

TOWN OF BAYVIEW
LAND USE PLAN

ACKNOWLEDGEMENTS

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TOWN OF BAYVIEW LAND USE PLAN

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INTRODUCTION

The Town of Bayview is located in northern Bayfield County, Wisconsin between the City of Washburn and the Town of Bayfield. It is bounded on the east by Lake Superior and on the west by the Bayfield County and Chequamegon National Forests.

The northern part of Bayfield County is experiencing steady growth. Development is beginning also to have an impact on the Town of Bayview. In response to these changes, the Town officials and residents have recognized the need for a land use plan in order to maintain the Town's present character and help guide expansion and development in the Town's future.

In order to develop a land use plan, the Town's Board of Supervisors formed from a diverse group of Town residents, the Town of Bayview Planning Committee. As part of the process of representing the Town in creating a land use plan, the committee developed and distributed a survey to all Town real property owners seeking opinions as to future development within the Town. The opinions expressed in the survey were then manifested in the goals and objectives set forth in the plan. The committee conducted an inventory of existing Town land uses and also proposed future Town land uses in compliance with the goals and objectives of the plan.

The purpose of this plan is to serve as a guide to Town and county officials when making decisions concerning future growth and development within the Town of Bayview.

BACKGROUND INFORMATION

History

One of the first settlements in the Town of Bayview was known as the Village of Houghton. Complete with its own train depot and post office, the village sprang up above the brownstone it began to quarry. The Hartley Quarry, Smith Babcock Quarry and Prentice Quarries all opened in the 1880s. Men with stone cutting skills were necessary laborers in the quarries, and the community grew. The “Great Monolith” stone was cut from the Prentice Quarry and destined as an exhibit at the Chicago Worlds Fair. Many local buildings in the City of Washburn are made from these brownstone quarries. The quarries closed in the mid 1890s. Many were filling with water, and many automatically filled with water as springs were tapped while cutting. The swimmable waters of the Bodin Brownstone Bowl led to the creation of the World’s Log Rolling Championships during the early 1920s. This event brought thousands of people to the quarry’s edge for several years. People also settled along the lakeshore, fishing for their livelihoods. Some of their old homesteads, boathouses, docks and cribbing remain visible on the water’s edge.

In the 1890s, immigrants from Finland began to settle among the stumpage of the forests west of the Sioux River. Farming was the primary occupation in the “Finn Settlement.” The men worked the fields sharing horses to make a team, while the women tended the herds and children. The Finns were great for building halls for meetings and gathering places, and one was erected where the Finn Memorial stands today. Initially a wooden bridge was built to cross the Little Sioux River as it was the primary passage out to the railroad (basically following the lakeshore north and south). The present bridge built in 1928, along with the one over the Big Sioux River were built with labor from the Finn Settlement.

Early settlers of the Town of Bayview had to work long, hard days to make ends meet. When the week’s work was done, there was always room for fun and the need for communion of neighbors always evident. The Town schoolhouses and Finnish Workers Hall were often the sites of community dances, pie socials and school programs. Women’s groups formed, not only to provide fellowship, but often were clubs with focus. The shoreline women between the Sioux River and Houghton Point formed the Sunshine Club. They gathered to visit, but were also there to support their community and those of greater need. Similarly, the women of the Finn Settlement also met as the Homemakers Club. Many of the children were also organized and continue to be a part of the Friendly Valley 4-H Club.

The educational needs of the children were met through the creation of four rural schools, years before the formal school district was created in 1913. The Gibson School (also called the Finn School) started in 1903-1904. The Houghton School also was used as a Town Hall and is still standing on its original site. The Sioux River School was built on the corner of Kjarvick and McCulloch Roads. And after the closing of the Roosevelt School, the building was used as a Town Hall until it was replaced by the current Town Hall in 1974. Note is made of a Pike Quarry School operating 1916-1917, but no further references exist except Esther Olson as teacher. Records show that these schools closed about 1938-39 when the City of Washburn took over the education system.

The Town of Bayview was formally created by Chapter 89, Laws of 1913 from sections of the Towns of Washburn and Bayfield along with a section of the City of Washburn. The first Town meeting was held in 1913 in the Houghton School and officers were elected. The Town’s assessed value was set at \$270,000. For the next few years, petition requests from freeholders within the Town were heard, and the laying out of roads began.

Watersheds, Streams, Soils and Landforms

The land within the Town of Bayview lies on the east side of the Bayfield Peninsula, extending from Chequamegon Bay west to approximately the watershed divide or spine of the peninsula. The three major watersheds in the Town are the Onion, Sioux (Little Sioux and Fourmile subwatersheds) and Thompson Creek.

The soils and landscapes within the Town of Bayview can be divided roughly into three major categories:

- 1) Deep sandy soils, with steeply sloping to gently rolling landscapes, primarily in the western one-third of the Town, at elevations above 1100 feet.
- 2) Sand over clay soils, the region where surface streams typically begin and the landscape is more sloping, generally at elevations between 1100 and 850 feet.
- 3) Clay soils, typically gently sloping to level landscapes with steep ravines, at elevations between 850 and 600 feet, or lake level.

Each of these has distinctly different soil properties, ownership patterns and land use capabilities.

The deep sands are predominantly in National Forest and County Forest ownership. Forestry continues to be a dominant use, though various recreational pressures and housing development are changing land use priorities. The sandy soils are generally low in fertility, fairly acid, have very rapid water infiltration and are typically well drained. There are no surface streams, but some wetlands and sphagnum swamps are present. This landscape is an area of significant groundwater recharge to subsurface aquifers and surface streams lower in the landscape.

The sands over clays are also called the “Transition Area,” where the sandy material thins out over clayey soil. This area has very complex patterns of soils, landforms and water relations and is probably most sensitive to disturbance, whether from logging, road building or development pressure. Water is running laterally below the surface, at the contact between the overlying sand and slowly permeable clay, coming to the surface as seeps, springs and stream headwaters. Soils may be saturated at or near the surface, at least seasonally, tend to be less stable (subject to rutting, erosion problems, etc.) and typically are richer in fertility. Ownership patterns are also complex, with some public ownership, primarily county, and relatively sparse development. This is an area likely to receive dramatic development pressure as residential development progresses into rural areas.

The clay soils generally occur at the lower landscape positions within the Town of Bayview. Much of this area is cleared, and either in pasture or residential use. The landforms are most commonly gently sloping with steep, incised ravines created by stream development. The soils are very slowly permeable, resulting in rapid surface runoff. Any closed depression tends to pond water, and small wetlands are common. These soils have moderate fertility. They are susceptible to compaction, rutting and erosion problems. Land use change that accelerates runoff is probably the most significant consideration in land use decisions.

Aquatic Resources

The water resources of the Town of Bayview are part of the South Shore Fish and Wildlife Area, a Wisconsin DNR land acquisition project. The project aims to maintain and enhance highly valuable coastal wetlands and watersheds supporting migratory trout and salmon species. The Bayview Beach-Sioux River Slough, Sioux River, Little Sioux River, and the Onion River are within the project boundaries and are considered by the Wisconsin DNR as threatened by land use practices.

Sioux River

This high quality stream originates from springs in the Chequamegon National Forest in the Town of Barksdale and flows through the Town of Washburn to empty into Lake Superior in the Sioux River Slough in Bayview. The entire river is an outstanding resource water and several high quality trout streams are tributary to it. All of the river are a Class I fishery in Bayview but past water quality evaluations have detected the downstream areas carrying a light load of suspended clay particles. The river and its wetlands provide excellent habitat for nesting and migratory waterfowl and furbearers. A unique feature of the river is Big Rock Hole, where a deep hole has been delved below a wide flat layer of bedrock. Bayfield County maintains a wayside park with camping facilities at Big Rock. Wisconsin DNR has, through easements, set up a public fishing grounds along three-quarters of a mile of the Sioux River. The mouth and estuary are in state ownership, while the river flows through a combination of state and privately held lands. The watershed in Bayview supports agriculture and forestry among its activities.

The Sioux River enters Lake Superior through extensive wetlands. This area has a beach and sandstone cliffs that support unique plants. The wetland estuary complex also features a shoreline bog. The estuary connects with the Onion River to the north. The Lake Superior Binational Program identified this area as important to the integrity of the Lake Superior ecosystem for coastal wetlands, rare communities, vital functions for planning objectives and fish and wildlife spawning and nursery grounds. The Sioux River was also identified by the Lake Superior Coastal Wetland Evaluation as an aquatic priority site. The fauna is diverse with 35 taxa present, four of which are rare. Management concerns noted included turbidity, low flow, filamentous algae, silt and purple loosestrife.

Onion River

The Onion River is a high quality spring-fed trout stream that flows into Lake Superior in Bayview at a small coastal estuary connect to the Sioux River wetland complex. Wetlands fringe the lower reaches of the river, an area primarily privately owned. This stream supports a Class I trout fishery and is classified as outstanding resource water. A number of spawning trout and salmon species use the river, including brook, brown, and rainbow trout, and pink and coho salmon. The Lake Superior Binational Program has identified this river and its estuary as important to the integrity of the Lake Superior ecosystem for coastal wetlands, vital functions for planning objectives, and fish and wildlife spawning and nursery grounds. The Bayfield County Ten-Year Forest Management Plan places the Bayview portion of the watershed in a “wild river” category, thereby making the primary management concern that of maintaining the river’s water quality.

Little Sioux River

This stream flows approximately half of its eight miles in Bayview to its confluence with the Sioux River. This Class I trout stream is also considered outstanding resource water, supporting brook trout and migratory species from Lake Superior and a trout nursery area. The stream drains mostly sandy soils and some areas of red clay. The stream drains a large area comprised of mixed hardwood and conifers periodically subjected to clearcutting and logging traffic, which contribute sediment to the stream.

Bayview Beach-Sioux River Slough

This priority wetland complex at the Sioux River mouth includes emergent marsh and alder thicket communities. North of the river mouth is a narrow, mile-long, peaty swale between two parallel

sandpits. Major swale communities are an acid coastal bog and wet coastal fen. The beach ridges are

forested with white and red pine. Many rare plants and animals occur at the site. Use by migratory birds can be significant, especially in the spring. Threats include the spread of giant reed grass and purple loosestrife, disruption of hydrology and water chemistry, overuse by recreationists, and maintenance of activities on Highway 13.

Woodlands

Forest and woodlands cover 87 percent of the land, 23,600 acres, in the Town of Bayview. County Forest land represents 12,880 acres of this total. Private woodlands constitute another 8,698 acres and Federal Forest land (Chequamegon National Forest) contains an additional 2,022 acres.

Population

According to the Wisconsin Department of Administration's official population estimate, the Town of Bayview's population in 1999 was 455. Although the Town's population remained virtually unchanged from 1960 to 1970, the Town's population grew steadily from 1970 to the present. The Town of Bayview's population increased from 297 in 1970 to 343 in 1980 to 402 in 1990 to 455 in 1999.

The neighboring City of Washburn has also experienced a steady growth in population from 1960 to the present. Going from 1,896 in 1960 to 1,957 in 1970 to 2,080 in 1980 to 2,285 in 1990. The City's 1999 population was 2,348 according to the Wisconsin Department of Administration's estimate.

Population Trends

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999 Estimate</u>
Town of Bayview	296	297	343	402	455
City of Washburn	1,896	1,957	2,080	2,285	2,348

Persons 19 years of age and younger constituted 30.6 percent of the Town of Bayview's population in 1990. The 20 to 44 age group and 45 to 64 age category made up 29.9 percent and 24.9 percent of the Town's population, respectively. The 65 years of age and older population represented 14.7 percent of the Town's 1990 population.

Town of Bayview Population Age Breakdown 1990

	<u>0-19</u>	<u>20-44</u>	<u>45-64</u>	<u>65 & Over</u>	<u>Total</u>
Number	123	120	100	59	402
Percent	30.6	29.9	24.9	14.7	100.0

In 1990 the Town of Bayview's male population outnumbered females 213 to 189.

Households

The number of households in the Town of Bayview increased from 119 in 1980 to 148 in 1990. Out of these 148 households, 14.9 percent were one person and 45.3 percent two person households.

Town of Bayview Household Size 1990

	<u>One Person</u>	<u>Two Person</u>	<u>Three Person</u>	<u>Four Person</u>	<u>Five Person</u>	<u>Six Person</u>	<u>Seven Person</u>	<u>Total</u>
Number	22	67	20	19	13	5	2	148
Percent	14.9	45.3	13.5	12.8	8.8	3.4	1.4	100.0

In 1990, 36.5 percent of the households in the Town had children under age 18 and 25.0 percent had one or more persons age 65 or over.

Income

Household and per capita incomes in the Town of Bayview were higher than the City of Washburn and Bayfield County, according to the 1990 U.S. Census. The median household income in the Town of Bayview was higher than the State of Wisconsin, but the state had a higher average household income and per capita income. The 1989 median household income, average household income and per capita income in the Town of Bayview were \$29,904, \$34,707 and \$12,613, respectively. A comparison with incomes for the City of Washburn, Bayfield County and Wisconsin is shown in the following table.

Household & Per Capita Incomes 1989

	<u>Median Household Income</u>	<u>Average Household Income</u>	<u>Per Capita Income</u>
Town of Bayview	\$29,904	\$34,707	\$12,613
City of Washburn	\$21,179	\$26,397	\$10,591
Bayfield County	\$20,666	\$25,048	\$ 9,933
State of Wisconsin	\$29,442	\$35,180	\$13,276

Employment

In 1990 the total civilian labor force in the Town of Bayview was 213. Of this total, 56.8 percent were male and 43.2 percent were female. During 1990, 12 persons or 5.6 percent were unemployed.

The Town of Bayview's labor force contained relatively high employment in professional, executive/administrative, service and production/craft occupations. In 1990, 19.4 percent of the Town's employed worked in professions, and another 18.4 percent held executive/administrative occupational positions. Persons employed in service and production/crafts jobs each constituted 13.4 percent.

Town of Bayview Employment by Occupation 1990

<u>Occupation</u>	<u>Number Employed</u>	<u>Percent</u>
Executive/Administrative	37	(18.4)
Professional	39	(19.4)
Technical	4	(2.0)
Sales	14	(7.0)
Administrative Support/Clerical	22	(10.9)
Services	27	(13.4)
Production/Crafts	27	(13.4)
Operator/Laborer	11	(5.5)
Transportation/Material Mover	12	(6.0)
Farming/Forestry/Fishing	8	(4.0)

Approximately 65 percent of the Town's work force was employed in Bayfield County and around 35 percent worked outside Bayfield County.

Housing

According to the 1990 U.S. Census of Population & Housing there were 214 housing units in the Town of Bayview. Occupied housing totaled 148 units of which 134 were owner-occupied homes and 14 were renter-occupied units. Vacant housing totaled 66 units, and 49 of these were for seasonal, recreational or occasional use.

Land Use

The table below shows a breakdown by acres of the different land classes in the Town of Bayview based on a 2000 Bayfield County Real Estate Valuation Statement.

Town of Bayview Land Uses 2000

<u>Class/Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	864	3.2
Commercial	40	0.1
Agricultural	1,367	5.1
Swamp & Waste	53	0.2
Forest/Woodlands	23,600	87.4
Private Forest	(8,698)	(32.2)
County Forest	(12,880)	(47.7)
Federal Forest	(2,022)	(7.5)
State	869	3.2
Bayfield County	50	0.2
Other (other tax exempt land)	158	0.6
TOTAL	<u>27,001</u>	<u>100.0</u>

Forest/woodlands comprise 87.4 percent of the land in the Town of Bayview, of which 32.2 percent is in private forest/woodlands, 47.7 percent is in County Forest and 7.5 percent is in Federal Forest. The next largest land use class, agricultural land, makes up 5.1 percent.

The Town of Bayview Planning Committee members conducted a windshield survey of the Town to determine existing land use patterns. A majority of the Town is forest and woodlands, much of it publicly held. Residences dot the landscape, primarily in the eastern part of the Town and along the shoreline of Lake Superior. Lands in agricultural use are primarily south of Maki Road. There are some lands in recreational use, but primarily at Bayview Beach and Big Rock Park. Existing land use patterns in the Town of Bayview are depicted on the map on the next page.

(blank page for “Town of Bayview - Existing Land Use Map”)

TOWN OF BAYVIEW LAND USE SURVEY RESULTS

In October 1997, a land use survey was sent to all Town of Bayview property owners. The intent of this survey was to get citizen input on land use issues that will affect the future growth and development of the Town. Survey responses from citizens were used as a guide to help prepare the Town of Bayview Land Use Plan. From the 335 surveys that were sent out, 190 were returned, a 56.7% return rate. There were three categories of property owners responding to the survey: year-round residents (58.9%), seasonal residents (12.1%) and non-resident property owners (27.9%). In response to the question about how long people have lived in the Town of Bayview, the results were: 20%--less than 5 years; 13.2%--5 to 10 years; 14.7%--11 to 19 years; 31.1%--20 years or longer; 19.5%--never lived here; and 1.6%--no response. The survey results show that the people who responded had the following occupations: 27.9% professional/administrative; 27.4% retired; 18.4% self-employed; 7.9% skilled laborer/trade; 7.4% government; 2.1% homemaker; 1.1% farmer; .5% sales; .5% unemployed; and 1.6% gave no response to this question.

The survey results show the following:

- **92.6%** of the respondents think that it **is important to preserve and protect the unique characteristics and natural resources** such as woodlands, wetlands and water of the Town; **5.3% disagree**; others—no opinion or no response.
- **91.1%** of the respondents think that developers and individuals **should be required to pay for development of new roads** within the subdivisions and developments they create in the Town; **6.3% disagree**; others—no opinion or no response.
- **82.6%** of the respondents indicated that the Town of Bayview should develop a **set of goals, objectives and policies (i.e., a land use plan)** to guide decisions affecting future growth and development in the Town; **10.5% disagree**; others—no opinion or no response.
- **78.4%** of the respondents think that it **is important to minimize scattered development and conflicting land uses** without discouraging desirable and needed rural development in the Town; **13.2% disagree**; others—no opinion or no response.
- **75.3%** of the respondents think that the Town **should continue to grow**; **15.3% disagree**. The 75.3% of the respondents who thought that the Town should continue to grow want to see the following types of growth encouraged; 64.7%--single family residential; 48.4%--hobby farms; 26.3%--commercial, tourist-related businesses and specialty shops; 23.7%--light industry; 20%--commercial, convenience businesses and services for Town residents; 11.6%--commercial, office-type businesses; 7.4%--multi-family residential, duplexes; 4.7%--other; 4.2%--condominiums; 2.6%--multi-family residential, apartments; .5%--heavy industry.
- **69.5%** of the respondents indicated that the **preservation of farmland** in the Town is **important**; **22.1% disagree**; others—no opinion or no response.
- **60%** of the respondents think that **additional commercial recreational development such as resorts, marinas or golf courses should not be encouraged** in the Town; **31.1% think that there should be additional commercial recreational development**; others—no opinion or no response.

- **59.5%** of the respondents **would prefer to see the Town of Bayview described as a mixed agricultural/residential community in ten years; 25.3% would prefer it described as a rural, agricultural community; 6.8% would prefer it described as a mixed residential/business community** in ten years; others—other or no response.
- **57.4%** of the respondents **would not change the minimum lot size on lakefront property** from the County’s current zoning standard (150 ft. minimum lake frontage and 30,000 sq. ft. minimum lot size) for any new lakefront development in the Town; **31.6% would increase it and 1.6% would decrease it**; others—no opinion or no response.
- **57.4%** of the respondents think that **additional public recreational development such as parks, trails or boat landings should be encouraged** in the Town; **31.1% disagree**; others—no opinion or no response.
- **56.3%** of the respondents indicated that **commercial development such as retail stores or shops should not be encouraged** in the Town; **32.1% think commercial business development should be encouraged**; others—no opinion or no response.
- **53.7%** of the respondents **do not want to increase the minimum County zoning setback of 75 feet required for building on waterfront lots** in the Town; **33.7% want to increase the 75 foot minimum setback**; others—no opinion.
- **50.5%** of the respondents think that **communication towers should be allowed** within the Town **but with restrictions**; **26.3%** think that they **should not be allowed**; **13.7%** think that they **should be allowed without restrictions**; others—no opinion or no response.
- **33.7%** think that there **should be no additional business development along the Highway 13 corridor** through the Town; **28.9%** think that there **should be clustered or high-density development** in pockets along Highway 13; **24.7%** think that there **should be low-density development** such as single businesses on large lots; **3.2%** think that there **should be strip development** along Highway 13; others—no opinion or no response.

Refer to the Appendix for additional survey results.

GOALS AND OBJECTIVES

The following goals and objectives were developed by the Town of Bayview Planning Committee and were guided by the land use survey results. These goals are intended to reflect the community's desires for the Town's future land use. The objectives should help to direct the Town in achieving these goals. The goals and objectives shall act as a guide for local governmental bodies involved in the land use/zoning process, as well as those who have an interest in the stewardship of Town of Bayview land.

GOAL 1: *Maintain present quality of life and sustainable growth.*

OBJECTIVES:

- *Balance restrictions on land use with individual property rights.*
- *New development should not adversely affect the value of property or livability of neighboring properties.*
- *Discourage conflicting land uses.*
- *Develop site control standards for commercial and industrial development. Designate areas desirable for development as well as nondesirable areas for development.*
- *Adopt a mobile home ordinance for the Town.*
- *Adopt exterior lighting and noise standards.*
- *Restrict industrial development to nonpolluting light industry.*
- *Maintain scale of development that is consistent with the adjacent land uses.*
- *Recognize, welcome and condone household occupations, as defined by the county zoning ordinance, now and in the future.*
- *Recognize existing commercially zoned properties and include them on the land use map as commercial areas.*

GOAL 2: *Focus future growth on rural residential development.*

OBJECTIVES:

- *Encourage cluster residential development, and development of possible concepts such as conservation subdivision that permanently protect a proportion of undeveloped area from further development.*
- *Encourage residential development to occur adjacent to city limits.*
- *Encourage a variety of housing opportunities.*
- *Delineate development standards including units/acre and minimum lot size where appropriate. While the town board needs to review each proposed development on its own merits, both the town surveys showed Town residents are most comfortable with a 5 acre per residence ration for rural development.*

- *Inventory existing residential development to identify areas for in-fill development.*

GOAL 3: *Protect/preserve unique natural resources, biodiversity and historic sites.*

OBJECTIVES:

- *Protect and preserve lakeshores and natural wetlands.*
- *Identify historic sites and buildings (e.g., barns) and take necessary action to protect.*
- *Preserve Houghton Point and Pike’s Quarry as historic scenic sites.*
- *Identify scenic views and take appropriate action to insure protection.*
- *Identify and protect biologically sensitive areas.*
- *Encourage Town communication with DNR and County Forestry Department regarding planning and plan implementation for the Sioux and Onion Rivers and County Forest.*
- *Promote conservation easements as a protection tool.*
- *Encourage enforcement of uniform setbacks from waterways for logging operations on public and private lands.*
- *Maintain scale of development along lakeshores that is consistent with the adjacent land uses.*

GOAL 4: *Protect farmland and scenic open space.*

OBJECTIVES:

- *Identify farmland and scenic open spaces.*
- *Promote erosion control through soil conservation practices.*
- *Encourage residential development that does not diminish agricultural land and scenic open spaces.*
- *Encourage and support diverse agricultural activities.*

GOAL 5: *Establish and maintain adequate public recreational opportunities.*

OBJECTIVES:

- *Establish and maintain adequate access to public recreational opportunities.*
- *Maintain Bayview Park as a permanent public recreation area.*
- *Request Town to investigate acquisition of Houghton Point.*
- *Identify active and passive recreational opportunity sites.*
- *Re-evaluate location of motorized recreational vehicle trails.*
- *Encourage County, State and Federal governments to retain and maintain existing park or recreational access facilities in Town of Bayview (e.g., Big Rock Park).*
- *Prohibit motorized vehicles on Town beaches.*

GOAL 6: *Retain woodland and agricultural character of Highway 13 corridor.*

OBJECTIVES:

- *Designate areas appropriate for commercial development along Highway 13 corridor and elsewhere.*
- *Encourage commercial development to stay within incorporated cities or designated areas within the Town.*
- *Minimize strip development along Highway 13 and preserve Highway 13 corridor's aesthetic appearance through setbacks, vegetative screening and architectural standards for commercial development.*

LAND USE PLAN MAP

A land use plan map was developed by the Town of Bayview Planning Committee depicting a general land use design for the Town of Bayview. Nine land use categories were identified and are described below. These land use classifications describe the desirable use for specific lands and will ideally be translated into zoning districts that regulate development and provide development standards.

Agricultural

The Agricultural classification includes land which is being or has been farmed and whose soils and topography make it desirable to remain available for agricultural use for future generations.

Conservancy

The Conservancy classification consists of areas that are uniquely valuable for scenic, historic, cultural and environmental purposes. They include: old brownstone quarries, cemetery on Washington Avenue, Houghton Falls inlet and adjacent land, Houghton Creek dells above the Falls, open space beyond the Madeline Island historic marker, and significant water courses in the Town such as the Sioux River, Sioux River Slough, Little Sioux River and Onion River. All efforts should be made to preserve and protect these areas.

Recreational

This classification includes any non-commercial parks, picnic, boat landing or camping areas available to the public for recreational use in the Town of Bayview. Currently these are: Big Rock Park owned and maintained by Bayfield County; Bayview Beach Park owned and maintained by the Town of Bayview; and Sioux River Beach area owned by the Wisconsin DNR. There is also a Wisconsin DNR boat landing (useable for small craft) at the confluence of the Onion River and Lake Superior.

Rural Residential

The Scenic Rural Residential land use classification is intended to provide opportunities for single-family housing development while preserving the scenic rural character of the landscape and travel corridors.

Development standards:

- Density of one unit per five acres;
- Preservation of natural land forms, significant stands of trees, special vegetation, views and general character of the land; thus in allowing for development, best efforts should be used to preserve existing open fields and wooded areas; and
- Existing single family dwelling setbacks and lot dimensions required. Where the number of proposed units exceeds one, a cluster development or planned unit development as defined by the Bayfield County Zoning Ordinance will be an option and shall be encouraged (and thus a departure from standard required setbacks).

Waterfront Residential

The Waterfront Residential classification shall include single family residential properties along the Lake Superior shoreline.

Scenic Corridor

Highway 13 and all county and year-round Town roadways within the Town of Bayview shall be considered scenic corridors. The intended purpose of this classification is to attempt to preserve the existing scenic rural character of the Town as viewed from said roadways. As such, the scenic corridors shall provide that any development adjacent to said roadways shall be strategically located on said parcels, after taking into consideration natural landforms, significant stand of trees, special vegetation, views and the general character of the land.

Commercial

This classification provides for the orderly and attractive presentation of businesses selling a product or service through retail stores, shops, offices and light manufacturing, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the Town as a whole by reason of noise, dust, smoke, odor, unnoticeable toxic emissions or discharge, traffic, physical appearance or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect.

Woodlands

The Woodlands classification includes wooded land that is not part of the county forest or federal forest.

Public Forest

All woodlands that are owned and managed by the county and U.S. Forest Service comprise the Public Forest classification.

The Town of Bayview land use plan map is shown on the next page.

(blank page for Town of Bayview - Land Use Plan Map)

******"Scenic Rural Residential" has been revised to Rural Residential.**

IMPLEMENTATION

The future character and quality of life for residents of the Town of Bayview is dependent upon the land use decisions made by both the Town and the County as they hear individual petitions to engage in development in the Town. It is important that this plan serve as a guide in that decision making process. It is also important that the Town host educational forums on community planning and growth management.

To assist in implementing this plan the following recommendations are made:

Citizen Awareness and Participation. Successful adoption and implementation of this plan requires that the citizens of the Town of Bayview become aware of the plan's provisions and have ample opportunity to comment on the plan before it is adopted.

Town Decision Making. Adoption of the plan should require that the Town Board utilize the plan to guide their decisions regarding development in the Town.

County Decision Making. The Bayfield County Board of Supervisors, County Zoning Committee and County Zoning Administrator should all be acquainted with the Town's land use plan and use it as a guide when making decisions involving growth and development in the Town.

Zoning Ordinance. The Bayfield County Zoning Ordinance should be revised to insure consistency with the Town's land use plan. The possibility of using a special overlay district could be considered.

Subdivision Ordinance. The Bayfield County Subdivision Control Ordinance should also be reviewed for consistency.

Ordinance Adoption. The Town should draft and adopt ordinances to regulate mobile home parks, gravel pits, junk yards, etc. to be in conformance with the recommendations of the plan.

Public Improvements. The approval of the location of public facility improvements such as roads and sewer line extensions should be consistent with the land use plan.

Creative Development. Developers need to be encouraged to use Planned Unit Developments, Conservation Subdivisions, green spaces, shoreline protection, purchase of development rights (PDRs), conservation easements, and other examples of creative development to preserve the rural character and quality of life of the Town. Any planned development needs to be carefully reviewed, and considered on its individual merits and its potential for adversely affecting or potentially improving, the quality of and nature of Bayview Town.

Town Planning Committee

The Town of Bayview's land use plan should be a living document. The Town Board needs to establish a standing Planning Committee to at least annually review and update the Town Land Use Plan to ensure that it reflects the vision and desires of the Town's citizens, and to bring issues regarding land use to the Town Boards's attention. The Town Board should use this standing committee as a resource to be consulted on specific issues and controversies regarding land use within the Town of Bayview. To encourage participation and involvement in this committee it is recommended that the Town of Bayview advertise its existence, and the ability of Town Residents to participate in it.

Bayview Park Plan

The Town should work with concerned residents and the Wisconsin Department of Natural Resources to implement a comprehensive plan for Bayview Park. The process should consider multiple use recreational activities recognizing the unique characteristics of the coastal wetland.

APPENDIX

2008 TOWN OF BAYVIEW LAND USE SURVEY

1. How long have you lived in the Town of Bayview? (check one)

29 (17%) Less than 5 years 31 (18%) 5 - 10 years 20(12%) 11-19 years
73(43%) 20 years or longer 17(10%) never lived there

2. Are you a: (check one)

124 (73%) year-round resident 15(9%) seasonal resident 26(15%) non-resident property

5(3%) no answer

owner

3. What is your age? 1(1%) under 25 11(6%) 25 to 44
107(63%) 45-64 47(28%) 65 or over 4(2%) no answer
4. Which of the following best describes your occupation?
52(30%) Retired 5(3%) Homemaker 4(2%) Sales 12(7%) skilled laborer/trade
52(30%) Professional/Administrative 6(4%) Farming 9(5%) Government
32(19%) Self-employed 0 Unemployed 3(2%) Other
5. What do you think the chances are your children will be able to live in the Town of Bayview when they grow up?
59(35%) Less than 25% 16(9%) 25-50% 5(3%) 50-75% 16(9%) 75-100%
73(43%) not applicable
6. Do you consider the Town of Bayview to be a farming community?
68(40%) Yes 94(55%) No 8(5%) No Answer
If yes, would you be willing to support purchasing the development rights to preserve farmland?
59(35%) Yes 94(55%) No 8(5%) No Answer
7. Do you think the Town of Bayview should continue to grow?
117(69%) Yes 32(19%) No 13(8%) No Opinion 8(4%) No Answer
If yes, what kind(s) of growth would you like to see encouraged? (Check all that apply)
108(63%) single family residential 16(1%) multi-family residential, apartments
29(17%) resorts 82(48%) hobby farms 65(38%) light industry
14(8%) heavy industry 54(32%) commercial, tourist related businesses and specialty shops
34(20%) commercial, office-type business 42(25%) commercial, convenience
8. Residential development in rural areas throughout the Town should be required to have a:
(Check One) 21(12%) minimum of one acres 108(63%) minimum of five acres
20(12%) minimum of ten acres 5(3%) minimum of 20 acres 4(2%) minimum if 35 acres
12(6%) other
9. Should undeveloped land be preserved in the Town of Bayview by encouraging the clustering of residential development such as in conservation subdivisions (see glossary for definition)
83(49%) Yes 78(46%) No 9(5%) No Opinion
10. Would you want to change the minimum lot size on lakefront property from the County's current zoning standard (150 foot minimum lake frontage and a minimum lot size of 30,000 sq. ft.) for a new lakefront development in the Town of Bayview? (check one)
50(29%) Increase 4(2%) Decrease 82(48%) No Change 25(15%) No opinion
9(6%) No answer
11. Should developers and individuals be required to pay for development of new roads within the subdivisions and developments they create in the Town of Bayview? (check one)
147(86%) Yes 2(1%) No 7(4%) No opinion 11(9%) No answer

12. Should additional public recreational development (i.e. parks, trails, board landing, etc) be encouraged in the Town of Bayview? (check one)
115(68%) Yes 43(25%) No 12(7%) No opinion
13. Should additional commercial recreational development (i.e., resorts, marinas, golf courses, etc) be encouraged in the Town of Bayview? (check one)
60(35%) Yes 82(48%) No 13(8%) No opinion 15(9%) No answer
14. What kind of business development pattern would you favor along Highway 12 through the Town of Bayview? (check one)
72(42%) “Clustered’ or high-density development in pockets along Hwy 13. (Businesses are grouped together, and set back from the highway. A common driveway links them to the main road.)
53(31%) Low density development (single businesses on large lots)
34(20%) No additional development
11(6%) No answer
15. Should the land along Highway 13 between Gary road and Burlager Road be zoned to allow for commercial development?
63(37%) Yes 70(41%) No 34(20%) No opinion 3(2%) No answer
16. Should commercial architectural and site design controls be considered in the Town of Bayview in the future?
100(59%) Yes 49(29%) No 15(9%) No opinion 6(3%) No answer
17. Should communication towers be allowed within the Town of Bayview?
88(52%) Yes 57(33%) No 14(8%) No opinion 11(6%) No answer
18. Should commercial electrical wind generation towers be allowed within the Town of Bayview?
108(63%) Yes 37(22%) No 17(10%) No opinion 8(5%) No answer
19. Throughout its history, the Town of Bayview has been described as a rural, agricultural community. If you could control the future, which one term would you select to describe Bayview in 10 years?
55(32%) Rural, agricultural community 34(20%) Rural, residential community
67(39%) rural, mixed residential/business community
2(1%) other 12(7%) No answer

ADDITIONAL COMMENTS

1. We understand the need for an expanded tax base. Madeline Island is an example! Do what you need to. 1) not put too much land in conservancy;2)keep Hwy 13 attractive to the eyes of all passerbys;3)Attract home based businesses.
2. I want to encourage the deer and other animals to use my land as much as possible, also Bayview and the Sioux River are important recreational resources for the public.
3. Commercial development should happen in Washburn; otherwise we face strip development between Washburn and Bayfield. The highway should remain as undeveloped as possible.
4. Would support scenic corridor status for Highway 13. Glad to see that there is thought given to clustering.
5. Must do something about Big Rock Road, it is dangerous!

6. Why would we want to compete commercially with Washburn? Annual meeting should be held in September.
7. Industry development should be encouraged. Promote development for silent sports.
8. Wind generators are a good idea, but not the noisy propeller style.
9. I want the township to stay the way it was that motivated me to move here 15 years ago.
10. There are many descendants of the original Bayview settlers, taxes should be reasonable so they can afford the land.
11. If you allow development along Highway 13, you may sacrifice a field turned into a visual nightmare(like that place that sells those cheesy-looking lighthouse yard ornaments)
12. Highway 13 is very noisy. Planting of evergreen trees along the highway would help reduce the noise and hide some the less desirable views.
13. Maintain Highway 13 as a green corridor.
14. Thank you for doing the survey, the issues are complicated. Appreciate the town board's willingness to tackle these issues.
15. No interior lit signs, manage exterior lighting, Houghton Falls recreation area, commercial activity should be encouraged, improve Bayview beach access, put bathrooms in at Bayview beach.
16. Support reforestation and water quality standards in our public use areas. No variances in acreage for residential plots.
17. Use common sense rather than strict building guidelines.
18. No trailer parks.
19. A cell tower to get better coverage for safety would be a good thing. The Town of Bayview should not worry about giving tourists going to Bayfield a scenic drive.
20. Blacktop Maki Road, or recycled blacktop.
21. We need to work hard to preserve our rural pastoral character. That is why people live here.
22. Turn Freedom Valley Drive into a town road.
23. I would not like to see developers take over the town with condo's and multi-use housing.
24. Rural areas outside the city of Washburn need to stay rural. No condos or multiuse house. Bayview is nice like it is.
25. The low number of hard surfaced roads remains detrimental to increasing residencies. The use of calcium chloride to control dust has year around corrosive effects.
26. Respect current land use plan, restore Bayview Park, outside light zoning, less aggressive roadside mowing.
27. Limit ATV use on Town roads. Restrict use of dead end roads.
28. Keep as much land as woodland as possible, keep urban sprawl of Washburn confined to Washburn. Keep tax liability reasonable, go green, and think outside the box regarding development, try being family friendly. No giveaways to hi profile developers in the delusion they will provide a tax base.
29. The representatives appear to be swayed by money and lawyers! The average person voicing their opinion in what is supposed to be a democracy does not have any say. We come to the meetings to voice our opinion and it goes through anyway. This is not democracy, this is moneyocracy. It does not really matter whether we vote.
30. Businesses and more residents bring more money to the town.
31. No clear cutting of woodlands, commercial sites should be screened.
32. Careful of corporate developers, they will come in and change our township.
33. Restrict billboards and ugly development like the guy with the sawmill on Hwy 13.
34. The town should carefully review the new Bayview County soil survey, and the information it contains on hydrography layers and effects on stream channels.
35. A conservation subdivision can be used to put a large number of homes on land that only

has a few building sites. Bayview beach should be protected from overuse.

36. Take a good look at any one who will move into Bayview and bring one job or a hundred jobs. Make room for the people who will make this happen.
37. I would like to see the Town of Bayview listen to the residents at public meeting rather than non residents with money and lawyers. I left town and county meetings with the idea that reps had minds made up before meetings.
38. With '08 taxes I will have paid past 4 years total cost of my 25 acres of land. Because others can pay inflated prices for lakeshore my family will not be able to keep the parcel for future generations of family.