

Land Use

This chapter describes land use and activities associated with development, zoning, assessment, public defined directives (county, state, and federal governments) and other information useful in land use practices.

Definitions of land use are:

- **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.
- **Multi-family** - Lands with two-family or more attached units, apartment complexes, and town homes.
- **Condominium** - Lands 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).
- **Recreational Resort** - Lands with structures designed for human habitation where the primary use is rental of recreational cabins and cottages.
- **Mobile Home Park** - 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.
- **Agriculture** - Land primarily for growing of croplands, livestock grazing, dairy farming, pastures, cranberry bogs, farmsteads and farming support activities.
- **Commercial** - Office buildings, retail sales establishments, restaurants, rental storage facilities, hotels/motels, inns, and bed & breakfast.
- **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; cemeteries; churches and other religious facilities.
- **Forestry** - Private and public owned forested lands, including land under forest crop law and applicable U.S. Forest Service lands having special use designations within the Chequamegon National Forest.
- **Open Space** - Private and public owned non-forested lands and fallow fields. Extraction – Quarries, gravel pits and other non-metallic mining operations.

- **Outdoor Recreation** - Public and private lands designed or designated as Town, village, city and county parks and recreation areas; hunting preserves or other designed hunting management areas; golf courses, shooting ranges, and campgrounds.
- **Conservancy** - Public, private, and non-profit lands dedicated to the conservation of wildlife, wildlife habitat, fisheries, natural resources, and scenic/natural beauty.
- **Water (Public Trust)** - Lakes, rivers, perennial streams and ponds.

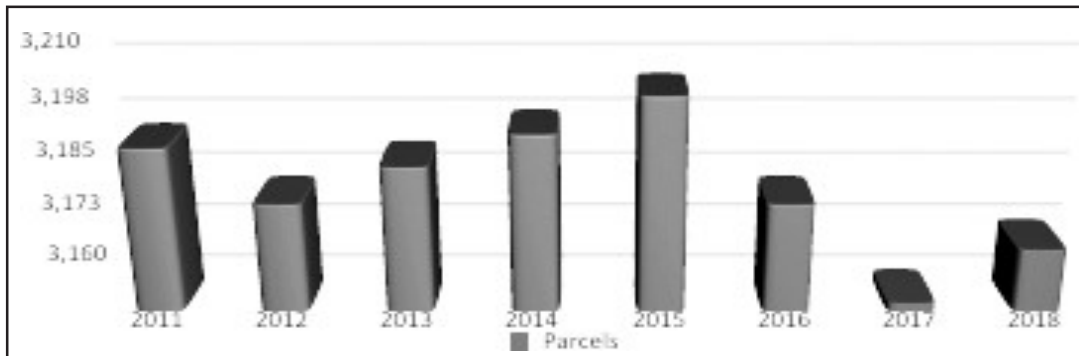
Existing Land Use

The Existing Land Use map (**Map 8.1-Existing Land Use**) is based in part on various data sources, review of Plan Commission members and public input. The Existing Land Use map is not a zoning map. It illustrates how the land “is being used” where as a zoning map (**Map 8.2-Zoning**) identifies districts and its allowable uses. The Existing Land Use map is the foundation for future land use.

Table 8.1: Existing Land Use		
Existing Land Use	Acres	Percent of Town
Residential — Single Family	1005.15	1.31%
Residential — Condominium	39.58	0.05%
Recreational Resort	70.55	0.09%
Agriculture	1553.63	2.02%
Commercial	19.18	0.02%
Industrial	6.69	0.01%
Communications & Utilities	5.42	0.01%
Transportation	1,899.84	2.47%
Institutional	33.95	0.04%
Forestry*	61,867.97	80.52%
Open Space	32.09	0.04%
Extraction	93.76	0.12%
Outdoor Recreation	1,355.78	1.76%
Conservancy	3,040.94	3.96%
Water (Public Trust)	5,807.89	7.56%

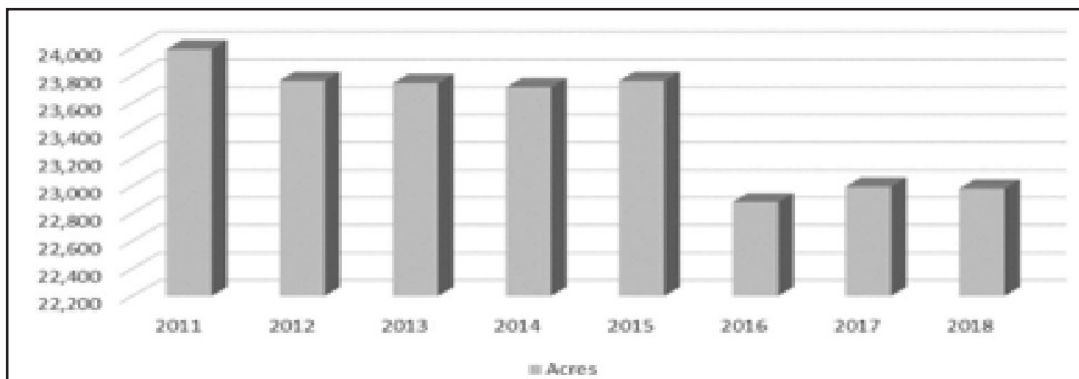
Source: Round Lake Existing Land Use Map. *includes wetlands totaling nearly 19,000 acres

Figure 8.1 Change in Total Assessed Parcels 2011-2018



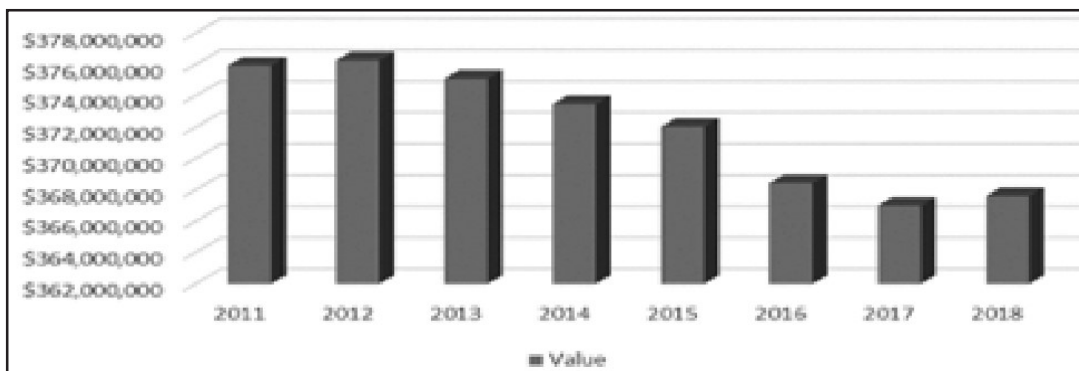
Source: Wisconsin Department of Revenue

Figure 8.2 Change in Total Assessed Acres 2011-2018



Source: Wisconsin Department of Revenue

Figure 8.3 Change in Total Assessed Value 2011-2018



Source: Wisconsin Department of Revenue

Residential Property Tax Assessment Values

Table 8.2: Residential Total Assessment Values 2011–2018		
Year	Assessment Value	Percent Change
2011	\$375,939,700	
2012	\$376,277,200	0.09%
2013	\$375,111,900	-0.31%
2014	\$373,487,500	-0.43%
2015	\$372,042,800	-0.39%
2016	\$368,436,100	-0.97%
2017	\$366,997,300	-0.39%
2018	\$367,617,200	0.17%

Source: Wisconsin Department of Revenue

Zoning Regulations

The Town of Round Lake adopted the Sawyer County Zoning Ordinance. This requires the Sawyer County Zoning Department to enforce County zoning ordinances in the Town of Round Lake. These zoning districts make up the Sawyer County Zoning Ordinance:

- R-1: Residential One District** – 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, which can be economically and readily served, by utilities and municipal facilities.
- RR-1: Residential/Recreational One District** – 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.
- RR-2: Residential/Recreational Two District** – 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. Permitted use varies slightly from RR-1.
- A-1: Agricultural One District** – 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.
- A-2: Agricultural Two District** – 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.

- C-1: Commercial One District** – This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.
- I-1: Industrial One District** – 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.
- F-1: Forestry One District** – 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 certain recreational activities which, when adequately developed, are not incompatible to the forest.
- PUD: Planned Unit Development District** – 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 County Board on the recommendation of the 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.

Table 8.3: Zone District and Acreage — Town of Round Lake			
Zone District	Acreage	Zone District	Acreage
Residential One	7.0	Commercial One	297.0
Residential/Recreation One	6,864.7	Industrial One	178.0
Residential/Recreational Two	434.4	Forestry One	57,959.6
Agricultural One	2,169.6	Planned Unit Development	1.1
Agricultural Two	1,198.3		

Source: Sawyer County Land Information GIS Data

Zoning Dimensional Requirements

Table 8.4: Zoning District Dimensional Requirements, Sawyer County								
	Zoning District							
Requirement	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.1 Building Height Limit*	35'	35'	35'	35'	35'	35'	60'	35'
18.2 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
18.3 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'
18.4 (a) 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'
Accessory Bldg	5'	5'	5'	10'	10'/50'	5'	10'	5'
18.4(b) Yard Required (See Note (1))								
Side Principal Building	10'							
18.5 Floor Area, Residence (sq/ft) See Note 2)								
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

Table 8.4: Zoning District Dimensional Requirements, Sawyer County (continued)								
Requirement	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.6 Minimum Residence Width See Note (2)	20'	20'	20'	14'	14'	14'	—	20'
18.7 Minimum Lot Depth								
With Public Sewer	—	—	—					
Without Public Sewer	200'	200'	200'			200'		

Source: Sawyer County Zoning Ordinance

*Subject to Section 4.4 Airport Safety Regulations

**Minimum for one-family, add 5,000 sq/ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements

***On Shoreline Lots, the minimum lot width shall be 100 feet and a minimum of 100 feet of frontage at the ordinary high-water mark.

Note (1): Reduced side lot line setbacks for principal buildings are applicable only if all of the following requirements are met: (1) Only in the Village of Stone Lake Original Plat, Village of Stone Lake First Addition and Village of Stone Lake Outlots all located in S19, T 39N, R 9W (2) By ordinance adopted by the Town of Sand Lake Board and (3) On public sewered and public water supplied lots only.

Note (2): Requirements may be reduced with the approval of a Variance per Section 11.3.

Shoreland–Wetland Zoning

The Sawyer County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county and includes lakes class development standards.

<https://www.sawyercountygov.org/DocumentCenter/View/1974/Shoreland-Wetland-Protection-Ordinance-effective-04-19-17-amended-01-17-01-19?bidId=>

Floodplain Ordinances

Sawyer County has an adopted Floodplain Zoning Ordinance. It can be found at:

<https://www.sawyercountygov.org/DocumentCenter/View/242/Floodplain-Ordinance-Updated-August-17-2015-PDF?bidId=>

The official floodplain maps for Sawyer County can be found in the Federal Emergency Management Agency (FEMA) Flood Map Service Center at <https://msc.fema.gov/portal/home>.

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 Sawyer County Private Sewage System Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county in accordance with Wisconsin Statutes. <https://www.sawyercountygov.org/DocumentCenter/View/1710/1-2011-Private-Sewage-System-Ordinance?bidId=>

Metallic and Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources.

Metallic minerals occur in rare, naturally formed concentrations known as mineral deposits.

These deposits can consist of a variety of metallic minerals containing valuable metals such as nickel (pentlandite), copper (chalcopyrite), zinc (sphalerite), lead (galena), gold, and vanadium.

Vanadium is a nonferrous metal that is rare in nature but useful to strengthen steel or titanium. One of its largest deposits in North America is in Sawyer County. The DNR is the state agency with primary responsibility for regulating environmental aspects of metallic mining activities.

<https://dnr.wi.gov/topic/mines/metallic.html>

Presently, there are no metallic mineral mines in Round Lake. On June 21, 2018, the Sawyer County Board of Supervisors passed the Metallic Mineral Exploration, Prospecting, Bulk Sampling, Mining and Reclamation Ordinance 2018-01-Zoning. The entire document is found at <https://www.sawyercountygov.org/DocumentCenter/View/1705/2018-01-Mining-Ordinance>. The Sawyer County Zoning ordinance was amended such that metallic mineral exploration, prospecting and bulk sampling shall be permitted in I-1 Industrial One District only.

Non-metallic resources include stone, sand, gravel, rock, limestone, or similar material from natural deposits. The most common examples of nonmetallic mines are quarries and pits. County and local zoning bodies are responsible for all mine siting requirements and regulation as well as regulating mine operations other than reclamation activities. This document is found at <https://www.sawyercountygov.org/DocumentCenter/View/1832/Non-Metallic-Mining-Ordinance-May-21-2015?bidId=>. The DNR Storm Water Management Program may require mine operations to have Wisconsin Pollution Discharge Elimination System (WPDES) permits. Some mining operations will need to obtain air permits from the DNR Air Management Program as well. <https://dnr.wi.gov/topic/mines/nonmetallic.html>.

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for non-metallic mine reclamation. Sawyer County's Zoning Ordinance, Section 6.0 Regulation of Special Uses, includes regulations dealing with metallic and non-metallic mineral resource development and closure. The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to

wind and water erosion. After reclamation, many quarries become possible sites for small lakes. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighbors, and to identify areas that may have additional transportation needs related to trucking. There are eight non-metallic sites within the Town of Round Lake (approximately 93.8 acres). Active non-metallic mining sites are located along State Highway 77, Moose Lake Road, and Chippewa River Road (**Map 8.1**–Existing Land Use).

Table 8.5: Town of Round Lake Land Supply		
	Acres	Percent of Total Land Area
Land Ownership Factors		
Town Lands	315.52	0.42%
County Land	2,917.62	3.86%
State Lands	2,077.32	2.75%
Federal Lands	36,881.94	48.75%
Total	42,192.40	55.77%
Existing Land Use Factors		
Existing development	3,174.12	4.20%
Existing agricultural/open space areas	1,585.726	2.10%
Managed Forest Law MFL	2,041.896	2.70%
Forest Crop Law FCL	849.82	1.12%
Private Forest (not MFL or FCL)	12,063	15.95%
Total	11,287.32	14.92%
Environmental Factors		
Surface Waters	5,775.3	7.64%
Wetlands	18,452.7	24.41%
Slopes (20% and Greater)	747.2	0.99%
Constraints Analysis		
Public	42192.40	55.77%
Existing Land Use	3,174.12	4.82%
Surface Waters	5,775.3	7.64%
Wetlands	18,452.7	24.41%
Steep Slopes	747.2	0.99%
Total Constraints		92.99%
Total Area	75,648	100%
Remaining Land Area		7.01%

Source: NWRPC GIS Analysis, various data sources

1. Acres of wetlands occur in other existing use or ownership category
2. Acres of steep slope areas occur within other existing use or ownership category

Future Land Use

Anticipated Trends Impacting the Town of Round Lake

- The average age of households will continue to increase, as seasonal homes become year-round residential structures.
- Year-round residents, seasonal residents and rental visitors will continue to seek recreational resources found throughout the Town.
- Increased traffic will occur on the roadway system to accommodate more residents and visitors to the area.
- Fragmentation of the forest/woodland areas to accommodate residential development may continue.
- 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, with second tier shoreland development growing, as lakes become more developed and priced out of reach to local residents.
- Demand for waterfront property will continue, with increased pressure to develop smaller lakes and riverfront property.
- Water quality concerns will increase due to increased development and tourism.

Source: Town of Round Lake and Northwest Regional Planning Commission

The Future Land Use map (**Map 8.3**) delineates broad categories of future land use which in most cases, is consistent with the Existing Land Use and represents a continuation of the current situation. In some cases, the future category may be a recommended or anticipated shift in use.

Table 8.6: Future Land Use		
Category	Acres	Percent of Town
Agriculture	1,441	1.9%
Commercial/Light Industrial	270	0.3%
Light Industrial	95	0.1%
Communications/Utilities	5	0.01%
Conservancy	953	1.2%
Extraction	74	0.1%
Governmental/Institutional	4.83	0.01%
Parks & Recreation	74	0.1%
Private Forest	23,943	31.7%
Public Forest	41,780	55.2%
Shoreland Regulated Zone*	14,369	19.0%
Residential Expansion Area	1,169	1.5%
Water	5,750	7.6%
Wetland*	20,261	26.7%
Source: NWRPC GIS Analysis. *Acreage represented within multiple other future land use categories.		

Future land use categories are defined as follows:

- **Agriculture** - 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/Light Industrial** - 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. Light industrial activity is limited to a very small area of the Town. In areas where no sewer service is available a minimum lot area of 20,000 square feet is recommended for commercial / industrial / manufacturing use.
- **Communications/Utilities** - Current or future locations for development of communications facilities or utilities.
- **Conservancy** - Areas where unique characteristics are present that should ideally be preserved and maintained in their natural state.
- **Extraction** - Current or future locations for mining operations.
- **Governmental/Institutional** - Includes government administrative buildings and offices, fire halls, government recycling facilities, hospitals, clinics, and special care–facilities, public schools, colleges, fraternal organizations, cemeteries, churches and other religious facilities.
- **Parks and Recreation** - Includes existing mapped outdoor recreational areas and future areas for park and recreational development, whether private or public, including hunting preserves, designated hunting management areas, camping areas, motorized and non–motorized recreation areas.
- **Private Forest** - 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** - 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 and adhere to defined development densities. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.
- **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.

Projected Land Demand

Table 8.7: Residential Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Residential	3,828	3,830	3,854	3,856	3,859	3,853	3,867	3,856

Source: Wisconsin Department of Revenue 2011–2018

Table 8.8: Projected Residential Acres 2020–2045					
	2020	2025	2030	2035	2045
Residential	3,866	3,880	3,895	3,910	3,926

Source: Northwest Regional Planning Commission

Table 8.9: Commercial Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Commercial	231	230	264	267	238	238	241	241

Source: Wisconsin Department of Revenue 2011–2018

Table 8.10: Projected Commercial Acres 2020–2045					
	2020	2025	2030	2035	2045
Commercial	237	231	225	218	211

Source: Northwest Regional Planning Commission

Table 8.11: Manufacturing Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Manufacturing	37	37	37	37	37	37	35	35

Revenue 2011–2018

Table 8.12: Projected Manufacturing Acres 2020–2045					
	2020	2025	2030	2035	2045
Manufacturing	35	34	32	31	30

Source: Northwest Regional Planning Commission

Table 8.13: Agricultural Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Agricultural	1,390	1,386	1,392	1,391	1,382	1,383	1,379	1,420

Source: Wisconsin Department of Revenue 2011–2018

Table 8.14: Projected Agricultural Acres 2020–2045					
	2020	2025	2030	2035	2045
Agricultural	1,398	1,404	1,412	1,419	1,426

Source: Northwest Regional Planning Commission

Protecting Private Property Rights

The purpose of planning future land uses is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their community vision. Wisconsin law holds private property ownership in high regard. Landowners are prohibited from using their property in a manner that jeopardizes public health and safety or “unreasonable” interference with another landowner’s use of their property. The Sawyer County Zoning Ordinance prescribes the allowable use of property by zone district.

Various constraints are present throughout the community, including natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. Lands under public ownership are excluded from the overall developable land base.

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