

Chapter 3: Land Use Amendment Exhibit 1

Highway Commercial / Residential Mix – The highway commercial / residential mix land use designation includes the area along Bayfield Street from 4th Avenue to 8th Avenue West. This designation is intended to accommodate primarily highway commercial uses including auto repair shops, car washes, gas stations, grocery stores, building materials stores, and other commercial uses that, in increased numbers, are may be inconsistent with the intent of the downtown core. Although this land use designation can also accommodate uses like offices, restaurants, and galleries, where feasible, those uses will ideally be located in the downtown core. Existing single-family residences are acceptable uses in this area. However, care will be taken to ensure the compatibility of highway commercial uses with existing single-family residential uses.

Downtown Core – The Land Use Plan promotes the “downtown core” area as the heart (or core) of Washburn. It includes shopping, restaurants, entertainment, offices, museums, services, and government facilities. The upper levels of commercial uses may include residential uses. It is intended to be an attractive, compact, pedestrian-oriented area. This area will have pedestrian and visual connections to the waterfront where feasible. Infill development and the building and streetscape enhancements are encouraged in this area. Existing used, including filling station, auto repair shops, funeral homes, lumber yards, grocery stores, and industrial uses which in larger numbers would be contrary to the intent of the downtown core, in their current numbers contribute to the economic vitality of the area and should be retained.

Approved by Plan Commission on 122216

PLAN COMMISSION FOR THE CITY OF WASHBURN, WISCONSIN

Resolution No. 16-002

Request to Amend Washburn's Comprehensive Plan

WHEREAS, the Common Council for the City of Washburn adopted a comprehensive plan on April 9, 2007, pursuant to the requirements set forth in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Common Council has the authority to amend the adopted comprehensive plan and has done so on various occasions; and

WHEREAS, the City of Washburn Plan Commission now agrees with the requested changes to the text of Chapter 3: Land Use; and

WHEREAS, the City of Washburn Plan Commission considered this resolution at their meeting on December 22, 2016; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Common Council the following:

A: Amend the text of Chapter 3: Land Use as shown in Exhibit 1.

BE IT FURTHER RESOLVED, the City Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Bayfield County;
- b. the clerk of every local government unit that is adjacent to the City;
- c. Wisconsin Land Council;
- d. State of Wisconsin Department of Administration;
- e. Northwest Regional Planning Commission; and
- f. those public libraries that serve the City.

Passed and adopted this 22nd day of December, 2016

Scott A. Griffiths, Plan Commission Chair

STATE OF WISCONSIN)
)
COUNTY OF BAYFIELD)

I hereby certify that the foregoing resolution is a true, correct and complete copy of Plan Commission Resolution #16-002 duly and regularly adopted by the Plan Commission for the City of Washburn on the 22nd day of December, 2016.

Scott J. Kluver, City Clerk

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

CITY OF WASHBURN
NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT

Public Hearing will be held at the regularly scheduled monthly City Council Meeting, Monday, February 13, 2017, 5:30 P.M., City Hall 119 Washington Ave., for public comment on the following issue(s):

Plan Commission recommendation to the Common Council of the City of Washburn that text portions of Chapter 3 Land Use, of the 2007 City of Washburn Comprehensive Plan be amended as presented on Exhibits 1.

Any interested individual may contact the Office of the Washburn City Clerk, 119 Washington Avenue, Monday 7:30AM – 4:30PM, and Tuesday through Friday 10:00 A.M. – 4:30 P.M., #715 373-6160 x#4, to review or obtain further details and/or a copy of the proposed amendment and comprehensive plan.

Scott J. Kluver
City Clerk

Daily Press – Box Ad 12/31/16
Posted – Website, WCAT, City Hall, Public Library

CITY OF WASHBURN
Ordinance No. 15-003

An ordinance adopted by the Common Council for the City of Washburn at its regular meeting of April 13, 2015, amending Title 1, Chapter 4, *Code of Ordinances, City of Washburn*, and the City of Washburn Comprehensive Plan 2007-2027 set out as an appendix thereto, for the purpose of changing the designation of certain parcels as set out below.

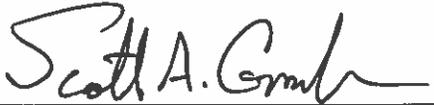
Section 1. New subsection 1-4-3(c) is created to read as follows:

Section 1-4-3. Amendments to Comprehensive Plan.

...

(c) Amendment 3. Text portions of Chapter 3 (Land Use), Chapter 4 (Waterfront and Coastal Resources), and Chapter 6 (Utilities and Community Facilities), and map figures 3-2 (Land Use Plan) and 6-3 (Utilities and Community Facilities Plan), of the 2007 City of Washburn Comprehensive Plan be amended as presented on Exhibits A, B, and C.

Section 2. Effective Date of Ordinance. This amendatory ordinance shall take effect upon passage and publication.



Scott A. Griffiths
Mayor

Attest: 

Scott J. Kluver
City Clerk

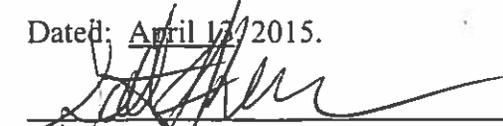
Adopted: April 13, 2015

Date of publication: Apr. 25, 2015

CERTIFICATION

The undersigned, as City Clerk of the City of Washburn, hereby certifies that the above ordinance was approved at a duly noticed public meeting of the Washburn Common Council on April 13, 2015; that the Common Council is composed of seven members plus the Mayor who votes only in case of tie; that six members were in attendance at the meeting, constituting a quorum, and that the vote to approve the ordinance was six for, zero against, zero abstaining, and that the ordinance was approved by a majority vote of the members-elect of the Common Council.

Dated: April 17, 2015.



Scott J. Kluver
City Clerk

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

February 26, 2015

Mr. Scott S. Fibert, Clerk
County of Bayfield
117 East Fifth Street
Post Office Box 878
Washburn, Wisconsin 54891

Dear Honorable Clerk Fibert:

Enclosed you will find a copy of a resolution recently passed by the City of Washburn Plan Commission related to proposed amendments to the City's Comprehensive Plan. In addition, you will find a notice for a new public hearing that will be held regarding the proposed changes on April 13, 2015 at 5:30 at the Washburn City Hall. Finally, you will find marked-up chapters of the proposed changes to the Comprehensive Plan. These versions are corrections from the previous versions that were sent to you back in January of 2015. Please disregard the previous materials you received with that notice.

This information is being provided to you as required under state law. For the past two years or so, the City of Washburn has been working on rewriting its zoning code. In that process, the Plan Commission has determined that it is necessary to make these changes to the Comprehensive Plan to assure that the Plan and the proposed zoning code will be consistent with one another. It is recognized and understood that there are other updates that could be incorporated into the City's Comprehensive Plan since its adoption in 2007; however, performing all of those updates would be an expense and time-consuming task that the Plan Commission has chosen not to undertake at this time. The updates presented are necessary only for the conformance of the zoning code that is currently being drafted.

If you have any questions regarding this process, please do not hesitate to contact me. If you have any comments related to the proposed changes, you may provide written comments for, or be present at, the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott J. Kluver".

Scott J. Kluver
Zoning Administrator/Clerk

Attachments

PLAN COMMISSION FOR THE CITY OF WASHBURN, WISCONSIN

Resolution No. 15-001

Recommendation to Amend Washburn's Comprehensive Plan

WHEREAS, the Common Council for the City of Washburn adopted a comprehensive plan on April 9, 2007, pursuant to the requirements set forth in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Common Council has the authority to amend the adopted comprehensive plan and has done so on various occasions; and

WHEREAS, the City of Washburn Plan Commission now desires to amend various sections of chapters 3 and 4; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed revisions, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes;

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed revisions, is internally consistent; and

WHEREAS, the City of Washburn Plan Commission considered this resolution at their meeting on December 18, 2014; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Common Council the following:

Section 1: Amend chapter 3 as shown in Exhibit A.

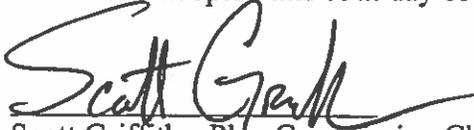
Section 2: Amend chapter 4 to read as shown in Exhibit B.

Section 3: Amend chapter 6 to read as shown in Exhibit C.

BE IT FURTHER RESOLVED, the City Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Bayfield County;
- b. the clerk of every local government unit that is adjacent to the City;
- c. Wisconsin Land Council;
- d. State of Wisconsin Department of Administration;
- e. Northwest Regional Planning Commission; and
- f. those public libraries that serve the City.

Passed and adopted this 15th day of January, 2015



Scott Griffiths, Plan Commission Chair

STATE OF WISCONSIN)
)
COUNTY OF BAYFIELD)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a Resolution #15-001 duly and regularly adopted by the Plan Commission for the City of Washburn on the 15th day of January, 2015.



Scott J. Kluver, City Clerk

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

CITY OF WASHBURN
NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT

Public Hearing will be held at the regularly scheduled monthly City Council Meeting, Monday, April 13, 2015, 5:30 P.M., City Hall 119 Washington Ave., for public comment on the following issue(s):

Plan Commission recommendation to the Common Council of the City of Washburn that text portions of Chapter 3 Land Use, Chapter 4 Waterfront and Coastal Resources, and Chapter 6 Utilities and Community Facilities, and map figures 3-2 Land Use Plan and 6-3 Utilities and Community Facilities Plan of the 2007 City of Washburn Comprehensive Plan be amended as presented on Exhibits A, B, and C.

Any interested individual may contact the Office of the Washburn City Clerk, 119 Washington Avenue, Monday-Friday, 8:00AM – 5:00PM, #715 373-6160 x#4, to review or obtain further details and/or a copy of the proposed amendment and comprehensive plan.

Scott J. Kluver
City Clerk

Daily Press – Box Ad 3/7/15
Posted – Website WCAT City Hall Public Library

LAND USE

1. INTRODUCTION

This chapter describes existing land use patterns in Washburn, and it sets forth a plan for future land use that is consistent with the City's vision. The Land Use Plan guides City Staff, the Planning Commission, the Common Council, property owners, developers, and other interested parties in decisions relating to the type, location, and density of future development in the community. It also serves as the foundation for updating the City's Zoning Map, Zoning Ordinance, Subdivision Regulations, and other implementation tools.

2. INVENTORY AND ANALYSIS

Historic Development Patterns

Natural resources, the railroad, and the rise and fall of major industries greatly influenced Washburn's pattern of development. This section briefly describes how each of these factors contributed to the pattern of development that exists in Washburn today.

Influence of Natural Resources

Natural resources have attracted people to the Washburn area for centuries. Over 600 years ago, wild rice and abundant fish and wildlife resources attracted the Anishinabe people to the Washburn area. Later, French and British fur traders settled in the area and used Chequamegon Bay and Lake Superior to transport their furs. While traces of these former developments can still be found in the surrounding area, the development pattern that is most evident today originated in the late 1800s when industries began harvesting and extracting large quantities of lumber and brownstone in the area. Chequamegon Bay provided an excellent port to process and ship these resources. As a result, sawmills, lumberyards, and auxiliary industries (including a box factory and shingle factory) developed along Washburn's waterfront. The waterfront was Washburn's industrial park. Commercial and residential uses developed inland from the waterfront industries.

By the early 1900s, the wood resources in the area were depleted and the demand for brownstone had waned. Existing industries on the waterfront folded and the value of the waterfront as a shipping port declined. This, in turn, adversely affected existing commercial and residential development. In the years that followed, the City of Washburn acquired former industrial waterfront sites for public use and potential redevelopment. Today, the waterfront area accommodates parks, trails, a marina, homes, and some commercial uses.

In short, much of Washburn developed around industries that harvested and extracted the area's natural resources. The waterfront provided a setting for industries to process and ship those resources. Today, those industries no longer exist in Washburn, but as discussed throughout this Comprehensive Plan, the waterfront and the area's natural resources are still important to the future of Washburn.

Influence of the Railroad

Natural resources may have been the impetus to develop a city in the area, but the general layout of Washburn owes its existence to the Chicago, St. Paul, Minneapolis, and Omaha Railroad. The Bay Land

Chapter Contents

1. Introduction
2. Inventory and Analysis
3. Existing Land Use Inventory
4. Existing and Potential Land Use Conflicts
5. Goals, Objectives, and Policies
6. Land Use Plan



Former A.A. Bigelow Sawmill at 6th Avenue West - 1886 (City of Washburn)

Improvement Company, the land investment division of the railroad, platted and sold lots in Washburn in the spring of 1883. The original plat of the city included 366 acres of land divided into 1,230 lots.

The railroad established a lake port at Washburn to allow the interchange of goods between ships and rail. The port was comprised of a 1,000,000-bushel grain elevator, a merchandise dock and warehouse to receive freight bound for Minneapolis and Saint Paul, and a large coal dock that received hundreds of thousands of tons of coal during its existence. The folding of waterfront industries in Washburn, coupled with the development of the road system and trucking industry, eventually led to the abandonment of the railroad in Washburn. Although Washburn is no longer served by rail, the influence the railroad had on the layout and development of the city will always be evident.



Waterfront and Railroad in the Late 1800s
(City of Washburn)

Influence of the Rise and Fall of Major Industries

Natural resources attracted people to Washburn, and the railroad set the basic development framework of the city, but the development pattern that many people perceive today relates to the numerous vacant lots scattered throughout the city and the sporadic commercial development along Bayfield Street (State Highway 13). This development pattern has a great deal to do with the rise and fall of major industries within and near Washburn.

The DuPont Barksdale Explosive Plant operated in the Town of Barksdale, west of Washburn, between 1905 and 1971. The plant produced explosives for the military and mining industry. During World War I, the demand for explosives was on the rise, and the plant became the largest employer in the area. Washburn's population grew to roughly 9,000 people in 1918, in large part, to help meet the employment needs of the plant. To accommodate its employees, DuPont constructed housing and community facilities in the City of Washburn, some of which still exist today - most notably the DuPont Club (commonly known as the Washburn Civic Center).

In the early 1900s, the wood, mining, and shipping industries were peaking and the DuPont Plant was growing. Washburn was a vibrant, bustling community with businesses lining Bayfield Street (State Highway 13). However, after World War I, the demand for explosives declined and, consequently, employment at the plant declined sharply too. Coupled with the demise of the wood, mining, and shipping industries earlier in the century, the loss of jobs at the DuPont Plant hurt the City of Washburn. By 1960, fewer than 2,000 people lived in the city. Many of the businesses that once thrived on Bayfield Street did not survive the drastic drop in population. As a result, abandoned buildings and vacant lots began to appear in a random manner over the length of Bayfield Street. This pattern of development still exists today. Unlike many communities where this development pattern is the result of sprawling growth, in Washburn, this pattern is the result of a significant decline in population.

3. EXISTING LAND USE INVENTORY

Figure 3-1 (Existing Land Use Inventory) shows the location, approximate amount, and types of existing land uses that existed in Washburn in 2006. The City's Planning Consultant prepared the inventory based on interpretation of City's most recent aerial photographs, parcel data from Bayfield County Land Records Department, and personal site visits. The inventory reflects general development patterns and should be used for general planning purposes only. Table 3-A summarizes the approximate amount and type of existing land uses in Washburn. In comparison to most cities, Washburn has a significant amount of undeveloped, rural land and vacant land with access to City sewer and water.

Undeveloped Rural Residential / Agriculture

Undeveloped rural residential / agriculture lands comprise roughly 727 acres or 29.1 percent of the community. This land use category refers to private, undeveloped lands that are not within the existing public sanitary sewer service area. The majority of this land is wooded. Although there is a small amount of land in the city that may be used for grazing or hay production, agriculture lands (as they are commonly thought of) do not exist in Washburn.

Rural Residential

Rural residential use includes residential development outside the existing public sanitary sewer service area. This use comprises roughly 440 acres or 17.6 percent of the community. However, most existing rural residential uses are on ten-acre parcels or more. Consequently, roughly 400 of the 440 acres are in a relatively undeveloped or undisturbed state.

Undeveloped Low-Density Residential

Undeveloped low-density residential refers to undeveloped residential parcels that are within the existing public sanitary sewer service area or are within areas planned to be served by public sanitary sewer in the near future. Much of this land could be used for infill residential development, but a small percentage of the parcels associated with this land is too small to accommodate new development. Undeveloped low-density residential development accounts for 171 acres or 6.9 percent of community.

Low-Density Residential

Low-density residential comprises roughly 371 acres or roughly 14.9 percent of Washburn. This land use refers to parcels of developed residential land that is within the existing public sanitary sewer service area or is within areas planned to be served by public sanitary sewer in the near future.

Moderate-Density Residential

Moderate-density residential development refers to existing residential buildings with three or more units. It does not include residential apartments above existing commercial uses. This land use comprises roughly eight acres or 0.3 percent of Washburn.

Undeveloped Commercial

There are several undeveloped commercial properties on Bayfield Street and Omaha Street. This land use comprises roughly three acres or 0.1 percent of Washburn.

Commercial

Commercial uses comprise roughly 39 acres or 1.5 percent of the community. Commercial uses include retail, restaurants, motels, offices, and similar enterprises. Most existing commercial uses are concentrated along Bayfield Street between 4th Avenue West and 1st Avenue East. However, several existing commercial uses are scattered between existing single-family residences along the west end of Bayfield Street.

Industrial

In the late 1800s through the early 1900s, Washburn had numerous industries along the waterfront. Today, only a few industrial uses exist in Washburn, most notably Washburn Iron Works at 112 East Bayfield Street. Industrial uses comprise only five acres or 0.2 percent of the community. Washburn does not have an existing industrial park.

Utilities / Service Community Facilities

Utilities / service community facilities include public works facilities, the water reservoir, the sewage treatment plant, the composting site, and similar uses. Utilities / service community facilities comprise roughly 50 acres or 2 percent of Washburn.

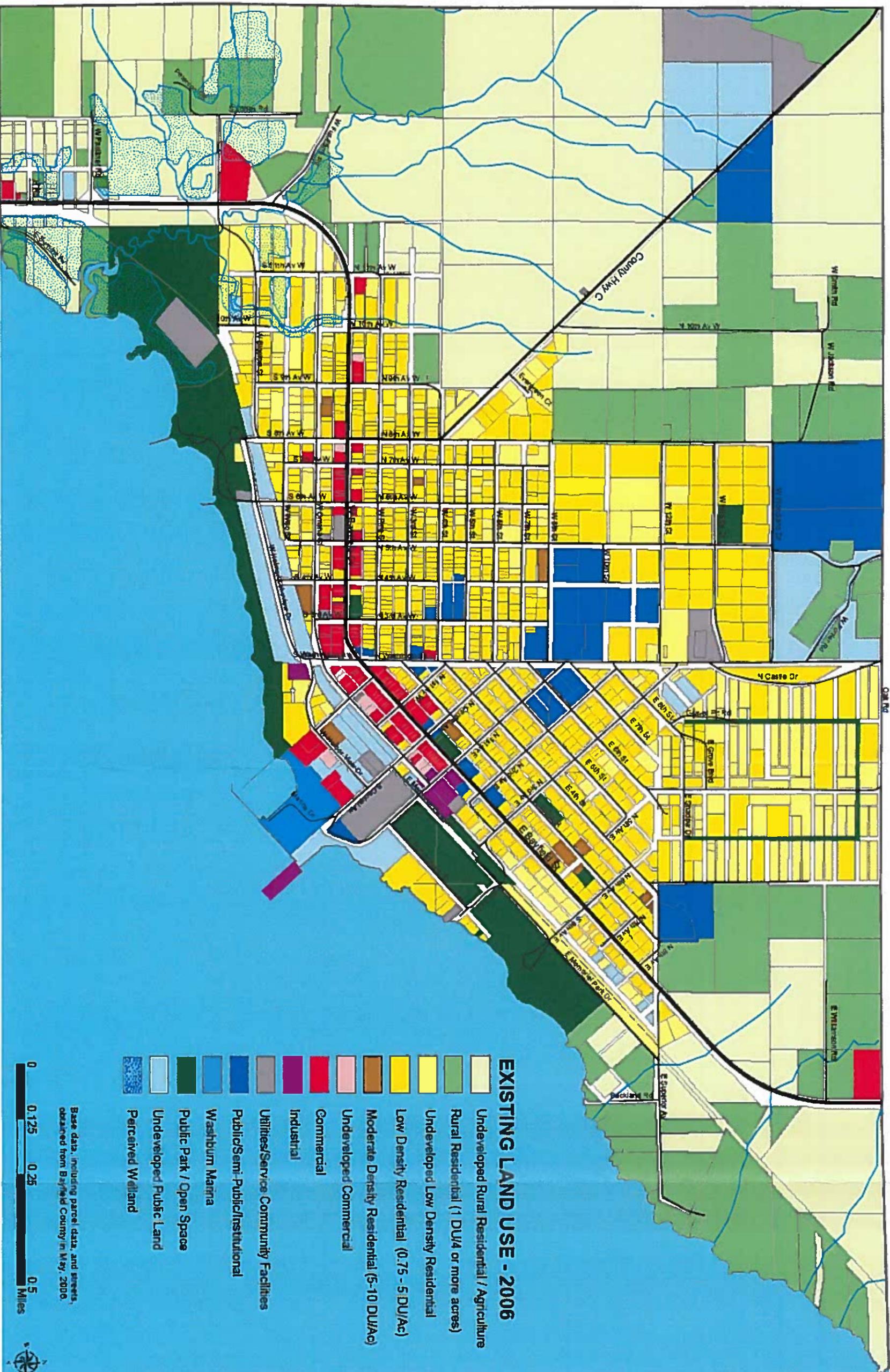
Public / Semi-Public / Institutional

Public / semi-public / institutional uses include City Hall, the Washburn Civic Center, the Washburn Historical Museum and Cultural Center, Bayfield County government facilities, the US Forest Service District Ranger office, schools, religious institutions, and cemeteries. It does not include public parks, public open space, or the Washburn Marina. Public / semi-public / institutional uses comprise roughly 136 acres or 5.4 percent of the community. Because it is the County seat, Washburn has a slightly higher percentage of public uses than many other communities do.

Washburn Marina

The Washburn Marina accounts for 13 acres or 0.5 percent of the community. The existing commercial boat storage buildings to the north of the marina are classified as a commercial use and are not included in the marina calculations.

Figure 3-1: Existing Land Use: 2006



Public Park / Public Open Space

Public park / public open space, which includes the 200-foot lakefront parkway buffer, accounts for roughly 134 acres or 5.3 percent of the community. Many communities strive to have at least ten acres of parkland for every 1,000 residents. Based on that standard, Washburn has a relatively large amount of parkland for its population, even if one were to subtract the campgrounds in the public parks from the calculations.

Undeveloped Public Land

Undeveloped public land is public land that is currently undeveloped, but may be developed in the future. There are several areas of undeveloped public land in the community. The most significant areas include the land to the north and south of West Holman Lakeview Drive (beyond the 200-foot lakefront parkway buffer) and the area between West Harbor View Drive and West Omaha Street. Other significant areas of undeveloped public land include an area east of the existing cemeteries and an area east of the City's compost site. Undeveloped public comprises roughly 76 acres or 3.1 percent of the community.

Transportation

Transportation refers to the developed and undeveloped road right-of-ways in the city. Transportation accounts for roughly 326 acres or 13.1 percent of the community.

Table 3-A: Summary of Existing Land Use: 2006

Existing Land Use	Approximate Acres	Percent of City
Undeveloped Rural Residential / Agriculture	727	29.1
Rural Residential	440	17.6
Undeveloped Low Density Residential	171	6.9
Low Density Residential	371	14.9
Moderate Density Residential	8	0.3
Undeveloped Commercial	3	0.1
Commercial	39	1.5
Industrial	5	0.2
Utilities / Service Community Facilities	50	2.0
Public / Semi-Public / Institutional	136	5.4
Washburn Marina	13	0.5
Public Park / Public Open Space	134	5.3
Undeveloped Public Land	76	3.1
Transportation (road right-of-ways)	327	13.1
Total	2,500 +/-	100.0

4. EXISTING AND POTENTIAL LAND USE CONFLICTS

Residential, commercial, and industrial uses have coexisted for many years in Washburn with relatively little conflict. For example, Bayfield Street (Highway 13) has a mixture of single-family residences scattered among existing commercial uses. In addition, Washburn Iron Works, Inc. has coexisted with adjacent commercial uses on Bayfield Street with little conflict for many years. Traditionally, communities experience land use conflicts when a more intense use (for example, a commercial or industrial use) produces excessive noise, traffic, odors, or other problems that adversely affect a less intense use (for example, a residential use). These sorts of conflicts do not appear to be a major problem in Washburn. However, the following describes several land use concerns of note.

EXISTING AND POTENTIAL FUTURE DEVELOPMENT ADJACENT TO THE WATERFRONT

The City of Washburn owns a significant amount of waterfront property – most of which is public open space. In past years, the City sold part of its land for commercial and residential development. While some in the community appreciate the existing development adjacent to the waterfront, others have expressed concern that the development detracts from the natural character of the area and that it blocks views and public access to the waterfront.

How to treat the remaining public open space adjacent to the waterfront is one of the most important planning issues facing Washburn. Some people feel that it is important for the City to promote new residential and/or commercial development adjacent to the waterfront as a means to help revitalize the City's economy. Others feel that the waterfront area should remain public open space as a means to protect significant natural resources and maintain the City's quality of life. Some feel that public open space along the waterfront would have an economic benefit for the City. Still others want to see a balance between preservation and future development. Regardless of the various opinions expressed, all agree that the waterfront is a very important part of Washburn. No matter how it is used, the waterfront area has the potential to create conflict or unity.

With the development of this Comprehensive Plan update, the City intends to minimize conflicts and maximize the benefits associated with waterfront use.

Commercial Dock

In recent years, the commercial dock at the south end of Central Avenue has been used primarily for holding and transporting aggregate and similar materials. The dock provides a means to transport materials to the nearby islands. In return for funding to improve the dock, the City agreed to maintain commercial use of the dock for a set period. While the commercial dock does not appear to create significant noise, traffic, or similar problems, the exterior storage associated with dock visually detracts from the waterfront. In addition, there is a secluded public beach adjacent to the dock that is highly valued by the public. To some extent, the existing use of the commercial dock takes away from the quiet character of the existing beach. The City will strive to provide a balance that allows commercial use of the dock, but that also incorporates the City's vision for an attractive, public waterfront.



View of the Commercial Dock from the South Central Avenue and South 1st Avenue East (SWB, Inc.)

Existing Marina and Future Marina Enhancements

The Washburn Municipal Marina provides recreation and economic benefits to visitors and residents. However, for some, certain aspects of the marina, especially the existing outdoor boat storage and the existing privately owned boat storage buildings, contribute to an industrial appearance of the marina that is not particularly attractive, nor conducive to public views or access to the waterfront. As a result, the City tries to balance the functional needs of the marina with the public's desire for an attractive and accessible waterfront.



Boat Storage and the View of Lake Superior and the Marina from West Harbor View Drive (SWB, Inc.)

Bayfield County Highway Department and Forestry Department Facilities

The Bayfield County Highway Department and the Bayfield County Forestry Department have existing facilities along Central Avenue south of Bayfield Street. Central Avenue provides prime views and access to Lake Superior and to the Washburn Marina. While these County facilities do not appear to create excessive noise, traffic, or similar problems, the exterior storage associated with these uses visually detract from the waterfront. In addition, the City believes that this area is more suited for a mixture of commercial, residential, and public open space use, than it is for public works or industrial type uses.

The City of Washburn and Bayfield County have cooperatively explored options to address this situation. The City and County have agreed in principle to study the possibility of consolidating the Forestry Department facility with the Highway Department facility. This would allow the



View of the Bayfield County Forestry Building from West Harbor View Drive (SWB, Inc.)

County property on the west side of Central Avenue to be redeveloped in a manner more consistent with the City's vision for the area. In spite of the County's investment in the existing Highway Department facility, there is strong community support for the County to move the facility. The City and County will work to resolve or improve this situation. For example, in the short term, the City and County will work together to explore ways to consolidate, relocate, or screen existing exterior storage.

Other Potential Conflicts

There are also existing and potential future conflicts between existing land uses and the transportation system. For example, motorized trail use adjacent to Holman Lakeview Drive may conflict with existing and potential future development adjacent to Holman Lakeview Drive. Also, potential land use conflicts might arise as infill development and redevelopment occurs, particularly in areas where there are existing or planned mixed uses.

LIMITATIONS FOR FUTURE DEVELOPMENT

Several factors may limit future development in Washburn. Natural features can, or at least should, limit where and how future development occurs. For example, new development should not adversely affect wetlands, floodplains, creeks, ravines, coastal areas, steep slopes, prime agricultural soils, and other significant natural resources. Refer to Chapter 7 (Natural, Cultural, and Agricultural Resources) for additional information. Future development may also be limited in areas where the City cannot readily or cost effectively provide community services and utilities. Refer to Chapter 6: Utilities and Community Facilities for additional information. Finally, the City's vision may guide the type and location of future development. For example, the City has expressed a desire to maintain public access and views to Lake Superior, thereby guiding the type and amount of development that could occur close to Lake Superior.

LAND SUPPLY, DEMAND, AND APPROXIMATE PRICE

Washburn has a relatively large amount of vacant or undeveloped land, much of which is located in the existing urban service area. As discussed earlier, some available land is not well suited for certain types of future development. In addition, some land is in higher demand, and consequently more valuable, than other land. For example, waterfront property, or property with good views of Lake Superior, is in high demand. Nevertheless, the supply of available land in Washburn far exceeds the anticipated demand for future general development, at least through the year 2027.

Many factors affect the price of land, including location, zoning, interest rates, and development constraints. At best, it is possible to give a general picture of land prices in Washburn by analyzing Bayfield County's assessed land values, and by reviewing recent real estate listings and transactions. In late 2006, there were 26 single-family residences on the market that had asking prices from \$49,900 to \$590,000. There were also several undeveloped, rural residential properties (not served by City sewer and water) that had asking prices of roughly \$4,000 to \$5,000 per acre. One property near existing City sewer and water had an asking price of \$10,000 per acre. Undeveloped lake frontage near the City of Washburn had an asking price of roughly \$1,300 per lineal foot of lake frontage. Within the urban area of the city, several undeveloped lots were available. A one-half acre lot near Memorial Park had an asking price of \$20,000. A four-acre lot with woods and a creek had an asking price of \$57,000.

In late 2006, there were also several multi-family residential and commercial properties for sale. A lake view, eight-unit apartment building in Washburn had an asking price of \$349,000. A quarter-acre commercial property with a small building on Bayfield Street had an asking price of \$86,000. A similar commercial property had an asking price of \$100,000. A half-acre commercial property with a 5,000 square foot building had an asking price of \$239,000.

Again, at best, it is possible to give a general picture of land prices in Washburn. One can also review Bayfield County records online to determine assessed land values in Washburn. However, it should be noted that the assessed value is generally considerably lower than the market value of land.

DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES

Many development and redevelopment opportunities exist in Washburn. The following provides a brief overview of the major opportunities. Refer to Chapter 10: Waterfront Plan for additional information.

Bayfield Street Redevelopment and Infill Development

Numerous vacant lots and sporadic, isolated, commercial uses are scattered along Bayfield Street. Some buildings are vacant and some are in disrepair. However, there are significant opportunities to improve this situation by promoting a strong, vibrant commercial core along Bayfield Street between 3rd Avenue West and 1st Avenue East. Vacant lots in this area are prime candidates for infill development. Existing, isolated commercial developments on the outskirts of the city could potentially relocate to this downtown core, thereby promoting a strong synergy between businesses and providing a more compact, pedestrian-oriented downtown that is consistent with the City's vision. Existing highway commercial uses in this area (for example, a building materials store and an auto repair shop), could potentially relocate adjacent to the downtown core. Bayfield Street is the primary commercial area in Washburn and it is the most visible area in Washburn. Enhancing the appearance and function of the uses along Bayfield Street would have a significant, positive impact on Washburn.



Typical Infill Development Opportunity on Bayfield Street (SWB, Inc.)

Omaha Street East and Central Avenue South

There are roughly 15 acres of publicly owned land south of Omaha Street East between 2nd Avenue West and Central Avenue South that could be developed or redeveloped. The Bayfield County Forestry Department uses roughly 1.5 acres of this land for its facilities. However, Bayfield County and the City have cooperatively discussed opportunities to relocate the Forestry Department facilities in order to open this area up to redevelopment. Because this area is adjacent to the downtown core discussed above, it presents a prime opportunity for a mixed-use development that would give people the opportunity to live, work, and play in a relatively compact setting.



Development Opportunity adjacent to Omaha Street East (SWB, Inc.)

North of West Holman Lakeview Drive

The area north of West Holman Lakeview Drive from 8th Avenue West to South Washington Avenue may present some opportunities for development. In 2006, this land was public open space and the community expressed mixed opinions on the preferred future use of this land. The property has excellent views of and access to Lake Superior, but a three-phase power line that runs through the center of the property would have to be buried or relocated before this property could be developed. Refer to Chapter 10: Waterfront Plan for more information on this property.



Development Opportunity north of West Holman Lakeview Drive (SWB, Inc.)

PUBLIC INPUT ON LAND USE ISSUES

The community survey conducted as part of this planning process asked residents to identify the preferred future use of the following public areas:

- The West Holman Lakeview Drive area from IGA to West End Park (South Washington Avenue to West End Park)
- The Omaha Street area from the IGA to the Coal (Commercial) Dock (South Washington Avenue to South Central Avenue)
- The South Central Avenue area from the Museum to the Coal (Commercial) Dock
- The area west of West End Park

Table 3-B summarizes respondents' views with respect to the desired future land use in these four areas.

Table 3-B: Preferred Use of Four Publicly Owned Tracts Of Land

Area	W Holman Lakeview Drive	Omaha Street	Central Avenue	West of West End Park
Commercial Development	2.8%	9.8%	24.3%	4.0%
Mixed Commercial/Public Recreational	11.2%	27.9%	34.3%	8.1%
Mixed Residential/Public Recreational	20.3%	19.3%	12.5%	20%
Public Recreational Development	28.1%	13.9%	8.5%	18%
Residential	9.8%	8.6%	4.9%	16%
No Development	21.3%	12.5%	7.7%	22%
Other	5.1%	5.6%	2.8%	4.5%
No Opinion	1.4%	2.5%	5.0%	5.9%

The survey results show a range of opinions. However, most respondents indicated a desire to include public recreational uses in the four subject areas. Nearly half of the respondents indicated that they would like to see the area around West Holman Lakeview Drive and the area west of West End Park used exclusively for public recreational uses or left in an undeveloped state. Most also indicated that it would be desirable to have some amount of commercial or residential development, with or without public recreational uses, in the Omaha Street and Central Avenue areas.

5. GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the City’s vision for land use. It represents the end that the City is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goal. The following policies are key actions intended to accomplish the stated objectives.

Goal: Washburn’s land use pattern promotes a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.

Objective 3.1: Use land in a manner that promotes a strong, sustainable economy.

Policy 3.1.a: Minimize infrastructure and community services costs by encouraging development and redevelopment in areas currently served by municipal services.

Policy 3.1.b: Promote well planned, mixed use development in the downtown core as a means to allow people to live, work, shop, and recreate in a relatively compact area, thereby creating a strong synergy between businesses and residents, minimizing public and private development and maintenance costs, and affording a high quality of life for those in the area.

Policy 3.1.c: Protect existing agricultural areas from development that would hinder their economic productivity.

Policy 3.1.d: Respect the rights of existing property owners to continue to use their property in a manner consistent with Washburn’s ordinances. But at the same time, identify the needs of existing businesses and industries in relation to the needs of the overall community and develop plans and/or tools to help them succeed. This may include developing a plan to enhance the appearance of the downtown area and developing a plan to help existing businesses relocate or expand within the City.

Policy 3.1.e: Develop a plan and performance standards to allow limited, light industry to develop in the area guided for mixed-use development.

Objective 3.2: Use land in a manner that is sensitive to the protection of natural, cultural, and agricultural resources.

Policy 3.2.a: Recognize that significant natural (especially coastal resources), cultural, and agricultural resources in Washburn contribute significantly to the City’s high quality of life and to

the economy of Washburn. Consequently, develop a plan to Identify, protect, and enhance these resources.

Policy 3.2.b: Seek to preserve significant natural, cultural, and agricultural resources in Washburn by promoting infill development and redevelopment on suitable land in the existing urban service area.

Policy 3.2.c: Allow limited, planned development outside the urban service area consistent with the City Ordinances. Encourage cluster development, conservation design, or other techniques that minimize adverse impacts on significant natural, cultural, and agricultural resources.

Objective 3.3: Use land in a manner that meets human needs fairly and efficiently.

Policy 3.3.a: Ensure public involvement in all significant land use decisions. Relate land use decisions to the needs and desires of the community.

Policy 3.3.b: Ensure that the City has adequate and appropriate land to meet the City's housing needs, including affordable and temporary housing.

Policy 3.3.c: Balance the need to guide land for private development with the community's social and cultural needs for public open space, parks, community facilities, and other uses that are important for maintaining and enhancing a high quality of life in Washburn.

Policy 3.3.d: Promote compatible land use that does not negatively affect adjacent land uses.

6. LAND USE PLAN

This section summarizes and expands on the concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter. This Land Use Plan strongly promotes development and redevelopment in all areas of the city to accommodate the City's goal to increase its population to roughly 2,500 people by the year of 2027. The City may consider logical and reasonable extension of public sanitary sewer into any area if the City finds it is in the best interest of the community. Higher density developments not on City utilities will be required to connect to water and sewer utilities.

OVERVIEW OF FUTURE LAND USES

The following provides an overview of the future land uses designated on the Land Use Plan (see Figure 3-2: Land Use Plan).

Rural Residential / Agriculture The rural residential / agriculture land use designation guides land for single-family residential use and limited agricultural use in the rural areas of the city not served by public sanitary sewer. To help preserve natural resources, rural character, and agricultural production (including grazing and forestry), rural residential / agriculture parcels will have an area of at least four acres. However, most existing parcels in this area are at least ten acres, which is more consistent with rural residential and agriculture uses. This land use designation provides an area for residents that wish to live in a rural, natural setting within the city limits of Washburn. It also provides an area for future growth that the City may not reasonably be able to accommodate within the existing urban areas of the community.

Consequently, the City may consider logical and reasonable extension of public sanitary sewer into this area if the City finds it is in the best interest of the community.



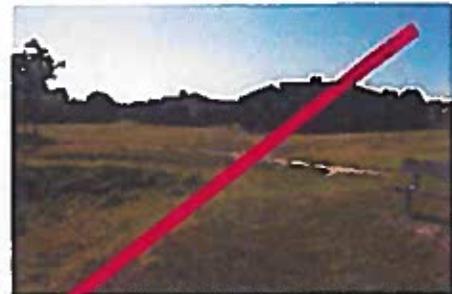
Rural Residential / Agriculture Land Adjacent to County Highway C (SWB, Inc.)

Rural Waterfront Recreational Residential The Land Use Plan guides land in the northeast corner of the city for rural waterfront recreational residential land use. This land use designation accommodates rural, single-family residences and limited resort or tourist lodging that is consistent with the natural, waterfront setting of this area. Parcels will have an area of at least 1.5 acres to accommodate onsite sanitary sewer and to help maintain the natural character of the area. In 2006, this area included single-family residences and a resort with individual cabins set sensitively into their natural surroundings:



Existing Single-Family Residence in the Rural Waterfront Recreational Residential Area (SWB, Inc.)

Low-Density Waterfront Residential The low-density waterfront residential designation guides land on or near the waterfront for suburban or low-density single-family residences, twinhomes, and townhomes at a density not to exceed five dwelling units per acre. Parcels in this area that are not served by public sanitary sewer, will have an area of at least 1.5 acres to accommodate onsite sanitary sewer. Development in this area will be consistent with the goals, objectives, and policies of the City's Waterfront Plan (see Chapter 4: Waterfront and Coastal Resources for additional information):



Existing Low-Density Waterfront Residential near the Marina (SWB, Inc.)

Low Density Residential The Land Use Plan guides most of the residential land in the City for low-density residential use. Most of this area is served by public sanitary sewer and can accommodate single-family residences, twinhomes, and townhomes at a density not to exceed five dwelling units per acre. Some land guided for low-density residential use may not be served by public sanitary sewer and will have parcels of at least 1.5 acres to accommodate onsite sanitary sewer until the area can be served by public sanitary sewer. Other acceptable uses in this area include religious institutions, parks, schools, and other public or semi-public uses that can be sensitively integrated into residential neighborhoods. The low density residential land use category includes those areas of the City where single-family residences are the predominate land use, along with compatible uses including parks, worship facilities, schools, nursing homes, and other similar public or semi-public uses that can be sensitively integrated into residential neighborhoods. Most new development in this area will be served by public sanitary sewer. Those uses not on public sanitary sewer will be at least 1.5 acres.



Existing Low Density Urban Residential (SWB, Inc.)

Moderate Density Residential Existing apartments, senior housing, and other residential uses in Washburn have a density of roughly six to ten dwelling units per acre. The Land Use Plan continues to guide these existing developments for moderate-density residential use. The Plan also guides undeveloped, publicly owned land north of West Woodland Drive and east of North 5th Avenue West for moderate-density residential use (see Chapter 7: Housing, for additional information). Several of the mixed-use designations described below also allow development of moderate-density residential uses. The moderate density residential land use category includes a variety of housing types including single-family residences, duplexes and twin homes, and multi-family housing. Other compatible land uses include parks, worship facilities, schools, nursing homes, and other similar public or semi-public uses that can be sensitively integrated into residential neighborhoods.



Existing Moderate Density Housing (SWB, Inc.)

Waterfront Residential The waterfront residential land use designation is found exclusively along Lake Superior. Given the proximity of this district to the lake, it is

especially important that the City protect shoreline vegetation within 35 feet of the lakefront. Land uses in this area will consist of resorts, single-family homes, duplexes and twin homes, and multi-family projects. Because public sanitary sewer is not currently available throughout the entire area, extensions will be needed to accommodate higher density projects. As a general rule, new multi-family projects will not exceed 5 dwelling units per acre. The City may on a case-by-case basis consider higher densities when the developer presents an exceptional project that exceeds minimum requirements for protecting natural resources. New lots that are not served by public sanitary sewer will have a minimum lot size of 1.5 acres.



Clinic on Bayfield Street in Area Guided for Residential / Cottage Commercial Mix (SWB, Inc.)

Residential / Cottage Commercial Mix The residential / cottage commercial mix land use designation includes the area along Bayfield Street ~~from 11th Avenue West to 8th Avenue West~~. Single-family residences are the predominant existing use in this area, but there are several existing commercial uses interspersed among the single-family residences. The Land Use Plan envisions that this area will continue to provide predominantly single-family residential uses, but it also envisions limited commercial uses that are visually and functionally compatible with the surrounding single-family residences. Cottage commercial uses could include businesses such as a hair salon, coffee house, artist studio, or a real estate office that would not require significant parking and that could be integrated into the first floor with a residence on the second floor.



Grocery Store and Gas Station – Existing Highway Commercial Uses (SWB, Inc.)

Highway Commercial / Residential Mix The highway commercial / residential mix land use designation includes the area along Bayfield Street from ~~8th Avenue West to Washington Avenue~~. This designation is intended to accommodate primarily highway commercial uses including auto repair shops, car washes, gas stations, grocery stores, building materials stores, and other commercial uses that may be inconsistent with the intent of the downtown core. Although this land use designation can also accommodate uses like offices, restaurants, and galleries, where feasible, those uses will ideally be located in the downtown core. Existing single-family residences are acceptable uses in this area. However, care will be taken to ensure the compatibility of highway commercial uses with existing single-family residential uses. ~~Likewise, light industrial uses that are compatible with commercial and single-family uses may also be acceptable.~~



Downtown Core (SWB, Inc.)

Downtown Core The Land Use Plan promotes the “downtown core” area as the heart (or core) of Washburn. ~~This area can be generally described as the area along Bayfield Street from Washington Avenue to 1st Avenue East.~~ It includes shopping, restaurants, entertainment, offices, museums, services, and government facilities. The upper levels of commercial uses may include residential uses. It is intended to be an attractive, compact, pedestrian-oriented area. This area will have pedestrian and visual connections to the waterfront where feasible. Infill development and building and streetscape enhancements are encouraged in this area.

~~**Planned Waterfront Mixed-Use** Land guided for planned waterfront mixed-use is intended to provide a mixture of commercial, residential, light industrial, and public recreational uses in a master-planned setting. The City envisions that the planned waterfront mixed-use area will be an attractive, pedestrian-oriented area where people can live, work, and play. New buildings in this area will have a residential appearance consistent with the vernacular architecture of Washburn. In general, uses along the street level could include uses like galleries, studios, offices, and boutiques. Upper levels could accommodate residential uses. Refer to Chapter 4: Waterfront and Coastal Resources, for a detailed description of the~~

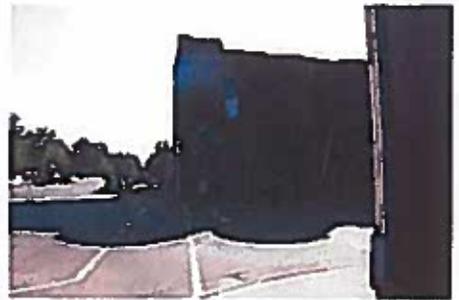
planned-waterfront-mixed-use-area.

Planned Waterfront Special Development Land in this district is intended to provide a mixture of commercial and high density residential development. The Planned Waterfront Special Development District is intended to provide appropriate, high-quality development that recognizes the close proximity to the downtown core and Lake Superior. The objective of the Waterfront Special Development District is to attract development that increases Washburn's tax base as part of a master plan setting. Uses would include hotels, restaurants, high density residential, office buildings, and retail establishments. The district will encourage coordinated site planning and architectural design. Environmentally friendly economic development in this area includes on-site stormwater management that protects Lake Superior. The Planned Waterfront Special Development District recognizes the rarity of an area with such close proximity to Lake Superior that offers city utilities.



Illustrative Concept of Planned Waterfront Mixed-Use (SWB, Inc.)

Industrial The Land Use Plan guides existing industrial uses in the city for continued industrial use. The industrial land use designation identifies those areas where manufacturing and similar uses are acceptable. The Plan does not identify an area for a future industrial park. If opportunities to attract conventional, industrial uses present themselves in the future, the City will then determine the best location for additional industry, and amend this Plan accordingly. The City envisions that sustainable industries and industries that relate to the "creative economy" will be integrated into the planned waterfront mixed-use area, if those sustainable industries are compatible with surrounding uses. Industries that exhibit a high degree of environmental responsibility are preferred. All new industrial uses must be served by sanitary sewer.



Washburn Iron Works, Inc. - Existing Industrial Use (SWB, Inc.)

Public / Semi-Public / Institutional Public / semi-public / institutional uses include schools, religious institutions, museums, and government facilities. These uses are scattered throughout the city. The Land Use Plan continues to guide these areas for public / semi-public / institutional use. Future public / semi-public / institutional uses may be sensitively integrated into other land use designations as well.



City Hall - Existing Public / Semi-Public / Institutional Use (SWB, Inc.)

Public Park / Open Space The Land Use Plan guides existing parks and public waterfront land for park and open space. In addition, the City intends that park and public open space will be integrated into the planned waterfront mixed-use area and other significant areas of the city where subdivisions occur. Refer to Chapter 6: Utilities and Community Facilities for additional information.

Waterfront Open Space The waterfront open space land use designation exclusively includes lands in public ownership along Lake Superior. These lands are reserved for open space purposes and may include public facilities for recreation and utilities.

Marina The Land Use Plan guides the existing marina for continued marina use with expansion. Refer to Chapter 4: Waterfront and Coastal Resources and Chapter 6: Utilities and Community Facilities for additional information.

Utilities / Service Community Facilities The Land Use Plan



Public Open Space along the Waterfront (SWB, Inc.)

~~envisions that the existing Bayfield County Forestry facility will be integrated with the existing Bayfield County Highway Department site. It also envisions that the City Public Works Department will be relocated to City land in the northwest corner of the city.~~

STAGED GROWTH

~~The Land Use Plan strongly promotes private development and redevelopment in all areas of the City with the exception of lands currently designated as waterfront space along Lake Superior currently served by City sewer and water. Adequate land exists within the City's existing utility service boundary to accommodate the City's goal to increase its population to roughly 2,500 people by the year 2027. ~~The City does not anticipate the need to extend City sewer and water to areas outside the 2007 urban sanitary sewer service boundary.~~ The City may consider logical and reasonable extension of public sanitary sewer into any area if the City finds it is in the best interest of community. Consequently, the Comprehensive Plan does not include a detailed Staged Growth Plan. However, the City will allow growth in the rural residential / agriculture areas in manner consistent with the Comprehensive Plan and the Zoning Ordinance. In addition, the City may consider allowing the extension of public sewer and water to areas guided for rural residential / agriculture, if after analyzing the economic, environmental, and social consequences of such a proposal, the City finds it is in the best interest of the overall community to allow such growth to occur.~~

Washington Avenue Overlay District

~~The future land use map (figure 3-2) identifies an area along Washington Avenue that is currently dominated by single-family residences and a variety of public and semi-public uses including worship facilities, schools, and government offices, but which in the future could include professional offices and similar uses. This area is seen as the logical growth area for future business growth (but not retail businesses), after the existing commercial land use areas are developed. All future development in this area will need to be consistent with the established residential character. This area is shown on the future land use map as a placeholder and will only go into effect when this plan is amended to formally establish the land-use designation.~~

REQUIRED ZONING CHANGES

The City must update its Zoning Ordinance and Zoning Map to be consistent with this Comprehensive Plan. More specifically, the City must create new zoning districts that reflect the Land Use Plan. For example, the City must create a planned waterfront mixed-use district (or districts). Furthermore, the City must develop standards for each district that reflect the goals, objectives, and policies of the Land Use Plan. For example, the City must develop standards that address sustainability concepts. The City will set a budget and schedule to update the Zoning Ordinance. It will also develop a public participation plan to involve property owners in this planning process.

SUSTAINABILITY

As discussed in Chapter 2: Issues and Opportunities, sustainability is an overarching principle of this Comprehensive Plan. The Land Use Plan helps set the framework for implementing sustainable concepts. For example, at one time the waterfront was viewed as an economic commodity whose primary purpose was to support industry. Little thought was given to the impact such development would have on the waterfront's natural and cultural resources. This solely economic view of the waterfront did not prove to be sustainable. Most industries on the waterfront folded.

The Land Use Plan, in contrast, acknowledges that the waterfront holds economic value, but that the social and natural resources components of the waterfront are equally as important. It promotes parks and open space, trails, a marina, and other water-oriented uses that respond to the social needs and desires of the community. It also promotes development that respects natural resources and processes. It recognizes that if the natural resources component of the waterfront is damaged, the cultural and economic components of the waterfront (and the City as a whole) will be negatively affected.

Sustainable development does not preclude commercial or industrial uses. Rather, it requires that all types of development be carried out in a way that minimizes harm to the natural environment, and if possible, improves ecological conditions. Sustainability extends beyond land use itself and guides decisions such as construction practices, building materials, and energy consumption. Thus, sustainability

applies to all types of land use. Sustainability also refers to the social environment. A sustainable community is one that meets the social needs of its population. It encompasses social supports such as health care, life-long educational resources, appropriate housing, and livable wage employment opportunities.

The Comprehensive Plan is only a beginning step for implementing sustainable concepts. The City will continue to expand and refine the sustainable concepts discussed throughout this Plan.

Figure 3-2: Land Use Plan

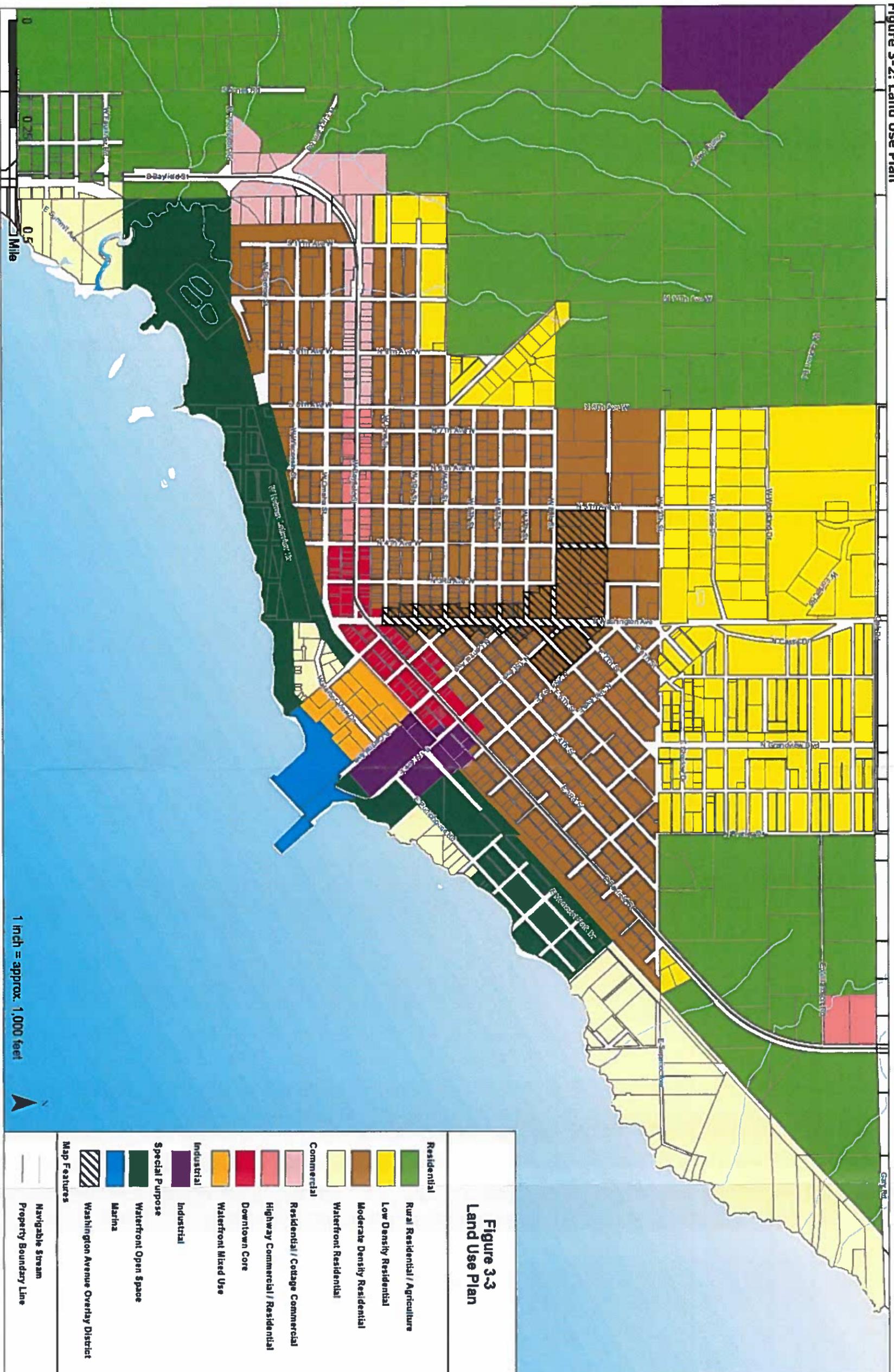


Figure 3-3
Land Use Plan

WATERFRONT AND COASTAL RESOURCES

1. INTRODUCTION

Washburn's waterfront is perhaps the City's most defining quality. This chapter provides an analysis of Washburn's waterfront and coastal resources. It also describes goals, objectives, policies, maps, and programs that will help Washburn enhance and sustain its waterfront and coastal resources. Exhibit A

Chapter Contents

1. Introduction
2. Inventory and Analysis
3. Goals, Objectives, and Policies
4. Waterfront and Coastal Resources Plan

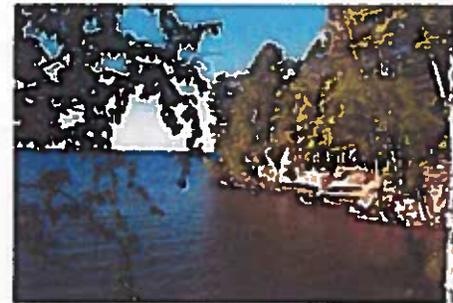
2. INVENTORY AND ANALYSIS

Natural Resources

Lake Superior

The clean and clear water of Lake Superior is one of the region's most important natural resources. Residents and visitors enjoy the beauty and recreation opportunities that the lake offers. Yet, the City of Washburn and other government agencies must address several lake related issues to ensure Lake Superior remains a strong asset to Washburn and the region.

Lake Superior's water is relatively clean and clear, yet high levels of PCBs and mercury have prompted fish consumption advisories. PCB levels in the lake have been dropping since they were banned in 1976, but PCBs are still found in the lake and care must be taken to ensure that no new PCBs make their way into the lake. Most of the mercury deposited in Lake Superior likely comes from coal burning power plants and mining operations. Reducing mercury levels involves a strong international effort. In recent years, good progress has been made in reducing mercury levels, but much work still needs to be done.



Washburn Waterfront (SWB, Inc.)

On a regional level, improperly managed storm water runoff adversely affects the water quality of Lake Superior and Chequamegon Bay in particular. The red clay soils in the region are highly susceptible to erosion. During the spring thaw and heavy rains, runoff washes these soils into the bay causing the water to be turbid and adversely affecting coastal plants, fish, and water quality. Storm water runoff also carries fertilizers, pesticides, oils, and other pollutants into the bay. Proper storm water management reduces and treats runoff so that the water entering the bay is cleaner. If pollution from runoff is to be reduced, Washburn and neighboring jurisdictions in the Chequamegon Bay Watershed must be diligent in preparing and implementing best management practices for storm water runoff.

Washburn's wetlands, creeks, and ravines contribute to the water quality of Chequamegon Bay. Wetlands, in particular, help filter runoff before it enters the lake. Refer to Chapter 7 of the Comprehensive Plan for a more detailed discussion of Washburn's wetlands, creeks, and ravines.

The water level of Lake Superior fluctuates. However, the water level has generally been declining since the early 1990s. In 2006, the lake was at its lowest recorded level. While Washburn has a relatively deep harbor compared to Ashland, dropping water levels could potentially hurt Washburn's commercial dock and the marina.



Mouth of Thompson Creek (Bayfield County ShoreViewer)

Coastal Erosion and Sedimentation

Coastal areas are susceptible to erosion and sedimentation, which can adversely affect plants, fish, water quality, recreation activities, and the stability of structures near coastal bluffs. Some erosion and sedimentation occurs naturally, but poor development practices can magnify erosion and sedimentation problems. Consequently, Washburn should coordinate with other government agencies to implement measures to reduce erosion and sedimentation hazards in the city and region.

The mouth of Thompson Creek can fill with sediments. While some sedimentation is natural, the City, landowners, and developers in the Thompson Creek watershed should strive to implement measures that will reduce sedimentation where possible.

Bluffs are also susceptible to erosion. Storm water runoff and/or structures too close to the edge of a bluff can potentially destabilize a bluff and cause massive slumps. For the most part, structures in Washburn appear to be setback a reasonable distance from the edge of bluffs. Bluffs in the northeast coastal area of the city tend to have rock outcroppings and a good covering of native vegetation that help stabilize the bluffs (see side photo). However, bluffs in the central coastal area tend to have clay soils with very little native vegetation at the top of the bluffs. As a result, the beginning signs of erosion are evident on some parts of these bluffs (see the photo on the following page).

Again, some degree of erosion and sedimentation occurs naturally. However, where possible, the City, landowner, and developers should implement measures that will reduce erosion and sedimentation.

Coastal Plants and Animals

The Chequamegon Bay area contains natural features that are unique to the Great Lakes region. The Nature Conservancy identifies that the area is home to 137 plant and animal species and 33 natural communities of special concern. While not all of these species and natural communities are present in Washburn, Washburn's land use decisions can enhance or adversely affect existing and future plant and animal communities within Washburn and the surrounding area.

In the early 1800s, a mixture of white pine, white spruce, balsam fir, paper birch, poplar, quaking aspen, and white cedar dominated Washburn's coastal area. Today, native plant species still dominate the northeast and southwest coastal areas in Washburn (see side photograph). However, the central coastal area from the commercial dock to the Thompson's West End Park is mostly devoid of significant stands of native trees (see side photograph). The central coastal area was originally cleared in the 1800s for industrial development and the railroad. Presumably, parts of this area remain relatively open to accommodate redevelopment and to maximize views of the lake. However, signs of succession are beginning to occur as quaking aspens and other trees are slowly establishing themselves in parts of the area that are not mowed or maintained.



Vegetated Bluff in Northeast Coastal Area of Washburn (SWB, Inc.)



Top of Bluff in the Central Coastal Area of Washburn next to the Marina showing Signs of Erosion (SWB, Inc.)



Native Vegetation in the Northeast Coastal Area of Washburn (Bayfield County ShoreViewer)

Native coastal vegetation provides many benefits. Vegetative buffers along the shoreline and adjacent to creeks and ravines help reduce erosion and filter sediments and pollutants. Vegetation also helps maintain the integrity of the bluffs along the waterfront. While non-invasive, non-native plant species may be used in coastal areas, native vegetation has the advantage of being well adapted to the soils, climate, and other local conditions. Native plant species typically require less maintenance than non-native species. Vegetation, particularly native vegetation, provides important habitat for coastal animal species. Vegetation also helps screen and enhance views. Enhancing and maintaining coastal vegetation is a very important part of a coastal management plan.

Plants and animals that are not native to the habitat they are found in are considered exotic species. Because they are not native, they have little or no predators or competition to keep their numbers in check. As a result, they often flourish to the extent that they severely damage or destroy native species. Once established, exotic species are difficult to control and they are difficult to eliminate.

Some common exotic species include purple loosestrife and zebra mussels. In early 2003, a White Perch, which is considered an exotic fish, was caught in Chequamegon Bay. Eurasian watermilfoil, an aquatic invasive plant, has been found in Washburn's harbor. Contact the Wisconsin DNR or the University of Wisconsin Extension Service for a more detailed description of exotic species in Washburn.

Besides adversely affecting native species, exotic species can severely damage the economic and recreational value of the City's coastal resources. As exotic species become more established, the cost of controlling them becomes greater. Once established, exotic species can have a devastating effect on recreation and tourism, including fishing and boating. Therefore, the City should work diligently with appropriate agencies to reduce exotic plant and animal species.

IEWS TO AND FROM THE LAKE

Several areas in Washburn provide good views of Lake Superior. Perhaps the best public views of the lake are from the Lakefront Parkway and Walking Trail, Thompson's West End Park, Memorial Park, and the marina. West Holman Lakeview Drive and West Harbor View Drive run parallel to the lake and provide good views in several (but not all) locations. In addition, many of the roads that run perpendicular to the lake (most notably Washington Avenue and Central Avenue) provide nice glimpses of the lake. Several private properties, including properties near the waterfront and properties in the higher elevations of the city, also have excellent views of the lake.

Unfortunately, in certain areas of the city, existing development blocks views (or diminishes the quality of views) of Lake Superior. For example, the commercial dock, the Bayfield County Highway Department stockpiles, and the boat storage facilities near Central Avenue give the waterfront in this area an industrial appearance. Native plantings and other landscaping in



Lack of Native Vegetation in the Central Coastal Area of Washburn (Bayfield County ShoreViewer)



Purple loosestrife growing in Washburn's Coastal Area (SWB, Inc.)



Good View of the Lake and Marina from the Lakefront Parkway and Walking Trail (SWB, Inc.)



View from Harbor View Drive of the Back of the Boat Storage Buildings with a Glimpse of the Lake in the Background (SWB, Inc.)

this area could enhance views of lake while screening unattractive uses. To some extent, trees can block views of the lake, but tree branches can be selectively pruned in areas where views of the lake are desired.

Most people that come to Washburn do so via Bayfield Street. However, it is virtually impossible to see the lake from Bayfield Street (State Highway 13).

Furthermore, few cues direct people to the lake from Bayfield Street. As a result, the lake is hidden to tourists and passersby that may be unfamiliar with Washburn. Washburn would benefit by providing better visual and functional connections to the lake from Bayfield Street.

Although people often emphasize the need to provide good views of the lake, people should also recognize that views from the lake are important too. Building height and style, utility towers, and vegetation greatly affect the appearance of Washburn from the lake. As stated earlier, there is a lack of trees in the central coastal area of Washburn. While some may feel the lack of trees promotes views of the lake, others may feel the lack of trees in this area adversely affects the views from the lake and from the Lakefront Parkway and Walking Trail. The City should implement strategies to protect and enhance views to and from Lake Superior.

ACCESS TO THE LAKE

Public access to Lake Superior is important to the residents of Washburn. Fortunately, Washburn owns roughly 1.5 miles of waterfront that is available for public use. Thompson's West End Park, Memorial Park, and Lakefront Parkway and Walking Trail (which runs through a 200-foot wide lakefront parkway buffer along Lake Superior south of West Holman Lakeview Drive) make up the bulk of the public land. These parks and trails provide numerous recreation and cultural opportunities for residents and visitors. Refer to Chapters 5 and 6 for additional information about the waterfront trails and parks.

Access to the waterfront is relatively easy. Parking areas exist in the parks and key locations along the walking trail. Much of the walking trail is ADA accessible. Parts of the trail branch off and bring people to beaches that line the waterfront. A snowmobile/ATV trail runs along the former railroad right-of-way and provides access to the waterfront. Washburn's waterfront can also be accessed by boat. Public boat ramps exist at Thompson's West End Park and the marina.

Although Washburn has a relatively large amount of public waterfront property, there is little connection or synergy between the waterfront and the downtown businesses on Bayfield Street. Again, Washburn would benefit by providing better connections between the downtown and the waterfront.

CULTURAL RESOURCES

The Lakefront Parkway and Walking Trail does an excellent job of preserving and telling the history of the waterfront. Remnants and interpretive signs help residents and visitors learn about Washburn's past. Washburn also has numerous events, like Book



Native Plantings Could Help Enhance the View from Lake (SWB, Inc.)



Lakefront Parkway and Walking Trail (SWB, Inc.)



Boat Ramp at the Marina (SWB, Inc.)



Interpretive Sign along the Lakefront Parkway and Walking Trail (SWB, Inc.)

Across the Bay, the Inland Sea Kayak Society Symposium, Pumpkinfest, Superior Vistas Bike Tour, and Brownstone Days that take place in Thompson's West End Park and that have a tie to Lake Superior. Yet more can be done to bring people to the lake and connect them with this valuable resource. Refer to Chapter 6 and Chapter 7 for additional information regarding cultural resources.

EXISTING WATERFRONT DEVELOPMENT

The following provides an overview of existing development in the waterfront area. Refer to Figure 4-1: Existing Waterfront Development for the locations of the uses described below. Also, refer to other chapters in the Comprehensive Plan for additional information.

Public Parks and Open Spaces

Memorial Park, Thompson's West End Park, and the Lakefront Parkway and Walking Trail make up the bulk of Washburn's waterfront. These parks and open spaces provide tremendous recreation opportunities for residents and visitors. Refer to Chapter 6 for additional information.

Washburn Marina

The City of Washburn owns the Washburn Marina, but leases the management of the marina to a private operator. The marina has 138 slips and four to eight transient moorings. The marina also has a maintenance building, a ship store with offices and a lounge, a fuel dock and pump out, a 150-ton travel lift, washrooms, picnic facilities, and other amenities.

The Harbor Commission prepared a strategic plan for the future of the marina that identifies the following proposed enhancements to the marina:

- Build a separate restroom/shower/laundry;
- Establish wireless Internet/broadband (planned to be installed March 2007);
- Attract vacation cruise boats;
- Explore long-range adequacy of marina buildings;
- Establish a marketing plan;
- Work with City in planning development of Central Avenue and Omaha Street;
- Provide boat washing and fish cleaning stations;
- Enhance the appearance of the marina with landscaping and boat storage improvements;
- Provide additional recreation facilities; and
- Explore the possibilities of developing camping and RV sites at the marina.

Refer to the Harbor Commission's Strategic Plan for additional information.



One of Several Secluded Public Beaches along Washburn's Waterfront (SWB, Inc.)



Boat Slips at the Washburn Marina (SWB, Inc.)

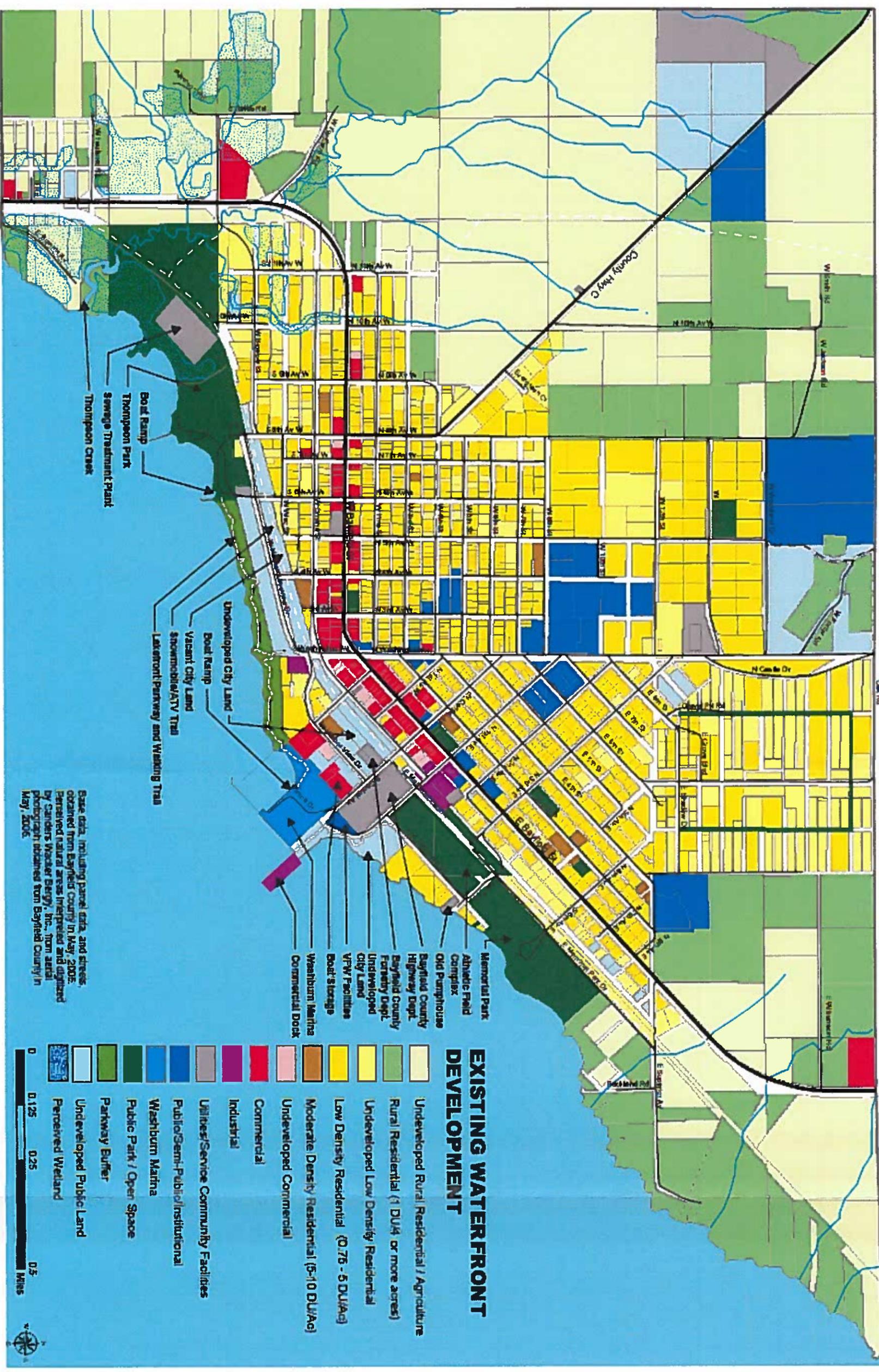


Existing Boat Repair Building and Outdoor Storage at the Washburn Marina (SWB, Inc.)



View of Commercial Dock from the Marina (SWB, Inc.)

Figure 4-1: Existing Waterfront Development



Commercial Dock

The City's commercial dock is one of the last working bulk cargo docks in the area. The City received a grant to improve the dock. Under the conditions of the grant, the City agreed to maintain the dock for commercial use for a set period. The dock serves an important function and provides economic benefits, but the dock is not very attractive and it could benefit from landscape screening.

Old Pumphouse

The City no longer uses the old pumphouse to pump water. However, the building is an attractive, brownstone building on the waterfront that has great potential for public use. For example, it could potentially house community art classes, a small nature center, or similar uses.

County Facilities

The Bayfield County Highway Department and the Bayfield County Forestry Department have facilities on Central Avenue, which leads to the waterfront. While the facilities do not appear to create excessive noise, traffic, or similar problems, the exterior storage associated with these uses visually detract from the waterfront. In addition, the City believes that this area is more suited for a mixture of commercial, residential, and public open space use, than it is for public works or industrial type uses. The City and Bayfield County have discussed relocating the Forestry Department facilities to the Highway Department site. This would free the Forestry Department site for redevelopment in a manner more consistent with the City's vision for the area. In spite of the County's investment in the existing Highway Department facility, there is strong community support for the County to move the facility. The City and County will work to resolve or improve this situation. For example, in the short term, the City and County will work together to explore ways to consolidate, relocate, or screen existing exterior storage.

VFW Facilities

The VFW (Veterans of Foreign Wars) has facilities south of the Bayfield County Highway Department and northeast of the marina. The existing facilities do not appear to create specific problems for the waterfront, but neither do they appear to take full advantage of their location near the waterfront. Consequently, the City and VFW should explore opportunities to relocate the VFW to a more suitable location and explore public use of this area in a manner that relates to the waterfront.

Residential and Commercial Development

Lakeshore residential development exists in the northeast and southwest corners of Washburn. A few lakeshore residential properties exist just south of the Athletic Fields Complex. Most existing residential development near the waterfront is adjacent to the Lakefront Parkway and Walking Trail. These residences do not have private access to the lake, but they have good views of the lake and good access to the Lakefront Parkway and Walking Trail.

Several commercial uses exist near the waterfront. A motel and a restaurant overlook the marina and the Lakefront Parkway and Walking Trail. Commercial boat storage facilities are located



Old Pumphouse (SWB, Inc.)



Bayfield County Highway Department Storage and Stockpiles (SWB, Inc.)



VFW Facilities near the Waterfront (SWB, Inc.)



Residences adjacent to the Lakefront Parkway and Walking Trail (SWB, Inc.)

adjacent to the marina.

The existing residential and commercial developments near the Lakefront Parkway and Walking Trail, as well as the commercial boat storage facilities, do not appear to create excessive noise, traffic, or similar problems. However, some argue that the building and site design of these developments should relate better to the waterfront. This suggests that site and building design guidelines may be beneficial for properties near the waterfront.

Vacant City Land

The City of Washburn owns four tracts of vacant land near the waterfront. These areas have the potential for commercial and/or residential use as well as public recreation use. Alternatively, some or all of these tracts could be left in an undeveloped state. Residents have expressed a variety of opinions on the best use of these areas. Refer to Appendix A and the following section of this chapter for more information regarding public opinion on how to use these areas. Regardless of how they are used, these areas hold tremendous value for the future of Washburn.

ISSUES, OPPORTUNITIES, AND PUBLIC INPUT

The City of Washburn developed and grew because of its waterfront. In the late 1800s and early 1900s, the value of the waterfront was tied to its ability to process and ship the area's natural resources. Although the waterfront industries of the past are no longer present, the waterfront is as important to Washburn today as it was in the late 1800s and early 1900s. Today, the waterfront holds tremendous economic value, but its economic value is now closely integrated with the natural and social values of the waterfront.

As part of this planning process, the City asked residents of all ages to illustrate their vision for Washburn. Many children and adults prepared wonderful illustrations and vision statements (see side photos for examples). A common theme among the expressed visions is that Washburn should have an attractive waterfront that residents and visitors can use and enjoy. Washburn residents agree that the waterfront is important to the future of Washburn. However, throughout this planning process, residents expressed a variety of opinions on how to balance and integrate the economic, natural, and social components of the waterfront. For example, some residents expressed a strong desire to grow Washburn's economy and attract more people to the waterfront by emphasizing commercial and/or residential development along the waterfront. Other residents also expressed a strong desire to grow Washburn's economy and attract more people to the waterfront by emphasizing preservation and enhancement of the natural qualities of the waterfront, rather than commercial and/or residential



Commercial Development adjacent to the Lakefront Parkway and Walking Trail (SWB, Inc.)



Vacant City Land North of Harbor View Drive (SWB, Inc.)



An Example of the Vision of Washburn and the Waterfront as expressed by Children (SWB, Inc.)



An Example of the Vision of Washburn and the Waterfront as Expressed by a Resident (SWB, Inc.)

development.

Respondents to the community survey conducted as part of the comprehensive planning process identified the importance of the waterfront to the community.

The following list summarizes key survey results as they relate to the waterfront. Refer to Appendix A for detailed survey results.

Residents were given a list of potential planning activities and asked if the City should encourage action on those activities. Of those activities directly related to the waterfront, respondents indicated that the City should either strongly encourage or encourage the following:

- Public access to the lakeshore (83.7%)
- Lakeshore preservation (80.5%)
- Waterfront development (53.9%)
- When asked to rate the value of various natural, cultural, and historical resources in Washburn, the top three resources that had high value to respondents related to the waterfront:
- Surface water quality along the lakeshore (73.3%)
- Public access to Lake Superior (70.7%)
- Scenic views of Lake Superior (67.3%)

The survey also asked residents their opinion for the best use of four tracts of public land near the waterfront. Refer to Table 3-B in Chapter 3 for a detailed summary of the results. The survey results showed a range of opinions, but most respondents indicated a desire to include public recreational uses in all subject areas. Most also indicated that commercial, residential, or a mixture of commercial and public recreational uses are desirable uses particularly in the Omaha Street and Central Avenue areas. Roughly half of the respondents indicated that they would like to see the area around West Holman Lakeview Drive (49.4%) and the area west of West End Park (40.9%) used primarily for public recreational uses or left in an undeveloped state.

In conclusion, Washburn residents agree that the waterfront is important to the future of the city. They agree that the waterfront holds economic, natural, and social value. Most agree that public access to the lake, preservation of the lakeshore, and scenic views of the lake are important. However, there is less agreement regarding the type, extent, and location of commercial and/or residential development that would be desirable or acceptable in the waterfront. The Comprehensive Plan attempts to provide a "win-win-win" solution that balances the economic, natural, and social components of the waterfront.

3. GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the City's vision for its waterfront. It represents the end that the City is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goal. The following policies are key actions intended to accomplish the stated objectives.

Goal: Washburn's waterfront promotes a strong and sustainable economy, protects and enhances natural resources, and provides public access and recreation opportunities to residents and visitors.

Objective 4.1: Use land in the waterfront in a manner that promotes a strong and sustainable economy.

Policy 4.1a: Support the efforts of the Harbor Commission to enhance the Washburn Marina and provide appropriate use of the commercial dock.

Policy 4.1.b: Promote economic development by providing land near the waterfront for a well-planned, mixed-use development that allows people to live, work, and shop in an area that has

convenient access to the amenities of the waterfront.

Policy 4.1.c: Acknowledge that public access and use of the waterfront, as well as preservation of land in a natural state, are legitimate land uses that provide economic benefit to the community by enhancing Washburn's quality of life and sustaining the waterfront for future generations.

Policy 4.1.d: Promote tourism and enhance downtown businesses by strengthening the connection of the downtown area to the waterfront.

Policy 4.1.e: Prepare and implement design guidelines or standards that promote sustainable development consistent with the natural character of the waterfront.

Policy 4.1.f: Work with Bayfield County to relocate the existing Forestry Department facilities and enhance the function of the Highway Department facilities in order to promote redevelopment in the area that is consistent with the City's vision.

Objective 4.2: Protect and enhance the waterfront's natural resources.

Policy 4.2.a: Implement best management practices to reduce erosion and sedimentation.

Policy 4.2.b: Work with government agencies to control exotic and invasive plant and animal species.

Policy 4.2.c: Enhance the natural landscape on public land in the waterfront while considering views to and from the lake.

Policy 4.2.d: Increase public awareness of the importance of the waterfront's natural resources by integrating interpretive nature signs and exhibits into the Lakefront Parkway and Walking Trail.

Objective 4.3: Provide public recreation opportunities and public access to the waterfront.

Policy 4.3.a: Develop and implement a plan for the public open space next to the commercial dock. Explore ways to link the public open space to the Athletic Fields Complex.

Policy 4.3.b: Develop and implement a plan for public use of the pumphouse in a manner that takes full advantage of its waterfront location.

Policy 4.3.c: Work with various organizations and government agencies to promote waterfront events that meet the needs of residents and that help promote economic development.

Policy 4.3.d: Develop and implement a plan to provide additional community meeting and events facilities along the waterfront.

Policy 4.3.e: Develop and implement a plan to provide a safe, clean, and cost-effective shuttle between the marina and downtown areas during peak times.

4. WATERFRONT AND COASTAL RESOURCES PLAN

This section summarizes and expands on the concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter. It presents an illustrative concept of the waterfront area that includes a mixture of commercial and residential development, preservation and enhancement of significant natural resources, and promotion of social and cultural activities.

The Waterfront and Coastal Resources Plan is a general plan that conveys the City's vision for the waterfront. The City will prepare detailed plans before implementing specific parts of this Plan. For example, the Plan shows proposed enhancements to the marina, but the City will need to prepare detailed plans for the proposed enhancements. The Waterfront and Coastal Resources Plan presents a framework that will guide future planning efforts. It is not intended to
In general, the Plan promotes mixed-use development in the Central Avenue/Omaha Street area and it considers possible mixed-use development north of West Holman Lakeview Drive.

The Plan also strongly promotes protecting and enhancing the natural resources associated with the waterfront, and it promotes public recreation opportunities and public access to the waterfront. The following sections describe each of these aspects of the Plan in more detail.

MIXED-USE DEVELOPMENT IN THE CENTRAL AVENUE/OMAHA STREET AREA

Figure 4-2 shows an illustrative concept plan for the overall Central Avenue/Omaha Street area. Enlarged plans of specific areas are shown later in this section. The following provides a general description of the concept for each of these areas.

Central Avenue from Bayfield Street to West Omaha Street

Although Bayfield Street and West Omaha Street are nearly one-half mile from the shore of Lake Superior, the Plan emphasizes the need to improve the connection between the downtown area and the waterfront. The overall objective is to provide an attractive downtown business district that relates to the waterfront (see Figure 4-3). Key elements of the Plan include the following:

- Promote the downtown area along Bayfield Street as the heart of the business community. Encourage enhancements to existing buildings, infill development that relates to the existing character of the downtown, and streetscape enhancements that improve the function and appearance of the downtown. Develop attractive directional signs that guide people to the waterfront.
- Develop Central Avenue into a parkway with pedestrian walks and plantings to beautify the area and frame views of the lake. Enhance other streets that lead from Bayfield Street to the lake with pedestrian walks and plantings as well.
- Explore opportunities to provide additional public parking and potentially a transit center (or node) that would help encourage building infill development along Bayfield Street. The transit center (or node) could also be used as a park and ride lot and could provide an area for charter busses.
- Provide attractive and functional pedestrian walks that lead south from Bayfield Street to the waterfront. In addition, provide connections to an enhanced multi-modal trail and parkway that runs along the former railroad right-of-way.
- Strive to bury the existing three-phase power line in the former railroad right-of-way. However, the Plan can be implemented without burying the power line.
- Work with Bayfield County to relocate the existing Forestry Department facilities.
- Promote commercial development at the intersection of West Omaha Street and Central Avenue and the intersection of West Omaha Street and Second Avenue West.

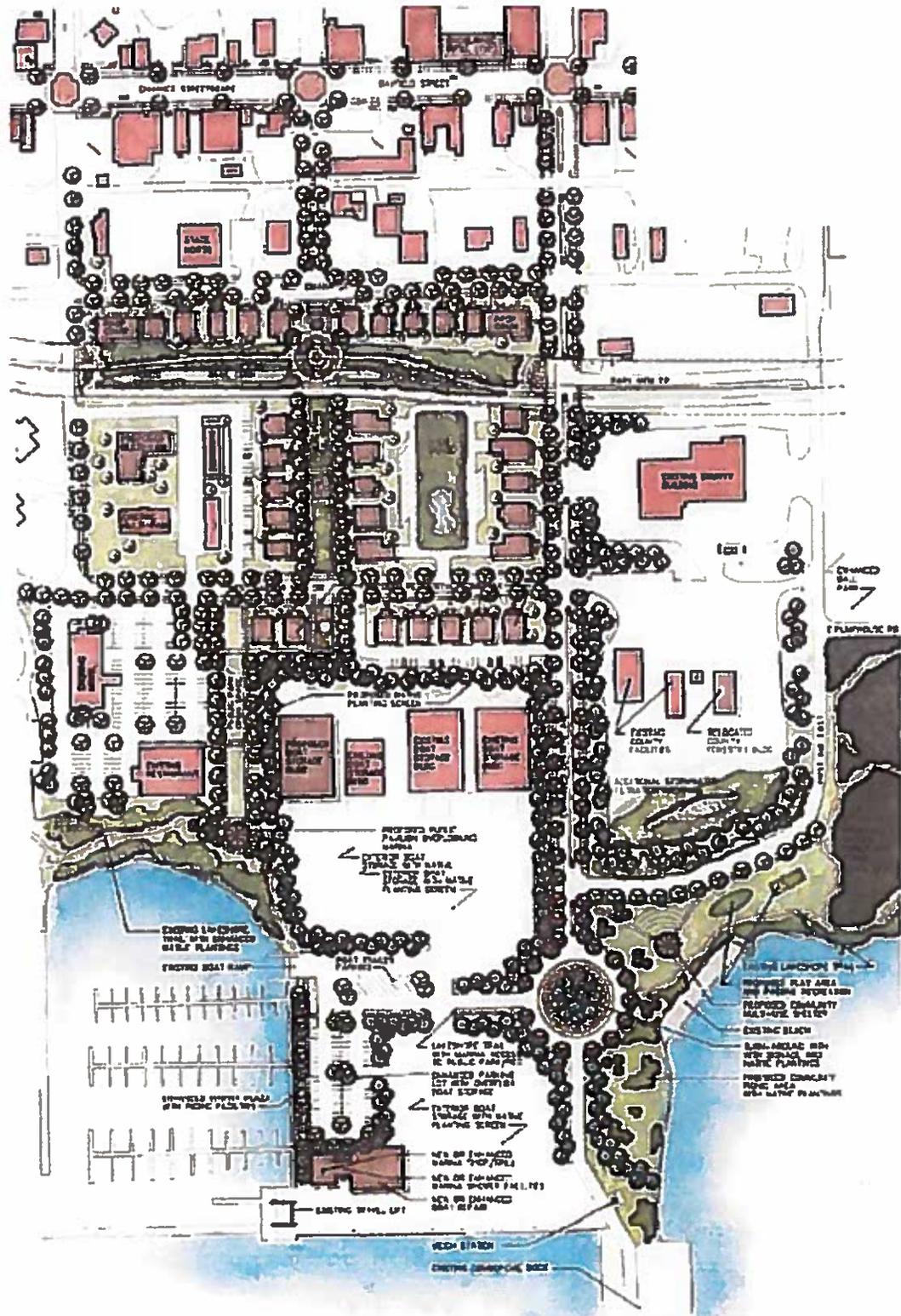


Figure 4-2: Conceptual Sketch Showing Preliminary Ideas for Redevelopment of the Central Avenue/Omaha Street Area

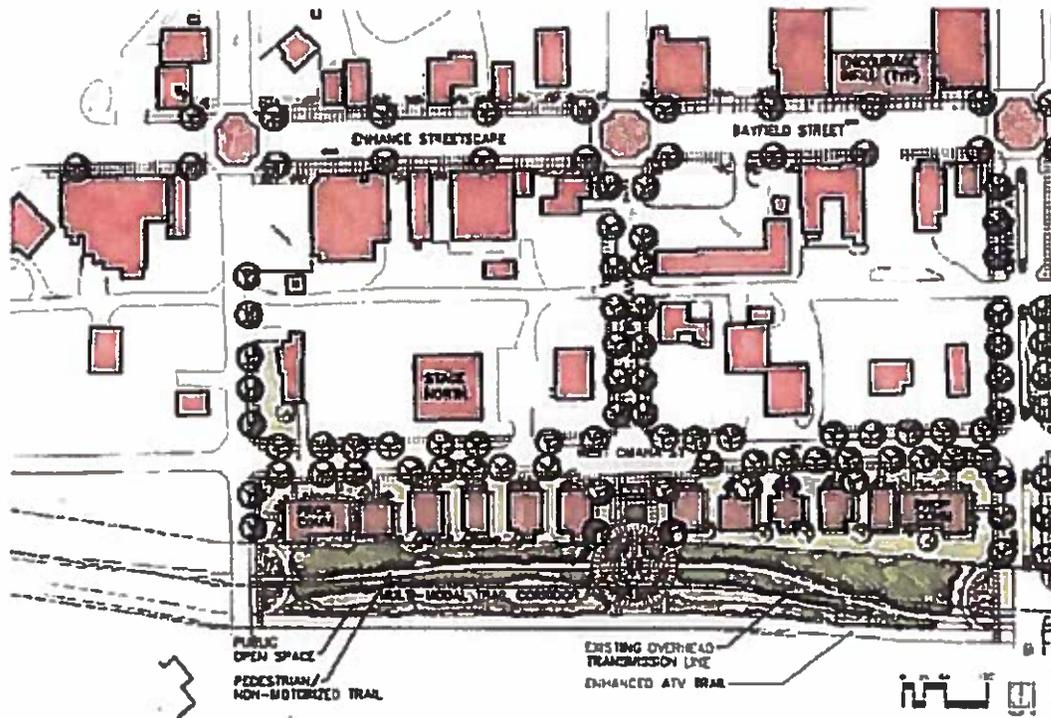


Figure 4-3: Conceptual Sketch Showing Preliminary Ideas for Redevelopment of Central Avenue from Bayfield Street to Omaha Street

Central Avenue from West Omaha Street to West Harbor View Drive

The Plan envisions mixed-use development south of West Omaha Street and north of West Harbor View Drive (see Figure 4-4). This would give people an opportunity to live, work, and shop in an area that has convenient access to the amenities of the waterfront. Key elements of the Plan include the following:

- Promote mixed-use development that provides commercial uses at the street level with residential uses above. Typical commercial uses could include artist studios, graphic designers, architects, attorneys, dentists, gift shops, and coffee shops.
- Promote design guidelines or standards to guide development in a manner consistent with the vernacular architecture of Washburn. Promote sustainable building designs. Figure 4-5 shows an illustrative concept of how the buildings may appear.
- Promote sustainable site design that incorporates native plantings and low impact storm water design techniques.
- Promote pedestrian oriented development. Provide parking behind buildings, rather than in front of buildings.
- Explore the possibility of developing a public pedestrian mall that would help connect Bayfield Street to the waterfront. The pedestrian mall could be used for art shows, displays, and community events (see Figure 4-5).
- Work with Bayfield County to provide an attractive and effective landscaped screen between the Highway Department facilities and Central Avenue.

- Encourage development of this area as a master planned neighborhood, rather than allowing the area to develop piecemeal without a coordinated master plan.

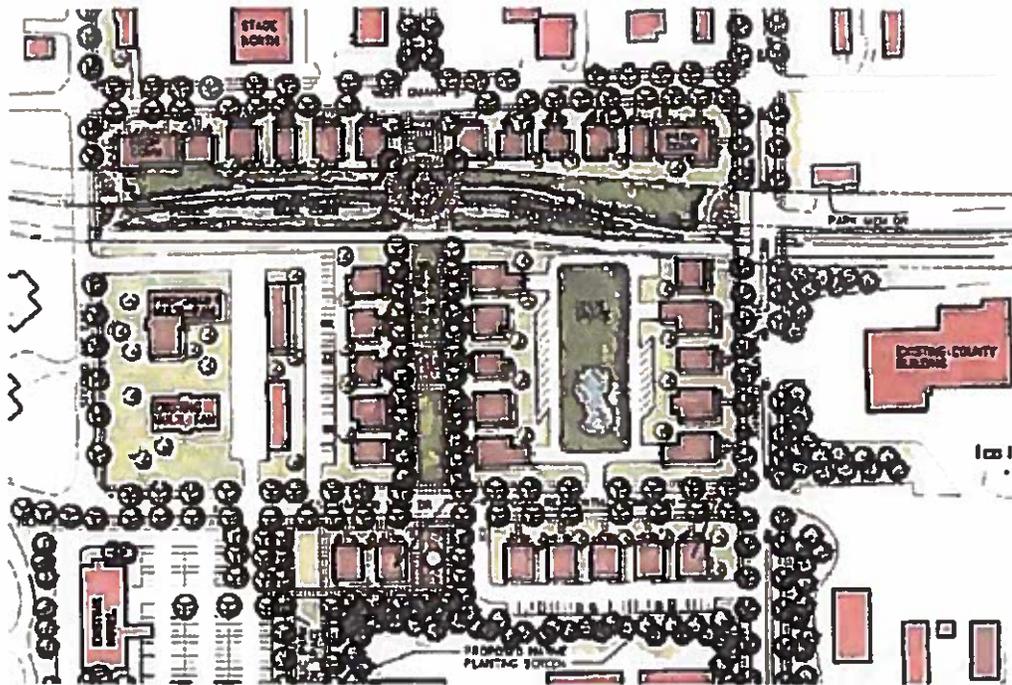


Figure 4-4. Conceptual Sketch Showing Preliminary Ideas for Redevelopment of Central Avenue from West Omaha Street to West Harbor Drive



Figure 4-5: Conceptual Sketch Showing Preliminary Ideas for Potential Mixed-Use Development looking South along Central Avenue



Figure 4-6: Section through Conceptual Public Pedestrian Mall associated with Potential Mixed-Use Development



Figure 4-7: Section through Central Avenue looking towards the Potential Mixed-Use Development

Marina and Commercial Dock Area

The Plan supports the efforts of the Harbor Commission to enhance the Washburn Marina and provide appropriate use of the commercial dock (see Figure 4-9). Key elements of the Plan include the following:

- Provide a new or enhanced marina building. Develop and implement sustainable design guidelines or standards for the building.
- Enhance site organization to provide better definition and separation of the various uses and to improve the functionality of the site.
- Provide an attractive and safe route for the Lakefront Walking Trail.
- Provide landscaped screening of the outdoor boat storage areas and implement sustainable site design measures including low impact storm water design techniques.
- Maintain commercial use of the commercial dock, but shift the dock's access drive to the west to provide additional parkland and additional landscaped screening of the dock.

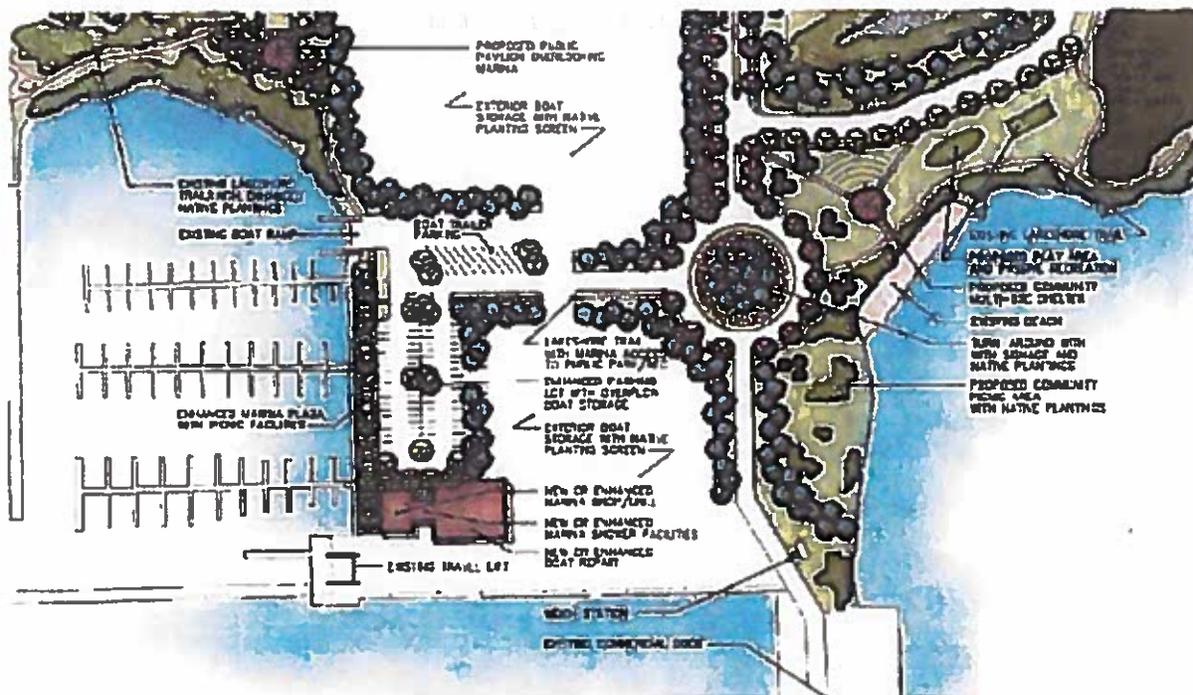


Figure 4-9. Conceptual Sketch Showing Preliminary Ideas for Enhancement of the Marina and Commercial Dock Area

Mixed-Use North of West Holman Lakeview Drive

The Plan envisions ~~mixed-use development~~ **public uses** in the former railroad right-of way north of West Holman Lakeview Drive. However, the City recognizes that it will be necessary to bury or relocate the existing three-phase power line in this area before mixed-use development could take place. Key elements of the Plan include the following:

- Work with Xcel Energy and developers to bury or relocate the existing three-phase power line.
- Maintain the existing multi-modal trail that runs through this area. Provide screening as needed.
- Maintain the Lakefront Parkway and Walking Trail south of West Holman Lakeview Drive for public use.
- ~~Promote the development of public facilities and buildings that are compatible with their setting (see Figure 4-10).~~
- ~~Promote sustainable building and site design guidelines or standards to guide future development in this area (see Figure 4-10).~~
- Consider views to and from the lake. In addition, consider the views of the existing properties north of the subject area (see Figure 4-11).



Figure 4-10: Concept Sketch of Potential Mixed-Use Development North of West Holman Lakeview Drive

NATURAL RESOURCE PROTECTION AND ENHANCEMENT

The Plan strongly promotes protection and enhancement of natural resources. Key elements of the Plan include the following:

- Enhance native vegetation in the waterfront while considering views to and from the lake. Key areas that could benefit from native plantings include the area between existing residential and commercial development and the Lakefront Parkway and Walking Trail, the area surrounding the Bayfield County Highway Department, and the area surrounding the outdoor storage associated with the Washburn Marina (see side photo). In addition, work with other government agencies to control exotic and invasive



Typical Area along the Lakefront Walking Trail that could benefit from Enhanced Native Plantings (SWB, Inc.)

plant and animal species.

- Implement low impact storm water design techniques and other best management practices to treat storm water runoff and reduce soil erosion and sedimentation.
- Increase public awareness of the importance of waterfront's natural resources by integrating interpretive nature signs and displays into the City's waterfront parks and trails.

PUBLIC RECREATION AND PUBLIC ACCESS TO THE LAKE

The Plan acknowledges that Washburn residents highly value public recreation opportunities and public access to the lake. Key elements of the Plan to enhance recreation opportunities and lake access include the following:

- Develop and implement a plan to create a public waterfront park north of the commercial dock. The park will include recreation opportunities that would serve Washburn residents and visitors, as well as those who use the marina. The park could include a multi-use shelter or pavilion that could house community events including outdoor concerts.
- Develop a plan for public use of the City's old pumphouse. This pumphouse is an attractive, brownstone building on the waterfront that has great potential for public use. For example, it could potentially house community art classes, a small nature center, or similar uses.
- Develop and implement a plan to provide additional community meeting and events facilities near the waterfront. For example, explore the possibility of developing a community center at Thompson's West End Park that could house events like the Inland Sea Kayak Symposium or provide a warming house for outdoor winter activities that take place in the park.
- Enhance pedestrian connections and streetscapes as described in the mixed-use development section earlier in this chapter.

CONCLUSIONS

Washburn's waterfront is important to the future of City. The Comprehensive Plan attempts to provide a "win-win-win" solution that balances the economic, natural, and social components of the waterfront.

UTILITIES AND COMMUNITY FACILITIES

1. INTRODUCTION

Utilities and community facilities provide the foundation on which a city is built and maintained. Utilities include the City's sanitary sewer, storm sewer, and water distribution systems as well as electrical, natural gas, telecommunication, and solid waste disposal systems. Community facilities include parks, schools, museums, health and safety services, and so on. Utilities and community facilities greatly contribute to the quality of life in Washburn and they affect the City's ability to maintain and attract residents, visitors, businesses, and industries.

Chapter Contents

1. Introduction
2. Inventory and Analysis
3. Goals, Objectives, and Policies
4. Utilities and Community Facilities Plan

The extent to which the City of Washburn provides utilities and community facilities is based in part on the public's perception of the need for those services and willingness to invest in them. Economic conditions, political inclinations, population changes, and perceived threats to health, safety, and welfare influence the public's perception of utilities and community facilities. Consequently, the City must be in tune with public sentiment and public response to the services it offers. This chapter provides an inventory and analysis of existing utilities and community facilities in Washburn. It also describes goals, objectives, policies, maps, and programs for maintaining and enhancing those facilities and services.

2. INVENTORY AND ANALYSIS

CITY UTILITIES

City utilities include the sanitary sewer, storm sewer, and water distribution systems. These utilities directly affect the health, safety, and welfare of the residents of Washburn. Figure 6-1: Existing Sewer and Water - 2006 shows the general service area of Washburn's sanitary sewer and water.

Sanitary Sewer

The City built its first primary sewage treatment plant in 1958, upgraded it in 1973, and replaced it with a state-of-the-art treatment facility in 1997. The facility is located on the waterfront, just west of Thompson's West End Park. The facility has a design capacity of 380,000 gallons per day and can comfortably accommodate Washburn's current and projected population. In addition to the treatment facility, Washburn's sanitary sewer system includes four lift stations and over 66,000 lineal feet of pipe. In recent years, the City has undertaken major sanitary sewer and water reconstruction projects to bring the system up to current standards and ensure that it functions properly for years to come.

Aerial View of Washburn's Wastewater Treatment Plant



The Natural Resources Conservation Service rates all soils in Washburn as being very limited for septic tank absorption fields. Consequently, it

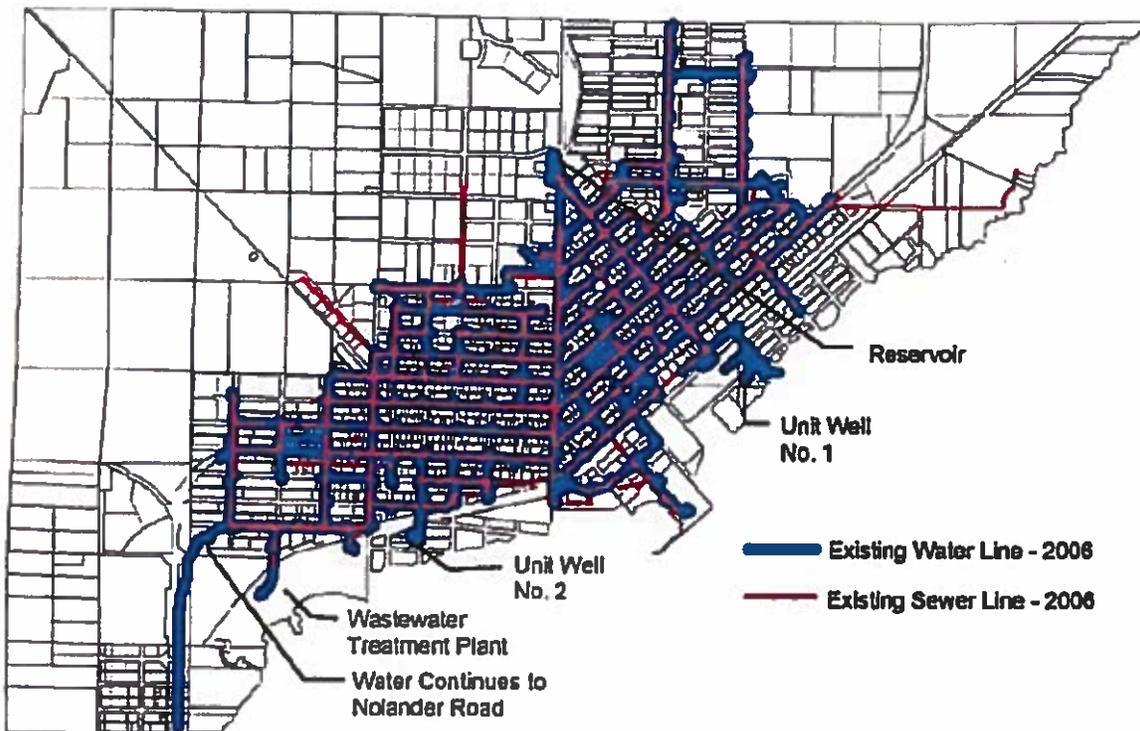
is beneficial to provide public sanitary sewer service to all developed properties that can be served reasonably and logically. Most developed properties in Washburn are served by public sanitary sewer or they could easily be served by public sanitary sewer. The City should periodically evaluate the costs and benefits of extending public sanitary sewer service to the rural areas of the city **to accommodate new development and** as may be desired to address health and safety issues.

Water Supply

The City of Washburn is fortunate to have consistently high quality drinking water that is among the best municipal drinking water in the country. The Washburn water system serves most properties in the city, but in 2006, there were still roughly 125 private wells in the city. The City is in the process of extending water service to all properties that it can reasonably serve. Two wells, referred to as Well #1 and Well #2, pump water to the City's reservoir for treatment and distribution. Well #1 is the City's main well with a pumping capacity of 450 gallons per minute. It is located on 4th Avenue East near the old pumphouse. Well #2 has a capacity of 375 gallons per minute and is located near Thompson's West End Park. The City's 250,000-gallon reservoir is located on Washington Avenue, south of Hillside.

Washburn extended its municipal water system to the site of the former DuPont Plant in Barksdale, as per an agreement between the City of Washburn, the Town of Barksdale, and the DuPont Company. The Barksdale waterline serves properties in the area that have contaminated wells. The waterline does not have the capacity to address fire protection in that area.

Figure 6-1: Existing Sewer and Water: 2006



Storm Water Management

In 2000 and 2001, storm water runoff from heavy rains caused considerable damage to property in Washburn. The damage clearly demonstrated the need for a comprehensive storm water management plan. While part of Washburn's storm water management system involves conventional piping of storm water to creeks, ravines, and eventually to Lake Superior, the City also promotes detention and retention best management practices that handle storm water runoff onsite.

In 2005, the Washburn Common Council adopted an ordinance creating a storm water utility. Like the City's water and wastewater utilities, the storm water utility is self-financing. Monthly utility fees pay for the operation, maintenance, and capital improvements of the City's storm water system. The utility helps solve and prevent drainage issues.

The majority of water usage in Washburn comes from residential customers. In 2005, approximately 760 residential customers, 87 commercial customers, and two industrial customers consumed approximately 40,035,000 gallons of water. The average consumption per capita based on water sold in 2005 was 48.4 gallons per day.

In 2006, the City adopted a Wellhead Protection Plan that identifies wellhead protection areas and potential contaminant sources for the City's wells. It also promotes a management strategy for protecting the wells. The plan notes that Washburn's water system is susceptible to some types of contamination, primarily from sanitary sewers and other wells near the City's wells. The City of Washburn also has well-abandonment and cross-connection ordinances.

OTHER UTILITIES AND SERVICES

The following provides an overview of other utilities and services that the City should consider in its planning efforts.

Electrical and Natural Gas Service

Xcel Energy provides electrical and natural gas service to Washburn. Xcel's Bay Front Station, which is located on Ashland's waterfront, is one of four Xcel waste-to-energy facilities in Minnesota and Wisconsin. The station can use coal, wood, shredded rubber, or natural gas to generate electricity.

Although Washburn has adequate electrical and natural gas service, the City should address several concerns in consultation with the energy providers. Perhaps the most significant concern relates to an above ground, three-phase power line that runs along the former railroad right-of-way from the western part of Washburn to the Washburn Iron Works facility at 112 East Bayfield Street. Three-phase service is necessary for many types of industrial development. Unfortunately, this above ground power line visually detracts from the views to and from Lake Superior. Moreover, it provides a barrier for future development that could potentially otherwise occur in the former railroad right-of-way where the power line runs. The City and Xcel Energy should work together to explore the possibility of burying or relocating the three-phase power line.



Existing Three-Phase Power line in the former Railroad Right-of-Way (SWB, Inc.)

A major natural gas pipeline runs north and south across the western portion of Washburn. While the pipeline does not create major concerns, potential future development in the area will need to respect the pipeline easement. Refer to Figure 6-2: Existing Community Facilities for the location of the natural gas pipeline and the three-phase power line.

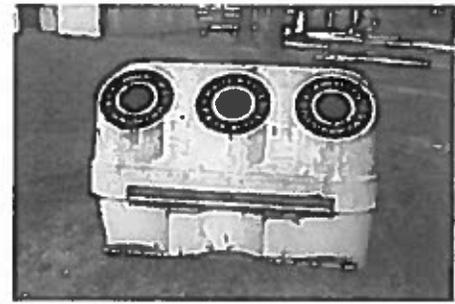
Telecommunication

Telecommunication is becoming increasingly important to Washburn residents and businesses. Access to fast and reliable Internet service and a skilled workforce to use the service is becoming a particularly important factor in economic development. Several companies provide telephone, cellular, and Internet service in Washburn. Also, several businesses provide wireless Internet access to their customers. The Ashland campus of the Wisconsin Indianhead Technical College has a technology center that offers

residents and businesses training in the use of these technologies.

Solid Waste Disposal and Recycling

All local landfills in Bayfield County have been closed. Solid waste and recyclables from the community are delivered to the transfer station where the materials are sorted then shipped to other sites in Wisconsin or Michigan. The City provides recycling containers in key public areas and encourages residents and businesses to recycle. The City also maintains a site off County Road C in the northwest part of the city for yard waste.



Existing Recycling Container at Memorial Park (SWB, Inc)

ENERGY EFFICIENCY

The City of Washburn has done much to become more energy efficient. In 2006, Mayor Blakely signed the US Mayors Climate Protection Agreement that, among other things, promotes energy efficiency. The Public Works Department has replaced incandescent bulbs in city facilities with compact fluorescent bulbs and it has replaced inefficient street lamps with City-owned, energy efficient lamps. It also replaced a conventional water heater with a more energy efficient, tankless, on-demand water heater. While the City has done much to become more energy efficient, there is much more the City can and will do.

COMMUNITY FACILITIES

Washburn is the county seat and largest city in Bayfield County. Consequently, it offers a wide range of community facilities and services that greatly contribute to the economy and to the quality of life in Washburn and the region. The following section describes significant community facilities in Washburn. Refer to Figure 6-2: Existing Community Facilities for a map showing the location of these facilities.

City Facilities and Services

City Government and Administration Washburn has a Mayor-Council form of government. As the elected officials of the community, the Mayor and Council receive input from the City's various committees, commissions, City Staff, the public, and others. However, the Council is ultimately responsible for adopting and implementing the City's visions, goals, objectives, policies, plans, and annual budget. The City Administrator receives direction from the Mayor and the Council and is responsible for the overall administration of the City.

Washburn has many different commissions, committees, and boards including the Planning Commission, Economic Development Committee, Housing Authority, the Library Board, the Harbor Commission, the Public Works and Utilities Committee, the Recreation and Leisure Programs Committee, and the Public Health and Safety Committee, to name a few. The City strongly encourages citizen involvement in city government and in all decisions affecting the future of Washburn.

The City Hall is located in a brownstone and brick building at 119 Washington Avenue. It houses the City Administrator, City Clerk, City Treasurer, Police Department, City Assessor, Zoning and Building Code Enforcement Officer, and City Council chambers.

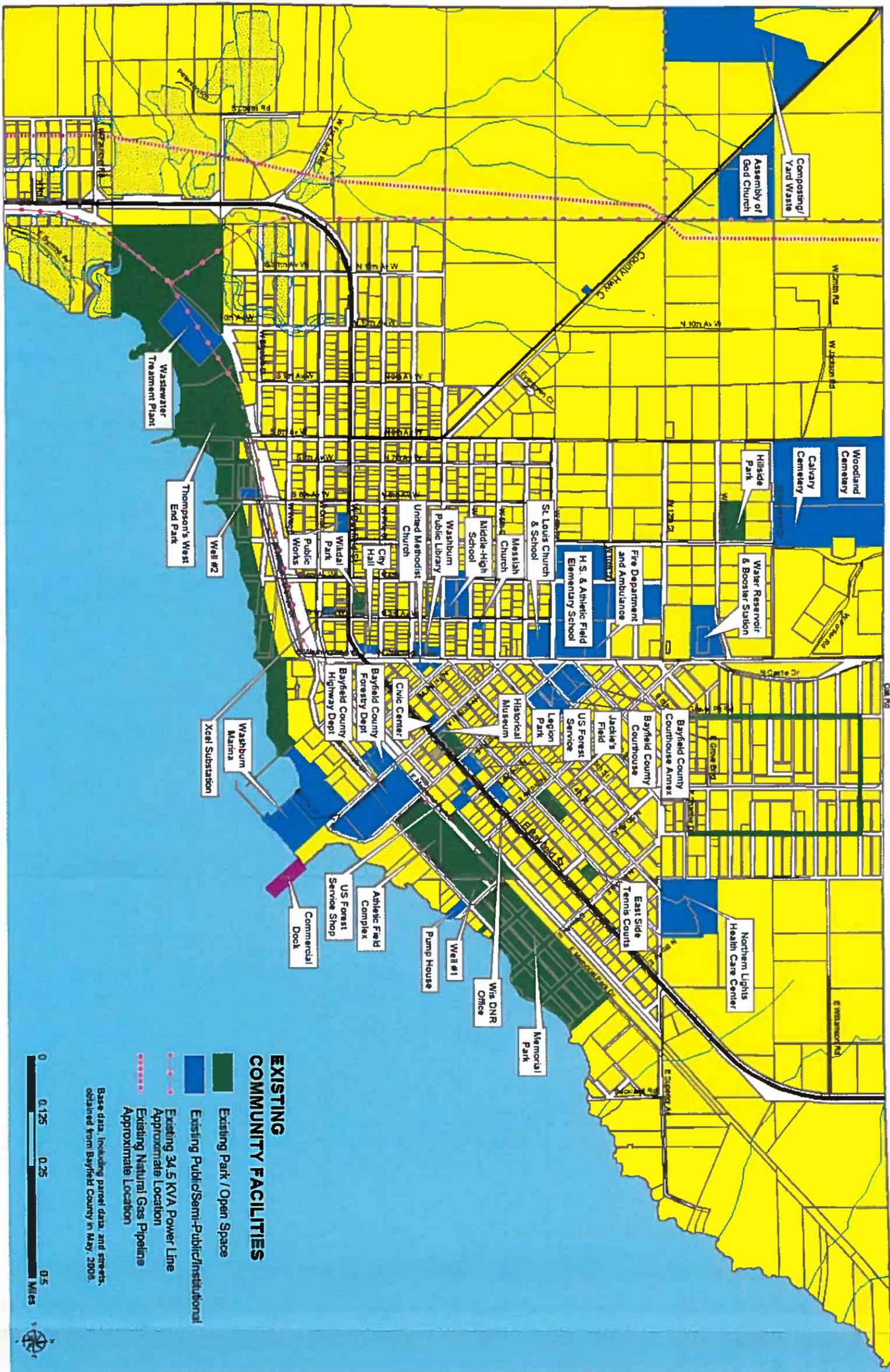


Washburn City Hall (SWB, Inc)



Public Works Department at 502 West Bayfield Street (SWB, Inc)

Figure 6-2: Existing Community Facilities



Public Works Department The Public Works Department is responsible for constructing and maintaining much of the City's infrastructure and community facilities including sewer and water, local streets, and parks. It is located at 502 West Bayfield Street. However, the department would like to study the possibility of constructing a new facility (that better meets their needs) on City land in the northwest corner of Washburn. The existing Bayfield Street facility could then be available for commercial redevelopment.

Public Safety The Washburn Police Department provides the City of Washburn with police protection. The Department is connected to the Bayfield County Sheriff Department's communication system, which links Washburn Police with the Bayfield County Sheriff and State Highway Patrol units. The Police Department is housed in City Hall.

The Washburn Fire Department is a volunteer-driven organization that provides fire suppression and related services to the City of Washburn and the surrounding Towns of Washburn and Bayview. The Fire Department stores its equipment in a building on the 700 block of North Washington Avenue.

The Washburn Area Ambulance Service is a City-owned and operated ambulance service that serves the City of Washburn and several surrounding towns. Volunteer, licensed emergency medical technicians provide emergency medical services. Ambulance equipment is stored in a building on the 700 block of North Washington Avenue next to the Fire Department.

The City should periodically review public safety needs and plan and budget for the necessary facilities, equipment, training, and personnel to ensure Washburn is a safe community.

Washburn Public Library, The Washburn Library serves the informational, educational, and recreational needs of the residents of Washburn and the surrounding area. The library is located in a fully accessible, historic brownstone building at 307 Washington Avenue. Its collection consists of books, audio and visual materials, and serial subscriptions. In addition, the library participates in the Northern Waters Library Service, which provides inter-library loan services and other shared resources. The library also provides programs and events for children and adults. Residents and organizations can use the library meeting rooms for events and they can use the library's wireless Internet access.

DuPont Civic Center, The DuPont Civic Center, also known as the Washburn Civic Center, was originally constructed by the DuPont Corporation for the employees of its Barksdale Plant. However, in 1964, the DuPont Corporation gave the center to Washburn as a gift. The center is located at 3 West Bayfield Street. It houses the City's Recreation Department and Teen Center. It also has a gymnasium and it provides meeting space for senior citizens and civic groups. While the center has served Washburn well for many years, some residents have questioned if the existing center can continue to meet the needs of the community in the future. The City will need to analyze this situation in more detail and develop a plan to ensure that the needs of the community are met.



Washburn Fire Department on the 700 Block of North Washington Avenue (SWB, Inc.)



Washburn Area Ambulance on the 700 Block of North Washington Avenue (SWB, Inc.)



Washburn Library at 307 Washington Avenue (SWB, Inc.)



DuPont Civic Center at 3 Bayfield Street (SWB, Inc.)

Washburn Marina and Port. The Washburn Marina is located at the base of Central Avenue, just west of the City's Commercial Dock. Although the City owns the marina, it leases the management of the marina to a private operator. The marina has 138 slips (38 managed by the marina operator and 100 under long-term lease with the Washburn Harbor Commission) and it has four to eight transient, short-term moorings.

The marina also has a maintenance building, a ship store with offices and a lounge, a fuel dock and pump out, a 150-ton travel lift, washrooms, picnic facilities, and other amenities. Commercial, heated indoor boat storage buildings are available just to the north of the marina. In 2006, the Harbor Commission prepared a Strategic Plan to guide future Marina improvements. Refer to Chapter 4: Waterfront Plan for additional information.

The City's Commercial Dock, just east of the Washburn Marina, is one of the last working bulk cargo docks in the area. The City received a grant to improve the dock. Under the conditions of the grant, the City agreed to maintain the dock for commercial use for a set period.

Washburn Parks and Recreation. Washburn has eight parks that offer a variety of recreation experiences:

1. **Memorial Park** is at the east end of the City's waterfront. The park was originally a recreation area for the employees of the DuPont Corporation Barksdale Plant. However, the DuPont Corporation gave the park to the City as a gift. Park facilities include picnic areas, a picnic shelter, a playground, flush toilets, and 51 campsites (the majority of which have electrical service). The park is heavily wooded and offers excellent views of Lake Superior.
2. **Thompson's West End Park** is a 27-acre park at the west end of the City's waterfront. Park facilities include an unsupervised swimming beach, a playground, a fishing pier, a boat launch, a play area, a covered picnic shelter, and 51 recreational vehicle and tent camping sites with electrical service. In comparison to Memorial Park, which is more heavily wooded and secluded, Thompson's West End Park hosts many community events and activities.
3. **The Washburn Athletic Field Complex** is located at 3rd Avenue East and Memorial Park Drive. It has a little league baseball field, a high school baseball field, a softball field, two outdoor skating rinks, a skateboard park, a pavilion with a covered picnic area, concessions, restrooms, and warming house.
4. **The Eastside Tennis Courts** include two lighted courts that are used by residents and the Washburn Tennis Association. The park
5. **Hillside Court** is located at the intersection of Hillside Drive and 5th Avenue West. The park has two lighted tennis courts, a basketball court, play equipment, and a sandlot for informal baseball, football, and soccer games.
6. **Jackie's Park** is a 2.5-acre park located at the intersection of 3rd Avenue East and East 3rd



Washburn Marina Ship Store and Maintenance Facility (SWB, Inc.)



Washburn Commercial Dock at the foot of Central Avenue (SWB, Inc.)



Secluded Campsites at Memorial Park (SWB, Inc.)



Swimming Beach at Thompson's West End Park (SWB, Inc.)

Street. The park has an open play area, a sandlot ball diamond, and play equipment.

7. Wikdal Park is located at the intersection of Bayfield Street and 3rd Avenue West. It has flowers gardens and shade trees that provide an attractive amenity for the downtown area.
8. Legion Park is adjacent to the Washburn Museum and Cultural Center and the U.S. Forest Washburn District Ranger Station. The park provides a display of flags that acknowledges the service of those who have served or are serving in the military.

Washburn also has public conservancy areas and several trails, most notably the Washburn Lakefront Parkway and Walking Trail and the Washburn Snowmobile/ATV Trail. Refer to Chapter 5: Transportation for additional information regarding the trails.

Bayfield County

As the County Seat, Washburn hosts several key Bayfield County facilities including the Bayfield County Courthouse, which serves as the central operations center for county government; the Bayfield County Courthouse Annex and Law Enforcement Center, which serves as the operations center for the Bayfield County Sheriff and County Jail; the Central Office of the Bayfield County Highway Department; and the Bayfield County Forestry Department Garage.

Having the Bayfield County facilities in Washburn benefits the community. However, as discussed in Chapter 3 of this Comprehensive Plan, the Highway Department and Forestry Department facilities are in an area that the City would like to redevelop and/or enhance. Consequently, the City and County have begun cooperatively exploring ways to accommodate the City's vision while ensuring that the County departments continue to function efficiently. One possible solution is to consolidate the Forestry Department facilities with the Highway Department facilities and to enhance the landscaping around the Highway Department facilities.

US Forest Service

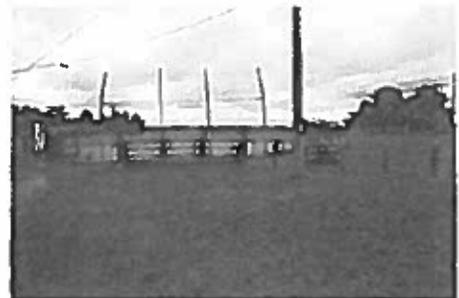
The district headquarters of the Chequamegon National Forest are located at the intersection of Bayfield Street and 1st Avenue East. Thousands of acres of national forest are located near Washburn. The national forest provides a managed timber source for the forestry industry and it provides numerous recreation opportunities for Washburn residents and visitors, which in turn benefits the Washburn economy.

Washburn Cultural Center

The Washburn Cultural Center is located in a historic brownstone structure at the intersection of Bayfield Street and Central Avenue. The building, also known as the "old bank building" is listed on the State and National Registers of Historic Places. The museum is located on the second floor and includes displays and exhibits that interpret and preserve Washburn's history. The first floor of the building hosts a gallery with a variety of exhibits.



Swimming Beach at Thompson's West End Park (SWB, Inc.)



Washburn Athletic Field Complex (SWB, Inc.)



Wikdal Park (SWB, Inc.)



Bayfield County Courthouse (SWB, Inc.)

3. Schools

The Washburn School District has three schools; all are located in the City of Washburn. The Washburn Elementary School, located at 411 West 8th Street, developed a plan to be a "green and healthy" school. The DuPont Middle School, the Washburn High School, as well as the District Offices are located at 305 West 4th Street. In 2006, roughly 650 students were enrolled in the Washburn School District. Washburn has one private school. The St. Louis School is a Roman Catholic, pre-kindergarten through 6th grade school that had an enrollment of roughly 90 students in 2006. In addition, some children in Washburn are home schooled. Washburn's schools, both public and private, contribute to the community in many positive ways.

In general, enrollment in the school district has been slowly declining, and the School District expects it will continue to decline in the future. The City of Washburn and the Washburn School District should continue to coordinate on the enrollment issue and its effect on the community, as well as other issues of mutual concern.

Nearby Ashland, Wisconsin is home to two institutes of higher education. The Wisconsin Indianhead Technical College (WITC) is a two-year technical college that offers students career training in many different fields, including business, health care, computer technology, and marine repair to name a few. WITC recently built a technology center that houses two state-of-the-art electronic labs, and a computer lab. The center provides computer and technology training to meet the growing demand for employees with those skills. WITC also offers customized training courses for area businesses. Approximately 900 students a year enroll in classes at the WITC campus in Ashland.

Northland College is a private, four-year, environmental liberal arts college. It attracts students that want a broad liberal arts education with an emphasis on environmental studies. Approximately 750 full-time students are enrolled at the college. Northland College is also home to the Sigurd Olson Environmental Institute, the environmental outreach arm of the college. The Institute works with citizens and communities to develop sustainable practices that are socially and environmentally healthy.

Health Care Facilities

Quality health care facilities exist in and near Washburn. Northern Lights Health Care Center is a not-for-profit health care center that offers long-term care and short-term skilled nursing and rehabilitation services. The center has 77 beds and is located at 706 Bratley Drive in Washburn. The Kreuser Clinic and Chequamegon Assisted Living Facility are located at 320 Superior Avenue, next to the Northern Lights Health Care Center. Community Support Services through New Horizons North provides services, including assistance for mental health and substance abuse. The Bayfield County Health Department also provides Bayfield County residents with public health services, including immunizations and prenatal care coordination. Other counseling, dentist, and chiropractic clinics, as well as a pharmacy, also exist in Washburn.



District Headquarters of the Chequamegon National Forest (SWB, Inc.)



Washburn Cultural Center (SWB, Inc.)



Washburn Elementary School (SWB, Inc.)



Northern Lights Health Care Center (SWB, Inc.)

Memorial Medical Center, located in nearby Ashland, is the primary health care facility in the region. The hospital has 47 full-time physicians and offers a full range of services including surgery, diagnostic services, rehabilitation services, obstetrics, and behavioral health services to name a few.

Religious Institutions

Washburn has four churches: Messiah Lutheran Church; St. Louis Catholic Church; Washburn United Methodist Church; and Washburn Assembly of God Church. These churches contribute to the social fabric of the City.



St. Louis Church (SWB, Inc.)

Cemeteries

There are two cemeteries in the city. Woodland Cemetery is a municipal cemetery overlooking Lake Superior from West Woodland Drive. Calvary Cemetery is owned by the St. Louis Church and located directly east of Woodland Cemetery on West Woodland Drive.

Community Events

Washburn has many celebrations and events throughout the year, some of which attract people from far away. The City's biggest events include Book Across the Bay, the Inland Sea Kayak Symposium,

Brownstone Days, the Superior Vistas Bike Tour, and Pumpkifest. Several of these events are held at Thompson's West End Park. Washburn also has StageNorth, a professional theater that produces events featuring international, national, regional, and local artists in an intimate theater setting. The Washburn Historical Museum and Cultural Center hosts exhibits and events that attract residents and visitors. The Harmony School of Music is a professional music school located on Highway 13 north of the downtown. In addition to providing music classes, the school has concerts that attract people from across the region.

Many other events in the region also draw people to Washburn. Lake Superior Big Top Chautauqua is a year round, nonprofit performing arts organization that hosts concerts, historical musicals, variety shows, and lectures in a 900-seat, state-of-the-art, tent-theater. The tent-theater is located between Washburn and Bayfield, but the offices are headquartered in Washburn. The Bayfield Apple Festival also draws many people to the region in early October.

4. PUBLIC INPUT

The community survey conducted as part of this planning process provided residents with a list of 18 community facilities and services. Residents were asked to rate how satisfied they were with the facility or service. Respondents indicated that they were most satisfied with garbage collection, the public library, and fire and ambulance services. Respondents also indicated that sidewalk maintenance, street maintenance, and storm water drainage needed the most improvement. 61.9% of respondents rated the quality of education in Washburn as excellent or good.

Residents were also given a list of 11 possible capital improvement projects and asked to rate the priority of implementing each project. The projects that received the most number of high priority responses included street maintenance, civic center renovation, sewer system improvements, and storm drainage improvements. When asked if the City of Washburn should support the Bayfield Recreation Center, 32.7% of respondents strongly agreed or agreed that Washburn should support the Bayfield Recreation Center and 49.2% disagreed or strongly disagreed. Refer to Appendix A for detailed survey results.

5. GOALS, OBJECTIVES, AND POLICIES

The following goals are broad statements that reflect the City's vision for land use. They represent the end that the City is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goals. The following policies are key actions intended to accomplish the stated objectives.

Goal 1: Washburn provides cost effective, efficient delivery of community services and facilities that meet the needs of the community.

Objective 6.1: Plan and implement infrastructure extension, development, and renovations in a cost-effective manner that increases property values, enhances livability, improves community attractiveness, and supports community public health.

Policy 6.1.a: Work with property owners to provide public sewer and water service to those areas in the city that can be logically and sequentially served.

Policy 6.1.b: Discourage "leap-frog" development that would require premature extension of services to areas that cannot be logically and sequentially served.

Policy 6.1.c: Explore the possibility of burying existing above ground utilities (especially the three-phase power line adjacent to Holman Drive) and requiring new utilities in new developments to be placed underground.

Policy 6.1.d: Work with telecommunication providers and others to ensure that Washburn has the necessary telecommunication infrastructure to support the needs of current and future businesses, industries, schools, institutions, and homeowners.

Policy 6.1.e: Implement measures to retain and detain storm water onsite where feasible.

Objective 6.2: Promote energy conservation measures and cleaner forms of energy that reduce the City's dependence on imported energy.

Policy 6.2.a: Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.

Policy 6.2.b: Implement energy conservation measures in all City community facilities as a means to showcase energy conservation measures and to set a positive example for residential, commercial, and industrial uses.

Policy 6.2.c: Encourage energy providers and others to provide financial incentives for businesses and homeowners to conserve energy.

Policy 6.2.d: Work with energy providers, neighboring and overlapping jurisdictions, and others to explore options to provide clean, safe, and sustainable energy production in the Chequamegon Bay area.

Objective 6.3: Ensure that the community continues to be served by adequate waste disposal and recycling facilities.

Policy 6.3.a: Work with waste disposal providers to ensure that waste disposal needs throughout the City are met.

Policy 6.3.b: Promote and encourage residents, businesses, industries, and institutions to reduce, reuse, and recycle products.

Policy 6.3.c: Encourage new business and industry endeavors that can recycle and use waste products in Washburn, rather than shipping all waste products out of the City.

Objective 6.4: Ensure that the buildings, equipment, and staff associated with community services and facilities in Washburn are adequate to meet the needs of the community.

Policy 6.4.a: Study the possibility of replacing the existing Public Works building on Highway 13 with a new Public Works building on existing City property adjacent to County Highway C in northwest Washburn. Explore the possibility of developing a joint facility with Bayfield County and/or surrounding towns. Incorporate green building techniques in any new development.

Policy 6.4.b: Evaluate the building and space needs associated with Washburn's community services and facilities. Develop plans to address needs.

Policy 6.4.c: Plan and budget for City equipment replacement and repair as needed to provide the community with safe and efficient services. Consider energy efficiency and environmental responsibility when upgrading equipment.

Policy 6.4.d: Work with neighboring and overlapping jurisdictions to explore the feasibility and efficiency of jointly purchasing and sharing equipment.

Policy 6.4.e: Evaluate staffing needs and plan accordingly to ensure the safe and efficient delivery of community services.

Goal 2: Washburn's community facilities and services contribute to the City's high quality of life by meeting the needs of residents and visitors in a fair and efficient manner.

Objective 6.5: Provide high quality recreational opportunities that meet the needs and desires of residents and visitors.

Policy 6.5.a: Protect and enhance public open space along the waterfront.

Policy 6.5.b: Develop master plans to enhance Thompson's West End Park and Memorial Park.

Policy 6.5.c: Study the feasibility of creating a park on City land southeast of the athletic fields and northeast of the commercial dock.

Policy 6.5.d: Work with the School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.

Policy 6.5.e: Provide a variety of summer and winter recreational activities in the park system.

Policy 6.5.f: Maintain the viability of the City's marina and explore ways to expand the marina as per the recommendations of the City's Waterfront Development Plan and the Harbor Commission's Strategic Plan.

Objective 6.6: Provide high quality cultural and educational opportunities and facilities that meet the needs of residents and visitors.

Policy 6.6.a: Ensure that the Washburn Library remains a vital and dynamic community resource.

Policy 6.6.b: Encourage and support additional day care centers and activity centers for people of all ages as per the needs of the community.

Policy 6.6.c: Promote the use of the existing museum and interpretive trails in the downtown and waterfront areas.

Policy 6.6.d: Ensure that the Washburn Civic Center continues to be a vital community center. Explore opportunities to enhance the existing center or build a new center, possibly near Thompson's West End Park.

Policy 6.6.e: Explore opportunities to provide additional gathering spaces for community events like outdoor weddings, outdoor concerts, symposiums, and so on. Consider providing a community shelter/building near the marina and/or Thompson's West End Park.

Objective 6.7: Encourage citizen involvement and responsibility in community affairs.

Policy 6.7.a: Actively solicit citizen participation in City affairs including public meetings, committees, and community events.

Policy 6.7.b: Work with schools and education programs to promote opportunities for youth to be involved in government committees, to attend Planning Commission and City Council meetings, and to participate in mentorship and civic opportunities that develop character and leadership skills.

Policy 6.7.c: Offer internships to area students interested in City government.

6. UTILITIES AND COMMUNITY FACILITIES PLAN

This section summarizes and expands on the key concepts and actions discussed in the inventory and analysis section, and the goals, objectives, and policies section of this chapter (see Figure 6-3: Utilities and Community Facilities Plan).

UTILITIES PLAN

~~The City will provide water and sewer to areas outside of the current service area after considering the economic, environmental, and social effects and whether the expansion would be in the best interest of the community. As an eco-municipality that promotes sustainability through the Natural Step framework, Washburn will strive to limit encroachment on natural areas by encouraging development and redevelopment within the City's planned 2007–2027 sewer and water service boundary. However, the City may consider allowing limited extension of public sewer and water (after analyzing the economic, environmental, and social consequences of such a proposal) if the City finds it is in the best interest of the overall community.~~ It should be noted that the City had approved a planned unit development (which subsequently expired) and amended its tax increment financing district for a golf course and housing development along County Highway C. Should that development be completed as originally proposed, utility connections would be required and the sewer and water service boundary would have to be amended. In addition, if the City should ultimately choose to construct a new public works facility in the northwest corner of the city adjacent to County Highway C, the new facility would likely require public sewer and water, which would also require the sewer and water service boundary to be amended.

Washburn will work to protect the natural environment by implementing best management practices for storm water runoff. For example, the City, in consultation with others, may develop and implement plans for regional treatment of runoff that cannot otherwise be treated onsite. Washburn will work to ensure that existing septic systems in the city are safe and environmentally sound. In consultation with Xcel Energy, the City will explore the costs and benefits of burying or relocating the existing three-phase power line.

The City will work to reduce the use of scarce natural resources by promoting energy and water conservation measures. The City will also be an active participant in discussions with energy providers, neighboring and overlapping jurisdictions, and others to explore options to provide clean, safe, and sustainable energy production in the region. Washburn will also promote and implement measures to reduce, reuse, recycle, and share materials and equipment.

COMMUNITY FACILITIES PLAN

As an eco-municipality that promotes sustainability through the Natural Step framework, the City of Washburn is committed to meeting human needs fairly and efficiently. As such, Washburn will ensure that its community facilities meet the needs of its residents. Parks, schools, community events, and public participation in civic affairs, help make Washburn a city "where community matters." Washburn recognizes it cannot survive if it does not adequately coordinate and balance the social, economic, and environmental components of the community.

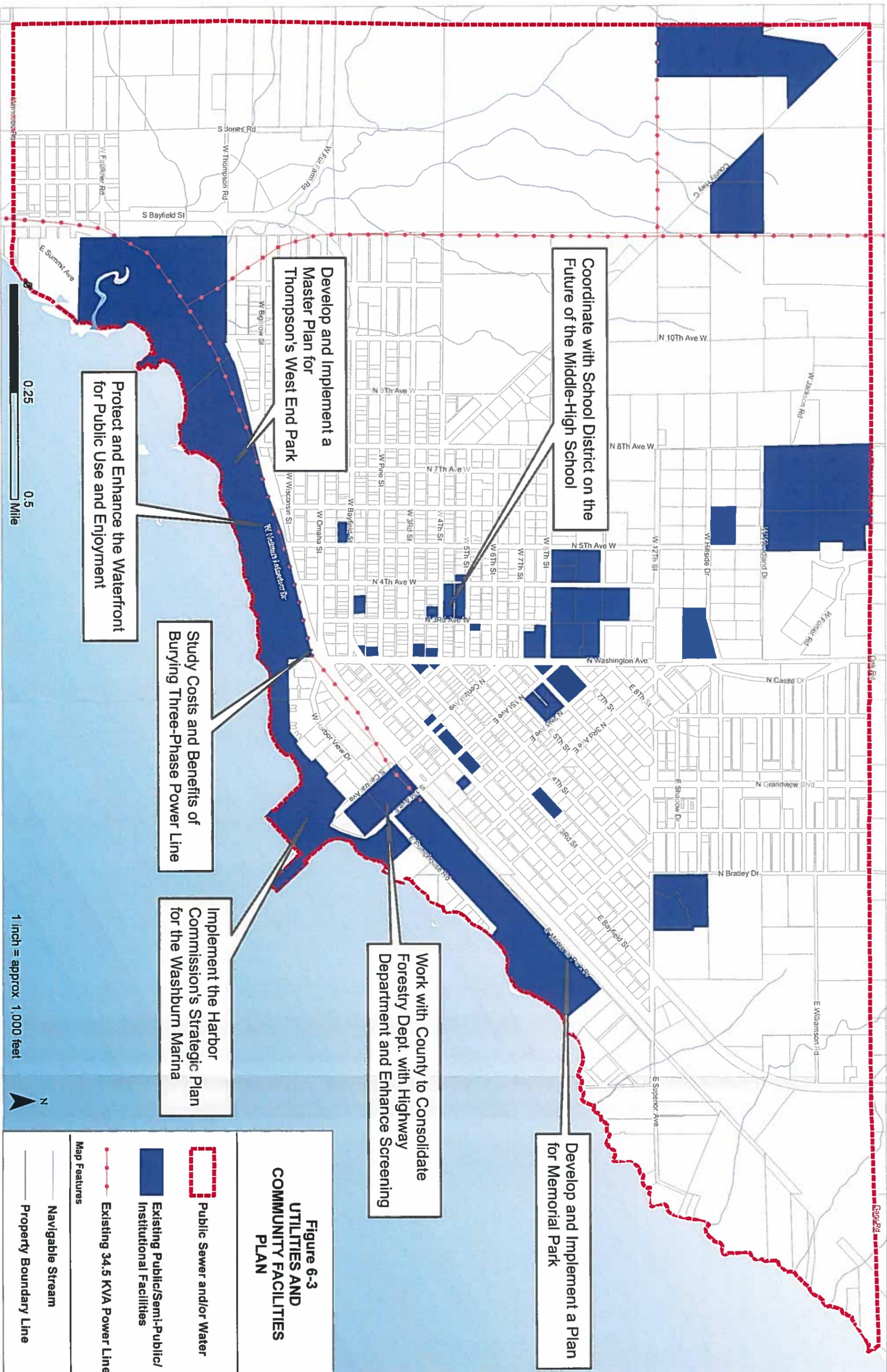
The Community Facilities Plan strongly promotes broad based citizen involvement in the planning process as a way to understand and respond to the needs of the community. For example, the Plan encourages residents to participate on planning committees and at public meetings. The Plan suggests that the City offer internships to students interested in City government and civic affairs, and that City leaders proactively meet with residents and businesses to listen to concerns and suggestions.

The Plan recognizes that Washburn's parks, open spaces, and waterfront contribute greatly to the quality of life in Washburn. In particular, the City will protect and enhance public open space along the waterfront. The City will also develop and implement a master plan for Thompson's West End Park, Memorial Park, and the public open space adjacent to the commercial dock. It will promote trails, interpretive exhibits, and community facilities that celebrate the waterfront. It will also implement the recommendations of the Harbor Commission's Strategic Plan for the Washburn Marina. The City will develop a plan for adaptive reuse of the old pump house for public use. Refer to Chapter 4: Waterfront

and Coastal Resources for additional information.

Washburn will study the costs and benefits of developing a new public works facility on City land adjacent to County Road C in the northwest corner of the city. The City will explore opportunities to share the facility and/or equipment with neighboring and overlapping jurisdictions. The City of Washburn will work with Bayfield County to discuss options for consolidating the County Forestry Department with the County Highway Department facilities. Washburn will also develop and implement a plan to address the needs of the Washburn Civic Center. The Washburn School District, the City of Washburn, and neighboring communities will continue to discuss the needs of the School District and the future of the Middle School and High School in Washburn.

Washburn accepts its obligation to protect the health, safety, and welfare of its residents. Consequently, it will ensure that its police, fire, and emergency medical services are properly staffed and equipped. In addition, the City of Washburn will provide quality of life facilities and services (including parks, libraries, and community events) based on public need and desire. Therefore, the City will involve the public in refining plans and setting priorities for maintaining and enhancing community facilities and services in Washburn.



Coordinate with School District on the Future of the Middle-High School

Develop and Implement a Master Plan for Thompson's West End Park

Protect and Enhance the Waterfront for Public Use and Enjoyment

Study Costs and Benefits of Burying Three-Phase Power Line

Implement the Harbor Commission's Strategic Plan for the Washburn Marina

Work with County to Consolidate Forestry Dept. with Highway Department and Enhance Screening

Develop and Implement a Plan for Memorial Park

**Figure 6-3
UTILITIES AND
COMMUNITY FACILITIES
PLAN**

- Public Sewer and/or Water
 - Existing Public/Semi-Public/Institutional Facilities
 - Existing 34.5 KVA Power Line
- Map Features**
- Navigable Stream
 - Property Boundary Line

0.25 0.5
Mile

1 inch = approx. 1,000 feet



RESOLUTION #05-021
City of Washburn, Wisconsin
Adoption of Sustainable Community Development Policy

WHEREAS, in the sustainable society, nature is not subject to systematically increasing concentrations of substances extracted from the Earth's crust, because human society mines and brings into use substances from below the Earth's surface, that along with their emissions are steadily accumulating at levels far greater than their natural occurrence and cannot break down further; and,

WHEREAS, in the sustainable society, nature is not subject to systematically increasing concentrations of substances produced by society, because human society has been manufacturing synthetic substances faster than these materials can be broken down, and,

WHEREAS, in the sustainable society, nature is not subject to systematically increasing degradation by physical means, because human activity is breaking down natural systems—land, water, forests, soil, ecosystems—by depletion and destruction faster than these natural systems can renew themselves; and,

WHEREAS, in the sustainable society, human needs are met worldwide, because if people around the world cannot meet basic human needs—air, water, food, shelter, means of livelihood, mobility, equal treatment, equal access, safety, participation in decisions that affect our lives, the right to peaceful enjoyment of life, a connection with nature, and psychological and spiritual connection and meaning—then this inequality will continually undermine the goals identified above; and,

WHEREAS, by endorsing sustainable community development, The City of Washburn is joining an international network of eco-municipalities, and taking the initiative to become one of the first four eco-municipalities in the United States; and,

WHEREAS, the City of Washburn has a pledge of support through mentorship and consulting from The National Association of Swedish Eco-Municipalities;

NOW THEREFORE BE IT RESOLVED that The City of Washburn hereby endorses the principles of sustainable community development, as proposed in The Natural Step Program, and agrees to apply these principles in its planning, policy making, and municipal practices.

Adopted by the Common Council for the City of Washburn, Wisconsin this 11th Day of July, 2005.

Irene Blakely, Mayor

Appendix C:
ADDITIONAL PLANNING
DOCUMENTS

WASHBURN, WISCONSIN PLANNING DOCUMENTS

The following provides a list of previous planning documents prepared for the City of Washburn. This list was compiled by William Lindsey, a resident of Washburn. Contact Washburn City Hall for additional information.

1. *1972 Washburn, Wisconsin Comprehensive Plan.*
2. *1976 Comprehensive Plan.*
3. *1992 Comprehensive Plan.*
4. *1977 City of Washburn Waterfront Development Plan – Phase III and IV of the Inner Chequamegon Bay Economic Development Plan.*
5. *1978 Washburn Lakeshore Trail.*
6. *1985 Fishermen's Park Site Design.*
7. *1980 Washburn Marina Feasibility and Design.*
8. *1982 Washburn Waterfront Management Plan.*
9. *1996 City of Washburn Land Use Master Plan.*
10. *1996 City of Washburn Economic Development Plan.*
11. *First Impressions of Washburn.*
12. *Minnesota Design Team Posters.*