

CHAPTER 3

HOUSING

Introduction

Housing is usually the largest expenditure in any household budget. When examining housing, the Town of Barnes must look at more than the physical structure. Housing must take into account the physical needs and economic makeup of the resident.

Housing in the Town of Barnes has several unique characteristics. Over 80% of housing units are seasonal or recreational. A majority of these homes are located on or near the many lakeshores and riverfronts. Therefore, lakeshore property is probably the most expensive portion of home or seasonal home ownership. Lakeshore property also provides a major source of revenue through property taxes.

The lakes, steams, forests, wildlife, and recreational opportunities attract people to this area. But as more and more people acquire property in the Town of Barnes, concerns have been raised over the rate of development and the effects it may be having on the lakes, natural resources, and the aesthetics of the Town of Barnes.

There are several benefits to the Town of Barnes that can be identified through the Housing Element.

- ✓ Deficiencies in housing options can be addressed.
- ✓ More control can be exercised over future housing developments.
- ✓ Citizens will have a better understanding of the local housing situation.
- ✓ Property owners will become more aware of ordinances pertaining to housing

Age Characteristics

Almost half of the housing units in the Town of Barnes were constructed between 1960 and 1979 (46.0%). This may have been due to large amount of vacation homes being built during this period. Only 85 structures were built in the next ten years. Since 1990, a steady increase in construction has occurred with 128 structures being built between 1999 and March of 2000 alone (see *Table 3-1*).

Some of these structures, started as seasonal homes, are being turned into year-round homes.

Table 3-2 shows the number of additional units added to the Town each year beginning in the year 2000. This information is compiled by the Town and sent to

the Wisconsin Department of Administration each year and includes single family, two-family, three or more family, and mobile homes.

Table 3-1 Year All Housing Units Constructed – Town of Barnes

Year Built	Homes	Percent of Total
1999 to March 2000	128	9.5%
1995 to 1999	165	12.2%
1990 to 1994	107	7.9%
1980 to 1989	85	6.3%
1970 to 1979	286	21.1%
1960 to 1969	337	24.9%
1940 to 1959	166	12.3%
1939 or earlier	79	5.8%
Total	1,353	100.0%

Source: US Census Bureau 2000

Table 3-2 Residential Units Added – Town of Barnes

Year	Residential Units
2000	34
2001	17
2002	34
2003	30
2004	39
2005	35

Source: Town of Barnes Housing Survey, Wisconsin Dept. of Administration

Structural Characteristics

The structural characteristics of housing in the Town of Barnes are difficult to assess. The age of structures cannot be used alone since this does not reflect whether a property has been abandoned, remodeled, or is still in its original state. To do an accurate needs-assessment of local housing conditions, a survey, visual inspection, or at minimum, comparison of age and assessed value would have to be done.

Table 3-3 shows 88.2% of all housing units in the Town of Barnes are comprised of 1 Unit-Detached (single family homes with four sides exposed to the outside) and mobile homes (9.5%)

Table 3-3 All Housing Units - Units in Structure – Town of Barnes

	2000	Percent of Total
Total Housing Units	1,353	100.0%
1 Unit, detached	1,194	88.2%
1 Unit, attached	14	1.0%
2 Units	0	0.0%
3 or 4 Units	6	0.4%
5 to 9 Units	0	0.0%
10 to 19 Units	0	0.0%
20 or more Units	0	0.0%
Mobile Home	128	9.5%
Boat, RV, Van, etc...	11	0.8%

Source: US Census Bureau 2000

Bottled, tank, or LP Gas is the main source of heating fuel for these structures. The next most common source is wood followed by fuel oil (see Table 3-4).

Table 3-4 Year Round Housing - House Heating Fuel – Town of Barnes

Fuel Type	Number	Percent
Utility Gas	0	0.0%
Bottled, Tank, or LP Gas	232	84.7%
Electricity	4	1.5%
Fuel Oil, Kerosene, Etc.	12	4.4%
Coal or Coke	2	0.0%
Wood	26	9.5%
Solar Energy	0	0.0%
Other Fuel	0	0.0%
No Fuel	0	0.0%

Source: US Census Bureau 2000

Over 60% of structures have two bedrooms or less (see Table 3-5). This would indicate that most structures are smaller in size and were likely constructed as vacation homes/cabins.

Table 3-5 Bedrooms - All Housing Units – Town of Barnes

Bedrooms	Number	Percent of Total
No Bedroom	46	3.4%
1 Bedroom	157	11.6%
2 Bedroom	659	48.7%
3 Bedroom	343	25.4%
4 Bedroom	109	8.1%
5 or more Bedrooms	39	2.9%

Source: US Census Bureau 2000

U.S. Census Data also reveals that 10.8% of structures lack complete plumbing facilities and 10.1% lack complete kitchen facilities.

Home Values

Home values have jumped 110.7% between 1990 and 2000. Reasons for this may be the natural appreciation of home values, demand for lakeshore property, and/or structures being remodeled or added on to (see Table 3-6).

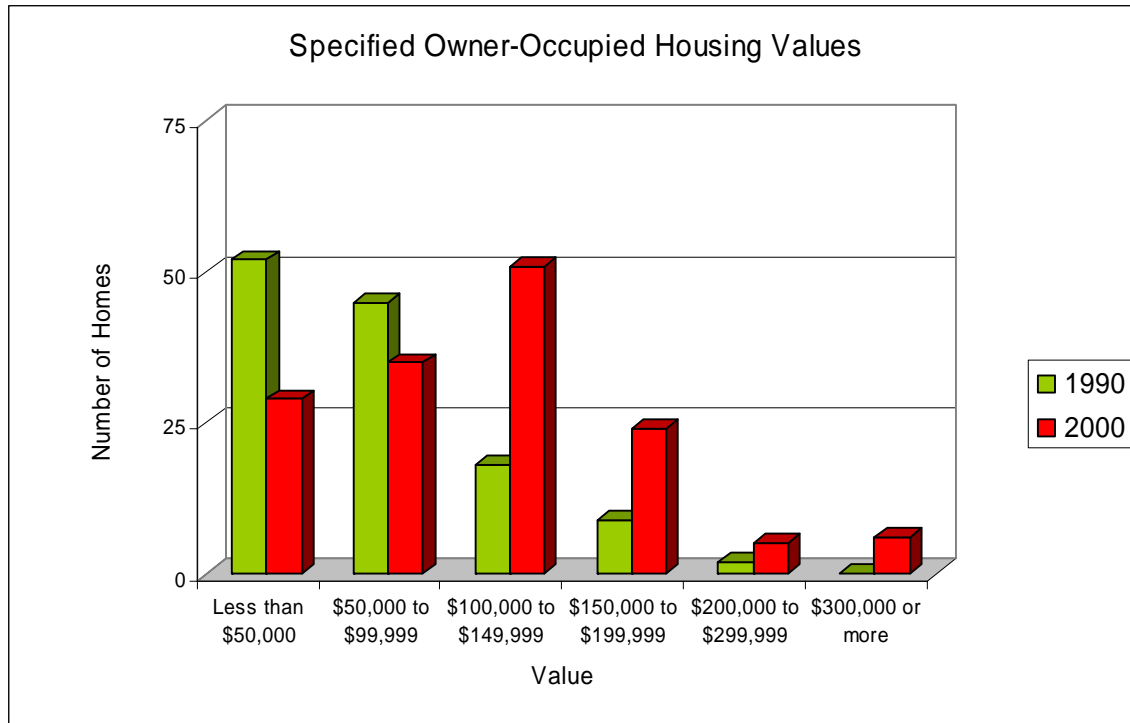
Table 3-6 Median Owner-Occupied Housing Value – Town of Barnes

	1990	2000	% Change
Median Owner-Occupied Housing Value	\$52,500	\$110,600	+110.7%

Source: US Census Bureau 1990, 2000

Figure 3-1 and Table 3-7 shows the biggest change in home values between 1990 and 2000 has been the large increase in homes valued between \$100,000 and \$199,999. In 1990, there were no homes valued at over \$300,000. By 2000, the Town of Barnes had six homes valued at that amount or higher. Currently, more homes are being constructed in that value range.

Figure 3-1 Specified Owner-Occupied Home Values – Town of Barnes



Source: US Census Bureau 1990, 2000

Table 3-7 Specified Owner-Occupied Housing Value – Town of Barnes

Value	1990	2000	Number and % Increase/Decrease
Less than \$50,000	52	29	-23 (-44.2%)
\$50,000 to \$99,999	45	35	-10 (-22.2%)
\$100,000 to \$149,999	18	51	+33 (+183.3%)
\$150,000 to \$199,999	9	24	+15 (+166.7%)
\$200,000 to \$299,999	2	5	+3 (+150.0%)
\$300,000 or more	0	6	+6 (+%)

Source: US Census Bureau 1990, 2000

Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

The Town's owner-occupied housing rate has been steady since 1990 averaging 89.4%. In comparison, the State of Wisconsin has an owner-occupied housing rate of 68.4% as of 2000 (see Table 3-8).

Table 3-8 Occupied vs. Renter Housing Percentages – Town of Barnes

Year	1990	% of Total	2000	% of Total	Number and % Change
Owner-Occupied Housing Units	197	89.5%	248	89.2%	+51 (+25.9%)
Renter-Occupied Housing Units	32	10.5%	30	10.8%	-2 (-6.3%)
Total	220	100.0%	278	100.0%	-

Source: 1990 and 2000 U.S. Census

Table 3-9 shows the Town of Barnes has a high amount of vacant housing units (81.3% in 2000). Of these, 96.0% were seasonal, recreational, or occasional use units. This results in a large rise in population during the summer months.

Table 3-9 Occupied Housing Units – Town of Barnes

Year	1980	% of Total	1990	% of Total	2000	% of Total
Total Housing Units	997	100.0%	1,313	100.0%	1,486	100.0%
Occupied Housing Units	209	21.0%	220	16.8%	278	18.7%
Vacant Housing Units *	788**	79.0%	1,093	83.2%	1,208	81.3%

Source: 1990 and 2000 U.S. Census, Bayfield County Land Use Plan

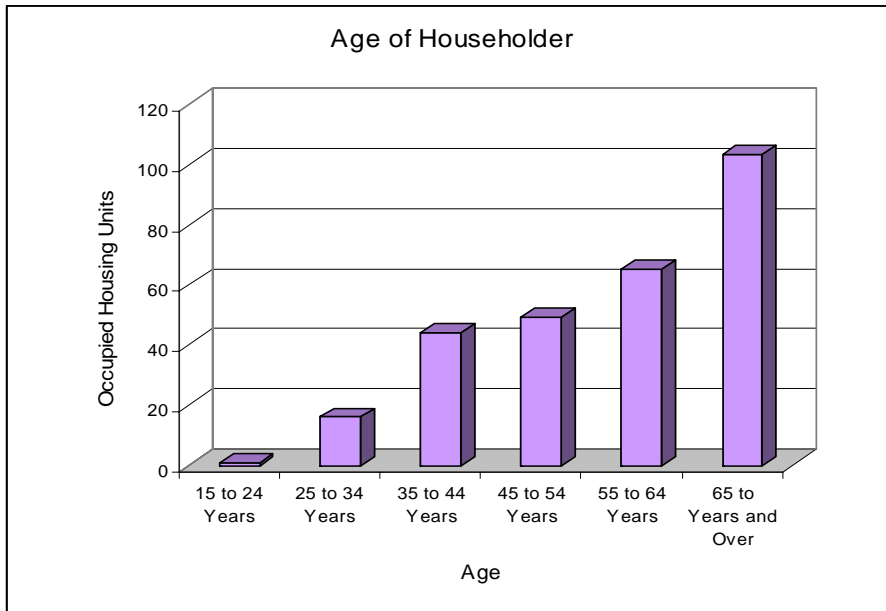
*Vacant Housing Units are seasonal, recreational, occasional use, or vacant.

**Number represents 1980 Year-Around Housing Units subtracted from Total Housing Units.

Age of Householder

Figure 3-2 confirms what our population pyramid revealed in the Issues & Opportunities Element. The Town of Barnes is becoming “older” in the sense that a large number of year-round residents are retirement age and may be turning their seasonal homes into year-round residences. The Town’s aging population may result in a demand for condominiums, assisted living units, and/or smaller homes.

Figure 3-2 Age of Householder – Town of Barnes



Source: 2000 U.S. Census

Housing Affordability Analysis

In the Town of Barnes Community Survey, property owners and renters were asked for their opinion concerning affordable housing. Over 57% of the survey responses indicated they were not sure if there was enough affordable housing in the Town of Barnes. Over half of the responses indicated that affordable housing meant homes under \$100,000 in value, while almost 32% indicated that affordable housing meant homes between \$100,000 and \$149,999 in value.

Is there enough affordable housing in the Town of Barnes?

- | | |
|-------------|--------------|
| 1. Yes | 23.2% |
| 2. No | 16.9% |
| 3. Not sure | 57.3% |

What does the term "affordable housing" mean to you?

- | | |
|---|--------------|
| 1. Homes under \$100,000 | 54.1% |
| 2. Homes between \$100,000 - \$149,999. | 31.9% |
| 3. Homes between \$150,000 - \$174,999. | 4.9% |
| 4. Homes between \$175,000 - \$199,999. | 2.0% |
| 5. Homes between \$200,000 - \$249,999. | 0.7% |

According to the U.S. Department of Housing and Urban Development (HUD), the vacancy rate is important in determining whether there is adequate housing supply to meet demand. An overall vacancy rate of 3.0% (1.5% owner-occupied and 5.0% renter-occupied) is considered best.

The homeowner and rental vacancy rates for 1990 and 2000 fall within the HUD guidelines except for the homeowner vacancy rate in 2000 that was just below the recommended percentage of 1.5% (see Table 3-10). The rental vacancy rate of 43.9% in 1990 may be misleading due to the fact that there were only 32 rental units in the Town of Barnes that year and it is conceivable that 14 of them were not rented out at the time of the census or that several units were completed but empty as the census was taken.

Table 3-10 Housing and Rental Vacancy Rate – Town of Barnes

	1990	2000
Homeowner Vacancy Rate	2.5%	1.2%
Rental Vacancy Rate	43.9%	6.3%

Source: US Census Bureau 1990, 2000

Many government agencies define excessive housing costs as that which exceed 30% of household income. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. This can be used to measure housing affordability and shelter costs.

In the Town of Barnes, a majority of households (78.0%) are paying less than 30% of income to cover owner costs (see Table 3-11).

Table 3-11 Selected Monthly Owner Costs as a Percentage of Household Income in 1999 - Town of Barnes

	Number	Percent
Less than 15%	62	41.3%
15 to 19%	25	16.7%
20 to 24%	19	12.7%
25 to 29%	11	7.3%
30 to 34%	10	6.7%
35% or more	21	14.0%
Not Computed	2	1.3%

Source: US Census Bureau 2000

Table 3-12 reveals gross rent in relation to household income. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels if these are paid for by the renter (or paid for the renter by someone else). Approximately one-third of renters (32.3%) are paying more than 30% of their household income towards renting costs.

Table 3-12 Gross Rent as a Percentage of Household Income in 1999 – Town of Barnes

	Number	Percent
Less than 15%	2	6.5%
15 to 19%	5	16.1%
20 to 24%	2	6.5%
25 to 29%	0	0.0%
30 to 34%	0	0.0%
35% or more	10	32.3%
Not Computed	12	38.7%

Source: US Census Bureau 2000

In 2000, the median family income in the Town of Barnes was \$32,500 compared to \$39,774 in Bayfield County and \$52,911 for the State of Wisconsin. In the Town of Barnes, housing and related expenses totaling \$9,750 or less would be considered affordable for anyone earning the median income.

Housing Assistance Programs and Agencies

There are several State and Federal programs and agencies that assist first time homebuyers, disabled and elderly residents, and Low-Moderate Income citizens meet rental/home ownership needs. Listed below are several that can be used as a starting point when a resident needs assistance.

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

Provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA)

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

Bayfield County Housing Authority

The Bayfield County Housing Authority (BCHA) maintains and manages apartment buildings and homes. They also have a voucher rental assistance program to provide assistance for people renting in the private sector. Currently, the BCHA does not own any properties in the Town of Barnes.

Bayfield County

Bayfield County was awarded a Community Development Block Grant (CDBG) to be used to assist low- and moderate-income families with home improvements.

Town of Barnes Soils

Soil types play an important role when planning for the future of a community. The location and types of soils assists in the evaluation of a community's potential for accommodating growth, development, and impact on natural resources. Limitations in soil capacity for drainage, strength, compaction, and attenuation capability can pose potentially costly problems to remediate. Soils may be unsuitable for specific land uses due to the presence of rock, depth to bedrock, saturation or shrink-swell potential. Some of the soil limitations can be overcome through engineering and site planning practices, but this can be very costly or impractical. Identification of soil types, capabilities, and limitations will

allow growth and development to be allocated to the most suitable areas in order to prevent soil limitations from becoming a problem early

Soil classifications and their properties within the Town of Barnes were determined using the Bayfield County Soil Survey. The soil survey was recently updated in 2005 by the United States Department of Agriculture (USDA) – National Resources Conservation Service (NRCS).

Each individual soil type has specific characteristics and limitations based on the chemical and structural composition of the soil. Soils are assigned ratings for specific common uses, such as dwellings with basements, septic tank absorption fields, and construction of local roads and streets. Soil types are also classified on their ability to support agricultural crops, recreational uses, and suitability for wildlife habitat.

Restrictive properties of particular soils are conveyed through soil ratings of *slight*, *moderate*, and *severe*. Restrictive features identify the soil property that creates the limitation for the specified use. The extent to which the restriction will limit a soils use will depend on the severity of the limiting factor and/or cost incurred to correct the limitation.

A rating of *slight* indicates: the soil properties are generally favorable for the specified use. The limitations are generally minor and may be easily overcome. Soils that exhibit slight limitations can be developed for almost any urban use with few, if any, difficulties.

A rating of *moderate* indicates: some properties of the soil are generally unfavorable for the specified use. These properties may be overcome or modified by special planning or site design. A soil may be classified as having a moderate limitation for a variety of reasons, including excessive slope (8-15%), depth to bedrock, and shrink-swell qualities that may cause uneven settling.

A rating of *severe* indicates: soil properties are unfavorable for a specified use and present difficulties to overcome. Such soils require major soil reclamation, special designs, or intensive maintenance. Reasons for a soil being assessed a severe limitation include: flooding, excessive slope (<15%), shrink-swell potential, low soil strength, and a seasonal high water table. Soils with severe limitations should generally be regarded as unsuitable for urban uses and alternative sites should be examined.

The 2005 USDA-NRCS Bayfield County Soil Survey is for planning purposes only and does not replace an actual onsite study.

Septic Tank Absorption Fields

Septic tank absorption fields are subsurface systems of tile or perforated pipe, which distribute effluent from a septic tank into the soil. Soil properties are evaluated for both construction of the system and the absorption of effluent.

Most of the soils in the Town of Barnes are considered very limited for septic systems. This is due to the high permeability of the sandy soils in the northern area and the low permeability of the bedrock/glacial till below the soils in the southern area of the Town (*see Map 3-1*).

Construction of Dwellings with Basements

Soils are rated for the construction of dwellings fewer than three stories in height, which are supported by footings placed in undisturbed soil. Factors, such as soil capacity to support load, resistance to settling, and ease of excavation, are examined to assess soil suitability.

In the Town of Barnes, a large portion of the southern half of the Town is considered very limited for dwellings with basements. This is due to the shallow bedrock and glacial till in the area (*see Map 3-2*).

Susceptibility to Contamination

The Bayfield County Land Use Plan shows the groundwater in the Town of Barnes as having a high or high-medium risk for contamination. This is because the sandy soils (high contamination risk) are highly permeable and contaminants can pass through them quickly to the groundwater. Soils in the high-medium contamination risk area are shallow and on top of bedrock and highly compacted glacial till (*see Map 2-1 in Chapter 2*). Contaminants in these areas flow along the bedrock/glacial till until they are deposited in a wetland, lake, or river.

Home Locations

Map 3-3 shows the location of homes/cabins/mobile homes in the Town of Barnes. Home densities are highest near the lakes and then decrease the further you are away. The Town of Barnes Community Survey shows that 64.3% of those completing the survey own waterfront property.

Future Housing Units Needed

Table 3-13 and 3-14 show the numbers of seasonal and year-round occupied housing units needed. The seasonal housing unit needs figures were calculated by Northwest Regional Planning Commission for the Bayfield County Land Use Plan. Most of these needs will probably be met through new construction while the remainder may come from people selling existing housing. It is likely that there will be continued pressure to build on or near the lakes and rivers in the Town of Barnes. This will increase the density and potential for a negative environmental impact to the lakes.

Table 3-13 Seasonal Housing Unit Needs – Town of Barnes

Year	2000	2005	2010	2015	2020	2025	2030
Seasonal Housing Units	1,160	1,279	1,372	1,465	1,558	1,651	1,744
Additional Housing Units Needed	-	119	93	93	93	93	93

Source: Seasonal housing projections from Bayfield County Land Use Plan / Northwest Regional Planning Commission

1. Seasonal Housing Units include seasonal, recreational, and occasional use housing units
2. Based on the average household size of owner-occupied housing units in Table 5-4 (2.13 for 1990).
3. 2025 and 2030 were determined by extending the 93 units a year additional housing units needed.

The occupied housing units needed are based on the Town's population projection. The projected population was divided by the projected average persons per household to arrive at the number of households and additional housing units needed. It is likely that many of these units will result from existing seasonal homes being turned into year-round units.

Table 3-14 Occupied Housing Unit Needs – Town of Barnes

Year	2000	2005	2010	2015	2020	2025	2030
Population	610	670	732	801	872	940	1,020
Households	278	306	334	366	398	429	465
Persons Per Household	2.19	2.19	2.19	2.19	2.19	2.19	2.19
Additional Housing Units Needed	-	28	28	32	32	31	36

Source: 2000 U.S. Census, Cedar Corporation

Future Housing Supply

The Town of Barnes Community Survey asked property owners and renters to evaluate the local housing supply. The five highest rated responses are highlighted in each column (see Table 3-15).

Table 3-15 Housing Supply – Town of Barnes

	We need a lot more.	We need a little more.	We don't need any more.	No opinion.
1. Single Family Homes	7.1%	35.2%	19.2%	29.1%
2. Second/Vacation Homes	3.5%	27.4%	37.1%	23.2%
3. Mobile Homes	0.7%	5.6%	66.1%	19.6%
4. Higher Priced Homes	4.1%	18.3%	45.2%	23.4%
5. Rental Housing	3.3%	23.2%	40.4%	24.8%
6. Condominiums	2.2%	13.5%	52.9%	23.3%
7. Elderly/Assisted Living	10.7%	40.2%	15.9%	25.3%
8. Low Income Housing	4.4%	23.5%	40.0%	8.0%

Source: Town of Barnes Community Survey

In the first column, (*We need a lot more.*), the desire for elderly/assisted living is likely due to the aging population that would wish to remain in the Town of Barnes during the later years of their lives but not have the care and maintenance of a home. Single family homes are always desired because of the sense of community and security they impart. The need for low income housing may be due to lower wages in the area and people on fixed incomes.

In the second column, (*We need a little more.*), the results closely mimic the previous responses, strengthening their sentiment.

In the third column, (*We don't need any more.*), mobile homes are likely at the top of the list because of the negative connotations many people associated with them such as being low income housing and of a lesser quality. The high percentage of people not wanting any more condominiums may be attributed to their density and affect on the lakeshores due to their visibility or increased boating on the lakes.

Housing and the Natural Environment

The construction of new housing, out buildings, or adding an addition to an existing structure can have negative effects on the surrounding lakes and natural resources. People may clear their land of trees in order to make construction more efficient and exposed earth left alone can result in erosion and sediment deposits into area lakes. After construction is completed, the type of ground cover planted will also be important. Grass is aesthetically pleasing but offers little resistance to runoff into the lakes and rivers. Native shoreland vegetation and tree cover offer natural protection to erosion and sediment runoff to protect the lakes, rivers, and natural resources in the Town of Barnes.

Yard lights are also a concern. Though lights do not have a direct impact on the natural environment, they do affect the way residents and vacationers enjoy the area. In the Town of Barnes Community Survey, 95.6% of respondents stated that they would like the Town of Barnes to retain its northwoods character. To most, bright yard lights would not be associated with northwoods character.

The Bayfield County Zoning Department has ordinances that are in place to protect the lakes, rivers, and natural resources of the County as well as protect its northwoods character. The Bayfield County Zoning Administration publishes an excellent guide titled *“A Property Owner’s Guide For Protecting & Managing Shorelands in Bayfield County”*. The guide offers a condensed version of the zoning codes pertaining to zoning and lot dimensional requirements as well as drawings that provide clear examples. The information provided below is taken from this guide as well as the Bayfield County Zoning Code.

Bayfield County Lake Classifications

Bayfield County Zoning classifies lakes in order to address their development density and improve lake quality (see *Table 3-16*). Listed below are the three lake classifications and shoreland lot requirements (see *Map 3-4*). This information can be located in Sec. 13-1-32 of the Bayfield County Zoning Code.

Class 1 (Most Developed Lakes). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; retain existing natural shorelines and encourage restoration; acknowledge a mix of natural and developed shorelines; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; promote peace and quiet; balance public and riparian interests in recreational uses.

Class 2 (Moderately Sensitive Lakes and Moderately Developed). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; balance the current level of development with the sensitivity of these lakes to maintain and protect water quality; maintain and restore natural shoreline aesthetics and encourage restoration; identify and protect current natural and undeveloped areas; promote peace and quiet; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; balance public and riparian interests in recreational uses.

Class 3 (Most Sensitive Developed and Undeveloped Lakes). Objectives: Maintain and protect water quality; protect or restore the natural/wild appearance of shorelines and lands visible from the water; promote a quiet and peaceful experience; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; discourage commercial use

Table 3-16 Bayfield County Inland Lake Lot Requirements.

Lake Class	Class 1	Class 2	Class 3
Lot Size	30,000 sq. ft.	60,000 sq. ft.	120,000 sq. ft.
Shoreline Frontage	150 ft.	200 ft.	300 ft.
Lot Depth	200 ft.	300 ft.	400 ft.
Shoreline Setback	75 ft.	75 ft.	100 ft.
Shoreline Vegetation Protection Area	50 ft.	50 ft.	75 ft.
Side Yard Setback	10' min/ 40' min total	20' min/ 50' min total	30' min/ 60' total

Source: Bayfield County Zoning Code

Zoning Districts

Bayfield County divides the unincorporated areas into districts. They can be found under Sec. 13-1-61 of the Bayfield County Zoning Code. The zoning districts and lot requirements are as follows (see *Table 3-17*).

(a) **R-1 Residential-1.** This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.

(b) **Principal Building.** A special land use permit shall be required for more than one (1) principal building on a parcel of land, unless that parcel could be divided under the terms of the Bayfield County Subdivision Control Ordinance.

(c) **Home-Based Businesses.** Home-based businesses shall require a special use permit and shall occupy not more than twenty-five percent (25%) of the residential floor space or seventy-five percent (75%) of the floor space of an accessory structure and shall not employ more than one (1) nonresident employee.

(d) **R-2 Residential-2.** This district is to require large lot residential development as a means of preserving the space characteristics of country living.

(e) **R-3 Residential-3.** This district is to provide medium size lots for residential development as a means of preserving estate living.

(f) **R-4 Residential-4.**

(1) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses.

(2) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District.

(3) The Residential-4 District is not intended for and shall not be applied to areas outside existing unincorporated villages.

(g) **R-RB Residential-Recreational Business.** This district is intended to provide for permanent or seasonal residential development and associated recreational value.

(h) **F-1 Forestry-1.** This district is to provide continuation for forestry programs and to permit compatible recreational development. Proposed residences in this district shall require Town Board recommendation within 45 days from being notified.

(i) **F-2 Forestry-2.** This district is to provide for large contiguous tracts that may be used primarily for forestry programs.

(j) **A-1 Agricultural-1.** This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises, and small lot residential development. Proposed residences in this district shall require Town Board recommendation within 45 days from being notified.

(k) **A-2 Agricultural-2.** This district is to provide for large contiguous tracts that may remain in general agricultural use.

(l) **C Commercial.** This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.

(m) **I Industrial.** This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Zoning Administrator or the Zoning Committee on the basis of the aforementioned grounds shall be denied, subject to appeal under Section 13-1-102.

(n) **W Conservancy.** This district is intended to be used to prevent destruction or alteration of natural or manmade resources which are considered to have valuable ecological or aesthetic assets. All efforts should be made in these areas to preserve the qualities for which they have been set aside.

(p) **S-W Shoreland-Wetland.** The Shoreland-Wetland Overlay District is created to accomplish the objectives contained in Ch. NR 115, Wis. Adm. Code, and Title 13, Chapter 3 of this Code of Ordinances. This district, delineated on the final Wisconsin Wetlands Inventory Maps for Bayfield County shall supersede all zoning districts previously mapped prior to the adoption of Title 13, Chapter 3.

Table 3-17 Bayfield County Zoning District Dimensional Requirements

Zoning District	Minimum Area	Minimum Frontage	Minimum Average Width	Minimum Side and Rear Yards	
				Principal Building	Accessory Building
R-RB, R-1	30,000 sq. ft.	150'	150'	10'	10'
F-1, R-2, A-1	4.5 acres	300'	300'	75'	30'
R-3	2.0 acres	200'	200'	20'	20'
F-2, A-2	35.0 acres	1,200'	1,200'	75'	30'
I,C	20,000 sq. ft.	100'	100'	5'	5'
R-4	20,000 sq. ft.				
(a) sewer/water	10,000 sq. ft.	75'	75'	10'	10'
(b) sewer only	15,000 sq. ft.	75'	75'	10'	10'
(c) water only	20,000 sq. ft.	100'	100'	10'	10'

Source: Bayfield County Zoning Code

River and Stream Lot Dimensional Requirements

Lots adjoining or including rivers or streams shall meet the following minimum requirements (see Table 3-18):

Table 3-18 Bayfield County River and Stream Lot Dimensional Requirements

	Minimum Requirement
Lot Size	120,000 sq. ft.
Lot Width	300'
Shoreline Setback	100'
Lot Depth	400'
Side Yard Setback	30' / 60' total
Shoreline Vegetation Protection Area	75'
View Corridor	30'

Source: Bayfield County Zoning Code

Shoreland Lighting

Shoreland lots within 300 feet of the ordinary high water mark must meet the below requirements:

- ✓ Lighting cannot shine up into the sky, onto neighboring property, or onto navigable waters.
- ✓ When used for security purposes or to illuminate walkways, parking lots, equipment yards, roads, full shielded cut-off style light fixtures shall be used.
- ✓ Illuminated signs for commercial purposes visible from navigable waterways shall be turned off between 11:00 p.m. and sunrise unless the business is open to the public.
- ✓ Flashing, rotating, or moving lights are prohibited.

Shoreland Vegetative Protection Areas

It is prohibited to remove trees, shrubs, and ground cover and to disturb the land within shoreland buffer areas.

Conservation Subdivision/Cluster Development

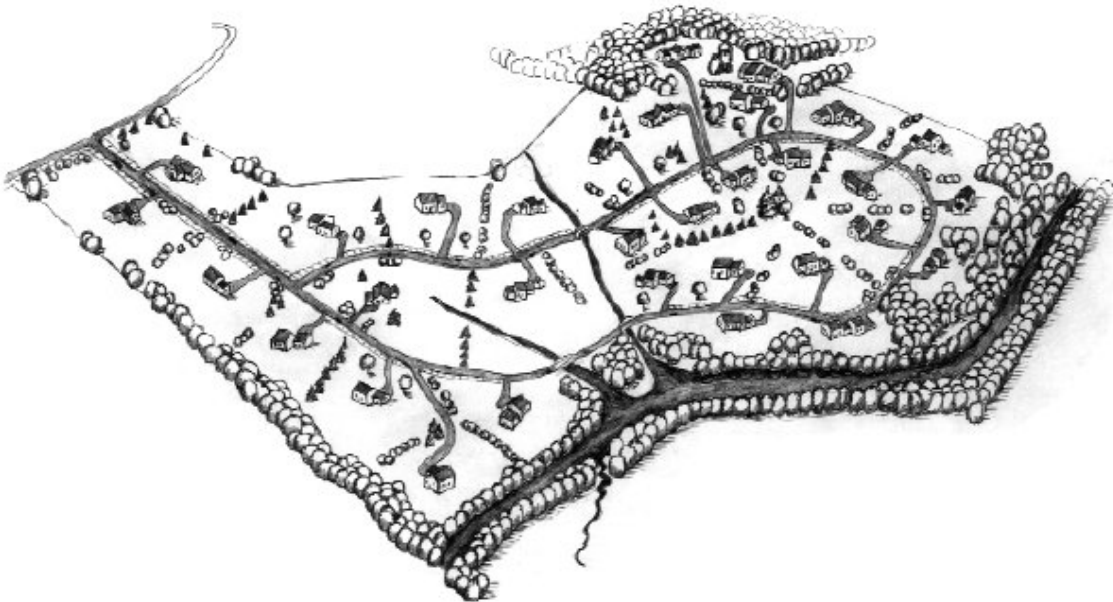
The Town of Barnes Community Survey revealed that a majority of property owners and renters thought the Town of Barnes should adopt a policy or plan for future subdivision development (61.1% agreed or strongly agreed, 26.2% disagreed or strongly disagreed). A development concept that may be appropriate in the Town of Barnes is commonly called a conservation subdivision or cluster development.

A conservation subdivision allows a developer to create the same amount of lots on a piece of land that current zoning would permit. The lots would be required to be “clustered” together on smaller lot sizes. This allows for more green/open space and leaves more natural areas protected. It is common to allow more lots on a piece of land if the developer creates a conservation subdivision.

A conservation subdivision design can also be used as a buffer between higher density development and natural areas the Town may want to preserve.

Figure 3-3 shows a typical subdivision layout. All of the land is divided into individual lots using all of the space. There is no green/open space for residents to enjoy.

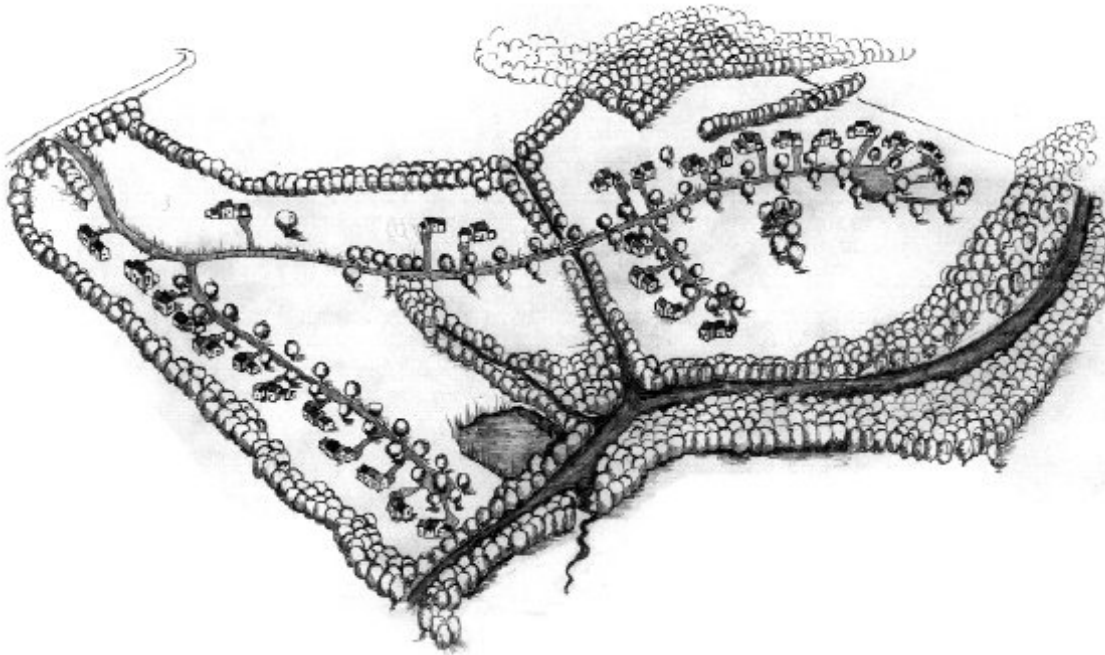
Figure 3-3 Typical Subdivision Layout



Source: University of Connecticut

Figure 3-4 depicts a conservation subdivision. As you can see, houses are on smaller lots and clustered together in groups. The remaining space is considered green/open space that can be used and enjoyed by all members in the subdivision. It can be left wild or residents could work together to create a walking/cross country skiing trail. Taxes on the green/open space would be divided equally between the owners of the lots.

Figure 3-4 Conservation Subdivision



Source: University of Connecticut

There are several advantages a conservation subdivision could bring to the Town of Barnes:

- ✓ Public services and utilities are less expensive to bring extend to a conservation subdivision
- ✓ Open spaces can enhance the quality of life for residents throughout the Town, not only to subdivision residents
- ✓ Development costs and impacts are reduced
- ✓ Common open space can be used as buffers to wetlands, lakes, and other subdivisions
- ✓ Water quality is protected by decreasing the amount of impervious surfaces
- ✓ Stormwater can be stored in open spaces
- ✓ Larger open spaces provide better food sources and shelter for wildlife
- ✓ Trail networks provide opportunities meet in a friendly, informal way

Property owners and renters were also asked if the Town of Barnes should develop design recommendations for new homes. Exactly 52.0% of the people returning surveys disagreed or strongly disagreed while 36.3% agreed or strongly agreed.

The Town of Barnes may want to develop a list of suggestions for landscaping and/or siding options and colors for homes to have them blend into the natural surroundings.

Housing Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Encourage new housing/development in the Town of Barnes to blend in with the natural surroundings.

Objectives:

1. Retain the northwoods character of the Town of Barnes.
2. Preserve the natural aesthetics (woods, water, and wildlife) that people come to the Town of Barnes to enjoy.

Policies, Programs, and Actions:

1. Prepare an informational brochure listing ways residents can “hide” their homes in the woods and along the lakes.
2. Make informational brochures available on the Town’s website and at the Town Hall.
3. Have Bayfield County Zoning Office mail list of people requesting building permits to the Town of Barnes so Town can send informational brochure to applicants.
4. Post informational brochure on the Town of Barnes website.
5. Encourage applicants for conditional use permits to follow suggestions on brochure.
6. Create design standards for "developments" and general residential (buffers, etc).

Goal 2: Encourage subdivision cluster design.

Objectives:

1. Retain the natural aesthetics of the Town of Barnes (woods, water, and wildlife).
2. Preserve open space.
3. Encourage efficient use of land for future utilities and public services.

Policies, Programs, and Actions:

1. Create a Conservation Subdivision Ordinance with assistance from Bayfield County if needed.

Goal 3: Encourage home/property owners to engage in practices that do not have a negative impact on the Town of Barnes' natural resources.

Objectives:

1. Protect and improve the quality of the Town's lakes, rivers, and creeks.
2. Ensure groundwater quality.
3. Minimize clearing of land/shoreland to reduce erosion and runoff.
4. Encourage the use of non-phosphorus fertilizers
5. Promote shoreland buffers
6. Practice effective landscape practices.
7. Create a feeling of being in a neighborhood

Policies, Programs, and Actions:

1. Support Bayfield County Zoning Department's efforts to enforce existing ordinances (shoreland-wetland zoning, sanitary and private sewage code, shoreland lighting, etc....) that protect the Town of Barnes' natural resources and the quality of life for its residents and property owners.
2. Develop an informational brochure explaining related existing ordinances and actions residents/property owners can take to make a positive impact on the environment and the quality of life (*see Appendix D*).
3. Post informational brochure on the Town's website.
4. Make informational brochures available at the Town Hall.
5. Organize educational workshops for residents/property owners with the help of the UW-Extension, DNR, and Bayfield County. Workshops could be used to teach landowners how they can minimize their impact on the natural environment.
6. Review existing requirements and regulations on accessory buildings used for habitation.
7. Review existing lake classifications and recommend reclassifications as needed.

Goal 4: Encourage and support a variety of housing choices in the Town of Barnes.

Objectives:

1. Ensure that housing meets the physical and financial needs of residents.
2. Create affordable housing so permanent residents can afford to stay in the Town of Barnes.

Policies, Programs, and Actions:

1. Encourage different housing types when meeting with developers.