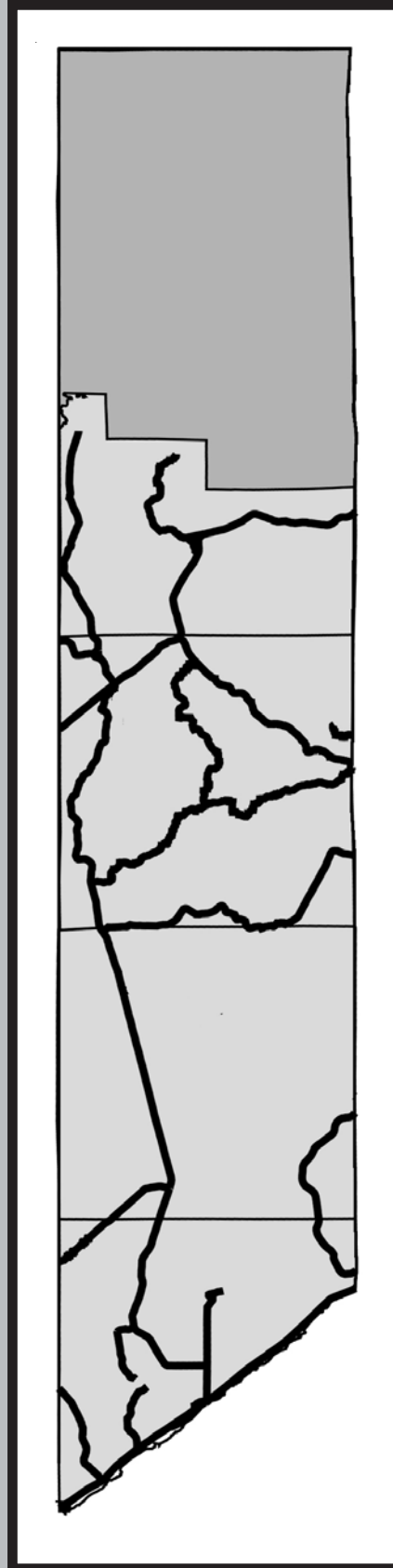




TOWN OF TOFTE COMPREHENSIVE COMMUNITY PLAN

February 10, 2005



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Thank you to all of the people of Tofte who contributed to the Plan: Those who responded to the Community Survey; Those who attended the Open Houses; And the Planning Committee who devoted many hours to the completion of this Plan.

People of the Town of Tofte



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Financial Assistance



Planning Assistance

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- A. Comments On The *Draft* Plan and Responses
- B. Businesses In The Township
- C. Demographics
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The Tofte Township Comprehensive Community Plan is the community’s blueprint for the future based on a shared vision. The primary purpose for this Plan is to help guide the future development in the Township by detailing the future vision for the Town and the goals, policies and projects that can be implemented to achieve that vision.

Minnesota Statutes, Chapter 462, Comprehensive Community Planning, authorizes townships to prepare and implement a comprehensive community plan.

Tofte Township has undertaken this planning process for several reasons. These reasons for creating a Comprehensive Community Plan include:

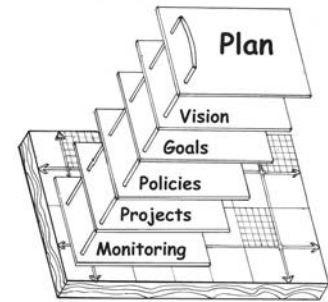
- Cook County, in their 1997 Land Use Guide Plan, provides direction for Townships to undertake and complete subarea plans.
- To use an integrated, systematic response to plan for the growth that has occurred along the North Shore (average a 6.6 percent annual growth rate (MPCA, Duluth, MN, 2000)) and the anticipated future growth.
- To develop goals and policies that will guide the reconstruction of Highway 61 and the creation of a core village that incorporates the history and culture of Tofte as well as avoiding strip development along Highway 61.

In July 2004 property owners in the Township were notified via mail that the Town was conducting a community planning process, that their would be a community-wide meeting where they could share their vision for Tofte, and if they could not attend, asking them to submit their visions via email or mail.

At the July community wide meeting visions, issue and concerns were noted. These visions and issues were combined with written comments received via mail (See Appendix A). These comments from the community helped guide the Steering Committee in making decisions.

A Steering Committee was formed and met eight times (See Acknowledgments for a list of Members). All decisions made by the Steering Committee were done so through a consensus based process. The Committee created a vision for the community and the goals and policies needed to achieve that vision. There is also a list of projects that need to be undertaken to achieve the Community’s vision.

Purpose of the Plan



Reason For The Plan



Planning Process



Introduction



A *Draft* Community Plan was published in December 2004. A subsequent Open House was held in January 2005 seeking community input on the *Draft* Plan. These comments were considered and responded to in this Community Plan.

This final approval of the Community Plan rests with the Cook County Board.

The elements reviewed and considered in developing the Comprehensive Plan were:

- 1997 Land Use Guide Plan for Cook County Minnesota.
- The visions, concerns, opportunities brought forward by residents and steering committee members during the planning process.
- The plans and policies of others.
- Information contained in Chapter 2 describing the current conditions in Tofte as well as some possible future growth scenarios.

Opportunities and Issues

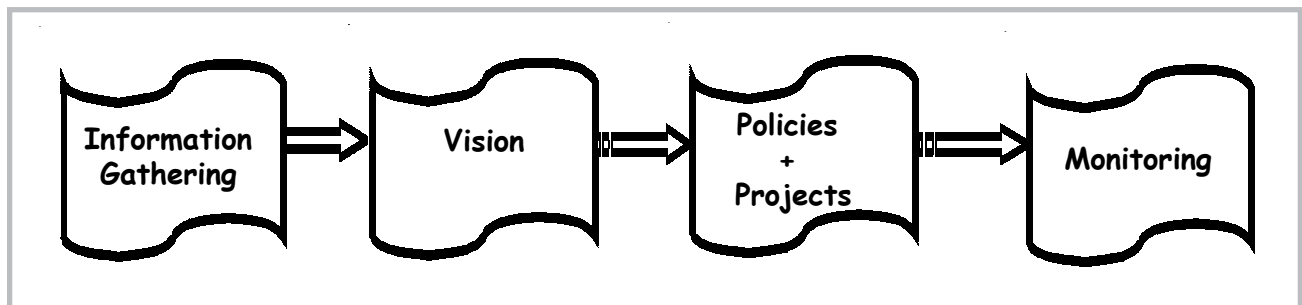
The main opportunities and issues identified by the community focused on the following:

- The emphasis on the community village core area with the reconstruction of Highway 61 and maintaining the historical and cultural context of Tofte as well as pedestrian oriented development.
- Maintaining the historical and cultural context of Tofte and its community facilities such as the Fishing Museum, Tofte Park, and Tofte Park Road.
- Providing for affordable housing opportunities and the potential need for senior housing.
- The protection of natural resources and their connection to the community's livelihoods.
- The development of a strong local economy featuring diversity, sustainability, and a range of economic opportunities.

The Plan is divided into the following sections:

- Chapter 2 describes the current conditions in the Township detailing where the community is, who the community is, and what trends may influence the community as it moves toward the vision for the community.
- Chapter 3 describes where the community would like to go. It presents a vision of the community in the year 2015.
- Chapter 4 describes how the Township can achieve its vision by detailing the policies that can be used to make decisions regarding future development.
- Chapter 5 lists projects that are next steps to achieving the vision for Tofte.
- Chapter 6 discusses monitoring the plan to see if the Town is moving towards its vision or if the plan needs revision.
- Appendix A lists all of the public comments received regarding the *Draft Tofte Community Plan*. It also displays how the comments were responded to.

How To Use This Plan



This chapter describes the existing conditions in the Township and discusses what future trends may be affecting the Township in terms of planning for its future. This Chapter is divided into three parts: The community, the land, and the interconnection of those components creating the economic conditions for the community.

Tofte is located in the west end of Cook County along the North Shore of Lake Superior about 90 miles northeast of Duluth, MN. It serves as a commercial center for the west end of the county.

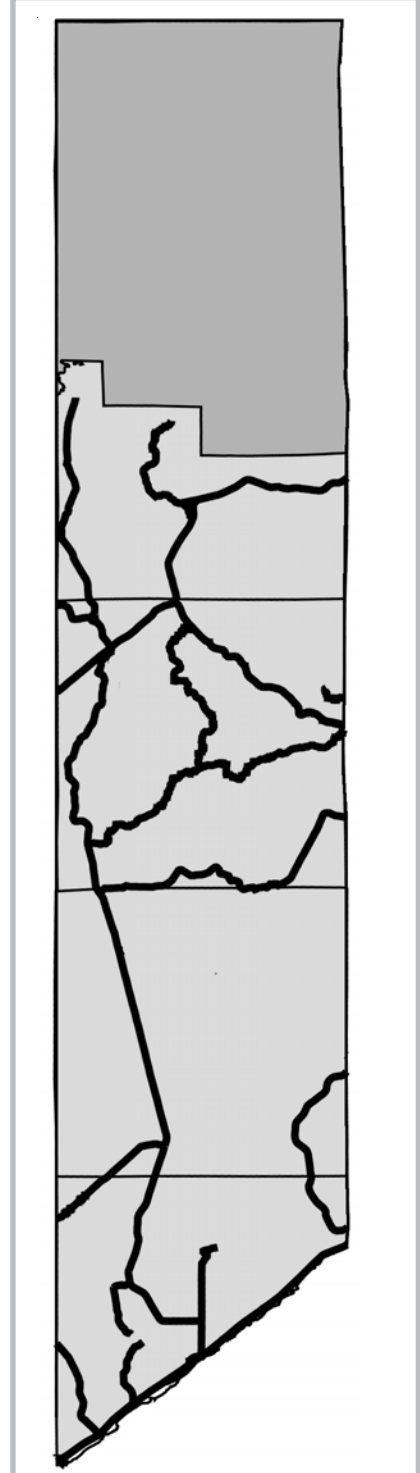
Tofte Township extends from the shore of Lake Superior over 24 miles inland into the Boundary Waters Canoe Area Wilderness (BWCAW) covering over 164 square miles. The majority of the residents live along the North Shore within three miles of the Lake. This is a function primarily of public land ownership as well as the location of infrastructure and early settlement patterns.

Native Americans arrived on the North Shore shortly after the retreat of the last glaciers 12,000 years ago. French explorers and voyageurs arrived about 350 years ago. Tofte's European white settlement began in 1893 when three Norwegian fishermen settled in the area. Brothers Andrew and John Tofte and their brother-in-law Hans Engelson sold lake trout and bluefin to markets in Duluth, the Twin Cities, and Chicago. The Tofte pier was an important landing point for travelers and commerce before communities were connected by road. The North Shore Commercial Fishing Museum, a replica of the original twin fish houses tells the story of commercial fishermen on Lake Superior.

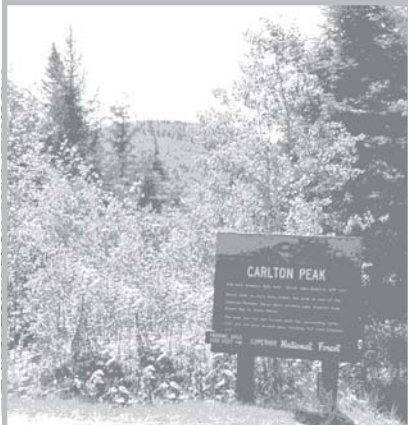
The Scandinavian influence in Tofte is reflected in its buildings that have steep roofs to shed snow. The buildings also reflect a usage of material native to the area. In addition, these Scandinavian influenced buildings reflect clean, simple utilitarian lines.

At the turn of the century logging was a mainstay of the area's local economy. There are numerous remnants of old logging railroads inland from the Shore. In fact, early railroad beds now serve as roads.

The Community



Where We Are Now and Who We Are Now; Future Challenges



Carlton Peak, rising above the settlement of Tofte is the highest peak on the North Shore. It rises 927 feet above Lake Superior and 1,529 feet above sea level. At the turn of the century the peak was owned by Minnesota Mining and Manufacturing as a possible source for abrasives. Subsequently, a quarry on the south side of the peak supplied the material for the Taconite Harbor breakwater.

Tofte, with its prominent “Welcome to Superior National Forest” sign is a gateway to the National Forest and the Boundary Waters Canoe Area Wilderness. The Town is also a gateway in terms of providing outfitting services, resorts, and cabin accommodations for visitors.

The U.S. Forest Service Ranger Station in Tofte has a number of the log buildings that were constructed by the Minnesota Civilian Conservation Corps and are still used as residences. Inland, logging camps, and the Sawbill CCC Camp were also built with rough hewn logs and timber planks. Only remnants of the foundations of the CCC Camp remain today.

Tofte maintains picnic facilities and a public boat launch in the Tofte Town Park and celebrates its heritage with a fireworks display every Fourth of July. The Park, with its pedestrian bridge and wishing well are fine examples of cobblestone masonry. As with most of the public services in Tofte the maintenance of the park is done by volunteers, which reflects the active involvement of its citizens.

The Town also provides emergency services through its First Responders and a volunteer Fire Department. The Fire Hall and Town Hall are adjacent to each other on the shore of Lake Superior. The Town also maintains its Cemetery.

Temperance River State Park, on the west side of the Town was established in 1957. It offers camping, hiking, skiing, and swimming.

Birch Grove School is a focal point for the community. As well as being a school it serves as a community center where residents can use the facilities for meetings and other gatherings. It also has a computer lab available for residents’ use. In addition, once a week, it provides space for a health clinic. There is also a youth hostel located in the School.



The population of Tofte, according to the 2000 census is 226. The 1990 Census indicated that Tofte's population was 231, a very slight loss in population. See Appendix C, Demographics, for a detailed summary of the demographics of Tofte. In general, Cook County has experienced an increase in population, although it appears that Tofte is basically stable at around 230 people.

Population

The State demographer predicts that Cook County's population will grow from its current population of 5168 (2000 Census) to 5690 in 2005; 6250 in 2010; and 6850 in 2015 or about a 9% increase in population per 5 years. The 1997 Cook County Land Use Guide projections of a "high" growth rate for 2015 of 4,550 have already been exceeded in 2000.

If Tofte were to experience a cumulative 9% growth every 5 years, the population could increase by 65 people by 2015. It is expected that there will be a net-migration increase in Cook County in the 55 to 74 age group (1997 Cook County Land Use Guide). Cook County (by percentage) is one of the fastest growing areas in the State. About 31% of the population in Tofte are in the 45 – 60 year age group. With in-migration of older people, that age group will experience the most increase. This is also being experienced across the State. The 1997 Cook County Land Use Guide anticipates an out-migration of younger people. Planning implications for an aging population are related to facilities for older people and health care facilities. In addition, the decline in younger populations has workforce availability implications as well as implications for maintaining the Community School.

As there are no statistics for the future growth of Tofte, one can only project future scenarios. And, growth in the Township is also dependant upon a combination of interrelated factors as well as, to an extent, local planning policies.

Housing



Land use, jobs, and the ability for a community to grow are all strongly tied to housing. A community's future, its health, wealth, and vitality are also interwoven with a community's housing availability. The community has and does recognize the need for affordable housing for all its residents. The average value of new housing has risen from \$38,000 in 1990 to \$80,000 in 1994 and continues to rise today.

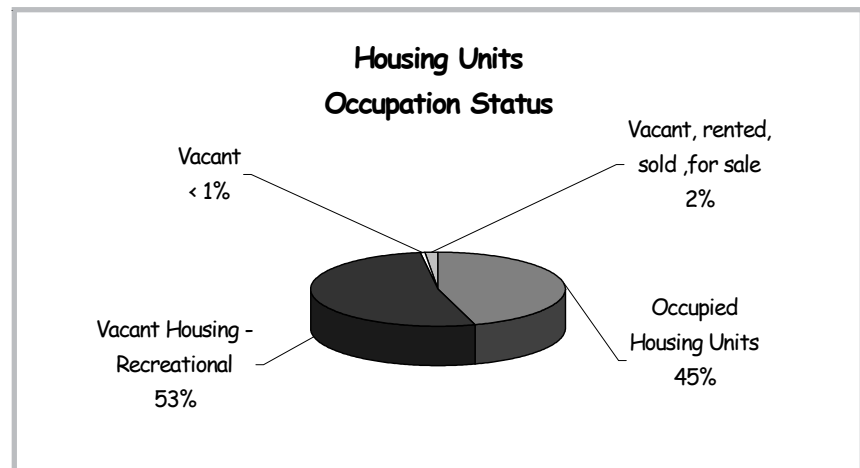
In Tofte, there are 225 total available housing units of which 118 are vacant / recreational housing. This statistic also reflects that there is a considerable seasonal population fluctuation in Tofte. The ramifications for this include the increased need for public services during those months as well as a boost to the local economy.

There are 2.26 people per owner occupied housing unit, with a similar occupancy in rental occupied units with 2 per household. Were one to combine a scenario where Tofte were to experience a cumulative 9% growth every 5 years with the current occupancy per unit, it could be expected that the community may need 30 more units. Using projections based on The Cook County Land Use Guide of 50 units per year and 72 units per year in the County, the proportional increase in housing for Tofte would be 1.4 per year and 2 per year. In the year 2015 this would result in an increase in units ranging from 15 to 22 units. Possible scenarios, then, range from a 15 to 30 unit increase by 2015.



There are virtually no statistics available for the increase in the number of vacation, rental housing units.

Figure 1.



Currently, about 98% of the land use in the Township is in Forest - Agricultural -Recreational land use. The remainder of the land uses are residential (R1), commercial (GC), and resort / commercial (RC/ R) and Lakeshore Residential (LSR). See Table 1. In terms of land use, the significant variable for providing opportunities for housing as well as other development is the amount of available private land for development. See the Map Appendix for a current zoning map displaying land uses.

Of the approximately 80,200 acres in the Township (Outside of the BWCAW) 5% is privately owned. The majority of private land is adjacent to the Shore following an historic settlement pattern and subsequent development of roads and services.

In Tofte's early years, prior to the development of the North Shore Highway in the early 1900's, ships provide the transportation for goods and people. Inland, railroads provided for the movement of timber.

Today, the majority of the roads in the Township are Forest Service roads serving the inland portions of the Township. Highway 61 serves as is the primary road connecting Tofte with Duluth to the west and Canada to the east. This highway serves both the tourism industry and is the major international transportation route going to and from Canada. It is expected that the Highway will be reconstructed within the next few years.

The major access going inland is the Sawbill Trail (Cook County 2) winding northward for 23 miles and terminating at Sawbill Lake, an entry point to the BWCAW. The only inland commercial business is an outfitter at Sawbill Lake. East / west access is the "600 Road" and Cook County 3 and FR 165. These inland roads serve for timber hauling and in the Fall are very important for Fall Color Tours. Driving any of these roads in the inland area provides many opportunities for wildlife viewing.

Currently there is only one Township road, the road to the Cemetery.

Land Use



Roads

Table 1.

Tofte Township					
Zoning District Summary (Not Including BWCAW)					
	Private Land		Public Land		All Land
Zone District	Acres	Percent	Acres	Percent	Total Acres
FAR 1	1973	3%	66269	97%	68242
FAR-2	333	3%	9652	97%	9986
FAR -3	183	69%	83	32%	266
GC	130	99%	0	0%	130
LSR	45	100%	0	0%	45
R-1	884	70%	376	30%	1260
RC / R	152	58%	113	42%	265
Totals	3700		76493		80193

Trails

There are many hiking, skiing, and snowmobile trail in Tofte Township. Snowmobile Trail access is provided adjacent to the Temperance River State Park. The Superior Hiking Trail runs along the ridge and provides many scenic viewing opportunities. The Sugar Bush Ski Trail provide cross country skiing opportunities. There are many old logging roads providing hunting, hiking, and bicycling opportunities. In addition, the Township has thousands of acres of land to simply walk in the woods. There is a lake-walk trail following the shore and will eventually connect to Tofte Town Park. (Map Appendix)

Telecommunications

There is a high speed DSL Line which runs along Highway 61. In the near future, there will be cell phone coverage available for the North Shore area of the Township.

Electrical Power Supply

Approximately 90 % of the Township is does not have electrical power service, as almost all the residents live adjacent to the North Shore. The furthest extent of inland electric power lines is to the area around White Pine Lake. Those living inland, generally use renewable energy power sources.

Sewage Treatment

Currently all of the sewage treatment on residential and commercial properties are individual systems. Tofte is a member of the Tofte Schroeder Sanitary District (TSSD). This group has explored options for sewage treatment systems and is continuing to do so.

All residential houses rely on wells for their water supply.



Tofte has a wealth of natural resources – Lake Superior, vast forested tracts, inland lakes and streams, most having very limited development on them and healthy populations of various plant and animal communities.

Tofte is in the coniferous biome and over the years the landscape has been formed by natural forces such as wildfire, insects, and other natural change agents. With European settlement, the natural environment has been altered through logging, road and trail construction, trapping, and other human activities such as fire suppression. However, natural forces today still continue to have a significant role in shaping the environment.

Tofte is rich in the number and diversity of flora and fauna. There are 146 identified sensitive species in the Township. (See Map Appendix). There is a broad mix of conifer and hardwood components. The ridge along Lake Superior has northern hardwood types which, in the Fall, gloriously display their colors, beckoning many visitors to venture into the forest. Heading inland to the Canadian Shield country, coniferous forests become more dominant.

Tofte is separated by a continental divide into two major watersheds: One flowing north into Hudson Bay via the Rainy Lake Watershed and the other into Lake Superior. There are numerous, smaller watersheds. The Temperance River watershed is one of the relatively large watersheds in the County draining about 18,600 acres. (See Map Appendix)

Lake Superior is the world's largest body of freshwater, containing over 10% of the total surface freshwater on earth. Most of the shore is forested and rocky.

There are no known coastal wetlands along Lake Superior in Tofte Township. Inland, wetlands are scattered amongst the uplands forming a rich mosaic of interconnected landscapes.

There is limited information on ground water conditions in Tofte.

Vegetation



Watersheds, Wetlands



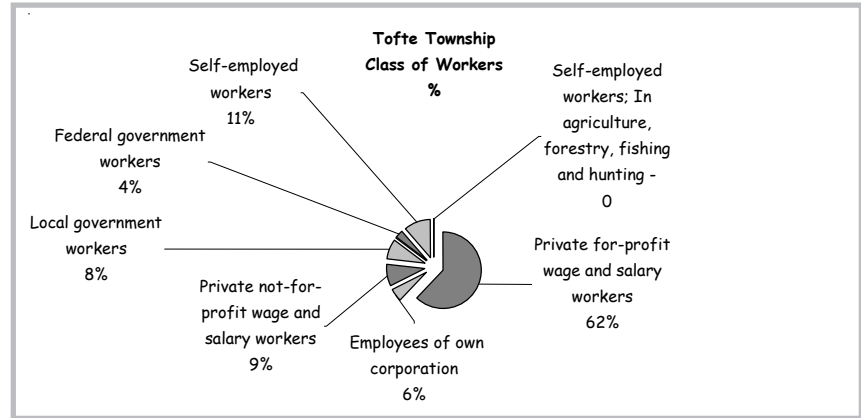
Where We Are Now and Who We Are Now; Future Challenges

Class of Workers

People's livelihoods have always depended on natural resources in Tofte Township. Initially it was fur trading and fishing, and timber. Currently tourism is a major component of the Tofte economy. Although timber harvesting is significant in Tofte Township, there are no workers in the Town directly making their living off of timber harvesting. Figure 2 displays the classes of workers in the Township.

Seventeen percent of the workers are self-employed or own their own corporation. The majority (62%) are privately employed wage and salary workers. Government workers account for 12% of the workforce

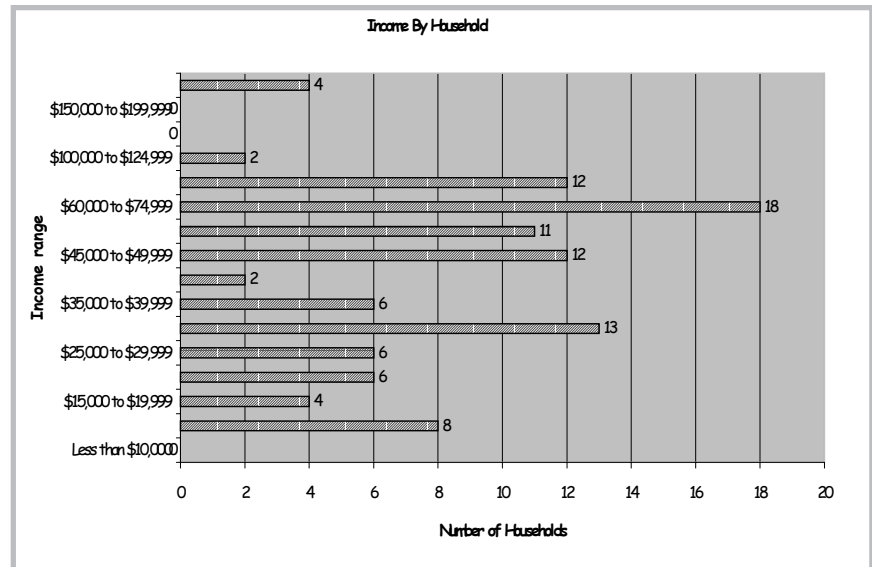
Figure 2



Income

Median household income is \$47,188. Figure 3 indicates that earnings fall into two categories: 43% of the workers earn from \$10,000 to \$45,000; and 53% earn from \$45,000 to \$100,000.

Figure 3



Lodging and retail business constitute the major sectors in Tofte Township. Seven facilities provide lodging for visitors to the Township. Retail establishments include gift shops, bait shops, a food market and a gas station / store. Services in Tofte include outfitters, charter fishing businesses, car and snowmobile repair, construction services, machine services, and a bank. (See Appendix B for a list of businesses)

Economic Sectors

There are no business and labor statistics kept on a Township level. In fact, most projections and outlooks are on a regional basis. Figure 4 displays employment outlooks for the Northeast Region of Minnesota. (Minnesota Department of Employment and Economic Development, 2004

Regional Outlook

Service occupations including food preparation and serving and home care aides are expected to add the most workers. Professional workers are expected to add the most workers in health care, registered nurses. Sales and related occupations are expected to increase for cashiers and retail salespersons. Temporary foreign workers are a significant part of the seasonal workforce.

According to the DEED Labor Market Information Office Region 3 Labor Market Profile (June 2004), “unless labor force participation rates change dramatically- and they have been fairly constant over the last decade- the size of the active workforce will level off.” This factor, coupled with affordable housing opportunities may affect the growth of Tofte’s economic sector

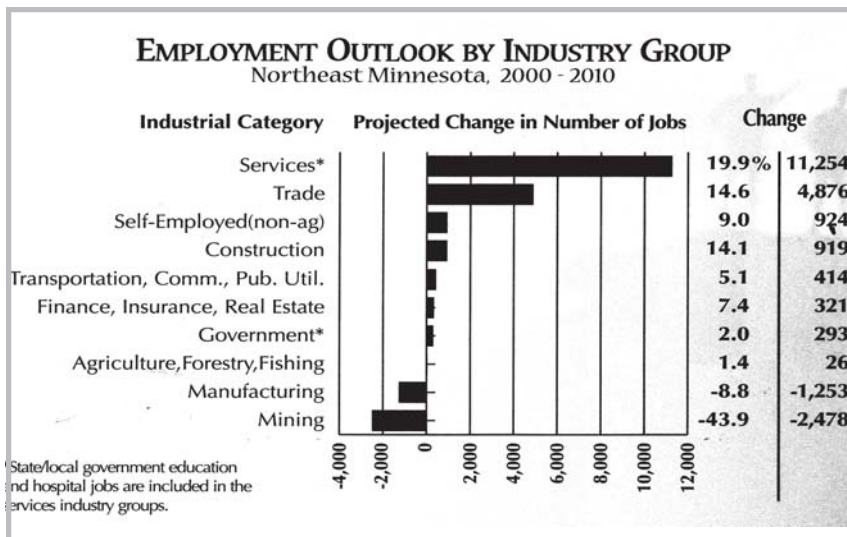


Figure 4

This narrative should be read as if it were written in the year 2015 describing the Town at that time. It can be also used today as a guide to policies and projects that the Town can implement to achieve its vision: “Tofte—A Community With a Sense of Place”.

Tofte recognizes that it is a community, the by-product of people working and living, sometimes coming together, sometimes staying apart, but always recognizing their interdependence on each other and the natural world.

Tofte Township, whose boundaries range from the North Shore of Lake Superior to the heart of the BWCAW, recognizes that there are many levels of rural living, all interrelated and providing for the rich mosaic of rural community life in the Township. Tofte embraces the vastness of its Township and its unique ability to provide broad levels of wildness, ruralness, and community. There is a continued emphasis on maintaining public land ownership in remote, rural areas with most private ownership near roads, the village of Tofte, Lake Superior, and other areas where services can be efficiently provided.

Although much of the Shore is more densely populated, the wildness and appreciation of its natural resources are deeply imbedded in the community. One cannot have the richness of “Tofte” without all of its parts. Public lands have been maintained providing for open space, wildlife habitat, views, and recreation.

Tofte is a preeminent North Shore destination with a unique and remarkably vibrant village center, which among other things is a gateway to the wilderness of its interior lands. At its heart stands the Tofte Commercial Fishing Museum interpreting Tofte’s heritage and exploring the evolution of the village of Tofte. The village of Tofte finds its inspiration from its fishing and logging heritage creating a concentrated village core which anchors Tofte’s sense of place.

In The Year 2015

The Community

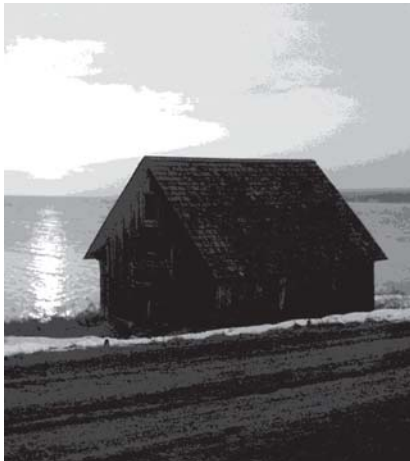


A Wild and Diverse Land



Tofte's blend of diverse natural resources and features, including its climate, attracts people to visit and live in the township and is the foundation for most of its economic activity.

Tofte's distinctiveness continues to be grounded in its relatively low levels of development and population that are enhanced by a sense of undeveloped wildness and remoteness expressed, in part by the presence of Lake Superior, the Boundary Waters Canoe Area Wilderness, and other large tracts of publicly accessible land. Its unique mix of seacoast, forest, lakes and mountains, its large expanses of relatively intact ecosystems, and its relatively unpolluted setting continue to define Tofte.



Although people's understanding of and reaction to the physical setting may vary there is a broadly shared acceptance of the inherent value of these features and the need to sustain them into the future.

Tofte township has protected its water resources by assuring that the sewage treatment systems in the township are well designed, cost efficient, and meet the needs of users—from individual systems to shared systems to sewer districts where warranted. An emphasis has been placed on shared sewage treatment and water supply systems to preserve natural resources, including sand and gravel.



Electric power lines and other utility extensions use existing road and utility corridors whenever possible, are buried whenever possible, and have rights-of-way maintained with environmentally sensitive methods. Residents in remote areas have been encouraged to use renewable methods of electrical generation not requiring utility corridor extensions and continue to be very successful in their efforts.

One of the defining characteristics of Tofte continues to be the direct daily interaction between people and the natural world. This may occasionally be casual but seldom taken for granted. More often it is intentional and direct—hiking, skiing, boating, snowshoeing, camping, snowmobiling, golfing, canoeing, hunting, observing. It occurs along undeveloped lakeshores, in yards, on well-groomed trails, down narrow deer paths, at quality resorts and recreational facilities, or upon clear steams. The wealth of opportunity for interacting with nature, at formal built facilities or in natural unformed settings, offers time and place for recreational and contemplative pursuits. The interdependency of people and the environment are sustained by the presence of each other.

Tofte continues to be a nationally recognized center for skiing, hiking and biking with trails running along the ridge land connecting with the village. Bicyclers can now bike the entire length of the North Shore and many make the village one of their overnight destinations. The inland areas of the Township are connected to the village and provide for rugged exploration by motorized and non-motorized enthusiasts. A specific trail system for motorized sports connects the village of Tofte with inland areas thereby ensuring public safety and reducing user conflicts.

People's livelihoods have always been based upon natural resources and comparatively small scale enterprises by national standards. That tradition continues with a healthy and diverse economy incorporating locally produced and supplied goods and services and featuring businesses that are small-scale, locally owned, and minimally polluting.

Its economic and cultural life is a diverse mix of people bolstered by a greater than average number of self-employed, creative people, and a large number of seasonal residents.

Tofte's economy flourishes on a sustainable basis that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and livelihoods depend.

**People, Nature and the
Active Life**



**Economics
Small Is Vibrant**



Sustainable Development

Sustainable development practices initiated in 2004 has helped Tofte meet its current needs and is the basis for allowing future generations to meet their needs. Through sustainable development, Tofte continues to have a diverse economy providing livable wages and affordable housing for all. Because of this diverse and prospering economy, there are jobs available making it viable for younger people to remain in the community.

The large amount of publicly owned land provides opportunities for people to make a living and at the same time, helps direct and encourage private development activities to areas where infrastructure exists or can be provided for efficiently.

The core commercial area of Tofte, a compact village, has grown to meet the needs of its residents and visitors.

Tofte is known for its ability to provide quality affordable housing for all its residents.

Community Spirit

Tofte continues to be a place where people value each other, their local history, and the active participation of its citizens in creating a thriving community.

The Birch Grove Community Center continues to house an award winning school and educational center for all its citizens, a product of the Town's commitment to the value of education and the importance of a community school.

In the strong Tofte tradition, public services including the Tofte Fire department and First Responders continue to be provided by its citizen volunteers.

**Community
Independent + Cooperative**

Tofte's relatively rugged, remote setting, deep winter, and sustainable economy continues to attract people who embrace its heritage and culture melding individuality with the best interests of the community.

The result is a small, open community with a pleasing small town flavor where people interact with each other in a variety of contexts, feel safe, care for each other, and accept newcomers while fostering an ongoing spirit of individuality.

Tofte recognizes areas that make up the mosaic of the Township and their ability to provide distinct experiences and resources for the Township. These broad, general geographical areas have helped define and maintain the essence of Tofte.

The village is a preeminent North Shore destination with a unique and remarkably vibrant village center. The village continues to be a core commercial center in the west end of Cook County with a strong commercial and public service hub and a mix of housing. This commercial center has a village core that extends inland providing basic services for local residents as well as services that compliment the seasonal residents and visitors to the area. New community facilities such as an outdoor concert space and amphitheater provide a space for local residents and visitors to gather and enjoy many community activities.

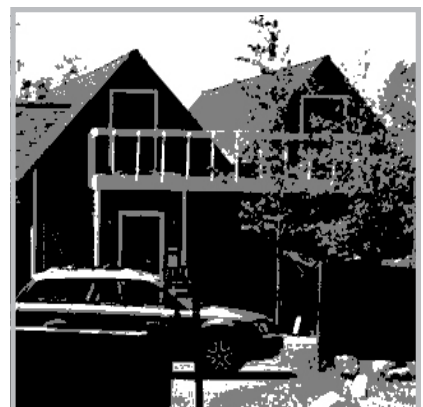
The village has innovative, shared sewer systems and water supply systems that protect its natural resources.

There is an interconnected sense of place from the gateway to the village, following the Shore to Tofte Park, winding through the main commercial center to the western edge of the village. This village way passes through the village weaving along, providing glimpses of the Lake as well as places to connect with the water.

Visitors and residents alike, share the history of Tofte, by walking along a marked historical tour through the village passing by the Tofte Park, the restored dock and the expanded fishing museum. At its heart stands the Tofte Commercial Fishing Museum interpreting Tofte's heritage and exploring the evolution of the village of Tofte. The village of Tofte finds its inspiration from its fishing and logging heritage creating a concentrated village core which anchors Tofte's sense of place.

The Town of Tofte along with MNDOT received a National Design award for their Creative Village Main Street design incorporating a village core while providing an efficient, safe route through the village. The roadway has been designed to enhance safety, is consistent with the scale of the village, and preserves the natural beauty along the Scenic By-Way.

Tofte Village



Vision: Tofte, A Community With A Sense of Place In The Year 2015

Highway 61 Corridor Outside of Village Core

The image of Tofte, for both residents and visitors, is defined in large part by the experience along this corridor as it supports most of the travel and exchange in and out of the county. It is a vital part of the Township in aesthetic, economic and social terms.

As viewed from the highway, Tofte has maintained its largely undeveloped character. Driveways and access roads lead to buildings that are out of sight. This appearance is broken by stretches of sweeping lake vistas and other sites that have development adjacent to the highway.

Tofte, long a gateway to the Superior National Forest now boasts a formalized entry to the village of Tofte and the upper stretches of the North Shore Scenic By-Way.

Temperance River State Park, Tofte Park and other informal and formal public areas, continue to provide direct access to the lake or to views of it.

The Lake Superior shoreline and water quality have been protected from excessive vegetation removal, failing septic systems, erosion, intensive chemical use (e.g., lawn care), road salt, pollution from boat traffic, non-local airborne sources of contaminants, and similar impacts.

When viewed from the highway or the Lake, the scale, mass and orientation of structures fit well with the natural landscape and sustain a small scale perspective of development. Most developed areas are unobtrusive, dominated by the natural setting and vegetation. Special attention to structures on higher elevations has limited their visual impact.

Resorts, camps, parks and other recreational facilities are located along the corridor but other commercial uses are located in the village of Tofte.



This area of Tofte has remained as minimally developed forested lands mainly owned and managed by public agencies (US Forest Service, MNDNR, Cook County). The inland part of the Township provides for many diverse natural resources and ways for the community to use them. Non-recreational development is still limited in these areas.

Private development is primarily year-round and seasonal residences and has been encouraged to locate in areas of existing development, along existing roads, on developed lakes possessing the capacity to sustain such development, and in areas where services (e.g., school bus, utilities, emergency services) can be relatively efficiently delivered.

The area continues to see limited commercial activities.

The Sawbill Trail continues to be the main north-south road into the interior accessing the BWCAW. The extent of visible development continues to be concentrated close to the Tofte village area. The Sawbill Trail has been included as one of the Nation's "All American Roads".

Inland Lakes and Forests



Inland Lakes and Forests

This area of Tofte has remained as minimally developed forested lands mainly owned and managed by public agencies (US Forest Service, MN DNR, Cook County). The inland part of the Township provides for many diverse natural resources and ways for the community to use them. Non-recreational development is still limited in these areas.

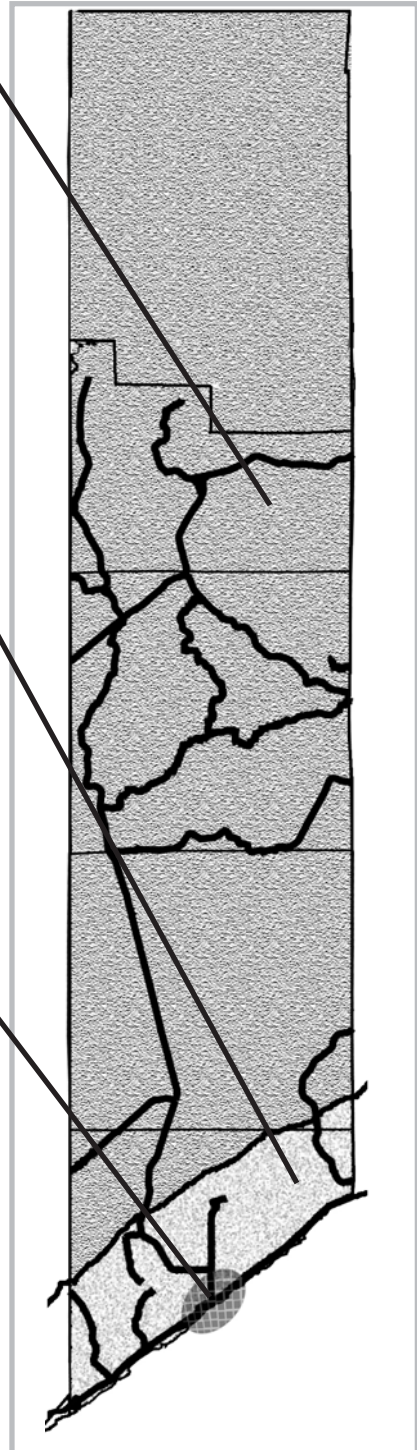
**Highway 61 Corridor
Outside of Village Core**

The image of Tofte, for both residents and visitors, is defined in large part by the experience along this corridor as it supports most of the travel and exchange in and out of the county. It is a vital part of the Township in aesthetic, economic and social terms.

Tofte Village

The village is a preeminent North Shore destination with a unique and remarkably vibrant village center. The village continues to be a core commercial center in the west end of Cook County with a strong commercial and public service hub and a mix of housing. This commercial center has a village core that extends inland providing basic services for local residents as well as services that compliment the seasonal residents and visitors to the area.

Map1. Concept Map



Goals and Policies

Introduction

The following goals are guides that can be used to help Tofte achieve its vision for the future. As such, the goals represent desired end results. Under each goal are policies which further guide ongoing decision making to achieve those goals.

These goals and policies must be applied with a sense of balance, noting that achieving one goal may lessen the effect of achieving another goal. Decisions using these statements must establish a balance between them that is appropriate for the context in which the decision is being made.

To achieve a pattern of land use that reflects the vision for Tofte.

**Goal
Overall Land Use**

Policies:

The vision for Tofte shall be explicitly considered and discussed when making land use decisions, investing in public infrastructure, evaluating impacts of projects and programs, and considering other pertinent matters.

Land use planning and management decisions will incorporate an ecosystem based management approach that:

- Recognizes the interrelatedness of natural resources and focuses management on the sustainability of whole ecological systems as the best way to do the most good for the greatest number of species.
- Recognizes the economy, the community, and the environment are interrelated and that solutions to issues must reflect that economic prosperity and lasting livelihoods depend upon healthy ecosystems;
- Requires that government and people at the community, regional and state levels work together to face problems, identify opportunities, and find common solutions.

Annually, at the first organizational meeting after the Annual Meeting, the Town Board shall assess the need for a further, in-depth review of this Plan.

Goal:
General Land Use

To have land uses and land use districts that are appropriately located for the anticipated types of land uses, compatible with natural resources, are appropriately located with respect to existing infrastructure, and to protect non-compatible land uses from one another.

The predominant use of undeveloped or remote areas, particularly areas not served by maintained roads or school bus service, should be forest management, recreation, recreational services, wildlife habitat areas, and the maintenance of healthy ecosystems.

Rezoning of land must consider the existing quantity of land available at the appropriate locations and at that time for a given purpose.

Current economic, natural resource use and population information should be used to adjust the amount and location of individual land use (zoning) designations to provide a variety of living and working situations.

Land uses with compelling location-specific requirements (such as an industry's need to be adjacent to water and highway for shipping, special commercial facilities such as ski hills, golf course or resorts, or uses utilizing existing structures or sites with extraordinary limiting features) must be evaluated in light of those unique requirements or features and the use and potential adverse impacts on adjacent property and uses.

Private or public ownership should not be a sole determining factor in the development or non-development of land. Overall development patterns of adjacent areas, the ability to economically provide needed public services, natural features, the land's importance or potential importance to larger ecosystems, impacts on the local economy, and other such intrinsic factors must be considered as well.

The Town Board may consider other factors that provide for the orderly development of the Town and provide for the betterment of the community.

Agricultural activities are recognized as a valid land use and will be encouraged where appropriate.

The Town recognizes and supports the existence of the Boundary Waters Canoe Area wilderness, existing State Parks and other Federal and State lands for appropriate uses within Cook County.

Potentially incompatible adjacent land uses shall be buffered from one another. Means to accomplish this may include open space, berming, plant material, building design, hours of operation, noise control, or other means.

Review of conditional uses or re-zoning must evaluate impacts on but not limited to: relationship to land use plan, benefit to the overall community, adjacent use, air and water quality, traffic generation, public safety and health, area aesthetics, and economic impact on area.

Redevelopment of already developed lands is generally preferred over the development of undeveloped land.

Underground utility lines are preferred wherever feasible and utility providers are encouraged to allow the growth of woody vegetation along right – of –ways to serve as visual screen zones along the edges and as water course protection zones. Further, utility providers are encouraged to maintain right-of-ways in a manner that reduces fire hazards.

To maintain and enhance the quality of natural resources and other natural features and to sustain and enhance the biological diversity and ecological function of native ecosystems.

**Goal:
Natural Features
Environmental Concerns**

Policies:

Adverse impacts on air quality, surface and ground waters, wildlife habitat, ecological systems, and other natural features must be evaluated and minimized in land use decisions.

Visual impact of altering the landscape and of new development must be measured and considered in local land use decisions and the vision for Tofte.

The value of natural features as the basis for economic activity should be maintained and enhanced.

How We Will Get There

Guiding Principles

Encourage the conservation and preservation of unique or distinctive natural features and systems (e.g., lakes, land areas or other features of scientific, natural history or archeological significance) in recognition of the irreplaceable character of such resources and their importance to the quality of life in Cook County.

The goals, objectives, and policies of the Cook County Comprehensive Water Management Plan are included within this plan by reference.

Views from public roads, especially Highway 61 (outside of the village core) and the Sawbill Trail are to be dominated by the natural setting with most development unobtrusive and secondary to the view.

Cumulative effects of land use decisions regarding natural features and systems, including the function of riparian ecosystems and the permanent conversion of land, shall be evaluated on watershed and eco-region scales.

Noise and night lighting will be specifically considered in all land use decisions. The night skies, the stars and the Aurora Borealis are still vibrantly visible throughout the Township as a result of maintaining guidelines for lighting. Noise levels are kept to a minimum and the relative solitude of Tofte, from the wilderness to the village core are enjoyed by all.

Maintain the function and health of the county's hydrologic cycles by protecting wetlands, riparian areas, and streambeds and water recharge areas.

Land use decisions shall insure that there is no net loss of wetlands.

In land use decisions the health and existence of natural systems shall be considered to have inherent value apart from their value as resources for human use.

In order to participate in the effort to conserve, protect, and enhance natural features affected by global processes (such as atmospheric change, air born contamination, loss of non-renewable resources), Tofte will move toward an ideal of sustainability by conserving energy, reducing waste, reducing pollution and exploring innovative ways for the community to achieve local sustainability in land use

practices and in the delivery of services.

Encourage cooperative forest management between Federal, State, private, and County authorities to solve common problems, review each others' plans, develop common goals and management practices, and work with common resource data bases.

Encourage forest management plans and practices that insure sustainable, biologically diverse forest ecosystems and provide merchantable levels of timber for harvest at a rate of consumption that is within the capacity of the forest for renewal.

Encourage the management, use, and harvest of forest resources that supply and enhance value added products produced in the community.

To create and maintain land use districts that provide for a range of residential opportunities with respect to cost, density of development, and locations within the Town.

**Goal:
Residential**

Policies:

Residential density should be greatest near areas of concentration of commercial and public services and employment opportunities.

Within the Town there should be opportunities for a variety of residential development densities ranging from low densities in remote areas to village-like densities in the community centers and for a variety of residential types including single family homes (including manufactured housing), duplexes, triplexes, quads, larger multiple family structures, and manufactured home parks.

Areas not served by public services (e.g., utilities and roads), but in a "next tier" location where service might be logically extended in an orderly way that would not pass over or "leap frog" other suitable lands should be made available for recreational residential or year

around residential uses that do not require public services.

Residential uses will be allowed in the remote un-serviced areas of the Town only if the property owner accepts a waiver that relieves the Town and the County of the obligation to provide services to those uses.

Areas designated primarily for residential use should be located so as to be free of any detrimental effects from commercial or industrial uses except when there is an intended and explicit intention to mix the uses.

Encourage and support efforts by other entities (private for-profit non-profit, public) to provide an adequate supply of quality housing with prices affordable to the work force of the Town and Cook County.

Residential areas should have ready and convenient access to public parks open areas or green space.

**Goal:
Commercial**

To provide opportunities for commercial facilities that meet the needs of residents and visitors

Policies:

The commercial center for the Town will be centered around the village core of Tofta. The core should include mixed uses such as residential, commercial, offices, and other similar uses which create a vibrant and attractive setting for both visitors and residents. The village core should be accomplished in part through higher density zoning and the use of zero lot lines when appropriate, and mixed uses that are compatible..

If expansion of the commercial area were to occur, it would first be expanded in the village core before expanding to areas outside and adjacent to the core. In addition, expansion should not be permitted to adversely impact residential or open space districts.

Location-specific commercial uses such as solid waste disposal areas, and gravel must be sited on an Individual basis with accompanying standards to protect adjacent land uses.

Specialized commercial activity (e.g. resorts, campgrounds, ski hills, marinas, etc.) that depends on and requires specific site conditions may co-exist with residential and other land uses through the application of standards regarding screening from adjacent uses, traffic conditions, size and scope of the activity, and other similar concerns.

Commercial fishing on Lake Superior should be encouraged. Encouragement may include allowing small-scale fish houses, ramps, and boat houses along the shore provided that adjacent property is not adversely affected.

Home occupations and home businesses are appropriate uses in all districts permitting residences provided that pertinent standards are applied to protect surrounding residences, foster development of desired commercial areas, insure appropriate scale and intensity of use, minimize adverse impacts on roads, and preserve the overall intent of the portion of the Town in which the uses are located.

Small scale farming that provides products for local use shall be encouraged.

To provide for industrial operations in a manner that protects the health, safety and general welfare of residents and the integrity of the natural environment.

**Goal:
Industrial**

Policies:

The general siting standards for industry shall be: The Town recognizes that general heavy industry is better located in other areas of the County as directed by the Cook County Land Use Guide. However, if a need or opportunity arises for an appropriate light industrial use the Town will consider the following in determining the appropriateness of the zoning district:

- i. It should be located within or adjacent to the community centers.
- ii. In all cases consideration should be made to minimize adverse impacts on adjacent land through combinations of building design and construction, site design, and operations.

How We Will Get There

Guiding Principles

Standards and conditions will be considered when evaluating proposals for the exploration for and / or excavation of minerals, including gravel, building stone, and gemstones:

1. Standards for mining of gravel shall be developed which protect gravel resource areas from conflicting use, assure a future supply, protect the environment, protect the public health, safety and welfare, and provide for reclamation of mined areas.
2. Standards for mineral exploration or mining shall be developed which are compatible with the general land use of the county, protect the environment, and for which a public benefit is demonstrated.

Goal:
Design and
Scale of Development

To use and keep current the Tofte Design guidelines that insure public or private development utilizes place-specific design to create a built environment that:

- Reinforces local character, sense of place and images of Tofte;
- Reflects the context of the site;
- Respects natural features, landform and vegetation

Policies:

Wherever desirable and for all types of uses (residential, commercial, industrial, mixed) the Town will require the consideration of the concept of “conservation subdivision” or cluster development as a means to achieve the goals of this plan, and maintain open space while providing for development and reduce the cost of land development while maintaining the designated development density of the affected area.

Develop sign standards which control size, number, color, location of signs, and other features and allow the opportunity for effective communication while protecting the visual amenities of the area. These standards should assure compatibility of signs with surrounding land uses, protect property values, and be consistent with desired future conditions

For ridgeline land parcels, locations for buildings should be downgrade from the summit to reduce the visible profile on the horizon. Allowable building heights should be calculated weighing the height of the down-slope elevation.

Design standards appropriate to each District should be developed and utilized in consideration of Planned Unit Developments and Conditional Uses. Standards to be developed should address concepts such as:

- building height, massing and scale;
- materials and color;
- vegetation removal;
- design specific to the particular site and function rather than generic design and cost to implement.

To provide opportunities for a variety of recreational activities for residents and visitors to Tofte.

**Goal:
Recreation**

Policies:

Recreational opportunities and facilities should be based upon the area's natural assets, generally being of a type and scale that blend with Cook County's image as a wild, uncrowded, natural place.

When considering the development of public recreational facilities, encourage those which residents want for their use and enjoyment. To minimize adverse impacts on residents and property owners, and the natural environment Tofte recognizes the need to separate motorized and non-motorized recreational uses and to limit the number of trails in the area:

- Provide trail access and parking for ATV users on public land adjacent to the Sawbill Trail and work with Cook County to provide access to services in the Town with the trail terminating at Highway 61.
- Trail access from the Town for snowmobiles is provided by the Tofte Trail connecting with the North Shore State Trail.
- Encourage and pursue with other collaborators the construction of a spur trail from the Town Center to the Superior Hiking Trail.
- Encourage and pursue with other collaborators the construction of a connection from the Town Center to the Sugar Bush Cross-country ski trail system.
- All trails will be constructed in a manner that is consistent with practices that provide adequate trail facilities and protect the natural resources.

How We Will Get There

Guiding Principles

Tofte supports the existing system of State and Federal parks and recreational facilities as an integral part of Cook County's recreation and open space system.

In areas with dense residential development such as the Town's community center, and in areas along Highway 61 and Lake Superior, provide for developed recreation areas and access to undeveloped open space, public land, Lake Superior, and similar areas.

The Town will encourage some natural areas in which recreational opportunities are available without any developed facilities such as trails, roads, boat landings, parking lots and the like.

Goal: Transportation

To provide for the safe, economical movement of people, goods and services through and within the Town minimizing adverse impacts on natural features and people.

Policies:

Maintain close cooperation with the Minnesota Departments of Transportation and Natural Resources, US Forest Service, and the County to insure the actions are not in conflict with each other regarding roads, construction, designation, use, and maintenance.

Encourage and support alternate methods for the shipment of goods going through, but not serving, the county by truck.

Generators of heavy traffic, such as major commercial centers, should be located along or close to the Highway 61 corridor.

The Town will work with the Minnesota Department of Transportation to encourage planning, improvements and maintenance of Highway 61 that in general, will:

- Maintain safety.
- Protect view corridors both landward and lakeward from the corridor.
- Recognize the aesthetic experience of driving this corridor as an economic asset of the Town.
- Reinforce the village core community center. Consider the North Shore Scenic Drive Interpretive Plan design strategies and examples when replacing signage or developing facilities.

The Town will support actions that retain Highway 61 as a two-lane highway with the following characteristics:

In areas outside of the Town Center:

- Adequate shoulders for safety and maneuvering.
- Reduced speed zones in developed areas.
- Ditching that adequately controls drainage but are small enough to minimize clearing.
- Vegetation that reduces the attraction of deer to the roadside.
- Paths for bicycling, in-line skating, walking and similar means of transportation should be provided within the corridor usually the right of way, but not along the roadway proper or the shoulder.

In the Town Center area:

- Curbs, gutters, and sidewalks for pedestrian use.
- Pedestrian Lighting (down lighting to help maintain the Town's dark skies)
- Paths for bicycles and other similar uses.
- Design speed of 30 MPH.
- Minimizing turn lanes
- Center median with trees and vegetation.
- Encourage public parking in areas off of the Highway in other parts of the town that can provide pedestrian access to the village core.
- Provide for pedestrian access across Highway 61 through an overpass or underpass.

Similar concerns as those above will be considered on Town roads.

Support a Town road network that appropriately provides access to development and use areas, facilitates safe and free flowing travel, can be maintained within reasonable budget limits, and coordinates with Federal, State, and County road systems.

Known hazardous areas for vehicles or pedestrians should receive priority for corrective action by the county, state or other responsible jurisdiction.

Private roads, (not including driveways) over which it is reasonably expected that the public (e.g., school buses) will travel, will be built to, at a minimum, County standards.

How We Will Get There

Guiding Principles

All private roads accessing structures must be built to a standard that allows for access by emergency vehicles.

Support the design and construction of Federal, State, and County roads, especially in rural areas, that tend toward lower design speeds, unpaved surfaces (where appropriate), narrower right-of-way and narrower corridors cleared for road surface, shoulder, ditches and banks.

The undeveloped character along the Sawbill Trail should be ensured through screening and other appropriate measures. Design standards for maintenance and reconstruction should provide for the safety of travelers as well as wildlife.

Support the redevelopment of the Tofte airstrip for public safety and residential use.

Goal: Public Facilities and Services

To provide quality public facilities and public services that meets the needs of residents and visitors, that are cost effective, and are within the Town's ability to pay for them

Policies:

Land use decisions will be made that support the ability to provide cost effective public infrastructure, utilities and services or, where appropriate, comparable privately provided services.

The Town will not undertake and will discourage others from taking actions that would encourage permanent development in areas designated by the plan as being remote rural, low density or low Intensity development. This includes giving low priority for public road construction and maintenance and the provision of non-emergency public services in such areas.

The Town supports the concept that lands with ecological or cultural values worthy of protection be retained in public ownership and that, those public lands that are better suited to private ownership in all respects should be offered for sale.

Public facilities such as maintenance garages, gravel -, etc. should be close to the sources and needs for such facilities, developed in a manner that respects adjacent land uses, and can serve as a good example for private land uses. Establishing hours of operation and screening for these facilities are, at a minimum, ways to reduce the impact on adjacent land uses.

The adequacy and economics of public services in the review of specific rezoning proposals or conditional use permits will be considered and evaluated in every case.

Support reduction, recycling and reuse as the appropriate approach to solid waste issues

To encourage the development of a strong local economy featuring diversity, sustainability, a range of economic opportunities, and an efficient development pattern.

**Goal:
Economic Considerations**

Policies:

The Town will, when funds allow, plan for the orderly development of the village core, necessary capital improvements, and a maintenance plan.

Support economic development concepts, strategies and specific projects that maintain or enhance economic opportunity and community well-being, that specifically consider land use relationships, and that protect, restore, enhance or otherwise sustain the social, economic, and natural environments upon which the Town's economic livelihood depends.

Support the development of private and non-Town public recreational facilities and systems designed primarily to serve tourists so long as such facilities and systems are in keeping with the general intent of this plan.

Support a diversification of the local economy. Encourage businesses that provide livable wages and year-round employment opportunities and are minimally polluting.

To Integrate land use concerns into all appropriate ongoing administrative actions.

**Goal:
Administrative and
Intergovernmental**

Policies:

The Town will actively work with the County to establish and implement a procedure whereby the Town will respond with its recommendations to any proposed conditional use or rezoning request in the Township.

How We Will Get There

Guiding Principles

The adopted land use plan should represent a tool for public and private decision making regarding land use.

Land use related decisions shall balance the general public good with the rights and responsibilities individuals.

Land use decisions will be made through a community-based process with the maximum advice of its citizens and with full opportunity for public participation. The process will be conducted in a manner that allows for the participation of its citizens in a respectful and civil manner.

The Town Board will endeavor to actively participate in discussions regarding land exchanges in the Township. When participating in land exchange discussions the Town Board will consider, at a minimum, the following goals:

1. Encourage the exchange of undeveloped private lands (from willing sellers) to public ownership on:
 - Lands adjacent to wild and undeveloped areas.
 - Lands that are remote and limit the ability to cost efficiently provided public services.
 - Lands that, if exchanged, would consolidate ownership patterns providing a more efficient delivery of services and / or providing more cohesive management for natural resources and / or recreational opportunities.
 - Lands that are ecologically sensitive or are necessary to protect natural resources.
2. Encourage the exchange of publicly owned land to private ownership on lands adjacent to the residential and village core areas of Tofte. These lands should:
 - Provide for residential development for a broad range of housing for all the Town's citizens.
 - Provide opportunities for commercial development in the village core area.
 - Provide or enhance the ability for recreational activities of residents and visitors.
 - Provide for open space and green-way connections.
 - Provide for timber management and access to public lands and lake shore.

The Town may also encourage public ownership by other agencies if appropriate to meet the vision for the Town.

Town involvement in and/or support of land exchanges between units of government or between government and private parties will be guided by the following:

- a. The County should seek to exchange County owned land with state and / or federal land in a manner that consolidates existing County lands and acquires land with the potential to serve County and Town needs.
- b. Lands acquired by the County should be reviewed for any potential public use. If no public use is present or anticipated in the future, these lands should be offered for sale or leased to the private sector if they are in an area where the land use plan specifies private development.
- c. The County will only acquire land from private land owners for the purposes of achieving the goals of this plan from willing sellers. This policy does not apply to condemnation proceedings to remove unsafe structures, construct roadways, provide essential infrastructure and services, or similar efforts.
- d. The County will encourage and where necessary facilitate the exchange of federal and state owned land for privately owned land where the net exchange enhances the land use patterns, desired future conditions, and stated land use plan objectives which overall insure an adequate amount of appropriate private land for development
- e. The County where appropriate, will encourage and facilitate the transfer of federal and state owned land currently being leased by private parties to those private parties.

The various levels of government having land use jurisdiction in the county such as the US Forest Service, US Fish and Wildlife Service, US Department of the Interior, Minnesota Department of Natural Resources, Minnesota Department of Transportation, and Minnesota Pollution Control Agency, should be made aware of the Town land use plan and incorporate its content into their planning management and decision making regarding the Town's vision for the future and the associated goals and policies.

Because the relatively large amount of remote, hard to reach areas hinders quick response times for emergency services, the Town supports the training of residents to provide basic emergency skills to augment professional providers.

How We Will Get There
Guiding Principles

Goal:
Education

To encourage the development of a well educated populace and the concept of lifelong learning through support for academic institutions as well as recognition of the educational opportunities presented within the community itself.

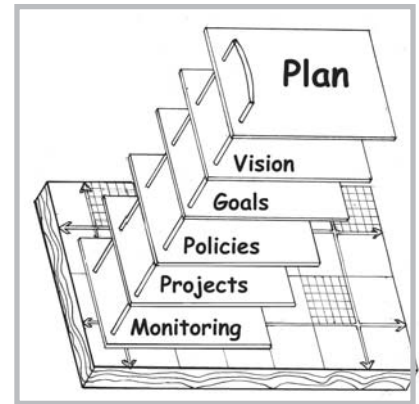
Policies:

The Town acknowledges and embraces the community school as one of the cornerstones of the community providing education for our children, focusing and sustaining our community and providing for community activities and educational opportunities for all its citizens. The Town will vigorously and actively support the continued presence of the school in Tofte.

Encourage programs that increase the amount and level of information available to residents and visitors to foster community decision-making on land use and community issues.

Tofte's vision can be achieved through using the goals and policies identified in this Plan for decision-making. And, it can also be achieved through the Community undertaking specific projects. Based on Steering Committee discussion during the completion of this Plan as well as the goals and policies set forth in this Plan the following projects have been identified to achieve Tofte's vision. As the Town implements this Plan, it can be assumed that more projects will be identified.

1. Continue community planning and complete a Tofte Core Village Plan. This project can closely examine in a comprehensive manner the infrastructure requirements balancing the protection of natural resources with the anticipated growth of our community. At a minimum it should address the following:
 - a. Trail access
 - b. Highway 61 reconstruction
 - c. Gateway elements
 - d. Village Core
 - e. Mixed uses
 - f. Sewage Treatment and water supply
2. Initiate and work with Cook County to formally adopt the Comprehensive Community Plan and the Village Core Plan.
3. Based on the Comprehensive Plan, assess any needed zoning changes and work with Cook County for their adoption.
4. Initiate and work with Cook County to establish a procedure to review and respond to conditional uses and rezoning requests.
5. Develop and adopt sign standards for the community.
6. Work with Cook County and the MnDNR to establish an ATV Trail Head and trail access down the Sawbill Trail to services in the Town, terminating at Highway 61.
7. Develop design standards for planned unit developments.
8. Review, and if necessary, revise the Tofte Design Guidelines.



At a minimum, annually, prior to the Annual Meeting, the Town Board shall assess the need for a further, in-depth review of this Plan

Monitor the progress toward completion of the projects listed in the Community Plan.

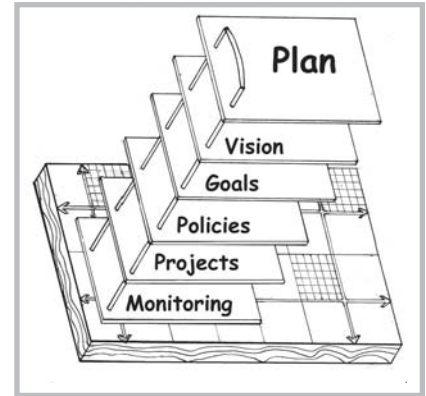
Determine the need for additional projects to achieve the community vision.

Collect and maintain demographic statistics:

- a. Total Population
- b. Births and deaths
- c. School enrollment
- d. Age structure of population

As needed, obtain data from the County as listed in the "Plan Monitoring" Section of the Cook County Land Use Guide Plan, 1997:

- a. Land Use
- b. Ecology
- c. Community
- d. Economy
- e. Subjective measures



**Appendix A
Comments on *Draft Plan*
January 17, 2005**

	Comment	Action Taken
001	Economic Goal—drop “potential” from sustainability	Dropped “potential”
012	Like the references to lighting, page 4 of the Goals section.	No action
012	Like the references to sign standards, page 8 of Goals section.	No action
006	What does “small scale agriculture” mean?-- Based on Cook County Land Use Plan	No action
002	Add ski trails to map	Added- See Maps
003	Add bike path to map	Added- See Maps
004	Have we defined service area so residents know where services will be available?	Added- See Maps
005	Airport possible? Another location? Keeping it residential	Added to Chapter 4, Transportation “Support the redevelopment of the Tofte airstrip for public safety and residential use.”
08	Sawbill Trail—specific planning? Aesthetically appealing. Screening--Keep commercial development back from road.	Added to Chapter 3: ”The Sawbill Trail continues to be the main north-south road into the interior accessing the BWCAW. The extent of visible development continues to be concentrated close to the Tofte village area. The Sawbill Trail has been included as one of the Nation’s “All American Roads” Added to Chapter 4: The undeveloped character along the Sawbill Trail should be ensured through screening and other appropriate measures. Design standards for maintenance and reconstruction should provide for the safety of travelers as well as wildlife.
009	Will town core discourage business development? Along the highway outside of the core? If development going up side streets off of highway location not as desirable.	
012	Core Village? To us this is the 40 MPH zone on HWY 61. This is the zone that shapes Tofte to the greatest extent. This is also where Main Street starts and ends. We also consider this the “ impact zone” for commercial development and are for the most part the same as the “Commercial Zone”. What happens in this zone will define and shape Tofte more than any other portion of the township and therefore the plan should concentrate on this area the greatest extent from a planning and regulatory standpoint	

	Comment	Action Taken
012	Agree with the statement that the Tofte “image is defined in large by the experience along the corridor”.	Added the Tofte Guidelines to the Appendix.
012	Have the plan support to a greater extent the already established <i>Tofte Design Guidelines</i> . Perhaps they could be part of the appendices for reference. If a potential developer reviews the plan there will be reference to the desired commercial image for Tofte that has been in effect for the past 12-15 years (I do not recall the exact year). The timing might be good for this committee to review these guidelines and see if amendments should be made to compliment this more extensive plan. A monitoring section should be added to the guidelines also.	Added to Chapter 4: “ Provide for pedestrian access across Highway 61 through an overpass or underpass.”
007	Pedestrian Overpass?	
012	Very much like the goal of- “sustainable development for the future”.	No action
012	Very much like the 2015 vision statement chapter.	No action
010	Monitoring needs to be fleshed out.	Added to Chapter 6:
012	<i>Monitoring:</i> Would like to see more in the monitoring section. The indicators that will be monitored would be important to have established. I am afraid that if this is not done during plan development it will be hard to get around to at a later date. If effectiveness monitoring is found to be undesirable, what is the process for bringing about change?	“At a minimum, annually, prior to the Annual Meeting, the Town Board shall assess the need for a further, in-depth review of this Plan Monitor the progress toward completion of the projects listed in the Community Plan. Determine the need for additional projects to achieve the community vision. Collect and maintain demographic statistics: a. Total Population b. Births and deaths c. School enrollment d .Age structure of population As needed, obtain data from the County as listed in the “Plan Monitoring” Section of the Cook County Land Use Guide Plan, 1997:
	Date for Annual Review—possibly change prior to Annual Meeting	a. Land Use b. Ecology c. Community d. Economy e. Subjective measures”

	Comment	Action Taken
011LTR	<p>I am wondering if the town of Tofte has the power to zone the Birch Grove Elementary School property (the property that has the building on it as well as the tennis courts, ice rink, playground, etc.) as a SCHOOL ZONE ONLY. I realize that the school district owns 40 acres surrounding the building, but I am not concerned with that. I want to know if the property that the building sits on and the property just surrounding the building can be zoned so that ONLY A SCHOOL is allowed on the site.</p> <p>My second question is IF you were able to zone this particular property as a SCHOOL ZONE only, how long would a process like that take???</p> <p>I just want to know if this idea is possible. I want to know if the town of Tofte has this kind of power.</p>	No action

**Appendix B
Businesses in the Township**

Lodging:

AmericInn
Bluefin Bay
Chateaux Leveaux
Sugar Beach Resort
Surfside Resort
Tofte Lakeshore Cabin Rental
Cobblestone Cabins

Retail / Wholesale

Bayside Gifts – Bluefin Bay
North Shore Market
Waters Edge Trading Company
Holiday Station / Store
Tormondson Fisheries
North Coast Bait
Herrick Bait
Tall Tale Yarns
Birch Tree Gift Shop

Restaurants

Bluefin Restaurant
Breakers Bar and Grille – Bluefin
Coho Café

Services

Grand Marais State Bank
Sawtooth Outfitters
Sawbill Outfitters
Tofte Charters
North Coast Charters
Temperance Valley Tile
Gavco Inc.
West End Excavating
Tamarack Consulting
Gervais Enterprises
Tofte Construction
Cooter's Auto Repair
Nelson Machine Products
Nelson Auto Parts

Civic Institutions / Services

Birch Grove School
Tofte Volunteer Fire Department
Tofte First Responders
US Post Office
Fishing Museum
Superior National Forest – Tofte
Ranger District Office

Parks

Temperance River State Park
Tofte Park

**Appendix C
Demographics**

Tofte Township		
Census 2000		
Age Distribution of Population		
Age Group	Number	Percent
Under 5	4	2%
5 to 9 years	15	7%
10 to 14 years	13	6%
15 to 19 years	16	7%
20 to 24 years	4	2%
25 to 29 years	11	5%
30 to 34 years	8	4%
35 to 39 years	21	9%
40 to 44 years	17	8%
45 to 49 years	29	13%
50 to 54 years	18	8%
55 to 59 years	23	10%
60 to 64 years	12	5%
65 to 69 years	12	5%
70 to 74 years	9	4%
75 to 79 years	11	5%
80 to 84 years	1	0%
85 to 89 years	2	1%
90 years and over	0	0%
Total	226	100%

**Tofte Township
Census 2000**

	Ancestry Number	Per cent
German	55	28
English	51	26
Norwegian	35	18
Swedish	27	14
Irish	22	11
French (except Basque)	18	9
Scottish	12	6
United States or American	9	5
Other ancestries	9	5
Italian	5	3
Finnish	4	2
French Canadian	4	2
Polish	4	2
Romanian	4	2
Scandinavian	4	2
Scotch-Irish	3	2
Swiss	3	2
Slavic	2	1

**Tofte Township
Census 2000**

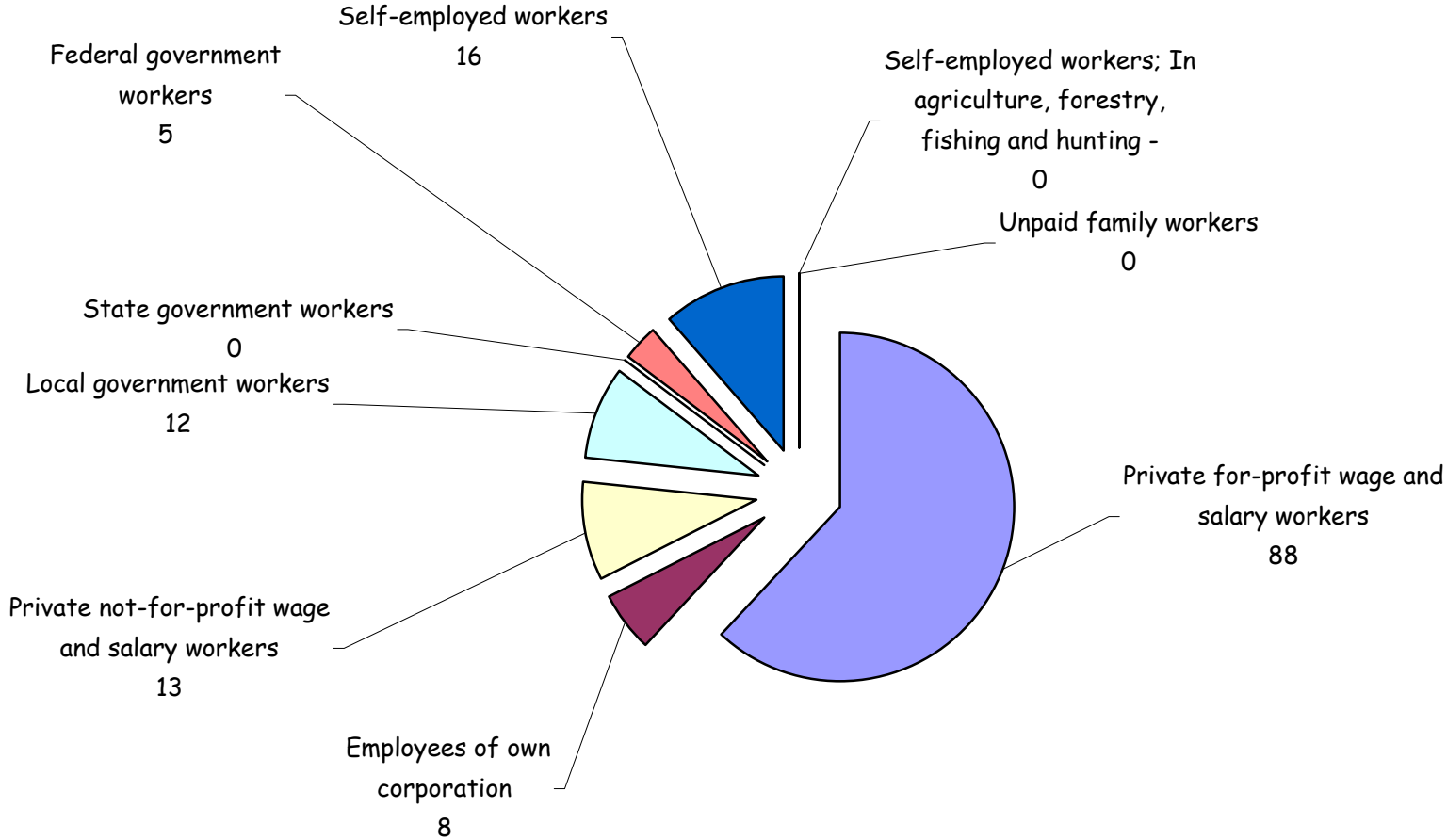
Employed Civilian Worker Age 16 and older

Sector	Number Workers
Private for-profit wage and salary workers	88
Employees of own corporation	8
Private not-for-profit wage and salary workers	13
Local government workers; Number	12
State government workers	0
Federal government workers	5
Self-employed workers	16
Self-employed workers; In agriculture, forestry, fishing and hunting; Number	0
Unpaid family workers	0
Total	142

Veteran Status and Period of Service

Veteran status	Number of Veterans
May 1975 to July 1990 only; Served	
September 1980 to July 1990 only; Served 2 or more years	4
Vietnam era (August 1964 to April 1975)	12
Korean War (June 1950 to January 1955)	11
World War II (September 1940 to July 1947)	14
Total	41

Tofte Township Class of Workers



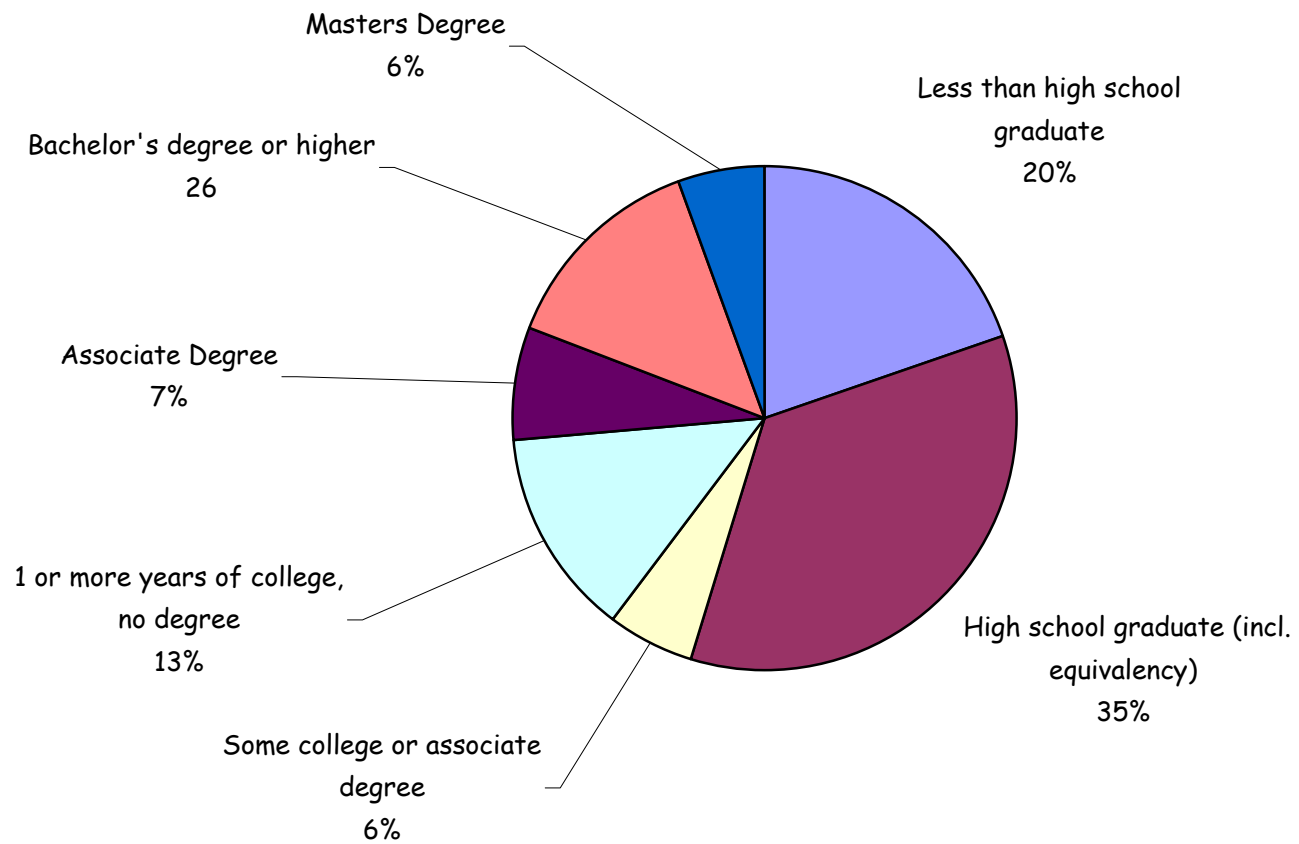
**Tofte Township
Census 2000
Educational Level**

Level	Age		Total	Per Cent
	18-24	25 years and older		
Less than high school graduate	2	36	38	20
High school graduate (incl. equivalency)	4	64	68	35
Some college or associate degree	0	11	11	6
1 or more years of college, no degree		26	26	13
Associate Degree		14	14	7
Bachelor's degree or higher	0	26	26	13
Masters Degree		11	11	6
Total	6	188	194	100

Information For Chart

Less than high school graduate	38
High school graduate (incl. equivalency)	68
Some college or associate degree	11
1 or more years of college, no degree	26
Associate Degree	14
Bachelor's degree or higher	26
Masters Degree	11

**Tofte Township
Educational Levels
Per Cent**



**Tofte Township
Census 2000**

General Housing

Occupancy Status

Total housing units	225
Occupied housing units	102
Vacant housing units	123

Tenure of Occupied Housing Units

Total Occupied housing units	102
Owner-occupied housing units	86
Renter-occupied housing units	16

Vacancy Status of Housing Units

Vacant housing units	123
For rent	0
For sale only	1
Rented or sold, not occupied	3
For seasonal, recreational, or occasional use	118
Vacant housing units	1

Race of Householder- Occupied Units

White	101
American Indian and Alaska Native	1

Age of Householder

Occupied housing units	102
15 to 24 years	1
25 to 34 years	8
35 to 44 years	24
45 to 54 year	26
55 to 64 years	21
65 to 74 years	11
75 to 84 years	9
85 years and over	2

**Tofte Township
Census 2000**

Household Population

Population in occupied housing units	226
Owner-occupied housing units	194
Household population; Population in occupied housing units; Renter-occupied housing units; Number	32

Population in Occupied Units- Per Occupied Unit

Household population; Population in occupied housing units; Per occupied housing unit; Number	2.22
Per owner-occupied housing unit	2.26
Per renter-occupied housing unit	2

Owner Occupied Housing Units

Owner-occupied housing units	86
Family households; Number	59
Female householder, no husband present	2
Nonfamily households	27

Renter-occupied housing units

Renter-occupied housing units	16
Family household	7
Nonfamily households	9

**Tofte Township
Census 2000**

Types of Households

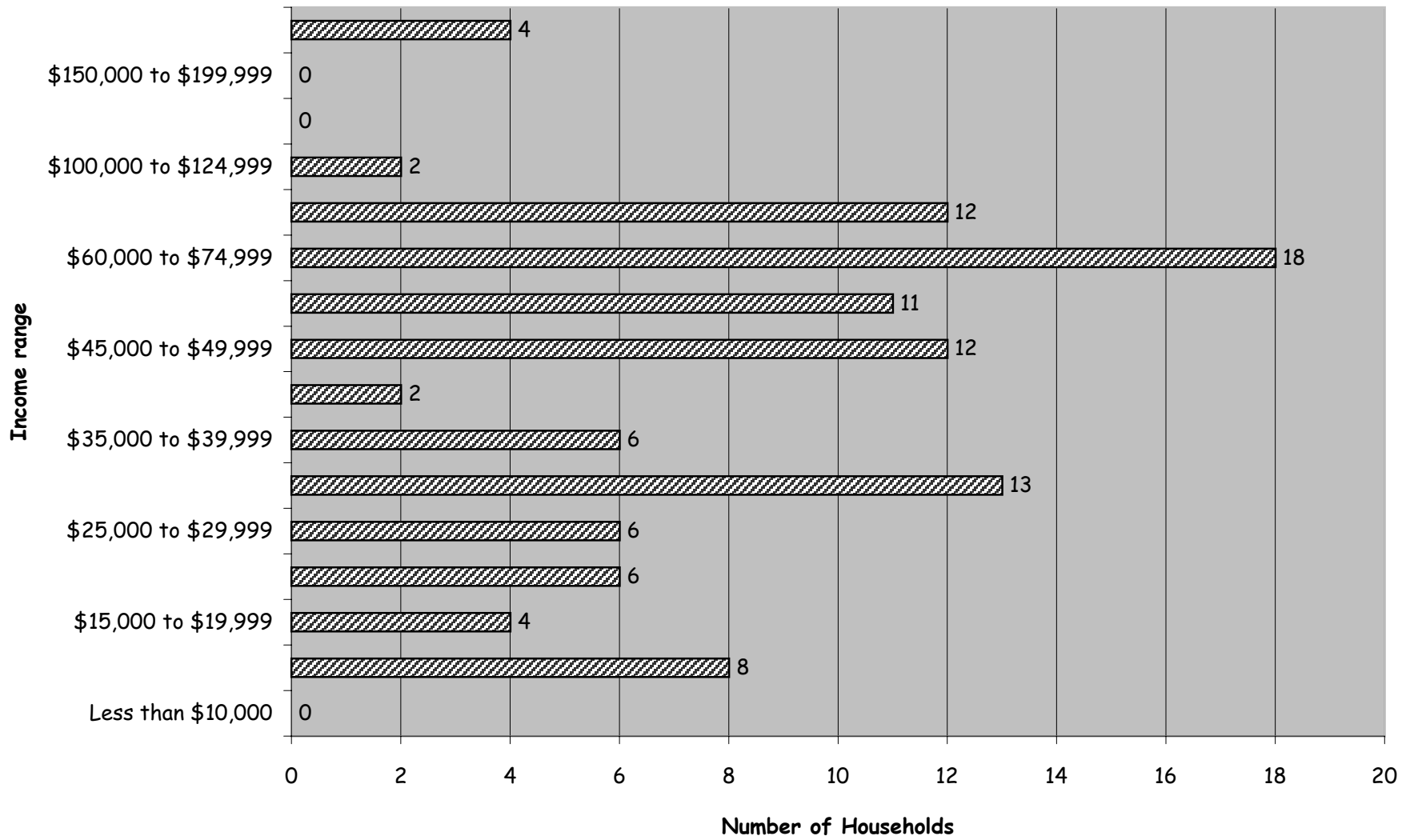
Married-couple families	74
Female householder, no husband present	2
Nonfamily households	28
Total Households	104

Income By Household

Less than \$10,000	0
\$10,000 to \$14,999	8
\$15,000 to \$19,999	4
\$20,000 to \$24,999	6
\$25,000 to \$29,999	6
\$30,000 to \$34,999	13
\$35,000 to \$39,999	6
\$40,000 to \$44,999	2
\$45,000 to \$49,999	12
\$50,000 to \$59,999	11
\$60,000 to \$74,999	18
\$75,000 to \$99,999	12
\$100,000 to \$124,999	2
\$125,000 to \$149,999	0
\$150,000 to \$199,999	0
\$200,000 or more	4

Median income (dollars); Households \$47,188

Income By Household



**Tofte Township
Census 2000**

Race

White	226
Not White alone or in combination	3
Black or African American	0
American Indian and Alaska Native	2
Some other race	1
Total	232

**Tofte Township
Census 2000**

Rent	Rent Costs	Number Units
Contract rent; \$250 to \$299		3
Contract rent; \$400 to \$449		5
Contract rent; \$550 to \$599		2
Contract rent; No cash rent		2
Renter-occupied housing units		12

**Tofte Township
Census 2000**

Owner Occupied Units Tenure By Rooms	
Number Rooms	Number Units
1 room	0
2 rooms	3
3 rooms	6
4 rooms	24
5 rooms	19
6 rooms	17
7 or more rooms	23
Total Units	92
Median	5.2

House heating fuel-- Occupied housing units	
Total units	104
Bottled, tank, or LP gas	52
Electricity	16
Fuel oil, kerosene, etc	19
Wood	17
Solar energy	0

TOFTE DESIGN REVIEW DISTRICT ORDINANCE

I. Intent

II. Tofte Design Review Commission

1. Membership
2. Appointments
3. Terms of Office
4. Vacancies
5. Removal for Cause
6. Organization and Procedures
7. Records

III. Jurisdiction

1. Design Approval
2. District Boundary
3. Existing Structures

IV. Application Requirements

1. Pre-application conference
2. Conceptual Design Review
3. Final Design Review

V. Design Guidelines

1. General
2. Site Guidelines
3. Building Guidelines
3. Landscape Guidelines
4. Sign Guidelines (future)

VI. Administration

1. Administrative Policy
2. Appeal to County Board
3. Fees

I. INTENT

The Tofte commercial center and adjacent areas are areas where significant business development has occurred in the past decade and where additional business development is expected to occur in the future. It is recognized that this area of the North Shore is known for its natural beauty and setting which attract a significant number of visitors to Tofte and the surrounding area.

Since tourism is an important economic base in this area, both for those who live or earn a living here, and for those who view the area as a precious physical possession, the County Board finds that new development or redevelopment can have a substantial impact on the character of an area. Some harmful effects of one land use upon another can be prevented through zoning and subdivision controls. Other aspects of development are more subtle and not specifically addressed in zoning and subdivision controls. Among these are the general form of the land before and after development, the spatial relationship of structures and open space to land uses within the vicinity, and the appearance of buildings and open space as they contribute to the area as it is being developed and redeveloped. In order to meet the need of the public interest in the evaluation of the design of new development and redevelopment, the County Board has created a design review commission and design criteria for the Tofte area.

Therefore, in order to preserve the natural beauty of the area and its setting, to protect the welfare of the community, to maintain the property values created in the community, to protect and enhance land and property, for the promotion of health, safety and general welfare in the community, and to attain the objectives set out in this section; exterior design of all new commercial development and all modification to existing commercial development shall be subject to design review as specified in this ordinance.

It is the intent of these guidelines to leave as much design freedom as possible to the individual designer while at the same time maintaining the remarkable natural beauty of the area by creating structures which are designed to complement both their individual sites and surroundings.

The objectives of design review shall be as follows:

- A. To recognize the interdependence of the public welfare and aesthetics, and to provide a method by which this interdependence may continue to benefit its citizens and visitors;
- B. To allow for the development of public and private property which is in harmony with the desired character of the district as defined by these guidelines;
- C. To prevent the unnecessary destruction or blighting of the

natural landscape;

- D. To ensure that the architectural design, location, configuration, materials, colors, and overall treatment of built up and open spaces have been designed so that they relate harmoniously to the natural land forms and native vegetation, the district's overall appearance, and with surrounding development for the areas in which the structures are proposed to be located;
- E. To protect neighboring property owners and users by making sure that reasonable provision has been made for such matters as pedestrian and vehicular traffic, surface water drainage, sound and sight buffers, the preservation of light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

II. TOFTE DESIGN REVIEW COMMISSION

1. Membership

- A. The Tofte Design Review Commission (hereafter called the "Commission") shall consist of five (5) members who shall be appointed by the County Board of Commissioners.
- B. Membership of the Commission shall consist of five persons; the three elected Tofte Township Supervisors, one architect, landscape architect, interior designer, land planner, or similar design professional, and, one resident or property owner from within the design review district.
- C. A non-voting, ex-officio member shall be the County Board of Commissioners member representing this area.

2. Appointments

At the first required meeting of the County Board in each calendar year, the County Board shall appoint members to the Commission to fill expired terms. The appointments shall be made upon approval of the County Board by majority vote of the entire Board.

3. Terms of Office

- A. Except as provided below, each member of the Commission shall be appointed to serve for a period

of three calendar years.

- B. The three Tofte Township Supervisors appointed to the Commission shall be appointed for the term of their elected office.
- C. Initial appointment terms shall be two years for the design professional and three years for the resident/property owner.
- D. Each calendar year shall be presumed to run from the date of the first required meeting of the County Board in a given calendar year to said meeting date in the next calendar year.

4. Vacancies

- A. Appointments shall be made by the County Board to fill any vacancy for the unexpired duration of the term of the design professional or resident/property owner member. Such appointments shall be made at the earliest possible convenience of the County Board.
- B. Appointments to fill the vacancy created by a Tofte Township Supervisor member shall be made at the earliest possible election of a new Supervisor.
- C. Vacancies in membership shall be declared by the County Board under any of the following conditions:
 - 1. Death of a member
 - 2. Resignation of a member
 - 3. Removal of a member for cause as provided in

this Ordinance

5. Removal for Cause

The following shall be deemed sufficient cause for the County Board of Commissioners to remove any of the members of the Commission with the exception of the elected Tofte Township Supervisors. The County Board shall remove any member upon the occurrence of any of the following conditions as reported to the Board by either the Chairperson of the Commission or the Planning Director.

- A. Failure of the member to attend one-third of the regularly scheduled Commission meetings in any 12 month period.

- B. Failure of the member to attend three consecutive regular Commission meetings, or to attend four consecutive regular and special Commission meetings.
- C. Attendance at several regular or special Commission meetings for such a short length of time as to render the member's service of little value to the County. The County Board of Commissioners shall make judgment on such matters after receiving a report of the Chairperson or the Planning Director as provided in this section above.
- D. Violation by the member of any land use control ordinance adopted by the County pursuant to Minnesota Statutes 394.21 to 394.37 and all acts amendatory thereof.
- E. Change in residency or ownership status of the resident or property owner inconsistent with the requirements for appointment.
- F. Inability to carry out the effective duties of the Commission due to a conflict of interest.

6. Organization and Procedures

- A. **Officers:**
The Commission shall elect a chairperson and vice-chairperson at its first meeting of each calendar year from its members and shall elect a secretary from its members or County planning and zoning staff
- B. **Rules of Procedure:**
The Commission shall adopt rules for the transaction of business which shall be consistent with statutes of the state and ordinances of Cook County.
- C. **Meetings:**
 - 1. The meetings of the Commission shall be held at the call of the chairperson and at such other times as the Commission in its rules of procedure may specify.
 - 2. All meetings of the Commission shall be open to the public, with notices placed in the Cook County News Herald and at the Tofte Post Office and Town Hall at least one week prior to the meeting.

D. Voting

1. Each regular member, including the Chairperson, shall be entitled to vote on all questions, unless a particular issue involves a conflict of interest. A decision to abstain from voting shall also extend to discussion. Testimony, however, may be offered.
2. Any question of whether a particular issue involves a conflict of interest sufficient to disqualify a member from voting thereon shall be decided by a majority vote. The member who is being challenged shall not vote nor his presence be counted to determine the majority of those attending.
3. Any member who believes he or she may have a conflict of interest, or who has a relative who has an interest, in any decision to be made by the Commission shall disclose such interest and either disqualify him or herself or seek a ruling pursuant to paragraph D (2) of this section.
4. Any person may, in person or in writing, challenge whether any member may have a conflict of interest. Upon any such challenge the Commission shall decide the question pursuant to paragraph D (2) of this section.
5. A simple majority of members present is required to render a decision.

7. Records

- A. The Commission shall keep written public records of all its proceedings and its decisions shall be stated in writing, including the specific reasons for refusing a permit or for any condition of approval.

III. JURISDICTION

1. Design Approval

Within the Design Review District no person shall begin removal of vegetation, site preparation, building construction or demolition, dumping of material upon a site, (sign erection), exterior alteration or enlargement of existing structure, paving, fencing, or other improvements, with the exception of that required for single family homes and accessory structures, prior to review and approval by the Commission.

2. District Boundary

The location and boundary of the Tofte Design Review District shall be established by this Ordinance. The District Map shall be made a part of this Ordinance and shall be kept on file in the Cook County Planning and Zoning Office.

3. Existing Structures

Structures existing at the time of adoption of this Ordinance shall be allowed to remain without any need to alter the structures to comply with this Ordinance.

Any exterior work done on existing buildings would not be required to come into closer compliance with these guidelines than the original building, but neither could they deviate any further from the guidelines. In other words, any additions, re-roofings, re-sidings, etc., could use materials and shapes matching that already on the building. If a structure was substantially demolished and rebuilt, the new building would have to comply with these guidelines.

IV. APPLICATION REQUIREMENTS

1. Pre-application Conference

A. Prior to the formal filing of an application for design review, applicants are encouraged to meet with Cook County Office of Planning and Zoning staff to obtain information and guidance. The purpose of the pre-application conference is to permit the applicant and staff to review informally the proposal before substantial commitment of time and money are made.

B. Topics of discussion shall include; characteristics of the site; the nature of the proposed development; and, applicable regulations, review procedures and submission requirements.

2. Conceptual Design Review

A. The property owner or authorized agent of any project requiring design approval subject to this Ordinance may submit plans for conceptual review by the Commission to the Office of Planning and Zoning. The purpose of the conceptual review shall be to give the applicant a basic understanding with respect to the design concept and the compatibility of a proposal with the design guidelines of this

Ordinance. This procedure is recommended for large projects.

B. Application Information

The following information shall be submitted for a conceptual review a minimum of twenty days prior to a scheduled Commission meeting.

- a. Application form
- b. A conceptual site and landscape plan at a minimum scale of one inch equals twenty feet.
- c. Sufficient information to show that the proposal complies with the development standards of the zone district in which the project is to be located (i.e. lot size, site coverage calculations, number of parking spaces, etc.).
- d. Conceptual elevations and exterior materials, and a description of the character of the proposed structure or structures.

C. Staff /Commission Procedure

Upon receipt of an application for conceptual design review the Office of Planning and Zoning shall review the submitted materials for general compliance with the Zoning Ordinance. If the proposal is in basic compliance with the Zoning Ordinance, the project shall be forwarded to the Commission for conceptual review. If the application is not in general compliance with the Zoning Ordinance, the application shall be returned to the applicant with a written explanation of the Office of Planning and Zoning's findings.

The Commission shall review the application and supporting material that has been submitted for a conceptual review in order to determine whether or not the project generally complies with the design guidelines. No vote of the Commission will be required unless requested by the applicant. The property owner or authorized agent shall be present at the Commission hearing.

3. Final Design Review

- A. The property owner or authorized agent of any project requiring design approval subject to this Ordinance shall submit for final design approval all of the following material to the Office of Planning and Zoning, unless the Planning Director

determines that some of the following material may be excluded:

- a. Application form and required fee.
- b. A site plan at a minimum scale of one inch equals twenty feet which includes the location of all buildings, signs, driveways, parking areas, easements, loading areas, utilities, etc.
- c. A landscape plan at a minimum scale of one inch equals twenty feet which shows the location of existing trees or groups of trees having trunks with diameters of four inches or more at breast height. All trees, shrubs and other native plants proposed to be removed shall be indicated. The landscape plan shall show trees to be retained as well as variety and size of trees, shrubs and other plant material to be planted.
- d. A drainage plan shall be prepared which shows all existing and proposed watercourses. The drainage plan shall also indicate the location and type of structures necessary to handle the quantities of runoff generated as a result of the project.
- e. Architectural plans drawn at a scale of one-eighth inch equals one foot or larger. The plans shall include all elevations of proposed structures as they will appear upon completion, existing and finished grades. One or more perspective sketches, scale model, photographic overlays, or other similar techniques shall be submitted, as necessary, to illustrate the overall appearance of the building and site development features in relation to adjacent properties in the neighborhood. All exterior surface materials and colors shall be specified, and samples of each, with proposed finish shall be submitted.
- f. Sign plans shall be prepared which include scale drawings, plans, renderings, photographs or other information showing in detail design, material, colors, and specifying the method of illumination.
- g. Erosion control, runoff and landscape preservation plans shall be submitted in conformance with requirements of the Cook County Zoning Ordinance.

B. Staff/Commission Procedure

- a. Upon receipt of an application for final design review the Office of Planning and Zoning shall check all materials submitted for compliance with applicable provisions of the zoning ordinance, subdivision regulations, Public Health Code, and the design review ordinance. The Planning Director may require any additional items from the applicant as may be necessary for complete and proper design review. If the application is found to be complete and in compliance with the zoning ordinance, subdivision regulations, Public Health Code and the design review ordinance the project shall be placed on the agenda of the next Commission meeting. If the application is found to be incomplete or not in compliance with requirements of the zoning ordinance, subdivision regulations, or the design review ordinance the application shall be returned to the applicant with an explanation of the Planning Directors findings.
- b. The Commission shall review the application and supporting materials, and if the design of the project is found to comply with the objectives and design guidelines of the Ordinance, the Commission shall approve the design of the project. If additional items are needed to determine whether the project will comply with the objectives and design guidelines of this Ordinance, the Commission may give preliminary approval or table the project until the next regularly scheduled meeting. If the project is tabled or if preliminary approval is given, the Commission shall specify the conditions and additional and/or modified materials which must be submitted, including any changes in the design of the project.
- c. If the project is found to conflict with the design guidelines, the Commission shall disapprove the design of the project. Any disapproval shall be in writing and shall specifically describe the design guidelines with which the design of the project does not comply and the manner of non-compliance.
- d. The Commission shall have thirty days to consider and approve or deny an application.

The time for action may be extended at the request of the applicant.

- e. The applicant or authorized representative shall be present at the Commission meeting.
- f. The Planning Director may approve any of the following applications:
 - aa. Any application to an existing building that does not significantly change the existing planes of the building and is generally consistent with the architectural design, materials, and colors of the building, including, but not limited to windows, skylights, siding, and other similar modifications.
 - bb. An application for an existing building that is consistent with the architectural design, materials and colors of the building.
 - cc. An application to remove or modify existing vegetation or landscaping upon a site.

In the above specified cases, the Planning Director may review and approve the application, approve the application with modifications, or may refer the application to the Commission for decision. All other applications shall be referred to the Commission.

V. DESIGN GUIDELINES

GENERAL

1. INTENT

The purpose of these guidelines is to encourage future development in a direction that complements Tofte's village character and finds inspiration from the most positive aspects of its fishing and logging heritage. The guidelines should serve to help new buildings contribute to the feeling of Tofte being a unique village, rather than just another commercial "strip" along the highway. In so doing, they will enhance the value of other properties in the area.

These guidelines are not intended to specifically

encourage or discourage development. Rather, they are created as a result of a growing realization that development of remaining available land parcels in the area appears inevitable in the near future. Their intent is to guide that development in a direction that adds to the quality of the community from an aesthetic point of view.

DIVERSITY

These guidelines are not intended to create a "theme" community. This term implies planning a community around a style that is artificial and not already inherent to a locale. Rather, the guidelines attempt to identify building styles, shapes, materials, etc. that fit in Tofte because they are part of her heritage.

Neither are these guidelines intended to require that all buildings look alike. Their intent is to allow a large amount of creativity and individual expression in the design of new buildings. In fact, diversity of building shapes, sizes and materials, within certain limitations, is a characteristic of villages, and is to be encouraged. Builders of additional buildings would be encouraged to choose variations on traditional design themes, so that over time a greater feeling of diversity is achieved.

2. SITE GUIDELINES

A. INTENT

New structures should be sited relative to the shore if they are on the shore, and to the streets above the shore if they are not on the shore. New commercial buildings should be located in the lower part of town, near highway 61, where they will be neighbors of both other commercial buildings and residences. They should appear residential in scale. Upper tiers of buildings should be mainly residential in purpose.

The highway department should be encouraged to modify its design standards on the portion of the highway passing through the area affected by these guidelines, to lessen further damage from the road to the village feel of Tofte.

B. OPEN SPACES

Open spaces between buildings should reinforce the loose fit and diversity which is typical of coastal villages. Natural areas should remain as much as

possible between buildings in order to maintain a rural village character.

C. BUILDINGS SITES/TOPOGRAPHY

Natural terrain should remain as much as possible. Site development should be respectful of natural systems.

D. INFORMAL MAIN STREET IMAGE

Site development along Highway 61 should reinforce the image of Tofte's Main Street by having buildings which face the street, by emphasizing pedestrian connections, by maintaining a consistent building edge, and by limiting automobile-scaled frontage such as a continuous edge of parking.

3. BUILDINGS GUIDELINES

A. Intent

The intent of the design review guidelines are not to require that all new buildings look alike. Rather, an appearance of diversity is considered important to enhance the feelings of being in a village. These guidelines are not intended to make all buildings appear to be old. They are intended to encourage the construction of new buildings that serve modern day needs, but that incorporate enough detail from traditional designs so that they fit into the architectural, environmental and historic context of the area.

The purpose of building, shape, form and detail guidelines are to provide specifics that attempt to define the "North Shore Village" appearance.

B. Building Shape

The general shape of buildings shall be with vertical walls and pitched roofs. They should avoid sprawling, horizontal shapes, and in general appear more vertical. Longer buildings shall have their horizontal facades broken up with changes in elevation, trim detail, and roof shape, so as to appear as a series of more vertical structures attached together, rather than one long structure. Vertical walls shall reach up to at least one story above ground. Untraditional, geometric shapes will not be allowed such as domes, cones, or spheres.

C. Roof Shape

Gabled and hip roofs shall be the predominant roof forms with a pitch of at least four feet in twelve. Flat roofs may be used in conjunction with gabled roofs as long as the gabled shape is the dominant form. The use of dormers and multiple gabled shapes meeting in valleys is encouraged, especially on larger buildings, to break up the expanse of roof.

D. Wall Materials

It is recommended that walls shall be sided in wooden lap siding, either vertical or horizontal, up to 8 inches in width, or made of real logs. Simulated wooden siding, such as aluminum, steel, plastic, or Texture III paneling, may be substituted as deemed appropriate by the "Commission". Masonry should not be used as the predominant wall material. Masonry, including native stone, may be used for chimneys, and building accents. Simulated native stone may be substituted as deemed appropriate by the "Commission". Plywood siding shall not be permitted.

E. Roof Materials

Roof materials shall be wood shingles, wood shakes, asphalt shingles, intended to appear like wood shingles or standing seam metal roofing.

F. Building Color

The colors of new buildings shall be compatible with their sites and existing buildings. The use of colors reminiscent of early Tofte structures (1890-1930) is encouraged. Color samples will be on file in the Planning and Zoning Office. Primary, bright or high intensity colors are discouraged and permitted only as accents.

G. Windows and Doors

Windows and Doors shall be painted or natural wood, or metal painted or clad to conform with color guidelines discussed above.

H. Accessory structures

Accessory structures shall use the same or similar

building materials and colors as principal structures.

I. Exterior Lighting

Exterior lighting shall be designed and located to minimize the impact upon surrounding properties. Lighting should be soft and subdued, and not excessive, to accomplish necessary purposes.

4. Landscape Guidelines

A. Intent

The natural environment and natural features of the area are the single most striking element of the North Shore. Landscape guidelines are intended to reinforce the importance of natural features within Tofte, while allowing new development to be compatible with the natural surroundings. A consistent landscape approach will help create pedestrian interest, frame and focus views, provide screening for roads and parking areas, and protect existing vegetation.

The goal of any landscape plan should be to preserve and enhance the natural landscape character of the area in which it is located. The landscape scale and overall design shall be developed so that new vegetation is integral with the natural landscape and the inherent form, color, and texture of the local plant communities. One of the major objectives of landscaping is to help reduce the scale of new structures and to assist in the screening of structures.

- B. The planting of large size plant material is encouraged. Special care should be taken to select plantings that are indigenous to the North Shore area for use in designing the landscape plan. Existing large trees on building sites should be preserved as much as is possible.

C. Landscape Preservation Standards

All requirements of the Cook County Zoning Ordinance relating to landscape preservation must be met.

D. Parking Areas

Large expansive parking areas shall be avoided by

screening with vegetation, by breaking them up with islands of vegetation, or by locating all or part of parking areas to the rear of buildings, out of public view.

E. Fences and Walls

Design of fences, walls and other structural landscape features shall be of material compatible with the site and the materials of the structures on the site. Retaining walls and cribbing shall utilize natural materials such as wood timbers, logs or rocks. No chain link fences shall be allowed except as temporary construction fences or as required for recreational facilities.

F. Accessory Use Screening

Service areas, outdoor storage, and trash/recycling storage shall be screened from adjacent properties, structures, streets, and other public areas by fencing, berms or landscaping.

5. Signage

A. Intent

Although signs will physically occupy little space, their visual impact on the image of Tofte will be significant. Individual creativity will not be restricted, however, signs should generally conform to the same guidelines as buildings, such as compatibility with the natural environment, consistent use of common details and acknowledgement of Tofte's historical heritage.

B. Guidelines

Sign Quality: Signs should be made of natural materials, to soften the visual impact. No sign or light shall move, flash, or make noise. Signs shall be lit from their exteriors, with white light only. No sign shall be painted directly on building walls. Permanent signs should not be affixed to or painted upon rocks, trees, utility poles or other such structures.

VI. ADMINISTRATION

1. Administrative Policy

A. A decision that may be made by the Planning

Director shall be made within ten days of the receipt of a complete application and the supporting materials. If a decision is not made within ten days of receipt of the completed application and materials, the application shall be deemed approved. The Planning Director shall submit to the Design Review Commission a summary of all decisions made by him at the next meeting of the Commission.

- B. A decision by the Planning Director may be appealed to the Commission by the applicant an owner of property within the Design Review District, or the Commission at any time before the decision becomes final.
- C. The decision of the Planning Director shall become final if no written appeal is made to the Commission within 7 days of the Commission receipt of the summary of the decision from the Planning Director.
- D. The Commission shall consider the appeal the same as it considers all other applications before it.

2. Appeal to County Board

- A. Any person aggrieved by a decision of the Commission shall have the right to appeal such decision to the County Board, provided such appeal is submitted in writing to the Planning Director within 15 days of the final action by the Commission. The County Board may either affirm, modify or set aside the action of the Commission and direct the Planning Director to issue a land use permit in accordance with the decision of the County Board.
- B. An aggrieved person shall be an individual present at the hearing of the Commission, a property owner within the Design Review District, or the applicant.
- C. The County Board shall hear the appeal within 30 days of its being submitted to the Planning Director.

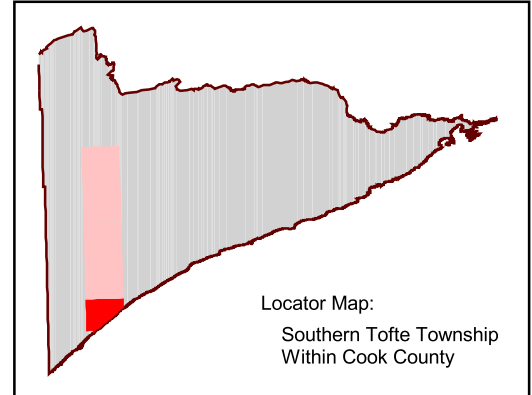
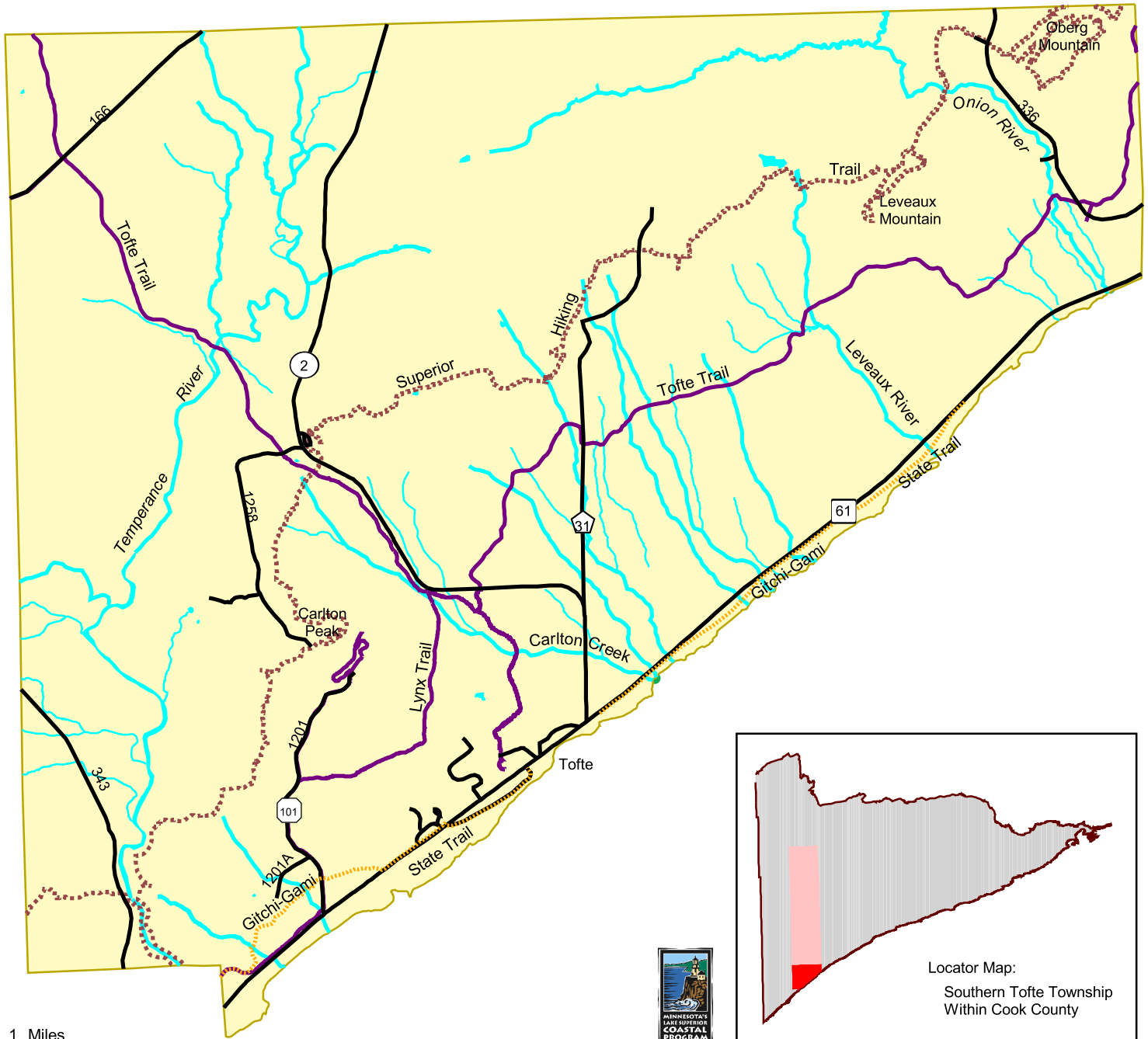
3. Fees

The County Board shall by resolution establish a fee schedule for review of plans submitted to the Commission and appeal of any decision of the Commission.

Southern Tofte Township

Roads

 Gitchi-Gami State Trail
 Roads
 Snowmobile Trail
 Superior Hiking Trail
 Lake
 Rivers and Streams
 Perennial Stream
 Intermittent Stream



Southern Tofte Township

Hydrography

National Wetlands Inventory

- 2 - Wet Meadow - <1%
- 4 - Deep Marsh - <1%
- 5 - Shallow open water - <1%
- 6 - Shrub Swamp - 1%
- 7 - Wooded Swamp - 3%
- 8 - Bogs - 5%
- Riverine Systems - <1%

Trout Stream

- Designated Trout Stream - (11 Miles Total)
- Protected Tributary to Designated Trout Stream (12 Miles Total)

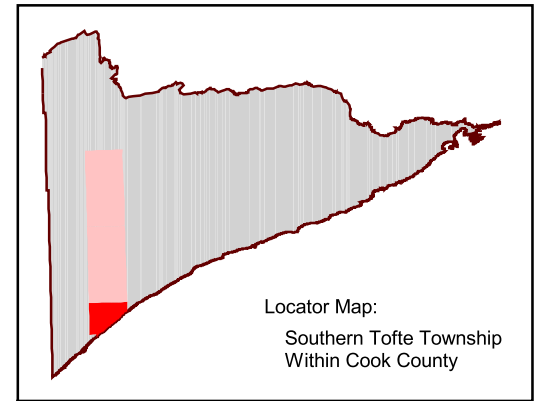
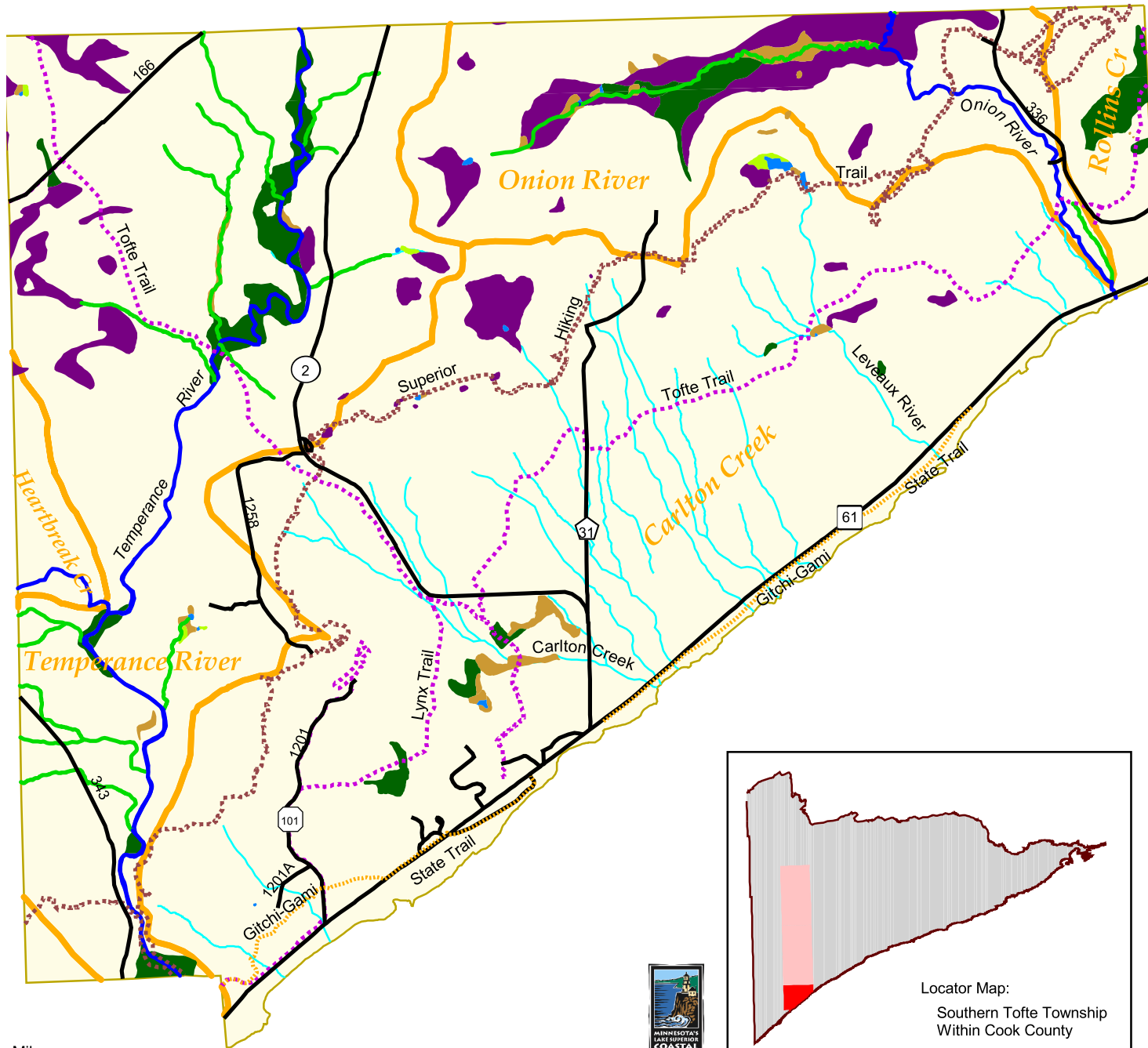
Rivers and Streams

- Rivers and Streams
- Minor Watershed Boundary

Roads

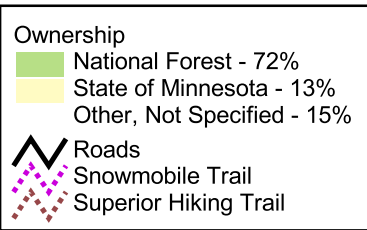
- Roads
- Snowmobile Trail
- Superior Hiking Trail

Wetland area features mapped as part of the National Wetlands Inventory (NWI). The National Wetlands Inventory is a national program sponsored by the US Fish and Wildlife Service (USFWS)

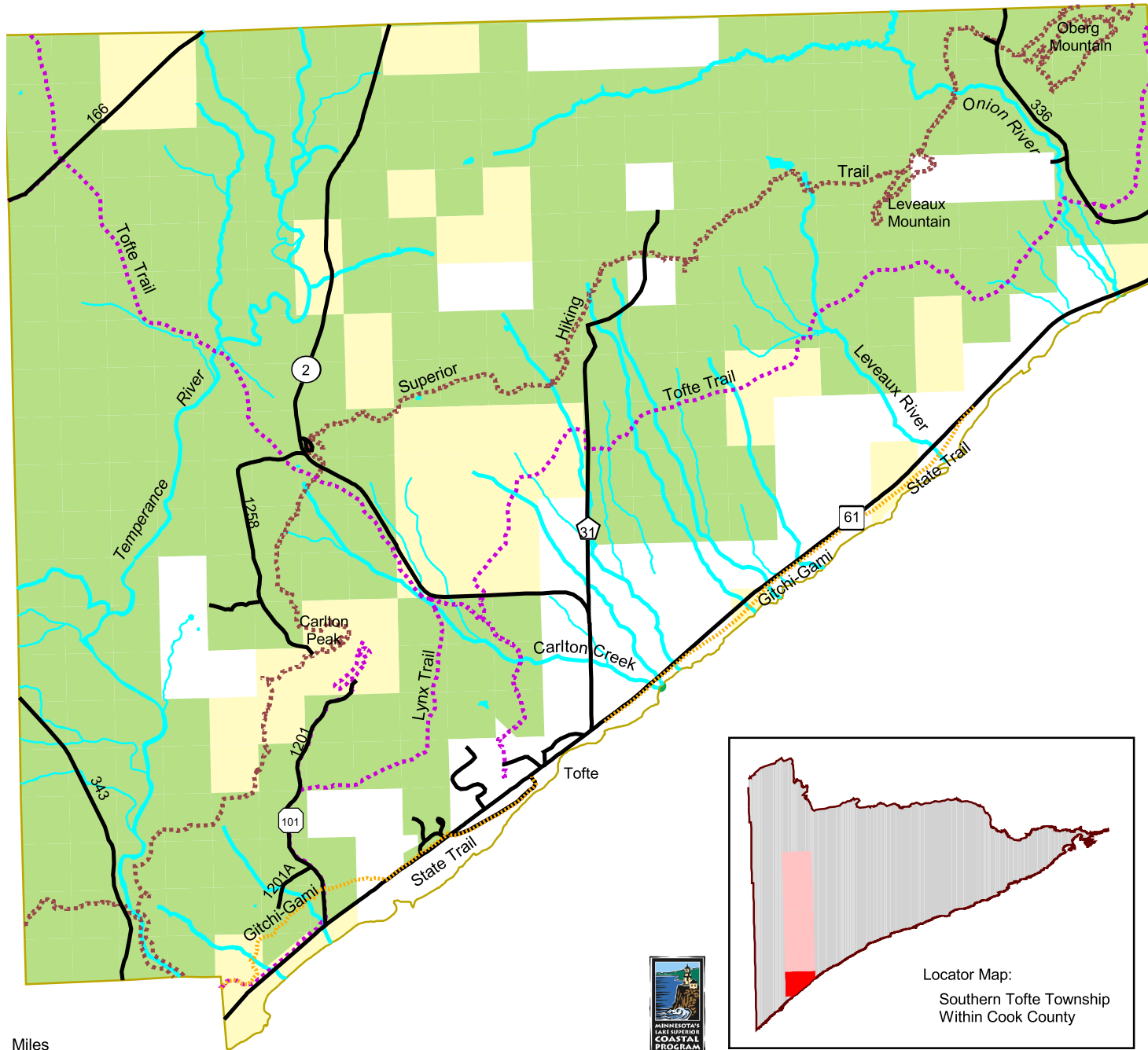


Southern Tofte Township

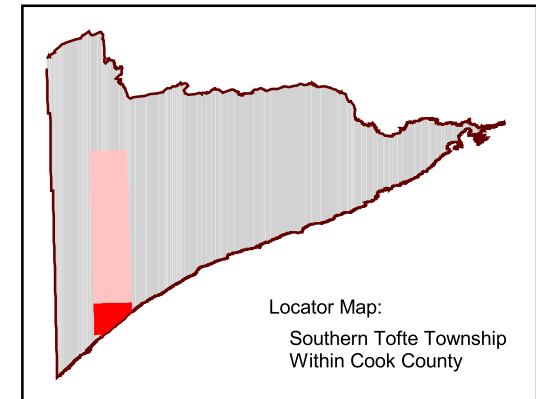
Land Ownership



Ownership Data Source: US Forest Service



Map Created By Clinton Little GIS Support Specialist 12/2004
clinton.little@dnr.state.mn.us (218) 834-9636



Southern Tofte Township

Land Cover

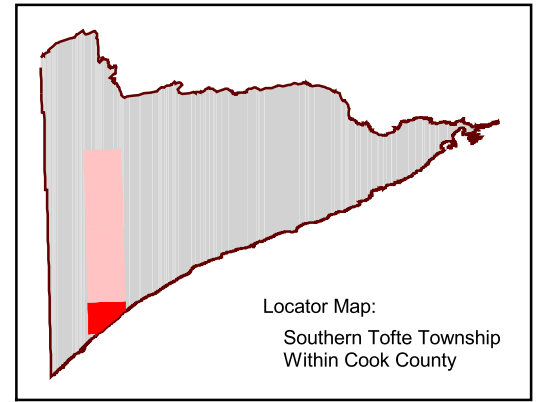
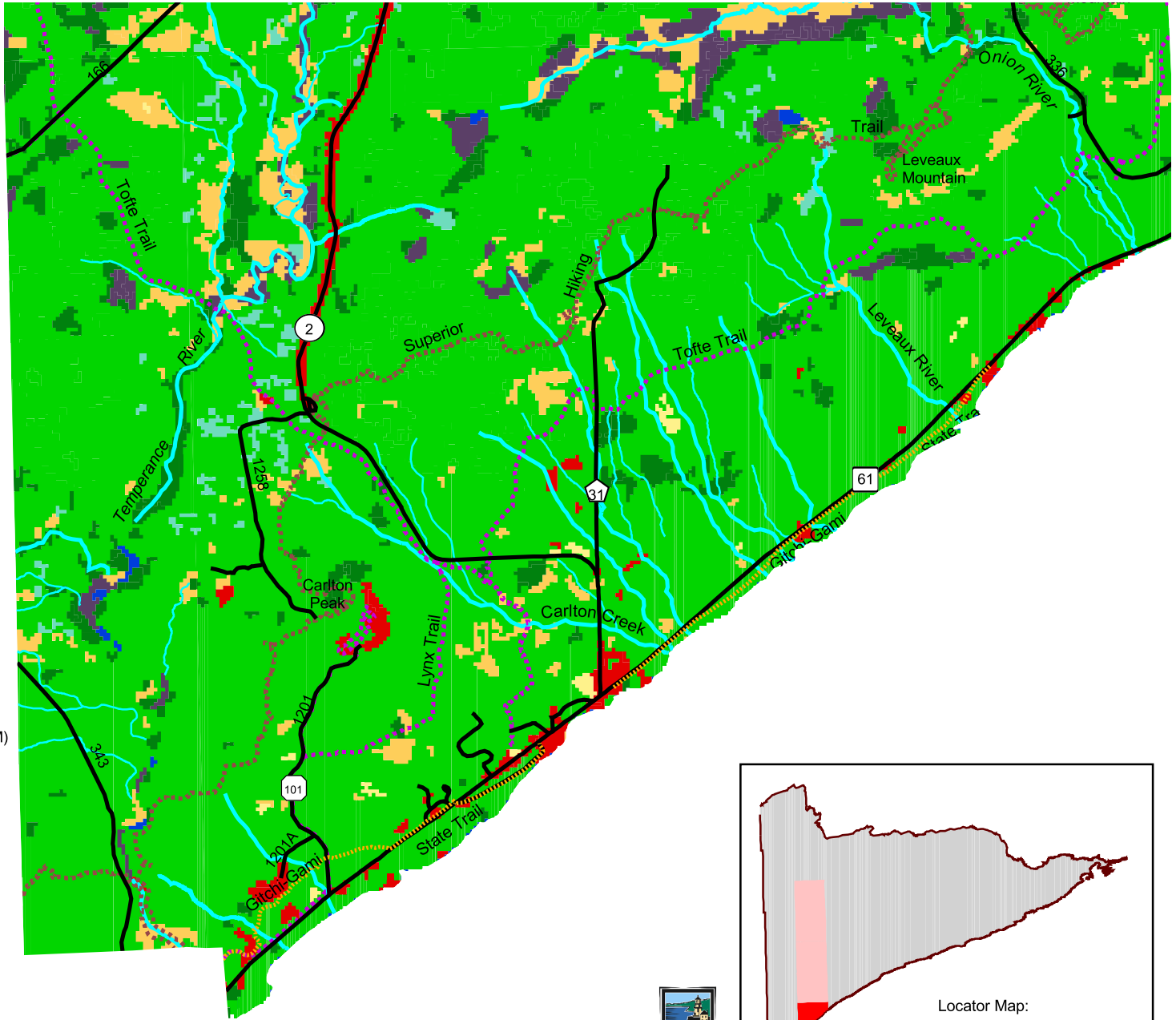
GAP Land Cover

- Non-Vegetated - 2%
- Crop/Grass - <1%
- Shrubland - 5%
- Aquatic Environments - <1%
- Upland Conifer Forest - 5%
- Lowland Conifer Forest - 3%
- Upland Deciduous Forest - 84%
- Lowland Deciduous Forest - 1%

Rivers and Streams

- Perennial Stream
- Intermittent Stream
- Roads
- Snowmobile Trail
- Superior Hiking Trail

Vegetation cover map produced by computer classification of combined two-season pairs of early-1990s Landsat 4/5 Thematic Mapper (TM) satellite imagery, as part of the Upper Midwest Gap Analysis Program (UMGAP) of the U.S. Geological Survey.



Locator Map:
Southern Tofte Township
Within Cook County



Map Created By Clinton Little GIS Support Specialist 12/2004
clinton.little@dnr.state.mn.us (218) 834-8636

Southern Tofte Township

Zoning

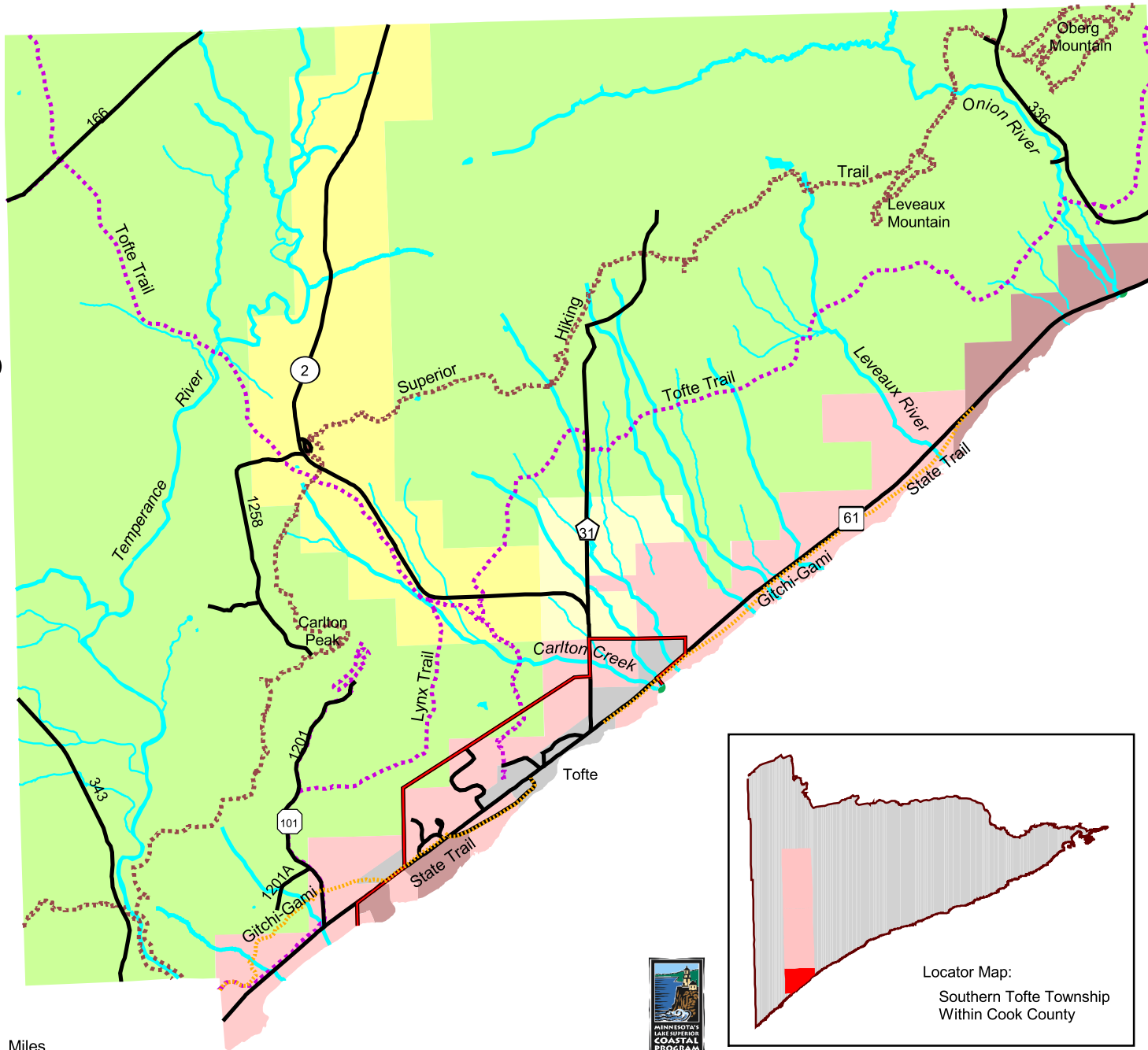
Zoning

- FAR-1 (No Service Area)
- FAR-2
- FAR-3
- GC
- R-1
- RC/R

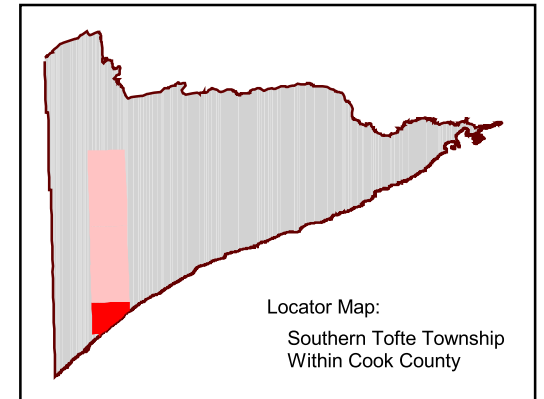
Legend:

- Tofte Design District
- Roads
- Snowmobile Trail
- Superior Hiking Trail

Zoning Data Source: Cook County

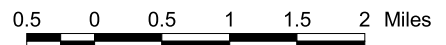
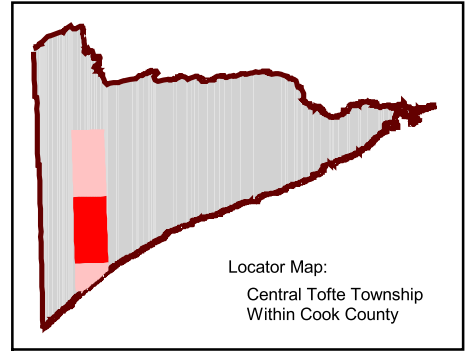
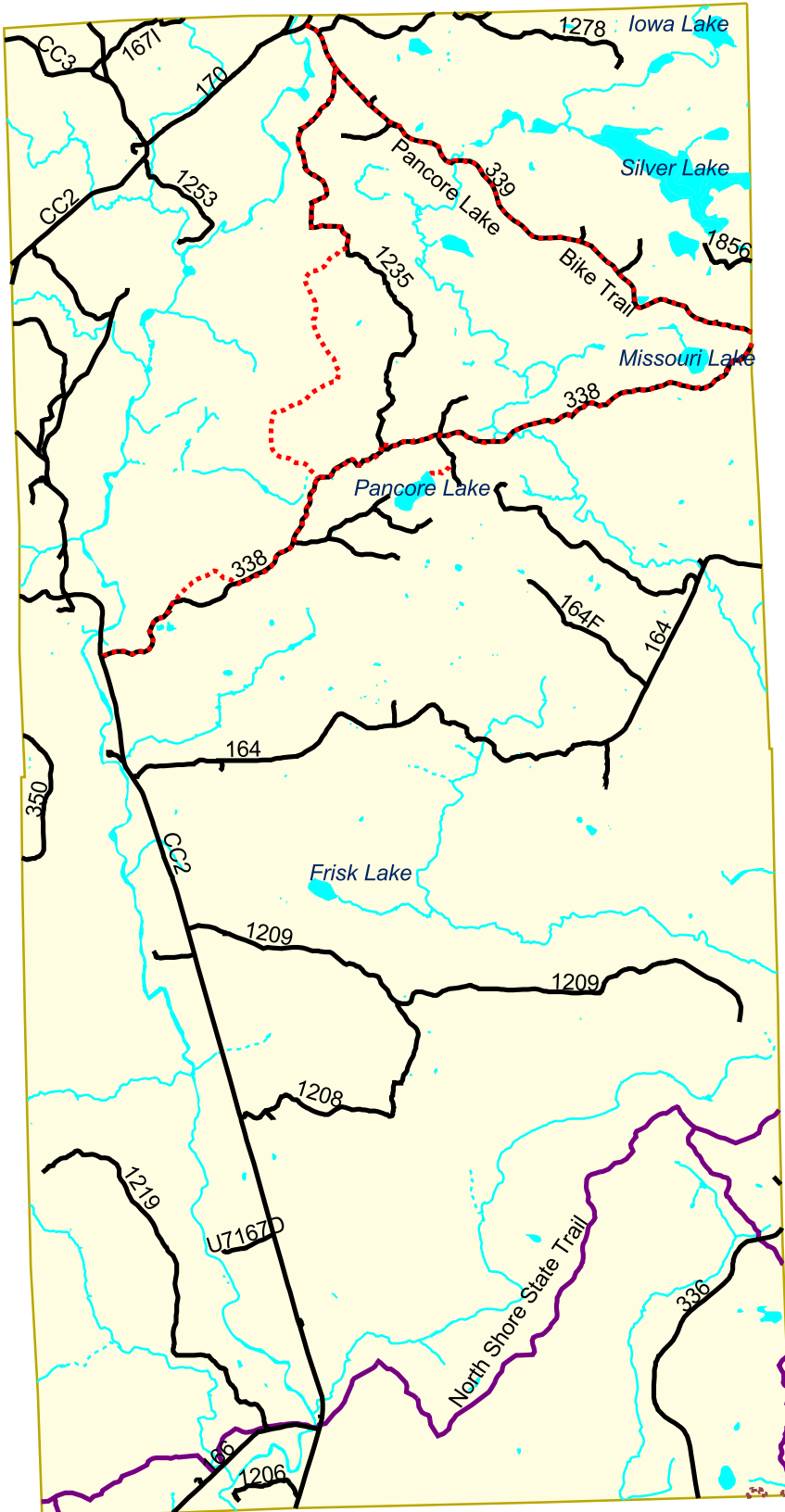


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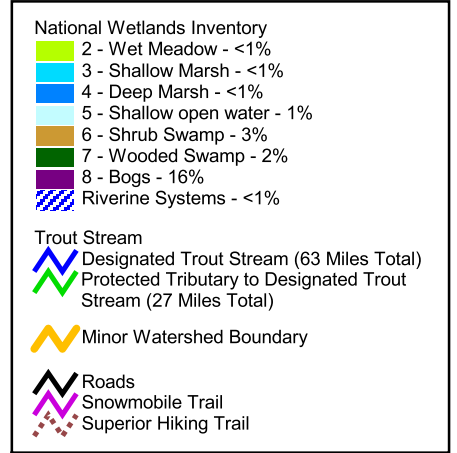
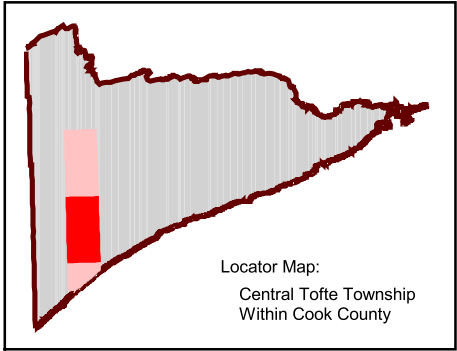
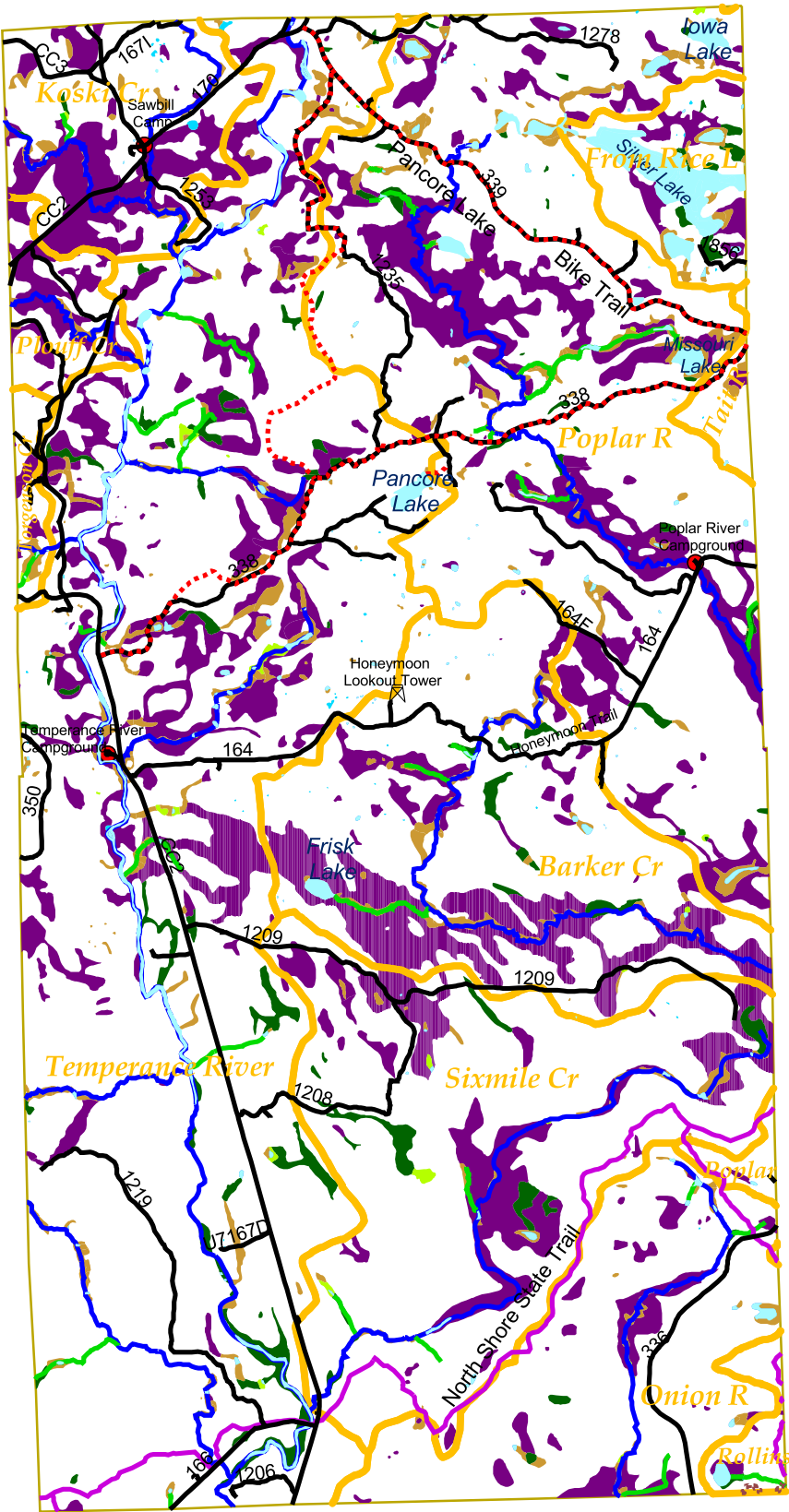


Central Tofte Township

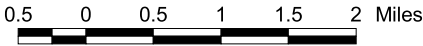
Roads



Central Tofte Township Hydrography

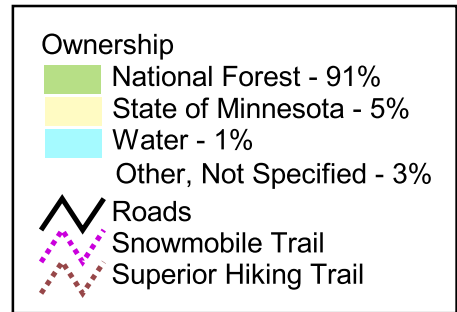
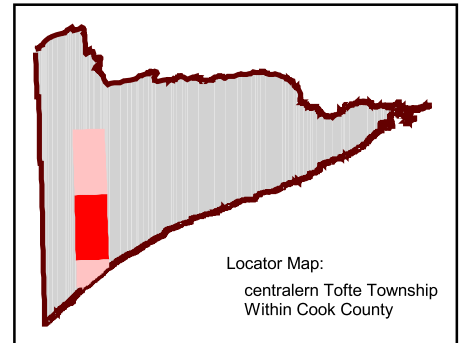
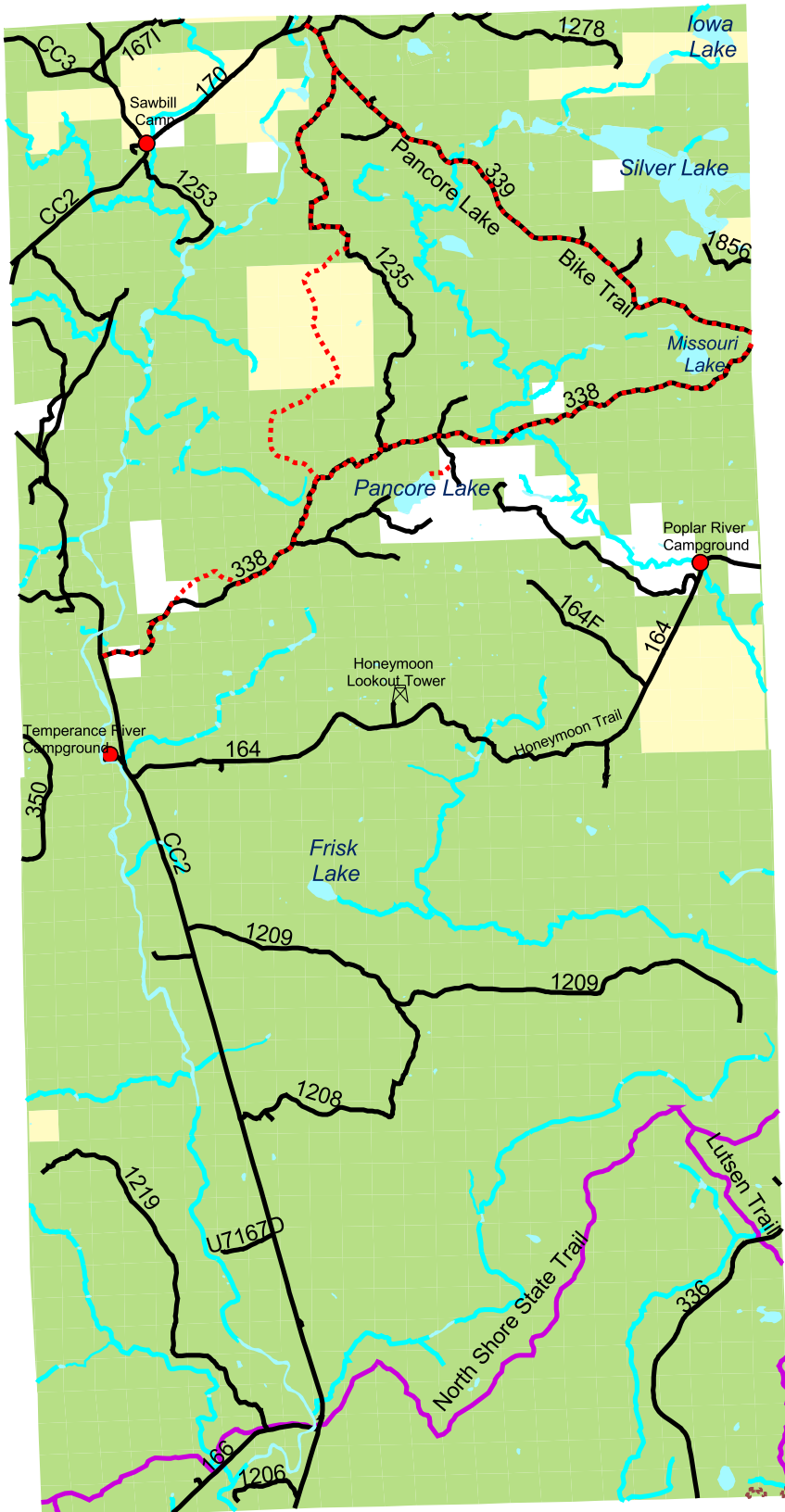


Wetland area features mapped as part of the National Wetlands Inventory (NWI). The National Wetlands Inventory is a national program sponsored by the US Fish and Wildlife Service (USFWS)

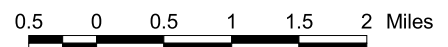


Central Tofte Township

Land Ownership

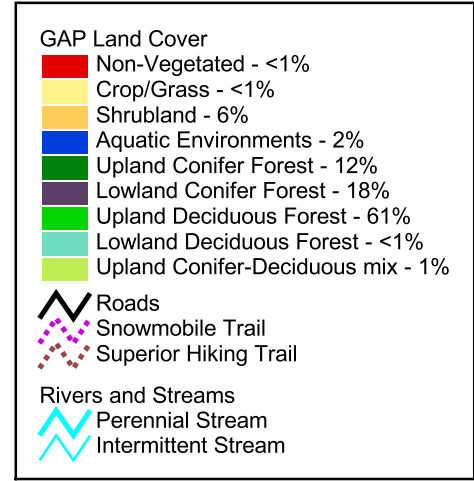
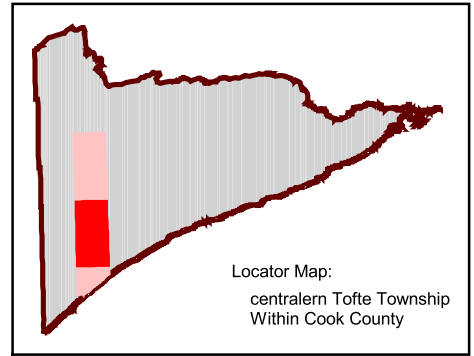
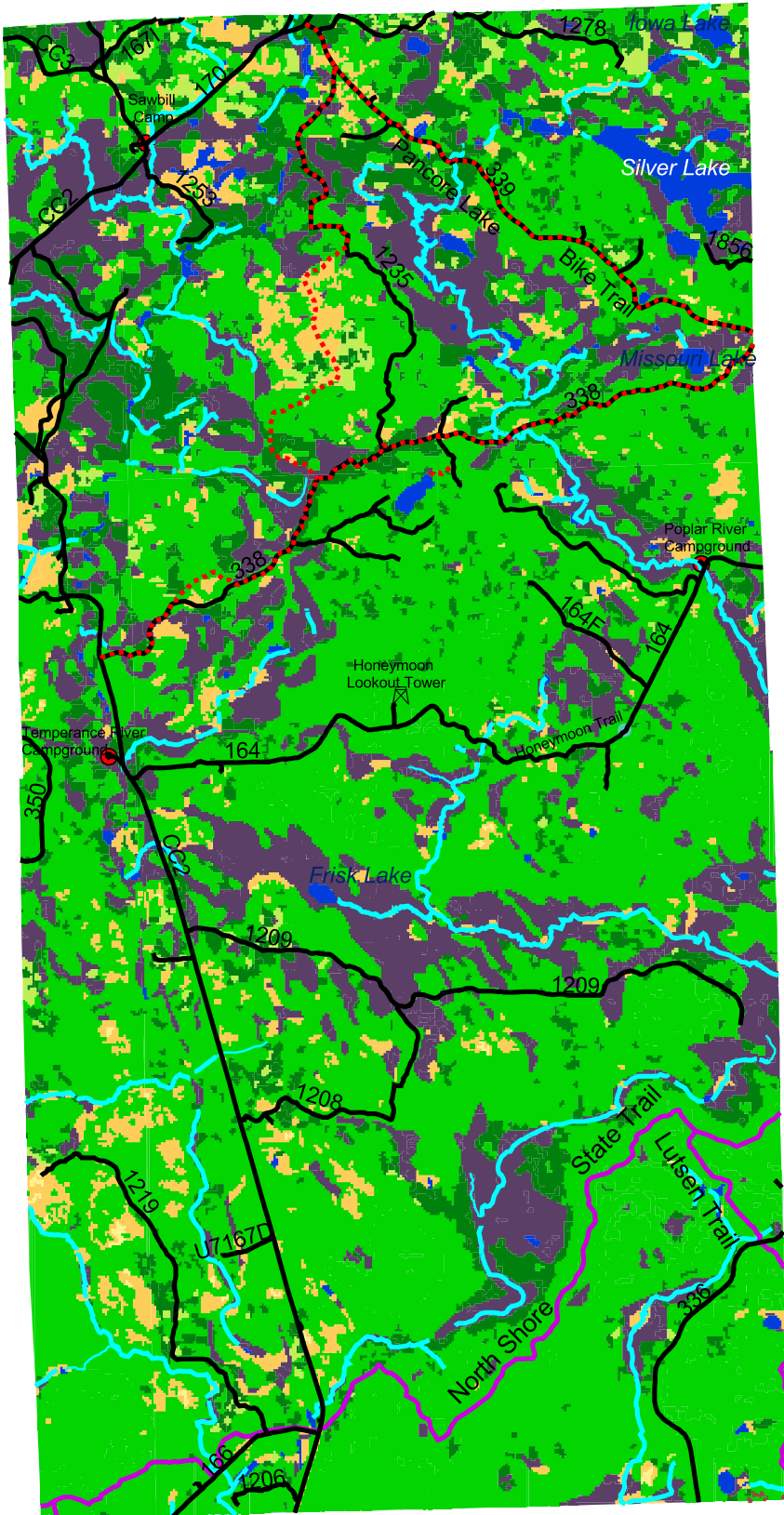


Ownership Data Source: US Forest Service

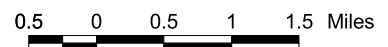


Central Tofte Township

Land Cover

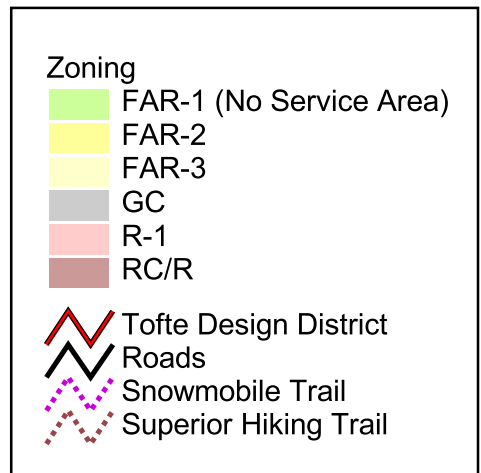
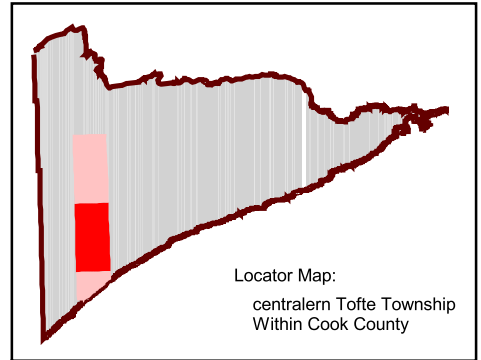
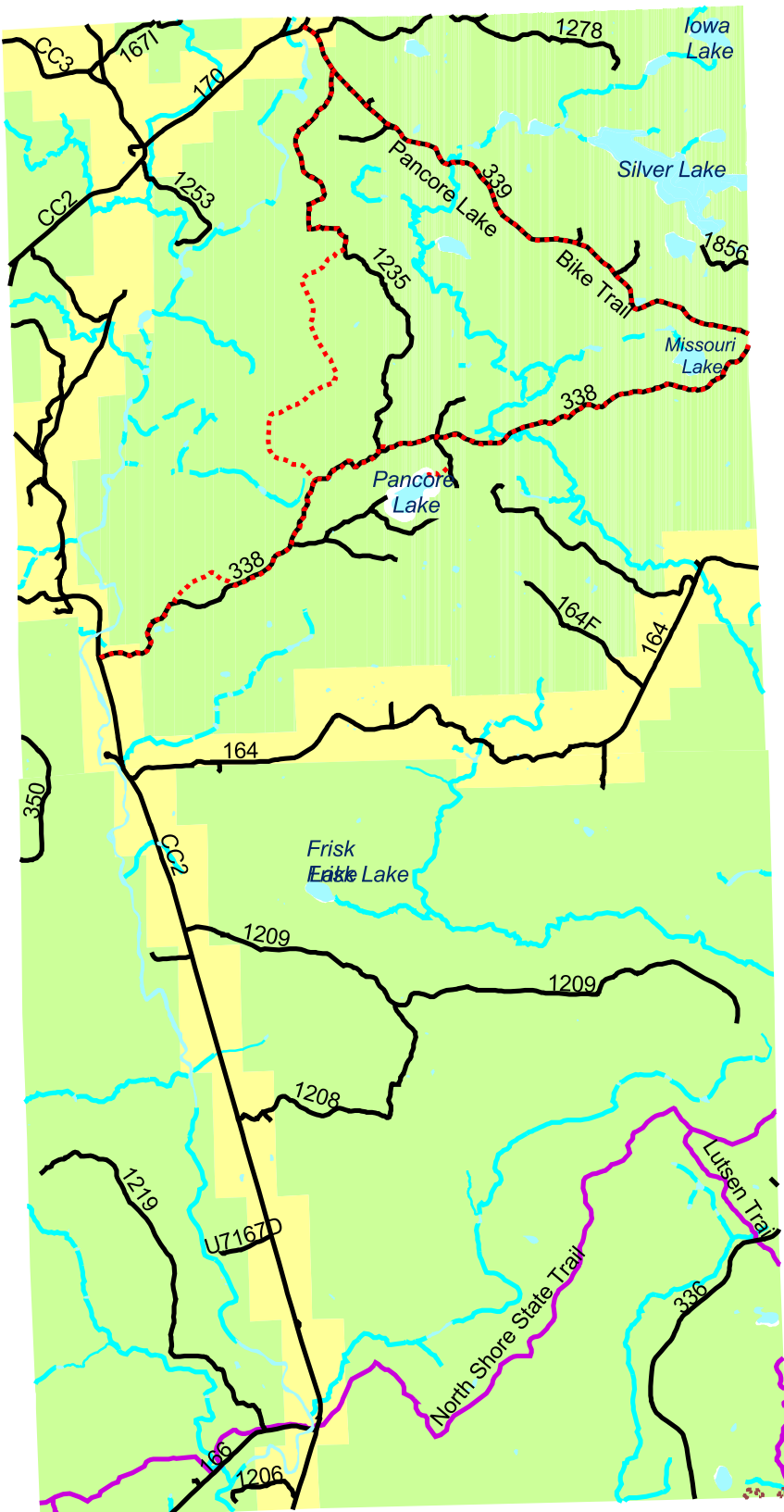


Vegetation cover map produced by computer classification of combined two-season pairs of early-1990s Landsat 4/5 Thematic Mapper (TM) satellite imagery, as part of the Upper Midwest Gap Analysis Program (UMGAP) of the U.S. Geological Survey.

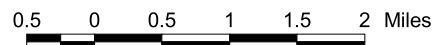


Central Tofte Township

Zoning

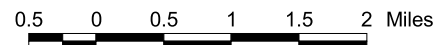
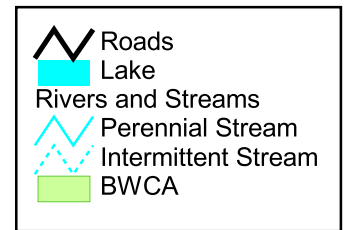
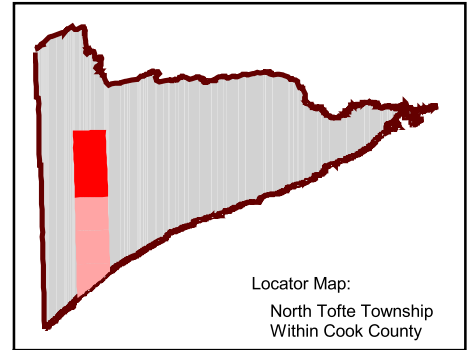
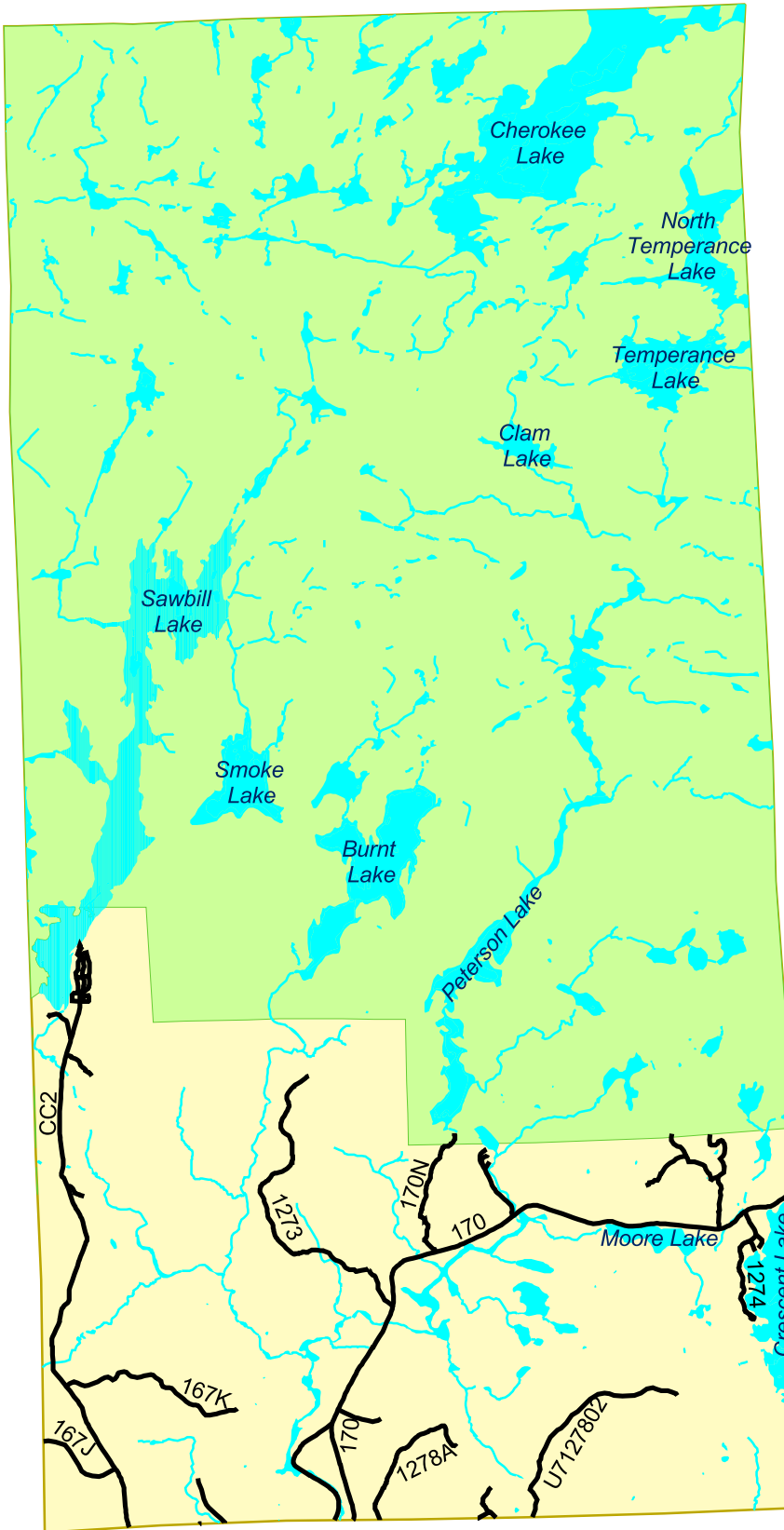


Zoning Data Source: Cook County



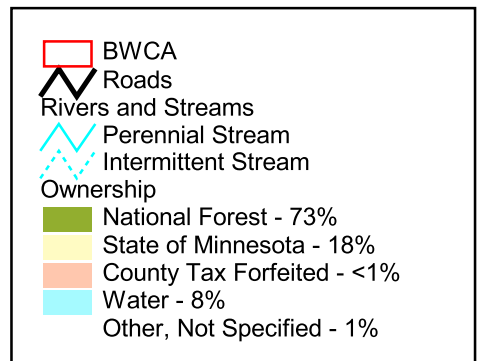
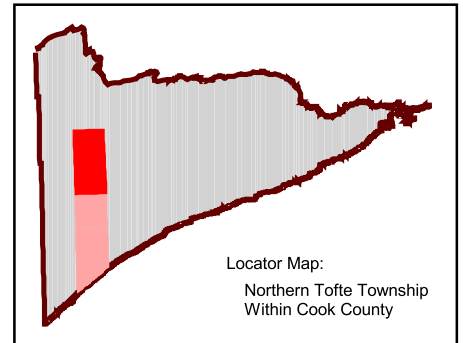
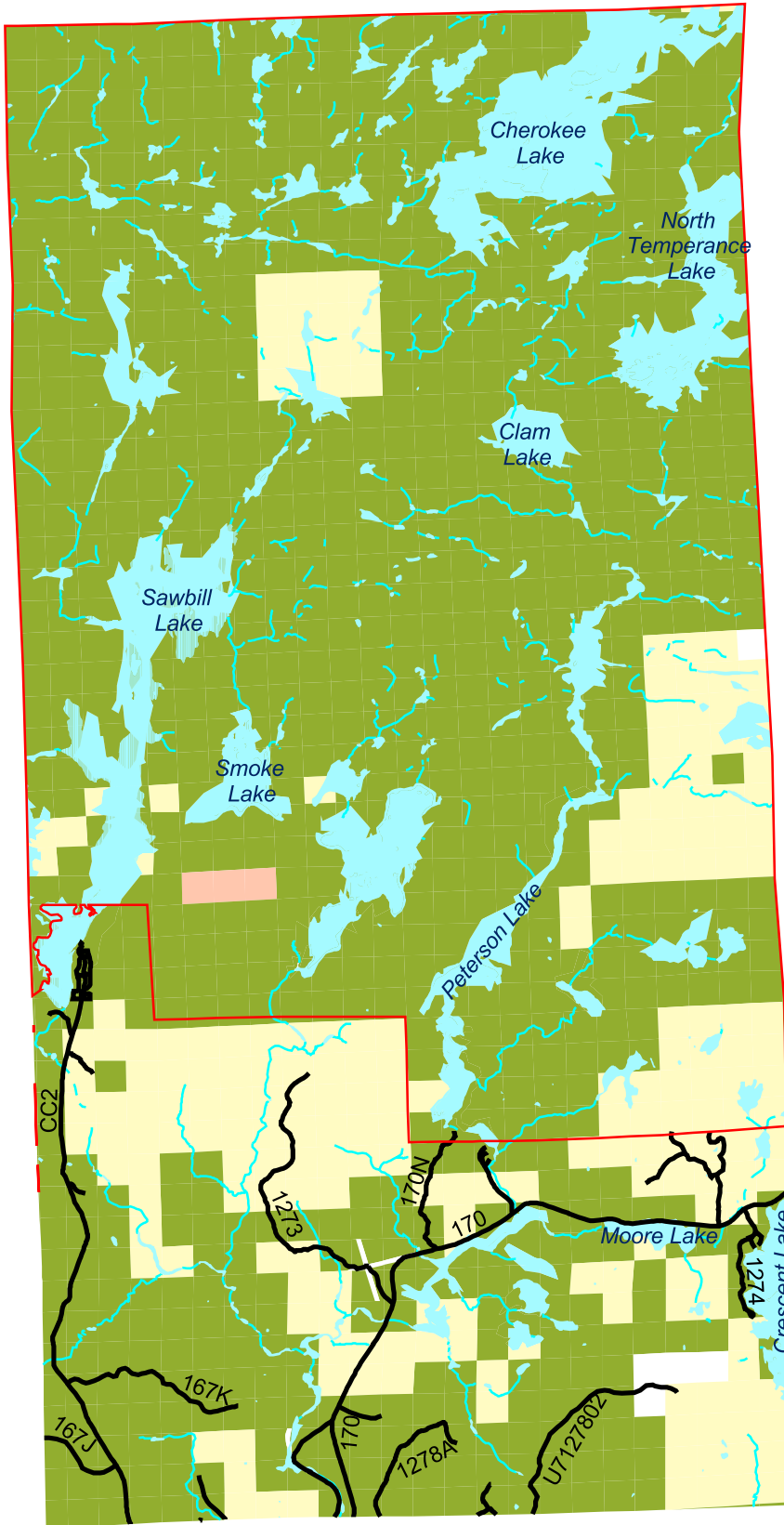
North Tofte Township

Roads

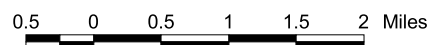


North Tofte Township

Land Ownership

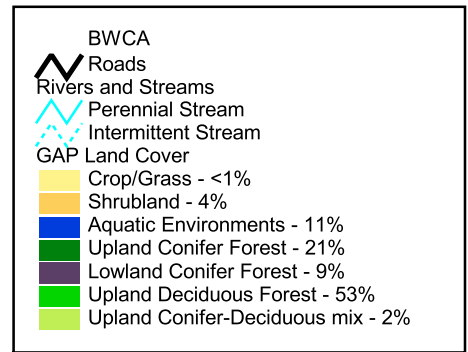
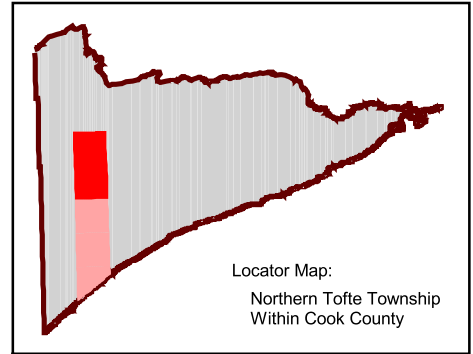
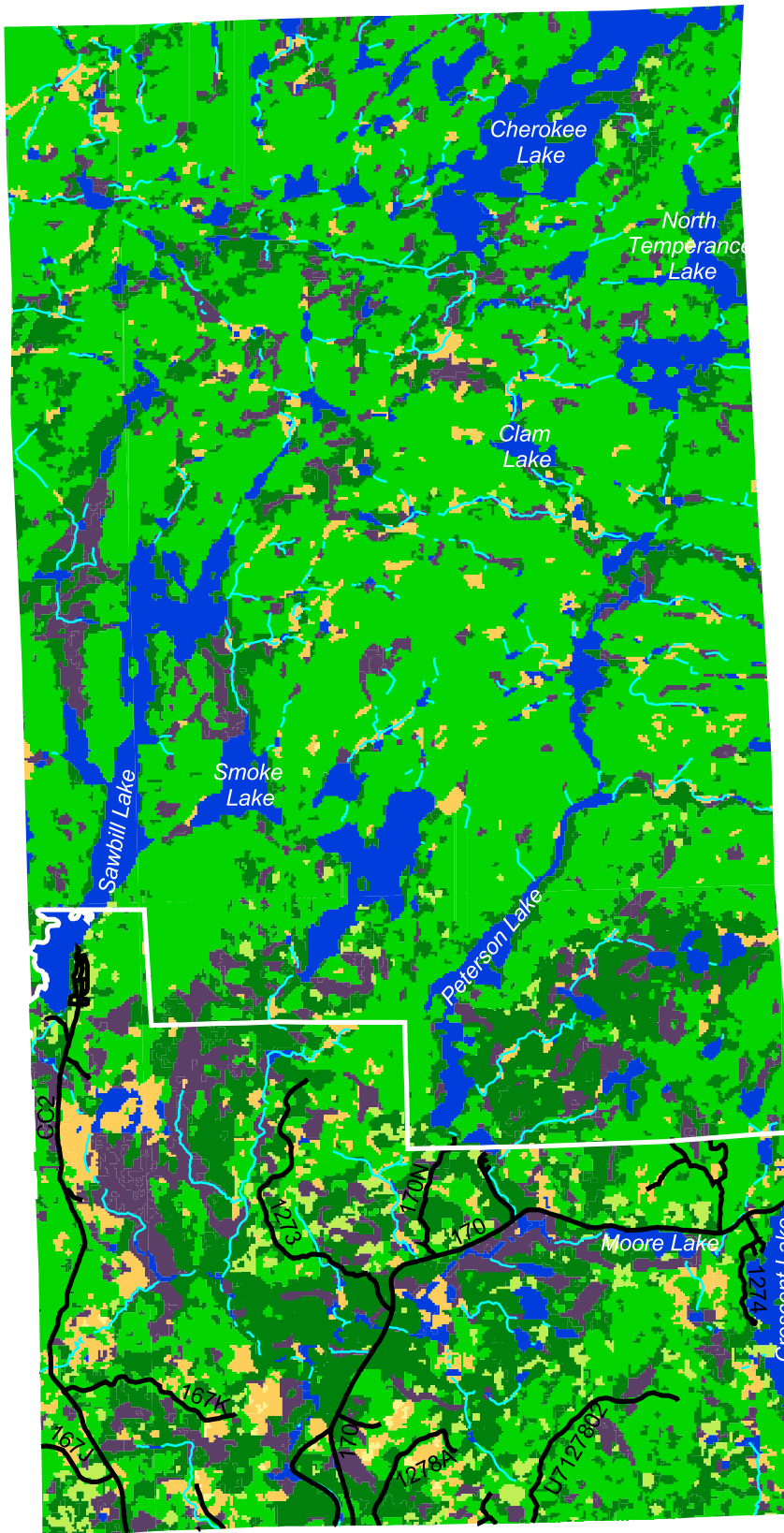


Ownership data source: US Forest Service

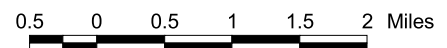


Northern Tofte Township

Land Cover



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North Tofte Township Zoning

