

TOWN OF SPIDER LAKE
LAND USE PLAN

APRIL 2002

Prepared by

Northwest Regional Planning Commission
1400 S River Street, Spooner WI 54801

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INTRODUCTION

In 1999, a 25-member land use committee was directed by the town board to guide the Town of Spider Lake land use planning process. The committee consisted of a wide cross section of property owners, both lakeshore and non-shoreland, along with resort and local business operators. The comprehensive land use planning committee (CLUPC) has spent the past two years developing vision, strategy, tactic, and goal statements that have been used to develop land use recommendations for the future of the Town of Spider Lake. This plan is intended to address a ten-year period.

The Town of Spider Lake is located in northeastern Sawyer County and abuts Bayfield County to the north and Ashland County to the east (Map 1, page 2).

The town is comprised of three civil townships, 6 miles by 18 miles in size. The eastern two-thirds of the town lies within the boundary of the Chequamegon National Forest and is characteristic of northern Wisconsin's lake and forest region.

Surface water resources in the town are abundant with 50 named lakes and unnamed small lakes, most of which are located in the Chequamegon National Forest. Lakes within the town have a tradition of providing quality resort and guest cabin facilities; of which, many still remain as important contributors to the town's economy.

The demand for lakefront property and lake access has caused increased development pressure on lakes throughout the town, threatening lakes with overcrowding and the problems associated with overuse. At the same time, the demand for off-lake development, particularly residential housing, has increased and has begun to change the character of the rural landscape within the town.

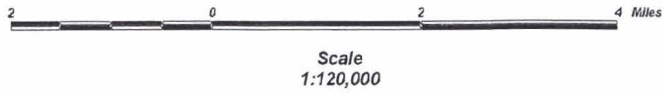
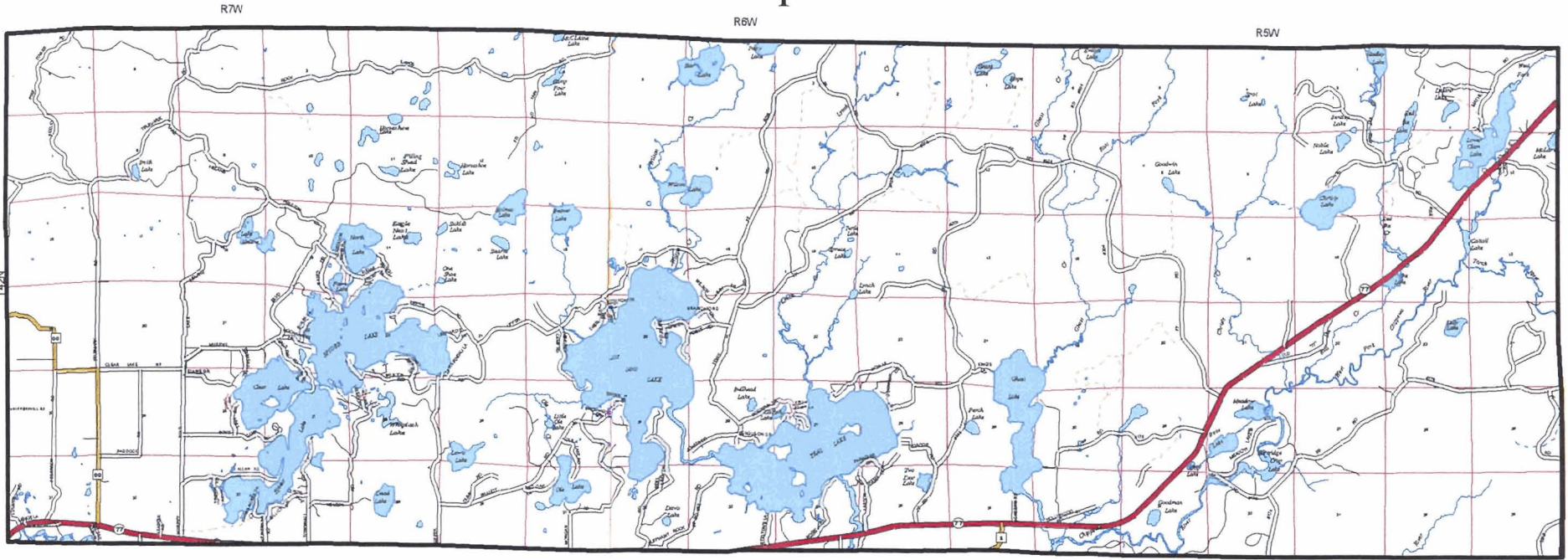
The questions of maintaining "northwoods" character, maintaining and improving surface water quality of lakes, and developing an economic climate to meet community needs were identified as major issues facing the Town of Spider Lake.

The Town of Spider Lake is the only township in Sawyer County that administers its own comprehensive zoning and shoreland ordinance and has done so since 1967 and is the first town in the County to administer and implement zoning.








The land use plan will provide town officials with a guide for reviewing subdivision plats, certified survey maps, rezoning requests, and other land use proposals. In addition to the public sector, the plan will also benefit the private sector by providing a level of assurance as to having a town plan.

It is important to remember that this plan is advisory in nature.

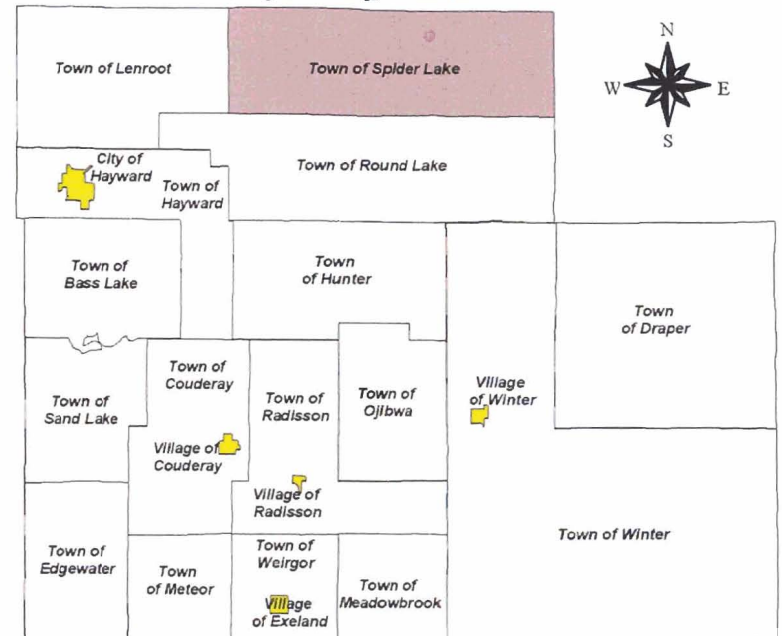
Town of Spider Lake



Legend

-  State Highway
-  County Road
-  Town Road
-  Other
-  Lake
-  River or Stream
-  Intermittent

Sawyer County, Wisconsin



PLANNING ASSUMPTION

Individual residents, local officials, groups, and businesses all take actions based upon assumptions, real or perceived. If the goal of town planning is to provide a blueprint or framework to guide and regulate new development, then a number of assumptions can be made about what to do as a result of current and pending concerns. In view of discussion of issues, a number of “assumptions” can be set forth that will serve as a basis for the components of the plan. These assumptions, in no order, are:

1. There will be an increasing demand for housing of all types in the town.
2. The existing growth rate will continue.
3. Development pressure on shorelands will continue to increase.
4. As shoreland property becomes unavailable, development of off-lake property will increase.
5. There will be an increase in the demand for additional or improved public services, roads, and facilities.
6. The town can help direct desirable new development location without additional tax dollars.
7. The town's “northwoods” character will continue to be an extremely important consideration of the economy and quality of life.
8. The Town of Spider Lake and Sawyer County can continue a cooperative process for improving land use planning and growth management particularly within the shorelands in the town.
9. The town will increase building and other permit fees to cover the cost of ordinance generation and enforcement as necessary.
10. The town can initiate a cooperative planning process with the U.S. Forest Service to improve and maintain recreational opportunities, forest economy, and “northwoods” character.

SECTION 1

DEMOGRAPHIC INFORMATION

POPULATION

Introduction. Population is an important contributing factor to the pattern of settlement and development of a municipal unit. Examining past changes and present conditions of the population enhances the ability to prepare for and understand the future.

Historical population. Since 1950, the Town of Spider Lake has had a steady increase in population. The town sustained a 95.5 percent increase from 1950 to 2000, reporting 391 inhabitants in the 2000 Census. This growth mirrored the overall trend experienced by Sawyer County, as the county experienced a 56.9 percent increase for the same 50-year period.

Population projections. In Table 1, population projections for the Town of Spider Lake generated by the Northwest Regional Planning Commission (NWRPC) are displayed through 2020. The Wisconsin Department of Administration creates an official population estimate each year for each municipal unit in the state.

**Table 1: Town of Spider Lake & Sawyer County, Wisconsin:
Historical Population and Population Projections, 1950-2020**

	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
US Census	200	246	259	331	362	391	---	---	---	---
NWRPC	---	---	---	---	---		416	435	455	474

	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
Sawyer Co.	10,323	9,475	9,670	12,843	14,181	16,196	16,488	16,780	17,446	18,113

Factors affecting population change. The Town of Spider Lake is experiencing trends common to many communities in the region: a stable population of elderly inhabitants who remain in the area after retiring, usually having family or other ties to the community; an influx of 25 to 44 year olds who are generally well educated, without children or with few children and seek a tranquil setting to reside or start businesses; and an overall decrease in inhabitants between the aged 24 and under, who are most likely to seek employment and educational opportunities elsewhere.

Factors for the overall past and projected increase in population in the Town of Spider Lake may include: individuals and families seeking a rural life, who also desire access to the amenities and opportunities of the nearby City of Hayward (24 miles to the west); the conversion of seasonal residences into a permanent residences; the relatively new phenomena of home-based electronic businesses; and finally, the overall, ongoing ability of the town and the surrounding region to provide a high quality of life and access to goods and services as well as economic and recreational activities to satisfy its current population and draw in more residents.

Loss of youth and working-age population. The loss of residents aged 18 to 24 (high-school graduate age and slightly older) from Sawyer County and throughout northwest Wisconsin to other areas of the state and nation has been identified as a key issue. As is mentioned above, this age group is the most likely to leave the area for educational opportunities (technical school,

trade school or college), employment opportunities (higher wages, wider range of employment choices), military service, or other lifestyle opportunities.

Of primary concern is the present lack of opportunities in the region for individuals who leave the area for education and/or military service and wish to return but find a lack of employment choices in the region or employment opportunities that do not offer a living wage. The loss of this age group also presents problems for the short-term labor supply, particularly for businesses who need a ready labor force for the late spring-summer-early fall peak tourism and recreation season.

AGE DISTRIBUTION & DEMOGRAPHIC TRENDS

Summary of demographic changes. In the years between 1990 and 2000, the Town of Spider Lake has experienced a decrease in the number of people under 34, 55 to 64, and people ages 75 to 84. Conversely, the town experienced an increase in people 35 to 54, 65 to 74, and 85 and older. Table 2 below, illustrates the net gain/loss and percentage change for each age group.

Table 2: Demographic Change: 1990-2000

Age category	1990 Population	2000 Population	Change in Absolute Numbers: 1990-2000	Percent Change: 1990-2000	% of Total Population
85 and over	8	12	+4	+50.0%	3.1%
75 to 84	29	28	-1	-3.4%	7.2%
65 to 74	42	74	+32	+76.2%	19.0%
55 to 64	77	68	-9	-11.7%	17.4%
45 to 54	51	63	+12	+23.5%	16.1%
35 to 44	53	72	+19	+35.8%	18.4%
25 to 34	26	21	-5	-19.2%	5.4%
15 to 24	32	16	-16	-50.0%	4.1%
5 to 14	33	32	-1	-3.0%	8.2%
Under 5	11	5	-6	-54.5%	1.3%
Selected age categories					
All inhabitants over 75	37	40	+3	+8.1%	10.2%
All inhabitants over 65	79	114	+35	+44.3%	29.2%
All inhabitants under 24	76	53	-23	-30.3%	13.6%
All inhabitants under 14	44	37	-7	-15.9%	9.5%

Source: Calculated from US Census Bureau data, 1990 & 2000

HOUSEHOLD CHARACTERISTICS

An analysis of the households of a community helps establish an understanding of the community's character and provides insight into community life. Understanding household composition and conditions is essential in assessing future needs of the inhabitants of the community.

Households. The 2000 Census identified 186 households in the Town of Spider Lake. Of this total, 41 (22.0%) are identified as one-person households, while 115 (61.8%) are identified as two person households, which is close to the average household size of 2.07 persons per household.

Household trends. In reviewing the present composition of the town's households, a few notable categories emerge: married couples with children comprise only 12.4 percent of all the town's households. Table 3, reveals in more detail the composition and characteristics of households in the Town of Spider Lake from the 2000 Census. The glossary or terms found at the end of the plan provides the official federal Census Bureau's definition of a "household".

Table 3: 2000 Household Characteristics

	Total	Percent of all households
TOTAL HOUSEHOLDS	186	100.0%
Family Households (families)	137	73.7%
Male Householder	117	62.9%
Female Householder	20	10.8%
Married couple-family with children	23	12.4%
Non-family Households	49	26.3%
Male householder	30	16.1%
Female householder	19	10.2%
1 persons in household	41	22.0%
2 persons in household	115	61.8%
3 persons in household	13	7.0%
4 persons in household	14	7.5%
5 persons in household	1	0.5%
6 persons in household	0	0.0%
7 or more persons in household	2	1.1%
Average household size	2.07	(x)
Average family size	2.39	(x)

Source: U. S. Census Bureau, 2000

***OVERALL EMPLOYMENT PROFILE**

Occupational categories. The 1990 Census reports 152 of the town's 362 inhabitants as currently employed, with positions in executive, administration, and managerial occupations identified as the most numerous employment category of employed Spider Lake residents. The following table illustrates in more detail the general composition of the town's workforce.

Table 4: Workforce by Occupational Category

Occupation category	Workers employed	Percent of employed workforce
Executive, administrative and managerial occupations	54	35.5%
Service occupations, excluding protective and household services	24	15.7%
Precision production, craft and repair services	24	15.7%
Sales occupations	20	13.2%
Professional specialty occupations	15	9.8%
Administrative support, including clerical	8	5.3%
Machine operators, assemblers, and inspectors	4	2.6%
Technicians and related support occupations	2	1.3%
Farming, forestry and fishing occupations	1	0.7%
Transportation and material moving occupations	0	0.0%
Handlers, equipment cleaners, helpers and laborers	0	0.0%
Protective service occupations	0	0.0%
Private household occupations	0	0.0%

Source: U.S. Census Bureau, 1990

***INCOME CHARACTERISTICS**

Median income and poverty level. As of 1999, the Wisconsin Department of Workforce Development reports a median household income of \$30,032 for the Town of Spider Lake. This figure is above the median level of Sawyer County yet below that of the state, as is indicated in the table below. As of 1999, The Town of Spider Lake ranks fifth out of Sawyer County's 21 municipal divisions in median household income. Spider Lake's per capita income is identified as above the county level but below that of the state.

Table 5: Median Household Income

	Town of Spider Lake	Sawyer County	State of Wisconsin
Median household income	\$30,032	\$28,061	\$42,538

Source: Wisconsin Department of Development, May 1999

Household income. Of the town's 165 households, 61 (37.0% of households) report an annual income of over \$25,000, while the remaining 104 households (63.0% of households) report annual incomes below \$25,000. The table below reports in more detail the average annual

income for households in the Town of Spider Lake. The official federal Census definition of household income is found in the glossary in the back of this plan.

Table 6: Annual Household and Family Income, 1990

Annual Household Income	Number of Households	Percent of all Households
Less than \$10,000	39	23.6
\$10,000 to \$14,999	18	10.9
\$15,000 to \$24,999	47	28.5
\$25,000 to \$34,999	31	18.7
\$35,000 to \$44,999	5	3.0
Over \$45,000	25	15.2
Total	165	100.0%

Source: U.S. Census Bureau, 1990

***EDUCATIONAL ATTAINMENT**

The 1990 Census identifies 317 town residents aged 18 and over; and of this age group, 276 (87.0%) have attained at least a high school level education. The table below describes in greater detail the level of educational attainment of Spider Lake residents.

Table 7: Educational Attainment of Residents Age 18 and Older

Highest level of education attained	Number of residents	Percent of residents Age 18 and older	Percent of all Spider Lake residents
Less than 9 th grade education	17	5.4%	4.7%
9 th to 12 th education, no diploma	24	7.6%	6.6%
High school diploma	153	48.3%	42.3%
Some college, no degree	59	18.6%	16.3%
Associate degree	13	4.1%	3.6%
Bachelor's degree	41	12.9%	11.3%
Master's degree or professional degree	10	3.2%	2.8%

Source: U. S. Census Bureau, 1990

**2000 Census data will be provided when available.*

SECTION 2

HOUSING & HOUSING TRENDS

INTRODUCTION

Adequate housing is a cornerstone of every community. The ability of a municipality to address the demand for housing is key to its economic viability and the well being of its inhabitants. By studying changes in the number of housing units and other housing characteristics, we are able to gain insight into changes taking place in the community.

EXISTING HOUSING CONDITIONS

In 2000, The U.S. Census Bureau recorded a total of 776 housing units in the Town of Spider Lake. Of these, 186 were recorded as occupied. Of the total occupied housing units, 160 (20.6% of all housing units) were recorded as owner occupied and 26 (3.4% of all housing units) were recorded as renter occupied. Of the 590 vacant housing units reported, 579 (74.6% of total housing units) were designated as seasonal/recreational use dwellings.

For the period 1990 to 2000, the Town of Spider Lake exhibited a 17.9 percent decrease in total housing units, a 10.3 percent increase in owner-occupied units, and a 100 percent increase in renter occupied units. Recent trends confirm this projected growth as the Town of Spider Lake issued a total of 84 building permits for both seasonal and permanent homes from January 1990 through December 1999.

Table 8: Past Housing Counts, 1980-2000 & Housing Projections

	1980*	1990	2000	2005	2010	2015	2020
Total Housing Units	786	945	776	828	826	823	821
Total Occupied Housing	130	159	186	200	214	228	242
Average Household Size	2.54	2.28	2.07	1.94	1.82	1.71	1.59
Owner Occupied Housing Units	110	146	160	176	188	201	213
Renter Occupied Housing Units	20	13	26	24	25	27	28
Total Seasonal/Recreational Units	636*	773	579	620	605	591	577
Total Vacant (not in use or abandoned)	----	13	11	10	9	8	7
Total Vacant & Seasonal Housing Units	636*	786	590	636	624	613	601

Source: US Census Bureau 1980, 1990, & 2000, NWRPC projections (2005-2020)

**The 1980 Census did not identify a specific category of seasonal/recreational homes. The 1980 figure is the number of "year-around units" subtracted from the total number of housing units.*

HOUSING OCCUPANCY CHARACTERISTICS

The federal Census maintains an official definition of "owner occupied", "renter occupied" and "seasonal housing" for consistency during enumeration. Official definitions of these terms as designated by the Census are found in the glossary in back of the plan.

Owner occupied. In 2000, 160 (86.0% of all occupied housing units) were identified as owner occupied, representing a 9.6 percent increase from 1990. Projections indicate that owner occupied units will continue to comprise the majority of all occupied units through 2020.

Renter occupied. Renter occupied units comprised only 14 percent of all occupied housing units in the Town of Spider Lake in 2000. Projections indicate a gradual increase in the number of renter occupied units by the year 2020. Of the 13 total renter occupied units in 1990, the median gross rent reported was \$425 per month. Of note, resort cabins and short-term recreational lodging are not defined as rental units by the federal Census.

Seasonal housing. The 2000 Census identifies 579 (74.6% of the town's total housing units) housing units in the Town of Spider Lake for seasonal use. Seasonal housing units have increased 21.5 percent from 1980 to 1990 in the Town of Spider Lake. However, this past decade (1990 to 2000), seasonal housing units have gone down 25.1 percent. This, in part, may be because retired older persons have turned many of these seasonal homes into year-round homes. Projections indicate a slight decline of seasonal and recreational housing units in the town through 2020.

WATERFRONT PROPERTY SUMMARY

The Town of Spider Lake has nearly one hundred lakes named and unnamed in both public and private ownership, in varying states of preservation and development. The largest of the town's lakes—the Spider Lake chain of lakes, Lost Land Lake and Teal Lake—all have their shorelines developed with a combination of permanent and seasonal residences. The west fork of the Chippewa River flows through the eastern third of the town in a northeast to southwestern diagonal and much of its adjoining property is in federal ownership—as part of the Chequamegon National Forest—precluding its development as waterfront property for private residences. Areas of this riverway in private ownership include the Meadow Lake region (T42N, R5W, Sec. 28) and roughly the southern half of Lower Clam Lake, (T42N, R5W, Sections 11 and 12). Continued development pressure of recreational homes on the lakes and rivers of the Town of Spider Lake may result in multi-tier development beyond the lakeshore property. Too much development as well as inappropriate lakefront land use and site design can have a negative impact on water quality, wildlife habitat, and the overall aesthetic appearance of lakefront areas.

HOUSING STOCK

Age of housing stock and structural characteristics. The 1990 Census reports that 285 of all housing units in the Town of Spider Lake were constructed between 1980 and 1990, while 606 were constructed between 1940 and 1980, and 54 constructed in 1939 or earlier. Even with the projected 340 additional housing units for the period 1990 to 2020, 47.2 percent of Spider Lake's existing housing units will be at least 40 years old by 2020 with 4.2 percent of all units over 80 years old by 2020.

Mobile homes. The 1990 Census reports that 39 (4.1%) of the total 945 housing units are mobile homes or trailers. The glossary found at the end of this document describes the official federal Census definition of “mobile home” and “trailer house”.

Water and sewer access. At present, the Town of Spider Lake has no municipal water or sewer system in place. The 1990 Census reports that of the 945 total housing units in the town, 912 units (96.6%) utilize drilled or dug wells for their water, while 33 (3.5%) have access to water through either a private or public system.

Heating. Of the 159 occupied housing units, 93 (58.4%) are identified as using bottled, tank or LP gas as their primary source of heat, while 28 (16.2%) utilize electricity, 14 (9.1%) utilize kerosene or fuel oil and 24 (14.9%) utilize wood or other fuel for heating.

HOUSING TRENDS

As is indicated in the population section of this plan, the Town of Spider Lake is expected to have an increasing population through the year 2020 and exhibiting an increase in total housing units for the same period. While population is of prime importance in effecting changes in housing, factors such as demographic changes and economic activity also impact the construction of new houses.

Demographic changes affecting housing. The continued increase of town residents aged 65 and over is an important factor affecting housing as older residents often forgo home ownership for apartment living, assisted living quarters or to be nearer to family or health care facilities. The growth of this age group in Spider Lake can be attributed to two reasons. The first is that the town maintains a stable, aging population. Secondly, a few retirees and a few seasonal homeowners have chosen to make the Town of Spider Lake their permanent place of residence. In coming years, some residents aged 65 and over can be expected to leave the area and potentially sell off their houses and land to incoming residents. Additionally, younger town residents, aged 24 and under, are the group least likely to purchase a parcel of land, construct a new home or purchase a home. This age group is projected to continue to comprise a decreasing percentage of Spider Lake residents in the coming 20-year period.

Seasonal homes. The Town of Spider Lake is well situated within easy travelling distance from a number of popular tourism and recreation destinations ranging from the Hayward area to the west, to the Lake Superior shore, and the Bayfield Peninsula to the north. Within the town itself, there are numerous recreational opportunities afforded by the towns, lakes, rivers, forests and wild areas.

Decline in inhabitants per occupied housing unit. A trend common to many northern Wisconsin townships and rural areas in general is the gradual decline of inhabitants per occupied household. The figures in Table 8, indicate that in 1990 the Town of Spider Lake had an average of 2.28 persons per household, representing a decline from the 1980 level of 2.54. Projections indicate that by 2020, the town will have an average of 1.50 persons per household. The central trends causing this decline include the out migration of inhabitants under 18 for work or school,

overall smaller family size, fewer families with infants moving into the town, and fewer children being born to Spider Lake resident families. Additionally, many households are composed of retired couples or are single person households.

Tourism and recreational destinations. Because of its natural amenities and proximity to other regional tourism and recreational destinations, the town has been an important regional site of recreational tourism and seasonal home development and is expected to remain so in the coming years. As ideal sites on lakes or in wooded seclusion become exhausted or too expensive, home construction may begin to take place in sites that are marginal or less than ideal for additional development. The large number of seasonal dwellings both in the town itself and in surrounding communities also has an important impact on the local economy.

Home conversion. Two other overall trends have been identified as taking place throughout northern Wisconsin in the past 10 to 15 years that also may impact the Town of Spider Lake. The conversion of seasonal homes into permanent residences, especially by individuals at retirement age, and the conversion of permanent homes into seasonal homes as area residents retire and spend their winters in a more temperate climate. As no specific data exists on these trends for the Town of Spider Lake, it is difficult to definitively describe at what rate these conversions are taking place.

PROGRAMS, POLICIES & EXISTING LAND RESOURCES AFFECTING HOUSING

Sawyer County Housing Authority programs. To address housing needs of communities in the county, the Sawyer County Housing Authority (SCHA) was established in September 1972. Headquartered in Hayward, the central purpose of the SCHA is to create and maintain affordable housing units to individuals and families within the municipalities of Sawyer County. The SCHA has no housing units in the Town of Spider Lake and does not plan to introduce a facility in the town in the coming 20-year period. The Sawyer County Housing Authority places its facilities in Sawyer County's more developed areas that have access to municipal water and sewer and to give facility residents ready access to health care services, employment, and shopping opportunities.

A subsidy program available to qualifying residents of the Town of Spider Lake and to all other municipal divisions of the county is the federally funded Housing and Urban Development (HUD) Section 8 Vouchers. These vouchers, which are administered by the SCHA, enable residents to secure rental units from private stock at a fixed rate. At present, the SCHA administers 150 active HUD Section 8 vouchers in Sawyer County.

State funded housing programs. The State of Wisconsin has no housing facilities in the Town of Spider Lake; however, residents of the town and all of Sawyer County aged 62 and over can take part in the state funded and social service funded Community Option Program (COP). This program does not provide housing but does provide transportation, meals, and in-home health services to the elderly, enabling them retain an independent lifestyle and remain in their homes.

SECTION 3

TRANSPORTATION SUMMARY

INTRODUCTION

The transportation network is the backbone upon which a municipality builds its economy, ensures its access to resources, and provides a critical link for the transport of residents and visitors as well as goods and services. The assessment of the present transportation infrastructure, in addition to identifying future maintenance and development needs, is vital to retain their continued use to the town.

Vehicular (automotive) travel is the predominant mode of travel for residents of the Town of Spider Lake and Sawyer County. Regularly scheduled air service is not available from any of Sawyer County's airports, and the region-wide trend of converting railroad lines into recreational trails precludes the redevelopment of passenger rail service in the future.

ROADWAY CHARACTERISTICS

The Town of Spider Lake's roadway network is comprised of 117.61 miles of highways and town roads. This figure includes the county and state roadways for which the town is not responsible for road maintenance. Roads within the community are classified by their functional use and by the amount of traffic they sustain. The table below indicates the functional use of the town's roadway network.

Table 9: Functional Classification of Roadways

Road Type	Mileage in Town of Spider Lake	Percent of Town Roadway Network
Federal highways	0.00	0.00%
State trunk highways	14.75	12.63%
County trunk highways	3.80	3.25%
Municipal (town) roadways	99.06	84.12%
Other	0.00	0.00%
Total	117.61	100.00%

Source: Wisconsin Department of Transportation, District 8 Office, Superior

In the Town of Spider Lake, State Trunk Highway 77 is categorized as a major (state) collector, while CTH "OO" is classified as a major (county) collector roadway. These highways serve as the primary road corridors providing access to the town for residents and visitors, while the remaining town roadway network provides alternate and ancillary routes to homes and recreation sites within and beyond the town.

Increasing traffic volume. Table 10 indicates the average daily traffic counts as collected by the Wisconsin Department of Transportation from 1966 to 1995 in various locales in and around the Town of Spider Lake. As is evidenced by the data, average daily traffic in the vicinity of the town has increased steadily, and in some cases, dramatically over the past 30-year period.

**Table 10: Average Daily Traffic for Roadways In and Near
the Town of Spider Lake, 1966-1995**

	1966	1968	1973	1979	1982	1985	1991	1995
Recording Site 1:	600	560	840	1,530	1,410	1,270	2,160	2,900
Recording Site 2:	320	410	760	1,130	980	1,170	1,600	1,600
Recording Site 3:	270	210	550	600	560	600	750	1,100
Recording Site 4:	190	150	350	450	330	350	480	670
Recording Site 5:	N/A	N/A	170	230	240	240	330	470
Recording Site 6:	85	115	240	290	270	310	640	350

Source: Wisconsin Department of Transportation, Highway Traffic Volume Data

Site 1: STH 77, junction with CTH "K"

Site 2: STH 77, junction with CTH "OO"

Site 3: STH 77, junction with CTH "A"

Site 4: STH 77, 1 mile E. of junction with CTH "S"

Site 5: CTH "OO", ½ mile E of junction with USH 63

Site 6: CTH "A", ½ mile S. of junction with STH 77

Of note, average daily traffic at recording site 2—at the junction of STH 77 and CTH "OO"—has increased by 400 percent in the past 29 years, from 320 cars per day to 1,600 cars per day. This site represents a key entrance point to the residences and recreational areas of the Town of Spider Lake. The northwestern entrance to the town—CTH "OO" by way of the hamlet of Seeley—has also exhibited a significant increase in average daily traffic from 170 cars per day in 1973 to 470 cars per day in 1995.

Increases in average daily traffic in and around the Town of Spider Lake can be attributed to two primary factors: First, is that local residents are simply making more daily and weekly car trips for shopping, commuting to work, recreation, and other purposes. Second, many areas of Sawyer County—particularly Spider Lake, Round Lake and nearby towns—have seen a significant increase in the development of new seasonal homes and recreational residences. This increase, in addition to the influx of tourist-season traffic comes hand in hand with a significant increase in overall regional traffic load.

ROADWAY IMPROVEMENTS

Improvements to local road systems are critical for maintaining an adequate and safe roadway system. The Wisconsin Department of Transportation and Sawyer County Highway Department maintain a schedule of upcoming roadway improvement projects. The table below lists projects in Sawyer County through 2003.

Table 11: Scheduled Roadway Improvements In Sawyer County, 2001-2003

Year	Sponsor	Roadway	Location	Mileage	Type of improvement
2002	WisDOT	CTH "M"	S. Fk. Flambeau Bridge	N/A	Bridge repair
2002	WisDOT	(town road)	Pacwawong Creek Bridge	N/A	Bridge repair
2002	WisDOT	(town road)	Kenyon Creek Bridge	N/A	Bridge repair
2002	WisDOT	(town road)	Weirgor Creek Bridge	N/A	Bridge repair
2002	WisDOT	CTH "W"	Brunet River Bridge	N/A	Bridge repair

Year	Sponsor	Roadway	Location	Mileage	Type of improvement
2002	WisDOT	CTH "W"	Thornapple River Bridge	N/A	Bridge repair
2002	WisDOT	STH 40	Bednarski R. to Berhausen R	2.41 mi.	Const; gen maint; surface
2003	WisDOT	(town road)	Couderay River Bridge	N/A	Bridge replacement
2003	WisDOT	STH 27	South of Hayward	1.09 mi.	Reconstruction
2003	WisDOT	STH 27	Chippewa River Bridge	N/A	Bridge repair
2003	WisDOT	STH 27	STH 70 to Hayward	10.25 mi.	Reconstruction
2003	WisDOT	US 63	City of Hayward	1.32 mi.	Construction, resurface

Source: Wisconsin Department of Transportation, District 8 Office, Superior

AIRPORTS AND AVIATION

No passenger flights are available to the residents of Spider Lake from within Sawyer County. The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Ironwood Michigan (limited number of flights); Duluth, Minnesota; and Minneapolis-St. Paul Minnesota. At present, there are 5 public and 11 private airfields within 30 miles of the Town of Spider Lake. Their location and present status is listed in the following table.

**Table 12: Ashland, Bayfield and Sawyer County Airfields
Within 30 Miles of the Town of Spider Lake**

Ashland County Airports/Airfields Within 30 Miles of the Town of Spider Lake			
Airfield / Airport	Location	Owner / Operator	Status
JFK Memorial	City of Ashland; T47N, R4W, S. 18.	City of Ashland	Public
Hospital Helipad	City of Ashland; Memorial Hospital	Memorial Hospital	Private, helipad
Glidden Municipal	Jacobs Twp.; T42N, R2W, S. 13.	Town of Jacobs	Public
Clam Lake Airfield	Gordon Twp.; T43N, R4W, S. 32	Don Vecchie	Private
Mellen Municipal	City of Mellen, T44N R2W, S. 5	City of Mellen	Public
Bayfield County Airports/Airfields Within 30 Miles of the Town of Spider Lake			
Airfield / Airport	Location	Owner / Operator	Status
Cable Union Airfield	Cable Twp.; T43N, R7W, S. 21	Town of Cable et. al.	Public
Eau Claire Lakes	Barnes Twp.; T45N, R9W, S. 28	Jerry Freirmood	Private
Bayfield County Airfield	Iron River Twp.; T47 N, R9W, S. 2	John Pearson	Public / Private
Bayfield County Hospital	City of Washburn, T49N, R4W, S. 33	Bayfield County Hospital	Private, helipad
Fourmile Creek	Washburn Twp.; T49N, R5W, S. 22	Richard Westling	Private
Batten/Lake Owen Sea Plane Base	Drummond Twp.	(no owner listed)	Water landing
Sawyer County Airports/Airfields Within 30 Miles of the Town of Spider Lake			
Airfield / Airport	Location	Owner / Operator	Status
Sawyer County Airport	Hayward Twp.; T41N, R9W, S. 24	Sawyer County	Public
Rainbow Airport	Ojibwa Twp.; T39N, R6W	Wayne Carpenter	Private (turf strip)
Lake Chippewa Field	Hunter Twp., T40N, R7W	(No owner listed)	Private (turf strip)
Round Lk. Seaplane Base	Round Lake Twp.; T41N, R8W	John Frisbe	Private (water)
Kitty-Wompus Airport	Weirgor Twp., T37N, R7W	Jordan Arvold	Private (turf)

Source: Wisconsin Department of Transportation, Bureau of Aeronautics.

AIRFIELD IMPROVEMENTS

The Wisconsin Department of Transportation's Bureau of Aeronautics Five-Year Airport Improvement Program released in March 2000 identifies improvement for 2 of the 16 airfields within 30 miles of the Town of Spider Lake. These improvements are listed in the table below.

Table 13: Scheduled Airport/Airfield Improvements within 30 miles of the Town of Spider Lake

Airport / Location	Type of Improvement	Scheduled date of improvement	Cost
Sawyer Co. Airport Town of Hayward (Sawyer County)	EA for Approach Lights & Install Deer Fence	2002	\$400,000
Sawyer Co. Airport Town of Hayward (Sawyer County)	Install ALS on RWY 20 incl. Land Reimb.	2003	\$400,000

Source: Wisconsin Department of Transportation's Bureau of Aeronautics *Five-Year Airport Improvement Program*, September 2001.

ROADWAY MANAGEMENT PLAN

The Town of Spider Lake has prepared a Roadway Management Plan. The plan serves as a reference document of existing roadway conditions, provides a schedule of costs for roadway maintenance, and prioritizes the town's roadway maintenance. The Town of Spider Lake Roadway Management Plan was completed in January 2001.

RECREATION TRAILS

Within the Town of Spider Lake, there is designated access on town roads for both snowmobiles and ATV's with ATV's limited to only the Rock Lake fire land through county forest and national forest lands. A system of designated snowmobile trails within the town utilize county and national forest lands as well as easements across private property and trail segments across lakes.

Non-motorized recreation trails include a portion of the American Birkebiener trail, numerous Chequamegon Area Mountain Bike Association (CAMBA) trails both on and off town roads, national forest designated cross-country ski trails, and hunter walking trails on both county and national forest lands.

The west fork of the Chippewa River also provides excellent canoeing opportunities at higher water levels.

The vast network of county and national forest roads that are multi jurisdictional with the Town of Spider Lake also are used for horseback riding, general bike riding, and driving for pleasure.

SECTION 4

LAND USE SUMMARY

INTRODUCTION

Land use activity is the product of the natural and cultural activities on the landscape. The prime concern of land use planning is to understand this relationship by examining the past trends, present conditions, and future uses and proposals for use. Appropriate land use planning decisions should be based upon a sound understanding of past, present, and future trends for the maximum benefit to the community.

EXISTING LAND USE

In the Town of Spider Lake, forestry is the dominant land use as is evidenced by Map 2, page 4-2. Eighty-eight percent of the town is in forest, most of which is found in the Chequamegon National Forest.

As is illustrated in Map 3, page 4-3, residential areas are found in the highest concentrations around the lakeshore areas and the western portion of the town. State and county held lands—primarily forested lands—are found in the west and northwestern area of the town, while the eastern portion of the town is dominated by the federal holdings of the Chequamegon National Forest.

Public ownership. Approximately two-thirds of the Town of Spider Lake is in public (county, state, federal) ownership (Map 4, page 4-4). Table 14 indicates the exact acreage of these public holdings compared to private lands and open water areas.

Table 14: Public and Private Ownership

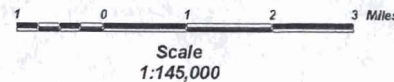
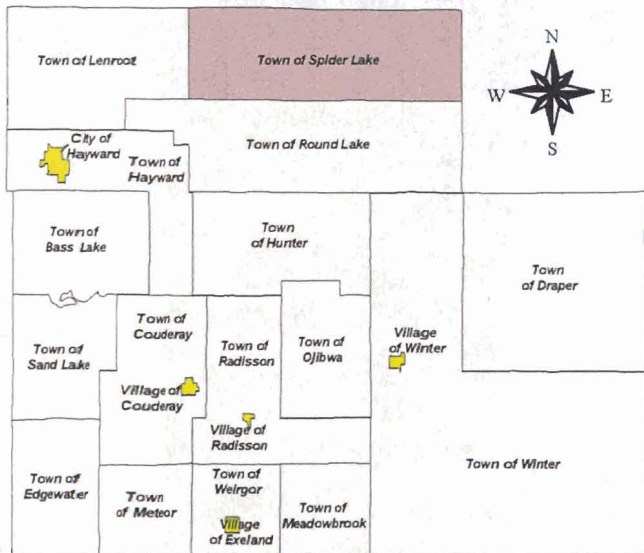
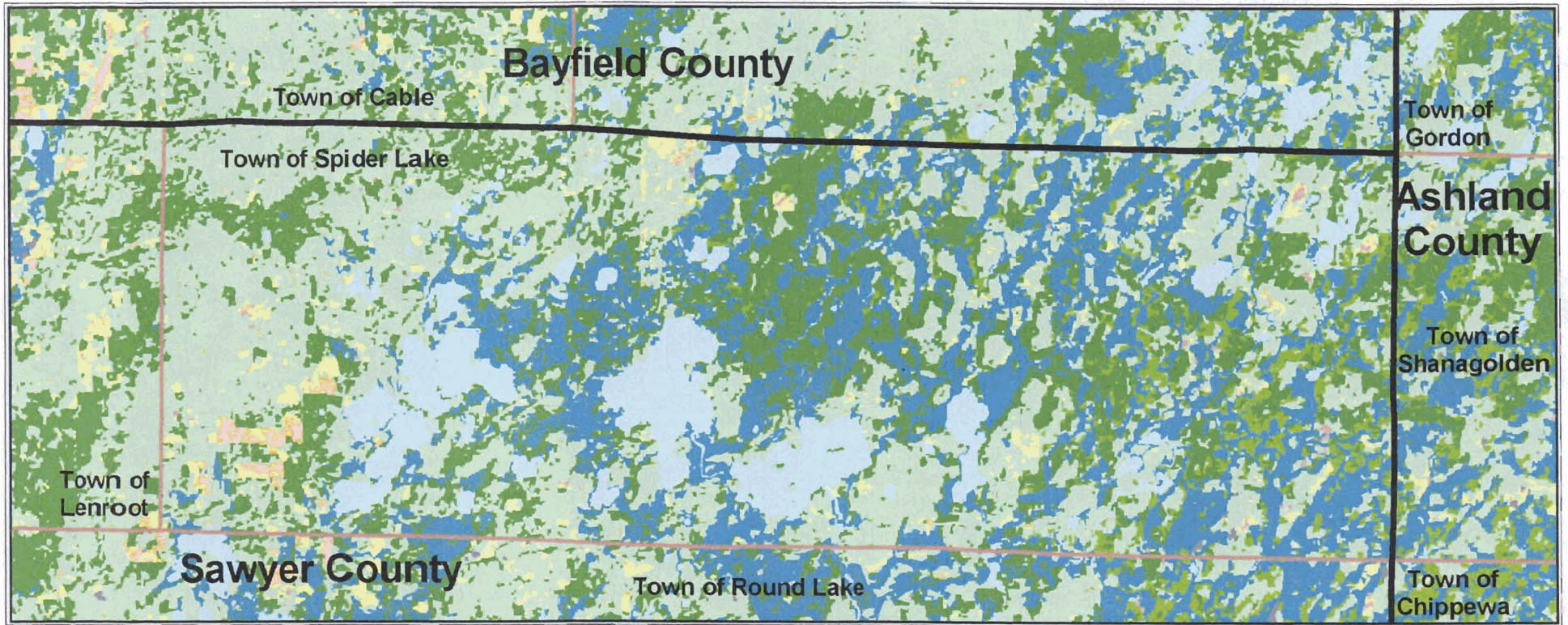
	Acres	Percent of Town Land
Public Ownership		
National Forest lands	32,718	46.95%
Sawyer County Forest lands	7,944	11.40%
State lands	70	0.10%
Private Ownership	23,314	33.46%
Open Water (non-land area)	5,635	8.09%
Total	69,681	100.00%

Source: NWRPC GIS database

Forest Crop / Woodland tax areas. Of the 23,814 acres in private ownership, 2,039 acres (8.7%) are enrolled in the Forest Crop, Woodland Tax, or Managed Forest Crop programs.

Open water / shoreline. As is indicated in the table above, just over 8 percent of the town is open water. The town has a total of 109 miles of shoreline, of which, 29 miles (26.6% of shoreline) is in public ownership.

Town of Spider Lake Land Cover



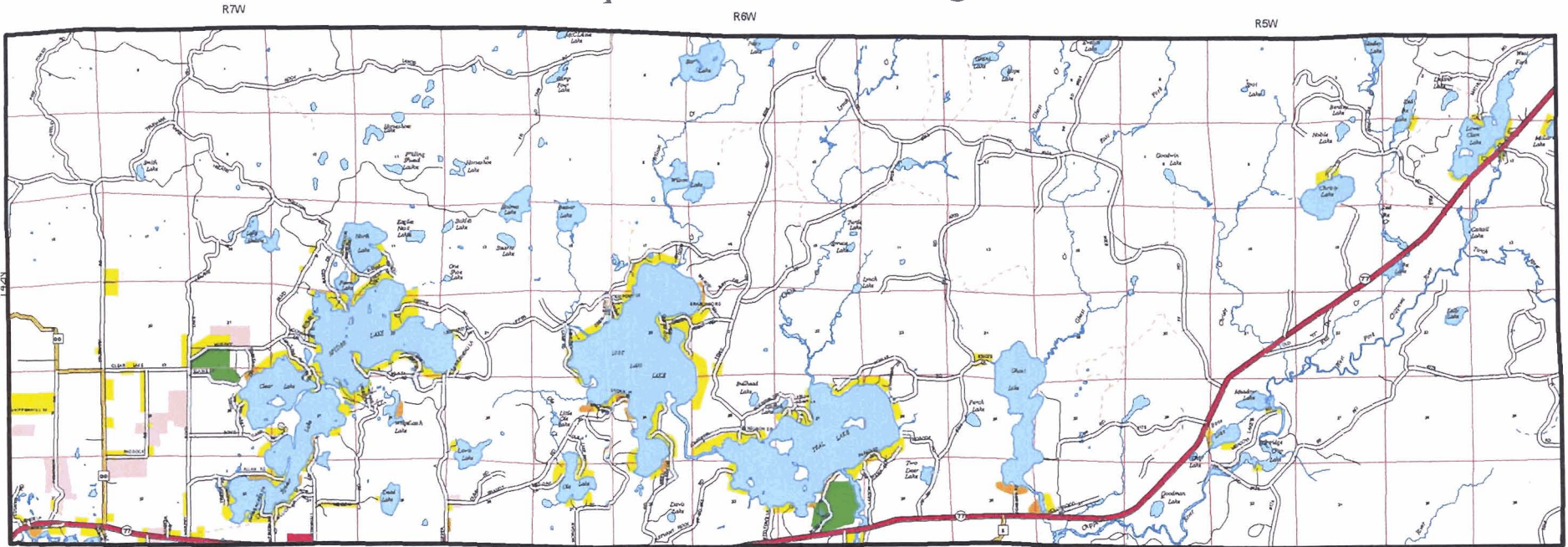
Land Cover Class

- | | |
|--|---|
|  Urban High Density |  Forest - Coniferous |
|  Urban Low Density |  Forest - Mixed Deciduous/Coniferous |
|  Agriculture |  Forest - Deciduous |
|  Grassland |  Barren |
|  Shrubland |  Wetland |

Source: WISCLAND Data provided by the Wisconsin Department of Natural Resources. The WISCLAND (Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data) Land Cover data set is a raster representation of Vegetation/land cover from the state of Wisconsin. The source data were acquired from the nationwide MRLC (Multi-Resolution Land Characteristics Consortium) acquisition of dual-date Landsat Thematic Mapper (TM) data primarily from 1992.



Town of Spider Lake Existing Land Use



Scale
1:120,000

Town of Spider Lake Existing Land Use

2.71%	Residential	1,885 acres
0.35%	Golf Course	246 acres
0.23%	Resort / Commercial	160 acres
0.03%	Government	24 acres
0.62%	Agricultural	432 acres
87.97%	Forestry	61,300 acres
8.09%	Open Water	5,634 acres

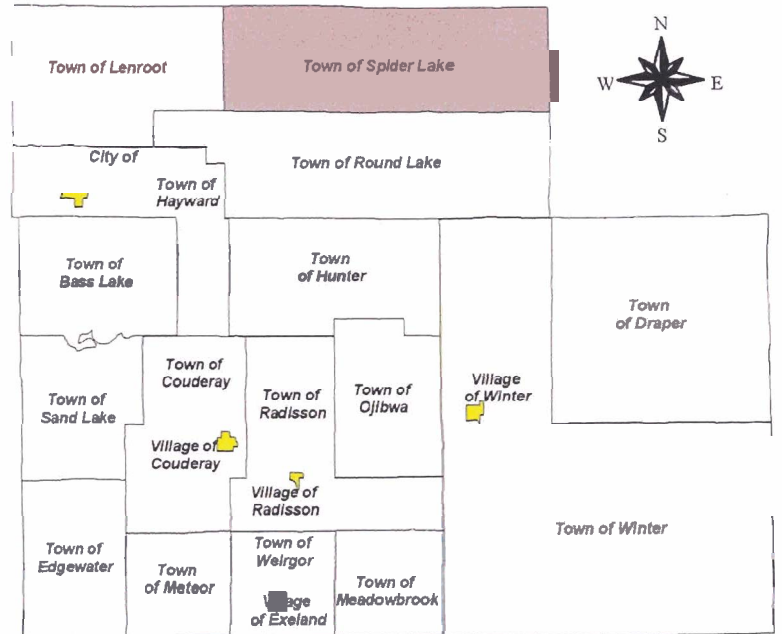
Legend

- State Highway
- County Road
- Town Road
- Other
- Lake
- River or Stream
- Intermittent

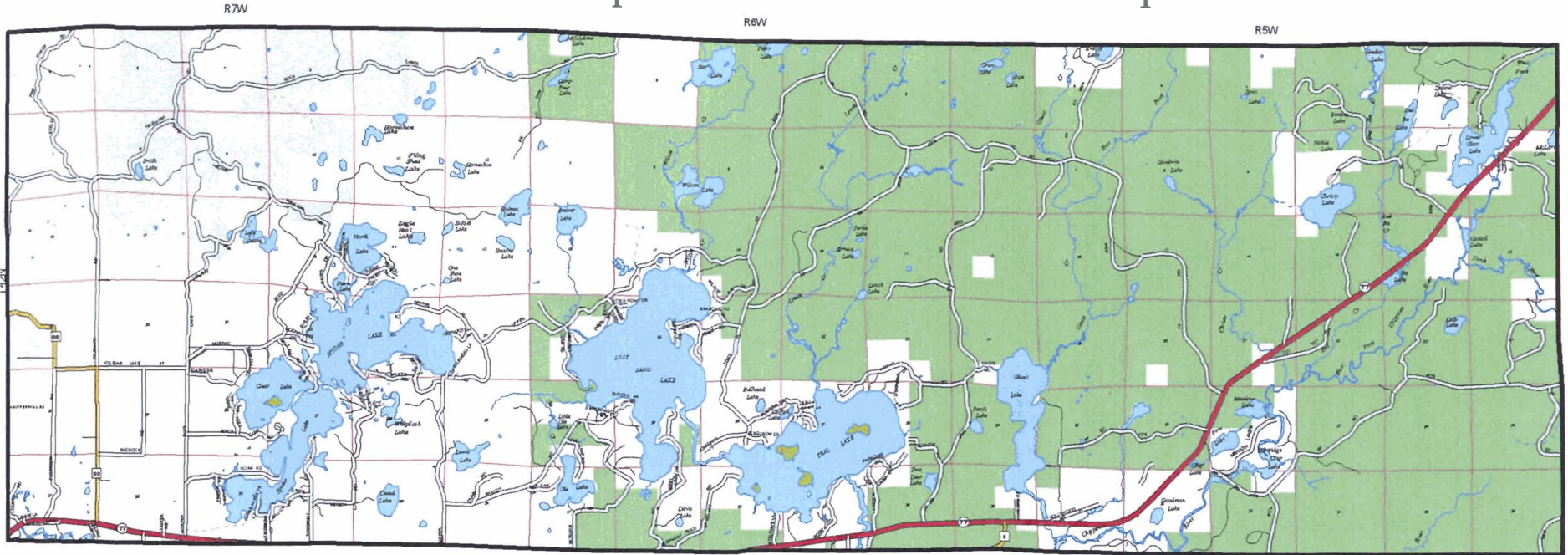
Existing Land Use

- Residential
- Golf Course
- Resort / Commercial
- Government
- Agricultural
- Forestry

Sawyer County, Wisconsin



Town of Spider Lake Public Ownership



Scale
1:120,000

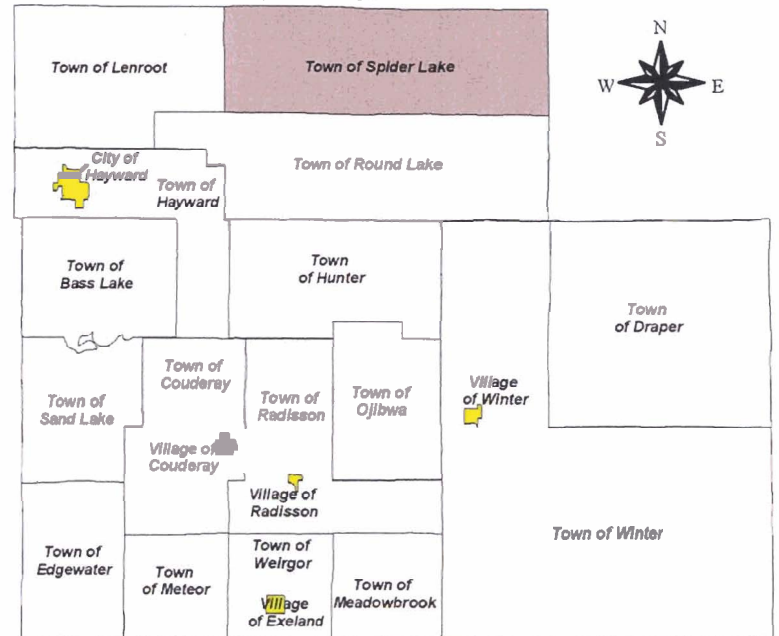
- Legend**
- State Highway
 - County Road
 - Town Road
 - Other
 - Lake
 - River or Stream
 - Intermittent

- Public Ownership**
- National Forest
 - County Forest
 - State Land

**Town of Spider Lake
Public Ownership**

46.95%	National Forest	32,718 acres
11.40%	County Forest	7,944 acres
0.10%	State Land	70 acres
33.46%	Private Land	23,314 acres
8.09%	Open Water	5,634 acres

Sawyer County, Wisconsin



TAX PARCEL TRENDS, 1980-2000

Following are trends of the tax parcel classification from the Sawyer County Real Property Lister's database. These are not by zoning districts.

Tax classification. Examining past trends can serve as a good indication of future trends in the town. Table 15 demonstrates the number, acreage, and value characteristics of the town's privately owned lands in seven tax classification categories: residential, commercial, forestry, manufacturing, agricultural, swamp and waste, and other.

Table 15: Parcel Counts and Tax Assessment, 1980-2000

RESIDENTIAL	1980	1988	1993	2000
Total Parcels	577	754	801	945
Improved Parcels	418	544	606	711
Total Acres	2,049	1,986	1,955	2,325
Land Value	\$5,699,911	\$10,392,350	\$13,938,400	\$34,962,200
Improved Value	\$9,698,534	\$18,801,970	\$27,677,900	\$64,574,300
Total Value	\$15,398,445	\$29,194,320	\$41,616,300	\$99,536,500
AVERAGE RESIDENTIAL PARCEL SIZE	3.55 acres	2.63 acres	2.44 acres	2.46 acres

COMMERCIAL/MERCANTILE	1980	1988	1993	2000
Total Parcels	54	67	61	56
Improved Parcels	49	65	58	52
Total Acres	749	617	542	362
Land Value	\$2,142,810	\$2,200,200	\$2,451,700	\$2,467,500
Improved Value	\$2,780,528	\$3,601,400	\$4,520,900	\$5,791,800
Total Value	\$4,923,338	\$5,801,600	\$6,972,600	\$8,259,300
AVERAGE COMMERCIAL PARCEL SIZE	13.8 acres	9.20 acres	8.8 acres	6.46 acres

MANUFACTURING	1980	1988	1993	2000
Total Parcels	0	0	0	0

FORESTRY	1980	1988	1993	2000
Total Parcels	533	484	480	494
Improved Parcels	0	0	0	0
Total Acres	18,284	14,226	14,133	13,943
Land Value	\$3,131,331	\$3,131,350	\$3,101,600	\$8,787,400
Improved Value	0	0	0	0
Total Value	\$3,131,331	\$3,131,350	\$3,101,600	\$8,787,400
AVERAGE FORESTRY PARCEL SIZE	34.3 acres	29.4 acres	29.4 acres	28.2 acres

AGRICULTURAL	1980	1988	1993	2000
Total Parcels	9	23	23	20
Improved Parcels	4	2	1	0
Total Acres	348	539	515	482
Land Value	\$77,240	\$156,050	\$130,700	\$118,500
Improved Value	\$109,330	\$110,300	\$84,200	\$0
Total Value	\$186,570	\$266,350	\$214,900	\$118,500
AVERAGE AGRICULTURAL PARCEL SIZE	38.7 acres	23.4 acres	22.4 acres	24.1 acres

SWAMP & WASTE	1980	1988	1993	2000
Total Parcels	18	233	232	240
Improved Parcels	0	0	0	0
Total Acres	258	3,322	3,247	3,225
Land Value	\$6,280	\$88,850	\$93,300	\$182,200
Improved Value	\$0	\$0	\$0	\$0
Total Value	\$6,280	\$88,850	\$93,300	\$182,200

OTHER	1980	1988	1993	2000
Total Parcels	0	0	0	1
Improved Parcels	0	0	0	1
Total Acres	0	0	0	3
Land Value	0	0	0	\$7,500
Improved Value	0	0	0	\$122,000
Total Value	0	0	0	\$129,500
TOTAL TAXABLE ACREAGE	21,688 acres	20,690 acres	20,392 acres	20,337 acres

Source: Wisconsin Department of Revenue, *Sawyer County Statistical Report of Property Values, 1980, 1988, 1993, 2000.*

A review of the above data presented reveals a number of trends taking place over the past 20 years in the Town of Spider Lake.

Residential parcels. Residential growth has continued to expand with a net gain of 276 residential acres reported in the 2000 listing. Of note, total residential parcels and parcels with improvements both grew steadily from 1980 to 2000 while the average residential parcel size decreased from 3.55 acres in 1980 to 2.46 acres in 2000. This decrease in parcel size indicates the subdivision of existing residential parcels (particularly in lakeshore areas) and the emergence of small parcels in off-lake areas of the town as well.

Commercial parcels. The total number of commercial parcels and improved parcels has remained nearly stable since 1980, with an overall net gain of two parcels and net gain of three parcels with improvements. However, the town reports a net loss of 387 acres of commercial land for the same 20-year period. This suggests the sale and conversion of commercial parcels for other uses (primarily residential) and overall the loss of resorts and resort related business activity in the town.

Manufacturing parcels. The town reported no parcels assessed for industrial or manufacturing use for the period of 1980 to 2000.

Forestry parcels. The 20 years since 1980 have seen a gradual decline in forestry parcels with a net loss of 39 parcels and net loss of 4,338 acres of land assessed as forest. These declines may be accounted for due to the conversion of some forest parcels into residential use and the transfer of private forest lands into public ownership. Of note, the average forestry parcel size has gradually decreased from 34.3 acres in 1980 to 28.2 acres in 2000. This change also reflects the on-going subdivision and sale of forest parcels for residential development or other non-forest uses in the town.

Forest land valuations have increased dramatically in recent years partly as a result of increasing raw land values for recreational properties and partly as a result of increasing stumpage values. Lands classified as forest land represent 88 percent of all land and water acreage in Spider Lake.

Publicly owned forest land totals 40,732 acres in Spider Lake or 66 percent of the total forest land. The vast majority of the public forest land is national forest (32,719 acres). While harvest levels from national forest lands nationally have declined dramatically, harvest levels on the Chequamegon/Nicolet have remained fairly stable. This is expected to continue in the near future barring major changes in policy or appeals by environmental groups.

The national forests in general tend to emphasize management directed at maintaining certain wildlife and plant species or unique habitats compared to the more multiple use type – orientation of state and county land managers. The amount of management undertaken also tends to be higher on county properties compared to national forest properties on a per acre basis.

Research has also shown that most privately owned forest land will be harvested in some manner over time and that a large percentage of that harvest will be done in the absence of a management plan.

Agricultural parcels. The Town of Spider Lake has exhibited a net increase of both agricultural parcels (net gain of 11 parcels) and agricultural acreage (net gain of 134 acres) since 1980.

Swamp and waste parcels. This category is comprised of marshlands, swamps, and forested areas unable to produce marketable timber. The increase in “swamp and waste” parcels from 1980 to 2000 is due to the 1997 Wisconsin Department of Revenue tax reclassification; many non-tilled agricultural lands or other marginal lands are now categorized as “swamp and waste”.

Other. The emergence of the “other” category also reflects the Wisconsin Department of Revenue tax classification reassessment of 1998. Parcels in this “other” category are primarily lands with buildings and improvements used for agricultural purposes.

Total taxable acreage. The years since 1980 have seen a net decline of 1,351 acres from the town taxable land. This gradual decline indicates that a continual amount of the town’s privately held lands is being transferred, either through direct sale, deed, or other arrangement into public ownership.

SECTION 5

PHYSICAL CHARACTERISTICS

LOCATION

The Town of Spider Lake, Sawyer County, is geographically located in the northern highland province of Wisconsin and lies a short distance south of the continental divide that separates the St. Lawrence and Mississippi River drainage systems.

The most distinguishing landscape features of the town are the glacial lakes set in hilly conifer and hardwood forests. Picturesque hills, scenic wild rivers, spruce bogs, and scattered farmlands add variations to the landscape. The development of cottages, resorts, and homes has not yet reduced the shoreline scenic qualities on all the lakes; however, several of the larger lakes, first settled over 100 years ago, show signs of aesthetic deterioration.

PHYSIOGRAPHY

Continental glaciation is responsible for the present topography of Sawyer County. Where the ice stopped, it deposited terminal moraines - huge accumulations of rock, gravel, sand, and clay pushed along by or carried on the front of the ice sheet. One of these terminal moraines was deposited between two lobes of the Lake Wisconsin Ice Sheet along the western border of Sawyer County in the present towns of Edgewater, Sand Lake, Bass Lake, Hayward, Lenroot, Round Lake, and Spider Lake. The resulting topography can only be described as rough. Lakes and swamps occupy many of the deeper kettle holes and it is noticeable that most of the lakes in Sawyer County are in this morainic area. Ground moraine forms the greater part of the topography east and south of the moraine. This was deposited in a broad sheet by the ice, which melted away beneath it, and the present surface is rolling with low ridges and shallow depressions, occupied by swamps rather than lakes.

CLIMATE

The climate in the Town of Spider Lake is classified as continental, a climate type characterized by large seasonal and daily ranges in temperatures. Winters are long, cold, and snowy. Summers are relatively short and warm with brief periods of hot, humid weather. Summer days are usually warm and sunny, while nights are cool. Spring and fall are often short with sharp day-to-day temperature changes. All seasons have frequent weather changes as alternate high and low pressure systems move across the continent from west to east. The long-term annual average temperature is 41 degrees Fahrenheit (F.). December through March temperatures generally average below 32 degrees F. The date of the last killing frost in Sawyer County has ranged from mid May to mid June. The growing season averages about 120 days. Average monthly temperatures range from a low of 9.6 degrees F. in January to 66 degrees F. in July. Annual precipitation, including snowfall, is about 32 inches. Snowfall averages between 60 and 70 inches per year.

Prevailing winds are from westerly directions from late fall through early spring and from southerly directions the remainder of the year. April is the windiest month with an average of

about 13 miles per hour, while July and August are the least windy with an average of 9 miles per hour.

Possible sunshine averages 60 percent from late spring through early fall, near 40 percent in late fall and early winter, and between 50 and 60 percent for the remaining months.

GEOLOGY

Igneous and metamorphic rocks of Precambrian age underlie Sawyer County. The principal surface deposits are glacial drift and alluvial sand and gravel. It varies in thickness throughout the county ranging from a few feet to 250 feet. Along the Chippewa River are numerous rapids caused by outcropping of the granitic rock that forms the underlying bedrock formation throughout the eastern three-fourths of the county.

SOILS

The soils in the Town of Spider Lake are upland and outwash types from glacial drift and are acidic in nature.

The chemical constituents of the surface and ground waters are reflections of the soil type of a particular region. Spider Lake's waters tend to be acid like its soils and low in the essential nutrients necessary for organic life. Phosphates, potassium, and magnesium levels are lower than in other soil types of the state; while the less essential iron occurs in excessive and often detrimental amounts. Low nutrient levels or fertility is also accentuated in the landlocked lakes where the water source is principally from precipitation with little ground water inflow. Geologic characteristics that greatly affect water quality in the landlocked lakes are the uneven nature of the underlying granitic bedrock formation and deposits of impervious masses of clay in the glacial till. The lakes which form in these pockets tend to have stabilized water levels, which combined with the acidic nature of the soil contributes to the development of encroaching bogs on lakeshores.

The following are the soil associations published in the General Soil Map, Sawyer County, Wisconsin. The major land and soil associations are shown in Map 5, page 5-5.

FREER-FREEON-ADOLPH (Fr-Fn-Ad) - Nearly level to gently sloping, somewhat poorly, moderately well and very poorly drained soils formed in silts over sandy loam to loam glacial till.

SANTIAGO-FREEON-MILACA (S-Fn-M) - Gently to strongly sloping, well and moderately well drained soils formed in silts over sandy loam glacial till.

IRON RIVER-PENCE (IR-Pe) - Rolling to steep, well to somewhat excessively drained soils formed in shallow loam material over sandy loam glacial till or loose sandy and gravelly outwash or drift.

CLOUET-VILAS (Cl-Vi) - Rolling to steep, somewhat excessively rained sandy loam and glacial till or sandy, gravelly drift.

ANTIGO- BRILL-STAMBAUGH (A-Br-St) - Nearly level to gently sloping, well to moderately well drained soils formed in 20 to 40 inches of silt over loose sandy and gravelly outwash.

CHETEK-PENCE-ONAMIA (Ch-Pe-On) - Nearly level to moderately steep, somewhat excessively drained soils formed in shallow sandy loam and loam material over sandy and gravelly outwash.

OMEGA-PENCE (O-Pe) - Nearly level to rolling, excessively drained soils formed in deep sands and loamy sands and in shallow sandy loams over sand and gravel.

POSKIN-BRILL-RIB (Po-Br-R) - Nearly level to depressional, moderately well to poorly drained depressional soils formed in 20 to 40 inches of silts overlying sands and gravel outwash.

PEAT-MUCK (P-M) - Shallow and deep organic accumulations, in various stages of decomposition, derived from sedges, fibrous and woody material.

WATER RESOURCES

Surface Waters

The total inland surface water area of Sawyer County is 58,359 acres. Of this, 5,822 acres or about 10 percent are found in the Town of Spider Lake. There are 50 named lakes in the Town of Spider Lake. These water resources lie within two watersheds (see Map 6, page 5-6) of the Chippewa River Basin and one watershed of the St. Croix River Basin. Eighty-five percent of the town is in the West Fork Chippewa and the Lake Chippewa watersheds. The total miles of lake shoreline are 109 miles with 29 miles in public ownership.

Water Quality

The chemical quality of water in streams and lakes in the county is generally very good. The lakes of Wisconsin and Sawyer County fall into four main types when classified by water source and chemistry; hard water drainage, soft water drainage, hard water seepage, and soft water seepage lakes. The other minor types of lakes include acid bog lakes, alkaline bog lakes, and spring ponds. In terms of surface acreage, the most common type in the town is the soft water drainage lake, including Ghost, Teal, and Lost Land Lakes. They are typically clear, slightly acid and of good fertility.

Groundwater Quality

Large supplies of good quality ground water are available in most of the Chippewa Basin, including the Town of Spider Lake. Area differences in ground water quality are due to the composition, solubility, and surface area of the particles of soil and rock through which the water moves and its speed of movement. Minor water use problems are caused by hardness and locally

high iron concentrations. Water from the deeper sandstone aquifers is slightly more mineralized as opposed to the surficial sand and gravel acquirers. The concentration of nitrate in ground water of the town is generally low.

Local climatic conditions along with recurrent seasonal fluctuations cause variations in the ground water level that in turn affects stream flow and lake levels. With natural recharge and discharge continually occurring, the greatest rise in ground water levels usually takes place in spring and early summer due to snowmelt and rainfall. Water levels generally decline the rest of the year. Long-range fluctuations also occur from year to year. Changes in ground water levels reflect, in a general way, changes in the balance between precipitation, evapotranspiration, and run-off in the water system. Ground water levels in the area are more stable than in surrounding areas and in areas of different soil types and greater population in other parts of the state. Spider Lake lies in a Drift Province of abundant aquifers, and plentiful supplies of ground water are obtained from sands and gravels of the glacial drift and the valley alluvium.

Floodplains

Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. Effective in 1981, the Flood Hazard Boundary Map (FHBM) for Sawyer County is the most recent source for identifying areas subject to flooding in the Town of Spider Lake. These flood hazard maps are available from the Sawyer County Zoning Office. The FHBM is intended to be general in nature and additional field checking may be required to determine whether or not a given area is in the floodplain before development is authorized or denied.

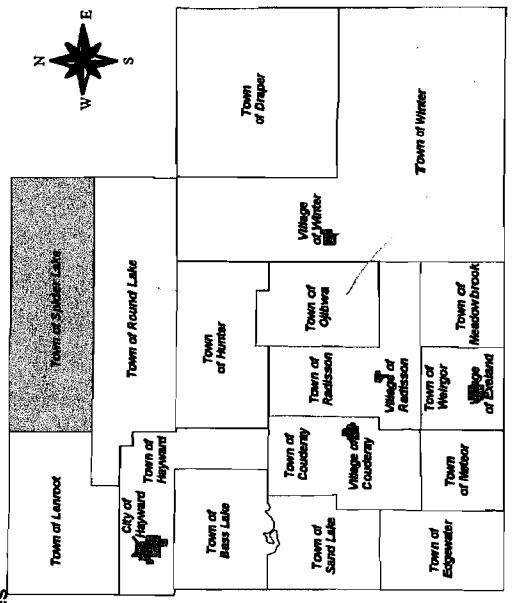
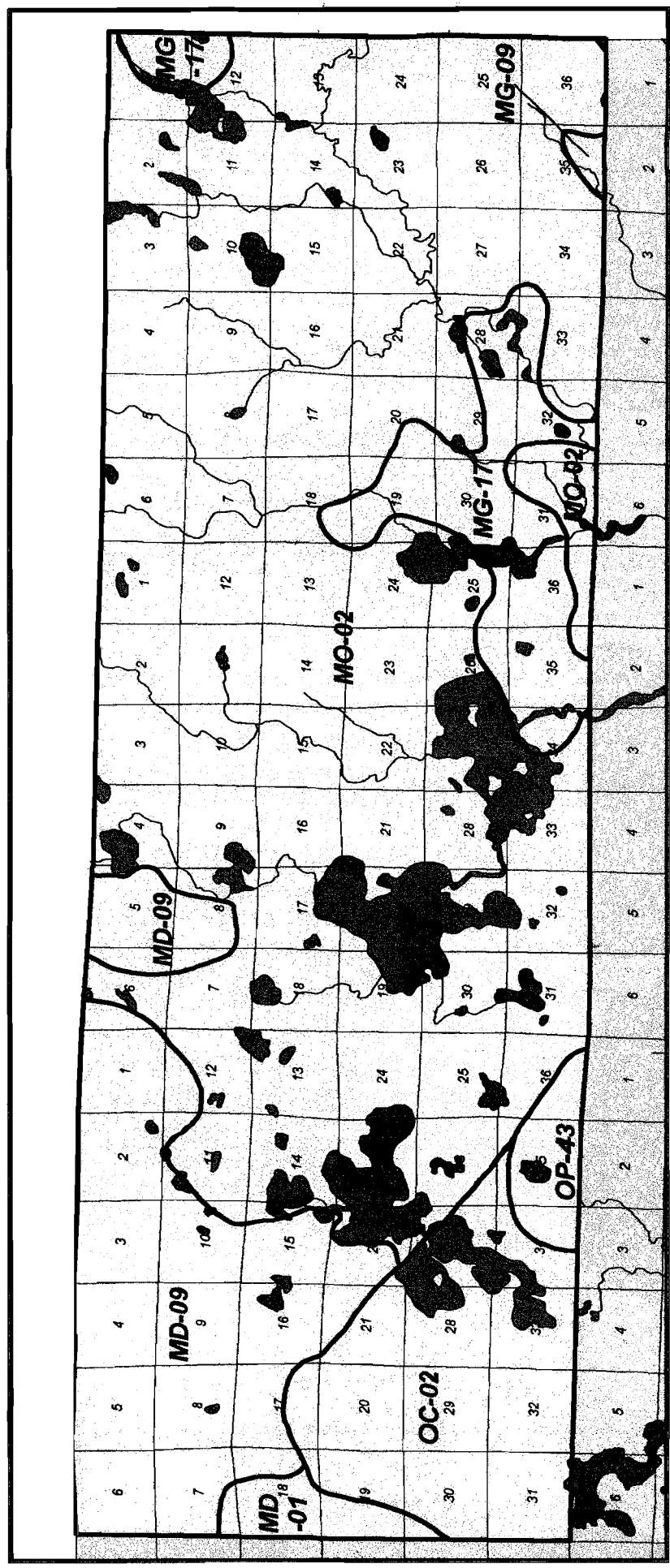
Wetland Resources

The Wisconsin Wetland Inventory available for Sawyer County estimates that about 160,000 acres of all types of wetlands exist in the county. In comparison, the Wisconsin Wetland Inventory has mapped approximately 16,500 acres in the Town of Spider Lake. This is about 10 percent of the county's area. Both of these figures are an understatement of the actual wetland acreage because the inventory only maps wetlands greater than five acres in size.

Wetlands serve several important environmental functions including flood control, water quality improvement, and groundwater recharge as well as providing habitat for fish and wildlife. Map 7, page 5-7, delineates wetlands five acres and over mapped by the Wisconsin Department of Natural Resources (DNR) on its digital Wisconsin Wetland Inventory Maps and may not reflect all areas considered wetlands by the United States Department of Agriculture (USDA) or the U.S. Army Corps of Engineers.

Town of Spider Lake Land Types and Associated Soils

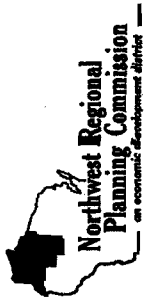
Map 5



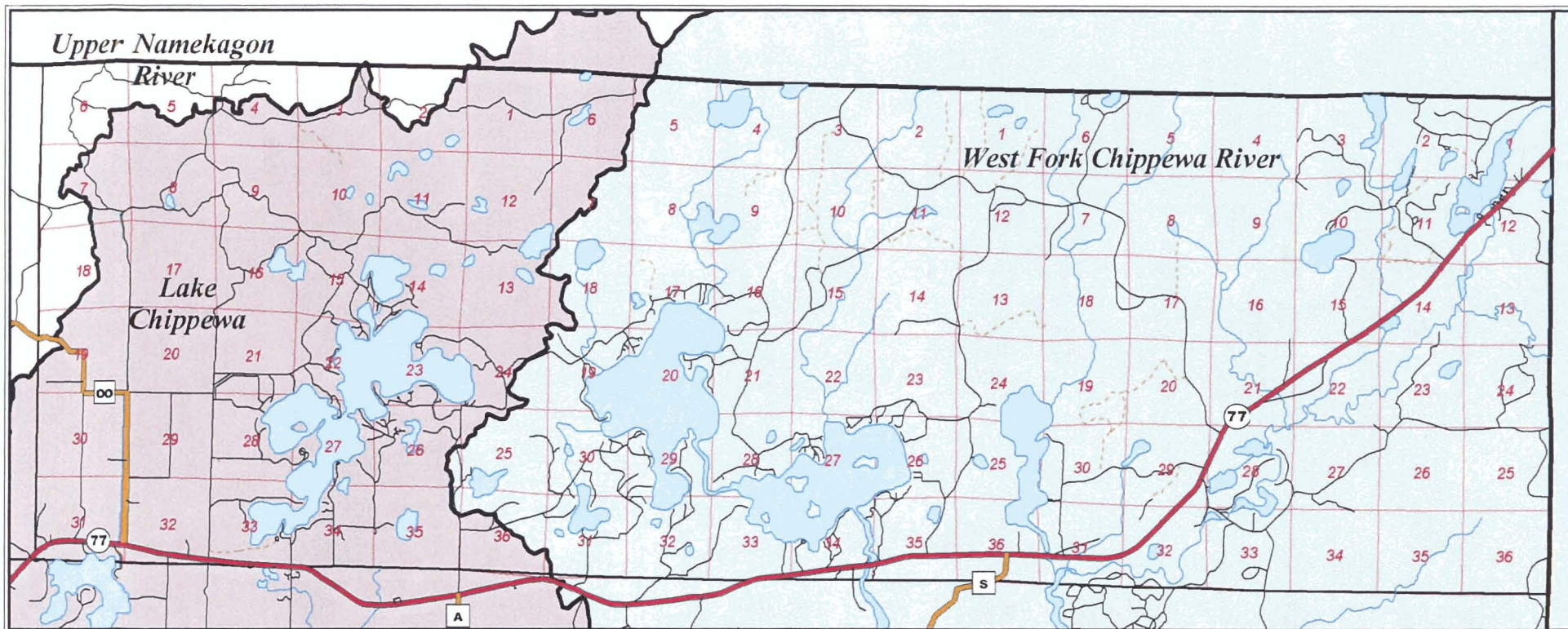
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Land Types & Associated Soils

- MD-01 (A complex of loamy soils over outwash.)
- MD-09 (A complex of loamy soils over loamy till or outwash on disintegration moraines.)
- MG-09 (A complex of loamy soils over loamy till or outwash on drumlinized ground moraines.)
- MG-17 (A complex of loamy soils over loamy till or outwash on drumlinized ground moraines.)
- MO-02 (A complex of loamy and sandy soils over ablation till.)
- OC-02 (Predominantly sandy soils over collapsed outwash plains.)
- OP-43 (Predominantly sandy soils on outwash plains.)





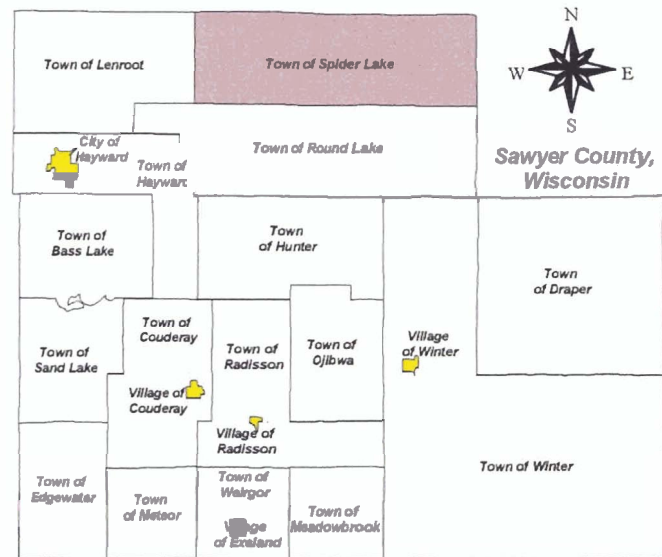
Town of Spider Lake Watersheds



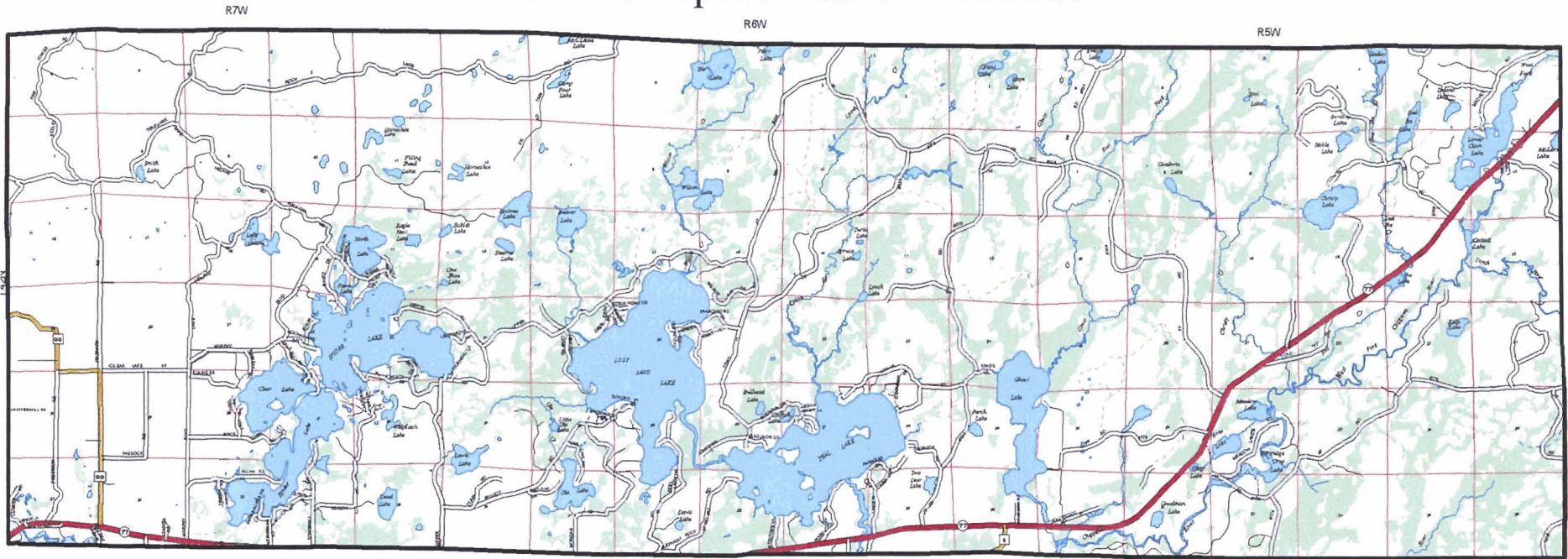
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- Watersheds**
-  Upper Namekagon River
 -  Lake Chippewa
 -  West Fork Chippewa River


- Legend**
-  State Highway
 -  County Road
 -  Town or Other Road
 -  Lake
 -  River or Stream
 -  Intermittent



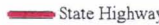

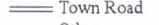
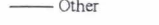



Town of Spider Lake Wetlands



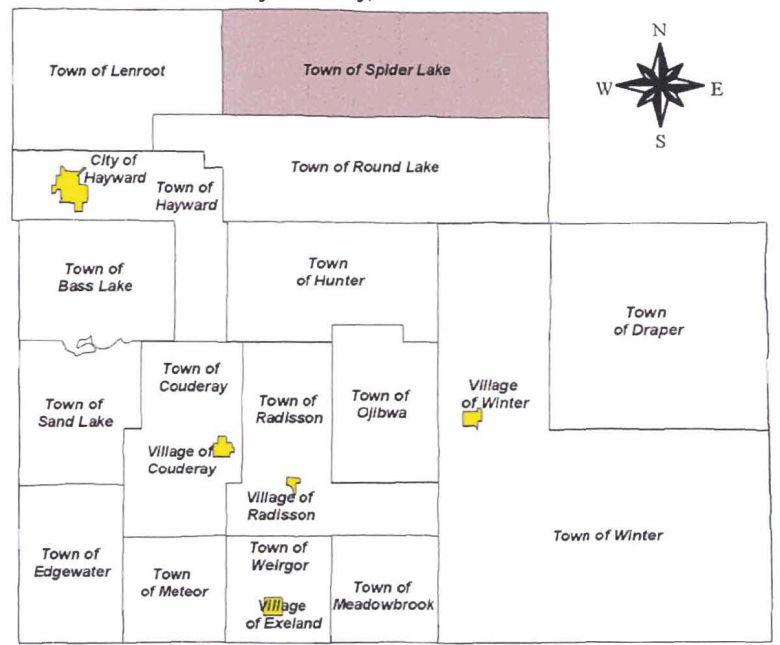
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 Wetlands
(5 acres and larger)

Legend

-  State Highway
-  County Road
-  Town Road
-  Other
-  Lake
-  River or Stream
-  Intermittent

Sawyer County, Wisconsin



The Wisconsin Wetland Inventory has identified approximately 16,520 acres of wetlands in the town of Spider Lake. That is about 24% of the total area of the town.



A complex set of local, state, and federal regulations place limitations on the development and use of wetlands. The Shoreland/Wetland Zoning Ordinance adopted by Sawyer County regulates shoreland use and development within 300 feet of navigable streams and 1,000 feet of lakes (Figure 8, page 5-10). The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The Corps of Engineers has authority over the placement of fill materials in all shoreland wetlands. And, after the recent enactment of Wisconsin Act 6, the Wisconsin Department of Natural Resources has regulatory authority over non-shoreland wetlands. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization. Wetlands are scattered throughout the town with some of significant size. Approximately 24 percent (16,520 acres) of the gross land area of the town is taken up by wetlands. These wetlands include a wide diversity of wetland types from emergent/wet meadow, to scrub/shrub, to deciduous and coniferous forest.

BIOLOGICAL COMMUNITIES

A community is an assemblage of different plant and animal species, living together in a particular area, at a particular time in specific habitats. Communities are named for their dominant plant species. The following biological communities are found in the area:

Northern Forest: Contains mixed deciduous and coniferous forests found in a distinct climatic zone that occurs north of the tension zone.

Wetlands: Water is present, near, at, or above the ground surface, at least during a portion of a natural year, in sufficient quantities to support hydrophytic plants (plants that grow in water-saturated soils). Soils are indicative of water-saturated conditions, at least during a portion of a natural year.

Aquatic Communities: Including springs, ponds, lakes, streams and rivers.

WILDLIFE

The local area provides habitat for a variety of wildlife species including the following important waterfowl, furbearers, and game animals:

Beaver	Gray Wolf	Ringnecked Duck
Black Bear	Mallard	Ruffed Grouse
Blue-wing Teal	Mink	Sharptailed Grouse
Bobcat	Muskrat	Snowshoe Hare
Common Loon	Otter	White tailed Deer
Coyote	Raccoon	Wood Duck
Elk	Red Fox	Woodcock
Fisher		

Two important rare and threatened species, the bald eagle and osprey inhabit the area. The osprey is listed as threatened by the WDNR. The two most popular game animals are the whitetail deer and ruffed grouse. These two species are primarily associated with the aspen type in the area.

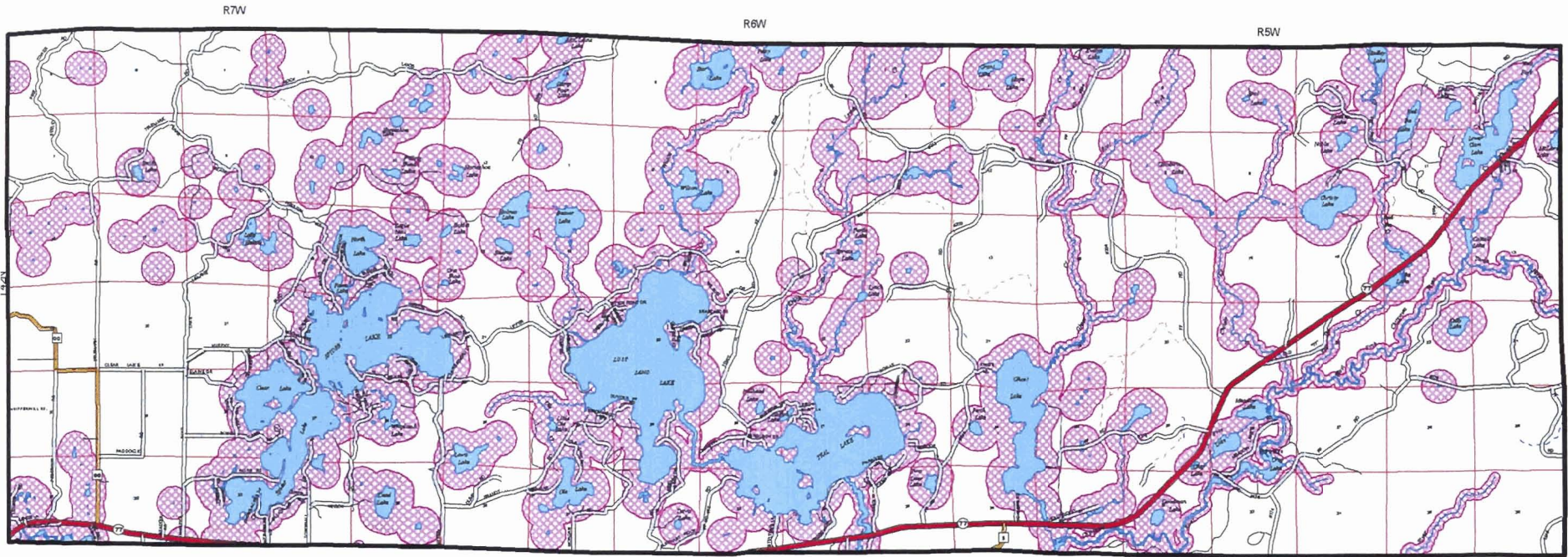
Elk were reintroduced into Ashland County just to the east of Spider Lake and do frequent the eastern portion of the town.

The most common nesting waterfowl are mallard, wood ducks, and blue-winged teal. Less common are the black ducks, hooded and American mergansers, and ring-necked ducks. The least common nesters are the American-widgeon, greenwinged teal, red-breasted mergansers, and lesser scaup. Only rarely do other species of waterfowl nest in this area of the state.

The most abundant migratory waterfowl during the spring and fall seasons in Sawyer County are scaup, ring-necks, coot, and mallards. Less common are goldeneyes, buffleheads, redheads, canvasbacks, black ducks, and blue-winged teal. The least common migrants are the wood ducks, American widgeon, pintails, green-winged teal, shovelers, gadwall, ruddy ducks, and mergansers. Blue, snow, and Canada geese and whistling swans are also a part of the migratory flight.

Besides the waterfowl and beaver inhabiting the local wetlands and waters, muskrats, mink and otter are also important resources.

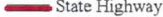
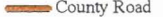
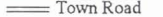




Town of Spider Lake Shoreland Zoning Area



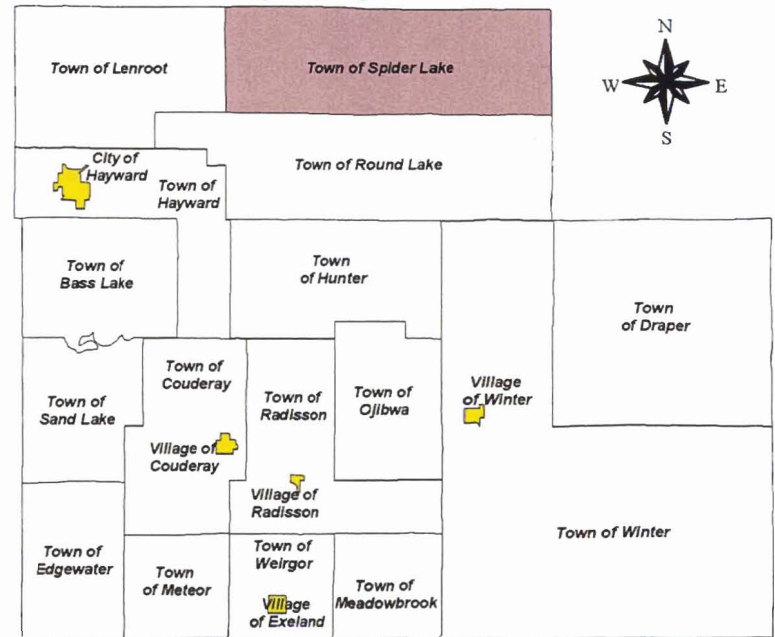
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 Shoreland
Zoning Area

Legend

-  State Highway
-  County Road
-  Town Road
-  Other
-  Lake
-  River or Stream
-  Intermittent

Sawyer County, Wisconsin



SECTION 6

VISION, STRATEGY, TACTIC
AND GOAL DEVELOPMENT

A town board sanctioned 25-member planning committee has guided the Spider Lake planning process.

The committee has worked over a two-year period to develop a series of vision, strategy, tactic, and goals for issues facing the town. The two principal visions addressed were 1) maintain "northwoods" character and 2) develop an economic climate that satisfies our community's needs. Following are the vision, strategy, tactic, and goal statements generated by the planning committee.

VISION, STRATEGY, TACTIC AND GOAL STATEMENTS

I. Maintain "Northwoods" Character

A. Maintain shoreland naturalness

1. Revegetation of clear-cuts in buffer zone
 - a. Identify shore areas needing revegetation
 - b. Offer non-confrontational assistance in revegetating
2. Visual aesthetics from water
 - a. Control signs
 - b. Establish a design review committee for signs
 - c. Ban any further new construction within 75' of OHWM
 - d. Educate about shoreland area practices
3. Native vegetation only in water plantings
 - a. Identify, educate, and begin control of exotics
 - b. Offer information about native plants and sources
4. Leave natural tree falls (at water's edge)
 - a. Educate about wildlife habitat values

B. Conserve/preserve/improve all waterways within the town

1. Encourage and maintain monitoring of all surface water quality
 - a. Establish a lake monitoring team
 - b. Select representative lakes
 - c. Apply for grants
 - d. Define watersheds
 - e. With DNR, etc, monitor wetlands
 - f. Coordinate monitoring with town of road construction
2. Educate and enforce regulations concerning structures and usages
 - a. Establish a pierhead line, limiting pier length
 - b. Establish protection of ecologically significant areas
 - c. Provide shore structure regulations to new owners
 - d. Continue education regarding shore structure laws

- e. Review and update town laws annually
 - f. Monitor state dockominium developments
 - g. Vote to await county action about resort cabin frontage
 - h. Vote to await county action about motel and motel-apt.
3. Adopt uniform signage for hazards and regulations
 - a. Town must approve all markers
 - b. DNR approval is needed
 - c. Coast Guard approved markers must be used
 - d. Provide lake hazard maps at various convenient locations
 - e. Use signs only where absolutely necessary
 4. Educate on pollution sources – (together with next item)
 5. Educate and enforce lakeshore buffer zone - (together with above item)
 - a. Town board shall start a newsletter committee to do these:
 - 1) Start a library of resources and handouts
 - 2) Distribute welcome packets
 - 3) Do a general newsletter for all in the town
 - 4) Do targeted newsletters for certain groups
 6. Optimize zoological and botanical habitats
 - a. Protect natural wetlands of 0. 1 acre and larger
 - b. Establish a Spider Lake Township BMP for wetlands
 - c. Rescind what allows injury to wetland habitat
 - d. Include wetlands in water-protection laws
 - e. Clarify the governmental jurisdictions over wetlands

C. Manage recreation

1. Enforce necessary rules
2. Manage use of ATV's and snowmobiles
 - a. Sent snowmobile proposal to the town board
 - b. Sent ATV proposal to the town board
3. Promote "Quiet Sports"
4. Publicize recreational opportunities and facilities
5. Publicize regulations
6. Create public recreational facilities
7. Lobby for recreation opportunities on public lands

D. Develop a proposal addressing aesthetics of building and construction

1. Architectural Control Committee, appearance of new and remodel
2. Adopt uniform dwelling code
 - a. Adopt the UDC
 - b. Apply the UDC to all additions and renovations

E. Maintain existing town roadway's ambience

1. Designate maximum number of roads as "rustic roads"
 - a. Propose 203, 204, & Murphy-Helane-Telemark as Rustic
2. Do not establish buffer zones along town roadways
3. Establish (formulate) uniform signage regulation
 - a. Zoning Administrator enforce town signage ordinances
 - b. Establish a Signage Design Review Committee
 - c. Five-year grace period for non-conforming signs
 - d. Off-premises signs only in directory format
 - e. Submit this and more to town board
4. Research multiple road usage (different types of vehicles)
 - a. Endorsed present set of snowmobile routes in town
 - b. Recommended set of ATV routes to town board
5. Set minimum distance between centerline and logging landings
6. Require culverts for logging entrances
7. Limit increase of town road mileage
8. Establish criteria for location, size, color, etc. for all types of towers

F. Maintain forest naturalness

1. Establish no-cut zones along public roads
2. Determine feasibility of regulating timber harvest on private land
3. Restoration after logging
4. Enforce Best Management Practices (BMP)
5. Establish a BMP at town level
6. Resolve "seasonal/year-round" construction on forest land
7. Develop community compost center

G. Protect and preserve wildlife habitat

1. Develop advisory BMP manual for wildlife habitat

H. Prevent air, noise and light pollution

1. Research air pollution laws
2. Research noise pollution laws
3. Research light pollution laws

II. Develop an economic climate that satisfies our community's needs

A. Develop rational forestry practices

1. Develop incentives to forestry-based businesses

B. Encourage tourism to sustainable levels

1. Develop town website
2. Publish advertising brochure with map
3. Welcome signs at town lines
4. No room tax
5. Differential zoning for resorts
6. Promote special events
7. Promote township and community events

C. Encourage businesses that are friendly to the “northwoods” character

1. Industrial park (new businesses)
2. Economic incentives (new and current)
3. Market the town's industrial plan (new)
4. Encourage privately and municipality-owned recreation facilities (new)
5. Promote unique events (new and current)
6. Improve local signage to help visitors (current)

D. Manage taxes

1. Create a taxpayer watchdog group to monitor and influence tax dollar spenders
2. Investigate use of “Premier Resort Area” tax to reduce county tax
3. Investigate use of Shoreland Buffer Restoration incentive plan

E. Encourage year-round employment at reasonable living wages

1. Promote attractive industries by use of TIF funds
2. Develop community facilities; senior center, nursing home
3. Encourage home-based businesses
4. Investigate development of a small retail/mercantile center

F. Allow land-based agriculture

1. New farming must fit town's plan and environmental concerns

G. Encourage affordable housing

1. Affordable housing is as available as other areas of the county

Public Meeting

On July 25, 2000, a public information and input meeting was held at the Spider Lake Town Hall and was well attended. The public was asked to identify issues that were of concern to them relating to the towns future growth and resource protection. The majority of the issues identified were in some way addressed by the planning committee in their vision statements.

TOWN OF SPIDER LAKE PUBLIC INPUT MEETING JULY 25, 2000

Issues

1. Concern for property taxes
2. Keyholing – using backland w/access to water
3. Noise pollution – ATV, jet skis, large motors
4. Personal watercraft and waterski use on “quiet lakes”
5. Off lake development density
6. Freedom to use land
7. Concern for not “grandfathering” in existing property
8. Respect and stewardship for the land and water
9. Education to reduce speeds and reduce wakes
10. Need for education to maintain “northwoods” character
11. Supportive of local businesses for tax base purpose
12. Concern for need of buffers in large expanse of shoreline
13. Realistic septic assessment
14. Minimum buffer between town roads and private logging
15. Level of enforcement
16. Concern for clear-cut logging regulation for responsible logging
17. Logging regulation based on wildlife principals – not aesthetics
18. Concern for non-conformance
19. How many developable (200’ feet) lots left?
20. Maintain northwoods shoreline
21. Lack of non-resident representation
22. Protect shoreline from clear cutting and over development
23. Highway sprawl
24. Sustainability to maintain public policy

SECTION 7

RECOMMENDATIONS

This land use plan provides basic guidelines for development as well as ways to maintain the “northwoods” character of the Town of Spider Lake. Because the plan is generally broad in focus, there are many ways to implement the desired plan objectives.

To achieve the vision, strategy, tactic, and goals set forth in this planning process will require a number of actions by the Spider Lake Town Board related to this plan and its multiple recommendations.

The following section includes a number of general recommendations for actions and the development of other plans, policies, and activities required to meet the goals of the planning process.

The adoption of this plan and accompanying recommendations should not be considered the end of the process but instead is a symbol of commitment to keep the process intact and continually maintain the process and products in response to the changing needs of the town and its citizens.

I MAINTAIN “NORTHWOODS” CHARACTER

A. Maintain Shoreland Naturalness

Four goals were identified in this area:

1. Revegetation of Buffer Zone

Description:

Shoreline habitat restoration is the establishment of native trees, shrubs, grasses, or wetland plants along a shoreline.

Benefits:

- Reduced intensity and impact of human activities in the near shore area.
- Improved shallow water habitat for fish, amphibians, reptiles, and aquatic insects by providing shade, cover, and overhanging vegetation.
- Increased terrestrial habitat diversity.
- Visual screening of structures and aesthetic improvement of shorelines.
- Increased awareness and understanding for landowners and lake users of the importance of diverse native lakeshore habitat to the lake ecosystem.

Assistance:

The Sawyer County Land Conservation Department (SCLCD) offers technical assistance for shoreline restoration. Financial incentives are available to help landowners with site assessments and plans. There is also an attractive cost-share program for plants, materials, and labor to install these new shoreline buffers. Contact the SCLCD for advice about planting trees, shrubs, and groundcovers that are appropriate.

What is Required?

The existing portion of the state shoreland ordinance (NR115) requires a protective natural vegetative buffer 35 feet from the ordinary high water mark landward with a 30 foot use corridor for every 100 feet of shoreline.

- Restoration areas must be at least 35 feet in from the water line and deeper if practicable.
- Habitat restoration plans will be tailored to individual sites. Designs can allow access to the lake, enhance desirable views, screen unwanted views, and enhance privacy as long as the design meets the purpose of this practice.
- Erosion control measures must be used if needed during establishment.
- Landowners will implement other low impact yard care practices identified in their habitat restoration plan, such as minimal use of pesticides and use of low phosphorus fertilizers.
- Restoration should be included in shoreland management guide.
- Runoff from hard surfaces and roof gutter downspouts must be directed to maximize infiltration. Runoff should be maintained in sheet flow (not channels) to the greatest extent possible.
- Native plant species appropriate for conditions must be used wherever possible, and all species should be selected to minimize the need for fertilizer, pesticides, water, and maintenance.
- Land uses within the shoreland zone must be in compliance with county and town shoreland zoning regulations.

Maintaining Your Shoreline Habitat Restoration

- Human uses in the shoreline habitat restoration will be primarily focused on paths of walkways. Vehicles are excluded to prevent disturbance and ground compaction.
- Herbicides and fertilizers are not allowed except under special circumstances.
- Maintenance activities should promote a mixture of tree, shrub, and herbaceous species because this provides better habitat diversity.
- Cutting of trees or shrubs may be done only to prevent safety hazards. Where possible dead or windblown trees should be left in place, as they provide important habitat. Removal of undesirable competitive species is allowed if it does not compromise the function of the buffer.
- Establishment of use corridor(s) for each lot by mowing, pruning, and selective removal of trees, stumps, and shrubbery. Sufficient trees and shrubbery shall be retained to screen development from view from the water but provide a filtered view of the water. A use corridor(s) shall not be established where the absence of vegetation provides a similar naturally occurring opening.

2. Visual Aesthetics from Water

- a, b. The control and regulation of signs is addressed in Appendix B and Appendix E.
- c. Except for the “Gard Gazebo” amendment, the Sawyer County shoreland ordinance prohibits structures except walkways inside the 75’ setback area.
- d. This can be accomplished by developing a shoreland management guide that explains the significance of shoreland BMPs.

3. Use of Native Vegetation in Aquatic Plantings

This can be best addressed in the proposed shoreland management guide to be developed for the town. Shoreland property owners must prevent invasive vegetative species and exotics.

4. Maintain natural shore cover to include fallen trees.

This can be best addressed in the proposed shoreland management guide to be developed for the town.

B. Conserve/Preserve/Improve All Waterways Within the Town

1. Encourage and maintain monitoring of all surface water quality

a, b, c. The lake monitoring under CLUC originally began with Secchi Disc testing only as funds were not yet available for large scale chemical testing. The materials for the Secchi Discs came from the DNR, Sawyer County.

The Lake Water Quality Monitoring committee selected approximately 20-25 lakes to be tested representing various diverse characteristics according to the lake classification system. Property owners were located via plat maps and were contacted to either provide lake access or volunteer themselves to perform the tests. Without exception, all property owners contacted volunteered to be directly involved with the testing. Some of the original lakes selected were not accessible or property owners could not be reached and so were subsequently dropped from the list. Secchi testing began in June 1999. The following year, CLUP received a lake protection grant that included \$4,000 appropriated to water quality testing. Also in spring 2000, the DNR opted to include the new lakes now being tested to be recorded in the DNR database in Madison; the committee also received logistical support from the DNR's Spooner office. Chemical kits were purchased with grant money and all volunteers agreed to perform the additional tests. Training sessions were held and by the end of summer 2000, all volunteers were qualified to perform tests for alkalinity, pH (acidity), dissolved oxygen, ammonia, nitrate, and phosphate. As the shelf life on many of these test kits is only two-three years, it is anticipated that another lake protection grant will be needed in the future. Chemical testing is done as often as every two weeks depending on the volunteer's time and commitment. Some lakes are also being tested for phosphorous and chlorophyll under the DNR's Self-Help program. It is hoped that in the near future all lakes will be included in this program as well.

LAKES MONITORED IN SPIDER LAKE TOWNSHIP – SUMMER 2000

LAKE	TYPE OF TESTING			COMMENTS
	Secchi Disc	Kits*	DNR Expanded**	
Bullhead	X	X		Fall 2000
Cattail	X	X		
Christy	X	X		
Ghost	X	X		
Goodman	X	X		
Helane	X	X		
Delano	X	X		
Lost Land	X	X	X	
Lower Clam	X	X		
North	X	X		
Ole	X	X		
Perch	X	X		
Red Ike	X	X		
Spider Lake Chain	X		X	
Teal	X	X	X	
Teal Flowage	X	X	X	
Wilson	X	X		

*Kits include the following tests: alkalinity, pH(acidity), dissolved oxygen, ammonia, nitrate, phosphate

**DNR Expanded includes phosphorus chlorophyll

- d. The majority of Spider Lake is in the Upper Chippewa Watershed with a small portion in the northwest corner in the Upper Namakagon. See Map 6 on page 5-6 for water shed boundaries.
 - e. Wetlands have been mapped to five acres and larger and monitoring of wetland disturbance can be coordinated with the DNR water regulation and zoning specialists and could be addressed at the town level by a certified wetland delineator.
 - f. A scheduled plan for road construction near waterways and wetlands in the town will provide a basis for establishing a monitoring program.
2. Educate and enforce regulations concerning structures and usages.
- a. Piers and docks are in the water and fall under the jurisdiction of the DNR which has guidelines for the number of piers, length, and number of moorings per parcel that is described in DNR's pier planner publication.
 - b., c., d. - This can be best accomplished through public education for examples within shoreland management guide.

- e. Review and update of the town's laws are the responsibility of the town board with assistance from a standing town plan commission.
 - f. Monitoring of state dockominium developments could be the on-going responsibility of a town plan commission.
 - g. Action about resort cabin frontage is awaiting county action.
 - h. Action about motel and motel/apartments is awaiting county action.
3. Adopt uniform signage for hazards and regulations
- a. The town should establish a permit review process for waterway markers.
 - b. The town should establish on-going DNR liaison person.
 - c. The use of Coast Guard approved markers would be part of the permit review process.
 - d. Lake hazard maps could be included in a shoreland management guide.
 - e. The use of signs should be regulated in a town sign ordinance (see Appendix B and Appendix E).
4. The education on pollution sources would be best accomplished in the shoreland management guide.
5. The education and enforcement of a lakeshore buffer zone would be best accomplished in the shoreland management guide.
- a. The committee believes that landowner education is the most effective means of avoiding problems in land use issues. Two reasons for approval are:
 - The vast majority of people will do what is right if they know what is the right thing to do.
 - It is far less expensive to educate than to litigate as measured in terms of lawyers' fees and relationships of people within our town.
 - b. The committee recommends that the town board establish and fund an education committee. That committee should report its activities at town board meetings at least twice a year. Goals should include:
 - Publish a town newsletter to serve as an ongoing education tool for all landowners.
 - Start and maintain a town library located in the town hall.
 - Consider supplying "welcome packets" to new landowners.
 - Consider targeted newspapers to specific groups of landowners.

6. Optimize zoological and botanical habitats by establishing wetland protection and regulations (See Appendix F for wetland definitions).

a, b, c. Contents of a Town Land Use Permit Application

The committee recommends that the town assume the authority to manage wetlands 0.1 acre and larger by ordinance and approved by the county and enforce no infringement within 40 feet of a wetland.

All applications for town land use permits where wetland setbacks are involved shall be accompanied by the following:

A certified and detailed site-specific wetland delineation map by wetland class and type shall be prepared by a town-approved, certified wetlands delineator. The town zoning administrator should be certified. The wetland boundaries shall also be marked on the property by the wetlands delineator. A Wisconsin registered land surveyor shall provide a map showing the wetland boundaries determined on the wetland delineation map. Property boundaries shall also be shown.

A detailed site plan at a scale not less than 1 inch to 100 feet shall be provided. The plan shall show locations of proposed and existing buildings, driveways, drainage ways, easements, and utility connections. The plan shall also show wetlands by class and type preserved on site, mitigated on-site, and impacted on-site (acreage of each shown on the site plan).

A statement by applicant that indicates compliance with all other applicable local, state, and federal regulations will include an itemization of other applicable authorities and the status of each in regard to the development.

d, e. Governmental Jurisdictions Over Wetlands

Four federal agencies have major responsibilities pertaining to wetland identification, delineation, and protection – the U.S. Environmental Protection Agency (EPA), U.S. Army Corp of Engineers (COE), U.S. Fish and Wildlife Service (FWS), and the Natural Resource Conservation Service (NRCS). The Wisconsin Department of Natural Resources, (WDNR) also has responsibilities under the Clean Water Act to insure that state water quality standards are met. Wetlands are protected under authority of the Clean Water Act because they perform several important functions. By filtering pollutants, nutrients, and sediments, wetlands protect water quality in lakes, rivers, streams, and wells. By storing runoff from heavy rains and snow melts, wetlands reduce flood damage and provide recharge to groundwater. Wetlands also provide important habitat for a large number and variety of plant and animal species.

Sawyer County has authority to regulate shorelands, wetlands, and flood plains under NR115.

The Town of Spider Lake has authority to regulate wetlands by ordinance that is more restrictive than the county ordinance. The county as well as any more restrictive shoreland ordinances must approve this ordinance.

C. Manage Recreation

1. Enforcement of necessary rules could be accomplished by:
 - The town constable developing a working relationship with DNR wardens
 - Support the hiring of a county recreation officer
2. Develop a long-range recreation trail plan for the town in cooperation with the county and adjacent towns.
3. At the same time, promote public education of wise recreation motor vehicle use.
4. Coordinate efforts with Hayward Area Lakes Association and area chamber of commerce.
5. Publicizing regulations could be included in a town recreation users guide.
6. An outdoor recreation plan for the town would identify existing facilities and the need or demand for new facilities. The town would then be eligible for DNR 50 percent cost sharing for recreation facility development.
7. Develop an on-going dialog with the Sawyer County Forestry Department and U.S. Forest Service regarding recreation policy and facility development. Consider a cooperative project.

D. Develop a proposal addressing aesthetics of building and construction

1. Appoint a design review committee whose goal would be to review, recommend, and approve site design and architectural aesthetics to help preserve the community's "northwoods" character through an overall appearance of naturalness, openness, cleanliness, and visual order in new construction and remodeling.
2. The town has adopted the State of Wisconsin uniform dwelling code.

E. Maintain existing town roadway's ambience

1. The following roads in the town will be recommended for inclusion into the Wisconsin Rustic Roads Program:
 - Federal Forest Roads #203 and #204 plus loops of 206, 622, and 328 from STH 77 to CTH M in the Town of Namakagon
 - Murphy Boulevard – Lake Helene Road to Telemark Road to CTH M in the Town of Cable

The Towns of Namakagon and Cable in Bayfield County are interested in cooperating with the Town of Spider Lake for inclusive designation.

2. Coordination of the continuation of natural vegetation along town road routes on private lands can only be in the form of recommendations for voluntary concurrence. Routes through federal and county forest will require a recommendation from the towns. Buffers are not required.
3. Establishment of uniform signage regulations is addressed in Appendix B and Appendix E.
4. Development of a town recreation trails corridor plan can provide overall development and access policy and must be coordinated with adjacent towns, Sawyer County, Bayfield County, and the national forest. The town has designated snowmobile and ATV routes along with mountain bike trails.
5. Section I-F addresses the set minimum distance between centerline and logging landings.
6. Section I-F addresses the required culverts for logging entrances.
7. Town road mileage will depend on future development requiring town road access and existing private roads that can meet town road standards requesting town road status.
8. Criteria for location, size, color, etc. for all types of towers should be addressed in Appendix A.

F. Maintain Forest Naturalness

The Town of Spider Lake recognized the historical significance of logging to the area and the economic importance of timber harvest and sound forest management practices. Logging has been and will continue to be a way of life in the area. The town recommends that professional foresters be involved in development of timber harvest plans on private lands as discussed in the following recommendations.

- 1-5. There are unique forest resources in the Town of Spider Lake that are under several different forestry management policies. These forest lands include:

Chequamegon National Forest	32,718 acres
Sawyer County Forest	7,944 acres
Private Forest Lands	+/- 20,000 acres
State of Wisconsin	70 acres

All of these lands are subject to management practices involving different timber, recreation, and aesthetic objectives. Residents of Spider Lake are concerned about the aesthetic and visual quality of town forest lands as well as maintaining or improving the overall water quality of the town.

Scenic quality is one of the primary reasons people choose to spend recreation and vacation time in the forested and lake country comprising the Town of Spider Lake.

The following four objectives outline forest and timber management considerations within the township.

- a. Balance between needs for timber products and forest habitat.
- b. Consistency in forest management practices within county, federal and private ownership in Spider Lake.
- c. Develop 40' wetland buffer with no cutting adjacent to all wetlands 0.1 acre in size or larger.
- d. Wetland delineation as part of land use or timber harvest permit process.

The Committee Recommends that the Town Develop Quality BMPs for Forest Management that Address Visual and Water Quality Aspects

A number of forest management activities have the potential to impact the visual quality of Spider Lake forest lands. This section identifies some of these activities; and for each activity, identifies the issue, objective, and considerations related to the activity. These recommended practices are presented as guidelines and a general direction for efforts undertaken in the field to mitigate the identified visual impact.

The following guidelines were taken in part from the States of Wisconsin and Minnesota's best management practices guidelines.

Timing of Forest Management Activities

Issue:

Timing of forest management activities and recreational uses can cause conflict.

Objective:

Minimize visual and audible impacts of forest management activities on tourists and recreational users by timing such activities with lower levels of recreational use whenever possible.

Considerations:

The timing of forest management activities or recreational activities can be constrained by pre-existing or seasonal conditions, regulations, and limitations such as seasonal road load limits, seasonal forest access limitations, forest fire hazard conditions, and appropriate times for such activities as herbicide treatments, tree planting, and road construction.

Recommended Practices:

- Avoid management operations during periods of peak recreational use whenever possible.
- Reduce noise in early morning, late evening, and other appropriate times whenever possible.

- Temporarily relocate trails away from management activity areas.
- Selectively restrict use of recreational facilities to avoid conflict with management activities.
- Inform and educate recreational users regarding management issues, limitations, and timing prior to, during, and after management activities.

Harvesting: Apparent Size of Harvest Area

Issue:

Harvest areas tend to be more objectionable as their apparent visual size increases. Large, unbroken clear-cuts are perceived by the general public as unsightly.

Objective:

Minimize visibility of harvest areas by limiting apparent size of harvest.

Considerations:

- Travel speed affects apparent field of vision and observation time which impact users' level of concern.
- Type of harvest (clear-cut vs. partial cut, for example) affects user perception of apparent size.
- Stand condition and health should be considered along with visual impacts.
- Desired future condition of a particular stand should be considered along with visual impacts.
- Proximity to recreational use areas results in enhanced user concerns regarding apparent size of harvest.

Recommended Practices:

- Consider multiple-stage cuts or other silvicultural methods such as shelterwood and selective harvesting.
- Leave patches of trees to break up the cut area and reduce apparent size.
- Create narrow openings into harvest area to limit view from public roads, lakes, and rivers or recreation areas.
- Utilize natural terrain to minimize apparent size.
- Shape clear-cuts to look more like natural openings where ownership patterns allow.
- Adjust contiguous linear feet of harvest frontage along travel routes relative to travel speed.
- Use preceding activities to limit apparent size to five acres or less. (Actual size of harvest may be larger).

Harvesting: Slash Disposal

Issue:

Visible slash is unsightly and creates an impression of poor harvesting and utilization.

Objective:

Minimize visual impact of slash.

Considerations:

- Slash is unavoidable when timber harvesting
- Slash treatment has a definite cost.
- Slash near wetlands, lakes, and streams is subject to special regulation.
- Slash provides soil nutrients.

Recommended Practices:

- Encourage full utilization of all species in harvest area.
- Eliminate or minimize slash within the first 50 feet from travel routes or recreation areas.

Harvesting: Landings

Issue:

Pulpwood piles, machinery, disturbed soil, and other debris on landings can be very unsightly during and shortly after logging operations.

Objective:

Minimize the impact of landing operations on recreational viewers and users.

Considerations:

- Species, products developed, size of sale, and timber sale design affect size and number of landings.
- Topography can limit placement and number of landings.
- Proximity of harvest to travel routes or use areas can affect placement of landing.
- Proposed future use of landing area (as a parking area along a recreational trail or as a wildlife opening, for example) can affect size and placement of landing.
- Landing treatment practices may result in additional cost, no change in cost, or a savings in cost.

Recommended Practices:

- Avoid landings within view of travel routes or recreations areas.
- Plan landings to access future sales.
- Remove all products promptly when development of visible landings is necessary.
- Dispose of grubbed stumps and trees so as not to be visible.
- Treat any slash at landings as soon as possible.
- Seed, plant, and regenerate landings promptly.
- Keep number of landings to a minimum.
- Remove all trash from landings upon completion of harvesting.

Forest Management Activities: Forest Access Road and Trail Building

Issue:

Poor design, construction, and maintenance of forest access roads can result in visual impacts and the concentration of forest management activities.

Objective:

Reduce visual impacts associated with the design and use of forest access roads.

Considerations:

- Frequency of access, amount of anticipated traffic, seasons during which access is required, and safety concerns affect the number, size, and design of forest access roads.
- Distribution of necessary management activities affects the number and location of access roads.
- Noise from traffic, especially large trucks, buses, and heavy equipment operating on access roads can affect recreational users.
- Building forest access roads to accommodate visual quality concerns or using existing roads that require traveling greater distances may involve increased costs.

Recommended Practices:

- Reduce visual penetration with appropriate curves in the road alignment.
- Utilize merchantable timber within road clearings.
- Burn, screen, or bury road-clearing debris such as stumps, rocks, and boulders so that it is not visible from travel routes or recreation areas.
- Minimize the number of roads approaching travel routes or recreation areas.
- Shape and seed ditches and exposed areas to avoid visual impacts of erosion.
- Avoid tracking mud onto highways by using appropriate road surface material.
- Locate roads and trails to minimize visibility from nearby vantage points such as scenic overlooks, lakes, and streams.
- Construct the minimum number and type of roads or trails necessary to meet management objectives and anticipated traffic loads.
- Control access during times when the road or trail is especially susceptible to damage.
- Maintain roads and trails regularly.
- Close temporary roads or trails upon completion of use.
- Provide appropriate access control to minimize unauthorized traffic during use and especially after completion of activity.

Timber Stand Improvement

Issue:

While timber stand improvement (TSI) may improve the aesthetics of a route or area by promoting trees that have visually pleasing properties, some TSI activities may have visual impacts because of alterations to the stand and the accumulation of debris.

Objective:

Enhance the aesthetics of visual management areas by minimizing visual impacts of TSI activities.

Considerations:

- TSI (including removal of brush and small, suppressed trees) can allow people to see into the stand.
- Timing of TSI activities should take into account disease and insect cycles that may be enhanced by the presence of slash.
- Restricted operating hours (to regulate noise near recreation areas) may affect the cost of TSI activities.
- Additional slash disposal requirements (to control disease or to enhance visual quality) may affect the cost of TSI activities.

Recommended Practices

- Time TSI operations so that they will not occur during periods of peak recreational use.
- Treat slash and debris from TSI operations (by lopping, removing, crushing, or burning) whenever possible. Keep slash height below two feet. (See Slash section.)
- Reduce noise in early morning, late evening, and other appropriate times whenever possible near residences, businesses, and outdoor activity areas.
- Inform and educate recreational users regarding the concept and benefits of TSI prior to, during, and after TSI activities.

6. Seasonal construction is addressed in the town land use ordinance by conditional use.
7. Develop a community compost center.

G. Protect and Preserve Wildlife Habitat

1. The development of mandatory BMPs for establishment and maintenance for wildlife habitat is not feasible except for lands in woodland tax which wildlife habitat is included in the timber management plan.

In general, wildlife habitat management recommendation through BMPs should have standards for application and be voluntary and will be best accomplished through public education or in the preparation of a woodlands and open space management guide for the town.

H. Prevent Air, Noise, and Light Pollution

1. The following objectives could be adopted for maintaining or improving local air quality:
 - a. Support mercury reduction programs
 - b. Encourage programs to reduce airborne transport of contaminants
 - c. Encourage state and federal legislation to protect and improve air quality
 - d. Develop siting policy for power generation facilities

- e. Develop BMPs and/or ordinances and education and outreach programs for the protection and improvement of local air quality; these could address:
 - burn barrels
 - small engines
 - concentrated motor vehicle traffic
 - wood stoves
 - lawn/garden/woodlot refuse disposal
 - prescribed burns
 - smoke and odor nuisances
2. Research noise pollution ordinances that have been adopted in similar rural community situations.
3. Research light pollution laws are addressed in appendix E.

II. Develop an Economic Climate That Satisfies Our Community's Needs

A. Develop Rational Forestry Practices

This would be best in part accomplished by implementing BMPs for public and private forest management. (Refer to section I - Maintain Forest Naturalness)

1. Incentives to forestry-based businesses could be in the form of financial, i.e. revolving loan fund, or the encouraged community support of present businesses or assistance in locating a potential site.

B. Encourage Tourism to Sustainable Levels

1. The proposed town website should involve creating awareness of Spider Lake's unique geographic location and natural resource base as well as Spider Lake's capacity to administer its own land use. The local recreation and retail service base available (accommodations, restaurants, trails, golf courses, etc.) should also be included.
2. Consider development of an advertising brochure in conjunction with adjoining surrounding towns with emphasis on a mini northwoods regional approach.
3. Develop community entrance signs.
4. Develop a Town of Spider Lake northwoods graphic logo for community entrance signs and to also be used on town publications and promotional brochures.
5. No room tax on accommodations is recommended.
6. Differential zoning for resorts is in part being addressed in the resort section of the proposed Sawyer County shoreland ordinance changes.
7. Promotion of township and community events or special events can in part be accomplished on a town website or through regional promotion (Hayward Lakes, Hayward Area Chamber of Commerce, etc.)

C. Encourage businesses that are friendly to the “northwoods” character

1. Refer to industrial park as business park and promote clean small business development from craft and home businesses to small high tech.
2. Economic incentives could include a county or town sponsored revolving loan fund or technical business development assistance at the regional or county level.
3. The town could apply for a community-based economic development grant (CBED) to develop and market a community economic development diversification plan.
4. Based on an assessment for the need of new recreational facilities either public or private, establish a format to encourage the development of and location for such facilities or activities.
5. The promotion of unique events can in part be done on a town website or regional promotions through area chamber of commerces or the Hayward Area Lakes Association.
6. Improvements to local signage can be addressed in Appendix B.

D. Manage Taxes

1. A taxpayer watchdog group already exists with the Sawyer County taxpayer alliance but can be created at the town level.
2. Investigate use of “Premier Resort Area” tax to reduce county tax.
3. The town or county could apply for a lakes protection grant to initiate a shoreland buffer restoration incentive plan. This would likely be a one-time program but could result in critical restoration projects. From a technical assistance standpoint, the county does provide on-site assistance for county sponsored restoration projects as well as the availability of private consultants.

E. Encourage Year-round Employment at Reasonable Living Wages

1. Only cities and villages in Wisconsin are eligible to create Tax Incremental Financing (TIF) districts, but such programs as CBED’s can be used. See section II C-3 above.
2. The development of community facilities such as a nursing home or assisted living units should be determined by need-based surveys, etc. The Spider Lake Town Hall in part functions as a senior citizen center.
3. The encouragement and marketing for development of home-based business could be coordinated with other business and economic development marketing plans as discussed in Section II-C.

4. The development and location of a small retail service center should be considered.

F. Allow Land Based Agriculture

1. Future agriculture will more than likely take place near existing farm areas in the western portion of the town and is subject to existing environmental resource protection laws and the town's plan.

G. Encourage Affordable Housing.

1. Affordable housing within the town exists off lake but may not support adequate future demand; however, the planning committee recognized the town has little influence in housing and land values.

GENERAL GUIDELINES

This land use guide should be revisited and reviewed periodically if local growth trends change dramatically. It is important that this guide be integrated and used in conjunction with background information and recommendations contained in the plan document.

It is important to remember Spider Lake is a rural northwoods town with a diverse landscape rich in history and endowed with vast natural resources. Maintaining this rural "northwoods" character is an important element of this plan. In conjunction with the public land, privately owned farm, forest, and open space lands are positive financial contributors to the local tax base. While typically these lands may generate less revenue than shoreland residential land, they also require little public infrastructure. The economic contributions inherent with agricultural or timber production provide jobs and a support system. Furthermore, the working landscape instills positive values that are hard to quantify, including quality of life, cultural heritage, wildlife habitat, water quality, and open space protection.

Growth is inevitable and important for the Town of Spider Lake. But if it is not balanced and sensible, the town will ultimately lose intrinsic values.

A generalized land use plan for the Town of Spider Lake is presented in the following narrative and the accompanying map. The plan identifies various land use categories, each with different land use/development objectives. In summary, it:

- Directs development away from sensitive environmental areas.
- Protects and maintains the Town of Spider Lake's natural resources, especially wetlands, surface waters, and forests.
- Provides for the continuance of active agricultural and forestry uses.
- Provides for the continuance of active resort and recreational uses.

- Maintains rural and open landscape character, particularly by avoiding high-density development in rural areas.
- Maintains the Town of Spider Lake’s scenic visual resources.
- Disallows retail sprawl beyond established or planned business areas.

GENERALIZED LAND USE PLAN MAP RECOMMENDATIONS

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.
- Establish an incentive program for development of shoreland buffer zones.
- 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.

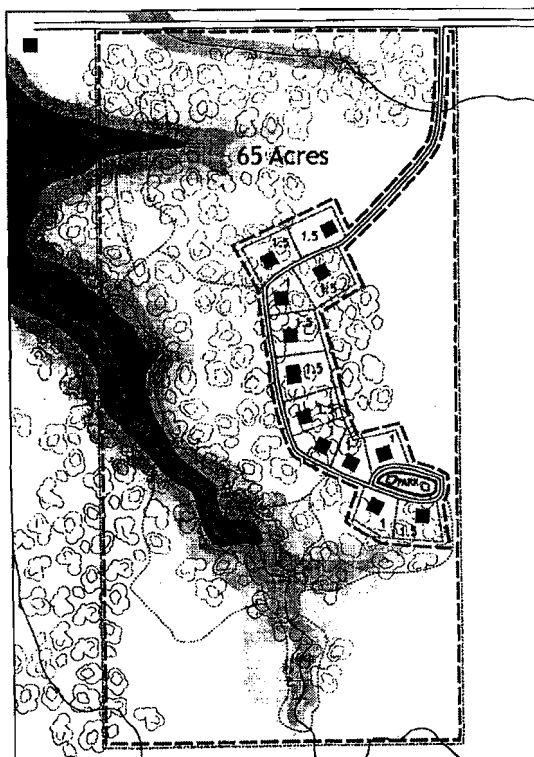
Rural Forested Open Space

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.

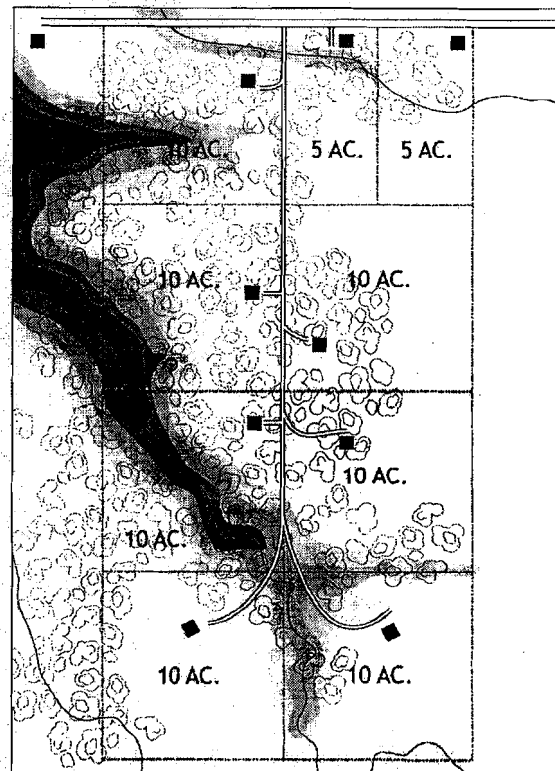
- Maintain the overall rural open space/forested character of this region at a development density less than adjoining shorelands. This may be accomplished by establishing a minimum parcel size of 10 to 20 acres. The existing minimum parcel size in the forestry zone is 10 acres while the agricultural zone is 5 acres.
- Promote low-density residential parcels with incentives for higher densities using cluster or conservation subdivision provisions.

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 Subdivision



Conventional Subdivision



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 F, page 7-8.
- 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.

IMPLEMENTATION TOOLS

The future character of the Town of Spider Lake and quality of life for its residents will be strongly shaped by land use choices and decisions. This plan is intended as a guide for the individuals and town and county government who will be faced with the land use choices and making the decisions. To move towards the vision, strategy, tactic, and goals laid out in this plan, it is essential that the plan be understood and used by residents, the Spider Lake Town Board, and the Sawyer County Board and Zoning Committee. It is also essential that the plan be treated as a living, dynamic document and reviewed and modified as needed to address changing conditions in the town and adjacent towns.

To implement this plan fully, the following areas of concern will all need to be addressed:

Citizen Awareness and Participation. A committee of dedicated interested citizens has developed this plan. The entire community in the town needs to be aware of the plan, to understand it, and support it. Copies of the plan should be available to current town residents and to new residents

when they move into the town. Also, it is recommended that periodically a town newsletter be sent out, which could contain information on land use related issues and other topics.

Developer Awareness. Potential developers in the town need to be aware of the plan and its intent. Creative development practices that will help preserve the town's "northwoods" rural/residential character need to be encouraged through education and supported by regulation at the town and county level.

Town Decision Making. It is recommended that the town board adopt this plan, and town board members need to be educated on the details of the plan. The town board should actively use the plan as a guide for decisions at the town level. The zoning committee seeks input from the town board on land use issues requiring rezoning or conditional or special use permits. Town input is influential in these cases and input that evaluates a proposed land use in terms of a land use plan is highly regarded.

Town Planning Committee. It is recommended that the town appoint a standing planning committee, representing a cross section of the community, to review development proposals in terms of the plan. The committee would review development proposals in detail and offer constructive suggestions to help proposals serve the intent of the plan. This committee would also serve to update the plan as needed to ensure that it reflects the vision and desires of the town's citizens.

Town Ordinance Adoption. The town is subject to the Sawyer County Shoreland Zoning Ordinance but has adopted its own ordinances to regulate land use in the town.

County Land Use Planning. It is essential that the Sawyer County "Smart Growth" Comprehensive Plan when prepared reflects and includes the recommendations in the Spider Lake Land Use Plan.

Tools to Protect Land from Fragmentation

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today landowners, non-profits, and local governments have a variety of tools to protect habitat across the landscape.

Tools for Public Conservation

Direct Purchase – Buying land and setting it aside protects unique sites and benefits recreation, but isolated nature preserves do not address fragmentation. Land acquisition remains important for critical areas, but direct purchase needs to be supplemented with other forms of land protection to connect the lands in between public lands.

Purchase of Development Rights – A PDR program takes a market approach to land protection. State or local governments can set up a program to buy the right to develop a parcel and retire that right. The landowner gets paid cash compensation for the value of the development rights and continues to live on the land as before.

Transfer of Development Rights – A technique for guiding growth away from sensitive resources and toward areas that can handle it through the transfer of development rights from one area to another.

Temporary Moratorium – A moratorium is a growth control measure that temporarily suspends development or subdivision for up to two years. Moratoria are extreme actions and can only be used to give local governments a chance to plan or prepare stronger land use regulations.

Zoning – Environmental zoning can play a critical role to prevent fragmentation. Regulations can cover a broad area relatively cheaply and quickly; however, zoning is changeable and can be revoked in the future. Zoning should be used in combination with other tools.

- ◆ Preservation overlay zoning – Overlay zoning matches the boundaries of an ecological area and imposes strict regulation only in the most ecologically sensitive region. Landowners outside the overlay area are not subject to extra restrictions, making such zoning more politically acceptable. Overlay zoning is ideal for conservation since it is tailored to fit each individual landscape.
- ◆ Large lot zoning – Large lot zoning requires a minimum lot size, typically 10, 15 or 35 acres. It has been commonly used in Wisconsin to protect open space and agricultural land and can limit intensive development and parcelization. However, large lot zoning only changes the *density* of development—it still allows fragmentation and cannot prevent building in ecologically sensitive areas. Large lot requirements can also backfire and encourage sprawl.

Tools for the Private Landowner

Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowners incentives to protect natural areas on their property and can offer permanent and parcel-specific protection.

Conservation Easements – Conservation easements allow landowners to protect land permanently and also maintain ownership. Easements generally restrict development, mining, and clearcutting and do not open the land to the public. Conservation easements are flexible documents tailored to unique site conditions and adapted to landowners' goals and wishes. Extra building sites can be reserved for the landowner's family in the future. Donations of easements also qualify landowners for an income tax deduction and may lower property and estate taxes as well. Conservation easements protect land "in perpetuity". The restrictions apply to all future owners and a designated land trust monitors and enforces the terms of the easement.

Land Management Contracts – Tax incentive-based land management contracts, like Wisconsin's Managed Forest Law, offer important temporary protection. These 15, 25 and even 50-year contracts protect forest land and open space from development and subdivision. The contracts "run with the land" and apply to future landowners until the term expires. Land management contracts delay development and shift it away from prime habitat for now.

Conservation Buyers – A conservation buyer is any private buyer interested in owning natural areas for hiking, bird watching, hunting, fishing, or other quiet enjoyment. The conservation buyer provides funds to purchase a property and typically accepts placing a conservation easement on the land. Conservation buyers also act as stewards of the property. Locating potential buyers can be difficult, but a conservation-minded real estate broker can help match buyers with ecologically sensitive land.

Bargain-sales, Donations and Bequests – Landowners can donate property during their lifetime or leave the property for conservation by will. A bargain-sale is another popular option since it provides the landowner with direct income and a tax deduction as a charitable gift for the amount of the discount, if the sale is made to the government or to a qualified non-profit group. A bargain-sale makes the land more affordable, thus making it more likely to be protected.

Reserved Life Estates – A reserved life estate allows private landowners to donate their land but still live on it. The land belongs to the conservation organization, but landowners reserve the right to live on the property for the rest of their lifetime and receive tax benefits from the land donation.

RECOMMENDED TOWN OF SPIDER LAKE ACTIONS

This document and its recommendations along with the Generalized Land Use Plan Map (Map 9) are intended to assist local officials and town residents in land development and management issues. Foremost, its purpose is to provide a framework for updating or modifying the town's zoning ordinance and the zoning district map and direct growth to appropriate areas within the town.

This plan should be reviewed periodically (at least every five years) in order to maintain its usefulness as a “current” document and provides the Town Board with a statutory basis for town development policy(s). The following steps are suggested as how the town should now begin to proceed in order to carry out this plan:

- Adopt the accompanying land use plan and its recommendations recognizing the visions, strategy, tactic, and goals statements as overriding planning guidelines.
- Authorize the development and publication of other plan related documents including a shoreland management guide, forestry development guide, and a long-range educational plan.
- Authorize a full codification of all land use related ordinances and regulations.
- Coordinate town planning activities with those of adjoining towns.
- Acknowledge state, federal, and locally approved plans for projects such as forest service plan, and the county forest ten-year plan, and participate to the extent necessary to ensure consistency with a Sawyer County Comprehensive Plan when prepared.