

## **IMPLEMENTATION**

### **9.1 INTRODUCTION**

The Implementation Element provides a roadmap for specific actions to fully implement the recommendations in the Iron County Comprehensive Plan. The actions outlined in this chapter generally do not cover day-to-day decisions. Instead, they identify courses of action that Iron County may undertake over a 20-year planning period. It also incorporates a process and protocol for ensuring the compliance of both town and county actions and policies, as well as for monitoring implementation progress and incorporating plan revisions and updates. The overall success of the comprehensive plan will depend on the initiatives taken by county departments, county supervisors, and the general public's perception of future development trends in Iron County. Another key ingredient to the successful implementation to this plan will be the development of positive working relationships between the county and its towns as well as other local, state, and federal partners.

### **9.2 PLAN ADOPTION**

The first step in implementing the Iron County Comprehensive Plan is making sure that it is adopted in a manner that supports its future use for more detailed decision-making. Iron County has included all necessary elements for this plan to be adopted as a comprehensive plan under the State's comprehensive planning statute 66.1001. The County has followed this process in adopting this plan, and has adopted by ordinance the "Iron County Comprehensive Plan".

All town boards in Iron County had adopted town comprehensive plans by ordinance. A copy of each town's Future Land Use Map is included in Appendix F. Information from these town comprehensive plans is an essential component of the Iron County Comprehensive Plan, as the Iron County plan is a generalized plan that is a compilation of all adopted town comprehensive plans. Town comprehensive plans contain a number of specific actions and recommendations dealing with land use activities and initiatives.

The Iron County Comprehensive Planning, Land and Zoning Committee (ICCPL&ZC) will utilize the appropriate town comprehensive plan recommendations when making any future land use decisions, as these comprehensive plans have been created using local input and approval. Iron County committees looking at proposals pertaining to land use, development, and other issues shall utilize appropriate town comprehensive plans and this document. Proposals shall be studied to determine whether they are consistent with the respective comprehensive plan. As part of the review, a thorough analysis of the plan(s) is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested proposal is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

As in the past, the Iron County Comprehensive Planning, Land and Zoning Committee (ICCPL&ZC) and the Iron County Board of Supervisors will employ town board recommendations when making future land use decisions affecting land use in any particular town.

### **9.3 INTEGRATION AND CONSISTENCY**

The State Comprehensive Planning Statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan.” Because the various elements of the Iron County Comprehensive Plan were prepared simultaneously, there are no known inconsistencies between the different elements of the plan. Current or potential inconsistencies and/or conflicts are addressed in Element 7, Intergovernmental Cooperation.

### **9.4 MEASUREMENT OF PLAN PROGRESS**

As part of the comprehensive planning process, a number of goals, objectives, and actions were developed that upon implementation will indicate to the Iron County Board and county residents that progress is being made toward accomplishing the plan's aims. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish, as they are continuous or ongoing steps and should be monitored to achieve implementation.

The state comprehensive planning legislation requires the inclusion of a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan's objectives and actions will be accomplished by the development of an implementation timeframe for the identified actions. These target dates/timelines will provide the Iron County Board with indicators as to when specific actions were to be initiated. Board members may then measure progress of attaining each goal based upon the target timeline.

What follows is a list of Iron County's goals, objectives, and actions as derived by the Iron County Comprehensive Plan Ad Hoc Steering Committee. The goals of the plan are the “purpose or end” and provide direction for the topical areas covered in the plan. Objectives are statements that are measurable benchmarks the County works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future.

Town plans also contain a set of goals, objectives, and actions that are the responsibility of that respective town to implement. Reference to the county or county departments may be included in town plans. It is important that coordination between all identified units of government be developed to assist in implementing these statements.

## **9.5 Iron County Comprehensive Plan Implementation**

ICLA – Iron County Lakes Alliance  
ICDZC – Iron County Development Zone Council  
ICFD – Iron County Forestry Department  
ICEDC – Iron County Economic Development Committee  
ICHHD – Iron County Highway Department  
ICRDA – Iron County Resource Development Authority  
ICRLFB – Iron County Revolving Loan Fund Board  
WI DNR – Wisconsin Department of Natural Resources  
WisDOT – Wisconsin Department of Transportation

ICCPAHSC – Iron County Comprehensive Plan Ad Hoc Steering Committee  
NWRPC – Northwest Regional Planning Commission  
ICCPL&ZC – Iron County Comprehensive Planning, Land and Zoning Committee  
WSHS – Wisconsin State Historical Society  
WVOA – Wisconsin Woodland Owners Association  
ABDI-LCD – Ashland, Bayfield, Douglas, Iron Land Conservation Department  
WTA – Wisconsin Towns Association  
WCA – Wisconsin Counties Association

### **LAND USE**

**GOAL: ENCOURAGE LONG-RANGE LAND USE PLANNING IN ORDER TO MANAGE GROWTH AND TO PRESERVE THE QUALITY OF LIFE IN IRON COUNTY, WHILE PROTECTING THE NATURAL ENVIRONMENT.**

#### **OBJECTIVE 1**

Review existing county and town regulations related to land use to ensure that they are consistent with the adopted county and town comprehensive plans. If necessary, work to revise pertinent regulations to ensure consistency.

<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Ensure that the development and implementation of town and county comprehensive plans are consistent by incorporating all town comprehensive plans into the countywide plan.</i></li> </ul>	ICCPAHSC Local Units of Gov't NWRPC	2006
<ul style="list-style-type: none"> <li>• <i>Work with all of the towns involved in comprehensive planning to gather proposed amendments to the County Zoning Ordinance that would be necessary to implement their respective comprehensive plans.</i></li> </ul>	ICCPL & ZC Local Units of Gov't	2006
<ul style="list-style-type: none"> <li>• <i>Compare the County Comprehensive Plan with the current Zoning Ordinance to identify proposed amendments to the Zoning Ordinance.</i></li> </ul>	ICCPAHSC ICCPL & ZC	March 2006
<ul style="list-style-type: none"> <li>• <i>Encourage the County Board to adopt proposed zoning amendments.</i></li> </ul>	County Board ICCP & ZC	June 2006 Ongoing – As Needed
<ul style="list-style-type: none"> <li>• <i>Evaluate the Town and County Comprehensive Plans in relation to all land use related regulations of the County and work to ensure consistency between the two.</i></li> </ul>	ICCPL & ZC Local Units of Gov't	January 2006 Ongoing – As Needed
<ul style="list-style-type: none"> <li>• <i>Encourage each town planning commission to recommend to the County Land and Zoning Committee updates and corrections to the zoning map designations in their community.</i></li> </ul>	ICCPL & ZC Local Units of Gov't	Annually & Ongoing

<p><b>OBJECTIVE 2</b> Provide accurate and timely information to towns, county board and commissions to assist them through the plan adoption and implementation process.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Provide education and training to town and county planning commissions/committees, town boards and the County Board regarding the regulatory steps of plan adoption.</i></li> </ul>	<p>NWRPC UW-Extension County Board Local Units of Gov't</p>	2006
<ul style="list-style-type: none"> <li>• <i>Encourage the implementation of the comprehensive plan through a combination of regulatory changes, community development projects, intergovernmental cooperation opportunities, natural resource protection activities, grant writing and educational programs.</i></li> </ul>	<p>NWRPC UW-Extension ABDI-LCD County Board Local Units of Gov't</p>	Ongoing
<ul style="list-style-type: none"> <li>• <i>Continue Geographic Information Systems (GIS) programming for the entire county, including having various overlays (especially zoning), while maintaining and using the system once in place.</i></li> </ul>	<p>Register of Deeds Land Information Committee ICFD</p>	Ongoing
<p><b>OBJECTIVE 3</b> Improve communications between the County and the towns related to zoning administration and enforcement.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>

<ul style="list-style-type: none"> <li>• <i>Work with the Iron County Unit of the Wisconsin Towns Association to provide information and updates regarding zoning administration and enforcement activities within the county.</i></li> </ul>	<p>ICCPL &amp; ZC WTA</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Provide timely and localized educational programming regarding comprehensive planning and zoning administration/enforcement issues.</i></li> </ul>	<p>ICCPL &amp; ZC UW-Extension NWRPC County Board Local Units of Gov't</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Create a policy that will ensure that the county communicates regularly with the towns regarding critical stages of the zoning administration and enforcement process.</i></li> </ul>	<p>ICCPL &amp; ZC Local Units of Gov't</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Provide a simplified town and county land use and zoning permitting process.</i></li> </ul>	<p>ICCPL &amp; ZC Town Boards</p>	<p>January 2007</p>

**HOUSING**

<p><b>GOAL: PROMOTE A RANGE OF SAFE, AFFORDABLE, AND SANITARY HOUSING FOR ALL IRON COUNTY RESIDENTS.</b></p>
<p><b>OBJECTIVE 1</b> Encourage housing in areas that would not negatively impact the County's natural resources.</p>

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Encourage development practices in an effort to preserve green space and limit negative impacts on the environment.</li> </ul>	ICCPL & ZC ICFD Local Units of Gov't	Ongoing
<p><b>OBJECTIVE 2</b>                      Inform realtors, financial institutions and the public of local, state, and federal funds available for housing renovation costs, down payments and closing costs for home purchase.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Develop an informational pamphlet, develop website, hold public information meetings, or utilize the media to inform public about available funds.</li> </ul>	UW-Extension ICDZC ICRDA, ICEDC	Ongoing
<p><b>OBJECTIVE 3</b>                      Encourage “high density” housing activities in areas where municipal services are available.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Encourage funding through the Community Development Block Grant Program (CDBG) Small Cities Housing Rehabilitation Program to enhance the quality of the Iron County housing stock.</li> </ul>	Local Units of Gov't UW-Extension	Ongoing

<p><b>OBJECTIVE 4</b>                  Work to better understand housing supply, demand, and development trends in order to provide the best possible housing for Iron County residents.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Create committee/group to study housing trends in Iron County.</i></li> </ul>	Realtors Register of Deeds Office ICDZC	2006 (after plan adoption)
<p><b>OBJECTIVE 5</b>                  Work with the towns to establish a Universal Dwelling Code (UDC) housing inspection program for Iron County residents to utilize.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Attend Towns Association meeting to inform towns about this new law, and to get their opinions and suggestions.</i></li> </ul>	Local Units of Gov't ICCPL& ZC	2006 (after plan adoption)

**TRANSPORTATION**

**GOAL: PROVIDE FOR A SAFE, EFFICIENT, AND ENVIRONMENTALLY SOUND MULTI-MODAL TRANSPORTATION SYSTEM THAT PROVIDES PERSONAL MOBILITY FOR ALL SEGMENTS OF THE POPULATION, AND THAT PROMOTES AND SUPPORTS THE ECONOMY OF IRON COUNTY.**

<p><b>OBJECTIVE 1</b>                  Support efforts to provide safe and efficient local road, highway, trail, and air transportation. Where possible, coordinate the development of transportation improvements as multi-jurisdictional efforts to maximize cost savings and safety.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Work closely with local jurisdictions and organizations during the planning and design stages of transportation projects, including snowmobile and ATV usage on town roads by providing alternative routes wherever possible.</i></li> </ul>	ICHD Local Units of Gov't WisDOT	Ongoing
<ul style="list-style-type: none"> <li>• <i>Continue to secure funding to allow county to do maintenance and road construction.</i></li> </ul>	ICHD Local Units of Gov't WisDOT	Ongoing
<ul style="list-style-type: none"> <li>• <i>Promote cooperation and coordination between state, counties, cities, and towns in developing local transportation plans.</i></li> </ul>	ICHD Local Units of Gov't WisDOT	Ongoing
<p><b>OBJECTIVE 2</b>                  Minimize negative environmental and social transportation impacts by identifying and protecting historic, scenic and cultural resources when constructing new or improving existing transportation facilities.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>

<ul style="list-style-type: none"> <li>• <i>Develop a checklist of criteria to be considered when improving or constructing new facilities.</i></li> </ul>	<p>ICHHD Iron County Historical Society Town Planning Commissions WI DNR</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 3</b> Improve motorized and non-motorized recreational trail usage in the County.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Develop a plan for future trails locations, trail design standards, and related considerations for the county.</i></li> </ul>	<p>ICFD ICHHD ATV &amp; Snowmobile Clubs ICEDC</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Work with private property owners to maintain the use of present railroad right-of-ways and for future motorized and non-motorized recreational trail uses.</i></li> </ul>	<p>County Board WisDOT, WI DNR Local Units of Gov't Property Owners ICDZC, ICEDC</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Work with the Wisconsin Department of Natural Resources and Wisconsin Department of Transportation in identifying potential funding programs to purchase or develop rights-of-way for recreational uses.</i></li> </ul>	<p>WI DNR WisDOT ICFD UW-Extension</p>	<p>Ongoing</p>

**UTILITIES AND COMMUNITY FACILITIES**

<b>GOAL: IRON COUNTY SUPPORTS THE EFFECTIVE DELIVERY OF AREA UTILITIES AND COMMUNITY FACILITIES THROUGH AN ACTIVE PUBLIC PARTICIPATION PROCESS.</b>		
<p><b>OBJECTIVE 1</b> Discourage the duplication of services, whenever possible, of community facilities in neighboring and overlapping jurisdictions.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Encourage the multi-purpose use of community facilities in order to maximize the public use of the facility.</li> </ul>	ICEDC Local Units of Gov't Chambers of Commerce Area School Districts	Ongoing
<ul style="list-style-type: none"> <li>Seek state and federal grants to help defray the cost of utility and community facility projects and work with neighboring communities on common projects whenever appropriate</li> </ul>	Local Units of Gov't UW-Extension County Board	Ongoing
<ul style="list-style-type: none"> <li>Encourage all units of government to develop capital improvement plans and share their plans with other units of government.</li> </ul>	Local Units of Gov't County Board	December 2006
<p><b>OBJECTIVE 2</b> Review the potential for public facilities such as campgrounds and marinas, to generate revenue to help offset some or all of their operating costs.</p>		

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li><i>Subject all future government facility expansion or new construction to a cost benefit analysis.</i></li> </ul>	County Board Local Units of Gov't	As Needed

**ECONOMIC DEVELOPMENT**

<p><b>GOAL: PROMOTE A PROGRESSIVE PRO-BUSINESS CLIMATE TO ATTRACT, RETAIN AND DEVELOP SOUND INDUSTRIES FOR THE PURPOSE OF CREATING HIGH SKILLED JOBS THAT PROVIDE A LIVING WAGE AND THAT BUILDS ON CURRENT ECONOMIC STRENGTHS.</b></p>		
<p><b>OBJECTIVE 1</b>                      Balance economic development needs with the desire for an enhanced quality of life that works to preserve the rural character of the County for existing and future residents.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li><i>Provide incentives for industrial and commercial developments that help preserve open space and natural areas.</i></li> </ul>	ICRDA ICDZC County Board Local Units of Gov't	Ongoing
<ul style="list-style-type: none"> <li><i>Provide guidance and support in directing new commercial and industrial development to locate in appropriate areas.</i></li> </ul>	ICRDA Local Units of Gov't Chambers of Commerce ICCPL&ZC	Ongoing

<b>OBJECTIVE 2</b> Encourage development of a diverse economic base including industrial, high tech manufacturing, tourism-related activities and forest product industries.		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Encourage development of employment throughout the county by encouraging tax credits through the Superior Life Technology Zone and other tax or investment incentives.</i></li> </ul>	County Board Wisconsin Dept. of Commerce Local Units of Gov't ICDZC	Ongoing
<ul style="list-style-type: none"> <li>• <i>Provide economic development and business development education and training to prepare local workers for current and future job opportunities through the Iron County UW-Extension office and the UW-Superior Small Business Development Center.</i></li> </ul>	UW-Extension UW-Superior SBDC Nicolet Community College Indianhead (WIC) Gogebic Community College	Ongoing
<ul style="list-style-type: none"> <li>• <i>Utilize and expand existing revolving land fund and develop new revolving loan funds to assist in local economic development efforts.</i></li> </ul>	County Board NWRPC Local Units of Gov't ICRLF ICDZC ICRDA	Ongoing
<ul style="list-style-type: none"> <li>• <i>Support and work with local school officials on expanding the school-to-work program.</i></li> </ul>	School Districts County Board Local Businesses ICDZC Iron County Human Resources ICEDC UW-Extension	Ongoing

<ul style="list-style-type: none"> <li>• <i>Support local business associations to promote the area.</i></li> </ul>	<p>Chambers of Commerce ICRDA ICDZC ICEDC UW-Extension</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 3</b> Guide new industrial development to areas with existing infrastructure and services and encourage efforts to improve and expand on fully served industrial parks within the County.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Designate sites for industrial and commercial use that will be accessible from roadways of arterial class or higher, potentially served by utilities, and free of major environmental constraints.</i></li> </ul>	<p>Local Units of Gov't ICRDA ICDZC UW-Extension</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 4</b> Encourage the expansion of tourism related industries throughout the county by supporting, enhancing and expanding on county tourism infrastructure, events, marketing and coordination.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Support the coordination of countywide tourism development through the Iron County Development Zone Council and Chambers of Commerce.</i></li> </ul>	<p>ICRDA ICDZC ICEDC Chambers of Commerce UW-Extension</p>	<p>Ongoing</p>

<ul style="list-style-type: none"> <li>• <i>Promote the use of county land for expanded recreational usage.</i></li> </ul>	<p>ICFD ICDZC ICEDC Chambers of Commerce</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 5</b> Encourage home-based business development.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Work with utility companies to improve telecommunications throughout Iron County to accommodate home-based businesses.</i></li> </ul>	<p>County Board Local Units of Gov't Utility Companies ICDZC ICEDC</p>	<p>Ongoing</p>

**NATURAL RESOURCES**

<p><b>GOAL: PROTECT, CONSERVE, AND ENCOURAGE THE EFFICIENT AND RESPONSIBLE MANAGEMENT OF THE UNIQUE FOREST, WATER, LAND, AND OTHER NATURAL RESOURCES OF IRON COUNTY.</b></p>
<p><b>OBJECTIVE 1</b> Identify and work to preserve unique natural resource areas such as lakes, rivers, streams, waterfalls, wetlands, floodplains, wildlife areas and habitat corridors throughout the county.</p>

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>• <i>Provide public education regarding the benefits and methods of protecting, conserving, and managing the county's natural resources.</i></li> </ul>	WWOA Recreational Clubs ICLA, ICFD Lake Associations Saxon Harbor Boating Club DNR Ranger Station (Mercer) Area High Schools ABDI-LCD UW-Extension	Ongoing
<ul style="list-style-type: none"> <li>• <i>Review existing zoning and natural resource policies and regulations to ensure that they are consistent with the recommendations of this plan.</i></li> </ul>	ABDI-LCD ICCPL&ZC	Ongoing
<ul style="list-style-type: none"> <li>• <i>Prevent keyholing on county flowages, lakes, rivers, and streams.</i></li> </ul>	Lake Associations Local Units of Gov't ABDI-LCD Xcel Energy, WDNR ICLA	Ongoing
<ul style="list-style-type: none"> <li>• <i>Lobby for change in Managed Forest Law program so it is applied properly in Iron County.</i></li> </ul>	WI DNR & State Legislators ICEDC ICDZC	Ongoing
<ul style="list-style-type: none"> <li>• <i>Follow the precepts of the "Iron County Forest Comprehensive Land Use Plan".</i></li> </ul>	Iron County Board ICCPL&ZC	Ongoing
<p><b>OBJECTIVE 2</b>                      Promote and encourage shoreland restoration and management efforts throughout the county.</p>		

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Offer shoreland restoration incentives to property owners who properly manage and/or restore native shoreline buffers.</li> </ul>	County Board Local Units of Gov't WI DNR ABDI-LCD	Ongoing
<ul style="list-style-type: none"> <li>Provide leadership and technical support to property owners to improve shorelands.</li> </ul>	County Board Local Units of Gov't WI DNR ABDI-LCD	Ongoing
<p><b>OBJECTIVE 3</b>                      Reduce threats to groundwater by providing property owner education regarding the identification and management of abandoned wells, underground storage tanks, and septic systems.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Provide direction for existing information regarding the identification and management of abandoned wells, underground storage tanks, and septic systems.</li> </ul>	WI DNR UW-Extension ABDI-LCD	Ongoing
<p><b>OBJECTIVE 4</b>                      Ensure water quality is maintained on county lakes.</p>		

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Encourage the development of support programs and the acquisition of support staff to help maintain and improve existing water quality.</li> </ul>	WI DNR Local Units of Gov't ICFD, ABDI-LCD Lakes Associations ICCPL&ZC	Ongoing
<ul style="list-style-type: none"> <li>Provide leadership and technical support to property owners to improve water quality on Iron County lakes.</li> </ul>	WI DNR Local Units of Gov't ICFD, ABDI-LCD Lakes Associations ICCPL&ZC	Ongoing
<ul style="list-style-type: none"> <li>Lakes and rivers that are environmentally sensitive and in pristine or near pristine undeveloped condition should receive the highest level of protection.</li> </ul>	County Board, WI DNR Industrial Land Owners ICCPL&ZC	Ongoing
<ul style="list-style-type: none"> <li>Work with Iron County Lakes Alliance on common goals for water protection.</li> </ul>	ICLA, ABDI-LCD, WI DNR ICCPL&ZC Local Units of Gov't	2006-Ongoing

**INTERGOVERNMENTAL COOPERATION**

<p><b>GOAL: ENCOURAGE AND PROMOTE INTERGOVERNMENTAL COOPERATION BETWEEN LOCAL GOVERNMENTS IN AND AROUND IRON COUNTY.</b></p>
<p><b>OBJECTIVE 1</b>                  Examine the possibility of utilizing common resources between Iron County and local jurisdictions.</p>

<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Act as a focal point and inventory agency for County departments to facilitate sharing of equipment and services.</i></li> </ul>	All County Departments Local Units of Gov't	Ongoing
<p><b>OBJECTIVE 2</b>                      Encourage cost sharing between the county and local jurisdictions when mutually beneficial.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Consolidate equipment supply purchases from all municipalities annually in an attempt to get better pricing.</i></li> </ul>	All County Departments Local Units of Gov't	Ongoing
<p><b>OBJECTIVE 3</b>                      Encourage communication between all local units of government and other organizations providing services to discuss mutual issues and concerns.</p>		
<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
<ul style="list-style-type: none"> <li>• <i>Actively participate with governmental units from adjoining counties.</i></li> </ul>	Adjacent Counties ABDI-LCD NWRPC WTA WCA	Ongoing

<ul style="list-style-type: none"> <li>• <i>Formalize current informal and understood agreements with local and county governmental units.</i></li> </ul>	<p>Town Boards WCA, ICHD ICCPL&amp;ZC Recycling &amp; Waste Management Local Libraries ICFD, Emergency Management Town Planning Commissions Police &amp; Fire Departments</p>	<p>Annually</p>
<ul style="list-style-type: none"> <li>• <i>Communicate as needed with WisDOT regarding future plans for US highways bisecting Iron County.</i></li> </ul>	<p>WisDOT ICHD</p>	<p>As Needed</p>
<ul style="list-style-type: none"> <li>• <i>Continue to work with the Wisconsin Counties Association.</i></li> </ul>	<p>County Board WCA</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> <li>• <i>Formalize liaison with Gogebic County and Bad River Tribal Government to assure cooperation on road building, recreation, and business development.</i></li> </ul>	<p>Gogebic County Bad River Tribe ICDZC, ICFD, ICEDC, ICHD Chambers of Commerce</p>	<p>July 2006</p>
<ul style="list-style-type: none"> <li>• <i>Promote long-range planning with neighboring counties through annual updates on Iron County planning activities.</i></li> </ul>	<p>ICCPL&amp;ZC</p>	<p>Annually</p>
<p><b>OBJECTIVE 4</b> Encourage communication and intergovernmental cooperation regarding town, city and county comprehensive planning, zoning administration, project development and grant writing and administration.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>

<ul style="list-style-type: none"> <li>• <i>Ensure that information regarding comprehensive planning, zoning, project development, grant writing, and administration is available to public through the Iron County Miner, the Iron County website the Iron County Newsletter, and any other available means.</i></li> </ul>	<p>ICCPL&amp;ZC Zoning Administrator UW-Extension NWRPC</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 5</b> Identify existing or potential conflicts among local governmental units and assertively address processes to alleviate or resolve such conflicts.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Follow precepts of the Conflict Resolution Process outlined in Appendix A of this document.</i></li> </ul>	<p>Local Units of Gov't County Board</p>	<p>Ongoing</p>
<p><b>OBJECTIVE 6</b> Advocate change in Wisconsin Statutes that discourages cooperation.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>As statutes that discourage cooperation are discovered, seek a process to change the legislation</i></li> </ul>	<p>ICEDC, WTA County Board Superior Days Delegation</p>	<p>Annually - Ongoing</p>

**CULTURAL RESOURCES**

GOAL: UNDERSTAND, PRESERVE, AND ENHANCE IMPORTANT CULTURAL AND HISTORIC RESOURCES.		
<p><b>OBJECTIVE 1</b> Encourage continued identification and promoting of historical sites.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>• <i>Take advantage of Wisconsin’s Historical Marker Program.</i></li> </ul>	WSHS, ICFD County Board Local Units of Gov’t Area Historical Societies	Ongoing
<ul style="list-style-type: none"> <li>• <i>Find funding sources to help offset the costs of maintaining cultural and historical sites Iron County currently has in place.</i></li> </ul>	WSHS, ICFD County Board Local Units of Gov’t Area Historical Societies	Ongoing
<p><b>OBJECTIVE 2</b> Educate the public about the importance and benefits of the county’s history and culture to the development of the region by working with local historical and heritage groups.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>• <i>Support the work of the Mercer Area Historical Society and the Iron County Historical Society.</i></li> </ul>	County Board Local Units of Gov’t	Ongoing

<p><b>OBJECTIVE 3</b>                  Promote and assist events and activities that recognize the contribution of various ethnic, cultural, and heritage groups in the community.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Continue to support Iron County events and festivals including Finnish Cultural Festival, Paavo Nurmi Marathon, Iron County Heritage Festival, Mercer Loon Day, Annual Ice Sculpting Contest, Saxon Harbor Spring Classic Fishing Tournament, Mercer's July 4th Parade, Games, and Fireworks, Mercer Area Historical Society Annual Golf Scramble, Sight-in Day at the Range (Mercer), Iron County Fair, Stormy Kromer Cross-Country Ski Race, Red Light Rally Snowmobile Run, Memorial Day and Pumpkin ATV Runs.</i></li> </ul>	<p>Chambers of Commerce                  Local Units of Gov't                  County Board                  ICDZC                  Area Historical Societies                  Recreational Clubs                  Volunteer Groups</p>	<p>Ongoing</p>

**AGRICULTURAL RESOURCES**

<p><b>GOAL: SUPPORT THE PRESERVATION OF VARIOUS EXISTING AND FUTURE AGRICULTURAL AND FORESTRY ACTIVITIES IN IRON COUNTY.</b></p>
<p><b>OBJECTIVE 1</b>                  Preserve and protect productive and prime farmland from development while protecting the rights of farmers and preserving the natural environment.</p>

Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Encourage towns to identify long-term productive farmland within their jurisdiction.</li> </ul>	Local Units of Gov't UW-Extension ICCPAHSC ICFD	Ongoing
<ul style="list-style-type: none"> <li>Compare land use maps to zoning map for consistency.</li> </ul>	Land Information Committee ICFD ICCPL&ZC	2006
<p><b>OBJECTIVE 2</b>                      Encourage and support unique and creative agricultural/forestry operations (alternative crops) and agricultural support activities.</p>		
Actions	Partners in Implementation	Timeframe
<ul style="list-style-type: none"> <li>Support agro-forestry practices on Iron County soils.</li> </ul>	ICRDA Local Units of Gov't Lending Institutions ICCPL&ZC	Ongoing
<p><b>OBJECTIVE 3</b>                      Consider voluntary measures for interested landowners to keep farmland and forestland undeveloped, through the use of tools such as purchase of development rights, land trusts, and conservation easements.</p>		
Actions	Partners in Implementation	Timeframe

<ul style="list-style-type: none"> <li>• <i>Develop an informational pamphlet and/or develop website to inform landowners about tools and programs.</i></li> </ul>	WI DNR, UW-Extension ICFD Gathering Waters Conservancy	One year after this plan is approved/adopted.
<p><b>OBJECTIVE 4</b> Blend residential activities around agricultural lands.</p>		
<p><b>Actions</b></p>	<p><b>Partners in Implementation</b></p>	<p><b>Timeframe</b></p>
<ul style="list-style-type: none"> <li>• <i>Guide rural development to areas that will not convert productive farmland to non-agricultural uses.</i></li> </ul>	Local Units of Gov't ICCPL&ZC	Ongoing
<ul style="list-style-type: none"> <li>• <i>Encourage the use of development concepts such as conservation site design that create a blend of agricultural and residential uses.</i></li> </ul>	Local Units of Gov't ICCPL&ZC	Ongoing

## 9.6 PLAN MONITORING, AMENDMENTS, AND UPDATES

Iron County should regularly evaluate its progress towards achieving the goals and objectives of the Comprehensive Plan, and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for using, monitoring, amending, and updating the plan.

### 1. Plan Monitoring and Use

Iron County should evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Comprehensive Plan. The recommendations and timeframes suggested in **Section 9.5** should provide a good indication for budgeting and work program planning.

The Iron County Comprehensive Plan Ad Hoc Steering Committee, formed to provide technical assistance and input throughout the comprehensive planning process, should continue to meet as necessary to monitor performance. At a minimum, this committee should meet on an annual basis to review County and local decisions on development proposals over the previous year against the recommendations of this plan. The committee may also discuss any appropriate amendments to the plan at these annual meetings. These actions will help keep this Comprehensive Plan a “living document.”

This plan will be used to guide local and county decisions on future development requests. Before submitting a formal application for development approval to the county and / or local communities, the County urges petitioners to first:

- Review the recommendations of this plan and of local comprehensive plans.
- Review zoning, subdivision, and other land use development regulations.
- Meet with County zoning staff to learn about the development process.
- Discuss the request conceptually and informally with the applicable local plan commission or board. This may result in saving the petitioner time and money.

### 2. Plan Amendments

Amendments to the comprehensive plan may be appropriate in the years following initial plan adoption and in instances where the plan becomes irrelevant, contradictory to emerging policy or trends, or no longer reflects local desires. Amendments are generally defined as minor changes to the plan maps or text. The Wisconsin comprehensive planning law requires that the County use the same process to amend, add to, or update the comprehensive plan as it used to initially adopt the plan. This means that the procedures defined under Section 66.1001 (4) of Wisconsin Statutes need to be followed. The County should use the following procedure to amend the Iron County Comprehensive Plan:

- a. The County Board, Comprehensive Planning, Land & Zoning Committee, or the Ad Hoc Steering Committee initiates the proposed Comprehensive Plan amendment. This may

occur as a result of an annual review of the plan, or may be initiated at the request of a property owner, developer, or local government (see discussion that follows this list).

- b. The County Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the plan amendment process.
- c. The Comprehensive Planning, Land & Zoning Committee, in cooperation with the Ad Hoc Steering Committee, prepares or directs the preparation of the specific text or map amendment to the Comprehensive Plan. The Zoning Administrator shall share the proposed draft plan amendment with any directly affected local unit of government at this time.
- d. The Comprehensive Planning, Land & Zoning Committee makes a recommendation on the proposed amendment by resolution to the County Board by majority vote of the entire committee. The Comprehensive Planning, Land & Zoning Committee may choose to hold its own public hearing prior to making its recommendation.
- e. The County Clerk sends a copy of the recommended plan amendment to all adjacent and surrounding governmental jurisdictions as required under Section 66.1001(4) of Wisconsin Statutes. Metallic mine operators, any person who has registered a marketable non-metallic deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These parties should have at least 30 days to review and comment on the recommended plan amendment before the public hearing.
- f. With the assistance of the Zoning Administrator, the County Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a County Board public hearing and containing information required under Section 66.1001(4)d of Wisconsin Statutes.
- g. The County Board holds a formal public hearing on an ordinance that would incorporate the proposed amendment into the Comprehensive Plan.
- h. Following the public hearing, the County Board approves (or denies) the ordinance adopting the proposed plan amendment. Adoption must be by a majority vote of all members. The County Board may require changes from the Comprehensive Planning, Land & Zoning Committee recommended version of the proposed plan amendment.
- i. The County Clerk sends a copy of the adopted ordinance and plan amendment to all adjacent and surrounding government jurisdictions and metallic mine operators, any person who has registered a marketable non-metallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing as required under Section 66.1001(4) of Wisconsin Statutes.

**The *Iron County Comprehensive Plan* is intended to function cooperatively with all local town comprehensive plans.** This fact highlights the importance of striving for ongoing consistency between local community comprehensive planning and this county-level plan. Plan consistency will help achieve the desired patterns of future growth and consistent, predictable decision making because local governments and the County will be “reading from the same playbook.” This is important as Iron County shares zoning and land division review authority

with local governments. Local governments in Iron County should play a key role in decisions to amend the Iron County Comprehensive Plan that affects them. This includes an ongoing role for the Ad Hoc Steering Committee.

All towns in Iron County are under county zoning, and are encouraged to consult with the County zoning staff before making amendments to their comprehensive plans. This is especially advised for proposed changes to any Future Land Use Maps. It is also important that every amendment to a town plan be forwarded to the County, after such an amendment is adopted by the town boards.

### **3. Plan Updates**

The State comprehensive planning law requires that the Iron County Comprehensive Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the plan document and maps. Further, on January 1, 2010, zoning, subdivision and official map decisions will have to be consistent with this comprehensive plan. Based on this deadline, Iron County should complete a full update to this plan in 2015. The County should also continue to monitor any changes to the language or interpretations of the State law over the next several years.

## **9.7 OTHER IMPLEMENTATION TOOLS AND PROGRAMS**

The following is a listing of some tools and programs available to Iron County to aid them in achieving some of the actions found in Section 9.5. This is not a complete list, and other tools and programs may be added in the future.

### Purchase of Development Rights Program (PDR)

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

### Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The

TDR program has been widely implemented at the local level because it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

### Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives.

### Conservation Easements

When a landowner sells his/her development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a county review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

### Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision

(steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

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

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

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions<sup>1</sup> including:

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands
- ▶ Environmental Advantages
- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design
- ▶ Social Advantages
- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

#### Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMPs are described in detail in the Wisconsin Department of Natural Resources publications titled “Wisconsin Construction Site Best Management Practice Handbook”, and “Wisconsin’s Forestry Best Management Practices for Water Quality”. Shoreland BMPs are a set of specific recommendations that landowners can take to help protect and preserve water quality. Detailed information on the use and implementation of shoreland BMPs is available from the University of Minnesota Extension.

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<sup>1</sup> Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.