

CHAPTER 9: IMPLEMENTATION***Wisconsin State Statute § 66.1001(2)(i)******Implementation***

A compilation of programs and specific actions to be completed in a stated sequence , including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

INTRODUCTION

The Sawyer County Comprehensive Plan is intended to help guide decision making by County Departments and others where applicable through a set of goals, objectives, and actions. At the beginning of the overall comprehensive planning process, it was determined that the Sawyer County Comprehensive Plan would be a broad representation of the towns within Sawyer County and be based on the comprehensive plan adopted by each town. During this plan update, 13 of the 16 total towns within Sawyer County had an adopted comprehensive plan. The towns of Couderay, Ojibwa, and Radisson have not developed a comprehensive plan.

The goals, objectives, and action of the Sawyer County Comprehensive Plan are also a broad representation of town comprehensive plans. When actions or procedures that must be consistent with WI Stat § 66.1001(g)(h)(j)(k)(L)and(q) are considered by Sawyer County, recommendations from town plans shall be used as these town comprehensive plans set forth their desired vision and direction of community growth and development. When actions or procedures that must be consistent with WI Stat § 66.1001(g)(h)(j)(k)(L)and(q) are considered by Sawyer County in a town that does not have its own adopted comprehensive plan, the Sawyer County Comprehensive Plan must be used.

This element includes a table of all the goals, objectives and actions highlighted in each element of the plan. The comprehensive plan is not inflexible or static. The objectives and actions are intended to allow flexibility considering new information or opportunities. As change is inevitable, the comprehensive plan will need to be amended to appropriately reflect future changes.

CONSISTENCY REVIEW

Within this Implementation Element, it is required to describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. As a result of the Sawyer County Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements.

As plan amendments occur in the future, it is important that the County Board through an appointed committee evaluate the proposed amendments across the entire document for consistency purposes.

PLAN UPDATES

A purpose of the Sawyer County Comprehensive Plan is to balance community and private property rights with the overall community (property owners, local units of government and others), protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. The Sawyer County Comprehensive Plan is a living document. Over time, social and economic conditions and values tend to change. The Sawyer County Comprehensive Plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only is the statistical data current but also that the plan's goals, objectives, and actions reflect the current situation and modern needs. Under current law, it is required that an update of the plan be undertaken every 10 years.

When amendments to the plan are necessary, the adopted public participation plan shall be followed to provide maximum efforts in open dialog and information sharing. The public hearing shall be advertised using a Class I notice. Based on public input, recommendations and other facts, the County Board will then formally act on the recommended amendment(s).

MEASURING PLAN PROGRESS

It is required to include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan's objectives and actions is accomplished by the development of a timeframe ("Target") for the identified actions. These timeframes provide guidance to the Sawyer County Board of Supervisors, Sawyer County Departments, and local units of government on when specific actions should be initiated. Based on these timeframes, representatives can measure the progress of achieving implementation of the comprehensive plan. The following outlines the goals, objectives, and actions for each of the Sawyer County Comprehensive Plan Elements. Within each of the actions identified, a list of responsible parties has been identified. It should be noted this list is not limited to only those identified. Others are encouraged to contribute to the overall implementation of the actions.

GOALS, OBJECTIVES, & ACTIONS

A goal is a broad statement of a desired end state toward which objectives are directed. The objectives provide the measurable and attainable ends toward which specific actions are directed. The goals and objectives provide a general framework for attaining the county's long-range vision. These statements established the benchmarks on which the plan was created and provide a means of assessing and evaluating plan progress in the future. An action is a specific task that must be completed in order to achieve the plan's goals and objectives. The action plan is intended to provide a clear set of specific actions to be undertaken in a preferred sequence in order to implement the comprehensive plan. For purposes of compliance with Wisconsin's comprehensive planning law (Ch. 66.1001), the "actions" are used synonymously with "programs" identified in the legislation.

The following tables provide a detailed work plan and timeline of actions Sawyer County has identified as part of overall plan implementation. Table column headings are defined as follows:

Target – The order, or sequence of actions

Responsible Party – The agency, department, or organization responsible for taking the lead on the specified action

Key to Responsible Party

DATCP	Wisconsin Department of Agriculture, Trade and Consumer Protection
LCO Tribe	Lac Courte Oreilles Band of Lake Superior Chippewa Indians
NWRPC	Northwest Regional Planning Commission
SC/LCO EDC	Sawyer County/Lac Courte Oreilles Economic Development Corporation
USACE	United States Army Corps of Engineers
USFS	United States Forest Service
USDA-Rural Development	United States Department of Agriculture-Rural Development
UW-Madison EX	University of Wisconsin-Madison Extension
VCB	Hayward Lakes Visitor and Convention Bureau
WDNR	Wisconsin Department of Natural Resources
WisDOT	Wisconsin Department of Transportation

Housing

Goal

An adequate supply of housing for individuals of all income levels, including a range of choices that meet the needs of all age groups and persons with special needs, while protecting the quality of the natural environment and maintaining the rural character of Sawyer County.

	Target	Responsible Party
<i>Objective 1: Eliminate substandard housing through blight control or housing rehabilitation and repair.</i>		
Action 1: Work with Town governments to inventory blighted and dilapidated residential buildings and investigate avenues for removal of non-repairable structures.	Ongoing	Assessors, Zoning and Health Departments
Action 2: Encourage coordinating Community Development Block Grant (CDBG) housing rehabilitation funds of the County and the Towns to maximize rehabilitation efforts.	Ongoing	County Housing Administrators
Action 3: Continue to seek state and federal funds to address housing needs.	Ongoing	Sawyer County Housing Authority, Sawyer County Departments
Action 4: Partner with other organizations that provide rehabilitation assistance to qualifying residents of Sawyer County.	Ongoing	Indianhead Community Action Agency, USDA-Rural Development, Northwest Affordable Housing
Action 5: Support the Wisconsin Uniform Dwelling Code requirements where required during construction and rehabilitation.	Ongoing	Local Units of Government and Sawyer County

<i>Objective 2: Encourage housing in areas that will not result in property or environmental damage.</i>		
Action 1: Enforce existing land use regulations and investigate future land use regulations that provide stronger restrictions for development in sensitive areas.	Ongoing	Sawyer County, Towns
Action 2: Distribute educational materials to developers, realtors and others about the benefits of preventing environmental degradation.	Ongoing	WDNR, Sawyer County, Town, Lakes Associations, UW-Madison EX
Action 3: Support local decisions in their evaluation of development criteria pertaining to potential housing activity based on approved planning documents.	Ongoing	Sawyer County
Action 4: Encourage the development of clustered housing where environmentally appropriate.	Ongoing	Towns, Sawyer County, Developers
Action 5: Monitor all septic systems and the reporting of data.	Ongoing	Sawyer County
<i>Objective 3: Support housing options for ALL individuals.</i>		
Action 1: Support existing housing coalition efforts that seek to provide affordable housing options.	Ongoing	Sawyer County
Action 2: Increase public awareness of state, federal and local programs that can direct funds to a multiple range of housing options.	Ongoing	Sawyer County, UW-Madison EX, USDA-Rural Development, NWRPC
Action 3: Encourage local developers and housing coalitions to work together to review housing needs across the County.	Ongoing	Developers and Housing Coalitions
Action 4: Encourage communication between Sawyer County, local units of government, housing coalitions and developers to support a range of housing options.	Ongoing	Sawyer County, UW-Madison EX, Northwest Builders Association
Action 5: Maintain or update a written procedural process that provides information to developers and property owners regarding coordinated decision making.	Ongoing	Sawyer County Zoning, Towns

Transportation

Goal

A safe and efficient multi-modal transportation network providing a range of modal choices for all persons.

	Target	Responsible Party
<i>Objective 1: Develop, maintain, and improve roads to meet the county’s future transportation needs.</i>		
Action 1: Develop a roadway improvement plan for roads.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO Tribe, Towns
Action 2: Prior to the design phase of reconstruction plans for county highways, coordinate with local towns to discuss the potential implementation of non-motorized transportation improvements to the highway construction project.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO Tribe, Towns
Action 3: Seek state and federal funds to implement safety and design changes to the county system.	Ongoing	Sawyer County Highway Department
Action 4: Examine measures in which to partner with local units of government for shared services relating to road building, maintenance, snowplowing, etc.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO Tribe, Towns
<i>Objective 2: Continue the overall development of motorized and non-motorized trails.</i>		
Action 1: Work with local units of government and local clubs to partner financially, when possible, in the development of trail activities.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
Action 2: Seek state and federal funding sources to offset proposed trail development.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
Action 3: Lend support to local units of government in their requests for state and federal grant applications.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
Action 4: Seek to develop coordinated trail systems with adjoining counties and other local governmental units.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
<i>Objective 3: Support the continued operation and expansion of transit options to all persons.</i>		
Action 1: Encourage operation and expansion of services offered by transit operators.	Ongoing	Sawyer County, local units of government and all other interested parties

Action 2: Seek partners for financing the expansion of transit operators.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 3: Work with private transit systems and other organizations to provide rides to those with disabilities or limited financial means to pay for such transportation.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 4: Continually maintain and update as needed the Transportation (Transit) Coordination Plan to enable the County and others to be eligible for state and federal transit funding.	Ongoing	Sawyer County, local units of government and all other interested parties
<i>Objective 4: Encourage safety improvements to local railroad crossings and airports.</i>		
Action 1: Coordinate meetings between Canadian National (CN) Railway and local townships to discuss safety and other rail transportation related topics.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 2: Seek state and federal funds to support airport improvements.	Ongoing	Sawyer County, local units of government and all other interested parties

Utilities and Community Facilities

Goal

Maintain and enhance applicable county facilities and services, which contribute to the overall quality of life, while supporting other public and private sector organizations that are responsible for providing many of the utilities and community related facilities available within the County.

	Target	Responsible Party
<i>Objective 1: Encourage coordinated planning and development of utilities and community facilities as defined within the comprehensive planning legislation.</i>		
Action 1: Continue the dialog between Sawyer County committees and local organizations in developing shared projects that serve the county’s residents and visitors.	Ongoing	Sawyer County, municipalities, non-profits, private entities
Action 2: Work with organizations to maximize cooperative efforts.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 3: Maintain and refurbish existing park facilities, while partnering with others to develop new facilities where needed.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies

Action 4: Examine future development projects that may impact the quality and quantity of ground water resources.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
Action 5: Support the efforts of towns, villages and businesses working to find solutions for the effective disposal of holding tank sewage and septic tank contents.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
Action 6: Support efforts to increase development of renewable energy.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
Action 7: Maintain the effective implementation of a data base for implementation of septic maintenance and disposal.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
Action 8: Investigate the expansion of existing facilities or construction of new treatment facilities to accept holding tank, septic system waste and sewage treatment sludge.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
<i>Objective 2: Improve and expand telecommunication services and coverage related to cellular and broadband throughout the county.</i>		
Action 1: Establish communication with cellular and broadband providers to discuss gaps in coverage across the county.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 2: Seek avenues in which to partner with local and national service providers to apply for communication related funding programs.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
<i>Objective 3: Protect the natural environment and property owners in all public and private development projects.</i>		
Action 1: Encourage Best Management Practices during all private and public construction related projects.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
Action 2: Promote effective storm water management measures.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies

<i>Objective 4: Provide law enforcement and emergency/rescue services to residents and visitors.</i>		
Action 1: Explore opportunities to coordinate and share in services.	Ongoing	Sawyer County, municipalities, State and Federal agencies
Action 2: Continue the relationships with the Lac Courte Oreilles Tribe regarding services, responsibilities and cooperation.	Ongoing	Sawyer County, LCO Tribe
Action 3: Coordinate efforts across the county to secure funding opportunities.	Ongoing	Sawyer County, municipalities, private and non-profit entities, State and Federal agencies
<i>Objective 5: Support upsizing of road stream size infrastructure for flooding.</i>		
Action 1: Implement the directives of the Sawyer County Hazard Mitigation Plan to address flooding-related concerns in the county.	Ongoing	Sawyer County, municipalities, State and Federal agencies

Natural, Agricultural and Cultural Resources

Natural Resources

Goal

Promote the sustainable use and management of the county’s environmental diversity, natural resources and related quality of life.

	Target	Responsible Party
<i>Objective 1: Identify and enhance the protection and conservation of environmentally sensitive and vulnerable resources.</i>		
Action 1: Protect and improve quality and quantity of surface and ground waters through the promotion of Best Management Practices and regulatory measures.	Ongoing	WDNR, Sawyer County Zoning & Conservation Department, LCO Tribe, Forest Department, land and water trusts, USACE, USFS and others
Action 2: Work with local and national organizations to promote measures useful in protecting and conserving area resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, USACE, USFS and others

<p>Action 3: Distribute educational materials and outreach information.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, USACE, USFS, Lake Associations, UW-Madison EX and others</p>
<p>Action 4: Seek state and federal funding for outreach in curbing the introduction or spreading of invasive species.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, US Forest Service, Lake Associations, UW-Madison EX and others</p>
<p>Action 5: Implement recommendations and actions as outlined within documents prepared by the Land and Water Conservation Department.</p>	<p>Ongoing</p>	<p>Sawyer County Board of Supervisors, Sawyer County Zoning & Conservation Department</p>
<p><i>Objective 2: Protect area lakes, rivers, streams, shorelands and wetlands.</i></p>		
<p>Action 1: Provide resource and educational materials to land owners, realtors and others concerning the preservation and protection of area water and land resources.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning & Conservation Department, LCO, Forest Department, land and water trusts, Army Corp of Engineers, USFS, Lake Associations, UW-Madison EX and others</p>
<p>Action 2: Encourage all land owners whether on or off water, to initiate measures to control runoff and make ecologic choices in applying chemicals and land application of agricultural/human waste.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning & Conservation Department, LCO Tribe, Forest Department, land and water trusts, Lake Associations, UW-Madison EX and others</p>
<p>Action 3: Work with local and national organizations to promote measures useful in protecting area resources.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning & Conservation Department, LCO Tribe, Forest Department, land and water trusts, Lake Associations, UW-Madison EX and others</p>

<i>Objective 3: Protect, manage, and enhance the sustainable use of forest and land resources whether public or privately owned.</i>		
Action 1: Encourage the use of Best Management Practices in all forested areas.	Ongoing	WDNR, Sawyer County Zoning & Conservation Department, LCO Tribe, Forest Department, land and water trusts, Army Corp of Engineers, USFS, Lake Associations, UW-Madison EX and others
Action 2: Encourage dialog between privately held timber resource companies, units of government and others to discuss harvest management strategies and projected schedule of timber harvesting.	Ongoing	WDNR, Sawyer County Conservation Department, LCO Tribe, Forest Department, USFS, UW-Madison EX and others
Action 3: Implement measures as outlined within the Sawyer County Forest Comprehensive Land Use Plan.	Ongoing	Forest Department, Sawyer County Board of Supervisors, local units of government, land and water trusts and others
Action 4: Coordinate dialog and discussion with large forest landowners to curb the fragmentation of forest land holdings.	Ongoing	WDNR, Sawyer County Conservation Department, LCO Tribe, Forest Department, USFS, local units of government, UW-Madison EX and others
Action 5: Work with local and national organizations to promote measures useful in protecting area resources.	Ongoing	WDNR, Sawyer County Zoning & Conservation Department, LCO Tribe, Forest Department, land and water trusts, USACE, USFS, Lake Associations, UW-Madison EX and others
Action 6: Maintain reclamation plans, monitor metallic and non-metallic mining operations and encourage applicable Best Management Practices at all locations.	Ongoing	Sawyer County Zoning, local units of government, LCO
<i>Objective 4: Explore carbon/climate change solutions and opportunities.</i>		
Action 1: Identify funding opportunities.	Ongoing	Sawyer County Zoning & Conservation Department, local units of government, LCO Tribe

Agricultural Resources

Goal

Preserve and enhance agricultural activities throughout the county as they support the local, state and national agricultural industry.

	Target	Responsible Party
<i>Objective 1: Preserve agricultural land for farming.</i>		
Action 1: Through county, state and federal programs, provide landowners with contacts and other information regarding available agricultural programs.	Ongoing	UW-Madison EX, DATCP
Action 2: Encourage Best Management Practices that are environmentally sound.	Ongoing	UW-Madison EX, DATCP
Action 3: Coordinate with governmental and non-profit organizations to develop land trust measures for the preservation of agricultural land.	Ongoing	Sawyer County Zoning Department, State and Federal grant programs, land trusts
Action 4: Encourage developers and private property owners to consider placing residential developments away from farming operations in an effort to minimize land use conflicts.	Ongoing	Sawyer County Zoning Department, local units of government, UW-Madison EX
Action 5: Coordinate dialog and discussion with farmland owners to curb the fragmentation of farmlands to other non-farmland uses.	Ongoing	Sawyer County Zoning Department, local units of government, UW-Madison EX

Cultural Resources

Goal

Preserve and enhance cultural and heritage resources throughout the county.

	Target	Responsible Party
<i>Objective 1: Expand the collection and identification of cultural and heritage resources.</i>		
Action 1: Encourage local municipalities, civic organizations, LCO Tribe and others to document and preserve their cultural history.	Ongoing	Historical Societies, civic organizations, LCO Tribe, local units of government, museums
Action 2: Encourage developers and contractors to protect cultural and heritage resources prior to or found during development activities.	Ongoing	Developers, contractors, Historical Societies, all land owners

Economic Development

Goal

To create an environment that promotes jobs creation and retention through the management of planned growth in a manner that enhances the quality of life for current and future residents.

	Target	Responsible Party
<i>Objective 1: Recruit and retain businesses.</i>		
Action 1: Identify business opportunities.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 2: Recruit the identified businesses.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 3: Provide incentives if necessary to secure the businesses.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 4: Seek out businesses with low ecological footprints.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
<i>Objective 2: Encourage planned commercial development.</i>		
Action 1: Adopt standards for commercial development.	Ongoing	Sawyer County and local units of government
Action 2: Support pollution standards, such as noise, air, water and lighting.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
<i>Objective 3: Encourage and promote businesses that follow sustainable/certifiable forest management practices.</i>		
Action 1: Encourage timber harvest according to accepted best management practices.	Ongoing	Sawyer County Forestry
Action 2: Identify forestry businesses that follow these practices.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 3: Explore potential forestry processing locations including mill sites.	Ongoing	NWRPC, Chambers of Commerce, Sawyer County, and local units of government

<i>Objective 4: Develop economic development policies, which are reflective of the results of the latest Sawyer County Comprehensive Plan Survey.</i>		
Action 1: Work with county officials, SC/LCO Economic Development Committee, and business leaders to develop such policies.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 2: Design incentive packages that can be blended or stand-alone incentive packages to attract and retain businesses.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
<i>Objective 5: Pursue economic development opportunities related to the expansion of recreational programming, facilities, and activities. The connection of properties through shared activities such as hiking, boating, ATV/UTV, snowmobile, etc. spur tourism in our communities and generate economic activity.</i>		
Action 1: Create and update a priority list for the development of needed recreational programming, facilities and activities.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 2: Continue to update the Sawyer County Outdoor Recreation Plan. Plan compliance with Wisconsin Department of Natural Resources (WDNR) standards ensures grant funding eligibility for future projects.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
Action 3: Monitor and assess the economic impacts of recreational programming, facilities and activities in Sawyer County.	Ongoing	NWRPC, SC/LCO EDC, Chambers of Commerce, VCB, Sawyer County and local units of government
<i>Objective 6: Enhance the capacity for economic growth in Sawyer County.</i>		
Action 1: Identify and prioritize economic development projects in Sawyer County. Include these projects in the Northwest Region Comprehensive Economic Development Strategy (CEDS). *Under the CEDS, the U.S. Economic Development Administration (EDA) may fund eligible projects, including public infrastructure or construction projects, that will lead to the creation of new private industry jobs.	Ongoing (Annual Update)	Sawyer County, NWRPC (prepares CEDS & updates)

Intergovernmental Cooperation

Goal

Establish mutually beneficial cooperative relationships with adjacent and overlapping jurisdictions, including but not limited to area school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others.

	Target	Responsible Party
<i>Objective 1: Develop methods to address existing and potential conflicts between parties.</i>		
Action 1: When necessary, form working committees between parties and other organizations that will recommend actions to resolve conflicts.	Ongoing	All units of local government and LCO Tribe
Action 2: While several different forms of conflict resolution exist, establish parameters that will allow all parties equal input into the discussion leading to a recommendation.	Ongoing	UW-Madison EX, County Board, Towns Association, school district state and federal agencies, LCO Tribe, town, village, city governments and others
<i>Objective 2: Share community facilities and services whenever possible.</i>		
Action 1: Explore opportunities for sharing facilities, maintenance, and equipment between county and other partners.	Ongoing	County Board initiation with participation by school districts, state and federal agencies, LCO Tribe, town, village, city governments and others
Action 2: Develop a formal process and agreement for request and use of shared facilities and services.	Ongoing	County Board initiation with participation by school districts, state and federal agencies, LCO Tribe, town, village, city governments and others
Action 3: Facilitate collaboration and sharing of community resources, facilities, equipment, maintenance, and services.	Ongoing	Sawyer County, all units of local government and LCO Tribe
<i>Objective 3: Strengthen the relationship between the Lac Courte Oreilles Tribe and Sawyer County.</i>		
Action 1: Continue joint elected officials meetings between the LCO Tribal Governing Board and County Board.	Ongoing	LCO Tribal Governing Board and County Board of Supervisors
Action 2: Continue to enhance working relationships between County Departments and the LCO Tribe to encourage greater collaboration.	Ongoing	LCO Tribal Governing Board and County Board of Supervisors

Land Use

Goal

A coordinated, planned development pattern consistent with the rural character of Sawyer County.

	Target	Responsible Party
<i>Objective 1: Develop short and long range initiatives that seek collaborative efforts between local, tribal, state and federal agencies and programs.</i>		
Action 1: Through intergovernmental cooperation efforts, prioritize conflicts across jurisdictions to set a working direction for recommended changes to existing and future agreements, policies and regulations.	Ongoing	All units of local government and LCO Tribe
Action 2: Utilize town based comprehensive plans and plan commission actions when making department recommendations and county board decisions.	Ongoing	All units of local government and LCO Tribe
Action 3: Periodically meet with local units of government, LCO Tribe, WDNR, US Forest Service and others to discuss ongoing and future planning activities and developments that may impact communities.	Ongoing	All units of local government, Federal and State agencies, LCO Tribe and others
<i>Objective 2: Development patterns and activities that protect and enhance the natural resources of Sawyer County.</i>		
Action 1: Provide examples of Best Management Practices relating to all functional use of land (forestry, logging, development, recreational, etc.).	Ongoing	All units of local government, Federal and State agencies, LCO Tribe and others
Action 2: Promote the protection of farmlands and forests through preservation of existing lands and existing or future land use regulations.	Ongoing	All units of local government, Federal and State agencies, LCO Tribe and others
Action 3: Implement recommendations from towns regarding development strategies, densities and protection measures.	Ongoing	All units of local government, Federal and State agencies, LCO Tribe and others
Action 4: Promote development densities that minimize the effects on the environment.	Ongoing	All units of local government, Federal and State agencies, LCO Tribe and others
Action 5: Encourage future development of community design elements/aspects in land use plans related to pedestrian and bicycle access and commercial corridor development.	Ongoing	All units of local government, LCO Tribe and others

OTHER IMPLEMENTATION PROGRAMS & POLICIES

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today, landowners, nonprofits and local governments have a variety of tools to protect habitat across the landscape. Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowners incentives to protect natural areas on their property and can offer permanent and parcel-specific protection.

Conservation Easements

When a landowner sells the rights to develop their property, a legal document known as a conservation easement is drafted and recorded with the Register of Deeds. The easement restricts land use to agricultural, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect the natural attributes or agricultural values of a property. The conservation easement remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property. It does not guarantee public access to the property. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land.

Purchase of Development Rights

The Purchase of Development Rights (PDR) is a voluntary protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights

The Transfer of Development Rights (TDR) is a voluntary conservation approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under TDR, development rights to a land parcel are transferred from a “sending area” to another parcel or “receiving area”. Sending areas are those areas where development is discouraged or limited. Receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of land acreage or value. Landowners can then sell the development rights on the open market. A benefit is that TDR programs require no major financial contribution by local government.

Acquisition

Acquisition involves the direct purchase of land for the purposes of preservation and protection. This tool should be considered in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WDNR, etc.)

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views and wildlife. They use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
Donated Conservation Easements	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowners may receive income, estate and property tax benefits. • No or low cost to local unit of government. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Tax incentives may not provide enough compensation for many landowners. • Little local government control over which areas are protected.
Purchase of Development Rights	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Can be costly for local unit of government.
Transfer of Development Rights	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Low cost to local unit of government. • Utilizes free market mechanisms. • Land remains in private ownership and on tax roll. 	<ul style="list-style-type: none"> • Can be complex to manage. • Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions/ Planned Unit Development

The conservation-design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undeveloped portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open-space characteristics, encouraging interaction among residents through site design and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the build able area). This undeveloped land typically serves as community open-space land and provides recreational, aesthetic and social benefits to subdivision residents. The

conservation design subdivision has proven economic, environmental and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- Lower infrastructure and design (engineering) costs
- Attractiveness of lots for home development
- Reduction in demand for public parklands

Environmental Advantages

- Protection of conservation areas and upland buffers (which would normally be developed)
- Reduced runoff due to less impervious surface cover
- Improved water filtration due to presence of vegetation and buffers
- Opportunities for non-conventional septic system design

Social Advantages

- Opportunities for interaction among residents (common open space)
- Pedestrian friendly
- Greater opportunity for community activities

Best Management Practices

Best management practices (BMPs) describe voluntary procedures and practices that landowners can take to help protect and preserve natural resources. BMPs resources include the Wisconsin Department of Natural Resources publication titled Wisconsin's Forestry Best Management Practices for Water Quality.

Programs and Ordinances

Several Sawyer County Departments and local units of government are responsible for implementing county, state and federal developed programs and regulations. For example, as part of the building process, property owners and developers request permits that require construction to follow building, mechanical, housing, and sanitary codes. Over time, changes to these programs and regulations will be required due in part to technological and manufacturing changes. As such, amendments or revision are necessary.

Comprehensive Plans adopted by Sawyer County towns provide guidance and direction not only to town elected officials and constituents, but also to applicable county, state, and federal departments. Future analysis of programs and regulations should evaluate, recognize, and consider the desire and recommendations of local governments and local government comprehensive plans.

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), p. 3-16