

APPENDIX C

FUTURE LAND USE DEFINITIONS

Each of the 16 towns have developed a future land use map which depicts the future vision of development within their community. Future land use category definitions which coincide with each town's future land use map are listed below, when available. As of June 2021, there are no future land use definitions available for the Towns of Meadowbrook or Weirgor.

TOWN OF BASS LAKE

Agriculture

Limited agricultural activity occurs in the Town of Bass Lake. What agricultural activity that does occur is primarily concentrated in the southwest corner of the town adjacent to STH 27. Approximately 2,800 acres or 7 percent of the land area is for agricultural purposes.

Commercial

The Town of Bass Lake has limited commercial land use with approximately 20 acres or less than one percent in commercial use. Those commercial activities within the town generally include resorts, restaurants, taverns, and some merchant stores. Nationally and within Northwest Wisconsin, persons working from their home and via the computer/internet have emerged. Because there is no tracking capability of home-based businesses or persons working out of their home, it is impossible to determine those figures for the Town of Bass Lake.

Cranberry Bogs

Several large cranberry bogs are located between Grindstone Lake and Lac Courte Oreilles near CTH K and KK. These bogs represent approximately 160 acres or less than 1 percent of the land area. The future of cranberry bogs is unknown at present due to building pressures near water resources and market pricing for cranberries.

Government/Institutional

Government and institutional land use within the Town of Bass Lake consists of the town hall located along CTH K and significant land developments within the Lac Courte Oreilles Reservation. Approximately 55 acres or less than 1 percent is developed and being used under the government and institutional land use that would include buildings owned by the Town of Bass Lake and LCO, community churches, cemeteries, and schools.

Industrial

Very limited industrial land use activities are present in the Town of Bass Lake. This is largely the result of the significant natural resource base of the community and the limiting factors associated with available public water and sewer. Although zoned industrial land exists, limited land area is actually used. Approximately 13 acres, less than 1 percent, of land are used for industrial purposes throughout the town.

Park & Recreation and Communications/Utilities

In the Town of Bass Lake, nearly 78 acres of land are used in the capacity for park and recreation purposes with the majority of this dedicated to the only golf course in the town. Very limited communications and utilities exist as represented in approximately 2 acres being used for such purposes.

Residential

Low density is the primary characteristic of residential development in the Town of Bass Lake, except within the area known as Northwoods Beach. Although Northwoods Beach would not be considered a high-density area, it does represent an area with a concentrated area of residential and mixed-use activities. Due to the significant water resources found in the town, residential development of both year-round and seasonal dwellings has concentrated along much of the shoreline area. Scattered planned rural residential developments are also occurring in the forested areas of the town. Approximately 600 acres are utilized for residential purposes representing only 1.5 percent of the total land area.

Transportation

Within the Town of Bass Lake, an integrated network of state, county, and town roads accommodate vehicular travel either passing through or having a destination within the town. Nearly 780 acres or 2 percent of the land area is dedicated to the function of moving commerce and people.

Water Features

Three significant water features, Windigo Lake, Grindstone Lake, and Lac Courte Oreilles dominate the natural resources of the town. Many other smaller lakes, streams, and rivers contribute to the water resources. Nearly 10,313 acres of lakes, rivers, and streams dot the local landscape, representing nearly 26 percent of the land area.

Woodlands

Woodlands and other natural areas dominate the landscape in the Town of Bass Lake. Based on land use, nearly 24,700 acres or 62 percent of the town is in woodland use and contributes to the area's timber production, wildlife habitat, and recreational opportunities. The Wisconsin Department of Natural Resources owns some selected acreages within the town with the most notable being the Flat Creek Wildlife Area along the western boundary of the town. Private citizens own the majority of woodlands in the Town of Bass Lake. Sawyer County and paper companies own a few tracts of land within the Town of Bass Lake.

TOWN OF COUDERAY

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections or other areas. Where sewer service is available a minimum lot area of 10,000 square feet is required and in areas of no sewer service a minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Future land use relating to industrial/manufacturing activities where sewer service is available and requires a minimum lot area of 10,000 square feet and in areas of no sewer service a minimum lot area of 20,000 square feet, as noted in the Sawyer County Zoning Ordinance.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) and Tribal Lands where residential, commercial, or industrial development is not projected over the planning horizon.

Forest Rural Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development and mixed residential development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction (gravel and sand).

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

Conservancy

Areas where unique characteristics are present that should be preserved and maintained in their natural state.

TOWN OF DRAPER

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. One home per nominal 40 acres on all areas currently zoned Agriculture more than 1/8th mile from a State, County or Town maintained road.

Commercial

There is no single commercial core found in the Town, but instead a few commercial developments are scattered throughout the town. Minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Industrial activity is limited to a small area of the Town. Future land use relating to industrial/manufacturing activities is identified with the minimum lot area of 20,000 square feet is required.

Rural Residential

Rural activity centers with limited commercial and community services, including compact development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads with a minimum lot area of 20,000 square feet without sewer required: for commercial/residential and industrial structures near key intersections or unincorporated areas. For the Town of Draper this would be the unincorporated areas of Loretta/ Draper at the intersections of County Highways GG and M with State Highway 70.

Forestry

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity. In order to protect the natural resource base (woodlands and wetlands) and to promote lower density developments, it is recommended that development be limited to one home per nominal 40 acres on properties that border on or are within 1/8th mile of State, County or Town maintained roads and which are currently zoned Forestry.

Shoreland

Shoreland areas are represented by property adjoining a named lake, river or stream following the statutes and ordinances that dictate land uses abutting a classified lake.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities with a minimum lot area of 20,000 square feet required.

Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction with a nominal 40 acres with specific requirements for shore land property ordinances.

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas with a nominal 40 acres.

TOWN OF EDGEWATER

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. The minimum density thresholds within this category is recommended at 1 home per 5 acres.

Commercial/Industrial

A section of the highway corridor along STH 48 has been identified for commercial development. Future land use of a commercial nature is recommended with a minimum lot area of 20,000 square feet. Although no specific industrial sites are identified in the town, this commercial corridor could provide for some types of industrial development not needing significant municipal services (water/sewer). Future land use of an industrial nature is recommended at a minimum density lot area of one acre.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon and private ownership where the minimum density threshold is recommended at 1 home per 15 acres.

Forest Residential

Within the future forest residential category, the recommended density threshold is 1 home per 20,000 square feet. Of note, within the county zoning ordinance three residential zoning categories are represented in the town, R-1, RR-1, and RR-2, all having the same development standards relating to dimensional (density) requirements.

Shoreland Residential

Shoreland areas represented on the future land use map are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes, and a minimum density of 1 home per 40,000 square feet on Class III lakes.

In some cases, natural features and resources along lakes, rivers, and streams may not be conducive to all types of development. While the future land use map has areas representing the 1,000 foot and 300 foot areas pertaining to development requirements as specified by the lakes classification system, the areas shaded do not imply that any and all development types are allowed. Specific review of the areas around lakes, rivers, and streams must be performed.

Park and Recreation

The community survey indicated the desire for additional recreational opportunities. A proposed location for a community park has been identified. Future examination of other park locations is recommended.

Conservation Preservation

The island located on Little Sissabagama has been recommended for conservation preservation. Past discussions have indicated that the potential exists for the island to be preserved in a natural state. Future cooperation between the property owner and town, county, and state officials would be necessary to achieve the desired objective of preservation.

Government/Institutional

These areas are anticipated to continue to be owned and managed under the local government or non-profit organizations with limited development, except for related purposes under current use.

TOWN OF HAYWARD

Natural Resource Protection (NRP) - The NRP overlay district identifies sensitive lands that may be subject to development restrictions enforced by the County or the State. The NRP district generally includes the following features:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%, or
4. Areas within 300 feet of the ordinary high water mark or navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

Land designated NRP may be developable as allowed by the underlying land use category (e.g. Low Density Residential, Industrial, etc.) if a detailed survey shows sufficient flat, dry land as defined by County and State development regulations. The NRP district may not include all sensitive lands in the Town - property should always be surveyed prior to development to identify those features.

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Low-Density Residential, etc.) remains in place, but the overlay classification adds an additional set of standards which also must be complied with. Land within an NRP area shall count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. Prohibit building development. Exception, development may be permitted provided:
 - The area no longer falls within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20%. (verified by Sawyer County)
 - The development meets all requirements of the Sawyer County Floodplain, Shoreland, and Wetland Zoning Ordinance.
3. Permit agricultural and silviculture operations where in accordance with the requirements of the Sawyer County Floodplain, Shoreland, and Wetland Zoning Ordinance. Best Management Practices are highly encouraged in these areas.
4. Permit recreational development and activities which are compatible with natural resource protection, in accordance with the requirements of the Sawyer County Floodplain, Shoreland, and Wetland Zoning Ordinance.
5. The most appropriate Sawyer County zoning districts for this future land use category are: Floodplain Overlay District, W-1 Wetland/Shoreland One District, SP Shoreland Protection One Overlay District, and the F-1 Forestry One District.

Rural Preservation (RP) - The primary intent of these areas is to protect existing farm and forestry operations from encroachment by incompatible uses, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.

As mapped, this designation may include farmland, scattered open lands, woodlots, agricultural- related uses, cottage industries, mineral extraction operations and limited low density single-family residential development. Similar developments are anticipated in the RP areas, according to the policies within this Plan. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Requests to change the future land use designation of parcels shall be considered using the criteria listed within this chapter. The use of conservation subdivisions in any request for reclassification is strongly encouraged and will be considered as part of the request. The RP represents areas that are vital to the region's agricultural and forestry economy and are key ingredients of the rural character and image of the Town of Hayward.

All parcels of record as of January 1, 2009 that do not meet the density requirements of Policy #2C-ii, are exempt from that requirement.

The following policies shall apply in areas designated as RP:

1. Forestry and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with forestry or agricultural use, and will not take significant tracts of land suitable for forestry and agricultural use out of production.
2. Proposals for any new non-farm residential development should be considered using the following policies:
 - Any new non-farm residential lots will have a "Right to Farm" agreement attached to it acknowledging that the lot has been established in an area where farming is the preferred land use and stating that the owner finds this acceptable. This language will be recorded on the deed to the property, transferable to subsequent owners.
 - Non-farm development should be located on the least productive portion of the original parcel or near existing non-farm development. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development.
 - Non-farm residential lots shall meet one of the following:
 - A minimum lot size of five acres (5), or
 - A density standard of no more than eight (8) lots per forty (40) acres or fractional 40 acres. All lots shall be a minimum of three acres in size. In addition, at least 30% of the area shall be placed into a conservation or "non-development" easement. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space. The developer shall be responsible for determining the ownership of the conservation easement. The conservation easement will be recorded on the deed to the property, transferable to subsequent owners, or
 - Additional bonus lots resulting in a gross density exceeding eight units per 40 acres may be granted per the requirements of a conservation subdivision ordinance. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.

3. Agriculturally or forestry related businesses, cottage industries, utility, park recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Sawyer County base zoning districts for RP areas.
4. Amendments to the RP District will adhere to Section 3.3.
5. All Sawyer County zone districts are included in this land use category.

Rural Transitional (RT) - The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly forestry and open space uses until such time as more intensive development may be appropriate. As mapped, this designation may include farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density single-family residential development. Similar developments are anticipated in the RT areas, according to the policies within this Plan.

The following policies shall apply in areas designated as RT:

1. Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Preservation classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive development.
 - a. The criteria list in section 3.3 Reclassifying the Future Land Use Map, shall be used as a basis for such determination.
2. If and when development is warranted, areas within the RT classification shall be transitioned and new development shall be limited in accordance with all policies applicable to the reassigned Overlay district classification and the Highway Corridor District.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when it determines that land within the RT classification is appropriate for more intensive development. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development.
4. Appropriate Sawyer County base zoning districts: A-1 Agricultural One District, A-2 Agricultural Two District, F-1 Forestry One District, R-1 Residential One District, RR-1 Residential/Recreational One District, RR-2 Residential/Recreational One District, C-1 Commercial One District, and the Highway Corridor District.

Low-Density Residential (LDR) - The primary intent of this classification is to identify areas suitable for future single-family residential housing. LDR areas are those lands that are delineated as existing residential, vacant platted areas, and proposed plats of two (2) or more acres.

The following policies shall apply in areas designated as LDR:

1. Within the LDR classification, limit new development to a density of one residential dwelling unit per 2 contiguous acres held in single ownership as of January 1, 2009.
2. Cluster development and conservation subdivisions are highly encouraged.
3. Substandard Parcels - All parcels which are less than 2 contiguous acres held in single ownership as of January 1, 2009 shall be allowed a total of one new dwelling unit, if the parcel does not contain an existing dwelling unit and meets Sawyer County minimum requirements for a buildable lot.
4. Amendments to the LDR District will adhere to Section 3.3.
5. The most appropriate Sawyer County zoning districts for this future land use category are: R- 1 Residential One District, RR-1 Residential/Recreation One District, and the RR-2 Residential/Recreation Two District.

Medium-Density Residential (MDR) - The primary intent of this classification is to identify areas suitable for future multi-family residential housing at a density between 4 - 8 units per acre. The Town plans for MDR areas near the CTH B/CTH K intersection, surrounding the Lac Courte Oreilles Nation Casino, the Big Fish Golf Club and existing residential developments north of CTH B.

The following policies shall apply in areas designated as MDR:

1. Promote new development that complements and reinforces the existing neighborhoods and developments.
2. Protect natural areas, including wetlands, wildlife habitats, woodlands, open space and groundwater resources.
3. Amendments to the MDR District will adhere to Section 3.3.
4. The most appropriate Sawyer County zoning districts for this future land use category are: R- 1 Residential One District, RR-1 Residential/Recreation One District, and the RR-2 Residential/Recreation Two District.

Industrial (I) - The primary intent of this classification is to identify areas suitable for planned industrial development. Presently there are three existing industrial parcels within the Town. Two of the parcels are along US Hwy 63 in the southwest portion of the Town and the other is along Olson Road to the north of the City of Hayward. This future land use category is planned around the existing industrial parcels along US Hwy 63 to the north and south of the City of Hayward.

The following policies shall apply in areas designated as I:

1. In accordance with the policies of this plan, industrial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector and arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. Amendments to the LDR District will adhere to Section 3.1.3.
4. The most appropriate Sawyer County zoning district for this future land use category is: I-1 Industrial One District.

Commercial (C) - The primary intent of this classification is to identify areas suitable for planned commercial development. There are many existing nodes of commercial development throughout the Town, primarily along US Hwy 63 south of the City of Hayward, along CTH B near Richardson Bay and the Lac Courte Oreilles Nation Casino, and along STH 77 east of the City of Hayward. This future land use category is planned for areas surrounding existing commercial nodes along CTH B and US Hwy 63, and along the STH 27 and STH 77 corridors.

The following policies shall apply in areas designated as C:

1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector and arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. Amendments to the Commercial District will adhere to Section 3.3.
4. The most appropriate Sawyer County zoning district for this future land use category is: C-1 Commercial One District.

Public and Institutional (PI) - The primary intent of this classification is to identify areas suitable for public or institutional development. Presently there are three public/institutional properties within the

Town: Hayward Area Memorial Hospital along STH 77 north of the City of Hayward; the Town Hall at the Davis/STH 77 intersection; a public works site and fairgrounds located near the CTH B/E intersection. Additional public and institutional land has not been identified in this plan.

The following policies shall apply in areas designated as PI:

1. Applications for the development of public and institutional uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use.

Parks and Recreation (PR) - The primary intent of this classification is to identify areas suitable for public parks and recreational uses. There are multiple recreational sites within the Town of Hayward, including a beach, several hiking/cross-country ski trails, wildlife and forest lands, a park and three boat landings. Additional park and recreational land has been identified and developed in the western portion of the Town along Gorney Road.

The following policies shall apply in areas designated as PR:

1. Applications for the development of park and recreational uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use.

Recreational Commercial (RCM) - The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing and sports clubs, campgrounds, golf courses, and other recreational facilities. Presently there are three commercial recreational areas within the Town, including: the Big Fish Golf Course, Hayward Rod and Gun Club, and the Hayward Golf and Tennis Club.

The following policies shall apply if RCM developments are proposed:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

TOWN OF HUNTER

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per five acres.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections or other areas. Where sewer service is available a minimum lot area of 10,000 square feet is required and in areas of no sewer service a minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Industrial activity is limited to a small area of the Town. Future land use relating to industrial/manufacturing activities where sewer service is available requires a minimum lot area of 10,000 square feet and in areas of no sewer service a minimum lot area of 20,000 square feet.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon.

Forest Rural Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.

Rural Residential

Rural residential is an area where higher density residential development is projected to occur. To accommodate this level of development, 1.5 acre lots with a minimum 150 feet of frontage along public roads is recommended. Lands generally suitable for Rural Residential are those lands abutting public roads.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction.

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

TOWN OF LENROOT

Forestry Residential

This category defines areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands. In order to protect the natural resource base (woodlands & wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single-family dwelling and no further subdivision of the lot within this area.

Rural Residential

Rural residential future use is designated in areas where higher density residential development has occurred or is projected to occur. To accommodate this level of development, 1.5 acre lots with a minimum of 150 ft. on frontage along public roads is recommended. Lands generally suitable for Rural Residential land uses are those that abut public roads. It is recommended that future subdivision of land within this category utilize the conservation subdivision concept.

Shoreland Residential

Shoreland areas are represented by the lakes and rivers in the county zoning ordinance classification system. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Resort Recreational

These areas shown on the future land use map encompass existing resort operations and are primarily located on Nelson Lake.

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the future land use map are generally those areas where existing agricultural practices are expected to continue during the 20-year planning horizon. Minimum density thresholds within this category are one home per 5 acres.

Commercial

Currently, one commercial core is found in Seeley. Other commercial developments are found scattered throughout the Town of Lenroot at key intersections or other areas. This category includes such commercial developments as retail sales establishments, restaurants, home-based businesses and lodging businesses.

Industrial

This future land use designation includes such things as industrial processing, wholesaling, warehousing and distribution, non-metallic mining operations, etc.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, hospitals, clinics, and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Public Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, camping areas, and motorized and non-motorized recreation areas.

Conservancy

This is defined as areas where unique characteristics are present that should ideally be preserved and maintained in their natural state, i.e. wetlands. National Park Service land (Wild & Scenic Riverway) comprise the majority of conservancy in the town.

TOWN OF MEADOWBROOK

As of June 2021, there are no future land use definitions are available for the Town of Meadowbrook.

TOWN OF METEOR

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per five acres.

Commercial

There is no single commercial core found in the Town, but instead a few commercial developments are scattered throughout the town. Minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Industrial activity is limited to a small area of the Town. Future land use relating to industrial/manufacturing activities is identified with the minimum lot area of 20,000 square feet is required.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads with a minimum lot area of 20,000 square feet required.

Forest

This category is areas where the town has seen little residential development and is also managed for commercial forest production. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 40 acres with one single family dwelling per 40 acres and no further subdivision of the lot within this area.

Forest Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity. In order to protect the natural resource base (woodlands and wetlands) and to promote lower density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction.

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

TOWN OF OJBIWA

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections or other areas. Where sewer service is available a minimum lot area of 10,000 square feet is required and in areas of no sewer service a minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Future land use relating to industrial/manufacturing activities where sewer service is available and requires a minimum lot area of 10,000 square feet and in areas of no sewer service a minimum lot area of 20,000 square feet, as noted in the Sawyer County Zoning Ordinance.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) and commercial/industrial forest ownership where no planned residential, commercial, or industrial development is projected over the planning horizon.

Forest Rural Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development and mixed residential development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction (gravel and sand).

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

Conservancy

Areas where unique characteristics are present that should be preserved and maintained in their natural state.

TOWN OF RADISSON**Agriculture**

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections or other areas. Where sewer service is available a minimum lot area of 10,000 square feet is required and in areas of no sewer service a minimum lot area of 20,000 square feet is required. Shoreland Recreational Resorts and Mobile Homes are included within this category.

Industrial

Future land use relating to industrial/manufacturing activities where sewer service is available and requires a minimum lot area of 10,000 square feet and in areas of no sewer service a minimum lot area of 20,000 square feet, as noted in the Sawyer County Zoning Ordinance.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) and Tribal Lands where residential, commercial, or industrial development is not projected over the planning horizon.

Forest Rural Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development and mixed residential development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, utilities, hospitals, clinics and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction (gravel and sand).

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

Conservancy

Areas where unique characteristics are present that should be preserved and maintained in their natural state.

TOWN OF ROUND LAKE

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per five acres.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections *or other areas*. In areas where no sewer service is available a minimum lot area of 20,000 square feet is recommended.

Communications/Utilities

These areas are identified as current or future locations for development of communications facilities or utilities.

Conservancy

This is defined as areas where unique characteristics are present that should ideally be preserved and maintained in their natural state.

Extraction

Areas identified as being current or future locations for extraction of non-metallic mineral materials.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, hospitals, clinics, and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Parks and Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, camping areas, and motorized and non-motorized recreation areas.

Private Forest

Private forest includes areas where the town has seen growth in residential development and is anticipated to continue to see this activity. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.

Public Forest

Future land use areas classified as private forest are those areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon.

Shoreland Residential

Shoreland areas are represented by the lakes and rivers in the county zoning ordinance classification system. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum

density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance. It is also recommended that no less than two acres be the minimum lot size in non-waterfront area within the shoreland zone. (land use plan)

Residential Expansion Area

Areas identified as Residential Expansion have been identified for residential development where the minimum density of 1 home per 3 acres.

Water

Lakes, rivers, perennial streams and ponds, in Public Trust.

Wetlands

Areas exhibiting traits supporting wetlands due to soils, plants and hydric conditions.

Light Industrial

Industrial activity is limited to a very small area of the Town. Future land use relating to industrial/manufacturing activities with no sewer service is available a minimum lot area of 20,000 square feet is recommended.

TOWN OF SAND LAKE

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per five acres.

Commercial

The unincorporated area of Stone Lake is the primary commercial center and provides a wide range of services. Although other commercial land use developments are located throughout the town, many of these are an allowable use within another zoning category or have been granted conditional use status. Where sewer service is available a minimum lot area of 10,000 square feet is recommended and in areas of no sewer service a minimum lot area of 20,000 square feet is recommended.

Commercial/Industrial

A section of the highway corridor along 27 and 70 has been identified for both commercial and industrial use. Future land use in a commercial nature where sewer service is available a minimum lot area of 10,000 square feet is recommended and in areas of no sewer service a minimum lot area of 20,000 square feet is recommended. Future land use of an industrial nature where sewer services is available or not available a minimum density lot area of one acre is recommended.

Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon.

Forest Residential

Areas where the town has seen the largest growth in residential development has been and is projected to continue to be in privately owned forest areas. Areas within the forest residential district will maintain a minimum density of one home per five acres.

Rural Residential

Within the future rural residential category portrayed on the future land use map, rural residential density within areas with public sewer will maintain a minimum density of 1 home per 10,000 square feet and in areas with no public sewer will maintain a minimum density of 1 home per 20,000 square feet. Of note, within the county zoning ordinance two residential zoning categories are represented in the town, RR-1 and RR-2, and have the same development standards relating to dimensional (density) requirements.

Shoreland

Shoreland areas represented on the future land use map are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes, and a minimum density of 1 home per 40,000 square feet on Class III lakes.

Park and Recreation

Park and recreation areas are represented on Map 4.4, centering on lake and outdoor activity. Privately owned campgrounds are found on both Sand Lake and Sissabagama Lake. Public boat ramps provide access to many of the town's lakes. Stone Lake Lions Park located on the north end of town provides for a range of outdoor activities. The park includes a softball field, basketball and volleyball courts, pavilion, and picnic area. The town provides access to the finest groomed snowmobile trails in the Midwest by way of a designated trail located in the town.

Shoreland Area

Map 8.4 identifies the shoreland area based on the county adopted lakes and rivers classification. While not all areas within this area may be developable due to natural resource or other constraints, the underlying development thresholds for each class of lakes and rivers should be followed pursuant to the shoreland ordinances of Sawyer County.

TOWN OF SPIDER LAKE

Retail Service Area

These small areas have historically been crossroad areas that provide rural retail service to lake recreation areas.

- Recognize that the area around CTH "A" and STH 77 (Dows Corners), which is in the Town of Round Lake including the Happy Hooker, as a retail service area.
- Encourage maintaining the small community character by avoiding developments that would alter their character.
- Allow for limited retail and residential growth within or directly adjacent to these areas.

Shoreland Residential

These areas consist of the shorelands adjacent to lakes, rivers, and streams in the Town of Spider Lake. Many of the shorelands are significantly developed with both full-time and seasonal residents. Resort, resort related services and restaurants are also located within the shorelands primarily abutting lakeshore. Further residential development is regulated by the lakes and rivers classification development standards and accompanying shoreland ordinances.

- Encourage continued establishment of and participation in lake property owners associations to further protect the Town's water and wetland resources.

- Encourage restoration of developed shoreland buffer zones through volunteer programs or mitigation tied to permitted property improvements.
- Encourage Sawyer County incentive program for development of shoreland buffer zone.
- Recommend new waterfront recreational retail to locate at or adjacent to existing resort/service areas.
- Revisit lakes and stream classification and shoreland development standards periodically.
- Recommend a five-acre minimum parcel size for non-waterfront property within the shorelands except for planned unit developments.

Rural Forested Open Space

These areas include the lands outside the shorelands particularly in the western portion of the Town. Rural residential activity has been significant as the off lake property becomes more in demand for seasonal use. This area includes marginal or abandoned farmlands that have become attractive for rural residences.

- Maintain the overall rural open space/forested character of this region at a development density less than adjoining shorelands. This may be accomplished by establishing a minimum parcel size of 10 to 20 acres. The existing minimum parcel size in the forestry zone is 10 acres while the agricultural zone is 10 acres.
- Use cluster or conservation subdivision provisions where they will maintain or promote northwoods character.

Conservation subdivision provisions are a variation of cluster or planned unit development that refers to an array of tools and techniques. They are implemented through Town zoning for the preservation of open space and natural character in rural areas while allowing for residential development. Sometimes called rural clustering, conservation subdivisions requires that dwelling units be clustered or grouped on a select area of the parcel, leaving a significant portion of the parcel as dedicated open space. In this case an incentive is proposed that would allow, for example, a maximum number of parcels per quarter/quarter section (approximately 40 acres) with an open space deed restriction of 50 percent over the entire 40-acre parcel.

Conservation subdivisions use a variety of land use tools and techniques. Larger setback provisions, buffering, and screening and dedicated open space provisions can be used to screen dwelling units from roadways. Restricting the location of rural cluster development projects, establishing minimum and maximum project size, limiting development density, and regulating lot area dimensions and clustering of dwelling units ensure that development is consistent with maintaining rural character.

- Discourage retail activity except for uses that are compatible with lower density residential development such as home businesses.
- Protect the integrity of wetlands, woodlands, and other natural features located within these regions.
- Promote and encourage private woodland management practices that help maintain the rural open space/forested character as discussed in section I-F, page 50.
- Maintain existing agricultural land use as an important part of the rural and open space character.

Agricultural/Open Areas

These areas are located in the western portion of the Town. Planning for this area should provide for preservation and protection of prime or exclusive agricultural lands and for agricultural/open land residential development.

- Promote an agricultural/conservation subdivision option that would provide higher density incentives for dedicated or deed restricted open space. This would be accomplished through open space zoning provisions or rural clustering of residential units. An incentive is recommended that would allow for more parcels than the existing allowable five acre minimum in an agricultural zone per quarter/quarter (approximately 40 acres) if at least 50 percent of the original 40 acres is deed restricted for open space.

TOWN OF WEIRGOR

As of June 2021, there are no future land use definitions available for the Town of Weirgor.

TOWN OF WINTER

Public Forest

Future land use areas classified as forestry are those areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon.

Forest Rural Residential

This category is areas where land is held extensively by private timber holding companies. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 40 acres with one single family dwelling and no further subdivision of the lot within this area.

Forest Residential

This category is areas where the town has seen growth in residential development and is anticipated to continue to see this activity, on privately owned forested lands. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.

Rural Residential

Within this category are areas with public sewer that will maintain a minimum density of 1 home per 10,000 square feet and in areas with no public sewer will maintain a minimum density of 1 home per 20,000 square feet. Of note, within the county zoning ordinance two residential zoning categories are represented in the town, RR-1 and RR-2, and have the same development standards relating to dimensional (density) requirements.

Agriculture

Agricultural areas represent varying forms of activity. Areas defined on the map are generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per 5 acres.

Commercial

There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the town at key intersections or other areas. Where sewer service is available a minimum lot area of 10,000 square feet is recommended and in areas of no sewer service a minimum lot area of 20,000 square feet is recommended.

Industrial

Industrial activity is limited to a small area of the Town. Future land use relating to industrial/manufacturing activities where sewer service is available requires a minimum lot area of 10,000 square feet and in areas of no sewer service a minimum lot area of 20,000 square feet.

Rural Activity Center

Rural activity centers with limited commercial and community services, including compact development within a defined boundary that is distinguishable from surrounding lands. This area may also be unincorporated rural hamlets or crossroads.

Shoreland

Shoreland areas are represented by the lakes and rivers classification system as represented in the county zoning ordinance. Development densities within shorelands will maintain a minimum density of 1 home per 20,000 square feet on Class I lakes, a minimum density of 1 home per 30,000 square feet on Class II lakes and streams & rivers, a minimum density of 1 home per 40,000 square feet on Class III lakes, and a minimum density of 1 home per 5 acres on Class IV lakes. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.

Governmental/Institutional

Areas including government administrative buildings and offices, fire halls, government recycling facilities, hospitals, clinics, and special care-facilities, public schools and colleges, fraternal organizations, and cemeteries, churches and other religious facilities.

Mineral Extraction

Areas currently mapped and future areas identified as extraction of non-metallic mineral extraction.

Outdoor Recreation

This category includes existing mapped outdoor recreational areas and future areas for park & recreational development, whether private or public, including hunting preserves, designated hunting management areas, and motorized and non-motorized recreation areas.

Conservancy

Areas where unique characteristics are present that should be preserved and maintained in their natural state.