

Land Use

Introduction

The Land Use chapter is intended to provide important background data, analyze trends, and define future needs related to community land use. This planning chapter must be defined and utilized in conjunction with the other eight elements and will serve as a guide to future growth and development within the community.

Defining appropriate land use involves more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land use is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their future development and growth scenarios.

Existing Land Use Inventory

The generalized existing land use pattern, developed in late 2008, was defined through visual interpretation of digital aerial photography, field identification, and through consultation with the town planning committee (**Map 8.1**). The land use boundaries are approximations based on photo-identifiable features and are not based on parcel classifications used for tax assessment and zoning purposes. Existing land uses were categorized based on a broad classification of use and total acreage representation is approximated in **Table 8.1**. As a result, land uses were categorized to fit within the following categories.

Residential

- Single-family Lands with single-family structures designed for human habitation including permanent, seasonal, mobile housing units (not designated mobile home parks) and recreational cabins and cottages. There may be rentals by owners for short-term rentals.
- Multi-family Lands with two-family or more attached units, apartment complexes, and town homes designed for human habitation.
- Condominium Land with a complex of housing units in which each unit, from the unit walls inward are individually owned and where all condo owners own the property as a group (association).
- Mobile Home Parks Individual or contiguous land parcels under a common ownership and designed or laid out to accommodate three or more mobile or manufactured homes, intended for year-round residency.

Commercial Office buildings, retail sales establishments, restaurants, rental storage facilities, hotels/motels, inns, bed & breakfast/condominiums, campgrounds/RV parks, shooting ranges, golf courses and trails.

- Recreational Resort Lands with structures designed for human habitation where the primary use is rental of recreational cabins, cottages & condominium.
- Extraction Quarries gravel pits and other non-metallic mining operations.

Agriculture Land primarily for growing of croplands, livestock grazing, dairy farming, pastures, cranberry bogs, farmsteads and farming support activities, trees.

Industrial Manufacturing and processing facilities, warehousing and distribution facilities, including controlled outdoor storage areas related to industrial facilities.

Communications & Utilities Cellular, TV and radio towers and related facilities, wastewater treatment facilities, power substations, electric transmission lines, power generation facilities, and pipelines.

Transportation Public and private railroads, airports, and roads.

Institutional Government administrative buildings and offices: fire halls/stations: government recycling facilities: hospitals, clinics, and special care-facilities: public schools and colleges: fraternal organizations and cemeteries churches and other religious facilities.

Forestry Private and public owned forested lands, including lands under forest tax laws and applicable National Forest lands having special use designations within the Chequamegon National Forest.

Outdoor Recreation Public and private lands designed or designated as county parks and recreation areas: town, village, and city parks: hunting preserves or other designated hunting management areas:

Conservancy Public, private, and non-profit lands dedicated to the conservation of wildlife, wildlife habitat, fisheries, natural resources, natural beauty and tribal lands

Water (Public Trust) Lakes, rivers, perennial streams and ponds.

Tribal Land See LCO tribal map for Comprehensive Planning,

The total amount of developable land in the Town of Hunter is very limited due in large part to significant land ownership by State, Federal and Tribal entities. **Map 8.2** depicts areas owned by State, Federal, Tribal and other entities where development is not anticipated.

Table 8.1: Existing Land Use (2008)

Land Use	Land Use Classification	Acres	Percent
	Residential	536.4	1.1
	Single Family	506.3	1.04
	Mobile Home Park	30.1	0.06
	Commercial	29.8	0.06
	Recreational Resort	485.8	1.0
	Extraction	38.3	0.08
	Agriculture	161.5	0.33
	Industrial	8.6	0.02
	Communications & Utilities	0	0
	Institutional	3.1	0.01
	Forestry	26,470.9	54.25
	Outdoor Recreation	0	0
	Conservancy	0	0
	Water	15,058.4	30.86
	Tribal	5,998.5	12.29
Total Acreage	48,791.3	100.0%	

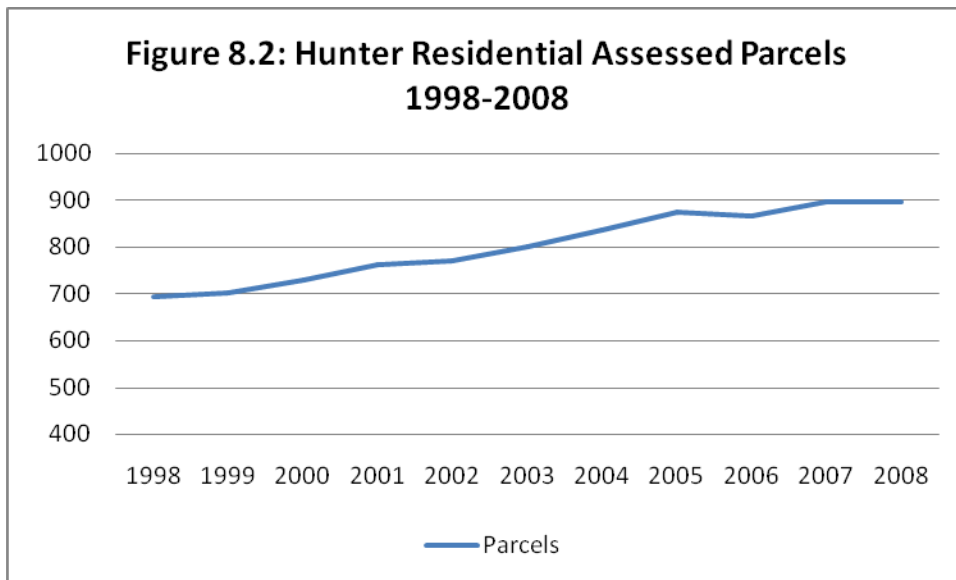
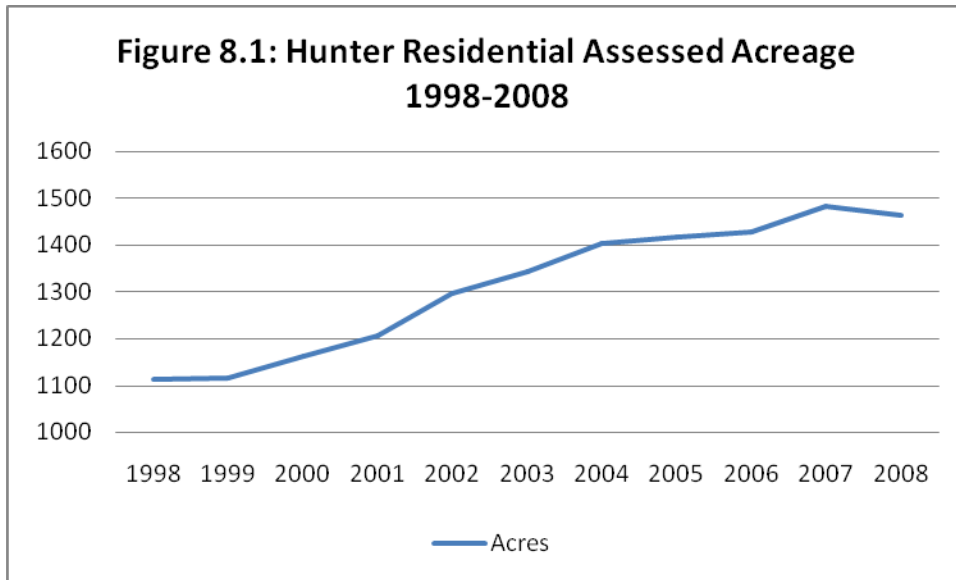
Land Use Trends

Wisconsin Department of Revenue Assessment Statistics

Changes in the community land use profile over time can reveal general development trends and highlight potential future items of importance. In the absence of historic land use inventory information, Wisconsin Department of Revenue land assessment data can be used to conduct a simplified land use analysis. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, and Forest.

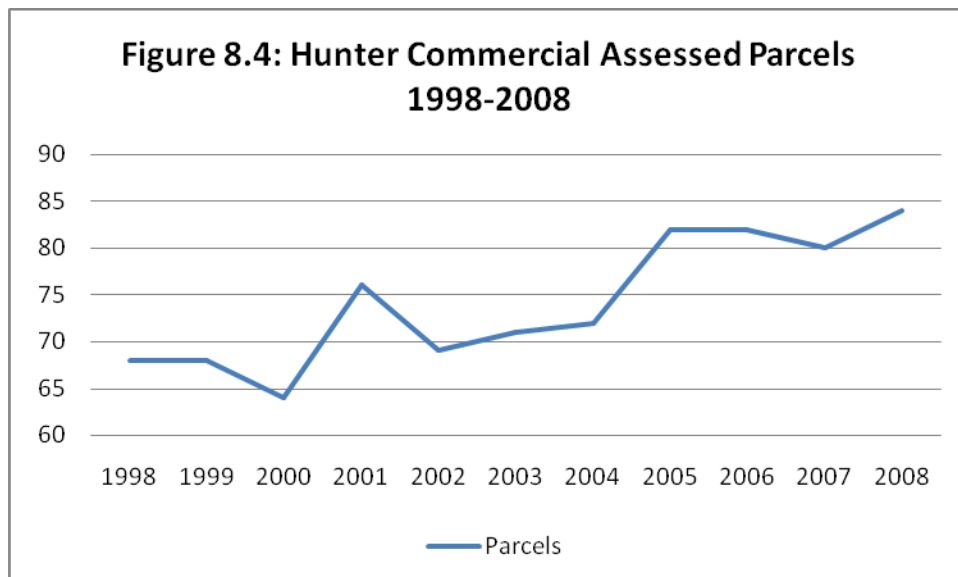
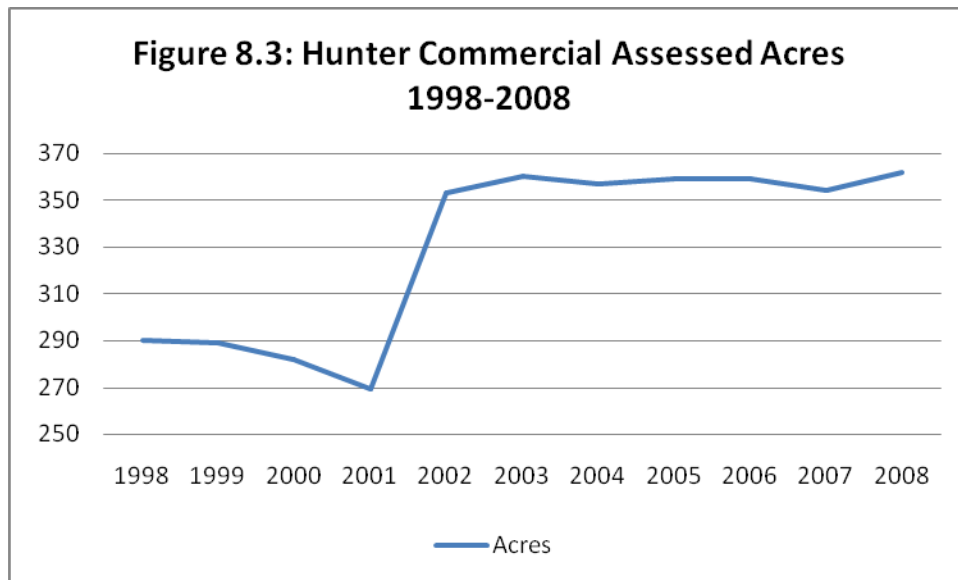
Residential

Residential assessed acreage increased 9.0 percent (121 acres) between 2003 and 2008. From 1998 to 2008 assessed acreage increased 31.6 percent or 352 acres (**Figure 8.1**). Between 2003 and 2008 the number of residential tax parcels increased by 12.1 percent, (97 parcels). From 1998 to 2008 residential tax parcels increased 29.3 percent or 203 parcels (**Figure 8.2**). Single-family and recreational residential development is the most common form of development in the Town. Density is generally low, except in shoreland areas, where densities are significantly higher than the surrounding rural lands. The slight reduction in residential assessed parcels from 2007 to 2008 may be due to tribal property now being exempt in assessment calculations.



Commercial

Commercial acreage and parcels are scattered throughout the Town, mostly at key transportation intersections and along area lakes. Assessment statistics indicate that commercial acreage has remained relatively stable over the past seven years (**Figure 8.3**), while the total parcel count for commercially assessed bounced up and down over the past ten years. From 1998 to 2008, total parcel count has seen a net increase of 16 parcels, a 23.5 percent increase over the period (**Figure 8.4**). Condominiums could have resulted in the increase of acres depending on their classification as either commercial or residential assessment.



Manufacturing

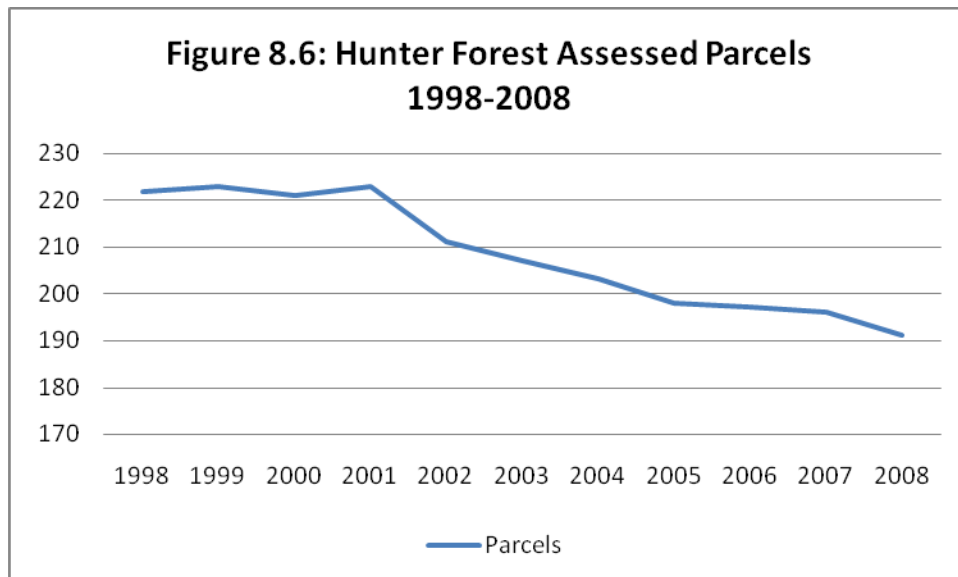
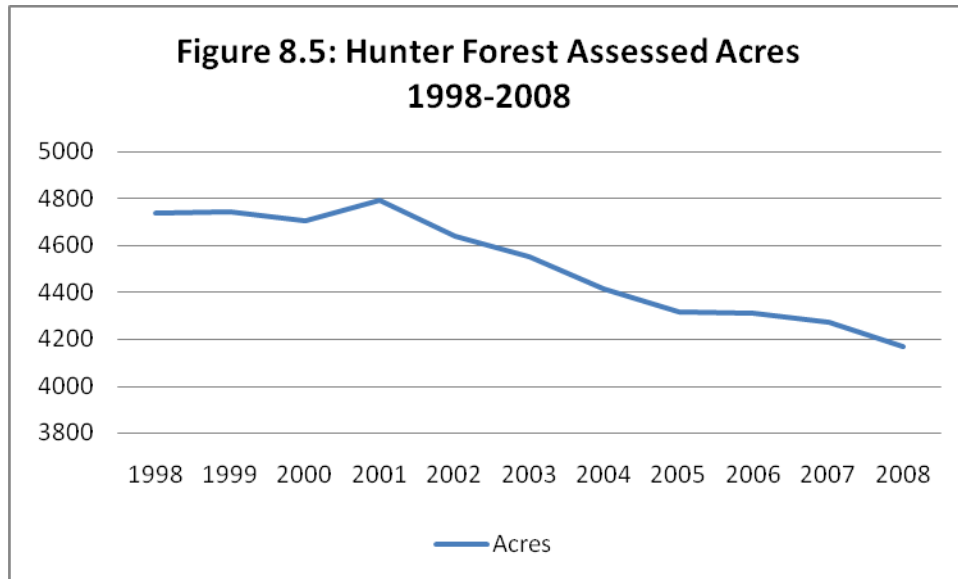
Only one manufacturing assessed parcel totaling two acres is assessed in the town.

Agricultural

Agriculturally assessed lands are limited within the Town. Only four parcels are assessed as agricultural, totaling 103 acres.

Forest

The number of acres assessed as forest has gradually declined from 4,741 acres in 1998 to 4,168 acres in 2008 (**Figure 8.5**), a 12.1 percent decline over the period. Forest assessed parcels have correspondingly declined from 222 parcels in 1998 to 191 in 2008 (**Figure 8.6**), a 14.0 percent decline. Of note is any land going into MFL (managed forest law) will not be represented in the assessed acres or parcel data.



Existing Land Use and Development Requirements

Zoning Ordinance

Zoning is a locally enacted law that regulates and controls the use of property. Zoning involves dividing the community into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The Sawyer County Board of Supervisors adopted the County Zoning Ordinance on June 18, 1934. Since that time the ordinance has been amended to incorporate many changes. This ordinance regulates and restricts the location, construction, and use of buildings and structures and the use of land in the unincorporated portions of Sawyer County, including the Town of Hunter.

The Town of Hunter has the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the “ten-day rule”, this authority allows the town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

All other zoning permit activities, standards, and requirements are administered at the discretion of the county. These activities include issuance of conditional use permits (special exceptions), variances, and building and sanitary permits.

Sawyer County Zoning Districts

Map 8.3 depicts zoning districts within the Town of Hunter. Below is a brief description of each district. Some zoning districts are not represented in Hunter, but are listed for informational purposes.

Residential One District (R-1): This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipalities.

Residential /Recreation One District (RR-1): This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

Residential/Recreation Two District (RR-2): This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

Agricultural District One (A-1): This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to provide for orderly development of residential, commercial, and industrial development.

Agricultural District Two (A-2): This district is intended to provide for light and hobby farming and related activities and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

Commercial District One (C-1): This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and similar commercial establishments.

Industrial One District (I-1): This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or industries requiring outdoor storage for raw materials and/or finished products may be required to provide a screen or fence in accordance with the provisions of Section 7.0 of the Sawyer County Zoning Ordinance.

Forestry One District (F-1): This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed are not incompatible to the forest.

Wetland/Shoreland One District (W-1): This district shall include all wetlands within the jurisdiction of this ordinance which are wetland of five acres or more, excluding point systems, and which are shown on the Wisconsin Wetland Inventory Maps that are adopted and made part of the Sawyer County Zoning Ordinance. The regulatory provisions of this district do not require town approval and are not subject to town disapproval within the shoreland area described in Section 4.43. A portion of a wetland which is less than five acres in size, and which is located in the unincorporated area within the county, shall be included in the wetland/shoreland district where the wetland as a whole is five acres or larger but extends across municipal or county boundaries so that a wetland is not regulated in its entirety by the county.

The W-1 District is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty, and to control building and development in wetlands whenever possible. When development is permitted in a wetland, the development should occur in a manner that minimizes adverse impact upon the wetlands.

Shoreland Protection One District (overlay district (SP)): This district provides for the protection of waters and shoreland and for safe and orderly shoreland development in Sawyer County. The intent is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and uses; and to preserve shore cover and the natural beauty. This district includes all lands in the unincorporated areas of the county (town) within the following distances from the normal highwater elevation of navigable water: 1,000 feet from a lake, pond, or flowage and 300 feet from a river, stream, or to the landward side of a flood plain whichever distance is greater.

Planned Unit Development District (PUD): The PUD District is intended to provide for large-scale residential and/or commercial uses only. This district shall have no definite boundaries until

such as approved by the Sawyer County Board on the recommendation of the Sawyer County Zoning Committee in accordance with the procedures prescribed for zoning amendments by Section 59.69 of the Wisconsin Statutes. Plans for the proposed development shall be submitted in duplicate and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multi-family development as well as related commercial uses.

Zoning Dimensional Requirements

Based on each zoning district, specific dimensional requirements are specified. Table 8.2 represents the dimensional districts. Of note, minimum lot requirements for R-1, RR-1, and RR-2 are the same at 20,000 square feet.

Table 8.2: Zoning District Dimensional Requirements, Sawyer County								
Requirement	Zoning District							
	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
Building Height Limit*	35'	35'	35'	35'	35'	35'	60'	35'
Required Lot Area (sq/ft)								
with public sewer	10,000**	10,000	10,000	5 acres	5 acres	10,000	1 acre	5 acres
without public sewer	20,000**	20,000	20,000	5 acres	5 acres	20,000	1 acre	5 acres
Minimum Lot Width								
with public sewer	75'	75'	75'	300'	300'	75'	200'	300'
without public sewer	100'***	100'***	100'***	300'	300'	100'	200'	300'
	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
Yard Required								
Front	30'	30'	30'	50'	50'	10'	50'	30'
Rear	40'	40'	40'	50'	50'	20'	50'	40'
Side								
Principal Building	10'	10'	10'	20'	20'	10'	20'	10'
	30'	30'	30'	50'	50'	10'	50'	30'
Accessory Bldg	5'	5'	5'	10'	10'/50'	5'	10'	5'
	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
Floor Area, Residence (sq/ft)								
1 Bedroom	500	500	500	500	500	500	500	500
2 Bedrooms	600	600	600	600	600	600	600	600
3 Bedrooms	700	700	700	700	700	700	700	700
Minimum Residence Width	20'	20'	20'	14'	14'	14'	----	20'
Minimum Lot Depth								
with public sewer	-----	-----	-----					
without public sewer	200'	200'	200'			200'		

Source: Sawyer County Zoning Ordinance; for all *- see ordinance

Shoreland-Wetland Zoning

The Sawyer County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county (**Table 8.3**). These areas are defined as lands which lie within 1,000 feet of the ordinary high water mark (OHM) of navigable lakes, ponds, or flowages and lands within 300 feet of the OHM of navigable rivers and stream or to the landward side of the floodplain, whichever distance is greater. Mapped wetlands five acres in size or larger are also regulated under this ordinance.

Table 8.3 – Dimensional Requirements for Sawyer County Lakes

Classification	Lot Size (Square Feet)	For each Single Family Dwelling Unit - Lot Width (Feet)	Shoreline Setback (Feet)	Lot Depth (Feet)	Vegetation Removal	Side Yard Setback for all Structures
General Development Class 1	20,000	100 *200	75	200	30' corridor within 35' of the ordinary highwater mark	10' minimum - 40' minimum total
Recreational Development Class 2	30,000	150 *300	75	200	30' corridor within 35' of the ordinary highwater mark	20' minimum - 50' minimum total
Natural Development Class 3	40,000	200 *400	75	200	30' corridor within 35' of the ordinary highwater mark	30' minimum - 60' minimum total
Wilderness Development Class 4	217,800 (5 acres)	300 *600	100	500	30' corridor within 75' of the ordinary highwater mark	60' minimum - 120' minimum total
Rivers and Streams	30,000	150	75	200	30' corridor within 35' of the ordinary highwater mark	20' minimum - 50' minimum total

Source: Sawyer County Zoning Ordinance. *Note: Two family dwelling/duplex.

Section 4.417 of the Zoning Ordinance incorporates lakes class development standards into the ordinance. These standards are based on the Sawyer County Lakes Classification, which assigns each county water body into one of four classes. The lakes classification rating is based on an assessment of the individual characteristics of each lake. Under this system, Class 3 and 4 lakes receive the highest level of protection. Lake Chippewa has additional setbacks of up to 100 feet with some properties containing covenants with 200 foot setbacks.

Floodplain Ordinances

Sawyer County has an adopted Floodplain Zoning Ordinance. The official floodplain maps for Sawyer County are the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps (FHBM). Paper floodplain maps are available within the Sawyer County Zoning Department. While digital flood plain maps are presently not available, it is anticipated digital floodplain maps will be available sometime after 2010.

Private Sewage System Regulations

The Wisconsin Department of Commerce and Sawyer County are jointly responsible for the regulation and monitoring of private on-site wastewater systems (POWTS). The state code outlining POWTS requirements in Wisconsin is Administrative Code Chapter “Comm 83”.

The Sawyer County Private Sewage System Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county. This section of the ordinance incorporates the provisions of Chapter 145, Wisconsin Statutes.

Nonmetallic Mining

Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. By law, each Wisconsin county (except Milwaukee County) is required to enact an ordinance and administer a program that regulates the reclamation of nonmetallic mining sites.

Two non-metallic mining sites are located in the Town. The first is the Harris Pit, (sand) is located near the intersection of Twin Bay Road & CTH CC and a second pit located near the intersection of Pine Knoll Road and CTH CC.

Land Prices and Valuation

The Town of Hunter, including all of Sawyer County, has long been a popular vacation/resort area for Wisconsinites and individuals from other states, such as Illinois and Minnesota. With its popularity as a vacation/resort area and an excellent area to reside permanently, there continues to be a demand for woodlands and shoreland properties that support recreational and residential use.

Nationally, calendar years 2007, 2008 and 2009 saw some of the slowest new housing starts and resale of existing homes, along with unprecedented foreclosures due to a national recession and collapse of major financial markets. Within Sawyer County, foreclosure actions filed in Wisconsin Circuit Courts for 2007 were reported at 80 and in 2008 were reported at 85.

The sale of housing units in Sawyer County has varied slightly over the two-year period from October 2006 to September 2008, based on data provided by Gary Nathan, of Woodland Developments & Realty (**Table 8.4**). Mr. Nathan presented housing data and information as part of a housing presentation to the Sawyer County Comprehensive Planning and Development Committee. The data was derived from the Multiple Listing Services with Sawyer County and Hayward School District as the common search criteria.

Table 8.4: Sawyer County Housing Statistics

Off-Water Properties		On-Water Properties	
	Number Sold		Number Sold
10/1/2006-9/30/2007	85	10/1/2006-9/30/2007	83
10/1/2007-9/30/2008	68	10/1/2007-9/30/2008	82
Condos Sold During Both Reporting Periods	12	Condos Sold During Both Reporting Periods	38
Homes for Sale (Oct 2008)	132	Homes for Sale (Oct 2008)	189
Condos for Sale (Oct 2008)	25	Condos for Sale (Oct 2008)	105

Source: Gary Nathan, Woodland Developments & Realty

The price of land depends upon many factors, which can vary significantly by location. It is difficult to generalize the market price of property within a given municipality due to the 'location specific' factors that dictate the price and by the fact that a limited number of properties are on the market at any given time. As noted, the quality of area properties dictates the price a buyer is willing to pay. Generally, off-water lots are run between \$5,000-\$10,000 per acre. On-water lots vary by water body and the quality of the lake lot. On average, lots on the Chippewa Flowage run \$2,000 per foot. Lake lots on Blueberry, Osprey and some others range between \$1,200 - \$1,500, while Reed Lake lots sell for \$800 per foot. Developed lots can range from a chalet type structure with minimal land from under \$100,000 to homes with land costing more than \$400,000.

Land Equalized Values

Equalized property values are established by the Wisconsin Department of Revenue and represent *estimates* of the value of real property including land, buildings, and improvements. The equalized property value is anticipated value at which the property could be sold on the open market. **Table 8.5** depicts the 1999-2009 equalized value for residential land and improvements in the Town of Hunter.

Table 8.5: Residential Equalized Values 1999-2009				
	Land Value	Improvement Value	Total Residential Value	Percent Change
1999	\$27,600,000	44,700,000	72,300,000	
2000	\$27,000,000	44,300,000	71,300,000	-1.4%
2001	\$48,600,000	38,400,000	87,000,000	+22.0%
2002	\$53,400,000	50,700,000	104,100,000	+19.7%
2003	\$71,800,000	51,400,000	123,200,000	+18.3%
2004	\$83,700,000	59,800,000	143,500,000	+16.8%
2005	\$93,500,000	66,800,000	160,300,000	+11.7%
2006	\$106,900,000	74,300,000	181,200,000	+13.0%
2007	\$119,700,000	81,800,000	201,500,000	+11.2%
2008	\$119,500,000	82,100,000	201,600,000	+0.05%
2009*	\$110,000,000	75,700,000	185,700,000	-7.9%

Source: Town of Hunter Assessor, Doug Kurtzweil. *=Estimated Values

Future Land Use

Identifying preferred development patterns within the community is intended to assist the community and governing board with a vision that represents choices that encourage, protect, expand and develop a “community” that represents the values and culture of the Town. Identification of future land use is not intended to be prescriptive, rather, it is intended to be built upon the community’s vision for the future and provide guidance for community growth and development. It also strives to preserve the unique rural character, reduce potential conflict, and enhance the quality of life for residents and visitors. Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character.

Expected Future Trends in the Town of Hunter

- The average age of households will continue to increase as seasonal homes become year-round residential structures of retirees.
- Seasonal residents and visitors will continue seek recreational resources found throughout the Town.
- Demand for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
- Shoreland development will continue to be in demand. Second tier shoreland development is likely as lakes become more developed.
- Demand for waterfront property will continue, with increased pressure to develop smaller lakes and riverfront property.
- Increased traffic will occur on the roadway system to accommodate more residents and visitors to the area.
- Land prices will continue to be strong, and may fluctuate from time to time, based on the state of the local and nation economy.
- Water quality concerns will increase due to increased development.
- Fragmentation of the forest/woodland areas to accommodate residential development will continue.

Protecting Private Property Rights

The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their community vision.

Private property rights were respected throughout the Town of Hunter comprehensive planning process. This plan was developed through an open, community-based, citizen participation process which focused upon balancing the needs of private landowners with the needs of the larger community. Wisconsin law holds private property ownership in high regard. Although private landowners are generally free to do as they wish with their property, there are limits on unconditional ownership. Landowners are prohibited from using their property in a manner that jeopardizes public health and safety. Furthermore, the actions of a private landowner cannot cause an “unreasonable” interference with another landowner’s use of their property.

The Town of Hunter has worked diligently to minimize potential future conflict and to protect the rights of individual landowners as they use their property. The Town will continue to work with all private landowners to ensure the best possible future for Town.

Land Supply

Providing an adequate supply of land suitable and available to meet long-term residential, commercial, industrial, agricultural, public/institutional, and other needs of the community is a foundation of planning. Not all vacant land is suitable and available for development, due to the presence of development constraints such as steep slopes, wetlands, floodplains, and/or ownership limitations such as public lands. While the Town does not own land it can develop, the overall goals identified throughout the plan will rely on the public to make available lands suitable for development, conservation, or recreation.

The available land supply in the Town of Hunter was analyzed in **Table 8.6**. The purpose of this analysis is to determine the total acreage available for future growth and development. The information provides general information of the “potentially” available acreage remaining in the Town of Hunter.

	Acres	Percent of total land area
Land Ownership Factors		
County Forest	0	0%
State Lands	6,955.3	14.3%
Federal Lands	12,765.5	26.3%
Lac Courte Oreilles Indian Reservation	5,998.5	12.3%
Total	25,719.3	52.9%
Existing Land Use Factors		
Existing development	1,102.0	2.3%
Existing agricultural/open space areas	161.5	0.3%
Managed Forest Law MFL	1,999.8	4.1%
Forest Crop Law FCL	149.2	0.3%
Total	3,412.5	7.0%
Environmental Factors		
Surface Waters	15,058.4	31.0%
Wetlands	5,337.8	11.0%
Slopes (20% and Greater)	304.8	0.6%
Constraints Analysis		
❖ Public/Tribal Lands	25,719.3	52.9%
❖ Existing Land Use ¹	3,412.5	7.0%
❖ Surface Waters	15,058.4	31.0%
❖ Wetlands ²	1,295.8	2.7%
❖ Steep Slopes ³	168.8	0.3%
Total Constraints	45,654.8	94.0%
Total Land Area	48,588.6	100%
Remaining Land Area	2,933.8	6.0%

Source: NWRPC GIS Analysis, various data sources

Various constraints are present throughout the community, including natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact. Land management constraints also include lands under public ownership. These lands are excluded from the overall developable land base, regardless of environmental constraints that may be present.

Projected Land Demand

The Town of Hunter, like most other towns in Sawyer County, has potential for continued growth in residential, commercial and other activities. Providing an adequate supply of developable land is critical to accommodate future growth, promote and sustain economic development and to build strong and prosperous communities. Wisconsin's comprehensive planning legislation requires that comprehensive plans contain projections, in 5-year

¹ acres of residential occur within reservation boundary (excluded area)

² acres of wetlands that occur outside public lands or existing developed lands

³ acres of steep slope areas occur outside other existing use or ownership category

increments, for future residential, agricultural, commercial and industrial/manufacturing land uses.

Land use projections for residential, agricultural, commercial and industrial/manufacturing have been based on Town assessment data and is projected using a regression analysis formula using assessment data spanning 1998-2008. These projections are developed to show potential changes that may occur into the future and to allow property owners and elected officials plan for potential changes.

In 1998 a total of 1,112 acres was assessed as residential and by 2008 had reached 1,464. This period from 1998 to 2008 saw an increase of 352 acres assessed as residential (**Table 8.7**). Based on residential assessed data from 1998-2008, it is projected that residential demand will continue with 389 new acres assessed as residential from 2010-2020 and 390 additional assessed acres from 2020-2030 (**Table 8.8**).

Table 8.7: Residential Assessed Acreage 1998-2008

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Residential	1,112	1,115	1,162	1,207	1,296	1,343	1,404	1,418	1,427	1,483	1,464

Source: Wisconsin Department of Revenue 1998-2008

Table 8.8: Projected Residential Acres 2010-2030

	2010	2015	2020	2025	2030
Residential	1,577	1,771	1,966	2,161	2,356

Based on the 20-year period spanning 2010-2030, a total of 779 acres of assessed residential land is projected to be added to accommodate residential needs, or approximately 39 acres per year. The increase in residential land will assist in part with accommodating the projected population and household increases identified between 2010-2030. Population between 2010-2030 is projected to increase by 215 persons while households is projected to increase by 140 units.

Commercial assessed acreage between 1998-2008 increased overall by 72 acres (**Table 8.9**). During the 2010-2030 period, commercial assessed land is projected to see continued increases, gaining 150 acres over the twenty-year period, or approximately 7.5 acres per year (**Table 8.10**).

Table 8.9: Commercial Assessed Acreage 1998-2008

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Commercial	290	289	282	269	353	360	357	359	359	354	362

Table 8.10: Projected Commercial Acres 2010-2030

	2010	2015	2020	2025	2030
Commercial	390	427	465	502	540

Manufacturing demand is expected to remain constant throughout the planning period. During the eleven years from 1998-2008, manufacturing assessed acreage has not changed (**Table 8.11**). Over the twenty-year period from 2010-2030, no additional acreage is projected to be needed to accommodate manufacturing development (**Table 8.12**). Since only one parcel is assessed as manufacturing, one addition will change the projections significantly.

Table 8.11: Manufacturing Assessed Acreage 1998-2008

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Manufacturing	2	2	2	2	2	2	2	2	2	2	2

Table 8.12: Projected Manufacturing Acres 2010-2030

	2010	2015	2020	2025	2030
Manufacturing	2	2	2	2	2

Agricultural assessed acreage declined by 58 acres during 1998-2008 (**Table 8.13**). Over the seven year period from 2002-2008 no change has occurred in assessed acreage. The projection model for future agricultural acreage need reveals a decline in agricultural acreage during the 2010-2030 period (**Table 8.14**).

Table 8.13: Agricultural Assessed Acreage 1998-2008

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Agricultural	161	152	152	152	103	103	103	103	103	103	103

Table 8.14: Projected Agricultural Acres 2010-2030

	2010	2015	2020	2025	2030
Agricultural	83	59	34	10	10

It should be noted that the Town of Hunter land use demand projections are based on trends and assumptions, and cannot account for unforeseen changes in the demographic, social or economic conditions within the community. The community should use this information as a general guide to:

- ❖ allocate sufficient lands to accommodate forecast growth,
- ❖ plan for public services, utilities, transportation and facilities,
- ❖ economic development planning, and
- ❖ protection of natural resources.

Opportunities for Remediation and Redevelopment

Sound planning seeks to identify community redevelopment options and potential “smart growth areas” or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs. Throughout Sawyer County, there are over 300 properties listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. This list includes properties that have ongoing mitigation measures and others where mitigation has been resolved or no action was necessary. No ongoing active sites are open or ongoing in the

Town of Hunter. No redevelopment or smart growth areas are specifically identified in the Town.

Past land use practices had included open pit residential landfills where garbage was burned and buried. Four known landfills are located within the Town (Map 4.1). While no known contamination is present, the potential for future contamination of water resources is possible.

Land Use Conflicts

In developing a comprehensive plan, many aspects relating to housing, transportation, land use, economic development and other topics are reviewed. From time to time, conflicts affecting housing, commercial, manufacturing and development proposals can arise. These conflicts may arise through sights, sounds, smells, or other activities on the landscape. This type of conflict is relatively common in cases where residential land use infringes upon areas of agricultural use.

Another type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed large-scale landfill may be widely opposed by the community as a whole. This type of conflict can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions.

A primary tool for reducing the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of all development proposals. Plan policies should establish the framework for evaluating future development proposals and establish the criteria or performance standards required.

Care was exercised by the Town of Hunter to provide a future land use pattern that coordinates and minimizes potential for land use conflict. In order to continue to reduce the potential for conflict, the Town should continue to examine external factors impacting development and use activities. Furthermore, the Town should continue to communicate with its neighboring communities and County on development issues and policies.

Future Land Use Map

Background

The Future Land Use Map (**Map 8.4**) provides a visual depiction of the preferred development pattern for the Town. This map is intended to serve as a development guide for landowners, the Town of Hunter, and Sawyer County. The map, land use category descriptions and plan goals and objectives should be used to evaluate future development proposals. The future land use map is not a zoning map and does not alter the existing zoning on each property. As such, landowners may continue to use their property in a legal manner, in accordance to the provisions of the Sawyer County Zoning Ordinance.

The entire comprehensive plan, including maps, supporting narrative, and plan goals and objectives should be used by the Plan Commission to review rezoning requests, land divisions, and other types of development applications when making recommendations to the Town of

Hunter. Furthermore, Sawyer County should consider this map and supporting narrative in its land use decision-making process and should base any future zoning amendments on the provisions of this document.

Future Land Use Categories

The Town of Hunter Future Land Use Map delineates broad categories of future land use. These categories are, in some cases, consistent with the existing land use classification and simply represent a continuation of the existing situation. In other cases, the future category may be different from existing use and/or zoning classification, representing a recommended or anticipated shift in use. When and whether these areas should be rezoned to be consistent with the provisions of the Town of Hunter Comprehensive Plan is at the discretion of the both the Town of Hunter and the Sawyer County Zoning Committee based on a mutually agreed upon decisions.

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.

Land Use Goals, Objectives, Actions, Policies, and Programs

A set of recommended goals, objectives, and actions steps has been developed to assist the Town of Hunter in the area of land use.

GOAL: A coordinated, planned development pattern consistent with the northwood's character of the community.

OBJECTIVES:

1. Minimize the conversion of forest land for other purposes.

Regulation Action: Require development standards for areas denoted as "Forest Rural Residential" on the town's "Future Land Use Map" for one residence per 5 acres.

2. Direct new development in and around areas of existing development.

Regulation Action: Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Hunter.

3. Encourage logging buffer zones along clear-cut areas.

Education Action: Work with county forestry and private landowners to establish buffer zones and implement “Best Management Practices” (BMP’s).

Education Action: Work with the appropriate governmental department on BMP’s regarding forest practices.

4. Participate in a proactive manner with adjacent and overlapping jurisdictions regarding planning activities.

Monitoring Action: Meet with adjoining towns and LCO to discuss future planning activities and developments that may impact all communities.

5. Develop a policy on land acquisition and sale of Town lands.

Regulation Action: Inventory all lands owned by the Town.

6. Provide continual public review and public-based amendatory process to the comprehensive plan.

Monitoring Action: Conduct a review of the comprehensive plan at least every five years.

Monitoring Action: Utilize the plan commission to inform the town board on recommended changes needed within the comprehensive plan as the land use patterns or trends begin to emerge.

7. Work with Sawyer County to develop a policy governing short-term rentals of residential properties.

Monitoring Action: Attend county meetings and apprise Plan Commission members of proposed actions resulting from the county discussion of a short-term rental policy.

Education Action: Assist in distributing pamphlets regarding considerations in renting short-term rentals.

Education Action: Inform the Sawyer County Board of the Towns concerns.