

IMPLEMENTATION

Wisconsin State Statute 66.1001(2)(i)

Implementation

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

INTRODUCTION

The Sawyer County Comprehensive Plan is intended to help guide decision making by County Departments and others where applicable through a set of goals, objectives and actions. At the beginning of the overall comprehensive planning process it was determined that the County comprehensive plan would be a broad representation of those towns throughout Sawyer County based on the towns' current adopted comprehensive plan. During development of the county comprehensive plan, a total of 13 towns had either adopted or were in development of comprehensive plans.

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

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

Consistency Review during Plan Development

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

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

Plan Updates

A purpose of this plan is to balance community and private property rights with the overall community (property owners, local units of government and others), protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to this plan are necessary to reflect current trends.

The Sawyer County Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, objectives and actions reflect the current situation and modern needs. Under current law, it is required that an update of the plan be undertaken every 10 years.

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

Measuring Plan Progress

It is required to include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plans objectives and actions will be accomplished by the development of a timeframe for the identified actions. These timeframes will provide guidance to the Sawyer County Board of Supervisors, Sawyer County Departments and local units of government on when specific actions should be initiated. Based on the timeframes, representatives can then measure the progress of achieving implementation of the comprehensive plan. The following outlines the goals, objectives and actions for each of the comprehensive plan elements.

Within each of the actions identified, a list of responsible parties has been identified. It should be noted this list is not limited to only those identified. Others are encouraged to contribute to the overall implementation of the actions.

Housing

Goal

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

	Target	Responsible Party
<i>Objective 1: Eliminate substandard housing through blight control or housing rehabilitation and repair.</i>		
Action 1: Work with Town governments to inventory blighted and dilapidated residential buildings and investigate avenues for removal of non repairable structures.	Ongoing	Assessors, Zoning and Health Departments
Action 2: Encourage coordinating CDBG housing rehabilitation funds of the County and the Towns of Sand Lake and Winter and the Village of Exeland to maximize rehabilitation efforts.	Ongoing	County Housing Administrators
Action 3: Continue to seek state and federal funds to address housing needs.	Ongoing	Sawyer County Housing Authority, Sawyer County Departments
Action 4: Partner with other organizations that provide rehabilitation assistance to qualifying residents of Sawyer County.	Ongoing	Indianhead Community Action Agency, USDA-Rural Development, Northwest Affordable Housing
Action 5: Support the Wisconsin Uniform Dwelling Code requirements where required during construction and rehabilitation.	Ongoing	Local Units of Government
<i>Objective 2: Encourage housing in areas that will not result in property or environmental damage.</i>		
Action 1: Enforce existing land use regulations and investigate future land use regulations that provide stronger restrictions for development in sensitive areas.	Ongoing	Sawyer County, Towns

Action 2: Distribute educational materials to developers, realtors and others about the benefits of preventing environmental degradation.	Ongoing	DNR, Sawyer County, Town, Lakes Associations, UWEX
Action 3: Support local decisions in their evaluation of development criteria pertaining to potential housing activity based on approved planning documents.	2010 and Ongoing	Sawyer County
Action 4: Encourage the development of clustered housing where environmentally appropriate.	Ongoing	Towns, Sawyer County, Developers
Action 5: Strengthen the process of monitoring all septic systems and the reporting of data.	2010 and Ongoing	Sawyer County
<i>Objective 3: Support housing options for ALL individuals.</i>		
Action 1: Support existing housing coalition efforts that seek to provide affordable housing options.	Ongoing	Sawyer County
Action 2: Increase public awareness of state, federal and local programs that can direct funds to a multiple range of housing options.	Ongoing	Sawyer County, UWEX, USDA-Rural Development
Action 3: Encourage local developers and housing coalitions to work together to review housing needs across the County.	Ongoing	Developers and Housing Coalitions
Action 4: Encourage communication between Sawyer County, local units of government, housing coalitions and developers to support a range of housing options.	Ongoing	Sawyer County, UWEX, Northwest Builders Association
Action 5: Develop or update a written procedural process that provides information to developers and property owners regarding coordinated decision making.	2010 and Ongoing	Sawyer County Zoning, Towns

TransportationGoal

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

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

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

Utilities and Community Facilities

Goal

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

	Target	Responsible Party
<i>Objective 1: Encourage coordinated planning and development of utilities and community facilities as defined within the comprehensive planning legislation.</i>		
Action 1: Continue the dialog between Sawyer County committees and local organizations in developing shared projects that serve the county's residents and visitors.	Ongoing	Sawyer County, municipalities, non-profits, private entities
Action 2: Work with organizations to maximize cooperative efforts.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 3: Maintain and refurbish existing park facilities, while partnering with others to develop new facilities where needed.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 4: Examine future development projects that may impact the quality and quantity of ground water resources.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
Action 5: Promote health and safety service and facilities.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
Action 6: Support the efforts of towns, villages and businesses working to find solutions for the effective disposal of holding tank sewage and septic tank contents.	2010-2015	Sawyer County, municipalities, private entities, State and Federal agencies
Action 7: Support efforts to increase development of renewable energy and septic tank contents.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies

<p>Action 8: Promote the effective implementation of a data base for implementation of septic maintenance and disposal.</p>	<p>2010-2013</p>	<p>Sawyer County, municipalities, private entities, State and Federal agencies</p>
<p>Action 9: Investigate the expansion of existing facilities or construction of new treatment facilities to accept holding tank, septic system waste and sewage treatment sludge.</p>	<p>2010-2015</p>	<p>Sawyer County, municipalities, private entities, State and Federal agencies</p>
<p><i>Objective 2: Improve and expand telecommunication services and coverage related to cellular and Internet throughout the county.</i></p>		
<p>Action 1: Establish communication with cellular and internet providers to discuss gaps in coverage across the county.</p>	<p>Ongoing</p>	<p>Sawyer County, municipalities, non-profits, private entities, State and Federal agencies</p>
<p>Action 2: Seek avenues in which to partner with local and national cellular providers to apply for communication related funding programs.</p>	<p>2010-2015 and Ongoing</p>	<p>Sawyer County, municipalities, non-profits, private entities, State and Federal agencies</p>
<p><i>Objective 3: Protect the natural environment and property owners in all public and private development projects.</i></p>		
<p>Action 1: Encourage Best Management Practices during all private and public construction related projects.</p>	<p>Ongoing</p>	<p>Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies</p>
<p>Action 2: Promote effective storm water management measures.</p>	<p>Ongoing</p>	<p>Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies</p>
<p><i>Objective 4: Provide law enforcement and emergency/rescue services to residents and visitors.</i></p>		

<p>Action 1: Explore opportunities to coordinate and share in services.</p>	<p>Ongoing</p>	<p>Sawyer County, municipalities, State and Federal agencies</p>
<p>Action 2: Continue the relationships with the Lac Courte Oreilles Tribe regarding services, responsibilities and cooperation.</p>	<p>Ongoing</p>	<p>Sawyer County, LCO</p>
<p>Action 3: Coordinate efforts across the county to secure funding opportunities.</p>	<p>Ongoing</p>	<p>Sawyer County, municipalities, private and non-profit entities, State and Federal agencies</p>

Natural, Agricultural and Cultural Resources

Natural

Goal

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

	Target	Responsible Party
<i>Objective 1: Identify and enhance the protection and conservation of environmentally sensitive and vulnerable resources.</i>		
Action 1: Protect surface and ground waters through the promotion of Best Management Practices and regulatory measures.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trust’s, Corp of Engineers, US Forest Service and others
Action 2: Work with local and national organizations to promote measures useful in protecting and conserving area resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service and others
Action 3: Distribute educational materials and outreach information.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others
Action 4: Seek state and federal funding for outreach in curbing the introduction or spreading of invasive species.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, US Forest Service, Lake Associations, UW-Extension and others

<p>Action 5: Implement recommendations and actions as outlined within documents prepared by the Land and Water Conservation Department.</p>	<p>Ongoing</p>	<p>Sawyer County Board of Supervisors, Land and Water Conservation, Sawyer County Zoning Department</p>
<p><i>Objective 2: Protect area lakes, rivers, streams, shorelands and wetlands.</i></p>		
<p>Action 1: Provide resource and educational materials to land owners, realtors and others concerning the preservation and protection of area water and land resources.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others</p>
<p>Action 2: Encourage all land owners whether on or off water, to initiate measures to control runoff and make ecologic choices in applying chemicals and land application of agricultural/human waste.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Lake Associations, UW-Extension and others</p>
<p>Action 3: Work with local and national organizations to promote measures useful in protecting area resources.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Lake Associations, UW-Extension and others</p>
<p><i>Objective 3: Protect, manage and enhance the sustainable use of forest and land resources whether public or privately owned.</i></p>		
<p>Action 1: Encourage the use of Best Management Practices in all forested areas.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, LCO, UW-Extension and others</p>

<p>Action 2: Encourage dialog between privately held timber resource companies, units of government and others to discuss harvest management strategies and projected schedule of timber harvesting.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Land and Water Conservation Department, LCO, Forest Department, US Forest Service, UW-Extension and others</p>
<p>Action 3: Implement measures as outlined within the Sawyer County Forest Comprehensive Land Use Plan.</p>	<p>Ongoing</p>	<p>Forest Department, Sawyer County Board of Supervisors, local units of government, land and water trusts and others</p>
<p>Action 4: Coordinate dialog and discussion with large forest land owners to curb the fragmentation of forest land holdings.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Land and Water Conservation Department, LCO, Forest Department, US Forest Service, local units of government, UW-Extension and others</p>
<p>Action 5: Work with local and national organizations to promote measures useful in protecting area resources.</p>	<p>Ongoing</p>	<p>WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others</p>
<p>Action 6: Maintain reclamation plans, monitor metallic and non-metallic mining operations and encourage applicable Best Management Practices at all locations.</p>	<p>Ongoing</p>	<p>Sawyer County Zoning, local units of government, LCO</p>

Agricultural

Goal

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

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

Cultural

Goal

Preserve and enhance cultural and heritage resources throughout the county.

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

Economic Development

Goal

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

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

<p>Action 2: Identify forestry businesses that follow these practices.</p>	<p><i>Ongoing</i></p>	<p><i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i></p>
<p>Objective 4: Develop economic development policies, which are reflective of the results of the 2008 Sawyer County Comprehensive Plan Survey.</p>		
<p>Action 1: Work with county officials and business leaders to develop such policies.</p>	<p><i>Ongoing</i></p>	<p><i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i></p>
<p>Action 2: Design incentive packages that can be blended or stand alone incentive packages to attract and retain businesses.</p>	<p><i>Ongoing</i></p>	<p><i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i></p>

Intergovernmental Cooperation

Goal

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

	Target	Responsible Party
<i>Objective 1: Develop methods to address existing and potential conflicts between parties.</i>		
Action 1: When necessary, form working committees between parties and other organizations that will recommend actions to resolve conflicts.	Ongoing	All units of local government and LCO
Action 2: While several different forms of conflict resolution exist, establish parameters that will allow all parties equal input into the discussion leading to a recommendation.	2010 and ongoing	UW-Extension, County Board, Towns Association, school district state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
<i>Objective 2: Share community facilities and services whenever possible.</i>		
Action 1: Develop an inventory of facilities and equipment between county and other partners that would be available by all parties to utilize.	2010-2015 and ongoing	County Board initiation with participation by school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
Action 2: Develop a formal process and agreement for request and use of shared facilities and services.	2010-2015 and ongoing	County Board initiation with participation by school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
<i>Objective 3: Strengthen the relationship between Lac Courte Oreilles and Sawyer County.</i>		

Action 1: Continue joint elected officials meetings between the LCO Council and County Board of Supervisors.	Ongoing	LCO Council and County Board of Supervisors
Action 2: Continue to enhance working relationships between County and LCO Departments to encourage greater collaboration.	Ongoing	LCO Council and County Board of Supervisors

Land Use

Goal

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

	Target	Responsible Party
<i>Objective 1: Develop short and long range initiatives that seek collaborative efforts between local, tribal, state and federal agencies and programs.</i>		
Action 1: Through intergovernmental cooperation efforts, prioritize conflicts across jurisdictions to set a working direction for recommended changes to existing and future agreements, policies and regulations.	2010 and ongoing	All units of local government and LCO
Action 2: Utilize town based comprehensive plans and plan commission actions when making department recommendations and county board decisions.	Ongoing	All units of local government and LCO
Action 3: Periodically meet with local units of government, LCO, WDNR, US Forest Service and others to discuss ongoing and future planning activities and developments that may impact communities.	2010 and ongoing	All units of local government, Federal and State agencies, LCO and others
<i>Objective 2: Development patterns and activities that protect and enhance the natural resources of Sawyer County.</i>		
Action 1: Provide examples of Best Management Practices relating to all functional use of land (forestry, logging, development, recreational, etc.).	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 2: Promote the protection of farmlands and forests through preservation of existing lands and existing or future land use regulations.	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 3: Implement recommendations from towns regarding development strategies, densities and protection measures.	Ongoing	All units of local government, Federal and State agencies, LCO and others

Action 4: Promote development densities that minimize the effects on the environment.	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 5: Encourage future development of community design elements/aspects in land use plans related to pedestrian and bicycle access and commercial corridor development.	Ongoing	All units of local government, LCO and others

Other Implementation Policies and Programs

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

Purchase of Development Rights Program (PDR)

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

Transfer of Development Rights (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 due to the fact that 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 (lake associations, environmental groups, USFS, DNR, etc.). Depending on the acquisition, funding assistance from federal, state or not-for-profit groups may be found.

Conservation Easements

When a landowner sells their 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 review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Land Trusts

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

Land Protection Tool	Pro	Con
<p>Donated Conservation Easements</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowners may receive income, estate and property tax benefits. • No or low cost to local unit of government. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Tax incentives may not provide enough compensation for many landowners • Little local government control over which areas are protected.

Land Protection Tool	Pro	Con
<p>Purchase of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Land remains in private ownership and on the tax roles. 	<ul style="list-style-type: none"> • Can be costly for local unit of government.
<p>Transfer of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Low cost to local unit of government. • Utilizes free market mechanisms. • Land remains in private ownership and on tax roll 	<ul style="list-style-type: none"> • Can be complex to manage • Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions/ Planned Unit Development

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

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

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the build able area). This undeveloped land typically serves as community open-space land and provides recreational, aesthetic and social benefits to subdivision residents. The conservation design subdivision has proven economic, environmental and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- Lower infrastructure and design (engineering) costs
- Attractiveness of lots for home development

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

- 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. BMP's 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 BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

Programs and Ordinances

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

Thirteen towns within Sawyer County are anticipated to have adopted comprehensive plans. Each of these communities has developed their own personal plan that provides guidance and direction not only to their elected officials and constituents, but to applicable county, state, and federal departments. These departments should recognize the desires of local governments. Future analysis of programs and regulations should be evaluated to consider recommendations from local units of government.