

Ashland County

**Comprehensive
Plan: 2006 to 2025**

Policy Document

Adopted by County Board On: November 29, 2006

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Acknowledgements

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District 3 – Jack Hoglund	District 14 – Peg Kurilla
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Bud Holt
Allan Lundquist
George Mika
Pete Russo, Chair
Mark Schmidt

Countywide Oversight Committee

Ashland County	Ken Lindquist, Ronald Roethig, & Ervin Young
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Town of Ashland	Mark Nuutinen & Jan Penn
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Town of Marengo	Elmer Lippo & Harold Smith
Town of Morse	Carl Hawkinson & Dan Stricker
Town of Peeksville	Francis Gwinn & Howard Schuster
Town of Shanagolden	Karen Schmidt & Robert Schmidt
Town of Sanborn	Rae Ann Maday
Town of White River	Doyle Blakeman & Matt Granger



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Vierbicher Associates, Inc.; Madison, Wisconsin



Introduction

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Foreword

In 2002, all of the jurisdictions in Ashland County (with the exception of the City of Ashland) submitted a multi-jurisdictional grant application to the Wisconsin Land Council to help fund the preparation of comprehensive plans for each consistent with the new planning legislation adopted in 1999. The application was funded in 2003. The County hired Vierbicher Associates

to assist with the countywide plan and plans for 15 of the 16 individual jurisdictions.

Chapter Contents

- ◆ Foreword
- ◆ What is a Comprehensive Plan?
- ◆ How Will This Plan Be Used?
- ◆ Public Participation and Adoption Process
- ◆ Organization of Plan Documents
- ◆ Plan Monitoring and Amendment
- ◆ Community Survey
- ◆ Previous Local Planning Efforts
- ◆ Statewide and Regional Plans

What is a Comprehensive Plan?

A comprehensive plan is a document that describes a long-term vision that a community wants to achieve. It is a broad brush look at the entire community in terms of where it is now and where it would like to be in the coming years. It looks at the many parts of the community, how the community functions, and its role in the region.

The future vision is depicted with maps showing future conditions and with goals, objectives, and policies. Tasks and activities are also identified that need to be achieved to help implement the plan. By law, this comprehensive plan must look out at least 20 years.

“A comprehensive plan is intended to provide a rational basis for making local land use decisions and to serve as a blueprint for community-wide effort to achieve its vision.”

Having described what a comprehensive plan is, it's also appropriate to describe what a comprehensive plan is not. Because a comprehensive plan is strategic in scope, it does not focus on physical design elements. It does not design a park for example, although the plan may identify a need for the park and prescribe some parameters for creating one. Neither is a comprehensive plan an engineering document intended to fix safety problems at a particular road intersection, for example. The fine details of design and engineering and many others will flow from the basic direction described in the plan.



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How Will This Plan Be Used?

Prior to the passage of the comprehensive planning legislation in 1999, most comprehensive plans in Wisconsin were not used as intended. In practice, many communities used their plans sporadically and sometimes inconsistently. Other plans were soon forgotten following adoption.

After January 1, 2010, land use decisions including zoning, subdivision regulations, and official mapping will have to be consistent with this plan (Exhibit 1-1). This means that land use regulations of these types must be revised or prepared so as to implement the vision articulated in this plan. Not only do the regulations have to be consistent with the plan, all individual decisions affecting land use must be consistent with the plan. Each rezoning after 2010, by law, has to be consistent with the community's comprehensive plan, including the future land use map.

Exhibit 1-1. Governmental Actions that Must be Consistent with a Municipality's Adopted Comprehensive Plan

- ◆ official maps
- ◆ zoning of shorelands or wetlands in shorelands
- ◆ local subdivision regulations
- ◆ zoning regulations

Source: §66.1001(3), Wis. Stats.

Public Participation and Adoption Process

Prior to starting the planning process, the County Board adopted a public participation plan, consistent with state requirements (§66.1001(4)a, Wis. Stats), to document the ways residents would be involved in the preparation, review, and approval of the plan.

Preparation and adoption of this plan occurred over a 36-month period. The County Board established an advisory planning committee and gave it the responsibility of developing the first draft of the plan. After the committee finished its work, it submitted a draft plan to the County's Zoning Committee, which by statute must adopt a resolution recommending it to the County Board. The Zoning Committee reviewed the draft as prepared by the advisory committee and made changes prior to sending it to the County Board with its recommendation. The County Board adopted the plan by ordinance, a copy of which is included as Appendix A. Following plan adoption, a copy of the adopted plan was mailed to the surrounding governmental entities, Wisconsin Department of Administration, and others as required by state law.



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Organization of Plan Documents

The comprehensive plan for Ashland County consists of two documents. The first document is the background report. It contains information that describes what is and what has been. It is organized into the following chapters:

- ◆ Housing
- ◆ Transportation
- ◆ Utilities and Community Facilities
- ◆ Agricultural, Natural, and Cultural Resources
- ◆ Economic Development
- ◆ Intergovernmental Cooperation
- ◆ Land Use
- ◆ Demographics

The second document is referred to as the policy document. It focuses on future conditions including:

- ◆ Community Vision
- ◆ Goals, Objectives, and Policies
- ◆ Plan-Based Forecasts
- ◆ Future Land Use
- ◆ Future Transportation
- ◆ Future Utilities & Community Facilities

Collectively, the background document and policy document constitute the comprehensive plan.

Plan Monitoring and Amendment

From time to time, it will become necessary to amend this plan. The specific details regarding the amendment process are outlined in the last chapter.

Community Survey

A written questionnaire was sent to a random sample of households in the county during fall 2003, in an effort to collect resident opinions and preferences on a number of important questions relating to the preparation of this plan.

The survey consisted of four pages and included approximately 20 questions. Sixteen of the questions were standard questions asked of the entire county sample, while the remaining questions were specific to the community that the respondent lived in. Of the 1,800 surveys that were mailed out, there was a response rate of 32 percent. Survey results were used to fashion this plan's long-term vision. A copy of the summary report is on file with the County.



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Previous Local Planning Efforts

The County does not currently have a countywide land use plan or comprehensive plan.

Statewide and Regional Plans

A number of statewide policy plans have been prepared (Exhibit 1-2). Each of these were reviewed as part of this planning effort to ensure consistency. These will be discussed in more detail in the remainder of the plan when appropriate.

Exhibit 1-2. Statewide Plans: 1994 to 2004

Title	State Agency	Year
<i>Translink 21</i>	Department of Transportation	1994
<i>Wisconsin Bicycle Transportation Plan: 2020</i>	Department of Transportation	1998
<i>Midwest Regional Rail System</i>	Department of Transportation	2000
<i>Wisconsin State Highway Plan 2020</i>	Department of Transportation	2000
<i>Wisconsin State Airport System Plan 2020</i>	Department of Transportation	2000
<i>State Recreational Trails Network Plan</i>	Department of Transportation	2001
<i>Wisconsin Pedestrian Plan</i>	Department of Transportation	2001
<i>Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2000-2005</i>	Department of Natural Resources	2000
<i>State Rail Plan</i>	Department of Transportation	Pending
<i>Wisconsin Consolidated Housing Plan; 2000-2005</i>	Department of Administration and Department of Commerce	2000
<i>Wisconsin Historic Preservation Plan; 2001-2005</i>	Wisconsin Historical Society	2001
<i>State of Wisconsin Hazard Mitigation Plan</i>	Wisconsin Emergency Management	2001

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As most travelers know, it's a good thing to know where you're going and generally how to get there. While an adventurous traveler may relish the unknown, a community can't leave its future to happenstance. It takes a lot of hard work to maintain a high quality of life.

Healthy communities don't just happen – it takes commitment and hard work to develop and sustain them.

And it all starts with a clear vision.

It will guide capital expenditures made by the County Board and the various county departments.

It will also help give direction to a wide range of non-governmental organizations providing services within the County. It will guide the formation (or revision) of land development regulations, including zoning regulations.

Chapter Contents

- ◆ Introduction
- ◆ Goals, Objectives, Policies, and Plan Implementation

This part of the plan provides a vision that will help to avoid the tyranny of small decisions. The County's vision as shown in the inset box is a description of what the County will be like in 20 years. The goals, objectives, and policies listed in this chapter build off of the vision statement.

The information provided in this chapter will help to guide decisions and decision-makers in the coming years. It will guide development occurring in the private sector.

Goals, Objectives, Policies, and Plan Implementation

As used in this plan, a goal is a long-term target that may or may not be achieved, but describes a desired outcome. Objectives are slightly different than goals. Objectives for the most part are measurable and therefore achievable. When an objective is achieved, one can see or sense a difference – something has changed.

In contrast, a policy is a statement describing a predetermined position on a particular issue or opportunity. These policy statements are designed to help achieve one or more objectives. Achieving an objective, in whole or in part, will help achieve a stated goal.

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Goals
1. Housing
2. Transportation
3. Utilities and Community Facilities
4. Agriculture
5. Natural Resources
6. Cultural Resources
7. Economic Development
8. Intergovernmental Cooperation
9. Land Use
10. Community Involvement
11. Plan Monitoring and Evaluation

This countywide plan only includes overarching goals and objectives. Policies contained in each of the town comprehensive plans are incorporated by reference to acknowledge the unique differences between the various towns. This means that when a particular issue arises in the Town of Morse, for example, the county will look to the policy statements in Morse's comprehensive plan for guidance as may be appropriate.

Implementation actions are identified here as specific things that should be done to achieve these goals, objectives, and policies.

The County, along with the other local units of government, has a lot to do with the quality of life in the community. However, it cannot and should not try to do it all alone. Many other local entities can also help achieve the overall vision. Churches, civic organizations, school districts, and community leaders, for example, can and do affect the quality of life for county residents. Given the limited resources these entities have, it will become very important to look for public/private partnerships whenever they can.

It should be noted that preparation of this plan, and especially the future transportation and land use maps, implement a number of the goals, objectives, and policies.

Some of the goals and objectives contained in this chapter can be mapped. These maps identify in broad terms how development should occur in the future and are included in Chapter 5. Once adopted, the maps will form the basis for more specific land development regulations. The future transportation map, also included in Chapter 5, identifies how the transportation network should look by the end of the 20-year planning period.

Taken together, these individual parts will help avoid the "tyranny of small decisions", which occurs when decisions are made without a view toward the future or without a desired end goal.

Implementation actions are identified here as specific things that should be done to achieve these goals, objectives, and policies.

This comprehensive plan has been drafted as an integrated whole so that all of the parts are consistent with and support each other. As discussed in chapter 4, much of the plan centers on the anticipated change in the population base. The growth rate and the number of additional housing units certainly have direct implications for the housing stock and also for land use. The future land use map has been fashioned to identify those areas where additional development could occur. Environmental constraints such as wetlands, floodplains, and other environmentally sensitive resources dictate what areas should be left undeveloped or perhaps used in such a way as to preserve the integrity of the resource. In turn, the transportation plan along with the goals, objectives, and policies all support



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housing and future land use considerations. The same holds true for community facilities and utilities. The presence or absence of certain facilities/services can help to define those areas best suited for development. Economic development strategies recognize the town's position in the regional economy and accommodate the growing population. Because all of the goals, objectives, and policies are contained in this one chapter, it is possible to ensure consistency by reviewing just a few pages out of the entire plan.

Goal #1. – Housing: Provide for a variety of housing choices that promote affordable and decent housing for all County residents.

Objectives:

1. Promote and encourage the maintenance and improvement of the County's housing stock.
2. Increase cooperation among both public and private agencies to address the provision of affordable housing for residents.
3. Increase the range of affordable housing types and prices in order to meet the needs of residents.
4. Minimize the environmental impact of residential growth.
5. Maintain a positive and sustainable growth rate.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Work with the Towns to create an ordinance to control the number of residential units per lot of record.	X				Land Use and Zoning Committee

Goal # 2 - Transportation: Provide a transportation network that will ensure the safe and efficient movement of individuals and goods, while respecting the quality of life and character of the community.

Objectives:

1. Maintain the natural beauty of the County's roadways and scenic views.
2. Enhance the County's transportation network for motorized/nonmotorized recreational use.
3. Explore the opportunities for public transportation and carpooling.



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Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Develop guidelines to manage trees within the right-of-ways of County roads.		X			Land Use and Zoning Committee
2. Plan and budget for the repair and maintenance of existing County roads.	X	X	X	X	County Board
3. Create a citizen committee as a means of soliciting input when planning for motorized/nonmotorized trail.		As needed			County Board
4. Study the feasibility of and support for designating Highway 13 as a state scenic highway.	X				County Board

Goal #3 – Utilities and Community Facilities: Ensure adequate provision of public services by encouraging development within the County's capacity to provide such services.

Objectives:

1. Increase the number of public recreational facilities and trails in the County.
2. Increase coordination of the siting, building, and redevelopment of public facilities and the sharing of public services when possible.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Develop a proposal for increasing opportunities for recycling and the best way of disposing of items like tires and old vehicles and forward it to the garbage collector and the county as a starting point for discussion.	X				County Board
2. Investigate options for promoting recreational opportunities, including identifying funding source for future acquisitions.	X				Land Use & Zoning Committee
3. Explore the feasibility of and support for creating a motorized/non-motorized trails.	X				County Board



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Goal #4 – Agriculture: Preserve the County's agricultural land base to protect the County's aesthetics, rural character, and agricultural heritage for future generations.

Objectives:

1. Maintain the operation of existing farms.
2. Encourage the preservation and protection of agriculturally productive soils.
3. Decrease non-point water pollution.
4. Increase the number of acres of agricultural land that is voluntarily protected through conservation easements.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Identify options for preservation and development of sustainable agriculture in the County.	X				Land Use and Zoning Committee
2. Study the feasibility of and support for establishing a purchase of development rights (PDR) program.	X				Land Use and Zoning Committee

Goal #5 – Natural Resources: Preserve and protect the County's natural resource base from potential degradation and contamination.

Objectives:

1. Encourage the preservation and protection of environmental corridors for wildlife, water quality values, and habitat protection.
2. Increase collaboration with watershed associations.
3. Increase protection of the surface and groundwater resources.
4. Maintain the natural beauty of the County's roadways and scenic views.
5. Maintain and encourage the sustainable use and development of natural resources.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Work with the Towns to develop guidelines to maintain forest buffers along roads.	X				County Board
2. Complete the inventory of hydrogeology and soils in the county.	X				County Administrator
3. Review and update the inventory of hydrogeology and soils in the county.			X		County Administrator



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Goal #6 - Cultural Resources:

Promote and preserve the County's cultural resource base.

Objective:

1. Increase the awareness of and protection of local historic and archaeological resources.
2. Increase the number of historic sites in the County which are listed on the National Register of Historic Places and/or on the State Register of Historic Places.
3. Maintain the natural beauty of the County's roadways and scenic views.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Contact and meet with the local and/or State Historical Society representatives to better understand programs and opportunities.	X				County Board
2. Promote the state's Sesquicentennial and Century Farm and Home program and encourage those who qualify in the County to apply.	X	X	X	X	County Administrator

Goal #7 - Economic Development: Develop and maintain a strong economy that supports residents and the community with services, opportunities, and amenities consistent with the County's rural character.

Objectives:

1. Expand joint effort marketing programs.
2. Increase the number of full-time jobs.
3. Encourage the creation of home-based businesses and cottage industries.
4. Increase the total acreage of land available for commercial development near existing infrastructure.
5. Encourage efforts to become a more self-sufficient economy.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Explore available educational and financial resources and programs which will promote home-based businesses.	X				Land Use and Zoning Committee



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Goal #8 – Intergovernmental Cooperation: Achieve a high level of cooperation and consistency among local units of government.

Objectives:

1. Improve communication with nearby municipalities, school districts, special districts, and other government entities.
2. Increase coordination of the siting, building, and redevelopment of public facilities and the sharing of public services when possible.
3. Enhance coordination/communication with state agencies.
4. Minimize costs and maximize services for residents by working more effectively with other units of government.
5. Increase coordination with the Forest Service and the Bad River Tribe.

Implementation Action Items	Schedule				Responsible Entity
	2006 to 2010	2011 to 2015	2016 to 2020	2021 to 2025	
1. Invite area governments and school districts to participate in facility planning meetings.	As needed				County Board
2. Send copies of draft plan amendments to surrounding jurisdictions to allow the opportunity to review and comment on proposed amendments.	As needed				County Board
3. Develop an accurate inventory of all active and terminated intergovernmental agreements.	X				County Administrator
4. Initiate joint meetings with surrounding jurisdictions on a periodic basis to discuss issues of common concern.	X				Land Use and Zoning Committee
5. Send a letter to the regional forester with the Forest Service inviting him/her to meet with the County Board to discuss issues of common concern.	X				County Administrator

Goal #9 – Land Use: Support a land use pattern that facilitates the growth of cities, villages and hamlets and the protection of forests and agricultural lands.

Objectives:

1. Maintain the integrity and viability of forestry and forestry-related practices.
2. Minimize the negative effects of incompatible land uses.
3. Minimize conflicts between forest and non-forest related uses.
4. Maintain a well-balanced mix of land uses within the County including commercial and industrial.
5. Support the Land and Water Conservation Plan.



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Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Amend the County's zoning regulations to ensure they implement this plan and the comprehensive plans of the 13 Towns.	X				Zoning Committee, County Board
2. Amend the County's land division regulations to ensure they implement this plan and the comprehensive plans of the 13 Towns.	X				Zoning Committee, County Board
3. Update the County's Land and Water Management Plan.		X		X	Land Conservation Committee

Goal #10 – Community Involvement: Encourage every household to be involved in the affairs of the community.

Objectives:

1. Increase the number of families and individuals who volunteer their time.
2. Increase citizen involvement and interest in the functions of local government.
3. Increase the amount of information available on the County's website.

Implementation Action Items	Schedule				Responsible Entity
	2006	2011	2016	2021	
	to	to	to	to	
	2010	2015	2020	2025	
1. Establish a formal program to recognize the contributions of individuals and groups who help make the County a great place to live.	X				County Board
2. Annually recognize the contributions of individuals and groups who help make the County a great place to live.	X	X	X	X	County Board
3. Begin posting meeting agendas and minutes on the County's website.	X				County Administrator



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Goal #11 – Plan Monitoring and Evaluation: Keep this comprehensive plan relevant, useable, and timely.

Objectives:

1. Keep the plan up-to-date.

Implementation Action Items	Schedule				Responsible Entity
	2006 to 2010	2011 to 2015	2016 to 2020	2021 to 2025	
1. Every 12 months, prepare and present a report to the County Board summarizing: <ul style="list-style-type: none"> • How the plan was used to direct major spending, regulatory, and construction decisions; • How development and redevelopment did or did not coincide with the guidelines of this plan; • How the County has changed in ways that may call for amendments to the plan. 	X	X	X	X	Land Use and Zoning Committee
2. Review the adopted comprehensive plan and revise as necessary (minimum once every 5 years following adoption).	X	X	X	X	Land Use and Zoning Committee, County Board
3. Plan for and anticipate costs for amending this plan.	X	X	X	X	Land Use and Zoning Committee, County Board
4. Monitor the rate of growth on a yearly basis, and submit this information to the County Board in a timely manner.	X	X	X	X	Land Use and Zoning Committee
5. Annually review the capital expenditure budget to ensure that infrastructure will meet the anticipated growth.	X	X	X	X	County Board



Issues and Opportunities

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Introduction

This part of the plan documents the issues that were considered in the preparation of this policy document. The importance of issues can not be overstated. This whole planning exercise and the resultant plan was issue driven.

Chapter Contents

- ◆ Introduction
- ◆ Identification of Issues and Opportunities
- ◆ Economic Development Approach

Issues can be emerging concerns or old unresolved problems. An issue could be addressed one time, never to reemerge for a long time. Or, an issue could never really go away and may always need attention. Issues could range from localized concerns to those that are more global and affect many communities throughout the state and nation. Although the county has limited control over global, national, or statewide events, they are included here to ensure that they are considered and factored in the preparation of this plan to the extent appropriate.

The success of this plan in part rests on identifying relevant issues, prioritizing them for action, and adopting appropriate goals, objectives, and policies to address each.

This chapter also addresses economic development from a county-wide perspective.

Identification of Issues and Opportunities

The issues and opportunities listed in this chapter were derived over the course of the planning process and were generated in a number of ways. First, visioning sessions were held in each of the local jurisdictions as part of their planning processes. Second, the County Oversight Committee used this as a starting point for discussion and provided additional input. Exhibit 3-1 lists the issues and opportunities that were of common concern to those jurisdictions participating in the County's multi-jurisdictional planning effort.



Issues and Opportunities

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Exhibit 3-1. Issues and Opportunities: 2005

Governance / Citizen Involvement

- ◆ Lack of interest in serving in an elected capacity
- ◆ Lack of interest in local issues until personally affected
- ◆ Development of new avenues to inform town residents
- ◆ Volunteerism and community involvement
- ◆ Local jurisdiction is receiving proper level of representation at the county level

Tax Base

- ◆ Loss of state shared revenue
- ◆ Citizens wanting lower local property taxes
- ◆ Over reliance on residential property
- ◆ Potential negative impacts of growth on local property taxes

Demographics

- ◆ Aging of population
- ◆ Changing nature of households (more single member households, etc)
- ◆ Declining household size

Housing

- ◆ Affordability
- ◆ Availability
- ◆ Housing age/maintenance
- ◆ Few options for housing other than single-family units
- ◆ Few housing options for certain groups (elderly, handicapped) in the Town
- ◆ Absentee landowners
- ◆ Predominance of increasing seasonal housing

Community Character

- ◆ Unsightly or blighted properties
- ◆ Lack of community identity
- ◆ Community gathering place/recreation facility
- ◆ Crime
- ◆ Maintenance of quality of life
- ◆ Historic preservation

Transportation

- ◆ Level of truck traffic on town roads
- ◆ Number of speeding motorists
- ◆ Safety concerns at problem intersections
- ◆ Maintenance of local roads
- ◆ Limited specialized transportation for elderly, handicapped
- ◆ Railroad services
- ◆ Bus service
- ◆ Proximity to major airport
- ◆ Recreation trails – motorized/nonmotorized

Utilities and Community Facilities

- ◆ Child care services
- ◆ Health care services – availability
- ◆ Quality of K-12 education
- ◆ Lack of recreation facilities for youth
- ◆ Lack of recreation facilities for teenagers
- ◆ Lack of recreation facilities for elderly
- ◆ Provision of more organized sport facilities
- ◆ Provision of more passive / unorganized recreation opportunities
- ◆ Citizens wanting more public facilities/services (e.g. parks, shelters, trails, ATV, etc.)
- ◆ Energy supply
- ◆ Electrical distribution
- ◆ Lack of high-speed Internet access
- ◆ Need for improved cellular reception

Agriculture

- ◆ Farmland loss
- ◆ Decline in the local farm economy
- ◆ Decline in the state and national farm economy
- ◆ Farm agglomeration
- ◆ Conversion of working farms to hobby farms



Issues and Opportunities

*Ashland County
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Exhibit 3-1. Issues and Opportunities: 2005 (continued)

Natural Resources <ul style="list-style-type: none">◆ Cumulative environmental impacts◆ Air quality◆ Surface water quality◆ Ground water quality◆ Flooding◆ Stormwater◆ Lack of, or improper, forest management on private lands◆ Relationship with private, industrial forest landowners◆ Loss of wetlands◆ Development along shores of area lakes and rivers◆ Development on steep slopes◆ Public access to streams◆ Access to sand and gravel deposits◆ Biodiversity◆ Iron ore extraction	Intergovernmental Cooperation <ul style="list-style-type: none">◆ Relationship with Bad River Band◆ Competition for tax base growth with other jurisdictions in region◆ Opportunities for intergovernmental cooperation◆ Relationship with state and federal mandates Land Use <ul style="list-style-type: none">◆ Encroachment of incompatible land uses◆ Existing land use conflicts◆ Zoning enforcement◆ Inappropriate signage (size, location, etc.)◆ Cell towers (location, height, appearance)◆ Loss of rural character◆ Scattered commercial uses◆ Amount of land in public ownership (federal, state, county, local)◆ High-voltage transmission lines (existing / planned)◆ “Cost” of managing growth◆ “Cost” of not managing growth◆ Developing a mechanism to incorporate conservation subdivision design into more residential projects◆ Management and use of forest land
Economic Development <ul style="list-style-type: none">◆ Lack of jobs in the Town◆ Decline in local farm economy◆ Decline in local forestry economy◆ Growing opportunities for home occupations◆ Comparatively low household income as compared to others in region◆ Potential for ecotourism	



Issues and Opportunities

*Ashland County
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Economic Development Approach

Economic development in Ashland County will take a variety of forms and will largely be dictated by the context in which it occurs. Each of the jurisdictions in the county have in their individual comprehensive plans indicated their approach to economic development and what types of businesses would be appropriate and reasons why such a business would find their jurisdiction attractive and things that are preventing them from locating there. Economic development efforts should be tailored to the needs of the jurisdiction in which it is to occur.

As part of the individual Plans for each Town, Village and City that participated in the overall Ashland County Planning Process, each municipality participated in an exercise to determine desirable businesses for their municipality, their strengths and weaknesses for attracting businesses, and determining if they have an adequate number of sites for future business attraction/expansion. Please refer to Town/Village/City plans for the results of those exercises.



Plan-Based Forecasts

Ashland County
Comprehensive Plan - Policy Document

Introduction

This chapter presents each of the four 20-year forecasts that are fundamental to the preparation of this plan. The smart growth legislation requires that comprehensive plans be based on population forecasts over the 20-year planning horizon.¹ The anticipated population base can then be translated into the number of additional housing units that will be needed over the planning period to accommodate the anticipated population base. This same section of the legislation also requires a set of 20-year forecasts for employment. The final set of forecasts relates to future land use and arise out of the foregoing forecasts². The future land use plan must show additional land for development to accommodate the anticipated number of new households and to facilitate the addition of new employment opportunities.

Chapter Contents

- ◆ Introduction
- ◆ Population Forecasts
- ◆ Housing Forecasts
- ◆ Employment Forecasts
- ◆ Land-Use Forecasts

Population Forecasts

As a whole, Ashland County's population base has grown in recent years but at a relatively slow pace compared to the statewide growth rate. Between 1990 and 2000, 559 residents were added countywide. Three towns (Agenda, Jacobs, and Shanagolden) and the three municipalities (Ashland, Butternut, and Mellen) experienced a net population loss during this time period.

Over the next 20 years, all of the jurisdictions would like to experience a positive and sustainable growth rate. Some local jurisdictions need to do very little to meet their population goals given their comparative advantage in terms of housing market demand. Most communities though will need to be proactive and perhaps team with other like-minded jurisdictions in the immediate area to promote greater economic development along with residential development.

"The County and local jurisdictions will need to start and maintain a variety of economic development efforts in order to achieve the desired rate of growth."

Through the planning process, local leaders have come to realize that they can influence the rate of growth through the policies they adopt and programs they support. For example, the Village of Butternut is currently spearheading a public/private effort to create a residential subdivision in the village to help boost student enrollment. Incentives are being offered as a means to encourage people who already work in the area to make Butternut their home. A variety of efforts need to be started and maintained in order to achieve the desired rate of growth.

¹ Wis. Stats. 66.1001(2)(a)

² Wis. Stats. 66.1001(2)(h)



Plan-Based Forecasts

*Ashland County
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Based on the population growth rates selected by each of the local jurisdictions, it is anticipated that the County's population base will increase by 3,228 residents over the next 20 years. More than 85 percent of the growth will occur in the unincorporated areas of the county. This numeric increase is more than twice the growth experienced from 1990 to 2000. Almost all of the jurisdictions experiencing a net gain in population have selected a desired growth rate that closely matches what they have experienced.

Exhibit 4-1. Population Characteristics by Jurisdiction: 2006 to 2025

Jurisdiction	1990 to 2000		2006 to 2025		
	Annual	Population	Annual	Additional	Additional
	Average		Growth		
	Change	Change	Rate	Population	Households
Town of Agenda	-1.4%	-120	0.5%	60	71
Town of Ashland	0.6%	80	0.6%	80	48
Town of Chippewa	0.7%	60	0.7%	60	39
Town of Gingles	2.7%	502	3.1%	603	271
Town of Gordon	1.7%	149	1.7%	149	74
Town of Jacobs	-0.6%	-94	0.1%	20	61
Town of La Pointe	5.3%	99	2.4%	213	542
Town of Marengo	2.5%	246	2.1%	197	94
Town of Morse	1.5%	189	1.5%	189	91
Town of Peeksville	0.5%	20	0.5%	20	16
Town of Sanborn	2.5%	833	2.5%	833	420
Town of Shanagolden	-1.5%	-40	0.5%	20	20
Town of White River	1.5%	326	1.5%	326	198
Total Ashland County (unincorporated)	--	2,250	--	2,770	1,966
Village of Butternut	-0.3	-20	1.4%	130	72
City of Ashland	-0.8	-75	3.5% (1)	268 (1)	111 (2)
City of Mellen	-1.4	-200	0.3%	60	52
Total Ashland County	3.4	559	--	3,228	2,201

(1) City of Ashland Comprehensive Plan (Adopted October 26, 2004) Forecasts based on the moderate growth rate.

(2) Estimate



Plan-Based Forecasts

Ashland County
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Housing Forecasts

Having established the anticipated number of additional residents, it is possible to forecast the number of housing units that will be needed to accommodate the growing population. As in intermediate step, the number of households was estimated by dividing the anticipated population living in a household by the average household size for each of the time periods. Nationally, the average household size has been on a steady downward trend for a number of decades. This trend is also evident throughout much of Wisconsin and in Ashland County. This means that even if the county's population did not grow, additional housing units would be needed to maintain the same population base to account for a smaller number of people living in each housing unit.

The number of housing units will exceed the number of households in that a certain share of the housing units will be vacant at any point in time. A unit may be vacant because it is not considered a primary residence, because it is for rent or for sale, or simply not occupied. The calculated number of housing units is also shown in Table 4-2.

Exhibit 4-2. Housing Units by Jurisdiction: 2006 to 2025

	2006 to	2011 to	2016 to	2021 to	2006 to
Jurisdiction	2010	2015	2020	2025	2025
Town of Agenda	26	27	28	31	112
Town of Ashland	14	14	15	15	58
Town of Chippewa	16	18	18	18	70
Town of Gingles	59	71	83	101	314
Town of Gordon	41	44	51	54	190
Town of Jacobs	20	22	21	25	88
Town of La Pointe	127	140	150	153	570
Town of Marengo	27	32	36	41	136
Town of Morse	38	43	45	53	179
Town of Peeksville	7	7	8	7	29
Town of Sanborn	83	95	110	125	413
Town of Shanagolden	12	10	13	15	50
Town of White River	45	50	57	68	220
Total Ashland County (unincorporated)	515	573	635	706	2,429
Village of Butternut	20	20	20	20	80
City of Ashland	31	31	31	32	125 (1)
City of Mellen	15	14	15	16	60
Total Ashland County	581	638	701	774	2,694

(1) City of Ashland Comprehensive Plan (Adopted October 26, 2004) Forecasts based on the moderate growth rate.



Plan-Based Forecasts

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Employment Forecasts

As shown on each of the future land use maps, land is allocated to accommodate new commercial and industrial enterprises. Using employment ratios based on acreage, the number of potential new jobs by type was calculated for each of the jurisdictions (Table 4-3). During the first five-year increment, it is anticipated that the land designated for commercial and industrial land uses could support 315 additional jobs in the unincorporated area of Ashland County.

Exhibit 4-3. Additional Employment by Jurisdiction: 2006 to 2025

Jurisdiction	2006 to 2010	2011 to 2015	2016 to 2020	2021 to 2025	2006 to 2025
Town of Agenda	20	20	20	20	80
Town of Ashland	11	11	11	11	44
Town of Chippewa	33	33	33	33	132
Town of Gingles	40	40	40	40	160
Town of Gordon	17	17	18	18	70
Town of Jacobs	25	25	30	30	110
Town of La Pointe	32	38	44	50	164
Town of Marengo	20	20	20	20	80
Town of Morse	61	61	61	61	244
Town of Peeksville	20	20	20	20	80
Town of Sanborn	(1)	(1)	(1)	(1)	(1)
Town of Shanagolden	11	11	11	11	44
Town of White River	25	25	25	25	100
Total Ashland County (unincorporated)	315	321	333	339	1,308
Village of Butternut	(1)	(1)	(1)	(1)	(1)
City of Ashland	(2)	(2)	(2)	(2)	(2)
City of Mellen	106	106	106	106	424
Total Ashland County	--	--	--	--	--

(1) These communities have not yet developed employment forecasts.

(2) City of Ashland Comprehensive Plan (Adopted October 26, 2004) did not include employment forecasts.



Plan-Based Forecasts

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Land-Use Forecasts

On a countywide basis, the vast majority of new housing units will be single family units and likely occur on larger lots. Roughly 15 percent of the single family units will be on central sewer and comparatively small lots. To accommodate the number of anticipated new dwelling units, at least 24,600 acres should be shown on the future land use map for residential purposes (Exhibit 4-4). It is also anticipated that an additional 200 acres of commercial land will develop over the next 20 years, along with 120 additional acres of industrial uses. .

It should be noted that these forecasts are intended for planning purposes only. It is important to keep tabs on actual development levels and update these forecasts based on more current information and to account for actual development activity and shifts in the real estate market.

Table 4-1. Plan-Based Forecasts: 2006 to 2025

	2006 to 2010	2011 to 2015	2016 to 2020	2021 to 2025	2006 to 2025
Additional population ¹	506	574	669	776	2,525
Additional households	277	321	381	454	1,433
Additional housing units	634	768	979	1,237	3,618
Additional land (acres) ²					
Agriculture	80	305	305	305	995
Commercial	49	50	51	52	202
Industrial	30	32	33	34	129
Residential	5,283	5,838	6,340	7,156	24,617
Additional employment (jobs)	328	339	355	366	1,388

Notes:

1. The total population includes those living in an institutional setting and those living in households.
2. The amount of land needed for each of these uses includes public infrastructure. A factor was also applied to increase the supply of land to account for consumer choice.
3. Each number represents the sum of the corresponding cell from each of the municipalities' Plans in Ashland County, excluding the City of Ashland and Town of Sanborn.



Future Conditions

Ashland County
Comprehensive Plan - Policy Document

Chapter Contents

- ◆ Introduction
- ◆ Future Land Use Plan
- ◆ Future Transportation Plan
- ◆ Future Utilities and Community Facilities

Introduction

Among the most effective tools a community possesses to influence its future environment and quality of life is the ability to control and direct future growth patterns. This can be accomplished in a variety of ways, but is most commonly accomplished through zoning and land development ordinances, transportation systems, and public utilities.

For many years, transportation planning and land use planning were seen as independent activities. In recent years, however, there has been a growing recognition, especially at the state and federal levels that land use and transportation are linked in that a change in one will undoubtedly have consequences for the other.

As the county's population increases in the coming years, it is important to consider what additional utilities and community facilities may be needed to accommodate the additional residents. Although a growing population is an important consideration, it is not the only factor that needs consideration. Other demographic trends should be considered as well. As documented in the background report, the Ashland County's aging population will have a profound impact on the types of public services that ought to be available.

This part of the plan is intended to answer a basic question: What type of land uses, transportation systems, utilities and community facilities will be needed to accommodate a growing population and a changing population base?

Future Land Use Plan

In formulating this countywide plan, the County elected to develop the land use framework in a bottom-up approach. Each of the local jurisdictions prepared their own future land use maps based on local input and needs. These individual future land use plans are incorporated into this plan by reference. Future land use maps for the Village of Butternut and cities of Ashland and Mellen are included here as a reference recognizing that the county does not exercise any land use controls in incorporated jurisdictions.

The foundation for decision making is a clear land use plan based upon sound planning principles and the community's vision for its future.

Each of the individual land use plans was created to be consistent with and further the goals and objectives contained in this countywide plan and the unique visions created by each of the towns.

As shown on the map depicting the land management factors, a significant amount of the county is not available for development. Public lands consisting of national forest, county forest, and other types of public resource lands, occupy a significant portion of the county. Wetlands and floodplains also decrease the amount of land that can be developed.



Future Conditions

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Throughout the county, a range of residential densities are provided. Much of the commercial and industrial development likely to occur in the county will occur in and around established incorporated jurisdictions and unincorporated hamlets such as Sanborn and Marengo.

Future Transportation Plan

The road system in Ashland County is in relatively good shape. Given the rural nature of the county, a significant number of local roads are gravel. In the coming years, a few segments with higher traffic levels may be hard-surfaced as funding allows, but the majority will still be gravel.

Given the low level of new development contemplated in the future land use plan, no new major road improvements have been identified. Likewise, the functional classification of the roads in the county will not change either.

Several potential multi-use trails could be established and are included in the individual town comprehensive plans.

Future Utilities and Community Facilities

As shown in Exhibit 5-1, the facilities operated by Ashland County are adequate for the next 20 years. An assessment of utilities and community facilities at the local level are provided in each of the local plans.



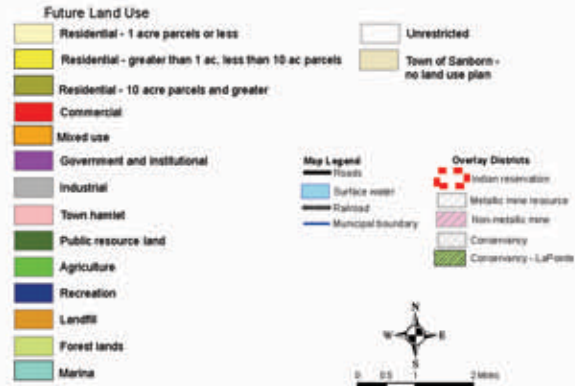
Future Conditions

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Exhibit 5-1. County-Level Utility and Community Facility Assessment: 2006-2025

Facilities & Utilities	Status 2005	Recommendation			
		2006-2010	2011-2015	2016-2020	2021-2025
County Courthouse	Adequate	-	-	-	-
County Courthouse Annex	Adequate				
Highway Department Garage - Highbridge	Adequate	-	-	-	-
Highway Department Garage - Glidden	Adequate	-	-	-	-
Highway Department Storage - Ashland	Adequate	-	-	-	-
County Memorial Forest	Adequate	-	-	-	-
Forester's Office (Butternut)	Adequate	-	-	-	-
Parks	Adequate	-	-	-	-
Police	Adequate	-	-	-	-
County Health Services	Adequate	-	-	-	-
Library	Adequate	-	-	-	-

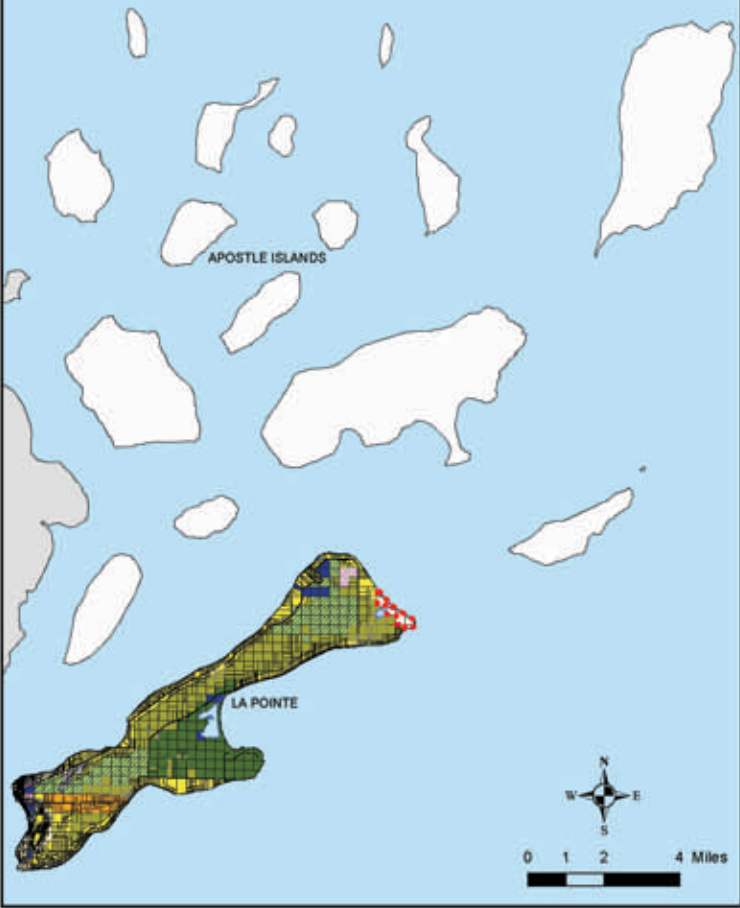
Future Land Use: 2006 to 2025
Ashland County Comprehensive Plan

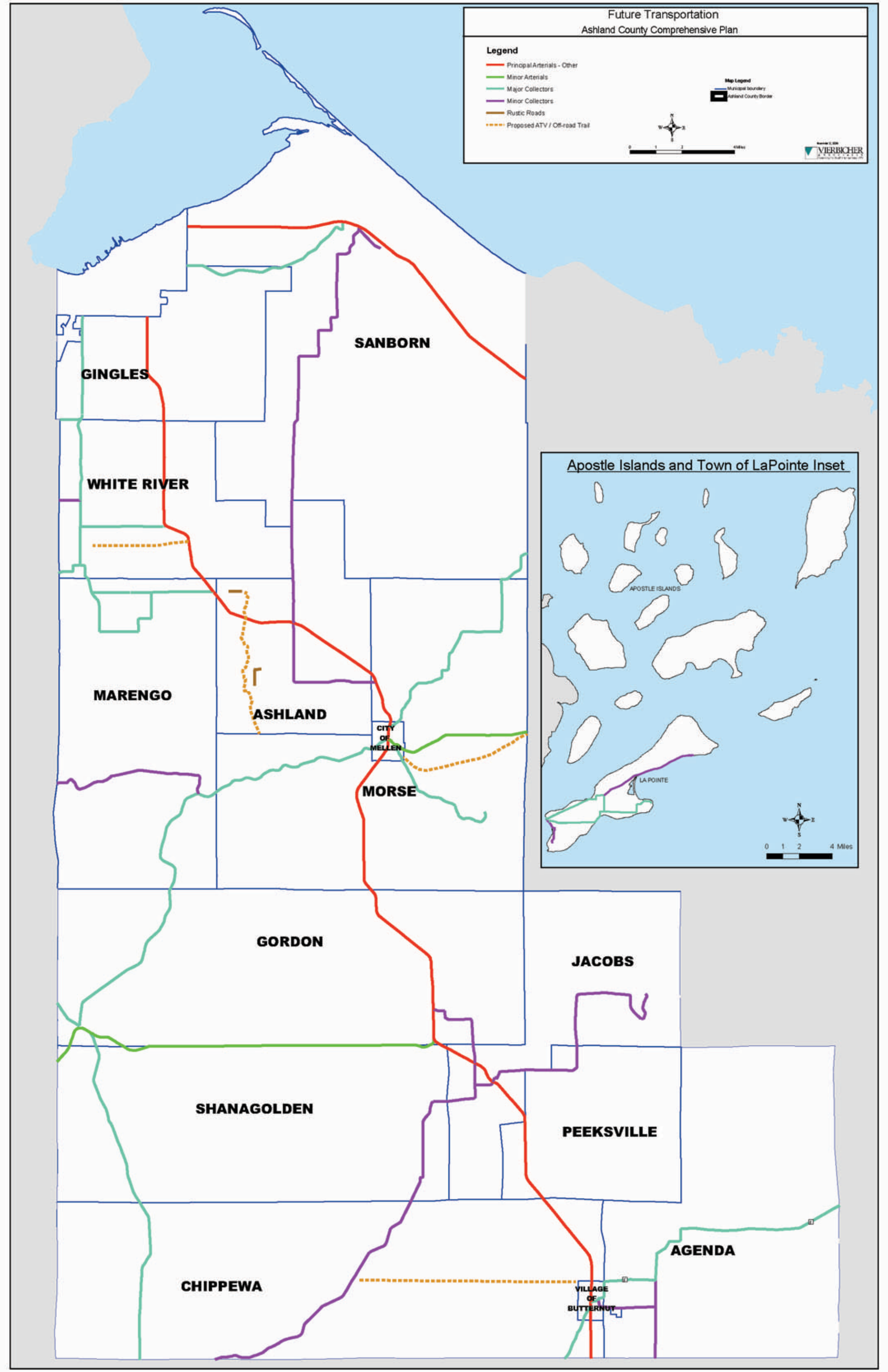


Note:
1. This map is general and is intended as an overall reference.
Please refer to each of the individual town plans
which are more specific and consequently controlling.
2. This map is not a zoning map. It shows in general
terms how land uses could develop in the coming years.

Map Created: March 1, 2007
VIERBACHER
CONSULTANTS

Apostle Islands and Town of LaPointe Inset





Future Transportation
Ashland County Comprehensive Plan

Legend

Principal Arterials - Other

Minor Arterials

Major Collectors

Minor Collectors

Rustic Roads

Proposed ATV / Off-road Trail

Map Legend

Municipal boundary

Ashland County Border

0 1 2 4 Miles

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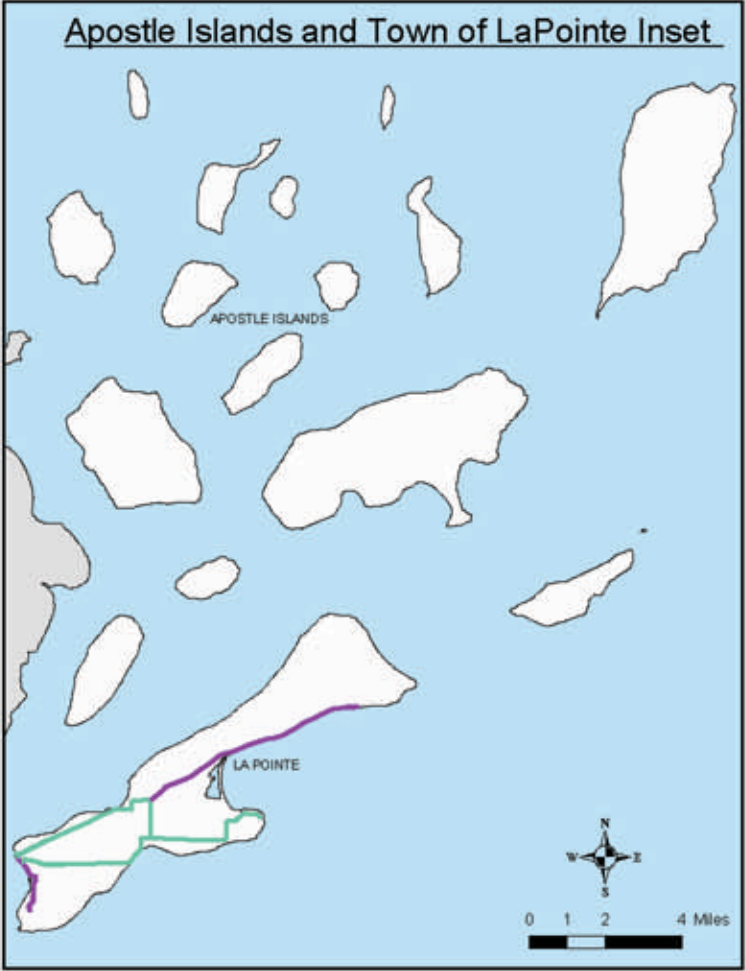
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Version 2.008

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PLANNING & DESIGN





General Provisions

Ashland County
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PART 1. GENERALLY

Section 1-1. Authority

This plan is enacted pursuant to and consistent with §66.1001, Wis. Stats.

Section 1-2. Applicability

1. *Jurisdictional Area.* The provisions of this plan shall be applicable throughout Ashland County, except in the incorporated jurisdictions.
2. *Conformance with Plan.* After January 1, 2010, all county programs and actions relating to zoning, subdivisions, and official mapping shall be consistent with this plan. Prior to that date, this plan shall be used as a guideline.

Section 1-3. Severability

If a court of competent jurisdiction determines that a section, subsection, paragraph, sentence, clause, or phrase in this plan is unconstitutional or otherwise invalid, the validity of the remaining portions shall continue in full force and effect.

Section 1-4. Effective Date

This plan shall be effective on the first day after the date of publication or posting as provided for in §60.80(3), Wis. Stats.

Section 1-5. Development Expectations

As outlined in Part 3, this plan is subject to amendment and revision including the future land use map. As such, no special development rights are conferred upon any property by any designation or inclusion on the future land use map.

PART 2. INTERPRETATION

Section 2-1. Interpretation of Goals, Objectives, and Policies

1. Recognizing that some of the goals, objectives, and policies may advance or serve competing interests in varying degrees, this plan shall be interpreted so as to promote the public interest to the greatest extent.
2. In the construction of goals, objectives, and policies, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of the comprehensive plan:
 - a. *Singular and Plural Words.* Words in the singular include the plural and words in the plural include the singular.



General Provisions

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- b. *Tense.* Words in the present tense include the past and future tense and the future tense includes the present tense.
- c. *Shall or Will.* The word "shall" or "will" is mandatory.
- d. *May or Should.* The word "may" or "should" is permissive.
- e. *Include.* The word "includes" or "including" shall not limit a term to the specific examples listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Section 2-2. Responsibility for Interpretation.

In the event a question arises concerning a provision, or the application of a provision, contained in this plan, the Ashland County Land Use and Zoning Committee shall be responsible for rendering the final interpretation. In making such interpretation, the committee shall look to the overall intent of the comprehensive plan for guidance. The committee shall provide such interpretation in writing upon request and keep a permanent record of said interpretations.

PART 3. AMENDMENT

Section 3-1. Initiation

The following may submit an application for a plan amendment:

- a. Ashland County Board;
- b. Ashland County Land Use and Zoning Committee;
- c. Town board of any of the 13 towns in Ashland County;
- d. any resident of the county;
- e. any person having title to land within the unincorporated area of the county;
- f. any person having a contractual interest in land to be affected by a proposed amendment; or
- g. an agent for any of the above.

Proposals to amend this plan may be submitted to the Ashland County Clerk by February 1, May 1, August 1, and November 1.

Section 3-2. Burden of Proof

The person that proposes an amendment to the future land use map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the plan.

Section 3-3. Application and Review Procedure



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1. *Submittal of Application.* The applicant shall submit a complete application to the county clerk along with the application fee if any (See Sections 3-4 and 3-6).
2. *Transmittal of Application to Land use and zoning committee.* The county clerk shall forward one copy of the application to each member of the land use and zoning committee.
3. *Preliminary Review.* The land use and zoning committee shall review the application at one of its regular or special meetings. No decision shall be made at this time.
4. *Interdepartmental/Agency Review.* The county clerk shall forward one (1) copy of the application to appropriate county personnel and department heads that could be directly affected by the proposed amendment.
5. *Land use and zoning committee Meeting.* Allowing for proper public notice, the land use and zoning committee shall conduct a meeting to review the application.
6. *Land use and zoning committee Recommendation.* The land use and zoning committee shall pass a resolution stating its recommendation to the county board to either:
 - a. deny the proposed amendment; or
 - b. approve the proposed amendment without revision; or
 - c. approve the proposed amendment with those revisions it deems appropriate, provided such revisions are related to the proposed amendment.

A resolution recommending the amendment of the plan shall be by majority vote of the entire commission. The vote shall be recorded in the official minutes of the land use and zoning committee.
7. *Notification of Resolution.* If the land use and zoning committee adopts a resolution to not amend the comprehensive plan, the commission shall send a copy of the resolution to the county board. This action terminates the amendment process. If the land use and zoning committee adopts a resolution recommending amendment of the plan, the secretary of the land use and zoning committee shall forward a copy of the resolution and those sections of the plan containing the recommended amendments, along with an explanatory cover letter, to each of the following:
 - a. Bad River Public Library,
 - b. Vaughn Public Library,
 - c. Legion Memorial Library (Mellen),
 - d. Madeline Island Public Library,
 - e. Park Falls Public Library,
 - f. Town Clerk of each town within Ashland County,
 - g. City Clerk for the City of Ashland,
 - h. City Clerk for the City of Mellen,
 - i. Village Clerk for the Village of Butternut,
 - j. County Clerk for each of the following (1) Bayfield County, (2) Iron County (3) Sawyer County, and (4) Price County,
 - k. Bad River Band of Lake Superior Tribe of Chippewa Indians,



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- l. North West Regional Planning Commission,
 - m. Wisconsin Land Council, and
 - n. other agencies deemed appropriate.
8. *Public Notice for Public Hearing.* The county clerk shall provide a class 1 public notice (under Chapter 985, Wis. Stats.) that is published at least 30 days before the date of the scheduled public hearing. At the discretion of the county, other notice may be provided.
9. *Public Hearing.* The county board shall hold at least one public hearing to consider the recommended amendment.
10. *County Board Decision.* After reviewing the application and the land use and zoning committee's recommendation, the county board shall make a decision to either:
- a. deny the recommended amendment; or
 - b. approve the recommended amendment without revision; or
 - c. approve the recommended amendment with those revisions it deems appropriate, provided such revisions are limited to those matters considered in the public hearing.
- An affirmative vote to amend the plan shall be by majority vote of the members elect (as defined in §59.001(2m) Wis. Stats.) of the county board.
11. *Interagency Notification of Decision.* If the county board passes an ordinance to amend the plan, the county clerk shall forward a copy of the ordinance and pertinent sections of the plan, as amended, along with an explanatory cover letter, to each of the following:
- a. Bad River Public Library,
 - b. Vaughn Public Library,
 - c. Legion Memorial Library (Mellen),
 - d. Madeline Island Public Library,
 - e. Park Falls Public Library,
 - f. Town Clerk of each town within Ashland County,
 - g. City Clerk for the City of Ashland,
 - h. City Clerk for the City of Mellen,
 - i. Village Clerk for the Village of Butternut,
 - j. County Clerk for each of the following (1) Bayfield County, (2) Iron County (3) Sawyer County, and (4) Price County,
 - k. Bad River Band of Lake Superior Tribe of Chippewa Indians,
 - l. North West Regional Planning Commission,
 - m. Wisconsin Land Council, and
 - n. Department of Administration.

If the county board decides to not amend the plan, the county clerk shall send a letter, which states the county board's decision, to those entities listed in this part.

12. *Applicant Notification of Decision.* The county clerk shall mail the applicant, by regular U.S. mail, the original copy of the decision and notify the land use and zoning committee



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in writing of the county board's decision (if it is not the applicant). If the recommended amendment is denied, the notification shall indicate the reasons for the denial.

13. *Update History of Adoption and Amendment.* If the county board passes an ordinance to amend the plan, the county clerk shall update the table found in Section 3-7 of this chapter.

Section 3-4. Application Content.

1. *Landowner-Initiated Amendment to the Future Land Use Map.* An application submitted by a landowner to amend the future land use map shall include the following:
 - a. a scaled drawing of the subject property;
 - b. a legal description for each of the parcels in the subject property;
 - c. a map of the existing land uses occurring on and around the subject property;
 - d. a written description of the proposed change;
 - e. a written statement outlining the reason(s) for the amendment; and
 - f. other supporting information the applicant deems appropriate.
2. *Other Amendments.* For all other types of amendments, the application shall include the following:
 - a. a written description of the proposed change;
 - b. a written statement outlining the reason(s) for the amendment; and
 - c. other supporting information the applicant deems appropriate.

Section 3-5. Limitations on Amending the Comprehensive Plan.

Amendments shall be made so as to preserve the internal consistency of the entire plan.

Section 3-6. Application Fees.

1. *Landowner-Initiated Amendments.* For all amendments to the future land use map that are initiated by the owner or another person having a contractual interest in land to be affected by the proposed amendment, an application fee, as may be set by the county board and on file at the county clerk's office, shall be submitted at the time of application.
2. *Other Amendments.* For all other types of amendments, no application fee shall be assessed.

Section 3-7. Historical Summary of Plan Adoption and Amendments

The table below provides an overview of county board action regarding this plan.

Date	Ordinance Number	Description of Action
November 29, 2006	011-2006-60	County board adopts a comprehensive plan to comply with Wisconsin's Smart Growth legislation.



Appendix A

Ashland County
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Adoption Ordinance

ORDINANCE NO. 011-2006-60
ASHLAND COUNTY, WISCONSIN

AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN

Whereas, the County, pursuant to §62.23(2) and (3) of the Wisconsin Statutes, is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Whereas the County Board has adopted written procedures designed to foster public participation in every stage of the preparation and review of the comprehensive plan as required by §66.1001 (4)(a) of the Wisconsin Statutes.

Whereas, the County established an advisory committee to develop a draft comprehensive plan, which consists of two documents: the background report and policy document.

Whereas, the Ashland County Zoning Committee has reviewed the draft comprehensive plan and has, by a majority vote of the entire body recorded in its official minutes, adopted a resolution recommending to the County Board the adoption of the comprehensive plan, which contains all of the elements specified in §66.1001(2) of the Wisconsin Statutes.

Whereas, the County Board has held at least one public hearing on this ordinance, in compliance with the requirements of §66.1001(4)(d) of the Wisconsin Statutes.

Now therefore, the County Board adopts those two documents, pursuant to §66.1001(4)(c) of the Wisconsin Statutes.

Now therefore, this ordinance shall take effect upon passage by a majority vote of the members-elect of the County Board (as defined in §59.001 (2m) of the Wisconsin Statutes) and publication/posting as required by law.

Now therefore, the County Clerk is directed to send a copy of the adopted comprehensive plan to the following, along with an explanatory cover letter:

- a. Bad River Public Library,
- b. Vaughn Public Library,
- c. Legion Memorial Library (Mellen),
- d. Madeline Island Public Library,
- e. Park Falls Public Library,
- f. Town Clerk of each town within Ashland County,
- g. City Clerk for the City of Ashland,
- h. City Clerk for the City of Mellen,
- i. Village Clerk for the Village of Butternut,
- j. County Clerk for each of the following (1) Bayfield County, (2) Iron County (3) Sawyer County, and (4) Price County,
- k. Bad River Band of Lake Superior Tribe of Chippewa Indians,
- l. North West Regional Planning Commission,
- m. Wisconsin Land Council, and
- n. Department of Administration.

Adopted this 29 day of November, 2006.

Attested:



County Board Chair



County Clerk

(Published/Posted): Dec. 1, 2006.

Dated at the City of Ashland, Wisconsin, this 29th day of November, 2006.

Signed:

Reginaella

Bruce Hoff

Dick Lusk

Camille Lusk

AMM

Alger L. Lindquist

Alger L. Lindquist

Clarence L. Campbell

Ken Lindquist

George M. Miska

CERTIFICATION
I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and lawfully passed by the Ashland County Board of Supervisors of the County of Ashland on the 29th day of November 2006 and that said resolution has not been rescinded or amended, and is now in full force and effect.
29th day Nov. 2006
Patricia Semppl
Patricia Semppl, Ashland County Clerk