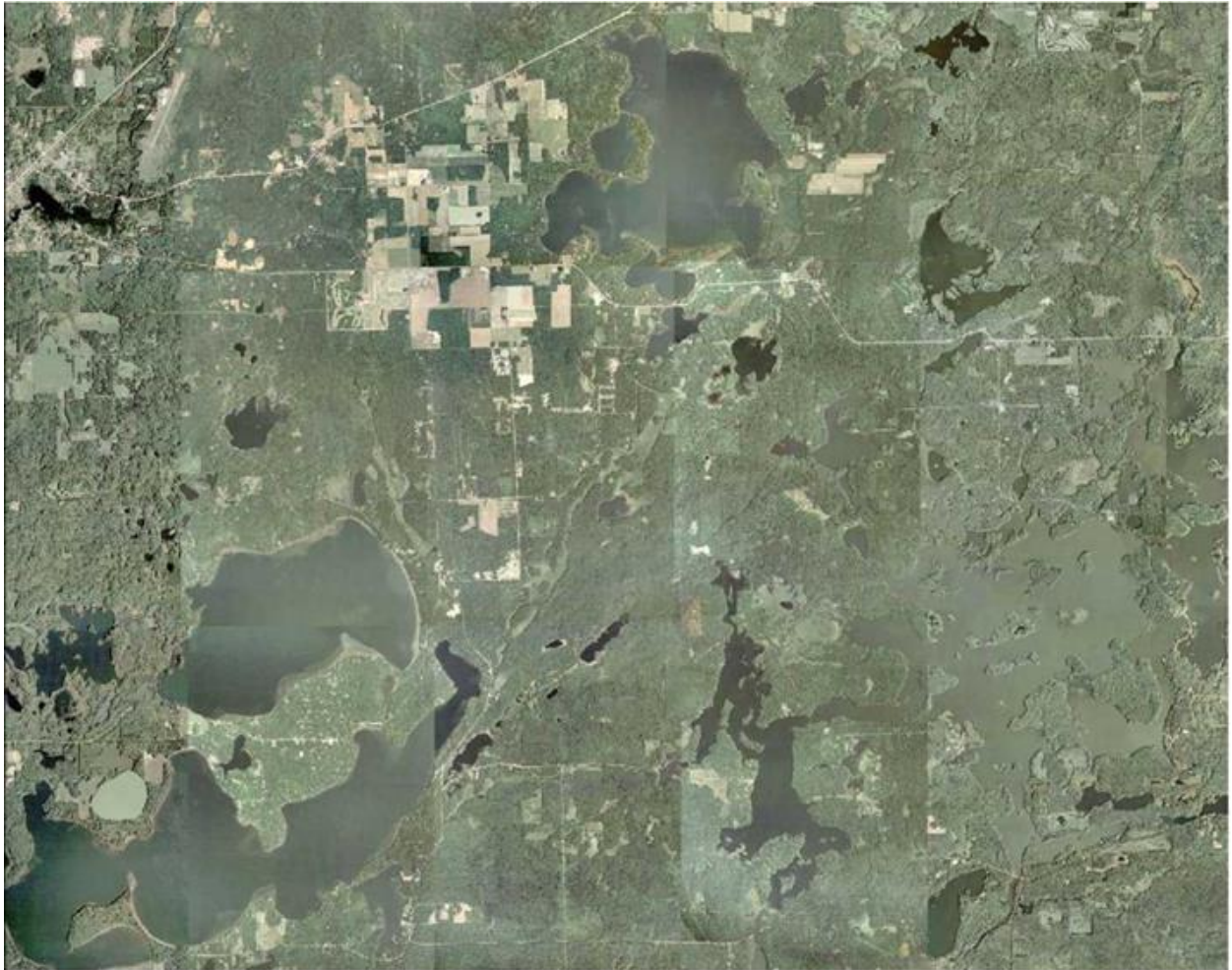


# **TOWN OF HAYWARD COMPREHENSIVE PLAN 2018-2038**



**Adopted January 8<sup>th</sup>, 2019**

Town of Hayward  
Comprehensive Plan Ordinance  
Ordinance # 01-2019  
Adopted JAN 8, 2019

**An Ordinance to Adopt the Comprehensive Plan of the Town of Hayward, Wisconsin.**

The Town Board of the Town of Hayward, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Hayward, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Hayward, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Hayward, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Hayward, Sawyer County, Wisconsin, Comprehensive Plan 2018-2038," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

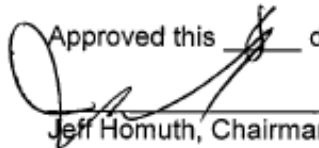
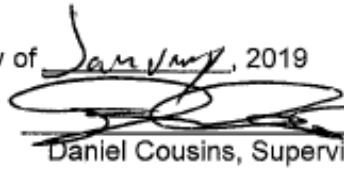
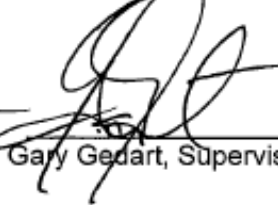
Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

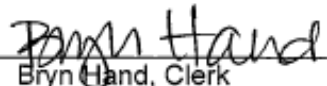
Section 5. The Town Board of the Town of Hayward, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Town of Hayward, Sawyer County, Wisconsin, Comprehensive Plan 2018-2038," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members- elect of the Town Board and publication/posting as required by law.

Adopted by Town Board January 8th, 2019

Approved this 8th day of January, 2019

 Jeff Homuth, Chairman       Daniel Cousins, Supervisor       Gary Gedart, Supervisor

Attested by:  Bryn Hand, Clerk

**TOWN OF HAYWARD  
SAWYER COUNTY, WISCONSIN**

**RESOLUTION # 01-2019**

The Plan Commission of the Town of Hayward, Sawyer County, Wisconsin by this resolution, adopted by a majority of the Town Plan Commission on a roll call vote with a quorum present and voting and proper notice having been given, resolves and recommends to the Town Board of the Town of Hayward as follows:

- Adoption of the Town of Hayward Comprehensive Plan update as of January 7, 2019.

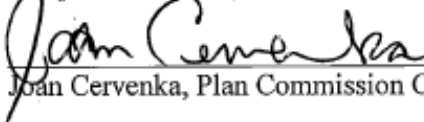
The Plan Commission of the Town of Hayward, by this resolution, further resolves and orders as follows:

- All maps and other materials noted and attached as exhibits to the Town of Hayward Comprehensive Plan are incorporated into and made a part of the Town of Hayward Comprehensive Plan.


The vote of the Town Planning Commission in regard to this resolution shall be recorded by the clerk of the Town Plan Commission in the official minutes of the Plan Commission of the Town of Hayward.

The Town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 7<sup>th</sup> day of January, 2019.

  
Joan Cervenka, Plan Commission Chair

(not present)  
Donna Gilbertson, Plan Commission Member

  
Mark Kerner, Plan Commission Member

  
Laura Lawrence, Plan Commission Member

  
Doug Smith, Plan Commission Vice-Chair

  
Dick Dewhurst, Plan Commission Member

  
Pat Duffy, Plan Commission Member

Attest:   
Bryn Hand, Town of Hayward Clerk

**Plan Amendments**

The following lists the dates and page numbers of any amendments to this comprehensive plan since its adoption in 2018.

AMENDMENT DATE	PAGE #	SUMMARY
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**Town of Hayward Board**

Jeff Homuth	Chairman
Daniel Cousins	Supervisor
Gary Gedart	Supervisor
Bryn Hand	Clerk
Kim Metcalf	Treasurer

**Town of Hayward Plan Commission**

Joan Cervenka	Chairperson
Doug Smith	Vice-Chairperson
Donna Gilbertson	Secretary
Dick Dewhurst	Member
Mark Kerner	Member
Dan Dunn	Member
Laura Lawrence	Member
Pat Duffy	Member
Don Hamblin	Contributor
Malcolm Hagg	Contributor



Northwest Regional Planning Commission

**NWRPC**

*keeping your future as our focus*

*Serving communities within and counties of  
ASHLAND, BAYFIELD, BURNETT,  
DOUGLAS, IRON, PRICE, RUSK, SAWYER,  
TAYLOR, and WASHBURN*

*And the Tribal Nations of  
BAD RIVER, LAC COURTE ORIELLES, LAC  
DU FLAMBEAU, RED CLIFF, and ST. CROIX*

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## **Town of Hayward Comprehensive Plan 2018 - 2038**

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## EXECUTIVE SUMMARY

This Comprehensive Plan is a guidebook for managing change and development in the Town of Hayward. A comprehensive Plan was developed and approved February 17, 2009, following Wisconsin State Statute 66.1001. Additionally, per Wisconsin State Statute 66.1001 this 2009 Comprehensive Plan was updated and the update is disclosed in this document.

The Plan provides the most recent available statistics, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies, and actions to be pursued by the Town in the coming years. Land use guidance is provided throughout the Town (See Map 1: Planning Area). The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to the year 2030, but it should be reviewed annually and fully updated every ten years.

As required by statute, copies of this adopted plan were distributed to the Town of Stinnett, Town of Bass Lake (Sawyer Co.), Town of Couderay, Town of Hunter, Town of Round Lake, Town of Lenroot, Sawyer County, Washburn County, Northwest Regional Planning Commission, City of Hayward, Hayward Community Public School District, and the Wisconsin Department of Administration.

Residents were consulted in the development of this plan through notifications and public meetings near the beginning and end of the planning process and a formal public hearing held prior to adoption. All Plan Commission working sessions were also open to public attendance and comment. Several key themes emerged from this input:

- Maintain and preserve the Town of Hayward's rural character.
- Protect sensitive natural resources within the Town of Hayward.
- New growth should occur on the least productive soils with a focus on developing housing for all cycles of life.

This Plan is organized into five chapters:

- **Chapter 1: Introduction** - describes Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, and Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** - a summary of the future land use plan for the Town of Hayward.
- **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, and policies contained in Chapter 2 and 3.
- **Chapter 5: Existing Conditions** - summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin State Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Hayward.

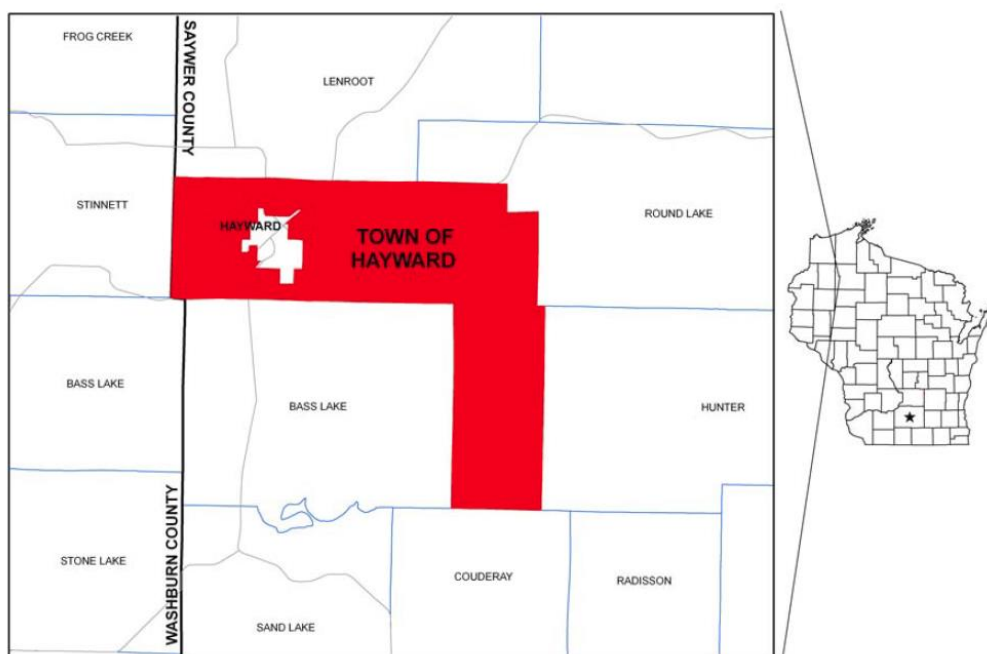
## CHAPTER 1 - INTRODUCTION

### 1.1 REGIONAL CONTEXT

The Town of Hayward is located in northwestern Wisconsin (Sawyer County). The City of Hayward (pop. 2,101) is located entirely within the Town and the Lac Courte Oreilles Reservation is established in the southern portion of the Town. To the north is the Towns of Lenroot (pop. 1,140) and Round Lake (pop. 1,125), and to the South is the Towns of Bass Lake (pop. 2469), Hunter (pop. 731), Couderay (pop. 522) and the total population of Sawyer County is 16,483. The Town is about 28,031 acres (43.80 square miles) (excluding Lac Courte Oreilles Reservation lands) in size with predominant land uses being woodlands. The 2000 population was 3,517, the 2010 population was 3,567 and the 2017 Wisconsin DOA population estimate was 3,562 (approx. 79.29 persons per sq. mi).

Sawyer County was established in 1883, and is bordered on the west by Washburn County, on the south by Rusk County, on the east by Ashland and Price Counties, and on the north by Bayfield and Ashland Counties. The county is approximately 860,000 acres, or 1,350 square miles. The population in 2015 was 16,483 (12.21 persons per sq.mi.). Sixteen towns, four villages, and one city make up the County. The City of Hayward, located in the northwest part of the county, is the largest community and is the County seat. Current major industries are in forestry, tourism, manufacturing, educational, health and social services and arts, entertainment, recreation, accommodations and food service.

#### Planning Area: Town of Hayward



### 1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [Wisconsin State Statute 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as "Smart Growth," beginning on

January 1, 2010 if the Town of Hayward engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan. (A State Statute Reference page is Appendix E):

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or s. 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231
- Wisconsin State Shoreline Act 55

The Law Defines a Comprehensive Plan as containing nine required elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The Comprehensive Planning Law requires public participation at every stage of the comprehensive planning process and adoption of a specific written plan for public participation. That plan must include opportunities to review and comment on draft materials, a formal public hearing, and specific notifications to stakeholders. Additional participation opportunities can be added and should be described in the public participation plan.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the comprehensive plan be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission and public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

### **The Role of a Comprehensive Plan for the Town of Hayward**

This planning document is intended to be a "living" guide for the future overall development of the Town of Hayward. It serves the following purposes:

- It acts as a benchmark to measure change and progress, providing a record of current strengths, weaknesses, opportunities and threats to quality of life.
- It clearly defines areas appropriate for development, redevelopment, and preservation.

- It identifies opportunities to update and strengthen the Town of Hayward's land use implementation tools.
- It can be used as supporting documentation for Town of Hayward's policies and regulations and can be used to strengthen grant funding applications.
- It is a primary document to be used by the Plan Commission and the Town Board to evaluate development proposals within the Town of Hayward.



The most important function the plan will serve is as a resource manual assisting in the evaluation of land use and development requests. It establishes a standard for all land use decisions in the Town of Hayward. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

### **1.3 PLANNING PROCESS**

In early 2017, the Town of Hayward engaged the Northwest Regional Planning Commission to assist in updating of a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, Wisconsin State Statute 66.1001 to update the 2009 plan. This 2018 plan update supersedes the 2009 Comprehensive Plan.

As required by Wisconsin State Statute 66.1001, every community must adopt a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to define procedures for public involvement during every stage of the planning process.

(See Appendix A for the complete Public Participation Plan.) Some of key components of the public participation plan are:

- There was a formal public hearing on the Comprehensive Plan to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meeting was published and posted in accordance with Town procedures and State law (30 days prior to the meeting). The plan was also shared with a list of surrounding jurisdictions as well as Sawyer County.
- Plan Commission working sessions to review project material and to make policy recommendations. All Plan Commission working sessions were open to public attendance and comment.

### **1.4 SELECTION OF THE PLANNING AREA**

The study area for this Plan includes all lands within the Town's jurisdiction boundaries (See Map 1: Planning Area). The study area for this update is slightly different than the 2009 Planning Area due to boundary changes from annexation of land by the City of Hayward. Additionally, there is Lac Courte Oreilles Lake Superior Chippewa Indians of Wisconsin tribal land within the Town's jurisdictional boundary, the Town does not have jurisdiction over "Tribal Land."

## 1.5 COMMUNITY ASSETS and LIABILITIES ANALYSIS

A listing of the major assets and liabilities of the Town of Hayward are listed in Table 1.1, organized by plan element. These were based on the 2009 Plan with updated input gathered from the current Town Board, Planning Commission, and members of the public. It is well known that depending on the situation or item the identification of an asset or liability can greatly change.

**Table 1.1: Community Assets and Liabilities**

<u>Element</u>	<u>Assets</u>	<u>Liabilities</u>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Rural character</li> <li>• Scenic</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of affordable housing</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• Airport - ILS System</li> <li>• Good road system</li> <li>• Trails - snowmobile, biking, hiking, UTV/ATV</li> <li>• Namekagon Transit System</li> </ul>	<ul style="list-style-type: none"> <li>• High volume of truck traffic thru town</li> <li>• Safety of walkers - County Hill Rd and Sutliff Rd.</li> <li>• Need for safe trails and routes for all users</li> </ul>
<b>Utilities and community facilities</b>	<ul style="list-style-type: none"> <li>• School system</li> <li>• Hospital</li> <li>• Two golf courses</li> <li>• Fire departments</li> <li>• Police Department</li> </ul>	<ul style="list-style-type: none"> <li>• Not enough access to public lands, lakes and beaches, and not enough parking at the boat ramps</li> <li>• No wastewater treatment plant</li> <li>• Functional broadband/cell is lacking and limited</li> <li>• Access to emergency services</li> <li>• Small functional facilities – Town Hall</li> </ul>
<b>Agricultural, Natural and Cultural Resources</b>	<ul style="list-style-type: none"> <li>• Lakes/River - Recreational opportunities</li> <li>• Woods - hunting and recreation</li> <li>• Town forest with sledding hill, ski/ walking trails, and warming chalet</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of groundwater protection plan</li> <li>• More access needed to natural resources</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• World class events - Birkie, Lumberjack World Championship, Fat Tire Bike Race</li> <li>• Tourists and 2<sup>nd</sup> Homeowners</li> <li>• Town has fiscal responsibility</li> <li>• The City of Hayward provides a downtown business district on Main Street</li> <li>• Distance from large Metro area</li> <li>• Louisiana Pacific/Arclin/Great Lakes Renewal Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of business recruitment efforts</li> <li>• Lack of labor force - seasonal, skilled, unskilled</li> <li>• Small Industrial base</li> </ul>
<b>Intergovernmental Cooperation</b>	<ul style="list-style-type: none"> <li>• Active Planning Commission</li> <li>• Previous plan completed</li> <li>• Forward thinking Town Board</li> <li>• High degree of cooperation with Fire Department between Town and adjacent City/Towns</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of communication with LCO Nation</li> <li>• City - Town relationship</li> <li>• County to Town relationships</li> <li>• Towns to Town relationships</li> </ul>
<b>Land Use/ Community Design</b>	<ul style="list-style-type: none"> <li>• Highway Overlay Districts to address scenic quality</li> </ul>	<ul style="list-style-type: none"> <li>• Hwy 63 - billboard, industrial presence, less appealing</li> <li>• Fragmented - surround city, diverse neighborhoods</li> <li>• Light pollution</li> <li>• Airport</li> <li>• Louisiana Pacific Plant</li> <li>• Lack of scenic quality on CTH B and Hwy 63</li> </ul>

## CHAPTER 2 - VISION, GOALS, OBJECTIVES, and POLICIES

A vision statement identifies where an organization (the Town of Hayward) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The statement is written in present tense and describes an ideal future condition.

*The Town of Hayward is...*

*Rural in character with a majority of the land devoted to a mixture of forests, open space, and agriculture. Residential and commercial development is located primarily on land with poor agricultural productivity, or is predominantly concentrated adjacent to the City of Hayward. New development is planned and sited to protect water, natural resources and productive farmland, and to reinforce the rural character of the Town.*

### A Sustainable Community Framework



Image Source: [sustain.wisconsin.edu](http://sustain.wisconsin.edu)

*The Town of Hayward is a desirable place to live because of its rural character, natural terrain, scenic waterways and proximity to regional employment opportunities. The community values its proximity to the City of Hayward, and the areas natural resources. Local leaders continue to work with adjoining towns, the City of Hayward and Sawyer County to manage development and the delivery of services for the betterment of the region.*

### **General Goals**

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The goals are general in nature, and along with the vision statement, are intended to guide actions the Town of Hayward makes in the future. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Town of Hayward.

A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Town of Hayward, a sustainable future will create conditions that:

- Preserve and reinforce the diverse economy and rural character of the Town of Hayward.
- Protect and enhance the ecological assets of the Town of Hayward.
- Maintain and enhance the quality of life of the residents in the Town of Hayward.

If there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision should be based on the intent of the vision statement and the general goals.

Each element of the comprehensive plan contains goals, objectives, and policies that were developed during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

**Goal:** A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

**Objective:** An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

**Policy:** A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words "shall" or "will" are advised to be mandatory aspects of the implementation of the Town of Hayward Comprehensive Plan. Those policies using the words "should," "encourage," "discourage," or "may" are advisory and intended to serve as a guide.

## **2.1 HOUSING**

### **2.1.1 Issues Identified During the Planning Process**

Members of Plan Commission had the following concerns relating to housing:

- Lack of entry level, affordable housing
- Need for high density housing – town houses, apartments, planned urban developments
- Lack of affordable workforce housing
- Need for public utility services (water, sewer, etc) to residential developments in specific locations adjacent to the City of Hayward
- Lack of assisted living and senior housing

### **2.1.2 Goals, Objectives and Policies**

***Goal 1: Facilitate needs of all Town residents to meet existing and forecasted housing demands.***

Objectives:

1. Collaborate with communities in Sawyer County to plan for a range of housing that meets the needs of area residents and seasonal residents of various income levels, age, and health status.

Policies:

1. Encourage the development of affordable single-family housing for all age groups. Explore opportunities to provide incentives for homebuilders that create housing affordable for low and moderate-income households, including smaller, high-quality single-family homes.
2. Encourage development of multi-family apartment buildings and special needs housing in areas where there is access to public services and facilities to support such developments.

3. Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.

**Goal 2:** *Encourage housing types and densities that reinforce the rural character of the Town.*

**Objectives:**

1. Emphasize control of residential density (lot averaging) and site design rather than lot size alone.
2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.

*Lot averaging is a regulatory tool that allows a property owner to create a lot that is smaller than the minimum lot size requirement, provided the acreage of the smaller parcel plus the remaining acreage of the parent parcel add up to the amount of acreage required for two parcels in the applicable zoning district.*

**Policies:**

1. In appropriate areas, encourage clustered residential subdivisions in order to minimize conversion of agricultural or forested land. Incentives may be considered by the Town for developments that use this technique.
2. Support the Town's inspection and compliance to Wisconsin's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
3. Support programs that maintain or rehabilitate the Town's housing stock. Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Discourage the use of properties for the accumulation of "junk" materials.

*Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or "clustered" on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.*

*"Junk" - Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, and household wastes, including garbage and discarded appliances.*

## **2.2 TRANSPORTATION**

### **2.2.1 Issues Identified During the Planning Process**

Members of Plan Commission had the following concerns relating to transportation:

- Adequate revenue to continue road, trails, and routes maintenance
- High volume of large truck traffic through the Town
- Pedestrian safety issues, especially on County Hill Rd. and Sutcliffe Rd.
- Need for safe trails and routes for pedestrians, bikes, and UTV/ATV



### **2.2.2 Goals, Objectives and Policies**

*Goal 1: Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, area businesses, bikes, UTV/ATV and emergency vehicles.*

#### Objectives:

1. Maintain the Town's transportation network at a level of service desired by Town residents and businesses.
2. Manage access to the transportation network in order to effectively maintain the safe and functional integrity of Town roads.
3. Coordinate major transportation projects with neighboring communities, Sawyer County, and the WisDOT.

#### Policies:

1. Transportation Alternatives for Disabled and Elderly Residents - Collaborate with Sawyer County and urban areas in the region to provide transportation services for disabled and elderly residents. Provide transportation information on Namekagon Transit and Sawyer County Senior Services
2. Incorporation of Pedestrian and Bicycle Planning - Ensure that the Town has an active role in providing input on bicycle routes through the Town planned by Sawyer County, WIDNR, or local organizations. Encourage the use of foot or bike paths within and between adjacent conservation or conventional subdivisions. Encourage the inclusion of bikeway and pedestrian improvements in all development proposals.
3. Protection of Town Roads - Encourage traffic patterns that do not increase traffic on Town Roads unnecessarily, and require intergovernmental agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements. New roads shall be built according to Town standards. Where appropriate, designate weight restrictions and truck routes, to protect local roads.
4. Maintain Condition Standards for Town Roadways - Strive to maintain an average PASER rating of 7 for all paved Town Roads, and establish and prioritize future road projects based on the applicable WISLR scores and ADT data. Strive to improve design standards for connector roads to increase road weight capacity.
5. Coordination of Improvements to State and County Highways - Stay apprised of the WisDOT and Sawyer County's efforts to maintain and improve State and County roads. Coordinate improvements to adjacent local roads whenever feasible. Increase communication with State and County Agencies
6. Joint Planning of Roads that Cross Jurisdictions - Work with adjoining Towns and County to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate. Increase communication with adjoining Towns, City and other governing agencies (LCO USDA-FS, USDI-PS)

PASER – Pavement Surface Evaluation and Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.

## 2.3 AGRICULTURAL, NATURAL, and CULTURAL RESOURCES

### **2.3.1 Issues Identified During the Planning Process**

Members of Plan Commission had the following concerns relating to agricultural, natural and cultural resources:

- Continue protect open space, especially along CTH B
- Need a Groundwater Protection Plan
- More access to natural resources

### **2.3.2 Goals, Objectives and Policies**

*Goal 1: Reinforce the Town's rural character by encouraging the preservation of forest land, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.*

Objectives:

1. Minimize fragmentation of forest land, open space, and natural areas.
2. Minimize the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
3. Minimize the potential impact on local cultural resources when evaluating new developments.
4. Encourage the sustainable management of forest lands.

Policies:

1. Discourage fragmentation of open areas, forested land, and natural areas to protect the continuity of these areas for future use.
2. Manage development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, lakes and streams in order to protect the benefits and functions they provide. Ensure future development does not disrupt natural drainage. The Town shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate the management of natural resources. Town shall require developer secure all appropriate permits and surveys from County and/or WI-DNR.
3. Encourage maintenance and rehabilitation of historic areas and buildings. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer should notify the Town and other appropriate agencies of such potential discovery.
4. Promote local history and culture by providing space for a local historical archive as part of any new community facility.

*Goal 2: Minimize land use conflicts between forestry, farms, and other uses.*

Objectives:

1. Ensure that new residents understand the "Right to Farm" law and are familiar with the seasonal effects of expected agricultural practices in the Town.

**Policies:**

1. All farming or forestry operations are encouraged to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
  - Sawyer County
  - University of Wisconsin Extension
  - Wisconsin Department of Agriculture, Trade and Consumer Protection
  - Wisconsin Department of Natural Resources
  - National Resource Conservation Service

**Wisconsin's Right to Farm Law  
(s 823.08, Stats)**

The law was designed to protect farm operations using good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmer to responsibly continue producing food and fiber for the nation and the world.

## **2.4 UTILITIES and COMMUNITY FACILITIES**

### **2.4.1 Issues Identified During the Planning Process**

Members of Plan Commission had the following concerns relating to utilities and community facilities:

- Lack of neighborhood parks and open space
- Need funding for parks and park improvements
- Lack of public beaches
- Need for some public utility services (water, sewer, etc) to residential developments
- Access for emergency services (i.e. gated communities)
- Lack of space in the Town garage
- Lack of professional space in Town Hall building for Police/Fire Office, Voting, common areas, and meetings
- Lack of secure space for Police "Chain of Evidence"
- Lack of cellular and broad-band coverage
- Not enough access to public lands, lakes and beaches
- Not enough parking at the boat ramps
- No wastewater treatment plant

### **2.4.2 Goals, Objectives and Policies**

***Goal 1: Maintain high quality Town services and facilities.***

**Objectives:**

1. Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and, when practical, take into consideration the rural character of the Town.
2. Phase new development in a manner consistent with public facility and service capacity and community expectations.
3. Ensure that Town Hall and other public facilities continue to meet the needs of Town residents and Town employees and staff. Town Hall facility needs to provide professional secure space for Police and Fire Staff including a secure space for Police "Chain of Evidence", records, vehicles, and equipment.

4. Monitor satisfaction with local emergency services and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.
5. Encourage the adoption of renewable energy policies and practices as part of a strategy to meet future energy needs.

**Policies:**

1. Sanitary Sewer - Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. Continue working with Sawyer County to ensure that existing private septic systems are adequately maintained and inspected on a regular basis and that new private or shared septic systems are designed, constructed, and inspected according to State and Sawyer County regulations. Consider the possibility of providing municipal sanitary sewer facilities to densely developed areas, including, but not limited to, the areas in the vicinity of CTH B, Round Lake, Little Round Lake, and areas adjoining the City of Hayward.
2. Water Supply - Encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to Wisconsin DNR regulations. Look at the possibility of providing municipal water facilities to densely developed areas, including the areas in the vicinity of CTH B, Round Lake, Little Round Lake and areas that adjoin the City of Hayward.
3. Stormwater Management - Control stormwater quality and quantity impacts from development. Maintain natural drainage patterns, as existing drainage corridors, streams, floodplains, and wetlands can provide for stormwater quality and quantity control benefits to the community. Direct that developers be responsible for stormwater quality and quantity control both during and after site preparation and construction activities. Collaborate with other jurisdictions as necessary to enforce the Wisconsin DNR regulations and Sawyer County Stormwater Management and Erosion Control Ordinances.
4. Solid Waste and Recycling - Provide a solid waste collection site and provide recycling services that protect public health and the natural environment. Monitor levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses.
5. Parks - Work with the WIDNR and Sawyer County as necessary to determine if there are needs for additional future parks and natural areas in the Town. If needs are identified, work with the WIDNR and the County to determine the most effective and efficient way to proceed with development. Encourage the connectivity of the recreational facilities with regional and state facilities, via bicycle trails or marked routes on existing roads.
6. Power Plants, Transmission Lines, and Telecommunication Facilities - Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development. Actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities.

7. Renewable Energy Facilities – Support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste):
- Allow the installation of solar and wind energy systems in line with Wisconsin State Statute 66.0401 and County regulations: Regulation relating to solar and wind energy systems.
  - Encourage the use of bio-fuels using biomass and other products for power generation.

*Wisconsin State Statute 66.0401: Solar and Wind Systems*

*No county, city, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in Wisconsin State Statute 13.48(2)(h)1.g.), or a wind energy system (as defined in Wisconsin State Statute 66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:*

*(a) Serves to preserve or protect public health or safety.*

*(b) Does not significantly increase the cost of the system or significantly decrease its efficiency.*

8. Cemeteries - Collaborate with local church associations regarding the need for additional cemeteries or cemetery expansion when requests are made.
9. Special Needs Facilities - Work with private developers, Sawyer County and adjacent towns to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents. Actively participate in the planning and siting of any new special needs facility.
10. Emergency Services - Work with adjoining Emergency Service Agencies and the Town's Departments to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and review service provision levels with the appropriate agencies. Assure Town Hall facility is functional for all Town Emergency Services, including protection/out of weather parking for all emergency vehicles.
11. Libraries - Work with Sawyer County and the Sherman and Ruth Weiss Community Library to maintain and improve access to public library facilities for Town residents.
12. Schools - Collaborate with the Hayward School District, and area colleges to provide high quality educational facilities and opportunities for Town residents. Actively participate in the planning and siting of any new school facility.
13. Town Facilities - Evaluate the condition of the Town Hall and associated equipment to ensure that it will continue to meet Town needs.

**Goal 2:** *Ensure that all Town residents are aware of Town policies regarding services.*

**Objectives:**

1. All residents should be educated on the norms and expectations for the delivery of services to Town of Hayward residents, which may differ from services they have received in the past.

**Policies:**

1. Develop and provide staffing for the Town's website to contain information describing Town policies and community norms when new development occurs in the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with

services, and expectations for residents. Website may include an option for feedback and comments to increase electronic communication to all residents.

## **2.5 ECONOMIC DEVELOPMENT**

### **2.5.1 Issues Identified During the Planning Process**

The Town of Hayward Economic Development Plan and members of the planning commission identified major concerns relating to the Town's economy:

- Majority of available jobs are low-paying - mostly tourist-oriented positions
- Property tax base shortfall - U.S. 6th Circuit Court decision exempting American Indian properties (see Section 5.6 Economic Development)
- Lack of business recruitment efforts
- Small industrial base
- Lack of labor force (seasonal, skilled and unskilled)

### **2.5.2 Goals, Objectives and Policies**

*Goal 1: Retain existing businesses and attract new businesses.*

Objectives:

1. Promote the expansion of natural resource-based industries, including tourism, as well as retail and service industries as the major economic development types in the Town.
2. Promote economic development partnerships to consolidate economic development efforts within the Hayward area.
3. Encourage a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and local products.
4. Attract and retain businesses that provide a livable wage, including the provision of adequate fringe benefits.

Policies:

1. Encourage natural resource-based industries, including tourism, as well as retail and service industries as the major economic development types in the Town. Encourage the development of "niche" businesses focused on local resources for local and regional markets.
2. Encourage local cottage industries and regional tourism businesses, such as small-family restaurants, specialty retail, and bed and breakfasts that do not diminish the quality of natural, historical, or cultural resources.
3. Collaborate with local businesses, neighboring municipalities, Sawyer County, Sawyer County Development Corporation, Hayward Area Visitor and Convention Bureau, Chamber of Commerce and other local economic development organizations to develop programs and marketing initiatives that support local businesses and products.

*Goal 2: Minimize land use conflicts between business and non-business uses.*

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood. Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

**Objectives:**

1. Carefully consider whether proposals for commercial or industrial business development will interfere with other land uses and whether they can be supported with the existing road system, other infrastructure and available services.
2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to Community Design Principles, section 2.8)

**Policies:**

1. Encourage commercial and industrial development in the Town of Hayward and concentrate light commercial and industrial development where a full range of utilities, services, roads, and other infrastructure is readily available.
2. Create a TIF District for areas planned for commercial and industrial development that currently do not have infrastructure, utilities and/or services.
3. Prohibit home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting. Proposed businesses shall require a conditional use permit.

## **2.6 INTERGOVERNMENTAL COOPERATION**

### **2.6.1 Issues Identified During the Planning Process**

- Lack of communication with the Lac Courte Oreilles (LCO)
- Town - City relationship and communication
- Town – County relationship and communication
- Towns – Town relationship and communication
- Lack of past cross jurisdictional planning

### **2.6.2 Goals, Objectives and Policies**

**Goal 1:** Maintain mutually beneficial relationships with neighboring municipalities, Sawyer County, LCO Nation, State and Federal agencies, and school districts serving Hayward residents.

**Objectives:**

1. Encourage coordination and collaboration of planning activities with neighboring towns, the City of Hayward, Sawyer County, and the LCO Nation, as applicable.
2. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
3. Identify existing and potential conflicts between Hayward and neighboring towns, the City of Hayward, Sawyer County, and the LCO Nation and establish procedures to address them.

**Policies:**

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with any future comprehensive plans for neighboring municipalities or Sawyer County.

2. Request that School District officials keep the Town apprised of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
3. Request that neighboring towns, Sawyer County, and State or Federal agencies communicate to the Town land use or planning activities that would affect the Town of Hayward.
4. Continually work with neighboring towns and municipalities to identify opportunities for shared services or other cooperative planning efforts.

## **2.7 LAND USE**

### **2.7.1 Issues Identified During the Planning Process**

Members of Plan Commission had the following concerns relating to housing:

- Shortage of developable lake lots
- Development is hindered along the Namekagon, because of the lack of private lands and the Federal ownership of the Namekagon wild and scenic river corridor
- Hwy 63 not appealing - presence of billboards and industrial uses
- Fragmented by the City - diverse neighborhoods
- Light pollution
- County Airport
- Louisiana Pacific Plant

### **2.7.2 Goals, Objectives and Policies**

***Goal 1:** Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character and sense of place.*

Objectives:

1. Maintain a comprehensive future land use plan and map that coordinates housing, economic development, agriculture, and the preservation of open space and natural resources.

Policies:

1. Map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains. Delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for conservation or protection where development should not occur. Review and update regulations that protect these areas consistent with any state or other applicable laws.
2. Map areas in agricultural use, including those areas that have historically been used for farming but may be lying fallow. Delineate these areas on the Future Land Use Map and designate them as areas for agricultural use. Review and update regulations that support continued agricultural use in these areas.
3. Map the location of residential uses throughout the Town. Identify areas suitable for residential development considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, and topography. Delineate these areas on the Future Land Use Map and designate them for residential use. Describe in this plan the type and density of residential development



appropriate for these areas. Review and update regulations that support residential development in these areas.

4. Map existing commercial and/or industrial uses that are found in the Town. Evaluate whether the uses are compatible with surrounding uses, whether the road system and other infrastructure is satisfactory to support these uses, whether the uses are adequately supported by available services, and whether there are other suitable places where they could locate. Based upon the evaluation, determine whether the location of existing commercial and/or industrial uses should be delineated as appropriate locations for commercial and/or industrial use in the Town. In addition, determine whether other additional areas should be designated for commercial and/or industrial use, and if so, delineate them on the Future Land Use Map.

*A Planned Unit Development (PUD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.*

**Goal 2:** Balance land use regulations and individual property rights with community interests.

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
2. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.
3. Maintain policies for interpreting future land use boundaries.

Policies:

1. Planned Unit Developments<sup>1</sup>: A subdivider may elect to apply for approval of a plat employing a planned residential development (PUD) design.
2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
3. Purchase of Development Rights<sup>2</sup>: The use of purchase of development rights may be considered within the Town, if Sawyer County develops this program.
4. Transfer of Development Rights<sup>3</sup>: The use of transfer of development rights may be

*Purchase of Development Rights (PDR) refers to a public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property.*

*Transfer of Development Rights (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.*

<sup>1</sup> See Sawyer County Zoning Code sections 4.27(4) and 17.11

<sup>2</sup> No such program existed when this plan was completed

<sup>3</sup> No such program existed when this plan was completed

considered within the Town, if Sawyer County develops this program.

5. Amending the Future Land Use Map<sup>4</sup>: A property owner may petition for a change to the Future Land Use Map. See section 3.3 for future land use map amendment policies.
6. Review and respond in writing to any proposed changes to the Sawyer County Zoning Ordinance.

## 2.8 COMMUNITY DESIGN PRINCIPLES

### 2.8.1 Issues Identified During the Planning Process

- Hwy 63 not appealing - presence of billboards and industrial uses
- Light pollution

### 2.8.2 Goals, Objectives and Policies

*Goal 1: Promote high quality site and building designs.*

Objectives:

1. Maintain site and design guidelines for all development to uphold property values. Minimize conflicts with neighboring uses, and to reinforce the rural character of the Town as a whole.

Policies:

1. Sites, buildings and facilities should be designed in accordance with the policies outlined below:

#### A) Rural Preservation Areas

Lots, buildings, and driveways within agricultural areas are encouraged to be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels (greater than 10 acres).

**Figure 2.1: Building layout in Rural Preservation**



#### B) Environmentally Sensitive Areas

<sup>4</sup> Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Town Officials, or by officials from adjacent municipalities

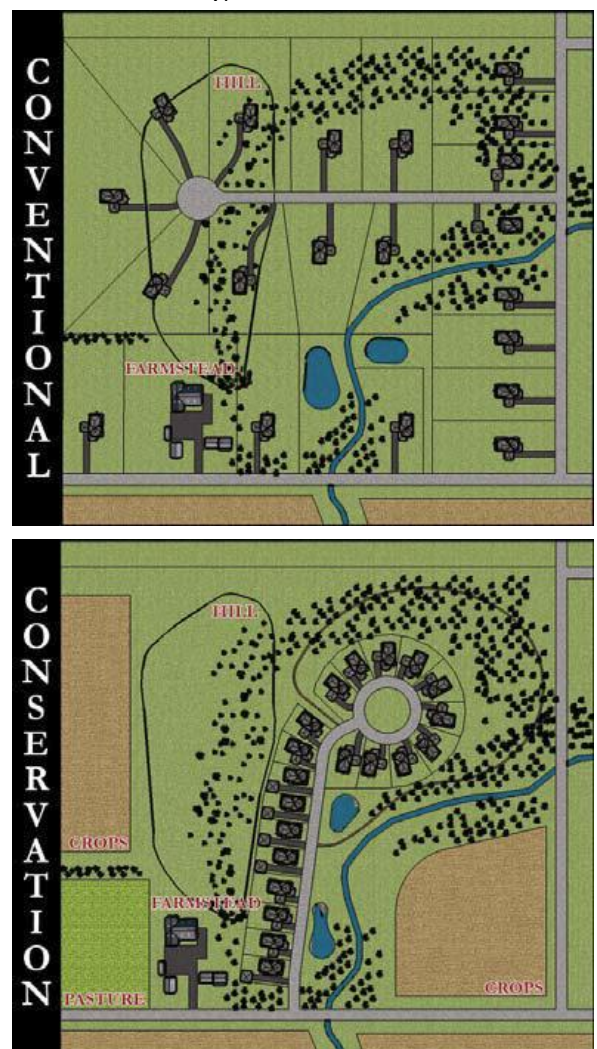
Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers should strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings should be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers should preserve existing woodlands and mature trees during and after development.

The Town encourages the use of Conservation Subdivisions, rather than the conventional lot-by-lot division of land in rural areas containing environmentally sensitive resources (see Figure 2.2).

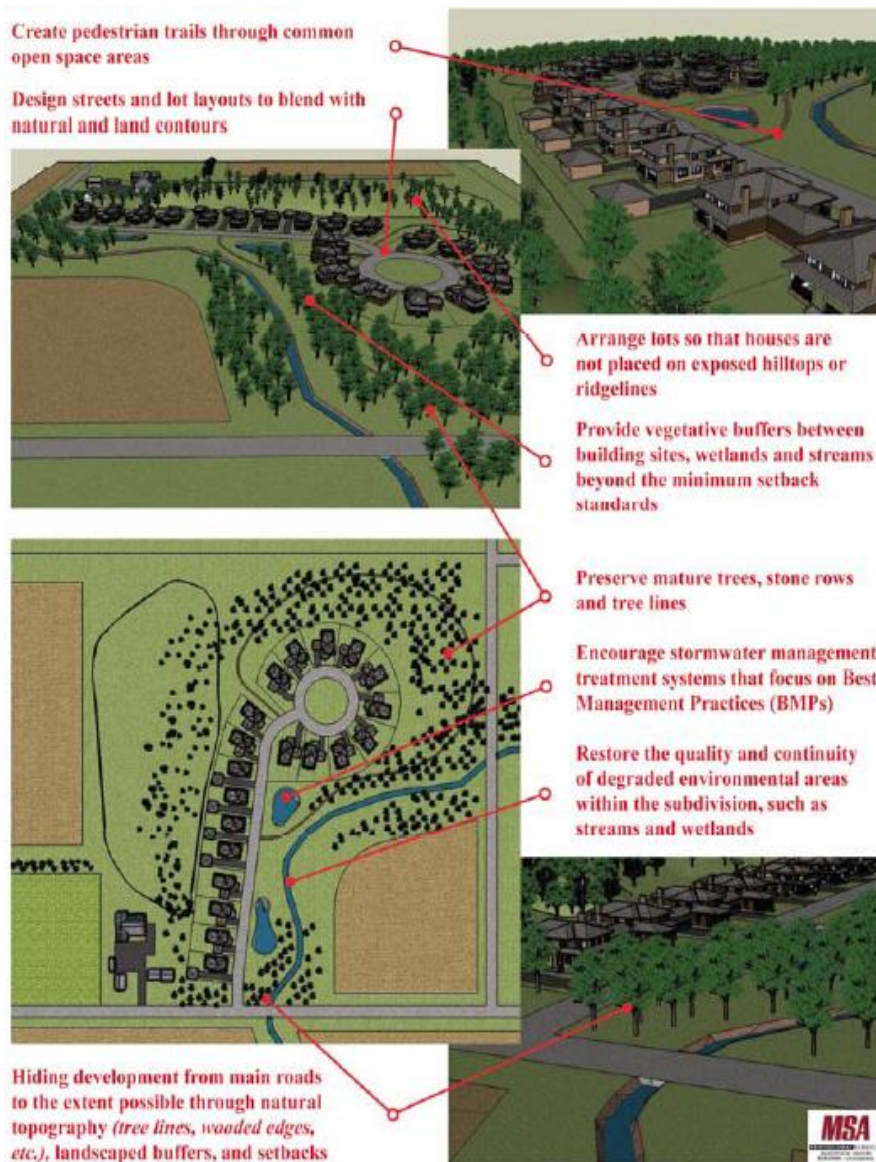
A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, view shed preservation, or archaeological and historic properties preservation. Conservation Subdivision principles are illustrated in the figure below.

*Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.*

**Figure 2.2: Conventional vs. Conservation Subdivision Design**



**Figure 2.3: Conservation Subdivision Design Principles**



### **C) Commercial and Industrial Areas**






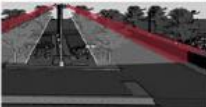

Commercial and industrial uses provide the Town with economic stability and provides goods, services, and jobs for residents. The following guidelines are intended to guide the design new business development to ensure a minimum level of quality and long-term adaptability.

Compatibility with Neighboring Uses: Potential land use conflicts with existing uses (including forestry and agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer's parcel when a proposed use may conflict with an existing use.

Site Planning: Excessive signage, parking, and lighting is discouraged (see Figure 2.4).



Figure 2.4: Signage, Parking and Lighting

<b>SIGNAGE</b> Pedestrian-scaled	<b>DISCOURAGED</b>  Pole	<b>ENCOURAGED</b>  Monument	 Building
	 Roof	 Projecting	 Awning
<b>PARKING</b> Shared parking with minimal access points	<b>DISCOURAGED</b>  Separate parking areas with multiple access points	<b>ENCOURAGED</b> 	
	<b>DISCOURAGED</b>  Angled light fixture taller than 25 feet	<b>ENCOURAGED</b> 	
<b>LIGHTING</b> Full cut-off & sized appropriately			

## D) Transportation Facilities

Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or "micro-freeways," which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged. Pedestrian and bicycle improvements are strongly encouraged, especially in areas near existing facilities. Development proposals shall address the impacts to transportation systems including:

- Traffic flow and volume

- Road conditions, construction, and maintenance
- Emergency vehicle access
- Safe ingress and egress
- Future connectivity to surrounding properties
- Transportation of students (e.g. bus turn-arounds)
- Pedestrian and bicycle improvements.

**E) Utility Construction**

Utilities should be sited and designed to minimize impacts on adjacent uses.

Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts to adjacent uses.

**F) Architectural Styles**

New buildings should promote a high quality of architectural style. The use of natural building materials and energy-efficient materials or designs is highly encouraged, including LEED certification. Buildings should be designed and located to blend into the natural environment. Discourage the repetition of building heights, exterior colors, and housing floor plans within new subdivisions.

*Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.*

## **CHAPTER 3 - FUTURE LAND USE**

### **3.1 FUTURE LAND USE SUMMARY**

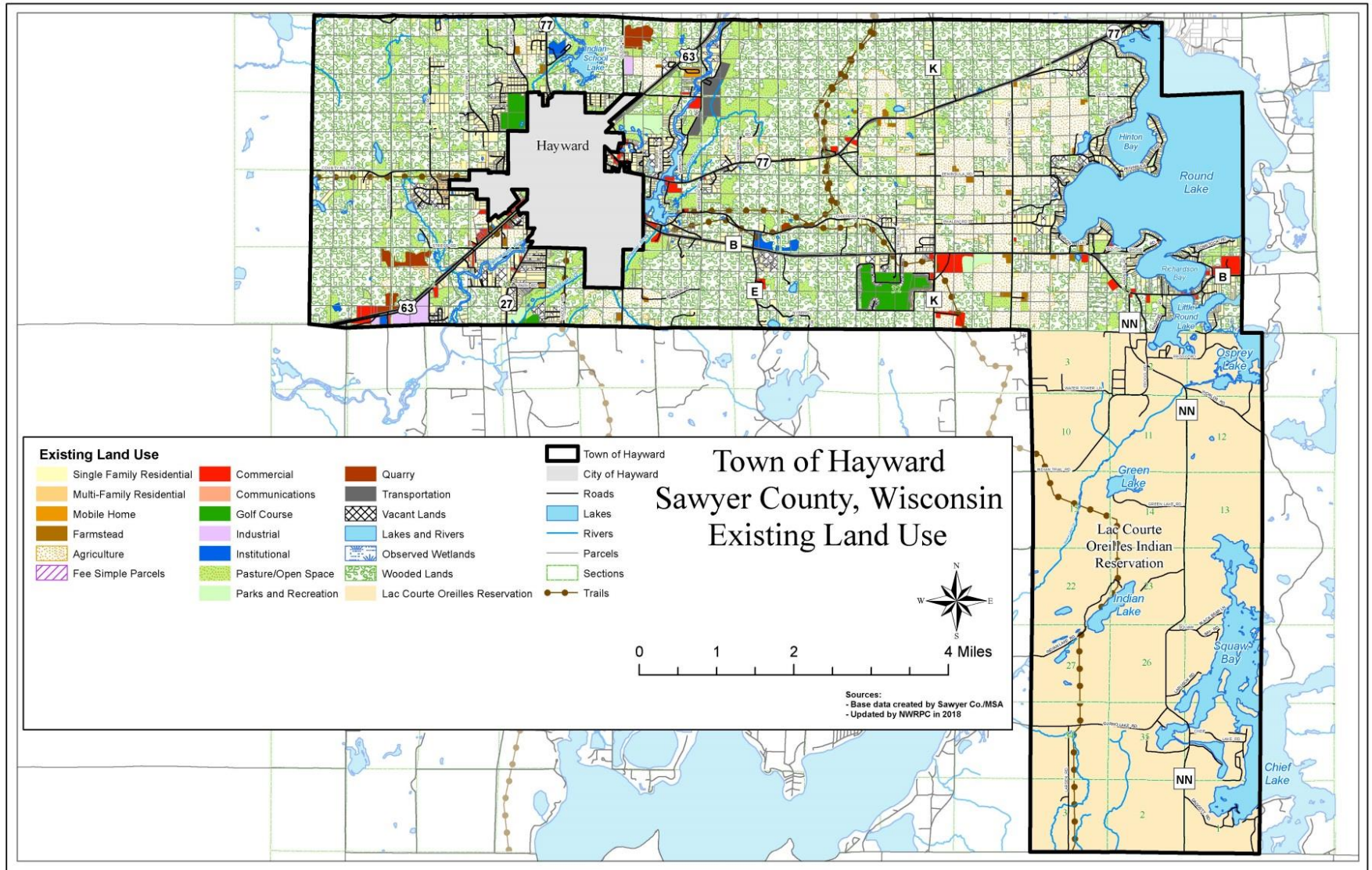
The following chapter summarizes the future land use alternatives for the Town of Hayward and covers all of the information required under Wisconsin State Statute 66.1001. The information is intended to provide a written explanation of the Town of Hayward Future Land Use Map (see Appendix F), which depicts the Town of Hayward desired pattern of land use and establishes the Town's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts from the Sawyer County Zoning Code acceptable within each future land use classification.

The Town does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Town does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, the ability to provide services to the site, and the phasing of development.

#### **3.1.1 FUTURE LAND USE ALTERNATIVES**

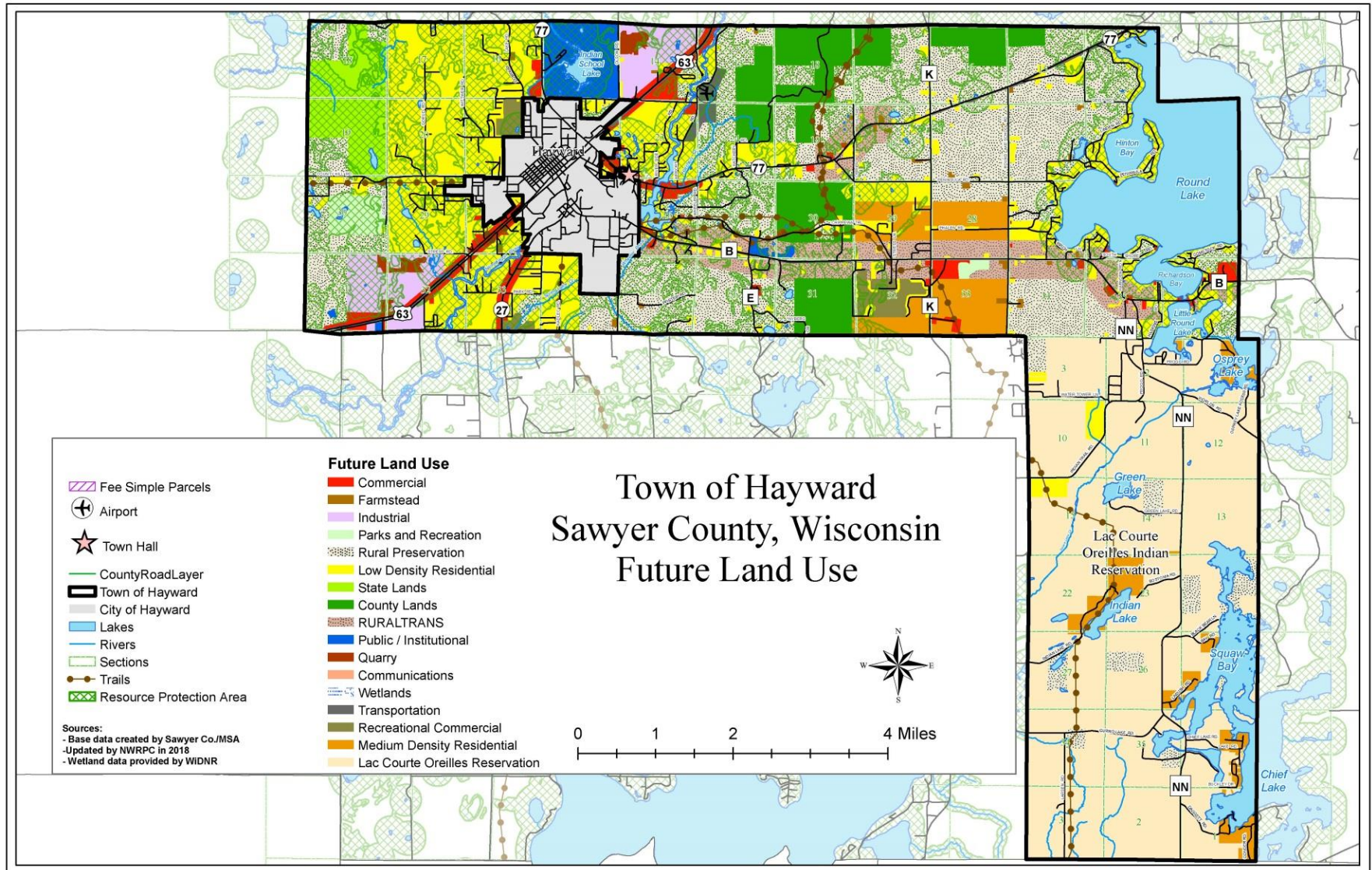
Upon completion of the existing conditions analysis, planning policies and a working session the Plan Commission focused on developing a future land use map as well as a current land use map. The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Town staff and officials to guide recommendations and decisions on rezoning and other development requests.

Map 1: Existing Land Use





Map 2: Future Land Use



### **3.2 FUTURE LAND USE DESCRIPTIONS**

The following provides a detailed description of each future land use classification and their related policies.

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

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

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

The following policies shall apply in areas designated as NRP:

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

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

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

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

The following policies shall apply in areas designated as RP:

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

- conservation easement will be recorded on the deed to the property, transferable to subsequent owners, or
- Additional bonus lots resulting in a gross density exceeding eight units per 40 acres may be granted per the requirements of a conservation subdivision ordinance. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.
- 3. Agriculturally or forestry related businesses, cottage industries, utility, park recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Sawyer County base zoning districts for RP areas.
- 4. Amendments to the RP District will adhere to Section 3.3.
- 5. All Sawyer County zone districts are included in this land use category.

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

The following policies shall apply in areas designated as RT:

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

**Low-Density Residential (LDR)** - The primary intent of this classification is to identify areas suitable for future single-family residential housing. LDR areas are those lands that are

delineated as existing residential, vacant platted areas, and proposed plats of two (2) or more acres.

The following policies shall apply in areas designated as LDR:

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

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

The following policies shall apply in areas designated as MDR:

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

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

The following policies shall apply in areas designated as I:

1. In accordance with the policies of this plan, industrial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector and arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. Amendments to the LDR District will adhere to Section 3.1.3.

4. The most appropriate Sawyer County zoning district for this future land use category is:  
I-1 Industrial One District.

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

The following policies shall apply in areas designated as C:

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

**Public and Institutional (PI)** - The primary intent of this classification is to identify areas suitable for public or institutional development. Presently there are three public/institutional properties within the Town: Hayward Area Memorial Hospital along STH 77 north of the City of Hayward; the Town Hall at the Davis/STH 77 intersection; a public works site and fairgrounds located near the CTH B/E intersection. Additional public and institutional land has not been identified in this plan.

The following policies shall apply in areas designated as PI:

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

**Parks and Recreation (PR)** - The primary intent of this classification is to identify areas suitable for public parks and recreational uses. There are multiple recreational sites within the Town of

Hayward, including a beach, several hiking/cross-country ski trails, wildlife and forest lands, a park and three boat landings. Additional park and recreational land has been identified and developed in the western portion of the Town along Gorney Road.

The following policies shall apply in areas designated as PR:

1. Applications for the development of park and recreational uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use.

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

The following policies shall apply if RCM developments are proposed:

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

### **3.3 AMENDING THE FUTURE LAND USE MAP**

The Town of Hayward recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition<sup>5</sup> for a change to the Future Land Use Map<sup>6</sup>. The Town will consider petitions based on all, but not limited to, the following criteria:

1. **Public Need Criteria:** There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional
2. **Compatibility Criteria:** The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. **Natural Resources Criteria:** The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

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<sup>5</sup> Petitions' to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town officials, or by officials from adjacent municipalities.

<sup>6</sup> Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Town Plan Commission, a public hearing, and Town Board approval.



4. **Emergency Vehicle Access Criteria:** the lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. **Ability to Provide Services Criteria:** Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (policy, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to service the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities
6. **Intergovernmental Cooperation Criteria:** Petitions may demonstrate that a change in the Future Land Use Map is consistent with the Sawyer County Comprehensive Plan and Zoning Code.
7. **Agricultural Criteria:** The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce the harvest products.
8. **Adherence to Other Portions of this Plan:** The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this plan.

### **3.4 INTERPRETING MAP BOUNDARIES<sup>7</sup>**

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.

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<sup>7</sup> With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Town of Hayward and Northwest Regional Planning Commission have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. If any errors are found, parties will be notified and relevant maps will be corrected.



7. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the map

### **3.5 DEFINITIONS**

The following definitions guide the interpretation of key terms within the future land use policies. Refer to the Sawyer County Zoning Code for additional rules and definitions not specifically addressed herein.

**Data Sources:** The landowner's name and land ownership should be determined using the most recent available Plat Book for Sawyer County, or tax records and record deeds on file with the Sawyer County Register of Deeds and land ownership records as of February 7, 2009

**Gross Density:** This calculation shall be the total number of residential units proposed for the gross acreage of the parcel or parcels in question and presented as "X" units per acre. Gross acreage includes all contiguous parcels held under single ownership. Final calculations of density and permitted units per acre shall be rounded to the nearest whole number.

**Dwelling Unit:** A residential structure or portion thereof, containing a separate and complete living area, for one-family, not including boarding houses, camping trailers, hotels, motor homes, or motels.

**Farm Residences:** A farm residence built before January 1, 2009 shall not count against the plans density policies. A replacement to such a farm residence shall not count against these policies either. New residential structures built after January 1, 2009 shall count against the density policies.

**Contiguous Parcels:** The term "contiguous" is defined to mean "parcels of land that share a common boundary, including a connection at only one point, under single ownership (i.e. a public road, navigable waterway or railroad shall not be considered a break up of contiguity)."

**Single Ownership:** The term "single ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, family-owned including that individual, or owned by a partnership or corporation in which the individual is a member."

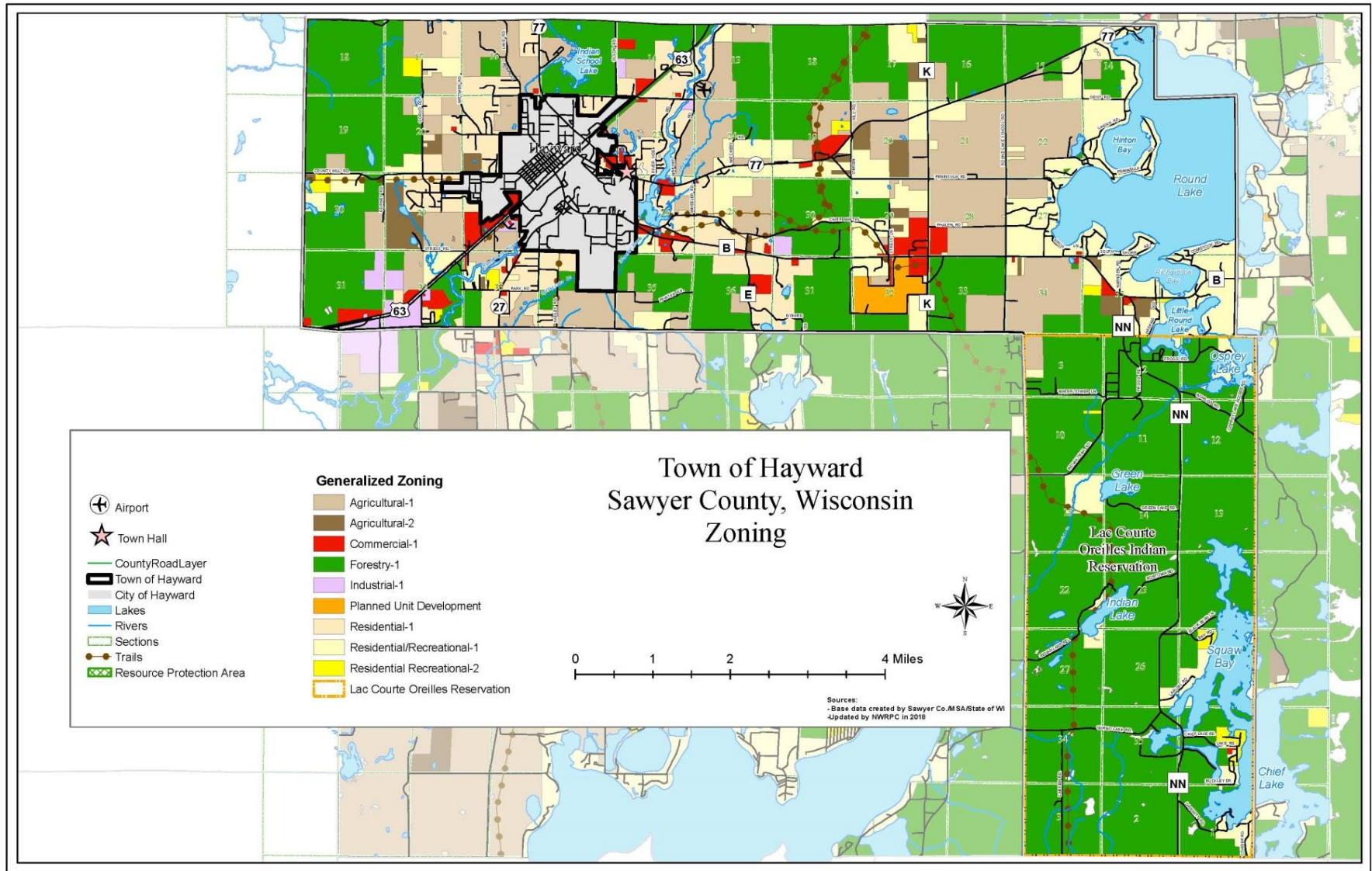
**Minimum Lot Size:** Unless specifically determined within this Plan, the minimum lot size for parcels shall follow the requirements of the Sawyer County Zoning Code.

**Commercial Use:** A commercial use requiring a rezone away from A-1 Agricultural One District after January 1, 2009 are considered the equivalent of one dwelling unit.

**Land Sales after January 1, 2009:** Changes and reconfigurations in ownership of a single ownership parcel in existence on January 1, 2009 do not trigger new allotments of potential future dwelling units per the density policy. When land is sold or consolidated after January 1, 2009 the Town will use the following approaches to determine how many (if any) potential future dwelling units were transferred along with the land.

1. The Town encourages property owners to make clear in sales contracts how many potential future dwelling units (if any) are being transferred along with the land. The Town will use such a sales contract or similar document when considering development applications.
2. In the absence of a clearly understood sales contract or similar document, the Town will attempt to learn from all affected property owners the intent (in writing), and share that information with Sawyer County Zoning Department. The written intent statement or affidavit should then be recorded against the deeds to all affected properties.
3. In the absence of a clearly understood statement of intent, the Town Board will attempt to make a determination based on the best available evidence, and share that determination based on the best available evidence, and share that determination and its rationale with the Sawyer County Zoning Department.
4. In the absence of evidence satisfactory to the Town Board, all remaining future dwelling units shall remain with the largest portion of the 2009 parcel.

Map 3: Generalized Zoning



## CHAPTER 4 - IMPLEMENTATION

### 4.1 IMPLEMENTATION SUMMARY

The implementation chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears in Appendix C. It also describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Town and how local decisions must be consistent with this plan. Finally, this chapter describes the processes for adoption, for reviewing implementation progress, and for amending the plan in future years.

### 4.2 ACTIONS BY ELEMENT

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the Town will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of the Hayward area, local civic and business associations, neighboring municipalities, Sawyer County, and State agencies.

Each action includes (in parentheses) a preferred timeline for completion:

**Short Term:** This indicates that action should be taken in the next 5 years (highest priority).

**Mid Term:** This indicates that action should be taken in the next 10 years (medium priority).

**Long Term:** This indicates that action should be taken in the next 20 years (low priority).

#### 4.2.1 Housing Actions

Plan Commission acknowledges that the Town needs to plan for a range of housing that meets the needs of area residents. The Town currently lacks sufficient affordable, assisted living/senior and multifamily housing. This Plan includes no proactive actions to spur the housing development, but it includes policies that encourage development that meets existing and forecasted housing demands that reinforces the rural character of the Town.

#### 4.2.2 Transportation Actions

1. **Schedule and budget for road maintenance with a Capital Improvement Plan, updated annually.** Road repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. (Short Term)
2. **Promote transit service alternatives.** Provide transportation service information from Sawyer County programs and private vendors that offer alternative transportation options for Town residents, and make this information available at the Town Hall. (Short Term)

#### 4.2.3 Agriculture, Natural, and Cultural Resource Actions

**"Right to Farm" agreement.**

Monitor and continue to enforce "Town of Hayward Right to Farm Acknowledgement" Ordinance 05-2009 (Short Term)

#### **4.2.4 Utilities and Community Facilities Actions**

1. Conduct a Long-Range Facilities Needs study  
Conduct a long-range facilities needs study to assess the need for new or expanded Town facilities. (Long Term)
2. Continue to Provide Park and Recreation Facilities  
The Town currently has sufficient park land to meet local recreation needs; improvements to those lands may be warranted, especially as additional development is proposed. Wisconsin Statute 236.45, as amended in 2008, allows the Town to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. Implement Park and Recreation Plan (Long Term)
3. Create and Maintain a Capital Improvement Plan  
Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as buildings, sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period (Short term)

#### **4.2.5 Economic Development Actions**

The Town's economy is largely based on the forestry industry; therefore maintaining existing forestlands is very important. This Plan includes no proactive actions to spur economic development, but it includes policies that encourage preservation of the existing forestlands.

#### **4.2.6 Intergovernmental Cooperation Actions**

Coordinate Growth Plans with the City of Hayward and Sawyer County.

Prior to the adoption of this Plan, and for subsequent updates, request comments from the officials from the City of Hayward and Sawyer County. (Continual)

- Sponsor joint meetings with adjoining Governing entities to facilitate improved intergovernmental communication and cooperation. Town Officials should attend adjoining Governing entities' meetings.

#### **4.2.7 Land Use Actions**

Continue to work with the Sawyer County and other adjacent Governments to ensure consistency with the Town Plan.

Beginning January 1, 2010, zoning changes must be consistent with the Town and County Comprehensive Plans. Currently Sawyer County has a Comprehensive Plan per Wisconsin's Comprehensive Planning Law. Continue to revise and update the Town Comprehensive Plan as appropriate (Short Term)

#### **4.2.8 Implementation and Plan Amendment Actions**

##### 1. Attendance at Town Board Meetings.

At the discretion of the Commission Chairperson, a representative of the Planning Commission will attend Town Board meetings to update the Board on the Commission's activities.

2. Joint Comprehensive Plan review meeting with the Town Board and Plan Commission.

A joint meeting may be held at the request of either the Plan Commission or the Town Board. In this meeting the Town should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.4 and 4.6 for more information about reviewing and amending this plan.

3. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan.

### **4.3 IMPLEMENTATION TOOLS**

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances.

#### **4.3.1 Zoning Ordinance**

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- The Town of Hayward does not have its own zoning ordinance, but is covered under the Sawyer County Zoning Ordinance. The Town intends to use this plan along with the Sawyer County Zoning Ordinance and any Town's more stringent Ordinance(s) to guide future development.

#### **4.3.2 Official Maps**

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future dedication for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- The Town does not have an official map, and there are no immediate plans to create one.

#### **4.3.3 Sign Regulations**

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

- The Town currently relies on Sawyer County's sign ordinance. Section 2.8 of this plan, Community Design Principles, includes preferred design guidelines for signage in the Town.

#### **4.3.4 Erosion/Stormwater Control Ordinances**

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Sawyer County and Wisconsin Department of Natural Resources permit requirements.

- The Town currently relies on Wisconsin Department of Natural Resources and Sawyer County's Stormwater Control Ordinances/Regulations

#### **4.3.5 Historic Preservation Ordinances**

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- The Town does not have an historic preservation ordinance and does not have plans to adopt one.

#### **4.3.6 Site Plan Regulations**

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

- Town Ordinances requires specific reviews of site plans for Commercial Buildings, which must be approved by the Town Board.

#### **4.3.7 Design Review Ordinances**

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- The Town does not have a design review ordinance. The Town of Hayward Highway Overlay District Ordinance allows for coordination of impacts to scenic corridors and Commercial Building Plans required reviews. Suggested design guidelines for new development are provided in section 2.8 of this plan, Community Design Principles.

#### **4.3.8 Building Codes and Housing Codes**

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- The Town requires adherence to the Uniform Dwelling Code, including building permit and inspection requirements on new construction.

#### **4.3.9 Mechanical Codes**

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- The Town requires adherence to all state mechanical codes.

#### **4.3.10 Sanitary Codes**

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- The Town requires adherence to the Wisconsin Sanitary Code and Sawyer County Sanitary Code.

#### **4.3.11 Land Division and Subdivision Ordinance**

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the City. The Town Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the land commission.

- The division of land in the Town of Hayward is governed by Wisconsin Statutes, the Sawyer County Subdivision Ordinance, the Town of Hayward Subdivision Ordinance and other Ordinances, and, within 1.5 miles of the City of Hayward, by the city's extraterritorial plat review authority.

### **4.4 PLAN ADOPTION AND AMENDMENT PROCEDURES**

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (Wisconsin State Statute 66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Town Board in the form of an adoption



ordinance approved by a majority vote. Two important steps must occur before the Town Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing.

### **Plan Commission Recommendation**

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document

### **Public Hearing**

Prior to adopting the Plan, the Town (either Town Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

### **Draft Distribution and Public Hearing Notifications**

The Town is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Town should send the notice and a copy of the proposed plan to each of the following:

- Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
- The clerk of every town, city, village, and county that borders the Town.
- The regional planning commission in which the Town is located.
- The public library that serves the area in which the Town is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Town should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

### **Plan Adoption/Amendment**

This plan and any future amendments become official Town policy when the Town Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose

to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

### **Adopted Plan Distribution**

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.
5. The Comprehensive Planning Program at the Department of Administration.

### **4.5 CONSISTENCY AMONG PLAN ELEMENTS**

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Hayward engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under Wisconsin State Statute 62.23 (6)
- Local subdivision regulations under Wisconsin State Statute 236.45 or 236.46
- County zoning ordinances enacted or amended under Wisconsin State Statute 62.23 (7)
- Town zoning ordinances enacted or amended under Wisconsin State Statute 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under Wisconsin State Statute 59.692, 61.351 or 62.231

An action shall be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Town of Hayward reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

### **Inconsistencies with Sawyer County's Planning and Zoning**

The minimum lot size for non-shoreland properties specified under the policies of this plan is 2 acres per dwelling unit. The lowest minimum lot size allowed by the applicable Sawyer County zoning districts for non-farm residential development is 0.23 (sewered) and 0.46 (unsewered)

acres per dwelling unit. It is assumed that the more stringent policies of this plan will prevail in rezone and land use decisions. Sawyer County has a completed Comprehensive Plan.

**Inconsistencies with the City of Hayward's Comprehensive Plan**

The City of Hayward has a completed Comprehensive Plan and no inconsistencies are apparent.

**4.6 PLAN MONITORING, AMENDING and UPDATING**

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future conditions in the Town. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Town will review its content prior to any important decisions, especially those that will affect land use. From time to time the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Should the Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.4. Amendments may be proposed by either the Town Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process may begin with a joint meeting of the Plan Commission and Town Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by Town Board (March or April).

Wisconsin's comprehensive planning statute (Wisconsin State Statute 66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

**4.7 SEVERABILITY**

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

## CHAPTER 5 - EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin State Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the US Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

### 5.1 ISSUES and OPPORTUNITIES

This element provides a baseline assessment of the Town of Hayward past, current, and projected population statistics and covers all of the information required under Wisconsin State Statute 66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Hayward.

#### 5.1.1 Population Statistics and Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

From year 1970 to 2015, the population for the Town of Hayward increased by 92.5%, while the population growth rates in Sawyer County and the State of Wisconsin were 70.45% and 30.56% respectively. The Department of Administration estimated that the population in the Town to increase slightly to 665 by the year 2020.

**Table 5.1: Town of Hayward Sex and Age (2015)**

Category	Population
Male	1809
Female	1708
Under 5 years	285
5 to 9 years	296
10 to 14 years	150
15 to 19 years	284
20 to 24 years	141
25 to 34 years	392
35 to 44 years	339
45 to 54 years	671
55 to 59 years	227
60 to 64 years	181
65 to 74 years	259
75 to 84 years	177
85 years and over	115
<b>Total</b>	<b>3517</b>

Source: US Census Bureau, 2015 ACS

**Table 5.2: Median Age 2015**

Location	United States	Wisconsin	Sawyer Co.	T. Hayward
Median Age (years)	37.6	39	49.3	41.8

Source: US Census Bureau, 2015 ACS

The age group (cohort) in the Town with the highest population is those 45 to 54 years old (19.08%). This is also the highest percentage age cohort for City of Hayward, Sawyer County and the State. The median age of the Town of Hayward is 41.8, which is higher than the County, and higher than the State median age. Approximately 20.81% of the population is at or near retirement age (60+)

Population projections allow a community to anticipate and plan for future growth needs. In year 2014, the Wisconsin Department of Administration released population projections to year 2040

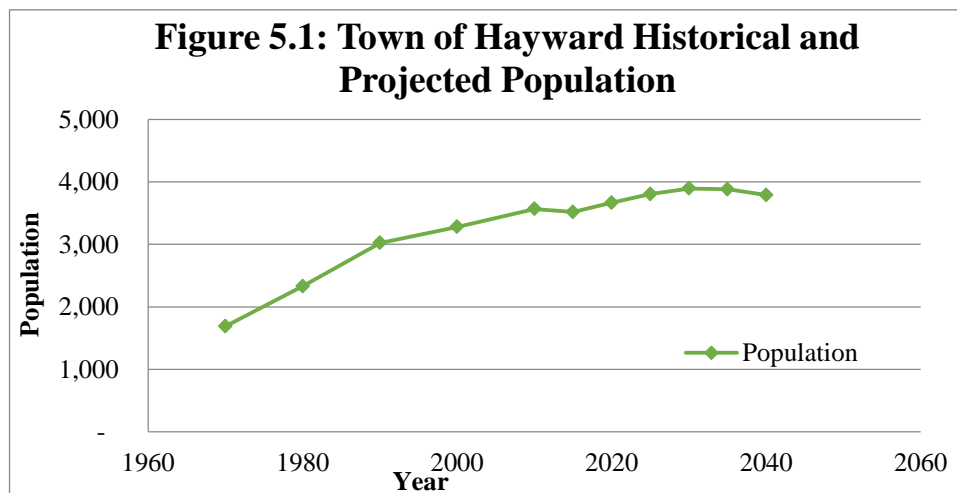
for every municipality in Wisconsin. The WIDOA projected the Town of Hayward population will grow to 3,790 by year 2040, about 21.7% of the Sawyer County total for that year. The WIDOA projects the population in Sawyer County will increase to 17,430 by year 2040. However, it should be noted that the WIDOA projection methodology tends to rely heavily on past population trends. The WIDOA states that...

*"Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections."*

**Table 5.3: Town of Hayward Historical and Projected Populations**

Population	T. of Hayward	% of County Population	C. of Hayward	% of County Population	Sawyer Co. Population
1970	1,690	17.5%	1,457	15.1%	9,670
1980	2,331	18.1%	1,698	13.2%	12,843
1990	3,024	21.3%	1,897	13.4%	14,181
2000	3,279	20.2%	2,129	13.1%	16,196
2010	3,567	21.5%	2,318	14.0%	16,557
2015	3,517	21.3%	2,101	12.7%	16,483
WIDOA Projections					
2020	3,665	21.5%	2,475	14.5%	17,070
2025	3,805	21.6%	2,600	14.7%	17,645
2030	3,895	21.6%	2,690	14.9%	18,010
2035	3,880	21.7%	2,710	15.1%	17,895
2040	3,790	21.7%	2,680	15.4%	17,430

Source: US Census Bureau, Wisconsin DOA



Caution should be given, as both NWRPC and WIDOA figures do not account for changes in local land use regulations, which could affect population growth.

### 5.1.2 Racial Composition

The racial make-up of the Town of Hayward is primarily persons who are either white or Native American (Table 5.4). In 2015, whites accounted for 69.52 percent of the total population, while Native Americans accounted for 28.8 percent of the total population. The other racial categories accounted for 84 residents, or 2.39 percent of the total population. The largest racial groups in Sawyer County in 2015 were also white and Native American.

**Table 5.4: Persons by Race (2015)**

Race	Town of Hayward		Sawyer County		State of Wisconsin	
	#	%	#	%	#	%
White alone	2,449	69.52%	12,771	77.69%	4,961,193	86.21%
Black or African American alone	5	0.14%	109	0.66%	361,730	6.29%
American Indian and Alaska Native alone	984	28.08%	2,884	17.54%	51,459	0.89%
Asian alone	9	0.26%	88	0.54%	148,077	2.57%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	0	0.00%	1,378	0.02%
Some other race alone	0	0.00%	121	0.74%	105,038	1.83%
Two or more races:	70	2.00%	465	2.83%	125,923	2.19%
Total	3,517	100.00%	16,438	100.00%	5,754,798	100.00%

Source: US Census Bureau, 2015 ACS Data

### 5.1.3 Population Density

In 2015, with a population of 3,517 persons and a land area of 57.4 square miles, the Town of Hayward's population density was 57.4 persons per square mile (Table 5.5). This figure was much higher than the figure for the County (13.12 persons/sq. mi.) but less than the figure for the State (105.72 persons/sq. mi.). The City of Hayward's population density in 2000 was 724.48 persons per square mile.

**Table 5.5: Population Density (2015)**

Area	Town of Hayward	City of Hayward	Sawyer County	Wisconsin
Land Area (sq.mi)	57.4	2.9	1256.5	54313.7
Population	3,517	2,101	16,483	5,742,117
Person/Sq.Mi.	61.27	724.48	13.12	105.72

Source: US Census Bureau, 2015 ACS Data

## 5.2 HOUSING

This element provides a baseline assessment of the Town of Hayward current housing stock and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: past and projected number of households, age and structural characteristics, occupancy and tenure characteristics, and value and affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Hayward.

Town of Hayward's total households in year 2015 was 1,428. Based on WIDOA projections to year 2040 projects the total number of households will reach 1,585 by year 2030, representing a 9.91% increase. This rate is lower than that projected for the County (7.94%) and more for the State (17.60%).

### 5.2.1 Households and Housing Units: Past, Present, and Future

In year 2015, there were 1,428 households in the Town of Hayward, an increase of 181% since 1970. During that same period, total households increased by 133% for Sawyer County and 73% for the State. The higher growth in households from year 1970 to 2015 can be attributed to the decrease in the average size of households. Since 1970, the number of people per household throughout Wisconsin has been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy. WIDOA utilized projections to derive 2040 household projections for municipalities in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2040 household size based on WIDOA trends. In 2015 for the Town of Hayward, there are expected to be 2.60 people per household compared to the counties at 2.19.

**Table 5.6: Occupied Households and Housing Units**

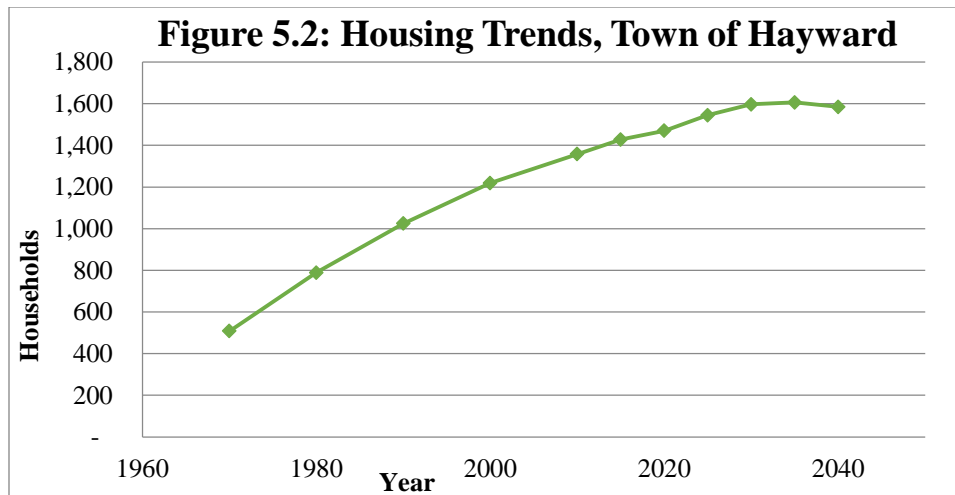
Housing	Town of Hayward	Sawyer County
People per Household (1970)	3.33	3.02
People per Household (1980)	2.95	2.75
People per Household (1990)	2.95	2.55
People per Household (2000)	2.69	2.44
People per Household (2010)	2.27	2.05
People per Household (2015)	2.60	2.19
Housing Units (1970)	745	6,452
Housing Units (1980)	914	11,053
Housing Units (1990)	1,642	13,025
Housing Units (2000)	1,841	13,722
Housing Units (2010)	2,372	15,583
Housing Units (2015)	2,316	16,152

Source: U.S. Census Bureau, 2015 ACS

**Table 5.7: Projected Households**

Household Projections	Town of Hayward	Sawyer County	Wisconsin
Total Households (1970)	508	3,205	1,328,304
Total Households (1980)	789	4,668	1,652,010
Total Households (1990)	1,025	5,569	1,822,118
Total Households (2000)	1,219	6,640	2,084,544
Total Households (2010)	1,358	7,038	2,274,611
Total Households (2015)	1,428	7,488	2,299,107
<b>Projections</b>			
Total Households (2020)	1,470	7,643	2,491,982
Total Households (2025)	1,545	7,994	2,600,538
Total Households (2030)	1,597	8,242	2,697,884
Total Households (2035)	1,606	8,266	2,764,498
Total Households (2040)	1,585	8,134	2,790,322
<b>Estimated Percent Growth (2015-2040)</b>	9.91%	7.94%	17.60%

Source: WIDOA, US Census, 2015 ACS



### 5.2.2 Age and Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Hayward's 2,316 total housing units, 37.17% were built before 1970 and 5.7% were built before 1940. With a large portion of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2015 American Community Survey, 80.35% of the Town of Hayward's occupied 1,318 housing units were family homes. Out of the occupied households, 60.55% were married couples.

### 5.2.3 Occupancy and Tenure Characteristics

According to the 2015 American Community Survey, the Town of Hayward had 2,316 total housing units. Of these, 1,318 are occupied housing units and 998 vacant housing units. Of these vacant housing units, 861 of them are for seasonal, recreational or occasional use. Historical numbers in the table

**Table 5.8: Housing Age Characteristics**

Year Structure Built	Number	Percent
1939 or earlier	132	5.70%
1940 to 1949	88	3.80%
1950 to 1959	188	8.12%
1960 to 1969	198	8.55%
1970 to 1979	399	17.23%
1980 to 1989	418	18.05%
1990 to 1999	430	18.57%
2000 to 2009	453	19.56%
2010 to 2013	10	0.43%
2014 or later	No data	0.00%
<b>Total:</b>	<b>2,316</b>	<b>100%</b>

Source: US Census Bureau, 2015 ACS

**Figure 5.9: Household Types (2015)**

Household Type	Number
Family households:	1,059
Married-couple family:	798
1-unit structures	698
2-or-more-unit structures	63
Male householder, no wife present:	39
Female householder, no husband present:	222
Nonfamily households:	259
<b>Total of Family and Nonfamily Households:</b>	<b>1,318</b>

Source: US Census Bureau, 2015 ACS



below (Table 5.10) displays an increase of vacant housing from seasonal, reactional and occasional use of 37.60% in 1990 to 43.09% in 2015. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

**Table 5.10: Housing Occupancy Characteristics**

Occupancy Type	1990	1990	2000	2000	2010	2010	2015	2015
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied Housing Units	766	46.70%	942	51.20%	1083	45.66%	942	40.69%
Renter Occupied Housing Units	259	15.80%	277	15.00%	411	17.32%	376	16.22%
Vacant Housing Units	617	37.60%	622	33.80%	878	37.02%	998	43.09%
<b>Total:</b>	<b>1642</b>	<b>100.00%</b>	<b>1841</b>	<b>100.00%</b>	<b>2372</b>	<b>100.00%</b>	<b>2316</b>	<b>100.00%</b>
***Vacant includes: For rent, for sale, seasonal and other								

Source: US Census Bureau

Of the occupied housing units, the majority of residents have been living in their household for 18 years or less (2000-Present) for both renter and owner occupied housing units.

**Table 5.11: Housing Tenure and Residency of Owner/Renter Occupied Unit (2015)**

Year Head of Household Moved Into Unit	Number	Percent
<b>Owner</b>		
1979 or earlier	119	12.63%
1980 to 1989	179	19.00%
1990 to 1999	168	17.83%
2000 to 2009	323	34.29%
2010 to 2014	141	14.97%
2015 or later	12	1.27%
<b>Total:</b>	<b>942</b>	<b>100.00%</b>
<b>Renter</b>		
1979 or earlier	20	5.32%
1980 to 1989	13	3.46%
1990 to 1999	28	7.45%
2000 to 2009	169	44.95%
2010 to 2014	146	38.83%
2015 or later	No data	0.00%
<b>Total:</b>	<b>376</b>	<b>100.00%</b>

Source: US Census Bureau, 2015 ACS

### 5.2.4 Value and Affordability Characteristics

In year 1990, the median value for a home in the Town of Hayward was \$57,800, compared to \$177,200 for 2015. In 2015, 41.98% of the Town housing stock was valued at \$200,000 or more. The median rent in year 2015 for the Town of Hayward was \$509, compared to \$473 for Sawyer County and \$651 for Wisconsin.

**Table 5.12: Median Value of an Owner Occupied Housing Unit**

	<b>T. of Hayward</b>	<b>Sawyer Co.</b>	<b>Wisconsin</b>
<b>2000</b>	\$ 109,400	\$ 94,300	\$ 112,200
<b>2010</b>	\$ 186,400	\$ 168,200	\$ 169,000
<b>2015</b>	\$ 177,200	\$ 160,400	\$ 165,800

Source: US Census Bureau, 2015 ACS

**Table 5.13: Home Value and Rental Statistics for the Town of Hayward**

<b>Value and Rent</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>
<b>Occupied Units</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>
<b>Owner Occupied</b>				
Less than \$50,000	38.30%	6.00%	6.83%	10.08%
\$50,000 to \$99,999	47.70%	39.80%	5.08%	9.66%
\$100,000 to \$149,999	9.40%	23.60%	22.90%	14.76%
\$150,000 to \$199,999	3.20%	14.00%	20.22%	24.52%
\$200,000 to \$299,999	1.00%	11.70%	26.13%	24.31%
\$300,000 to \$499,999	0.40%	4.50%	10.53%	13.91%
\$500,000 to \$999,999	0.00%	0.40%	7.57%	0.42%
\$1,000,000 or more	0.00%	0.00%	0.74%	2.34%
<b>Median Value</b>	<b>\$57,800</b>	<b>\$109,400</b>	<b>\$186,400</b>	<b>\$177,200</b>
<b>Renter Occupied</b>				
Less than \$200	25.10%	21.20%	7.06%	3.19%
\$200 to \$299	25.10%	20.50%	8.76%	2.13%
\$300 to \$499	27.30%	30.90%	43.80%	17.82%
\$500 to \$749	2.60%	15.10%	28.71%	19.41%
\$750 to \$999	0.00%	5.00%	7.54%	23.67%
\$1,000 to \$1,499	0.00%	0.00%	3.16%	18.35%
\$1,500 or more	0.00%	0.00%	0.00%	0.00%
No cash rent	19.90%	7.30%	0.97%	15.43%
<b>Median Rent</b>	<b>\$134</b>	<b>\$325</b>	<b>\$353</b>	<b>\$509</b>

Source: US Census Bureau

**Table 5.14: Selected Monthly Owner/Renter Costs as a Percentage of Household Income (2015)**

<b>Mortgage Cost Category</b>	<b>Percent</b>
Less than 15%	39.81%
15% to 19.9%	20.17%
20% to 24.9%	11.36%
25% to 29.9%	6.26%
30% to 34.9%	8.39%
35% or more	12.31%
Not computed	1.70%
<b>Median (1990) with mortgage</b>	22.30%
<b>Median (2000) with mortgage</b>	18.00%
<b>Median (2010) with mortgage</b>	22.30%
<b>Median (2015) with mortgage</b>	20.30%
<b>Rent Cost Category</b>	<b>Percent</b>
Less than 15%	17.29%
15% to 19.9%	7.45%
20% to 24.9%	5.85%
25% to 29.9%	4.79%
30% to 34.9%	14.89%
35% or more	31.65%
Not computed	18.09%
<b>Median (1990)</b>	26.00%
<b>Median (2000)</b>	19.20%
<b>Median (2010)</b>	24.50%
<b>Median (2015)</b>	31.90%

Source: US Census Bureau

### 5.3 TRANSPORTATION

This element provides a baseline assessment of the Town of Hayward transportation facilities and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian and bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance and improvements, and state and regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Hayward.

According to the WisDOT the most heavily traveled roads in the Town of Hayward are CTH B, US-63 and STH 77. It is anticipated that US-63 will continue to carry the most local traffic as they connect residents to the Twin Cities area. Given rising transportation costs and access needs, it is anticipated that new growth will gravitate toward these facilities.

### 5.3.1 Existing Transportation Facilities

#### Highways and the Local Street Network

There are approximately 164.7 miles of roadway within the Town. 85.21 miles are local road and 20.14 miles are County roads. All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

**Table 5.15: Place of Work for Residents 16 Years or Older**

Location	Town of Hayward	Sawyer County
In County	97.11%	84.27%
Outside of County, but in WI	2.00%	13.66%
Outside of State	0.89%	2.08%

Source: US Census Bureau, 2015 ACS

- **Arterials** -accommodate interstate and inter-regional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** - serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** - provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

**Table 5.16: Commuting Methods for Residents 16 years or Older**

Commuting Method	Number	Percent
Car, Truck, Van (alone)	1,239	85.27%
Car, Truck, Van (carpooled)	108	7.43%
Public Transportation (including taxi)	14	0.96%
Walked	35	2.41%
Other Means	7	0.48%
Worked at Home	50	3.44%
<b>Total</b> (Workers 16 Years or Over)	1,453	100.00%

Source: US Census Bureau, 2015 ACS

#### Commuting Pattern

Table 5.16 above shows commuting choices for resident workers over age 16. Approximately 92.70% of local workers use automobiles to commute to work, with 7.43% of those reporting the use of a carpool. 3.44% of residents worked at home and did not commute to work. The average travel time to work for the Town of Hayward residents is about 13.4 minutes. This is lower for Sawyer County residents at 19.2 minutes and a 21.9 minute average for the State of Wisconsin residents. (Table 5.17)

**Table 5.17: Commuting Time to Work for Residents 16 Years or Older (2015)**

Commute Time	Wisconsin		Sawyer County		Town of Hayward	
	Population	Percent	Population	Percent	Population	Percent
Less than 5 minutes	124,917	4.59%	463	7.18%	104	7.41%
5 to 9 minutes	371,946	13.68%	1,478	22.91%	468	33.36%
10 to 14 minutes	460,899	16.95%	1,160	17.98%	394	28.08%
15 to 19 minutes	447,987	16.47%	1,026	15.91%	185	13.19%
20 to 24 minutes	400,206	14.71%	770	11.94%	119	8.48%
25 to 29 minutes	181,811	6.68%	221	3.43%	2	0.14%
30 to 34 minutes	290,443	10.68%	427	6.62%	39	2.78%
35 to 39 minutes	74,789	2.75%	85	6.62%	6	0.43%
40 to 44 minutes	82,835	3.05%	191	2.96%	8	0.57%
45 to 59 minutes	152,643	5.61%	276	4.28%	22	1.57%
60 to 89 minutes	85,603	3.15%	236	3.66%	50	3.56%
90 or more minutes	45,677	1.68%	117	1.81%	6	0.43%
<b>Total:</b>	<b>2,719,756</b>	<b>100.00%</b>	<b>6,450</b>	<b>100.00%</b>	<b>1,403</b>	<b>100.00%</b>

Source: US Census Bureau, 2015 ACS

## Traffic Counts

The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. Table 5.19 displays ADT along selected roadways in the Town of Hayward for 1998 and 2017.

**Figure 5.18: Time Left Home for Work for Workers 16 years and over who did not Work at Home (2015)**

Time left for Work	T. of Hayward	Sawyer Co.	Wisconsin
12:00 a.m. to 4:59 a.m.	3.30%	4.10%	5.50%
5:00 a.m. to 5:29 a.m.	1.90%	2.60%	4.40%
5:30 a.m. to 5:59 a.m.	3.40%	4.60%	6.00%
6:00 a.m. to 6:29 a.m.	3.50%	5.60%	8.70%
6:30 a.m. to 6:59 a.m.	10.10%	9.10%	11.00%
7:00 a.m. to 7:29 a.m.	14.80%	15.00%	14.50%
7:30 a.m. to 7:59 a.m.	29.10%	21.60%	13.30%
8:00 a.m. to 8:29 a.m.	9.30%	7.60%	8.20%
8:30 a.m. to 8:59 a.m.	4.00%	4.40%	3.80%
9:00 a.m. to 11:59 p.m.	20.50%	25.50%	24.60%

Source: US Census Bureau, 2015 ACS

**Table 5.19: Average Daily Traffic Count**

Facility	Location	1998 AADT	2004 AADT	2011 AADT	2014 AADT	2017 AADT	Percent Change
US-63	Just East of N Boys Camp Rd.	5,400	5,000	5,500	5,300	6,700	24.07%
US-63	Just South of Hospital Rd.	4,300	4,300	4,100	4,600	3,500	-18.60%
STH 77	Just East of Hatchery Rd.	1,700	4,400	4,800	5,400	4,700	176.47%
STH 77	Just East of N Round Lake School Rd.	2,300	2,800	2,700	2,600	2,500	8.70%
STH 77	Near Hospital Road	4,200	3,900	4,300	5,700	5,500	30.95%
CTH B	West of CTH NN	1,200	2,400	2,500	3,500	2,200	83.33%
CTH B	East of CTH K	4,100	5,200	5,000	5,600	4,300	4.88%
CTH B	West of CTH K	4,700	5,000	5,900	5,300	5,000	6.38%
CTH K	North of CTH B	1,300	2,100	2,100	2,100	2,200	69.23%
CTH K	South of CTH B	2,700	3,300	3,300	3,300	3,500	29.63%
CTH NN	Just South of CTH B	1,200	1,500	1,500	1,300	1,300	8.33%
CTH NN	Just North of CTH N	750	710	700	770	800	6.67%

Source: WIDOT Highway Traffic Volume Data, Sawyer County

## **Access Management and Safety**

Studies show a strong correlation between:

- 1) An increase in crashes,
- 2) An increase in the number of access points per mile, and
- 3) The volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted Access Management System Plan, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility. From 2011 to 2016, Sawyer County averages 240 crashes per year and approximately 2 crash fatalities per year according to the WisDOT crash database.

### 5.3.2 Additional Modes of Transportation

## Transit Service

Public transit service within the Town of Hayward is provided by Sawyer County/Lac Courte Oreilles Transit, which was renamed in 2003, and was renamed "Namekagon Transit" in 2008. The county transit provides door-to-door service and a deviated fix route to residents of the Town. The wheelchair accessible vans operate Monday through Friday, from 6 a.m. to 6 p.m., and in certain areas until 10 p.m. The County receives revenue for the transit operation from county tax dollars, state and federal grants, fare box, and Temporary Assistance for needing Families.

## Transportation Facilities for the Elderly or Disabled

The Senior Resource Center, located at 15856 Fifth Street, provides transportation for elderly and disabled citizens of Sawyer County. County residents who are 55 years of age or older are eligible for this service to non-emergency appointments (medical, dental, grocery shopping, etc.) at a cost of twenty cents per mile. For more information contact the Center at 715-634-3000. Another alternative for transportation for the elderly is the LCO Senior Companion Program. They provides service to County residents who are 60 years of age or older, low-income and relatively in good health.

## Pedestrian and Bicycle Transportation

The Wisconsin Bicycle Federation in conjunction with the WisDOT has compiled bicycling maps by county that highlight various bicycling locations throughout the State. Figure 5.3 displays the various bike routes throughout the Town of Hayward.

### Figure 5.3: Town of Hayward Area Bicycle Map



Walkers and bikers currently use the Town's existing roadways. On quiet country roads - including town roads and many county trunk highways - little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT's below 700) seldom require special provisions like paved shoulders for bicyclists. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in these areas. Paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development. Sawyer County completed the development and construction of a multi-



use trail along CTH B. Recently, a 4 foot wide strip of paved sidewalk has been developed by the hospital located by Highway 77

*The Wisconsin Bicycle Facility Design Handbook, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the Bicycle Transportation Plan 2020 and the Pedestrian Plan 2020. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.*

### **Rail Road Service**

Railroad service in the Town of Hayward is provided by Wisconsin Central, LTD (WC) Railroad Company, a subsidiary of Canadian National. The WC rail line, which is one of the company's main lines, originates from the City of Superior. It runs southeast from this location through the cities of Ladysmith, Marshfield, Stevens Point, Waupaca, Menasha, Neenah, Oshkosh, Fond du Lac, and Waukesha. The line terminates in Chicago, Illinois. A spur runs along USH 63, from just west of the CTH E intersection. WC's major user along this spur is Louisiana Pacific (LP), which operates a wood product facility in the southern portion of the Town, along USH 63. Oriented strand board (OSB) is the primary outbound commodity hauled by rail from LP, while logs and resin are the primary inbound commodities. The adjacent Johnson Timber Corporation is also served by the WC spur.

### **Aviation Service**

The State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its State Airport System Plan 2020, the WisDOT does not forecast any additional airports will be constructed by year 2020. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Sawyer County Airport, located in the north-central portion of the Town of Hayward, along Airport Road, provides private air service for the Hayward area. The airport is owned by the County, which has a lease agreement with LandL Aviation to maintain and operate the facility. It is classified as a "general aviation" airport facility. Such airports have the ability to handle small to median size aircraft. The facility has a primary runway of 5,003 feet (asphalt) and a seasonal runway of 1,500 feet (grass). The primary runway was strengthened and widened to 100' in 2001, enabling the airport to serve larger aircraft. In addition, a new instrument landing system (ILS) and lighting was installed as part of the improvement project. The airport serves approximately 15,000 private and corporate owned airplanes and jets annually.

### **Trucking**

Due to its location along US-63 and surrounding the City of Hayward, the Town experiences moderate semi-truck traffic. STH 77 and US-63 are listed as Designated Long Truck Routes and STH 27 as a Restricted Truck Route by the Wisconsin Department of Transportation.

### **Water Transportation**

The Town of Hayward does not have its own access to water transportation but is 80 miles from Port of Superior.

### Applicable Transportation Plans and Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2016-2021
- FAA, National Plan of Integrated Airport Systems (NPIAS) five Year Plan, 2016-2021
- WisDOT Connections 2030
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

### 5.3.3 Maintenance and Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

**Table 5.20: WisDOT Transportation Improvement Program (2018-2021)**

Year	Date	Miles	HWY	WISDOT Program	Anticipated Funding
2018	12/11/2018	0.52	STH 027	C. Hayward, South Dakota Avenue Michigan Avenue To USH 63 Construction/Pavement Replacement State 3R	\$1,000,000 - \$1,999,999  STP any Areas
2018	12/11/2018	0.251	STH 027	C. Hayward, South Dakota Avenue Namekagon River To Railroad Street Cons/Sfty/Widen 2-Way Left Turn Ln Safety (Regular Hsip)	\$500,000 - \$749,999  Highway Safety Imp Prog.
2018	12/11/2018	0.007	STH 027	C. Hayward, South Dakota Avenue Railroad Street Intersection Cons/Sfty/Misc/Trf Signal Upgrades Safety (Regular Hsip)	\$250,000 - \$499,999  Highway Safety Imp Prog.
2018	12/11/2018	1.02	STH 027	C. Hayward, South Dakota Avenue West Carol Drive To Michigan Avenue Cons/Sfty/Mis/Convert To 3 Ln Twl Safety (Regular Hsip)	\$250,000 - \$499,999  Highway Safety Imp Prog.
2018	12/11/2018	0.05	STH 027	C. Hayward, South Dakota Avenue Namekagon River Bridge B-57-0058 Cons/Sfty/Mis/Convert To 3 Ln Twl Shr Bridges	\$100,000 - \$249,999  STP<200,000 Population
2018	11/13/2018	7.033	USH 063	Hayward - Drummond Sth 27 To Larsen Road	\$5,000,000-\$5,999,999

Year	Date	Miles	HWY	WISDOT Program	Anticipated Funding
				Construction/Resurfacing State 3R	Surface Transp Block
2018	11/13/2018	0.166	USH 063	Hayward - Drummond Hospital Road Intersection Construction/Safety/Reconstruction Safety (Regular Hsip)	\$100,000 - \$249,999  Highway Safety Imp Prog
2019	12/10/2019	9.39	USH 063	Hayward - Drummond Larsen Road To Cth M Construction/Resurfacing State 3R	\$3,000,000 - \$3,999,999  STP <200,000 Population

The WisDOT has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (Six Year Improvement Plan) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The WisDOT Transportation Improvement Plan (2018-2021) for Sawyer County lists 8 various projects ranging in years 2018 to 2019 (Table 5.20).

#### **Pavement Surface Evaluation and Rating (PASER)**

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Town are evaluated and rated in terms of their surface condition, drainage, and road crown. The average PASER road rating for the Town of Hayward's roads are slightly above 7 in the spring of 2018.

#### **5.3.4 State and Regional Transportation Plans**

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21<sup>st</sup> Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

<b>WI PASER Rating Scale</b>	
10	Excellent
9	Excellent
8	Very Good
7	Good
6	Good
5	Fair
4	Fair
3	Poor
2	Very Poor
1	Failed

## **5.4 AGRICULTURAL, NATURAL and CULTURAL RESOURCES**

This element provides a baseline assessment of the Town of Hayward agricultural, natural, and cultural resources and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, and cultural resources in the Town of Hayward.

The Town of Hayward, like other communities in Sawyer County, has an abundance of high quality natural resources worth protecting for the economic, recreational, and ecological needs of current and future residents. Throughout the planning process, specific resources within the Town of Hayward will be better understood and goals will be updated to support their protection and maintenance over time.

### **5.4.1 Agricultural Resource Inventory**

The following section details some of the important agricultural resources in the Plan Area and Sawyer County. The information comes from a variety of resources including the US Census, US Census of Agriculture, and the Sawyer County Land and Water Conservation Department.

#### **Geology and Topography**

Topography, or the configuration of a land area's varying elevation, is an important planning consideration. Land use and required maintenance depend to a large degree upon slope. While steep slopes can provide attractive views and recreational opportunities, building development can be adversely impacted.

Throughout the Town of Hayward the topography varies, with flat, gently rolling, and hilly areas. The eastern third of the Town, west of Round Lake, is primarily characterized as flat, with some hilly areas north of STH 77. The majority of the topography in the central third of the Town is rolling to hilly, with flatter areas near the airport and south of Lake Hayward. The western third of the Town is also mostly rolling to hilly. Within this area, the southwestern portion and the area in the vicinity of Woodland Hill Drive are hilly, while the Kissick Wildlife area is relatively flat.

#### **Soils**

Five general soil associations are found in the Town of Hayward. A general soil association is made- up of two or more geographically associated soils. The soil associations found in the Town are Pence-Saronia-Padus, Keweenaw-Pence, Antigo-Sconsin, Vilas-Sayner-Croswell, and Karlin-Pence- Padwet. Pence-Saronia-Padus soil association is found in the central portion and northeastern corner of the Town. This general soil association is characterized as nearly level to steep, well drained, very deep loamy soils on disintegration moraines. The soils in the association are poorly suited to somewhat suited for agriculture and somewhat suited to suited for forestry. Keweenaw- Pence soil association is found in the western portion of the Town. This soil association is characterized as nearly level to steep, well drained to moderately well drained, very deep sandy soils on disintegration moraines. The association's soils are poorly suited to somewhat suited for agriculture and somewhat suited to suited for forestry. Antigo-Sconsin soil association is found in the northeastern portion of the Town. This general soil association is characterized as nearly level to moderately steep, well drained to moderately well drained, very deep silty soil on outwash plains. The soils in the association are suited for forestry and

somewhat suited to suited for agriculture. Vilas-Sayner-Croswell soil association is found in the areas of the Town that surround the City of Hayward. It is characterized as nearly level to steep, excessively drained to moderately well drained, very deep sandy soil on outwash plains. The association's soils are poorly suited for agriculture and poorly suited to somewhat suited for forestry. Karlin-Pence-Padwet soil association is found in the eastern portion of the Town. This soil association is nearly level to moderately steep, well drained, loamy sand soils on outwash plains. The soils in the association are somewhat suited for agriculture and somewhat suited to suited for forestry. The building site development limitations for each soil association found in the Town of Hayward are detailed in Appendix D.

**Table 5.21: Farms and Land in Farms, Sawyer County 1987-2012**

Farms and Land in Farms	Sawyer County	Sawyer County	Sawyer County	Sawyer County	Sawyer County	Sawyer County	Percent Change
	1987	1992	1997	2002	2007	2012	1987-2012
Number of Farms	204	170	184	230	231	172	-15.69%
Land in Farms (acres)	51,186	47,376	48,463	54,056	47,093	43,554	-14.91%
Average Size of Farms (acres)	251	279	263	235	204	253	0.80%
<b>Market Value of Land and Buildings</b>							
Average per Farm	\$122,725	\$173,325	\$207,326	\$460,891	\$606,685	\$580,751	373.21%
Average per Acre	\$493	\$840	\$769	\$1,986	\$2,976	\$2,293	365.11%

Source: US Census of Ag, Sawyer Co.

### **Farming Trends**

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.21 provides information on the number and total acreage in agriculture in Sawyer County from 1987 to 2012. From 1987 to 2012, Sawyer County farmland acreage decreased by 14.91% and the total number of farms in Sawyer County decreased by 15.69%. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many "farms" or "farmettes" qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue.

**Table 5.22: Farm Size, Sawyer County WI**

Acreage	1987	1992	1997	2002	2007	2012	% Change
1 to 9 acres	3.50%	4.70%	5.20%	4%	3.01%	2.33%	<b>-1.17%</b>
10 to 49 acres	9.80%	7.65%	12.50%	12.50%	21.08%	15.50%	<b>5.70%</b>
50 to 69 acres	2.50%	2.75%	3%	6%	4.22%	6.20%	<b>3.70%</b>
70 to 99 acres	10.50%	8.50%	10.50%	14.25%	10.24%	12.40%	<b>1.90%</b>
100 to 139 acres	9.00%	12.00%	6.00%	13.75%	5.42%	6.98%	<b>-2.02%</b>
140 to 179 acres	12.50%	12.65%	14.00%	10.50%	4.22%	5.43%	<b>-7.07%</b>
180 to 219 acres	11.75%	7.50%	6.00%	5.50%	12.05%	6.20%	<b>-5.55%</b>
220 to 259 acres	5.50%	4.00%	8.50%	3.25%	8.43%	8.53%	<b>3.03%</b>
260 to 499 acres	22.50%	25.25%	19.75%	20.00%	17.47%	21.71%	<b>-0.79%</b>
500 to 999 acres	9.50%	9.25%	10.25%	7.50%	10.24%	8.53%	<b>-0.97%</b>
1000 to 1999 acres	2.00%	3.50%	3.00%	2.00%	1.81%	4.65%	<b>2.65%</b>
2000 acres or more	0.00%	1.00%	1.00%	1.50%	1.81%	1.55%	<b>1.55%</b>

Source: US Census of Agriculture

The percentage of farms with 100-219 acres has decreased in the County, while the number of large farms with 1,000 and more acres has risen slightly (Table 5.22). This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

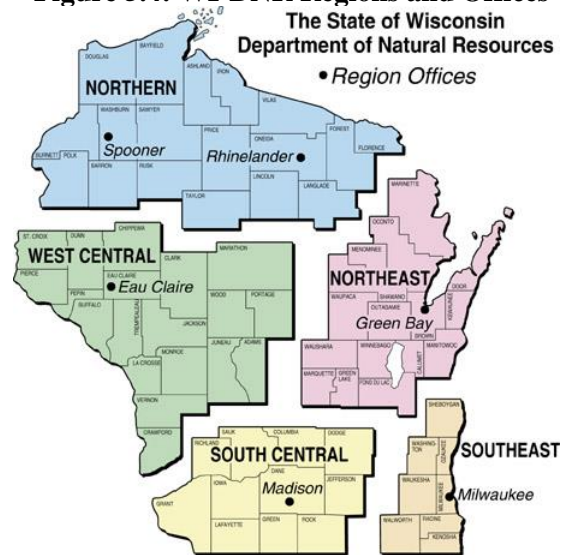
Table 5.23 displays the farms by NAICS (North American Industrial Classification System) for Sawyer County and Wisconsin, as reported for the 2012 Census of Agriculture. The largest percentage of farms in Sawyer County is in the "Corn for Grain" category. The percentage of farms by category is fairly consistent with the percentages for the State.

**Table 5.23: Type of Farm in Sawyer County**

Types of Farms by NAICS	Sawyer County		Wisconsin	
	# of Farms	% of Farms	# of Farms	% of Farms
Beef Cows	317	12.40%	13,020	12.25%
Milk Cows	233	9.11%	11,543	10.86%
Cattle and Calves Sold	604	23.62%	25,614	24.10%
Hogs and Pigs Inventory	66	2.58%	2,270	2.14%
Hogs and Pigs Sold	52	2.03%	2,210	2.08%
Sheep and Lambs	73	2.85%	2,590	2.44%
Broilers and Other meat type chicken sold	48	1.88%	1,499	1.41%
Corn for Grain	720	28.16%	27,809	26.16%
Corn for Silage of Greenchop	333	13.02%	14,477	13.62%
Winter Wheat for Grain	100	3.91%	4,870	4.58%
Spring Wheat for Grain	11	0.43%	401	0.38%
Total	2,557	100.00%	106,303	100.00%

Source: US Census of Agriculture, NAICS 2012

**Figure 5.4: WI-DNR Regions and Offices**



Source: WI-DNR

### 5.4.2 Natural Resource Inventory

The following section details some of the important natural resources in the Plan Area and Sawyer County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Sawyer County Land and Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element.

Sawyer County is located within the Northern Region of the WIDNR. The Regional Offices are located in Spooner and Rhinelander, with the nearest Service Center and Field Station in the City of Hayward.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).

Figure 5.5: Ecological Landscapes of WI



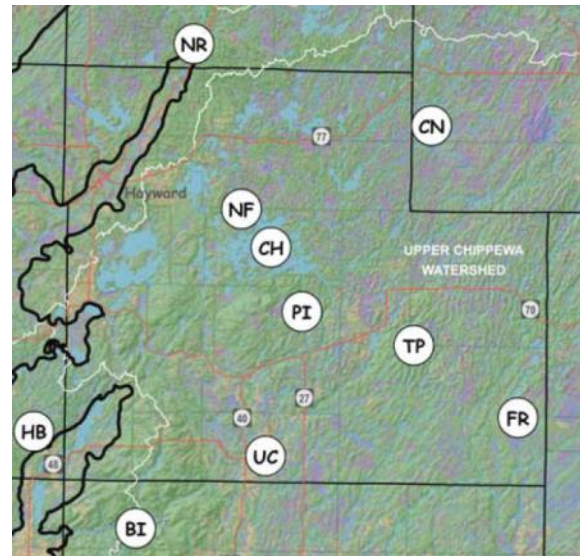
Source: WI-DNR



9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.5 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Sawyer County is located within the North Central Forest landscape. A small portion in southwest corner of the County is in the Forest Transition and a strip of land in the northwest portion of the County is in the Northwest Sands landscape. The Town of Hayward has portions in North Central Forest and in Northwest Sands landscapes.

**Figure 5.6: Legacy Places**



Source: WI-DNR

The ten Legacy Places (Figure 5.6) identified in or partly within Sawyer County are:

- Blue Hills (BI)
- Chequamegon-Nicolet National Forests (CN)
- Chippewa Flowage (CH)
- Flambeau River State Forest (FR)
- Haugen-Birchwood Lakeland (HB)
- Namekagon River (NR)
- North Fork of the Chief River (NF)
- Pipestone Hills (PI)
- Thornapple-Brunet River Woods (TP)
- Upper Chippewa River (UC)

The Namekagon River runs through the Town of Hayward. The Namekagon River is designated under the National Wild and Scenic Rivers Act as a National Scenic River. The intent of this designation is to protect free flowing rivers or segments of rivers with outstanding scenic, recreational, geographical, fish and wildlife, historical, archeological, or other values. A National Scenic River is defined as a river that is free of impoundments/dams, with shorelines or watersheds still largely primitive and shorelines largely underdeveloped, but accessible in places by roads. The segment of the Namekagon River in the Town south of Ogren Road, which is surrounded by federally owned land, would fit this definition. The designation of a river under the Wild and Scenic Rivers Act does not generally directly affect ongoing regular uses of private lands, since most private uses such as homes and farms are compatible. The majority of the adjacent land to the Namekagon River in the Town and City, north of Ogren Road, is in private ownership. Refer to the report for specific information. (Source: WIDNR Legacy Report)



## Groundwater

Groundwater is the only source of drinking water in the Plan Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. The WIDNR Susceptibility to Groundwater Contamination Map (not pictured) indicates the Plan Area generally ranks high for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth. Some causes for contamination are septic systems, land application of animal wastes, fertilizer and pesticides, poorly constructed or improperly abandoned wells, and landfills with improper liners.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

*"Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water." And point source pollution as: "Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe."*

According to the EPA, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

## Stream Corridors

Wisconsin is subdivided into 24 Water Management Units (Figure 5.7). Sawyer County is located within three watersheds: Upper Chippewa WMU (majority of the County), Lower Chippewa WMU (southwestern portion of the County) and St. Croix WMU (northwestern portion of the County). The Town of Hayward is located in the St. Croix and the Upper Chippewa Water Management Units (Figure 5.8).

**Figure 5.7: Watersheds**



Source: WI-DNR

**Figure 5.8: Watershed Close-Up**



Source: WI-DNR

Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The Upper Chippewa WMU consists of 23 watersheds. Most of the Plan Area is within the Couderay River Watershed, with very small portions within the Upper Namekagon River (northwest), Trego Lake - Middle Namekagon River (southwest) and Lake Chippewa (southeast) Watersheds.

### **Surface Water**

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Plan Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in and around the Town of Hayward are shown on the Development Limitations Map. Perennial streams in the Plan Area include Namekagon River, Spring Lake Creek and Wheeler Brook and Hatchery Creek.

There are eight lakes within the Plan Area. In the northwest section of the Town are Hayward Lake (approximately 24 acres) and Indian School Lake (approximately 46 acres). On the eastern border of the Town are Round Lake (over 3,000 acres), Little Round Lake (approximately 22 acres) and Osprey Lake (roughly 208 acres). In the southern portion of the Town are Green Lake (approximately 47 acres), Indian Lake (roughly 84 acres) and Chief Lake.

### **Outstanding and Exceptional Waters**

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies

waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality.

The Town of Hayward has portions of one ERW, Hatchery Creek (northeast of Hayward Lake and east of the main branch of the Namekagon River), and three ORW's: the Namekagon River, Hayward Lake, and Round Lake. (Source: WIDNR)

### **Impaired Waters**

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management.

**Table 5.24: Impaired Waters Of Sawyer County (As of April 2018)**

<b>Official Waterbody Name</b>	<b>Water Type</b>	<b>Size (Ares)</b>	<b>Date Listed</b>	<b>Pollutant</b>	<b>Impairment Indicator</b>
Callahan Lake	LAKE	138.41	4/1/1998	Mercury	Contaminated Fish Tissue
Lower Clam Lake	LAKE	213.74	4/1/2016	Unknown Pollutant	Excess Algal Growth
Fishtrap Lake	IMPOUNDMENT	216	4/1/1998	Mercury	Contaminated Fish Tissue
Ghost Lake	LAKE	384.05	4/1/1998	Mercury	Contaminated Fish Tissue
Upper Holly Lake	LAKE	32.95	4/1/2016	Mercury	Contaminated Fish Tissue
Lac Courte Oreilles	LAKE	5139.5	4/1/2018	Unknown Pollutant	Low DO
Lake Chetac	LAKE	2399.6	4/1/2014	Total Phosphorus	Eutrophication, Excess Algal Growth
Lake of the Pines	LAKE	272.73	4/1/2018	Unknown Pollutant	Excess Algal Growth
Loretta Lake (U Brunet Flowage)	IMPOUNDMENT	12	4/1/1998	Mercury	Contaminated Fish Tissue
Moose Lake	LAKE	1559	4/1/2016	Total Phosphorus	Impairment Unknown
Moose Lake	LAKE	1559	4/1/1998	Mercury	Contaminated Fish Tissue
Mud Lake	LAKE	463.63	4/1/1998	Mercury	Contaminated Fish Tissue
Lac Courte Oreilles	BAY/HARBOR	301.77	4/1/2012	Total Phosphorus	Non-Native Aquatic Plants, Water Quality Use Restrictions
Nelson Lake	LAKE	2716	4/1/2014	Total Phosphorus	Excess Algal Growth
Sissabagama Lake	LAKE	805.42	4/1/2016	Unknown Pollutant	Excess Algal Growth
Teal Lake	LAKE	1024.4	4/1/2016	Unknown Pollutant	Excess Algal Growth
Two Axe Lake	LAKE	45.24	4/1/1998	Mercury	Contaminated Fish Tissue
Whitefish Lake	LAKE	799.59	4/1/2016	Total Phosphorus	Impairment Unknown
Windigo Lake	LAKE	503.17	4/1/1998	Mercury	Contaminated Fish Tissue
Winter Lake (Price Flowage)	IMPOUNDMENT	256.85	4/1/1998	Mercury	Contaminated Fish Tissue

Source: Wisconsin Department of Natural Resource's 2018 Impaired Waters Listing

## **Floodplains**

Floods are the most common natural disaster in the State of Wisconsin and nationwide, and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

### **Direct Costs:**

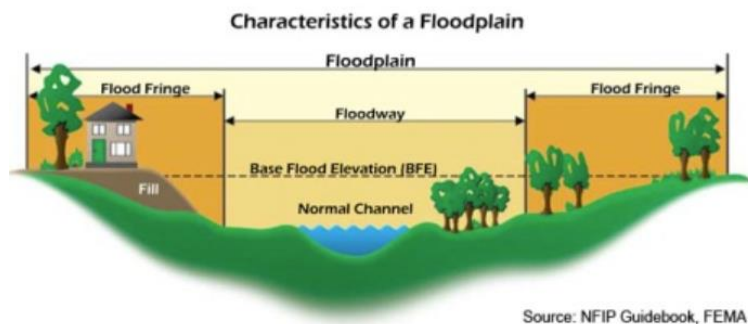
- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities and Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims
- Business Interruptions (lost wages, sales, production)

### **Indirect Costs:**

- Construction and Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Development Limitations image displays the floodplain areas in the Plan Area. These floodplains encompass an area of about 6,112 acres. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition

of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain and Shoreland Zoning Guidebook)



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

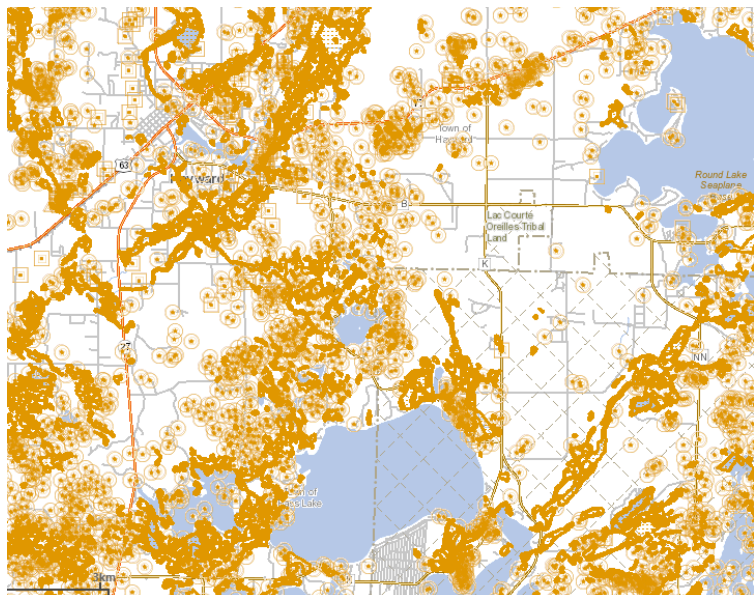
Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Sawyer County Floodplain Ordinance. (Source: WIDNR Floodplain and Shoreland Zoning Guidebook)

### **Wetlands**

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in storm water runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in storm water runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

**Figure 5.9: Mapped Wetlands**



Source: WI-DNR Surface Water Data Viewer

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure

does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The latest Sawyer County data within the Wisconsin DNR wetlands inventory lists 162,641 acres of wetlands (20.2% of the land area) in the County. Within the Town of Hayward, wetlands are primarily located just east of Lake Hayward, along Hatchery Creek and Wheeler Brook, and in the northwestern portion of the Town within the Kissick Swamp Wildlife Area (see Appendix D: Development Limitations). Other significant areas of wetlands within the Town are found in the vicinity of Stress Road, along the Namekagon River within Federally owned Scenic Riverway land, just west of Ridgerock Road, along the north shore of Indian School Lake, west of CTH E and Phipps Lake, and east of Richardson Bay (Round Lake) and Little Round Lake. These wetlands encompass an area of about 6,572 acres.

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

### **Threatened or Endangered Species**

Threatened and endangered species are extremely important to the Town and the ecosystem that surrounds it. Threatened and endangered species can impact development if the development area is deemed to be critical habitat for the threatened or endangered species. Diversity in an ecosystem helps maintain various functions and niches to maintain the current ecosystem that the Town is accustomed to. A diverse range in various species can enrich the community members' and tourists' overall experiences in the Town.

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:



1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

### **Forests and Woodlands**

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to storm water runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

Approximately 14,392 acres of the Town's 28,030 acres (51.3%) is forested (see Appendix: Existing Land Use). These areas include both public lands managed by county, state, and federal agencies, and private lands. Timber from public lands is sold to private firms, who then log the areas in accordance with guidelines set by the managing agency. These areas are then generally replanted with trees to begin another cycle of forest production, although in some instances, areas are left to create openings in the forest for wildlife habitat. In addition to timber harvesting, most of these public tracts of land are open for public uses such as hunting, fishing, and other outdoor recreational opportunities.

Many of the forestland parcels, both large and small, within the Town are privately owned. These parcels range from several hundred acres to small woodlots that are less than 40 acres in size. Some of the privately owned forested lands are enrolled in the State's Forest Crop or Manage Forest programs, which give tax breaks to the land owners for properly managing their lands. The Manage Forest Program replaced the Forest Crop Program in 1986. Owners of forest land enrolled in the Forest Crop Program must allow public access for fishing and hunting activities. Under the newer Manage Forest Program, in addition to hunting and fishing, private landowners must allow public access for cross-country skiing, sightseeing, and hiking.

### **Environmentally Sensitive Areas and Wildlife Habitat**

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or "rooms," of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or "hallways." Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's 687 State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There is one SNA near the Plan Area and ten total within Sawyer County. Kissick Alkaline Bog Lake, a 10-acre wilderness lake with an extensive open bog and northern wet forest, is in northwestern Sawyer County. The majority of the other SNAs in Sawyer County are located in the northeastern portion of the County, with two located in the southwestern part of the County. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

### **Metallic and Non-Metallic Mineral Resources**

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (refer to Sawyer County Department of Zoning). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. Currently,



seven active pits are located in the Town. These resources are not a high value or a source of large employment; however, they are important for construction and road building activities.

### **5.4.3 Cultural Resource Inventory**

The following section details some of the important cultural resources in the Town of Hayward and Sawyer County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Below is a list of resources within the Hayward area that are considered historically or culturally significant.

- **American Birkebeiner Race:** The Birkebeiner Race is the largest cross-country ski race in the United States. It takes place every year the last full weekend in February. The race course runs along the famous Birkebeiner Ski Trail from Cable Airport near Telemark Resort to downtown Hayward, which is about a distance of 52 kilometers. It attracts about 8,000 skiers and thousands of spectators from around the world. The race started in 1973. Besides the main race, the three-day Birkie event includes the Winter Sports Ski Fair, opening ceremonies, Elite Sprints, Barnebirkie (children's race), ski equipment demos, citizen sprints, 8K Family Fun Ski, pasta feed, Kortelopet (Birkie's 25 kilometer sister race), and award ceremony.
- **Chequamegon Fat Tire Festival:** Since 1982, the Chequamegon Fat Tire Festival has taken place in the Hayward area. Each year in September, 2,500 off-road bicyclists participate in the Chequamegon 40 (40-mile race) and the Short and Fat (16-mile race). This event is the largest gathering of off-road bicyclists in the country. The Chequamegon 40 course runs from the City of Hayward to the former Telemark Resort, while the Short and Fat course runs from Cable to Telemark. Portions of these race courses run along the Birkebeiner Trail. The festival attracts bicyclists from around the country.
- **Musky Festival:** The four-day festival takes place in the City of Hayward on the third weekend in June. It has been held annually for over 60 years. The main feature of the event is a fishing contest, which offers several different fish categories. The festival also includes sidewalk sales, an arts and craft fair, food and refreshments, music, a carnival, and a parade.
- **Honor the Earth Homecoming Celebration and Pow Wow:** This celebration is held in mid- July on the Lac Courte Oreilles Reservation. The event, which is one of the largest of its kind in the Midwest, attracts thousands of participants from across the country and Canada. It has been held annually for over 30 years. Activities at the event include three grand entries, a youth talent pageant, traditional dancing, a softball tournament, and a walk/run.
- **Lumberjack World Championship:** This world famous event takes place at the Lumberjack Bowl in the City of Hayward the last weekend in July. It has been held

annually in Hayward for over 60 years. The event attracts hundreds of athletes from around the world who compete in traditional lumberjack competitions. Thousands of spectators come each year to watch these competitions.

- **National Fresh Water Hall of Fame and Museum:** This facility is located in the City of Hayward, near the western shore of Lake Hayward. The hall of fame was founded in 1960. The hall building was constructed in 1975. At the site is displayed a 143-foot long muskie made of fiberglass and several other smaller fiberglass fish displays. Within the hall of fame and museum includes the freshwater fishing record books, displays of antique fishing equipment and memorabilia, and over 400 fish mounts. On average, about 70,000 individuals visit the facility annually. The hall of fame was founded in 1960.

## Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. Table 5.25 lists the historical markers in Sawyer County.

The Architecture and History Inventory (AHI) is a collection of information on historic buildings,

**Table 5.25: Sawyer County Historical Markers**

Historical Marker Name	Location
Lac Courte Oreilles	Hwys 70 and 27, Couderay
Namekagon- Court Oreilles Portage	Hwy 27, 5.5 mi S of Hayward
Radisson and Groseilliers	Hwys 27 and 70, 7 mi W of Couderay
John Deitz "Battle of Cameron Dam"	Hwy W, 6 3/4 mi SE of Winter
The Chippewa Flowage	Hermans Landing, CTH CC at bridge, Hayward
St. Francis Solanus Indian Mission	Lac Courte Oreilles Reservation, 13891 Mission Rd.

Source: WI Historical Society, Sawyer County

structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated; as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are 38 AHI records listed for the Town of Hayward (contact the State Historical Society for more information on each record).

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on each record. (Table 5.26)

**Table 5.26 State Architectural and History Inventory, Town of Hayward**

<b>AHI ID #</b>	<b>Location</b>	<b>Resource Type - Style</b>	<b>Historic Name</b>
18296	Frogg Rd	House- Front Gabled	Unnamed
18308	Peninsula Rd .5 mi E of CHW K	Basement Barn- Astylistic Utilitarian Building	Phegan's Barn
18309	Round Lake School Rd.	House- Other Vernacular	Unnamed
18310	CTH B	Hotel/Motel- Front Gabled	Round Lake House 9
18311	Duffy Rd on the River	House- Front Gabled	Harper House
18312	CTH B	House- Side Gabled	Lee Swift House (1915-
18315	Hayward Memorial Hospital	School- Astylistic Utilitarian Building	Indian School Dairy Barn
18316	County Hill Rd.	House- Other Vernacular	Tom McClain Farm (UN-
18317	E Side of Gorud Rd.	Storage Building- Astylistic Utilitarian Building	Gorud Homestead
18318	E Side of Gorud Rd.	Outbuildings- Astylistic Utilitarian Building	Gorud Homestead
18319	W side of Gorud Rd.	Outbuildings- Astylistic Utilitarian Building	Unnamed
18320	Pine Crest Rd. and Oak Ridge Rd.	House- Colonial Revival	Rolf House
18321	Hayward Ranger Station	Ranger Station- Astylistic Utilitarian Building	Unnamed
18322	Hayward Ranger Station	House- Other Vernacular	Unnamed
18323	Old Chippewa Trail	Barn- Astylistic Utilitarian Building	Unnamed
18324	Hayward Station	Outbuildings- Astylistic Utilitarian Building	Unnamed
18325	Hayward Station	Small Office Building- Astylistic Utilitarian Building	Unnamed
18326	Hayward Station	Storage Building- Astylistic Utilitarian Building	Unnamed
18327	End of Cemetery Rd.	Barn- Astylistic Utilitarian Building	Olaf Farm

Source: State Historical Society AHI Inventory, Town of Hayward

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history. There are three Wisconsin registered historical places in Sawyer County, with one located in the City of Hayward:

- North Wisconsin Lumber Company Office, Florida Avenue: This historical red brick building is located along Florida Avenue in the City of Hayward. The building was

constructed in 1889. It is currently listed on the National Register of Historical Places. It is currently used as an eating and drinking establishment.

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

Currently, there are currently 50 CLGs in the State of Wisconsin, but none in Sawyer County.

## **5.5 UTILITIES and COMMUNITY FACILITIES**

This element provides a baseline assessment of the Town of Hayward utility and community facilities and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: forecasted utility and community facility's needs, and existing utility and community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility and community facilities in the Town of Hayward.

### **5.5.1 Existing Utilities and Community Facilities Conditions**

#### **Sanitary Sewer System**

The Town of Hayward does not operate a wastewater treatment facility. All developments are served by private sewer systems. The Sawyer County Sanitary Ordinance regulates the location, design, construction, alteration, and maintenance of all private septic systems in the county.

#### **Storm Water Management**

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple - a series of natural drainage ways - or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. With the exception of culverts, the Town of Hayward does not have physical infrastructure for stormwater management.

#### **Water Supply**

The Town of Hayward does not provide water service. All development in the town relies on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously

without a need for treatment. Refer to the WI DNR and the Sawyer County Department of Zoning and Sanitation for more information on water quality and well regulations.

### **Solid Waste Disposal and Recycling Facilities**

The Town owns and maintains a transfer station and recycle drop-off facility. The facility is located along Chippewa Trail at the Town's old landfill site (Map 5-1). The small building at the site serves as the facility's office. Large garbage containers are provided at the site for waste drop-off, while large roll-off boxes are provided for recycle material drop-off. The Town accepts the following types of recyclables at the site: number one and two plastic, newspaper, white goods, tires, office paper, cardboard, magazines, tin cans, aluminum cans, and yard wastes. The site is open to the public every Wednesday and Saturday from 8 a.m. to 2 p.m. During the summer months, the site also has Sunday hours. A town employee works at the site during the open hours of the week. In addition to the Town's transfer station, private transfer stations for demolition and construction material are located within the Town. Private companies currently offer curbside pick-up of trash and recycling.

### **Parks, Open Spaces and Recreational Resources**

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Currently, the Town of Hayward exceeds this ration with an average of 43.2 acres of parkland per 1,000 residents, based on the 2007 population estimate for the Town (including golf courses this number balloons to 133.5 acres of parkland per 1,000 residents).

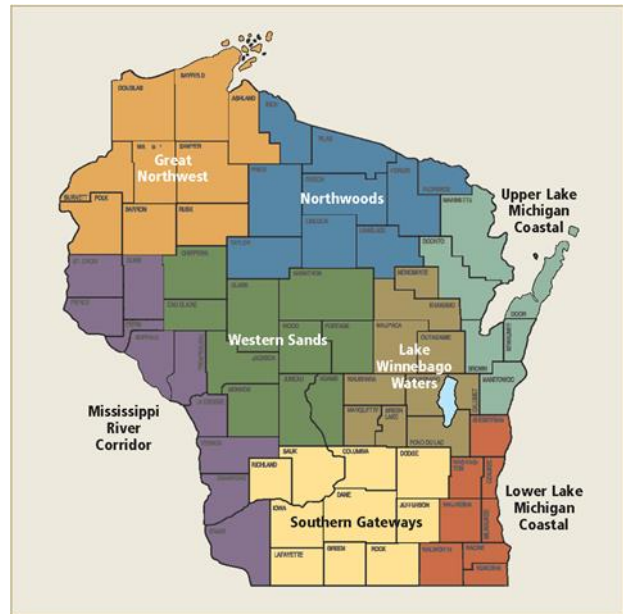
The following recreational resources are found within the Town of Hayward (excluding fishing sites, which have no exact boundaries):

- **Round Lake Peninsula Beach:** The Town of Hayward owns and maintains a public beach along Round Lake. This site is located on Round Lake Peninsula (Map 6-1). Picnic and restroom facilities are provided at the site.
- **Round Lake Boat Landings:** The Town of Hayward owns and maintains three boat landing sites along Round Lake, which are located along Linden Road, Peninsula Road (near Round Lake Peninsula Beach), and Birch Lane. Launching ramps are provided at all three sites. A launching dock is provided at the Linden Road and Peninsula Road landings
- **Chief Lake Landing:** The Town of Hayward owns and maintains a boat landing on Chief Lake which is located off of Chief Lake Road. There is no dock at the landing currently.
- **Town of Hayward Recreational Forest:** This year-round park is maintained by the Town for non-motorized recreation, and is located on County Hill Rd., adjacent to the

Kissick Swamp Wildlife Area. Currently, there is a warming shelter, restroom, sledding hill gravel parking lot and a trail system for hiking, snowshoeing, and cross-country skiing. Recommendations in the Sawyer County Outdoor Recreation Plan for 2014-2020 include the incorporation of signage, power to shelter building, trail lighting, developing the Kozniesky Pond Area, gravel pit reclamation for skating rink, benches, and an interpretive trail focused on native trees, vegetation, and forest management practices.

- **St. Croix National Scenic Riverway:** The Namekagon River, which flows through the City of Hayward and the west central portion of the Town of Hayward, is part of the St. Croix National Scenic Riverway. The United States Congress, as part the National Wild and Scenic River Act, designated the Namekagon and Upper St. Croix rivers as wild and scenic rivers. Most of the land along the Scenic Riverway is under private ownership; however, the federal government does own some land or has easement rights. The lands under federal control are managed by the National Park Service, except the areas in the Chequamegon National Forest, which are managed by the U.S. Forest Service. Within the Town of Hayward, about 117 acres along the Namekagon River in the southern portion of the Town, south of Ogren Road, is federally owned and managed land (Map 6-1). The Scenic Riverway offers the following recreational activities to residents and visitors: canoeing, camping, picnicking, fishing, hunting, inner tubing, and boating.
- **Kissick Wildlife Area:** This 930-acre parcel of land in the western portion of the Town is owned and maintained by the Wisconsin Department of Natural Resources (Map 6-1). State designated wildlife areas are defined as areas that protect and manage important wildlife and help prevent draining, filling, and destruction of wetlands. Only minor facility developments, such as small gravel park lots, are usually allowed in these areas. Outdoor recreation activities allowed in Kissick Wildlife Area include: hunting, trapping, hiking, and wildlife watching.
- **Sawyer County Forest:** Sawyer County owns and maintains over 6,000 acres of forest land within the Town of Hayward (Map 6-1). This land is located in the central portion of the Town, north and south of STH 77. The county forest is available for outdoor recreational opportunities, such as hunting, fishing, hiking, mountain biking, ATV riding, snowmobiling, and wildlife watching.
- **Birkebeiner Trail:** This world famous cross-country ski trail runs through the north-central portion of the Town (Map 6-1). The entire 52-kilometer trail runs from the City of Hayward to the Cable Airport. It is groomed and maintained by the American Birkebeiner Ski Foundation, which keeps the trail in topnotch condition. Within the Town, the trail can be accessed from Fish Hatchery Park. During the warmer months of the year, the trail is used for mountain biking, running, and hiking.
- **Hospital Trail:** This 11.4 kilometer cross-country ski and 4 kilometer snowshoe trail system is located along STH 77, just northwest of Indian School Lake, on property owned by the Hayward Area Memorial Hospital. Hayward Area Ski Trail Association grooms the trail.
- **Gateway Bike Trail:** The Chequamegon Area Mountain Bike Association (CAMBA) and the Hayward Area Memorial Hospital have partnered to begin development of the mountain bike trail. The trail is intended to be approximately 6 miles in total.
- **Snowmobile Trails:** Five "Class A" groomed snowmobile trails and a "Corridor" trail run through Town of Hayward (Map 6-1). The 35 miles of snowmobile trails in the Town are maintained and groomed by the Sawyer County Snowmobile Association.

- **Seeley Circle:** This designated ATV trail starts from Fire Tower Road, which is located in the central portion of the Town off of CTH B. The trail runs from Fire Tower Road to CTH OO, east of Seeley. Within the Town of Hayward, it primarily goes through Sawyer County Forest land.
- **LCO Ballfields:** Two ballfields are located along CTH B in eastern portion of the Town. The fields are owned and maintained by the Lac Courte Oreilles Nation. They are used by local little league teams for practice and the general public for day-to-day use and social gatherings and events.
- **Hayward Golf and Tennis Club:** This golf course complex is located along Wittwer Street in the Town of Hayward and City of Hayward. It was established in 1924. Facilities at the site include a 18-hole championship golf course, a driving range, two tennis courts, a restaurant and bar, and a pro shop.
- **Big Fish Golf Course:** This eighteen-hole championship golf course is located at 14122 W. True North Lane just off of County Road B. It was designed and crafted by the legendary golf course architect Pete Dye. Amenities include driving range, practice green and sand bunker, bar and grill, and a full-service golf shop.
- **Fish Hatchery Park and Ski Trail:** This facility is owned and maintained by Sawyer County. It is located in the central portion of the Town, off of Hatchery Road. The park provides a lighted, 11.4 kilometer cross-country ski trail system, 4 kilometer snowshoe trail system, picnic facilities, and restrooms. There is also an 8.9 mile single-track mountain bike trail that runs from Hatchery Creek to Mosquito Brook.



The 2018-2022 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.

- ATVing, Bird watching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- Securing grants and other finances to develop projects

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Sawyer County is a part of the Great Northwest (Ashland, Barron, Bayfield, Burnett, Douglas, Polk, Rusk, Sawyer, and Washburn Counties). The most common issues and needs for the region identified by the plan include:

**Issues:**

- Budget constraints on programs
- Increased competition for natural resources
- Increasing ATV usage and associated impacts
- Increasing multiple-use recreation conflicts
- Lack of maintenance
- Lack of park and recreation staff
- Overcrowding
- Poor water quality
- Protecting silent sport areas

**Needs:**

- Lack of efficient broadband
- More ATV usage opportunities
- More biking trails
- More camping opportunities
- More canoeing opportunities
- More cross-country skiing opportunities
- More hiking trails
- More horse trails

**Telecommunication Facilities**

Local telephone service in the Town is provided by CenturyTel, Charter Communications and Cheqtel Telephone Company. In addition to telephone service, Cheqtel Telephone and Charter Communications provide internet and television service to Town residents.

**Power Plants and Transmission Lines**

Xcel Energy provides electric service to most of the Town of Hayward's residential units and businesses. Two substations are currently located within City of Hayward limits, and the planning and development of new facilities is driven by specific demands of new development. Jump River Electric Cooperative provides electricity to Town residences east of the Lake Hayward. Barron Electric Cooperative serves the area of the Town along USH 63, south of



Ogren Road. Within this area, the Cooperative provides electricity to Louisiana Pacific, Johnson Timber, the National Guard Armory, the City of Hayward Wastewater Treatment Plant, a few commercial establishments, and about 12 residential units.

### **Health Care Facilities**

Hospital service is provided to Town residents by Hayward Area Memorial Hospital, which is located within the Town, along STH 77. The hospital, is owned and operated by Regional Enterprise Incorporated. The facility's main structure was constructed in 1977, and it has a recent addition. There is an additional adjacent long-term care center. Several clinics are located in the area including: Northlakes Community Health Center, Veterans Medical Center Marshfield Clinic, Waters Edge Senior Living, and Essentia Health. These facilities provide a wide range of health and medical care services to residents living in the Hayward area. In addition to the medical/health care facilities located at the hospital site, the Lac Courte Oreilles operates a health care center and urgent care center in the reservation.

Medical care for animals is provided to the Hayward area by several veterinarian clinics in the Town of Hayward.

### **Child Care Facilities**

Under Wisconsin law, no person may for compensation provide care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare, based on the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

In the City of Hayward there are several group and many family facilities. The Town of Hayward does not initiate the development or expansion of childcare facilities; however, they are regulated as a Conditional Use through the Sawyer County Zoning Code.

### **Police and Emergency Services**

As a supplement to county services, the Town of Hayward Police Department was established in 2003, and now has one full-time and two part-time officers working out of the Town Hall. The department maintains a 4 wheel drive SUV.

The Sawyer County Sheriff Department continues to provide additional police protection to the Town of Hayward. The department's facility, constructed in 1975, is located at 101 East 5th Street in the City of Hayward. The facility houses the sheriff department's offices, dispatch center, classroom evidence room, locker room, and the county jail.

Sawyer County provides emergency medical service to the Town of Hayward. The County's facility was constructed in 2005, and is located behind the jail. In the City of Hayward, two ambulances, a rescue squad vehicle, and emergency medical related equipment are housed at the facility. Additionally there is full time staffing at stations in Hayward, Radisson, and Ojibwa

operating at the paramedic level. Most individuals transported by the County's ambulance service are taken to the Hayward Area Memorial Hospital, although the ambulance service or helicopter air flight will transfer patients to larger hospitals.

The Town of Hayward Fire Department is owned by the Town of Hayward and stationed at the Town Hall location with one Engine, three Tenders, two brush trucks, and one UTV. The Fire Department operates as a Volunteer Fire Department, with the County's paging system, but does pay its members hourly. The Fire Department serves by contract the Town's of Lenroot in Sawyer County, and Bass Lake and Stinnett in Washburn County. The Fire Department has an auto-aid agreement with the City of Hayward Fire Dept and responds to all calls within the City of Hayward, and is part of a county-wide mutual aid agreement and occasionally responds to calls in the adjacent municipalities.

### **Libraries**

Sherman and Ruth Weiss Community Library is a municipal public library in the City of Hayward, serving residents in and around Sawyer County. It is located at 10788 STH 77 West in the City of Hayward. Currently, the Town of Hayward does not directly fund the library.

The library is part of the Northern Waters Library Service, an eight-county automated interlibrary loan system. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. For more information, visit the Library's website, <http://www.ifls.lib.wi.us/>.

### **Schools**

The Town of Hayward is served by the Hayward Community Public School District, Lac Courte Oreilles Ojibwe School, and the Northern Lights Christian Center. Besides the Town, the district serves the City of Hayward and the towns of Lenroot, Spider Lake, Round Lake, Hunter, Bass Lake, and Sand Lake in Sawyer County and the town of Stinnett and portions of the towns of Stone Lake and Bass Lake in Washburn County. The district has seven schools: Hayward Primary School (K-2); Waadookodaading (K-2); Hayward Intermediate (3-5); Hayward Middle School (6-8); Hayward High School (9-12); and Hayward Center for Individualized Learning (K-12).

Higher education is provided to Town residents by Wisconsin Indianhead Technical Collage (WITC) and Lac Courte Oreilles (LCO) Community College. WITC's main campus is located in Rice Lake (50 miles). However, the college does offer some courses through the branch in Hayward. LCO Community College is located on the Lac Courte Oreilles Indian Reservation. It is a four-year private college that is open to the public. The closest public four-year universities are the University of Wisconsin-Superior (70 miles) and the University of Wisconsin-Eau Claire (110 miles).

## **Town Hall**

The Town of Hayward Hall is located at 15460W State Highway 77 in the central portion of the Town. The building houses a meeting room, an administrative office area (clerk and treasurer), a storage room, restrooms, and a vault area. The building was constructed in 1968 and the administrative office area of the building was remodeled in the spring of 2000. The facility is open for administrative services generally from 8:30am to 3:00pm Monday through Friday. Due to flexibility of the Clerk, it is recommended to call and schedule specific appointments. Town Board meetings are generally held at the facility every second Tuesday of the month at 7:00pm, and the Planning Commission has their meetings the Monday prior to the Town Board Meeting.

## **Town Highway Department, Shop, Fire Hall and Police Hall**

The Town's highway department, shop, fire hall and police hall is located adjacent to the Town Hall. Department structures at the site include the main garage, a storage building, and a salt/sand shed. The main garage houses a vehicle area, a bathroom, a boiler room, and storage areas for tools and equipment. Additional space is needed at the highway department shop, particularly a separate facility for maintenance work. All of the other Town facilities and departments are undersized and the development of a larger facility is greatly needed.

## **5.6 ECONOMIC DEVELOPMENT PLAN**

This element provides an assessment of the Town of Hayward economic development and covers all of the information required under Wisconsin State Statute 66.1001. This section will also serve as the Town of Hayward's Economic Development Plan. Information includes: labor market statistics, economic base statistics, new businesses desired, strengths and weaknesses for economic development, analysis of business and industry parks, environmentally contaminated sites, incentives and resources. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Hayward.

The effectiveness of economic development efforts within any community are a function of a variety of factors that exist locally, regionally, nationally, and globally. The Town of Hayward is not immune to those factors. Before an economic development plan can be developed for

**Table 5.27: Employment Status of Civilians 16 Years or Older**

<b>Employment Status, Civilians 16 Years or Older</b>	<b>Town of Hayward</b>	<b>Sawyer County</b>	<b>Wisconsin</b>
In Labor Force (1990)	1,315	5,932	2,598,898
Unemployment Rate	10.0%	11.6%	4.3%
In Labor Force (2000)	1583	7711	2996091
Unemployment Rate	4.2%	4.0%	3.4%
In Labor Force (2010)	1,645	8,409	3,076,287
Unemployment Rate	12.1%	8.7%	6.7%
In Labor Force (2015)	1,674	7,712	3,080,401
Unemployment Rate	11.7%	9.8%	6.3%

Source: US Census Bureau, 2015 ACS

**Table 5.28: Class of Worker (2015)**

<b>Class of Worker</b>	<b>Town of Hayward</b>	<b>Sawyer County</b>	<b>Wisconsin</b>
Private Wage and Salary	71.50%	69.05%	82.28%
Government Worker	19.16%	19.91%	12.39%
Self-Employed	9.34%	11.04%	5.33%
<b>Total:</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Source: US Census Bureau, 2015 ACS

any community, prevailing influences must be identified which help to quantify the community assets, liabilities and trends that may aid or hinder economic development efforts.

### **5.6.1 Labor Market**

Table 5.27 details the employment status of workers in the Town of Hayward as compared to Sawyer County and the State. Generally, unemployment rates for Sawyer County tend to be higher than the State and National rates. Table 5.28 indicates the percentage of workers by class for the Town of Hayward, Sawyer County and the State, in year 2015.

Table 5.29 details the educational attainment of Town of Hayward, Sawyer County, and State residents 25 years and older. In year 2015, 94.7% of the Town of Hayward residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for Sawyer County (91%) and the State (91%). Additionally, the Town has a higher proportion of residents with associate's, bachelor's and graduate/professional degrees than the County and State.

**Table 5.29: Educational Attainment, Persons 25 Years and Over**

<b>Educational Attainment Person 25 Years and Over</b>	<b>Town of Hayward 1990</b>	<b>Town of Hayward 2000</b>	<b>Town of Hayward 2010</b>	<b>Town of Hayward 2015</b>	<b>Percent Increase or Decrease 1990 - 2015</b>
Less than 9th Grade	10.50%	2.60%	2.40%	1.30%	<u>-9.20%</u>
9th to 12th No Diploma	12.60%	10.10%	6.50%	4.00%	<u>-8.60%</u>
HS Grad	38.30%	36.40%	36.30%	33.40%	<u>-4.90%</u>
Some College	17.60%	24.00%	24.20%	22.30%	<u>4.70%</u>
Associate Degree	5.60%	6.90%	7.50%	17.20%	<u>11.60%</u>
Bachelor's Degree	10.40%	13.10%	15.30%	16.80%	<u>6.40%</u>
Graduate/Prof. Degree	5.00%	6.90%	7.80%	5.00%	<u>0%</u>
<u>Percent High School Grad or Higher</u>	<u>77.00%</u>	<u>87.30%</u>	<u>91.10%</u>	<u>94.70%</u>	<u>17.70%</u>
<b>Educational Attainment Person 25 Years and Over</b>	<b>Sawyer County 1990</b>	<b>Sawyer County 2000</b>	<b>Sawyer County 2010</b>	<b>Sawyer County 2015</b>	<b>Percent Increase or Decrease 1990 - 2015</b>
Less than 9th Grade	10.80%	3.80%	2.70%	1.60%	<u>-9.20%</u>
9th to 12th No Diploma	15.40%	11.50%	9.60%	7.30%	<u>-8.10%</u>
HS Grad	39.00%	39.90%	36.10%	34.50%	<u>-4.50%</u>
Some College	16.80%	21.70%	23.20%	22.40%	<u>5.60%</u>
Associate Degree	5.00%	6.60%	7.80%	11.50%	<u>6.50%</u>
Bachelor's Degree	8.90%	10.90%	12.90%	14.60%	<u>5.70%</u>
Graduate/Prof. Degree	4.00%	5.50%	7.60%	8.00%	<u>4.00%</u>
<u>Percent High School Grad or Higher</u>	<u>73.70%</u>	<u>84.70%</u>	<u>87.60%</u>	<u>91.00%</u>	<u>17.30%</u>
<b>Educational Attainment Person 25 Years and Over</b>	<b>Wisconsin 1990</b>	<b>Wisconsin 2000</b>	<b>Wisconsin 2010</b>	<b>Wisconsin 2015</b>	<b>Percent Increase or Decrease 1990 - 2015</b>
Less than 9th Grade	9.50%	5.40%	3.70%	3.10%	<u>-6.40%</u>
9th to 12th No Diploma	11.90%	9.60%	6.90%	5.80%	<u>-6.10%</u>
HS Grad	37.10%	34.60%	34.00%	32%	<u>-5.10%</u>
Some College	16.70%	20.60%	20.60%	21.10%	<u>4.40%</u>

Educational Attainment Person 25 Years and Over	Wisconsin 1990	Wisconsin 2000	Wisconsin 2010	Wisconsin 2015	Percent Increase or Decrease 1990 - 2015
Associate Degree	7.10%	7.50%	9.00%	10.10%	<u>3.00%</u>
Bachelor's Degree	12.10%	15.30%	17.10%	18.40%	<u>6.30%</u>
Graduate/Prof. Degree	5.60%	7.20%	8.60%	9.40%	<u>3.80%</u>
Percent High School Grad or Higher	<u>78.60%</u>	<u>85.20%</u>	<u>89.30%</u>	<u>91.00%</u>	<u>12.40%</u>

Source: US Census Bureau, 2015 ACS

Figure 5.30 displays an income breakdown of workers within the Town, County and State. Earning figures are reported in three forms: per capita income (income per person), median family income (based on units of occupancy with two or more related individuals), and median household income (based on every unit of occupancy, regardless of household size or relationship of occupants). The Town and County are very similar, but are both are smaller than the State of Wisconsin. The Town of Hayward's 17.09% below the poverty rate is slightly higher than the County (16.66%) and the State (12.96%).

**Table 5.30 Income (2015)**

Income	Town of Hayward 1989	Town of Hayward 1999	Town of Hayward 2010	Town of Hayward 2015	Percent Change 1989 - 2015
Per Capita Income	\$9,997	\$17,382	\$22,994	\$23,924	<u>139.31%</u>
Median Family Income	\$24,650	\$43,300	\$50,045	\$49,471	<u>100.69%</u>
Median Household Income	\$21,328	\$36,895	\$43,038	\$44,697	<u>109.57%</u>
Individuals Below Poverty	22.60%	13.60%	19.52%	17.09%	<u>-5.51%</u>
Income	Sawyer County 1989	Sawyer County 1999	Sawyer County 2010	Sawyer County 2015	Percent Change 1989 - 2015
Per Capita Income	\$9,232	\$17,634	\$23,527	\$25,284	<u>173.87%</u>
Median Family Income	\$21,577	\$38,843	\$46,134	\$49,886	<u>131.20%</u>
Median Household Income	\$18,094	\$32,287	\$37,091	\$41,665	<u>130.27%</u>
Individuals Below Poverty	20.50%	12.70%	20.13%	16.66%	<u>-3.84%</u>
Income	Wisconsin 1989	Wisconsin 1999	Wisconsin 2010	Wisconsin 2015	Percent Change 1989 - 2015
Per Capita Income	\$13,276	\$21,271	\$26,624	\$28,340	<u>113.00%</u>
Median Family Income	\$35,082	\$52,911	\$64,869	\$68,064	<u>94.00%</u>
Median Household Income	\$29,442	\$43,791	\$51,598	\$53,357	<u>81.00%</u>
Individuals Below Poverty	10.40%	8.70%	11.62%	12.96%	<u>-2.56%</u>

Source: US Census Bureau, 2015 ACS

**Table 5.31: Place of Work for Residents 16 Years or Older**

Location	Town of Hayward	Sawyer County
In County	97.11%	84.27%
Outside of County, but in WI	2.00%	13.66%
Outside of State	0.89%	2.08%

Source: US Census Bureau, 2015 ACS

Table 5.31 indicates that

97.11% of Town residents worked within Sawyer County. An additional 2% employed Town residents worked within the State of Wisconsin but not within the County. Only .89% of Town residents worked outside of the State. The majority of these workers were likely employed at places located in the State of Minnesota, which is at least an hour commute each way.

### **5.6.2 Existing Employment Conditions**

The Hayward area, including the City of Hayward and Town of Hayward, serves as the retail and service center for Sawyer County and portions of surrounding counties. In addition to the year-round residents, the area's retail trade and service establishments serve seasonal residents and tourists. Most of the County's professional offices and financial services are located either in the City of Hayward or Town of Hayward.

With the advent of higher fuel prices and efforts to develop alternative fuel sources, such as grain and cellulose ethanol and wood fuel pellets, Sawyer County seems to be well- positioned to capitalize on the country's quest to develop alternative fuel sources that are reliable and efficient. The recent construction within the Town of Hayward for the Great Lakes Renewable Energy (GLRE) manufacturing plant produces wood fuel pellets, which heat residential and commercial buildings, may be the first indicator of future manufacturing trends within Sawyer County. Another alternative fuel source - cellulose ethanol - may provide an opportunity for Sawyer County economic development as cellulose-derived ethanol manufacturing processes develop greater efficiencies and economies-to-scale. If cellulose-derived ethanol attains cost-efficiency as national economists predict, then it can be anticipated that Sawyer County will participate in a significant manner in the growth of that industry considering that much of the current "waste" of logging operations, can be utilized to provide an inexpensive and readily available supply of raw materials for cellulose-derived ethanol.

Table 5.32 describes the employment by industry within the Town, County and State in year 2015. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker's employer. Therefore, an industry usually employs workers of varying occupations (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales")

**Table 5.32: Employment by Industry (2015)**

Industry Type	Town of Hayward Number	Town of Hayward Percent	Sawyer County Number	Sawyer County Percent	Wisconsin Number	Wisconsin Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	10	1.15%	133	3.12%	53,251	2.76%
Construction	42	4.84%	237	5.56%	103,474	5.37%
Manufacturing	68	7.84%	465	10.91%	455,557	23.63%
Wholesale Trade	0	0.00%	49	1.15%	63,624	3.30%
Retail Trade	142	16.38%	486	11.40%	181,440	9.41%
Transportation and Warehousing, and Utilities	29	3.34%	216	5.07%	94,014	4.88%
Information	0	0.00%	35	0.82%	34,383	1.78%
Finance and Insurance, and Real Estate and Rental and Leasing	49	5.65%	273	6.40%	141,703	7.35%
Professional, Scientific, and Management, and Administrative and Waste Management Services:	81	9.34%	245	5.75%	155,684	8.07%
Educational Services, and Health Care and Social Assistance	234	26.99%	1,029	24.13%	395,367	20.51%
Arts, Entertainment, and Recreation, and Accommodation and Food Services:	114	13.15%	557	13.06%	95,360	4.95%
Public Administration	69	7.96%	284	6.66%	84,750	4.40%
Other Services	29	3.34%	255	5.98%	69,534	3.61%
<b>Full-time, year-round civilian employed population 16 years and over</b>	<b>867</b>	<b>100.00%</b>	<b>4,264</b>	<b>100.00%</b>	<b>1,928,141</b>	<b>100.00%</b>

Source: US Census Bureau, 2015 ACS

Table 5.33 describes employment by occupation within the Town, County and State in year 2015. The highest percentage of occupations of employed Hayward residents is in the Sales and Offices category (31.00%). This occupation type is followed closely by Management, Business, Science and Arts category (30.90%), Services category (19.20%), Production, Transportation and Material and Moving category (12.10%) and lastly the Natural Resources, Construction and Maintenance category (6.80%).

**Table 5.33: Employment by Occupation (2015)**

Employment by Occupation, Civilians 16 Years and Older	Town of Hayward Number	Town of Hayward Percent	Sawyer County Number	Sawyer County Percent	Wisconsin Number	Wisconsin Percent
Production, Transportation and Material. Moving	179	12.10%	939	13.50%	487,293	16.90%
Natural Resources, Construction and Maintenance	100	6.80%	772	11.10%	245,088	8.50%
Sales and Office	458	31.00%	1,656	23.80%	666,063	23.10%
Services	284	19.20%	1,461	21.00%	490,176	17.00%
Management, Business, Science and Arts	456	30.90%	2,132	30.65%	994,770	34.50%
<b>Total:</b>	<b>1,477</b>	<b>100%</b>	<b>6,957</b>	<b>100%</b>	<b>2,883,390</b>	<b>100%</b>

Source: US Census Bureau, 2015 ACS

Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.34 details average employee wages for industries. In Sawyer County, employees working in Management of Companies and Enterprises earn the highest average wage, while employees working in real estate, rental and leasing earn the lowest average wage. In all but four categories the average wage is lower for Sawyer County workers compared to State averages for the same industries.

**Table 5.34: Wage By Industry (2016)**

NAICS Code	Industries	Sawyer County Average	Wisconsin Average Annual Wage	Sawyer County as a Percent of Wisconsin
11	Agricultural Forestry, Fishing and Hunting	\$39,199	\$33,827	115.88%
22	Utilities	\$58,470	\$88,984	65.71%
23	Construction	\$36,198	\$58,668	61.70%
31-33	Manufacturing	\$46,015	\$55,328	83.17%
42	Wholesale Trade	\$60,228	\$63,190	95.31%
44-45	Retail Trade	\$25,784	\$25,963	99.31%
48-49	Transportation and Warehousing	\$34,380	\$42,532	80.83%
51	Information	\$26,382	\$67,842	38.89%
52	Finance and Insurance	\$51,065	\$72,750	70.19%
53	Real Estate and Rental and Leasing	\$24,664	\$39,840	61.91%
54	Professional and Technical Services	\$37,874	\$69,987	54.12%
55	Management Of Companies and Enterprises	\$61,184	\$95,861	63.83%
56	Admin and Waste Services	\$35,363	\$29,681	119.14%
61	Educational Services	\$36,273	\$46,693	77.68%
62	Health Care and Social Assistance	\$43,339	\$46,839	92.53%
71	Arts Entertainment and Recreation	\$28,353	\$27,454	103.27%



<b>NAICS Code</b>	<b>Industries</b>	<b>Sawyer County Average</b>	<b>Wisconsin Average Annual Wage</b>	<b>Sawyer County as a Percent of Wisconsin</b>
72	Accommodation and Food Services	\$15,339	\$14,862	103.21%
81	Other Services Except Public Admin	\$25,773	\$28,157	91.53%
92	Public Admin	\$34,096	\$45,690	74.62%

Source: WI Department of Workforce Development

Table 5.35 is a list of the largest employers in Sawyer County according to Wisconsin's WORK.net database as of 2014.

**Table 5.35: Sawyer County Major Employers**

<b>Employer Name</b>	<b># of Employees</b>	<b>Industry Type</b>
Alcohol-Drug Abuse Info-Rfrl	50-99	Other Social Advocacy Organizations
Arclin Inc	50-99	Plastics Material and Resin Mfg
Cooper's Family Restaurant	50-100	Full-service restaurants
Golden Living Ctr. Valley of Hayward	50-99	Continuing Care Retirement Communities
Grindstone Creek Casino	100-249	Casinos exc Casino Hotels
Hayward Area Memorial Hospital	100-249	General Medical and Surgical Hospitals
Hayward Golf and Tennis Club	50-99	Golf Courses and Country Clubs
Hayward High School	50-99	Elementary and Secondary Schools
Hurricane Busing Inc	50-99	Interurban and Rural Bus Trans
Just For the Birds	50-99	Pet and Pet Supplies Stores
LAC Courte Oreilles	50-99	Colleges and Universities
LAC Courte Oreilles Ojibwe	100-249	Elementary and Secondary Schools
LCO Casino Lodge and Convention	250-499	Casinos exc Casino Hotels
Lac Courte Oreilles College	50-99	Colleges and Universities
Lac Courte Oreilles Tribal	250-499	Other General Gov Support
Louisiana-Pacific Corp	100-249	Home Centers
Marketplace Foods	50-99	Supermarkets and Other Grocery Stores
Mc Donald's	50-99	Limited-service restaurants
Sawyer County Human Resources	50-99	Legislative Bodies
Valley Healthcare Ctr	50-99	Nursing Care Facilities (Skilled Nursing)
Walmart Supercenter	100-249	Department Stores
Water's Edge	50-99	Assisted Living Facilities for the Elderly

Source: Wisconsin's WORK.net Major Employers, 2014

### *Environmentally Contaminated Sites*

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated

soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. As of currently, there are no active or open BRRTS sites in the town of Hayward.

**Table 5.36: BRRTS Sites**

Activity Type	Start Date	End Date	Status	Address
LUST	1/4/1985	10/2/2003	CLOSED	225 S DAKOTA AVE
LUST	5/19/1989	10/9/1992	CLOSED	16571 W USH 63
LUST	7/10/1986	3/15/2011	CLOSED	9921 N STH 27
LUST	9/27/1989	9/8/1997	CLOSED	RT 9
LUST	12/12/1989	7/1/1997	CLOSED	520 W FIRST ST
LUST	10/13/1995	7/24/2003	CLOSED	12463 N REEL LIVIN DR
NO RR ACTION REQUIRED	9/27/1989	1/15/2011	NAR	11060 N BUSSE RD (RFD 7)
LUST	4/15/1990	8/2/2002	CLOSED	15784 FIRST ST
LUST	4/23/1990	8/24/2004	CLOSED	201 W 1ST ST
LUST	10/12/1990	4/3/1996	CLOSED	10930 N AIRPORT RD
LUST	8/13/1990	12/9/2002	CLOSED	1ST ST and MINNESOTA AVE
LUST	8/28/1990	6/5/1992	CLOSED	STH 27 S
LUST	2/4/1991	7/8/1993	CLOSED	4TH and MAIN ST
LUST	5/23/1991	11/8/2002	CLOSED	316 W 5TH ST
NO RR ACTION REQUIRED	8/26/1991	5/4/2006	NAR	USH 63, N SIDE
LUST	10/17/1991	6/13/1997	CLOSED	STH 27 S
LUST	8/1/1991	1/24/1994	CLOSED	701 N MAIN ST
LUST	10/13/1992	11/12/2002	CLOSED	USH 63 and STH 27

Source: Wisconsin Department of Natural Resources BRRTS Site List

*Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. Liability Exemption (VPLE), VPLe are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.*

### **5.6.3 Population and Labor Supply Projections and Trends**

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The overwhelming trend in the County is towards an aging population that will soon outnumber the younger population. This trend points to an impact on a shift in the types and quantity of services that will be demanded as the population ages. This shift in the age of the population presents challenges as well as opportunities for economic development.

Two important examples which provide future challenges and opportunities are: 1) the potential for labor shortages due to retirements and lack of replacement workers, especially in occupations that require primarily younger employees; and, 2) the aging population will demand changes in the types of services and products. These trends have already begun to impact economic development within the Town of Hayward and Sawyer County.

In response to the trend of an aging population within the county, retail merchandise and service providers - Walgreen's and Marshfield Clinic has opened in 2008 and North Lakes Clinic has opened in 2013 within Sawyer County. These new businesses helped address a large need that exist as a result of the county's aging population, and at the same time, they have increased employment opportunities within the county. While some may view Sawyer County's aging population as a factor that negatively influences economic development, in reality, as can be seen with Marshfield and Walgreen's, the aging population trend may provide unanticipated economic development opportunities for the County. Other such examples may soon develop as a result of the same trends.

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.38 identifies which occupations in Wisconsin that are expected to experience the most growth over a ten-year period from year 2014 to 2024. According the DWD, occupations as Operations Research Analysts, Personal Care Aides and Home Health Aides are expected to have the highest growth rate out of the 25 occupations represented in the table. Occupations as Cardiovascular Technologies, Diagnostic Medical Sonographers and Restaurant Cooks are expected to have the lowest growth rate out of the 25 occupations represented in the table. Since the DWD does not collect data on employment projections for the Town of Hayward or Sawyer County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

**Table 5.37: Fastest Growing Occupations 2014-2024**

<b>Ranking</b>	<b>Occupational Title</b>	<b>WI Employment 2014</b>	<b>WI Employment 2024</b>	<b>Percent Change 2004- 2014</b>	<b>2016 WI Average Salary</b>
1	Operations Research Analysts	1,720	2,290	33.10%	\$ 68,760
2	Personal Care Aides	62,450	80,390	28.70%	\$ 22,400
3	Home Health Aides	7,330	9,380	28%	\$ 26,120
4	Computer Systems Analysts	14,630	18,680	27.70%	\$ 77,090
5	Personal Financial Advisors	5,000	6,310	26.20%	\$108,680
6	Industrial Machinery Mechanics	8,880	10,990	23.80%	\$ 50,700
7	Taxi Drivers and chauffeurs	5,990	7,370	23%	\$ 23,660
8	Interpreters and Translators	1,940	2,370	22.20%	\$ 48,940
9	Web Developers	2,610	3,190	22.20%	\$ 51,960
10	Insulation Workers, Mechanical	430	520	20.90%	\$ 63,070

<b>Ranking</b>	<b>Occupational Title</b>	<b>WI Employment 2014</b>	<b>WI Employment 2024</b>	<b>Percent Change 2004- 2014</b>	<b>2016 WI Average Salary</b>
11	Biochemists and Biophysicists	620	760	22.60%	\$ 67,960
12	Septic Tank Servicers and Sewer Pipe Cleaners	550	670	21.80%	\$ 37,080
13	Computer Numerically Controlled machine Tool Programmers, Metal and Plastic	1,510	1,840	21.90%	\$ 51,640
14	Computer Controlled Machine Tool Operators, Metal and Plastic	10,750	13,050	21.40%	\$ 42,170
15	Animal Trainers	1,630	1,980	21.50%	\$ 29,430
16	Real Estate Brokers	610	720	18%	\$ 92,180
17	Market Research Analysts and Marketing Specialists	11,570	13,770	19%	\$ 57,420
18	Software Developers, Applications	11,310	13,440	18.80%	\$ 83,040
19	Chemical Equipment Operators and Tenders	850	1,010	18.80%	\$ 45,800
20	Chemists	2,390	2,830	18.40%	\$ 68,200
21	Nurse Practitioners	2,440	2,880	18%	\$ 98,250
22	Actuaries	620	730	17.70%	\$ 95,690
23	Cardiovascular Technologists and Technicians	1,430	1,680	17.50%	\$ 53,030
24	Diagnostic Medical Sonographers	1,330	1,560	17.30%	\$ 72,920
25	Cooks, Restaurant	19,640	23,020	17.20%	\$ 24,390

Source: WI Department of Workforce Development

### **5.6.4 Economic Development Incentives and Programs**

#### *Incentives*

The future of economic development growth within Sawyer County and the Town of Hayward is dependent upon: the growth and expansion of existing businesses; new business start-ups within the county; and, attracting new employers from outside of Sawyer County. In today's competitive market to retain and attract businesses, many municipalities and counties have adopted incentive packages.

While there is often resistance to offering incentives to businesses to retain or attract employment, the practice has, nonetheless, become a fact of life in a competitive environment where communities develop strategies with the goal creating opportunities to retain and create jobs. Policies concerning economic development incentives have not been developed at the county or municipal levels anywhere in Sawyer County; however, the Town of Hayward Board has publicly expressed an interest in exploring the utilization of incentives if it will make financial sense for the township and its residents. It may be advisable for the Town of Hayward Board to develop a strategy and incentive package to have available in the event that an opportunity is presented by a large employer to create jobs within the Town of Hayward. The town's industrial park area, just north of the town hall, is currently developing with a mixture of commercial and residential uses. Incentives can take the form of donated or deeply discounted

land, tax incremental finance districts, sales tax reserve accounts, etc., or any number of a combination of economic development incentives.

### *Programs*

There are many programs at the federal, state, county, and regional level that can help the Town of Hayward in the support and development of economic development efforts. In addition, there are programs available for individual businesses to assist in startup and expansion. The following information contains a list of the major agencies and programs that are most likely to be used by the Town in its economic development efforts.

## **Federal**

### *Economic Development Administration*

The U.S. Department of Commerce Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Hayward. One is the *Public Works and Economic Development Facilities Assistance Program*, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the *Economic Adjustment Assistance Program* is available to address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss and to demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

### *USDA Wisconsin Rural Development*

USDA Rural Development operates over fifty financial assistance programs for a variety of rural applications. For information regarding these programs, visit <https://www.rd.usda.gov/programs-services>.

## **State**

### *Department of Administration*

At least three programs are available to local units of government through the Department of Administration. The first program is the *Community Development Block Grant - Economic Development (CDBG-ED) Program*. Grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate incomes. Examples of eligible projects include: business loans to expand facilities or purchase equipment, specialized employee training, or business infrastructure projects.

The second program is the *Community Development Block Grant - Public Facilities (CDBG-PF) Program*. These funds help support infrastructure and facility projects for communities. Some examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers. Grants are limited to projects that, if implemented, would meet a CDBG National Objective.

The third program available from the Department of Administration is the *Community Development Block Grant - Public Facilities Economic Development (CDBG-PFED) Program*. CDBG-PFED grant funds are awarded to local governments for public infrastructure projects that support business expansion or retention. Examples of eligible applications include: new or improved water and sewer service and streets that result in business expansion and job opportunities for low- and moderate-income individuals.

*Wisconsin Economic Development Corporation (WEDC)*

WEDC has many programs that pertain to local units of government. For a comprehensive list and further information, visit <http://inwisconsin.com/grow/assistance/>.

*Wisconsin Department of Transportation*

Available from the Wisconsin Department of Transportation is a program called the *Transportation Facilities Economic Assistance and Development Program (TEA)*. The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

**Regional**

*Northwest Regional Planning Commission*

The Northwest Regional Planning Commission is a cooperative venture of the local units of governments in the ten counties of Ashland, Bayfield, Burnett, Douglas, Polk, Price, Rusk, Sawyer, Taylor and Washburn; and the five tribal nations of Bad River, Lac Courte Oreilles, Red Cliff, St. Croix, and Lac du Flambeau in the region. The purpose of NWRPC is to assist the communities of the membership to promote sustainable economic development, develop public facilities, provide planning and technical services, efficiently manage and conserve natural resources, and protect the environment. Every five years, NWRPC, with the cooperation of the local units of government in its region, prepares a Comprehensive Economic Development Strategy (CEDS) for the entire Northwest Region.

In an effort to build a focused development strategy for the Northwest Region, NWRPC developed three non-profit development corporations; each focusing on a specific are need and opportunity including financing for business startup and expansions (*Northwest Wisconsin Business Development Corporation*), technology-based business development (*Wisconsin Business Innovation Corporation*), and affordable housing (*Northwest Affordable Housing, Inc.*).

*Visions Northwest*

Visions Northwest is the one of nine regional economic development groups in the State of Wisconsin. Visions Northwest receives funding from the Wisconsin Economic Development Corporation (WEDC) to address the development needs of regional projects and support regional economic development in Northwest Wisconsin. Visions Northwest members represent county economic development, tribes, education, chambers of commerce, workforce development as well as the private and public sector.

Northwest Wisconsin Business Development Corporation

A strategic partner of the Northwest Regional Planning Commission, the Northwest Wisconsin Business Development Corporation has available revolving loan funds to address a gap in private capital markets for long-term, fixed rate, low down-payment, and low interest financing to assist businesses in job creation/retention and growth.

**Local**

Sawyer County/Lac Courte Oreilles Economic Development Corp.

The Sawyer County/Lac Courte Oreilles Economic Development Corp is a private nonprofit economic development corporation made up of individuals, businesses and governments working to promote economic opportunities for the residents, businesses, and communities of Sawyer County and the Lac Courte Oreilles (LCO) tribe of the Ojibwe reservation. The organization has representation from all areas of the county including banks, villages, utilities, members of the LCO Tribal Governing Board and members of the Sawyer County Board of Supervisors. The organization has worked on a variety of projects including expanding the trails available to ATVs, bringing broadband to those in the County who are not served or under served, improving access to affordable housing, facilitating the formation of a downtown business council, and helping local businesses become more sustainable.

**Other Programs**

There are many more federal, state, and local programs offering assistance to businesses. They are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the Department of Administration. Additional, other grants and funding opportunities can be found at the following website: <https://cced.ces.uwex.edu/>

**5.6.4 Strengths and Weaknesses for Economic Development**

The availability of quality natural resources in the Town of Hayward and Sawyer County offers a wide array of outdoor recreational opportunities that support the local tourism industry. However, overwhelming public sentiment in regards to growth and expansion of tourism within the area requires that the preservation of the area's quality natural resources remain a top priority when it comes to employment opportunities. In short, within Sawyer County and the Town of Hayward, there exists a general unwillingness to attract jobs at the expense of any sort of potential negative impact on the quality of natural resources.

**Trust Land:** A federal Indian reservation is an area of land reserved for a tribe or tribes under treaty or other agreement with the United States, executive order, or federal statute or administrative action as permanent tribal homelands, and where the federal government holds title to the land in trust on behalf of the tribe.

**Allotted Land:** Allotted trust lands are held in trust for the use of individual Indians (or their heirs). Again, the federal government holds the title, and the individual (or heirs) holds the beneficial interest. During the assimilation period, Congress enacted the General Allotment Act of 1887, also known as the Dawes Act.

**Fee Simple Property:** Absolute title or ownership to land (looking more into individual ownership)

Because the local economy is primarily based on tourism the majority of available jobs in the Hayward area are lower paying jobs in the service and retail trade sectors. The lower wages from

these jobs challenge households to afford basic needs, including housing, goods, and services. On the other hand, the Hayward area does not have an excess of workforce to fill the available jobs within the area; and, as a result, many employers, in an effort to attract employees are paying more for the same work than they expected to pay in past years. There is clearly an upward pressure on the hourly rate of pay for lower wage jobs in Sawyer County as employers compete with each other to attract workers. Sawyer County employers will likely be significantly impacted over the next decade due to upward pressure on local wages; however, many of the available jobs in the Hayward area lack fringe benefits, which are often costly to employers.

Real estate prices in Sawyer County have resumed increasing over the last decade. Since the 2007-2008 real estate market crash, the market has recuperated significantly and has resumed increasing. The supply of affordable housing units is vital to economic development efforts within a community, because workers employed in lower-paying service and retail jobs need affordable housing opportunities.

### **Taxation and Tribal Lands**

The Lac Courte Oreilles reservation lies within Sawyer County and a significant portion of the reservation is contained within the boundaries of the Town of Hayward. The reservation contains trust land, allotted land and fee simple property. The U.S. 6<sup>th</sup> Circuit Court of Appeals rendered a decision that has been cited by LCO in an attempt to negotiate property tax exemptions from the county and townships concerning Tribal member owned fee-simple property. But the Circuit Court jurisdictional authority for Wisconsin lies with the U.S. 7<sup>th</sup> Circuit Court of Appeals. The U.S. 7<sup>th</sup> Circuit Court of Appeals has not ruled on the issue at hand and doesn't currently have a similar case before it that will result in a decision.

The implications of the ruling of the 6<sup>th</sup> circuit court could have economic and financial ramifications for the Town of Hayward and Sawyer County. In response to the ruling of the U.S. 6<sup>th</sup> Circuit Court, the LCO Tribal Governing Board has instructed LCO tribal members to write

<b>Town of Hayward and Sawyer County Land Ownership and Easements</b>							
<b>Municipality</b>	<b>Deferred</b>	<b>Fee Title</b>	<b>Other Public Lands</b>	<b>Easements</b>	<b>Tribal (trust and fee simple)</b>	<b>Water</b>	<b>Grand Total</b>
<i>T. Hayward</i>	<i>647.5</i>	<i>3,531.1</i>	<i>0</i>	<i>332.6</i>	<i>13,273.2</i>	<i>119</i>	<i>17,902.9</i>
Sawyer Co.	922.2	320,280	143.6	8,887.3	78,677.6	307.7	409,218.1

Source: Derived from USGS Wisconsin Stewardship GAP data

the word "exempt" on property tax bills they receive from the county. (For tax years 2016 and 2017, no Tax bills have been returned to the Town as unpaid and claiming "tribal" rights for non-payment).

LCO Tribal Governing Board has attempted to negotiate Memorandums of Understanding with the Boards of townships to remove Indian-owned real estate, which is currently taxable, from the property tax rolls. The Town of Bass Lake has signed the Memorandum of Understanding and removed Indian-owned taxable land from the property tax rolls. The goals of the LCO Tribe, which are contained within their MOU, present a very real challenge that now confronts the Town of Hayward and Sawyer County. Currently, there is no Memorandum of Understanding between LCO and the Town of Hayward. But both the Town and LCO are open to having future discussions to address this challenge.



Because of the high level of economic impact that this particular issue could have on the township and its taxpayers, it may be advisable to develop a plan which identifies and addresses all possible avenues and the potential budgetary and economic development ramifications of each before initiating any discussions.

In chapter 1, an assets and liabilities table was created. The below information are highlighted assets and liabilities for Economic Development in the Town.

**Community Assets and Liabilities for Economic Development**

<b>Assets</b>	<b>Liabilities</b>
<ul style="list-style-type: none"> <li>• World class events - Birkie, Lumberjack World Championship, Fat Tire Bike Race</li> <li>• Tourists and 2<sup>nd</sup> Homeowners</li> <li>• Town has fiscal responsibility</li> <li>• The City of Hayward provides a downtown business district on Main Street</li> <li>• Distance from large Metro area</li> <li>• Louisiana Pacific/Arclin/Great Lakes Renewal Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of business recruitment efforts</li> <li>• Lack of labor force - seasonal, skilled, unskilled</li> <li>• Small Industrial base</li> </ul>

**The bulleted list below is economic development issues identified in Chapter 2.**

- Majority of available jobs are low-paying - mostly tourist-oriented positions
- Property tax base shortfall - U.S. 6th Circuit Court decision exempting American Indian properties
- Lack of business recruitment efforts
- Small industrial base
- Lack of labor force (seasonal, skilled and unskilled)

**5.6.5 Economic Development Goals**

During a 2005 Sawyer County Economic Summit, a vision theme for Sawyer County's economic future (2025) was created. The following is a list of visions that were created from the Summit:

- Sawyer County citizens, organizations, and governments plan, cooperate, and work together effectively and efficiently to achieve our outstanding quality of life both locally and within northern Wisconsin.
- Natural Resources and Lakes are the backbone of our economy and are recognized as fundamental to our economic future and quality of life.
- Business and economic development are supported and appreciated. A long-term, sustainable development approach builds a strong and lasting economic base. Entrepreneurs are encouraged and appreciated and small, local businesses contribute to higher paying wages.

Tourism and recreation opportunities abound contributing to people's desire to live here.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood. Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

- Quality programs and services help meet the needs of Sawyer County citizens and build a strong and stable economic base. Human services, public transportation, affordable housing, and opportunities for seniors contribute to our diverse social fabric.
- Education is valued, available, and vital to our growing economy. There are quality formal and informal educational opportunities for all ages.
- Sawyer County is unique. Its quality of life, culture, history, and heritage create a location where people aspire to live, work, and recreate.

The following 2 goals, objectives and policies were identified in Chapter 2 that relate to economic development.

**Goals, Objectives and Policies**

***Goal 1: Retain existing businesses and attract new businesses.***

**Objectives:**

1. Promote the expansion of natural resource-based industries, including tourism, as well as retail and service industries as the major economic development types in the Town.
2. Promote economic development partnerships to consolidate economic development efforts within the Hayward area.
3. Encourage a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and local products.
4. Attract and retain businesses that provide a livable wage, including the provision of adequate fringe benefits.

**Policies:**

1. Encourage natural resource-based industries, including tourism, as well as retail and service industries as the major economic development types in the Town. Encourage the development of "niche" businesses focused on local resources for local and regional markets.
2. Encourage local cottage industries and regional tourism businesses, such as small-family restaurants, specialty retail, and bed and breakfasts that do not diminish the quality of natural, historical, or cultural resources.
3. Collaborate with local businesses, neighboring municipalities, Sawyer County, Sawyer County Development Corporation, Hayward Area Visitor and Convention Bureau, Chamber of Commerce and other local economic development organizations to develop programs and marketing initiatives that support local businesses and products.

***Goal 2: Minimize land use conflicts between business and non-business uses.***

**Objectives:**

1. Carefully consider whether proposals for commercial or industrial business development will interfere with other land uses and whether they can be supported with the existing road system, other infrastructure and available services.
2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to Community Design Principles)

**Policies:**

1. Encourage commercial and industrial development in the Town of Hayward and concentrate light commercial and industrial development where a full range of utilities, services, roads, and other infrastructure is readily available.
2. Create a TIF District for areas planned for commercial and industrial development that currently do not have infrastructure, utilities and/or services.
3. Prohibit home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting. Proposed businesses shall require a conditional use permit.

## **5.7 INTERGOVERNMENTAL COOPERATION**

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of Hayward intergovernmental relationships and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: existing and potential areas of cooperation, and existing and potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Hayward.

### **5.7.1 Intergovernmental Planning Related Documents City of Hayward**

The City of Hayward does have an updated comprehensive and/or land use plan in place. A comprehensive plan was prepared and adopted by the City in 2010, which was the last plan of this kind prepared by the City. Under state statutes, an incorporated community the size of the City of Hayward has the authority to plan for areas that are within 1-1/2 miles of the corporate limits, which includes a portion of the Town of Hayward. This area makes up the City's extraterritorial planning area.

Zoning and subdivision ordinance regulations are the primary land use control devices used by the City of Hayward. According to state law, an incorporated community the size of the City, if established in its subdivision ordinance, may review subdivision plats and land division certified survey maps for areas within the community's extraterritorial planning area. In addition to extraterritorial area subdivision review authority, State law also enables incorporated communities and their adjacent towns to established extraterritorial area zoning, cooperative boundary agreements, and other types of intergovernmental agreements. The Town of Hayward and City of Hayward currently do not have any intergovernmental agreements in place, except for a mutual aid agreement for fire protection.

### **Lac Courte Oreilles (LCO) Nation**

LCO adopted a comprehensive plan in 2002 for the reservation lands. In the Intergovernmental Cooperation section, the plan recognizes mutual respect between the LCO and adjacent towns, and indicates interest in further dialogue and memoranda of understanding to minimize future conflicts.

The Lac Courte Oreilles Nation has no zoning, land division, or other land use control regulations in place for land within the reservation. Also, no intergovernmental agreements have yet been established between the Town of Hayward and the Nation.

### **Adjacent Towns**

Of the Towns adjacent to Hayward, the Town of Bass Lake (Sawyer County), the Town of Stinnett, and the Town of Bass Lake (Washburn County) have comprehensive plans, all adopted in 2002. The Towns of Round Lake and Lenroot have adopted a comprehensive plan.

Like the Town of Hayward, the towns of Lenroot, Round Lake, and Bass Lake are currently under Sawyer County zoning and subdivision ordinance regulations. The two adjacent towns to the west, Stinnett and Bass Lake, are under Washburn County zoning and subdivision ordinance regulations.

The Town of Hayward's Fire Department serves by contract the Towns of Lenroot in Sawyer County and Bass Lake and Stinnett in Washburn County. The Fire Department has an auto-aid agreement with the City of Hayward Fire Department and responds to all calls within the City of Hayward, and is part of a county-wide mutual aid agreement and occasionally responds to calls in the adjacent municipalities.

### **Sawyer County**

The County does have a comprehensive plan in place. Currently, Sawyer County has a zoning ordinance and a subdivision control ordinance in place as land use control devices. The zoning ordinance was adopted in 1934, and has been amended over times since that date. All towns within the County, except Spider Lake, are under county zoning. The County does regulate land use within the shorelands. There is no separate zoning ordinance, but rather it is integrated into the Sawyer County Zoning Ordinance as Section 4.4 Shoreland Regulations (last amended June 2016).

Sawyer County has prepared a ten-year plan for county owned forestland, including the 2,250 plus acres of county forestland located within the Town of Hayward. The Sawyer County Forest Ten Year Plan is a broad plan that examined the overall circumstance of the county forest and established goals and objectives for managing the forest. The most recent plan was prepared and adopted in 2005. In addition to the ten-year plan, the County has in place a computer base plan for harvesting individual stands of timber within areas of the county forest. The plan identifies when each stand of timber was last harvest, details management recommendations for the individual stands, and identifies when the stands should be harvested next.

In 2014, Sawyer County prepared and adopted a five-year Plan for Outdoor Recreation. This plan provides a plan for the development of park and recreation facilities, activities, and programs within the County. The plan includes goals and objectives and a list of recommended improvements for park and recreation facilities throughout the County (including town facilities) and a five-year schedule for making the improvements.

### **Northwest Regional Planning Commission**

As part of the designation as an economic development district, the Northwest Regional Planning Commission is required to prepare, on an annual basis, a comprehensive economic development

strategy, which charts the course for development action within the district; examines the problems, needs, and resources of the district; establishes goals for economic development within the district; and list a series of objectives and activities for achieving the goals. The document lists and ranks the priority economic development projects from each county in the district. In addition to providing an economic development plan for the district, the document enables communities within the district, including the Town of Hayward, to apply for financial assistance through programs offered by EDA (see Appendix B).

#### **Wisconsin Department of Transportation**

In 2018, the Wisconsin Department of Transportation (WisDOT) prepared a Statewide Transportation Improvement Program (STIP) for 2018 through 2021. This plan contains anticipated projects by County. (see Transportation Element, Section 5.3).

#### **Wisconsin Department of Natural Resources**

In 1984, the Wisconsin Department of Natural Resources prepared a plan for managing the Kissick Swamp Wildlife Area, located in the western portion of the Town of Hayward. The plan provides background information on the designated wildlife area; an inventory of resources found within the area; a description of management problems at the wildlife area and alternatives for solving the problems; and a list the goal, objectives, and recommendations for the management and development of the area. Recommendations within the plan include the creation and maintenance of a scientific area, maintaining the property's facilities (trails, logging roads, log-landing site, signs, and gate), monitoring wildlife populations, and selective harvesting of timber on the property.

#### **National Park Service**

In July 1998, the National Park Service (NPS) prepared a general management plan for the Upper St. Croix and Namekagon River portions of the St. Croix National Scenic Riverway. The plan describes NPS's long-term intentions (15 to 20 years) for managing the upper portion of the Scenic Riverway, especially in terms of meeting the criteria established within the Wild and Scenic Rivers Act. The long-term plan includes recommendations for visitor use, natural and cultural resource management, and general development. As mentioned previously, a portion of the St. Croix National Scenic Riverway runs through the Town of Hayward. Only a 117-acre parcel along this stretch of the designated Scenic Riverway (located in the southwestern portion of the Town, south of Ogren Road) is in federal ownership. Almost all of the rest of the land in the Town that is part of the Scenic Riverway is in private ownership. The general management plan identifies broad goals, objectives, and plans for the entire upper portion of the Scenic Riverway and does not identify specific actions for every segment along the riverway, including the segment located within the Town. This plan will most likely be revisited by 2020 for updates

### **5.7.2 Existing Areas of Cooperation**

#### **City of Hayward**

The western portion of the Town of Hayward surrounds the City of Hayward in all directions. Most of the Town's population lives within one-mile of the City's corporate limit. USH 63, STH 27, and STH 77, which are the major arterial routes running through the Town, all run into and out of the City.

The City of Hayward serves as the seat of Sawyer County and the economic center for the County and the immediate surrounding counties. Most of the Hayward area's service and retail businesses and professional offices are located within the City.

Municipal sanitary sewer and water services are provided by the City to all businesses and residences that reside within the city corporate limits. The City's Wastewater Treatment Plant is located on a 348-acre parcel of land in the southern portion of the Town, along USH 63. Currently, wastewater produced within the City is transported about two miles by sewer main from the existing city limit to the treatment plant. The Town Fire Department cooperates jointly on calls with the City of Hayward Fire Department.

### **Lac Courte Oreilles (LCO) Nation**

The Lac Courte Oreilles (LCO) Nation reservation accounts for the majority of the land area within the Town of Hayward south of Haskins Road West (Map 1-1). The Nation owns and operates a large casino complex and a golf course at the CTH B/CTH K intersection in the eastern portion of the Town's planning area (the portion of the civil town, north of Haskins Road West). This complex is one of the major attractions in the Hayward area and the largest employer in the area. Currently, LCO provides municipal sanitary sewer service to the casino complex. The sewer line runs south to north, along CTH K, from LCO's wastewater treatment plant (located a quarter of a mile south of the CTH B/CTH K intersection) to the casino and then west to east from the casino to Round Lake School Road. The Lac Courte Oreilles Tribe partners with the County by contributing funding to Namekagon Transit to have routes that serve various areas throughout the county and the reservation. Just east of the complex, along CTH B, LCO owns and maintains two ballfields that are available to the public for use.

### **Adjacent Towns**

The Town of Hayward (excluding the LCO reservation portion of the Town) shares common boundaries with three towns in Sawyer County and two towns in Washburn County. Within Sawyer County, the towns to the south, east, and north of the Town are the towns of Bass Lake, Round Lake, and Lenroot, respectively. From the Town of Bass Lake, STH 27, CTH E, and CTH K enter the Town from the south. Like the Town of Hayward, the Lac Courte Oreilles Nation reservation accounts for a portion of the civil Town of Bass Lake. East of the Town, the majority of the eastern shorelines of Round and Little Round lakes are in the Town of Round Lake. The heavily-traveled CTH B enters into the Town from the east from the Town of Round Lake. The Sawyer County Forest land located within the central portion of the Town extends to the north into the Town of Lenroot. All three of the state trunk highways (USH 63, STH 27, and STH 77) that run through the Town of Hayward enter the Town from the north from the Town of Lenroot.

Within Washburn County, the towns to the west and southwest of the Town of Hayward are the towns of Stinnett and Bass Lake, respectively. Both the Wisconsin Central Railroad line and USH 63 run through the towns of Stinnett and Bass Lake prior to entering the Town from the south.

The Town of Hayward Fire Department provides fire protection service to the towns of Bass Lake (Washburn County), Lenroot, and Stinnett. All five of the Town's adjacent towns are part of the Hayward Area School District.

### **Hayward Area School District**

As mentioned above, the Hayward Area School District serves the Town of Hayward and its adjacent towns. The school district also serves the City of Hayward. All seven of the district's schools (high school, middle school, intermediate school, elementary school, primary schools) and the district offices are located within the City of Hayward. The Lac Courte Oreilles Ojibwe School is located on the Reservation and provides education to children in the Lac Courte Oreilles Tribe.

### **Sawyer County**

The Town of Hayward is located in the northwestern portion of Sawyer County. The County owns and maintains over 2,250 acres of forestland within the central portion of the Town, north and south of STH 77. The world famous Birkebeiner Trail runs through a portion of this county forestland. Adjacent to the county forestland located north of STH 77, the County owns and maintains Fish Hatchery Park and Ski Trail. This facility provides a pavilion for larger social gatherings. Other areas of recreation are the Town Recreational Forest, Town Hall Park and Peninsula Beach on Round Lake.

The Sawyer County Highway Department's main facility is located on a 110-acre parcel in the south central portion of the Town, along CTH B. The facility houses the highway commissioner's office, department offices, and main shop facility. Sawyer County maintains all seven of the state and county trunkline highways (USH 63, STH 27, STH 77, CTH B, CTH E, CTH K, and CTH NN) located within the Town.

The Town of Hayward, except for properties that are part of the Lac Courte Oreilles Nation reservation, is under Sawyer County zoning and subdivision ordinance regulations. The adjacent towns of Bass Lake, Round Lake, and Lenroot are also under these county ordinances.

### **Northwest Regional Planning Commission**

The Town of Hayward is part of the Northwest Wisconsin Regional Planning Commission. This quasi-public regional governmental entity represents local units of government in a ten-county region located within the northwestern portion of Wisconsin. The 31 members of the commission consist of elected and appointed individuals, county chairpersons, and tribal chairpersons from the region. The commission primarily functions as a governmental entity that tries to coordinate local, regional, state, and federal planning efforts within the region, including economic development, transportation, land use, environmental, and natural resource planning, and provides planning and technical assistance services to the region's local units of government, businesses, and citizens. In addition to these functions, the commission is the designated economic development district for northwestern Wisconsin, which enables the commission to receive federal funds from the U.S. Economic Development Administration (EDA) for coordinating economic development efforts within the region. The Northwest Regional Planning Commission office is located in the City of Spooner (Washburn County), about 30 miles southwest of the Town.

### **Wisconsin Department of Transportation**

The Wisconsin Department of Transportation (WisDOT) is the state agency that plans for and oversees improvement projects to state trunkline highways within the Town of Hayward and Hayward area, including USH 63, STH 27, and STH 77. The Town is in the department's district #8, which includes Sawyer County and eight other counties in northwestern Wisconsin. The WisDOT District #8 office is located in the City of Superior (Douglas County), about 70 miles northwest of the Town. Most of the major decisions on state trunkline highway improvement projects within the district, including distribution of state and federal funds and prioritization of projects, is made by district officials.

### **Wisconsin Department of Natural Resources**

The Town of Hayward has two large parcels of land that are owned by the State of Wisconsin: Hayward Nursery and Kissick Swamp. The Kissick Swamp is a state owned and designated wildlife area located in the western portion of the Town, between County Hill Road and Chippanazee Road. Like the Hayward Nursery, the DNR is the state agency that maintains and oversees activities on this property. Staff members from the DNR Ranger Station in the City of Hayward are responsible for managing the wildlife area. The Kissick Alkaline Bog Lake, a State Natural Area, lies within the Kissick Swamp Wildlife Area.

### **National Park Service**

Within the southwestern portion of the Town of Hayward, the federal government owns 117 acres of land along the Namekagon River. This land is part of the designated St. Croix National Scenic Riverway. The National Park Service (NPS), part of the U.S. Department of the Interior, maintains the property. The NPS headquarters for the national scenic riverway is located in the City of St. Croix Falls (Polk County), about 87 miles southwest of the Town. A visitor center is owned and maintained by NPS along the scenic riverway in the community of Trego (Washburn County), about 20 miles southwest of the Town.

## **5.8 LAND USE**

This element provides a baseline assessment of the Town of Hayward land use and covers all of the information required under Wisconsin State Statute 66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of Hayward.

The Town of Hayward is a rural community situated in a steadily growing metropolitan area. The Town's rural character, high quality natural resources, and proximity to the City of Hayward will continue to make it a popular place for new residential development. The WIDOA projects that the Town's population will increase to nearly 3,634 by the year 2030, equating to approximately 1,533 households. The location and density of new residential development, annexation issues, and the influx of seasonal residents will play major roles in shaping Town land use over time.

### **5.8.1 Existing Land Use**

Table 5.38 approximates the existing land uses in the Town of Hayward as of year 2018. It is important to note that land use data for Sawyer County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most



smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The Town of Hayward's existing land use pattern is indicative of a rural town experiencing growth from the incorporated municipality within its boundaries.

### **Residential**

About nine percent of the Town's total acreage is in single-family residential use, making up over 50 percent of the developed acreage in the Town. Most of land in family residential use is concentrated near the City of Hayward and along the western side of Round Lake, with some scattered development elsewhere. Multi-family use makes up approximately .14 percent of the total land within the Town. The multi-family areas are found near the City of Hayward and near the golf course in the south central portion of the Town. Mobile home units are scattered throughout the Town, with the highest concentration found along Park Road, south of the City. This use type accounts for about 23 acres, or 0.05 percent of the Town's total developed acreage.

### **Farmstead/Agricultural Land**

Approximately 3,227 acres of land within the Town of Hayward is in agricultural use (115 acres in farmstead use and 3,112 acres in crop production), which accounts for 18.19 percent of the Town's total acreage. Most of the land in agricultural use is located in the eastern portion of the Town. There are about 30 active farmsteads (full-time, part-time, lease and hobby) in the Town.

### **Commercial**

366 acres of the Town are in commercial use, accounting for 0.86 percent of the Town's total land area. The main clusters of land in commercial use within the Town are found along USH 63, south of the City of Hayward, and along STH 77, east of the City. Some commercial businesses are also found along STH 27 and CTH B. The Lac Courte Oreilles Casino complex, which is the largest commercial business in the Town, is located about four miles east of the City of Hayward, at the intersection of CTH B and CTH K.

### **Industrial**

Approximately 105 acres of land within the Town of Hayward is in industrial use. This figure makes up 0.25 percent of the Town's total land area. The two main areas in industrial use are found along USH 63 in the southern portion of the Town and along Olson Road in the northern

**Table 5.38: Existing Land Use, Town of Hayward**

<b>Existing Land Use</b>	<b>Acres</b>	<b>Percentage</b>
Agricultural	3112	7.33%
Commercial	366	0.86%
Communications	2	0.00%
Farmstead	115	0.27%
Golf Course	318	0.75%
<b>Existing Land Use</b>	<b>Acres</b>	<b>Percentage</b>
Industrial	105	0.25%
Institutional	82	0.19%
Multi-Family Residential	60	0.14%
Mobile Homes	23	0.05%
Open Space/Pasture	2040	4.81%
Park	152	0.36%
Quarry	147	0.35%
Single Family Residential	2512	5.92%
Transportation	1108	2.61%
Vacant	518	1.22%
Water	2872	6.77%
Wetland	106	0.25%
Wood	14393	33.90%
LCO Reservation	14421	33.97%
<b>Total</b>	<b>42452</b>	<b>100.00%</b>

Source: Town of Hayward Current Land Use: NWRPC

portion. Lumber and wood product businesses within the Town account for most of the industrial use land.

### **Public and Quasi-Public**

About two percent of the Town's total developed land area is in public/quasi-public use. This land use category includes facilities on land owned by the town, city, county, hospital, churches, and nonprofit entities. The majority of the public and quasi-public use acreage within the Town is made up of the Sawyer County Highway Department Shop, Hayward Area Memorial Hospital, and City of Hayward Wastewater Treatment Facility properties.

### **Existing and Potential Conflicts**

As the population grows the demand for land increases, resulting in a loss of prime farmland, which is a major contributor to the Town's economy. Similarly, the increase in population has an effect on the demand for public services and the transportation network.

### **Parks**

A total of 152 acres of the Town is classified as developed park land. This figure makes up about 0.36 percent of the total area of the Town.

### **Communication and Transportation**

Approximately 1,108 acres within the Town is in communication and transportation use, which makes up 2.61 percent of the Town's developed land area. The Hayward Airport property accounts for most of the acreage in this use, other than roadways.

### **Open Pit Mining and Landfill**

About 147 acres of land within the Town are classified as open pit mining and landfill. The Town's closed landfill property along Chippewa Trail Road and several active and inactive open pit mines located throughout the Town are included in this land use category. It accounts for 0.35 percent of the Town's total land area.

### **Wooded**

In terms of total acreage, the largest land use category within the Town is wooded. About 14,393 acres of the Town is classified under this category, accounting for over 33.90 percent of the Town's total land area. Lands in this use include Sawyer County Forest areas, Kissick Wildlife Area, and privately owned forest areas.

### **Wetlands**

There are approximately 106 acres of wetlands in the Town, comprising 0.25 percent of the total area.

### **Water**

Over 2,872 acres of surface water is found within the Town, making up 6.77 percent of the Town's total area. Round Lake, Little Round Lake and the Namekagon River account for most of the surface water area in the Town.

## 5.8.2 Land Use Trends

### Land Demand

According to the U.S. Census, the Town of Hayward gained 139 occupied housing units between years 2000 and 2010, representing an increase of 11.40%. The WI Dept. of Administration (WI-DOA) projects that the Town will add an additional 157 households between years 2015 and 2040, representing an increase of 10.99%, or approximately 6 units per year on average. (Note: WI-DOA numbers represent occupied housing units)

Table 5.40 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a "high estimate" has also been prepared.

For the basic projections, the residential acreage was calculated by using the current median residential lot size in the Town of approximately 0.48 acres to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 182 acres will be needed for new homes by year 2030, accompanied by 18 acres of commercial development.

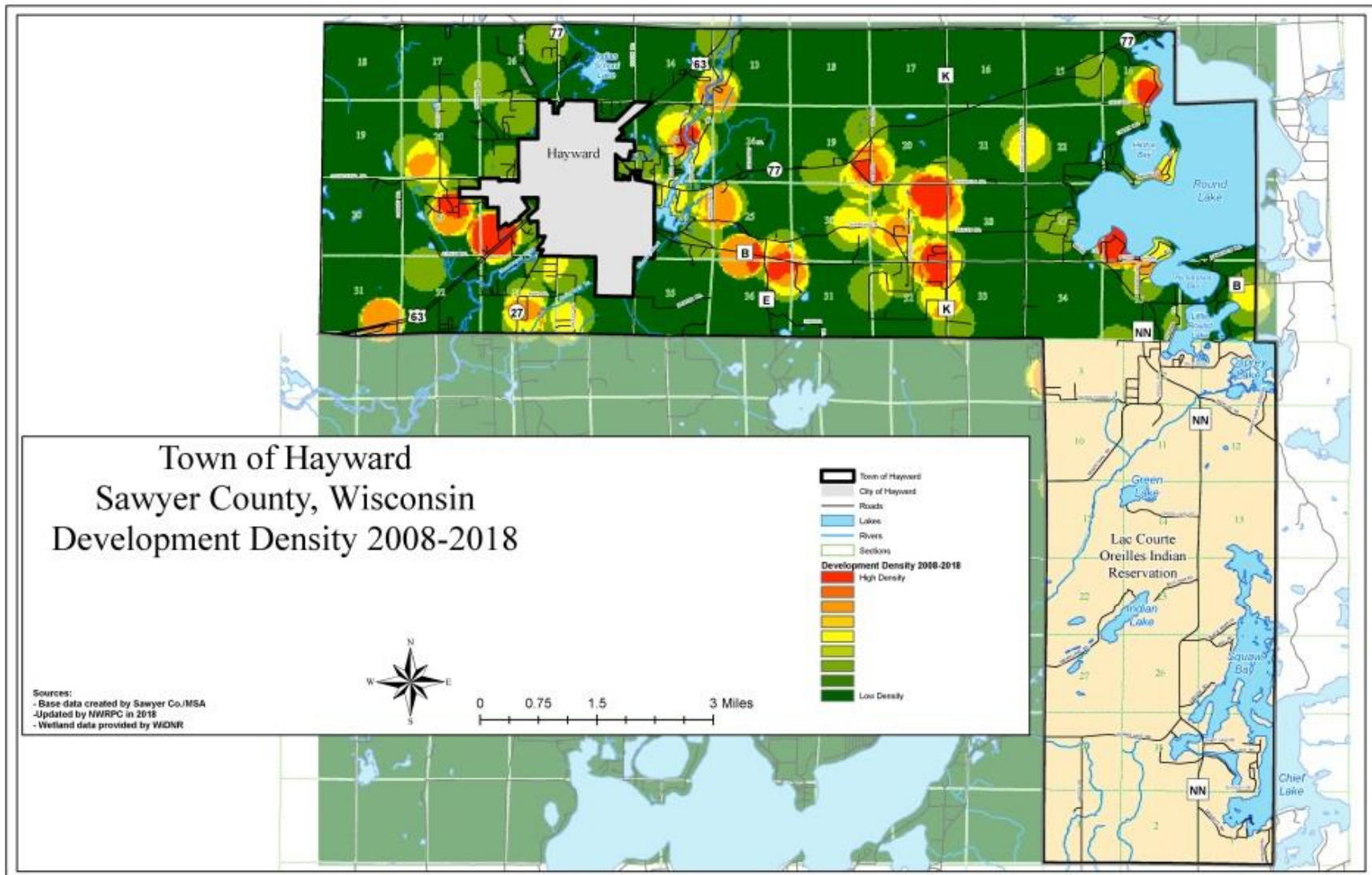
The high estimate was based on a future average residential lot size of 2.5 acres, and it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of 2.5 acres per unit, about 975 acres of undeveloped land would be developed by the year 2030, nearly five times greater than the amount of land utilized by a development pattern with an average residential lot size of 0.48 acres. Currently there is 400 acres of land in the Town that has been platted for residential development, but has not yet been developed.

**Table 5.40: Projected Land Use Needs**

Projected Land Demand	2015	2020	2025	2030	2035	2040	25yr change
<b>Population</b>	3517	3665	3805	3895	3880	3790	273
<b>Household size</b>	2.60	2.31	2.43	2.40	2.37	2.34	-0.26
<b>Housing units</b>	1428	1470	1545	1579	1606	1585	157
<b>Residential (acres)</b>	1353	1410	1463	1498	1492	1458	105
<b>Commercial (Acres)</b>	137	142	148	151	151	147	10
<b>Industrial (acres)</b>	0	0	0	0	0	0	0
<b>Undeveloped Land (acres)</b>	13870	13807	13748	13710	13716	13754	-116
<b>Total</b>	15359	15359	15359	15359	15359	15359	0

Source: NWRPC GIS projections based on existing land use pattern and median lot size of .48 acres

Map 4: Development Density



## Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. From year 1997 to 2016, Sawyer County has averaged 16 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 223.6%, from \$1,016 to \$3,288. During that same period, Sawyer County averaged 34 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 207.08%, from \$847 to \$2,601.

**Table 5.41: Agricultural Land Sale Transactions**

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1997	NA	NA	NA	NA	NA	NA
1998	86	6,306	\$ 847	34	1,452	\$ 1,016
1999	81	4,836	\$ 1,093	38	1,413	\$ 1,349
2000	68	3,618	\$ 1,140	31	1,199	\$ 1,417
2001	45	3,080	\$ 1,395	27	889	\$ 1,613
2002	67	4,060	\$ 1,347	18	587	\$ 1,948
2003	64	4,147	\$ 1,724	29	1,091	\$ 1,518
2004	58	3,944	\$ 1,769	28	990	\$ 2,652
2005	54	3,208	\$ 2,247	12	322	\$ 3,843
2006	51	3,160	\$ 2,250	14	470	\$ 3,128
2007	4	230	\$ 1,820	1	20	\$ 1,370
2008	NA	NA	NA	1	51	\$ 1,505
2009	2	164	\$ 1,703	NA	NA	NA
2010	4	154	\$ 2,569	NA	NA	NA
2011	2	155	\$ 2,092	1	3	\$ 1,400
2012	8	534	\$ 2,511	NA	NA	NA
2013	8	378	\$ 2,340	1	76	\$ 1,300
2014	3	81	\$ 6,485	NA	NA	NA
2015	3	239	\$ 2,697	1	24	\$ 3,288
2016	2	140	\$ 2,601	NA	NA	NA
<b>Total</b>	<b>610</b>	<b>38,434</b>	<b>X</b>	<b>236</b>	<b>8,587</b>	<b>X</b>

Source: USDA, NASS 1997-2016

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.42. Between 1997 and 2016, Sawyer County has had an average of roughly 13 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,449. Over the same time period, the County has had an average of 35 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was a slightly lower at \$1,448.

**Table 5.42: Forest Land Sale Transactions**

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1997	NA	NA	NA	NA	NA	NA
1998	82	2,440	\$ 663	31	944	\$ 672
1999	74	1,941	\$ 817	36	1,159	\$ 827
2000	66	2,083	\$ 1,132	28	767	\$ 1,159
2001	49	1,865	\$ 1,215	23	497	\$ 1,217
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	31	1,041	\$ 1,938	5	134	\$ 2,186
2006	24	819	\$ 1,977	9	188	\$ 2,136
2007	29	1,805	\$ 1,754	7	318	\$ 1,685
2008	21	1,076	\$ 1,604	2	679	\$ 1,524
2009	15	1,214	\$ 1,206	6	496	\$ 1,572
2010	17	915	\$ 1,442	5	228	\$ 1,434
2011	9	291	\$ 1,624	8	368	\$ 1,446
2012	33	1,603	\$ 1,628	5	350	\$ 1,153
2013	31	1,623	\$ 1,586	5	180	\$ 1,997
2014	24	1,286	\$ 1,471	8	865	\$ 1,267
2015	28	1,400	\$ 1,426	17	1,167	\$ 1,466
2016	31	1,448	\$ 1,695	12	952	\$ 1,445
<b>Total</b>	<b>564</b>	<b>22,850</b>	<b>X</b>	<b>207</b>	<b>9,292</b>	<b>X</b>

Source: USDA, NASS 1997-2016

Trends in land prices can also be derived using the tax assessment data. Table 5.43 displays the aggregate assessed value for various land use categories for year 2002, 2007, 2012 and 2017. According to the data, the total aggregate assessed value has increased by 15.5% from year 2002 to 2007 and the total aggregate assessed value has decreased by 5.07%. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

**Table 5.43: Town of Hayward Land Use Assessment Statistics**

	<b>2002</b>			<b>2007</b>		
Land Use	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value
Residential	1,189	2,177	\$127,073,700	1,240	2,302	\$148,914,800
Commercial	67	676	\$12,174,900	76	702	\$15,426,100
Manufacturing	3	60	\$255,500	2	57	\$188,300
Agricultural	405	9,074	\$2,059,700	414	9,001	\$1,306,700
Undeveloped	269	1,012	\$223,450	296	1,584	\$898,000
AG Forest	n/a	n/a	n/a	146	1,623	\$1,184,300
Forest	239	3,015	\$2,843,000	42	637	\$790,900
Other	40	104	\$3,583,800	39	101	\$3,636,900
<b>Total</b>	<b>2,212</b>	<b>16,118</b>	<b>\$150,344,750</b>	<b>2,255</b>	<b>16,007</b>	<b>\$173,629,200</b>

	<b>2012</b>			<b>2017</b>		
Land Use	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value
Residential	2,537	5,009	\$503,867,600	2,557	4,892	\$478,133,700
Commercial	182	958	\$35,103,900	197	956	\$33,976,100
Manufacturing	11	276	\$10,262,200	11	275	\$8,331,400
Agricultural	104	2,485	\$372,400	152	2,722	\$408,700
Undeveloped	93	700	\$340,400	202	1,222	\$357,900
AG Forest	45	528	\$483,100	70	917	\$774,700
Forest	365	8,688	\$17,196,500	385	7,428	\$12,584,000
Other	9	9	\$1,038,100	15	37	\$1,591,700
<b>Total</b>	<b>3,346</b>	<b>18,653</b>	<b>\$568,664,200</b>	<b>3,589</b>	<b>18,449</b>	<b>\$536,158,200</b>

Source: WI Dept Revenue, Town of Hayward

**Table 5.44: Recent Home Sales, Sawyer County**

Year	Number of Home Sales	Median Sale Price YTD
2000	468	\$ 85,400
2001	360	\$ 90,000
2002	521	\$ 100,000
2003	556	\$ 116,900
2004	556	\$ 118,000
2005	583	\$ 121,700
2006	597	\$ 127,100
2007	162	\$ 192,500
2008	126	\$ 204,125
2009	89	\$ 171,000
2010	183	\$ 150,000

1. **Aggregate Asset Value** - This is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: Guide for Property Owners, WI DOR)

Year	Number of Home Sales	Median Sale Price YTD
2011	238	\$ 175,750
2012	313	\$ 154,000
2013	362	\$ 174,500
2014	368	\$ 165,050
2015	485	\$ 175,500
2016	536	\$ 175,000
2017	606	\$ 189,000
<b>Average</b>	<b>395</b>	<b>\$149,196</b>

Source: WI Realtors Association, Sawyer County

2. **Equalized Value Assessment** - This is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: Guide for Property Owners, WI-DOR)

Another indication of trends in land prices can be analyzed using recent home sales statistics. Table 5.44 displays the number of home sales and the median sale price for housing transactions in Sawyer County from year 2000 to 2006 was \$128,414 and the median sale price for housing transactions in Sawyer County from year 2007-2017 was \$169,978. Lastly, table 5.45 displays the number of structures built in the Town of Hayward and Sawyer County. Note that structures built refer to any structure that required the purchase of a permit which includes dwellings, garages and sheds.

**Table 5.45: New Structures Built in the Town of Hayward from 2008-2017**

Year	Town of Hayward		Sawyer County	
	# of Structures Built	% of Total	# of Structures Built	% of Total
2008	17	10.0%	147	11.9%
2009	22	12.9%	141	11.4%
2010	8	4.7%	121	9.8%
2011	16	9.4%	122	9.9%
2012	12	7.1%	142	11.5%
2013	48	28.2%	126	10.2%
2014	8	4.7%	90	7.3%
2015	8	4.7%	96	7.8%
2016	18	10.6%	113	9.1%
2017	13	7.6%	137	11.1%
<b>Total:</b>	<b>170</b>	<b>100%</b>	<b>1235</b>	<b>100%</b>

Source: Sawyer County Land Information Office



## **Appendices**

## **Appendix A: Town of Hayward Comprehensive Plan Updating - Public Participation Plan**

### **INTRODUCTION**

The Town of Hayward has begun the Comprehensive Plan updating process. Updating is one of the requirements of Wisconsin Statutes, Wisconsin State Statute 66.1001. The Town of Hayward has developed these guidelines for involving the public as part of the requirements this statute {Wisconsin State Statute 66.1001(4)(a)}. The creation and adoption of this Public Participation Plan is one of the first steps in this process.

This Public Participation Plan is designed to satisfy statutory requirements and to achieve a high level of public participation. The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation and updating of the comprehensive plan. This plan outlines the public participation strategy for development, evaluation, and eventual adoption of an updated Comprehensive Plan, as well as any future amendments, for the Town of Hayward and will apply throughout the local planning process leading to the adoption of an updated Town of Hayward Comprehensive Plan.

### **GENERAL**

The Town of Hayward elects to use the Town of Hayward Plan Commission (hereafter referred to as "Plan Commission") and to work with Northwest Regional Planning Commission to update the document entitled, "Town of Hayward, Sawyer County, Wisconsin, Comprehensive Plan 2009-2030" (hereafter referred to as "Comprehensive Plan") as adopted by the Town on February 17, 2009. The Plan Commission will have the responsibility for updating the above noted Comprehensive Plan and creating a Draft Comprehensive Plan Update. The Town Board shall have the authority to adopt the Comprehensive Plan Update.

The following details the public participation plan the Town of Hayward will use for this updating the Comprehensive Plan.

**Initial Notification:** The following paragraph was included with the 2017 Town of Hayward property tax bills. The goal was to inform every tax payer within the Town of Hayward about the initiation of the updating of the Comprehensive Plan and to gather input.

**Comprehensive Planning:** During 2018, the Comprehensive Plan of the Town of Hayward (hereafter referred to as "Comp Plan") will be updated by the Town Board and the Planning Commission with input from interested citizens. The current Comp Plan is available for you to read at the Town Hall and on the website at: [www.townofhayward.com](http://www.townofhayward.com), select "Community" then select "Plans". Future Land Use, Chapter 3, is basically current due to ongoing amendments to the Comp Plan. But, an update to the overall plan is required and your vision, goals, objectives, and some policies may have changed. To participate in the update and provide effective input, please review the Comp Plan, and then contact Joan Cervenka, Planning Commission Chairperson, by sending an email to: [townofhayward@cheqnet.net](mailto:townofhayward@cheqnet.net) with "Comp Plan attention Joan Cervenka" as the subject line."

**Project Meetings:** It is anticipated the project may take more than nine meetings to complete. These meetings may be working sessions with the Plan Commission. The purpose of the working sessions is to review, discuss, and create project material related to the updating of the Comprehensive Plan and creating a Draft Comprehensive Plan Update.

**Public Meetings/Hearings:** Meeting agendas and times will be posted in accordance with the Town procedures and State Law. All Plan Commission meetings are open to the public, unless otherwise

indicated in the posted meeting notice. Public attendees are encouraged to voice their views, opinions, and concerns at each and any meeting. Public attendees may not comment anonymously. Time will be allotted so that Comprehensive Plan review and updating may be a portion of "regular" Plan Commission meetings. Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) if sufficient advance notification is received.

All Public Hearings will follow the same public notice recommendations, except all public hearings will be published as per Class 1 Notice.

**Opportunity for Written Comments:** Written comments are welcome as detailed comments often can be best expressed through written format. Citizens are encouraged to express written comments throughout the planning process by submission of comments by:

- Hand delivery to the Town Office at 15460 W Highway 77, during normal business hours or deposited in the exterior drop off box.
- US Postal to Town of Hayward, PO Box 13260, Hayward, WI 54843
- E-mail to: townofhayward@cheqnet.net with "Comp Plan attention Joan Cervenka" as the subject line.

### **ADOPTION PROCEDURES**

The Town of Hayward will follow the procedures for adopting the Comprehensive Plan Update as listed in Wisconsin State Statute 66.1001(4). The first step in the adoption process is being addressed and met by the adoption of this document that details written procedures that are designed to foster public participation throughout the Comprehensive Plan updating process.

A Public Informational Meeting (PIM) will be held. Residents will be encouraged to provide comments before the Plan Commission recommends a resolution to the Town Board for the approval of the Draft Comprehensive Plan Update. All written comments, should be forwarded to the Town Clerk and will be consolidated and presented at the Plan Commission meeting.

The Plan Commission shall, by majority vote, adopt a resolution recommending that the Town Board pass an Ordinance to adopt the Draft Revised Comprehensive Plan, or any future amendments { Wisconsin State Statute 66.1001 (4) (b), Wisconsin Statutes }.

An electronic copy of the Draft Comprehensive Plan Update will be distributed to the neighboring jurisdictions and appropriate governments {listed below}, as stated in Wisconsin State Statute 66.1001(4)(b), providing 30 days for written comments. In addition, a copy of the Draft Comprehensive Plan Update will be accessible at the local Public Library.

- Lac Courte Oreille Band of Chippewa Indians, Tribal Council
- The Clerk for the following local governmental units shall receive a copy of the Draft Revised Comprehensive Plan:
  - Sawyer County
  - City of Hayward
  - Round Lake
  - Lenroot
- The Northwest Regional Planning Commission
- Administrator for the Hayward Public School
- Wisconsin Department of Administration

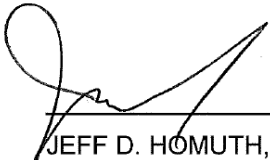
## Town of Hayward Comprehensive Plan 2018 - 2038

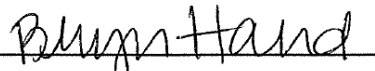
Public Hearing will be held upon completion of the Draft Comprehensive Plan Update, or any future amendments, and prior to Town Board adoption. That hearing must be preceded by a class 1 notice under Wisconsin Statute Chapter 985 that is published at least 30 days before the hearing is held. Any comments by the above mentioned governing bodies, or public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as necessary by the Town Board into the Comprehensive Plan Update. A summary of comments and subsequent action may be provided upon request.

**Adoption:** The Town Board, by majority vote, shall enact the ordinance adopting the recommended Comprehensive Plan Update, or any future amendments {Wisconsin State Statute 66.1001 (4)(c)(d)(e)}. The adopted Comprehensive Plan Update or any future amendments will be distributed to the same neighboring jurisdictions and appropriate governments and listed above.

Vote: Yes 3 No 0 Abstain 0 Absent 0

Adopted this 13 day of Feb, 2018

  
JEFF D. HOMUTH, Town Chairman

Attest:   
BRYN HAND, Town Clerk

## Appendix B: Action Plan

The Action plan provides a detailed list and work schedule of major actions that the Town should complete as part of the implementation of the Comprehensive Plan.

### Town of Hayward Action Plan

Action	Timeframe	Responsible Party
<b>Transportation 1:</b> Schedule and budget for road maintenance with a Capital Improvement Plan, updated annually	Short Term	Town Board
<b>Transportation 2:</b> Promote Transit Service Alternatives	Short Term	Town Clerk
<b>Utilities and Community Facilities 1:</b> Conduct a long-range facilities needs study	Mid term	Plan Commission, Town Board
<b>Utilities and Community Facilities 2:</b> Continue to provide a park and recreation facilities	Short Term	Plan Commission, Town Board
<b>Utilities and Community Facilities 3:</b> Create and maintain a Capital Improvement Plan	Short Term	Town Board
<b>Intergovernmental Cooperation:</b> Coordinate Growth Plans with the City of Hayward and Sawyer County	Continual	Plan Commission, Town Board
<b>Land Use:</b> Continue to work with Sawyer County and other adjacent governments to ensure consistency with the Town Plan	Short Term	Plan Commission, Town Board
<b>Implementation and Plan Amendments 1:</b> Attendance at Town Board Meetings	Monthly	Plan Commission, Town Board
<b>Implementation and Plan Amendments 2:</b> Joint Comprehensive Plan review meeting with the Town Board	As needed	Plan Commission, Town Board
<b>Implementation and Plan Amendments 3:</b> Update this Comprehensive plan at least once every ten years, per the requirements of the State Comprehensive Planning Law	10 years	Plan Commission, Town Board

## **Appendix C: Comprehensive Plan Hearing**

Adjacent jurisdictions were contacted and asked to provide comments on the plan. No comments were received from the adjacent jurisdictions. The following list of jurisdictions was contacted:

- Town of Stinnett
- Town of Bass Lake
- Town of Couderay
- Town of Hunter
- Town of Round Lake
- Town of Lenroot
- Sawyer County
- Lac Courte Oreilles Tribe
- City of Hayward

TOWN OF HAYWARD  
PLANNING COMMISSION  
PUBLIC MEETING/HEARING  
January 7, 2019 5:00 PM

1. **Call to Order:** Chairman Joan Cervenka called the meeting to order at 5:00 pm. Present were Dick Dewhurst, Mark Kerner, Doug Smith, and Laura Lawrence. (Quorum present). Others attending were Don Hamblin (Town of Hayward Road Supervisor/Fire Chief), Keith Emery, and Cody Kamrowski of Northwest Regional Planning.

2. **Rules for Public Participation:** Noted, but not read.

3. **Public Comments and Question:** None

4. **Town of Hayward Comprehensive Plan 2018-2038 Public Meeting**

Welcome and Introduction of Planning Team: Joan Cervenka welcomed participants to the public meeting as well as gave an introduction of the Planning Committee as a whole.

Overview of the Project: Cody Kamrowski of Northwest Regional Planning Commission walked the participants through the draft Town of Hayward Comprehensive Plan 2018-2038 (Plan). He noted that there are two main components to the Plan: The Statistics/Narrative and the Maps (current and future land use.)

The Plan is a required update and is based on the previous Town of Hayward Comprehensive Plan 2008-2028. Over the past year, the Planning Commission has reviewed a majority of the previous plan and provided any needed changes to make the new Plan current. Changes to the previous plan included making some editorial changes for consistency and clarity as well as including new information.

Cody lead a presentation of the Draft Plan section by section highlighting critical information. The presentation was inclusive of correcting minor spacing issues and spelling. For example, a difference between the Draft Plan as distributed was a commonality for noting Wisconsin State Statutes. A correction was made to provide consistency throughout the final document.

Mr. Kamrowski stressed that the Plan is a living document and is a benchmark to measure change and progress. In addition, it identifies opportunities to strengthen the Town of Hayward.

The goals of the Plan are specifically built off of the previous plan with relevant changes made.

## **Town of Hayward Comprehensive Plan 2018 - 2038**

It was also noted that a change from the previous Comprehensive Plan to the new Plan was the representation of reservation lands on the maps. The previous Plan used two different scales while the new Plan's maps have an equal scale across the Town of Hayward.

While Mr. Kamrowski provided an overview of the Plan, some minor clerical errors were addressed. In addition, Dick Dewhurst recommended that on Page 116, it should be noted that on a table addressing assessed values, different assessors were used from one particular year's information to the next noted.

Also recommended on page 117 was the clarification of the term, "structure." It was questioned if structure meant house, or did it include garages, out-building, etc. Mr. Kamrowski believed that "structure" in this case meant actual dwellings, but he would check into it and make the corrections.

The final Plan has been corrected with these minor corrections. During the presentation and review, no significant changes were made to the Plan.

### Public Comments:

Joan Cervenka invited all present to comment on the Town of Hayward Comprehensive Plan 2018-2038.

One community member stated that he is opposed to all comprehensive planning and he had no specific direct comments for this Comprehensive Plan.

Dick Dewhurst suggested that County Zoning should look at the new Plan. As situations arise where County Zoning may need to act, the Comprehensive Plan will provide guidance as to how the Town of Hayward would like to handle some situations.

In addition, it was mentioned that the Comprehensive Plan helps new people understand what is going on in the community.

Appreciation to Planning Commission for the work to compile this Plan was noted. Dick Dewhurst recognized Joan Cervenka for saving the Town money through her diligent work on this Plan.

### **5. Adjournment:** 6:00 p.m.

Note: A quorum of Hayward Town Board may be present at the meeting. All regular meetings at 5:30 pm

All regular Planning Commission meetings at 5:30 pm. Next planned meetings are February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9, October 7, November 11, and December 9. Town Annual Meeting will be April 16.

Prepared January 7, 2019 by Laura Lawrence edited January 8, 2019 by J Cervenka  
Town Hall located at: 15460W State Road 77E, Hayward, Wisconsin 54843  
Phone: (715) 634-4123  
Fax: (715) 634-6701  
Email: townofhayward@cheqnet.net

**Town of Hayward Comprehensive Plan Public Hearing Sign-In  
January 7<sup>th</sup>, 2019; 5:00pm - 7:00pm Town of Hayward Town Hall**

[illegible]



Appendix D: Site Development Limitations Table

Soil Association	Shallow Excavation	Dwelling without Basements	Dwelling with Basements	Small Commercial Building	Local Streets	Lawn & Landscaping
<b>Pence-Sarona-Padus</b>						
Pence Sandy Loam, 0 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: large stones
Pence Sandy Loam, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: large stones
Pence Sandy Loam, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Sarona Sandy Loam, 6 to 15 Percent Slopes, Very Stony	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: large stones
Sarona Sandy Loam, 15 to 30 Percent Slopes, Very Stony	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: large stones
Padus Sandy Loam, 0 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Moderate: small stones
Padus Sandy Loam, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: small stones
Padus Sandy Loam, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
<b>Keweenaw-Pence</b>						
Keweenaw Loamy Sand, 6 to 15 Percent Slopes, Stony	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe: large stones
Keweenaw Loamy Sand, 15 to 30 Percent Slopes, Stony	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: large stones
Pence Sandy Loam, 0 to 6 Percent Slopes	Severe: cutbanks cave, ponding	Slight	Slight	Slight	Slight	Moderate: large stones

<b>Soil Association</b>	<b>Shallow Excavation</b>	<b>Dwelling without Basements</b>	<b>Dwelling with Basements</b>	<b>Small Commercial Building</b>	<b>Local Streets</b>	<b>Lawn &amp; Landscaping</b>
Pence Sandy Loam, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: large stones
Pence Sandy Loam, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
<b>Antigo-Sconsin</b>						
Antigo Silt Loam, 0 to 2 Percent Slopes	Severe: seepage	Severe: seepage	Limitation: deep to water	Limitation: erodes easily	Limitation: erodes easily	Limitation: erodes easily
Antigo Silt Loam, 2 to 6 Percent	Severe: seepage	Severe: seepage	Limitation: deep to water	Limitation: slope	Limitation: erodes easily	Limitation: erodes easily
Antigo Silt Loam, 6 to 12 Percent Slopes	Severe: seepage	Severe: seepage	Limitation: deep to water	Limitation: slope	Limitation: slope	Limitation: slope
Antigo Silt Loam, 12 to 20 Percent Slopes	Severe: seepage	Severe: seepage	Limitation: deep to water	Limitation: slope	Limitation: slope	Limitation: slope
Antigo Silt Loam, 20 to 30 Percent Slopes	Severe: seepage	Severe: seepage	Limitation: deep to water	Limitation: slope	Limitation: slope	Limitation: slope
Sconsin Silt Loam, 0 to 2 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Moderate: large stones
Sconsin Silt Loam, 2 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Moderate: large stones
<b>Vilas-Sayner-Croswell</b>						
Vilas Loamy Sand, 0 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Vilas Loamy Sand, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: droughty
Vilas Loamy Sand, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Sayner Loamy Sand, 0 to 6	Severe: cutbanks	Slight	Slight	Slight	Slight	Severe:

<b>Soil Association</b>	<b>Shallow Excavation</b>	<b>Dwelling without Basements</b>	<b>Dwelling with Basements</b>	<b>Small Commercial Building</b>	<b>Local Streets</b>	<b>Lawn &amp; Landscaping</b>
Percent Slopes	cave					droughty
Sayner Loamy Sand, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe: droughty
Sayner Loamy Sand, 15 to 45 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: droughty
Croswell Loamy Sand, 0 to 3 Percent Slopes	Severe: cutbanks cave	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness	Severe: too acid
<b>Karlin-Pence-Padwet</b>						
Karlin Loamy Fine Sand, 0 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Karlin Loamy Fine Sand, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: droughty
Karlin Loamy Fine Sand, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Pence Sandy Loam, 0 to 6 Percent Slopes	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: large stones
Pence Sandy Loam, 6 to 15 Percent Slopes	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: large stones
Pence Sandy Loam, 15 to 30 Percent Slopes	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Tipler Sandy Loam, 0 to 3 Percent Slopes	Severe: cutbanks cave	Slight	Moderate: wetness	Slight	Moderate: frost action	Moderate: small stones

## Town of Hayward Comprehensive Plan 2018 - 2038

### Programs and Grants for Local Governments

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Bike/Pedestrian</b>			
<b><i>Bicycle &amp; Pedestrian Facilities Program (BPFP)</i></b> <ul style="list-style-type: none"> <li>To construct or plan for bicycle or bicycle/pedestrian facility projects. The statutory language specifically excludes pedestrian-only facilities, such as sidewalks, and streetscaping type projects.</li> <li><u>Note:</u> Because of the similarities between the BPFP and the Transportation Enhancements (TE) program objectives and eligibility criteria, applications and funding for both programs are undertaken together.</li> </ul>	<p>Construction projects must be \$200,000 and over.</p> <p>Bicycle and pedestrian planning projects must cost \$50,000 or more.</p>	April of even years	WDOT
<b><i>Safe Routes to School (SRTS)</i></b> <ul style="list-style-type: none"> <li>Safe Routes to School (SRTS) programs encourage children ages K-8 to walk and bike to school by creating safer walking and biking routes.</li> <li>Eligible projects/activities must focus on children in kindergarten through eighth grades. Projects must be within a two-mile radius of any elementary or middle school.</li> </ul>	<p>Reimbursement program; 100% funded.</p> <p>Infrastructure project must be \$25,000 and over; non-infrastructure projects must be \$10,000 and over.</p>	March	WDOT
<b>Brownfields</b>			
<b><i>Brownfields Site Assessment Grant (SAG)</i></b> <ul style="list-style-type: none"> <li>This grant can fund phase 1 &amp; 2 environmental site assessments, site investigations, demolition, asbestos removal associated with demolition, removal of abandoned containers, and removal of underground storage tanks (USTs).</li> </ul>	<p>Reimbursement program requiring 20% local match.</p> <p>Small &amp; large grants available.</p>	November (deadline date varies)	DNR
<b><i>Brownfields Greenspace/Public Facilities Grant</i></b> <ul style="list-style-type: none"> <li>Eligible sites are defined as industrial or commercial facilities or sites with common or multiple ownership. They are abandoned, idle, or underused and have actual (or perceived) environmental contamination which adversely affects expansion or redevelopment. The sites need to be used by a local government as green space and/or recreational areas.</li> </ul>	<p>Grants are classified as small, medium, or large, and match is dependent on grant size.</p>	Continuous or until all funds are awarded.	DNR
<b><i>Land Recycling Loan (Brownfields) Program</i></b> <ul style="list-style-type: none"> <li>Loans with a 0% interest rate (.5% servicing fee) are available to remedy environmental contamination of sites or facilities at which environmental contamination has affected groundwater or surface water or threatens to affect groundwater or surface water.</li> </ul>	0% loan program	Must submit Notice of Intent to Apply by December 31	DNR
<b><i>Community Development Block Grant Blight Elimination/Brownfield Redevelopment (CDBG-BEBR)</i></b> <ul style="list-style-type: none"> <li>Designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.</li> </ul>	<p>\$1.25 million maximum award; require 20-50% match</p>	Continuous	DOC

<b>Economic Development</b>			
<p><b>Community-Based Economic Development Grants (CBED)</b> Provides financing assistance to planning or development projects that provide technical assistance services that support business development.</p> <p><b>Planning, Development Projects and Assistance Grants</b></p> <ul style="list-style-type: none"> <li>Grants of up to \$30,000 to fund non-profit organizations to assist small businesses, develop economic development project plans or to undertake an entrepreneur training program for at-risk youth.</li> </ul> <p><b>Business Incubator &amp; Technology Based Incubator Grants</b></p> <ul style="list-style-type: none"> <li>Grants up to \$100,000 for unique regional project which are collaborative efforts between community-based organizations or local units of government</li> <li>Grants of up to \$10,000/year for technical assistance in developing a feasibility study or the initial design of an incubator start-up or expansion project to improve the operation of an incubator</li> <li>Grants of up to \$100,000/year to start, rehabilitate or expand an incubator</li> <li>Grants of up to \$30,000/year to fund operations of an existing incubator</li> <li>Grants of up to \$75,000/year for a venture capital development seminar</li> </ul>	25% cash match required	Varies; generally November/December	DOC
<p><b>Community Development Zone (CDZ)</b></p> <ul style="list-style-type: none"> <li>Tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of 22 Community development zones.</li> </ul>	Tax Credits provision Funding not provided directly.	Contact local CDZ Manager	DOC
<p><b>Economic Development Administration (EDA) Grants</b></p> <p><b>Public Works</b></p> <ul style="list-style-type: none"> <li>Empowers distressed communities and regions to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment.</li> </ul> <p><b>Economic Adjustment Assistance Program</b></p> <ul style="list-style-type: none"> <li>Funds to address the needs of distressed communities experiencing adverse economic changes that may occur suddenly over time, and generally result from industrial or corporate restructuring, new Federal laws or requirements, reduction in defense expenditures, depletion of natural resources, or natural disaster.</li> </ul> <p><b>Research and National Technical Assistance</b></p> <ul style="list-style-type: none"> <li>Supports research of leading edge, world-class economic development practices as well as funds information dissemination efforts.</li> </ul> <p><b>Local Technical Assistance</b></p> <ul style="list-style-type: none"> <li>Helps fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in distressed areas from making optimal decisions on local economic development issues.</li> </ul> <p><b>Partnership Planning</b></p> <ul style="list-style-type: none"> <li>EDA's Partnership Planning programs help support local organizations (Economic Development Districts, Indian Tribes, and other eligible areas) with their long-term planning efforts and for related short-term planning needs.</li> </ul>	Dependent on project and local census data	Continual	EDA

<p><i>Business and Community</i></p> <p><i>Community Facilities Direct Loans &amp; Grants</i></p> <ul style="list-style-type: none"> <li>Funding for essential community facilities such as municipal buildings, day care centers, and health and safety facilities. Based on 2000 Census, cities and villages must be under 20,000 in population for loans and grants. Grant recipients must have a median household income below \$41,969.</li> </ul> <p><i>Community Facilities Guaranteed Loans</i></p> <ul style="list-style-type: none"> <li>Provide funding for the essential community facilities. Borrower must be unable to obtain credit at any reasonable rates and terms from other sources.</li> </ul> <p><i>Rural Business Enterprise Grant (RBEG)</i></p> <ul style="list-style-type: none"> <li>Used to finance and develop small and emerging private businesses with less than \$1 million in revenues, and which will have fewer than 50 new employees. Funds can be used for technical assistance, revolving loan program, incubator/industrial buildings, and industrial park improvements.</li> </ul> <p><i>Rural Business Opportunity Grants</i></p> <ul style="list-style-type: none"> <li>Provide technical assistance, training, and planning activities that improve economic conditions in rural areas and cities and villages with a population of 10,000 or less.</li> </ul>	Federal funding and project dependent.	Varies by grant.	USDA Rural Development
<b>Fire/ Emergency Response/Homeland Security</b>			
<p><i>Volunteer Fire Assistance Grant</i></p> <ul style="list-style-type: none"> <li>Available to county/area fire associations to support wildland fire suppression capabilities in an area through broad-ranging projects of benefit to all of the local fire departments. Must have a positive impact on the prevention, detection, and suppression of wildland fires in all the communities served by a county/area fire association.</li> </ul>	50% project reimbursement. \$1,500 minimum, \$10,000 maximum grant award.	July 2	DNR
<p><i>Assistance to Firefighters Grant (AFG)</i></p> <ul style="list-style-type: none"> <li>The AFG program awards grants directly to fire departments of a State to enhance their ability to protect the health and safety of the public and firefighting personnel, with respect to fire and fire-related hazards. Grants are awarded on a competitive basis to applicants that address AFG program priorities, demonstrate financial need, and demonstrate the benefit to be derived from their projects.</li> </ul>	Project dependant	March	FEMA
<p><i>Staffing for Adequate Fire &amp; Emergency Response (SAFER)</i></p> <ul style="list-style-type: none"> <li>Funds awarded directly to fire departments and volunteer firefighter interest organizations in order to help them increase the number of trained, "front-line" firefighters available in their communities.</li> </ul>	Project and community dependant	August	FEMA
<p><i>Fire Prevention &amp; Safety Grants (FP&amp;S)</i></p> <ul style="list-style-type: none"> <li>Funding for fire prevention activities and to research and develop improvements to firefighter safety. Grants are designed to reach high-risk target groups and mitigate incidences of deaths and injuries caused by fire and related hazards.</li> </ul>	\$1 million maximum; match required depending on population served	November	FEMA
<p><i>Homeland Security Grant Program (HSGP)</i></p> <p>Helps protect Wisconsin's communities by building the capacity to prevent, respond to, and recover from a catastrophic incident of terrorism in the state.</p> <p><i>Citizen Corps</i></p> <ul style="list-style-type: none"> <li>Funds to encourage community participation in domestic preparedness through public education and outreach, training, and volunteer service.</li> </ul>	Dependent on State grant award and program	Dependent on program and application procedures.	Office of Justice Assistance (OJA)

<p><b>Data Sharing</b></p> <ul style="list-style-type: none"> <li>Funding for data sharing is being coordinated with the Wisconsin Justice Information Sharing (WJIS) project. These grants use an online application process. Units of government that have been identified to apply for these grants will be contacted by OJA and notified when the online application is made available, as well as what types of equipment are eligible under the grant. Agencies should not submit a registration request or apply for the grant until notified and specifically invited to apply by OJA.</li> </ul> <p><b>Equipment Grants</b></p> <ul style="list-style-type: none"> <li>Funds for the purchase of equipment to prevent, respond to, and recover from an act of terrorism.</li> </ul> <p><b>Infrastructure Protection</b></p> <ul style="list-style-type: none"> <li>Funds to enhance security and capability at identified critical infrastructure facilities and assets around the state. Agencies should not submit a registration request or apply for the grant until notified and specifically invited to apply by OJA.</li> </ul> <p><b>Communications Interoperability</b></p> <ul style="list-style-type: none"> <li>Funds to resolve existing communications interoperability issues and improve voice communications and data sharing among agencies and disciplines throughout the state.</li> </ul> <p><b>Emergency Responder NIMS/ICS Training</b></p> <ul style="list-style-type: none"> <li>Funds to design, develop, conduct, and evaluate exercises to test the plans and capabilities of Wisconsin's emergency response community.</li> </ul>			
<b>General Loan Program</b>			
<p><b>State Trust Funds Loan Program</b></p> <ul style="list-style-type: none"> <li>School Districts and municipalities may borrow money from the State Trust Fund Loan Program for a wide variety of purposes including buildings, roads, water and sewer facilities, equipment, recreational facilities, industrial development, or other public purposes.</li> </ul>	Municipalities are authorized to borrow up to 5% of the unit's equalized valuation	No application deadline	Wisconsin Department of Justice Board of Commissioners of Public Lands
<b>Housing</b>			
<p><b>Community Development Block Grant</b></p> <p><b>Small Cities Development Program</b></p> <ul style="list-style-type: none"> <li>Project may include residential rehabilitation, conversion of commercial property to residential units, assistance to LMI renters to become homeowners, and small public facilities projects.</li> </ul> <p><b>Housing (HHR)</b></p> <ul style="list-style-type: none"> <li>Provides downpayment, rehabilitation assistance and renter assistance to target areas within a community or county.</li> </ul>	<p>Based on community size and scope of project</p> <p>Based on scope of project</p>	<p>Varies March/April</p> <p>Varies March/April</p>	DOC
<b>Lakes and Rivers</b>			
<p><b>Aquatic Invasive Species Control Grants</b></p> <ul style="list-style-type: none"> <li>Funds are available for aquatic invasive species control project for any waters of the state including lakes, rivers, streams, and the Great Lakes.</li> </ul>	Fund up to 50% of the project cost to a maximum grant amount of \$75,000.	February 1 August 1	DNR



<p><b>Lake Planning Grant</b></p> <ul style="list-style-type: none"> <li>Small-scale projects are intended for lakes where a detailed plan is unwarranted, is in place, or needs updating. Also, a small-scale project is an ideal starting place for lake groups just getting started in management plan development.</li> <li>Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans.</li> </ul>	<p>25% local match required. Small-scale projects - \$3,000 Large-scale projects - \$10,000</p>	<p>February 1 August 1</p>	<p>DNR</p>
<p><b>Lake Protection and Classification Grants</b></p> <ul style="list-style-type: none"> <li>Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include: <ul style="list-style-type: none"> <li>Purchase of property or a conservation easement</li> <li>Restoration of wetlands</li> <li>Development of local regulations or ordinances</li> </ul> </li> <li>Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000).</li> <li>Lake protection projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, or any other projects that will protect or improve lakes.</li> </ul>	<p>25% local match required. \$200,000 maximum per project.</p>	<p>May 1</p>	<p>DNR</p>
<p><b>River Planning and Protection Management Grants</b></p> <ul style="list-style-type: none"> <li>Designed to protect rivers, water quality, fisheries habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers.</li> </ul>	<p><b>Planning Grants</b> 25% local match \$10,000 maximum grant award <b>Protection Grants</b> 25% local match \$50,000 maximum grant award</p>	<p>May 1</p>	<p>DNR</p>
<b>Parks and Recreation</b>			
<p><b>All Terrain Vehicle (ATV) Grant</b></p> <ul style="list-style-type: none"> <li>Provide funds to acquire, insure, develop and maintain ATV trails, areas, and routes: <ol style="list-style-type: none"> <li>1) maintenance of existing approved trails, areas, and routes</li> <li>2) purchase of liability insurance</li> <li>3) acquisition of easements</li> <li>4) major rehabilitation of bridge structures or trails</li> <li>5) acquisition of land in fee and development of new trails and areas.</li> </ol> </li> </ul>	<p>Up to 100% funded - dependent on project</p>	<p>April 15</p>	<p>DNR</p>
<p><b>Recreational Trails Program Grant</b></p> <ul style="list-style-type: none"> <li>Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails.</li> <li>May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON.</li> </ul>	<p>Up to 50% of the total project costs of a recreational trail project. Payments are reimbursements on costs incurred <i>after</i> project approval.</p>	<p>May 1</p>	<p>DNR</p>



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<b>Recreational Boating Facilities Grant</b> <ul style="list-style-type: none"> <li>Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities.</li> <li>Also includes purchase of navigation aids, dredging of channels of waterways, and chemically treating Eurasian water milfoil.</li> </ul>	50% local match required	Established quarterly	DNR
<b>Planning</b>			
<b>Community Development Block Grant Planning Grant Program (CDBG-PLN)</b> <ul style="list-style-type: none"> <li>Provides funds to assist in specific local and area-wide plans. Proposals must be project specific and cannot be primarily engineering studies, design specifications, or other technical reports.</li> </ul>	Up to \$25,000	Continuous	DOC
<b>Comprehensive Planning Grant</b> <ul style="list-style-type: none"> <li>Development and adoption of a comprehensive plan under s. 66.1001, Wis. Stats.</li> <li>Contracting for planning consultant services, public planning sessions, educational activities, or for the purchase of computerized planning data, software or hardware required to utilize planning data or software.</li> <li>Development and printing costs of the comprehensive plan document.</li> <li>Public outreach and associated information and education materials including citizen surveys, internet activities and newsletters.</li> <li>Development of data, maps, and computerized information utilized primarily for the development of the plan or plan update.</li> <li>Other activities necessary for the development and preparation of a comprehensive plan or plan update.</li> </ul>	Community funding dependent on Census population counts.	November 1	DOA
<b>Public Facilities</b>			
<b>Community Development Block Grant (CDBG) Public Facilities (CDBG-PF)</b> <ul style="list-style-type: none"> <li>Funds to finance municipal infrastructure development. Water and waste treatment facilities, community centers, fire stations, and other facilities. Aimed to help communities with a high percentage of low and moderate income residents.</li> </ul>	\$750,000 maximum award	Continuous	DOC
<b>Public Facilities for Economic Development (CDBG-PFED)</b> <ul style="list-style-type: none"> <li>Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community.</li> </ul>	\$750,000 maximum award	Continuous	
<b>Community Development Block Grant Emergency Program (CDBG-EAP)</b> <ul style="list-style-type: none"> <li>Emergency response program to help restore or replace critical infrastructure damaged or destroyed as a result of a natural or man-made catastrophe.</li> </ul>	Award dependent on need and fund availability.	Apply within 60 days of the disaster.	DOC
<b>Recycling</b>			
<b>Recycling Grants to Responsible Units</b> <ul style="list-style-type: none"> <li>Provide financial assistance to local units of government to establish and operate effective recycling and yard waste programs.</li> </ul>	Grant amounts have averaged 20-40% of eligible recycling and yardwaste expenses	October 1	DNR

Stewardship/Forestry/Wildlife			
<p><b>Knowles-Nelson Stewardship Program</b>  The Stewardship Program was established in 1989 to preserve Wisconsin's most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences.  These goals are achieved by acquiring land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat.  This is an umbrella program that funds the following grants:  <b>Aids for the Acquisition and Development of Local Parks (ADLP)</b></p> <ul style="list-style-type: none"> <li>Helps to buy land or easements and develop or renovate local park and recreation area facilities for nature-based outdoor recreation purposes (e.g., trails, fishing access, and park support facilities).</li> </ul> <p><b>Urban Green Space (UGS)</b></p> <ul style="list-style-type: none"> <li>Helps to buy land or easements in urban or urbanizing area to preserve the scenic and ecological values of natural open spaces for nature-based outdoor recreation, including non-commercial gardening.</li> </ul> <p><b>Urban Rivers (UR)</b></p> <ul style="list-style-type: none"> <li>Helps to buy land on or adjacent to river flowing through urban or urbanizing areas to preserve or restore the scenic and environmental values of riverways for nature-based outdoor recreation.</li> </ul> <p><b>Acquisition of Development Rights Grants (ADR)</b></p> <ul style="list-style-type: none"> <li>Helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values, that would enhance nature-based outdoor recreation.</li> </ul> <p><b>Urban Forestry</b></p> <ul style="list-style-type: none"> <li>Provide technical service and financial assistance to communities for developing urban forestry programs. Priorities include:  1) Communities needing to develop an urban forestry plan; 2) Communities needing worker training; and 3) Communities needing to conduct a street tree inventory. Eligible projects include 1) Undertaking street tree inventories; 2) Training for city tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance</li> </ul>	<p>50% local match required</p>	<p>May 1</p>	<p>DNR</p>
<p><b>Urban Wildlife Damage and Abatement Control Grant (UWDAC)</b></p> <ul style="list-style-type: none"> <li>Funds are available for a variety of cost-effective wildlife damage and control measures for white-tailed deer and Canada geese.</li> </ul>	<p>50% local match required.  Grants range from \$1,000 to \$25,000.</p>	<p>October 1</p>	<p>DNR</p>
	<p>50% local match required.  \$5,000 maximum grant award.</p>	<p>December 1</p>	<p>DNR</p>

Transportation			
<p><i>Transportation Economic Assistance Program (TEA) Grant</i></p> <ul style="list-style-type: none"> <li>Road, rail, harbor and airport projects that attract employers to Wisconsin or encourage business and industry to remain and expand in the state.</li> </ul>	<p>Awards up to \$1,000,000. 50% local match funds required.</p>	<p>Continual</p>	<p>WDOT</p>
<p><i>SAFETEA - Transportation Enhancements (TE) Grant</i></p> <p>Eligible Projects:</p> <ul style="list-style-type: none"> <li>Provision of facilities for pedestrians/bicycles</li> <li>Provision of safety and educational activities for pedestrians &amp; bicyclists</li> <li>Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)</li> <li>Historic Preservation</li> <li>Rehabilitation/operation of historic transportation buildings (including historic railroad facilities and canals)*</li> <li>Establishment of transportation museums</li> <li>Acquisition of scenic easements and scenic or historic sites</li> <li>Scenic or historic highway programs (including the provision of tourist and welcome center facilities)</li> <li>Landscaping and other scenic beautification</li> <li>Control and removal of outdoor advertising</li> <li>Environmental mitigation of water pollution due to highway run-off or reduce vehicle caused wildlife mortality</li> <li>Archeological planning and research</li> </ul>	<p>Construction projects must be \$200,000 and over. All other projects must be \$25,000 (federal share) and over. Reimbursement program to project sponsor. 20% local match funds required.</p>	<p>April of even years</p>	<p>WDOT</p>
<p><i>State Infrastructure Bank Program Grant (SIB)</i></p> <ul style="list-style-type: none"> <li>Provide low interest loans, loan guarantees, interest rate subsidies, lease-buy back options and other financial leveraging instruments that helps communities provide for transportation infrastructure improvements to preserve, promote and encourage economic development or to improve transportation efficiency and mobility.</li> </ul> <p>Eligible Projects Include:</p> <ul style="list-style-type: none"> <li>Improve an interchange for a new industrial park or commercial development; enhance a road leading up to a contaminated (brownfields) property; provide for better access to facilitate increased auto or truck traffic near commercial or industrial sites; repair or reconstruct a bridge linking downtown businesses with a major state highway(s); provide signal lights, turn lanes and pedestrian walkways a busy highway intersection; construct or widen a road linking an intermodal facility, (i.e. airport, harbor, railroad); widen a highway to improve safety and truck movements for a warehousing/distribution center; and construct parking facilities; bicycle lanes and pedestrian walk-ways to better facilitate customer traffic on or near retail centers and tourist attractions.</li> </ul>	<p>Loan Program</p>	<p>60 days loan approval, project agreement in place prior to authorization for construction</p>	<p>WDOT</p>
<p><i>Local Roads Improvement Program (LRIP) Grant</i></p> <ul style="list-style-type: none"> <li>County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects.</li> <li>Eligible projects include but are not limited to: <ul style="list-style-type: none"> <li>Design or Feasibility Studies</li> <li>Reconstruction</li> <li>Resurfacing</li> <li>Bridge Replacement or Rehabilitation</li> <li>Asphalt Purchasing</li> </ul> </li> </ul>	<p>Distributed by LRIP Committee Reimbursement program requiring 50% local match.</p>	<p>Biennial program; Due November 1 of odd number years.</p>	<p>WDOT</p>

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Water			
<b>Clean Water Fund Program (CWFP)</b> <ul style="list-style-type: none"> <li>Provides loans to municipalities for wastewater treatment and urban storm water projects.</li> <li>Typically only a loan program. Combination grant/loan available under "Hardship Assistance Program". For grant assistance: (1) Municipalities Median Household Income (MHI) must be 80% or less of the state's MHI. (2) Estimated total annual charges per residential user that relate to wastewater treatment would exceed 2% of MHI in the municipality.</li> <li>Eligible Projects: Wastewater treatment and collection projects for existing facilities (compliance maintenance projects), new facilities or projects for the correction of water quality and human health problems in unsewered areas, and stormwater treatment.</li> </ul>	<p>Low interest loans (currently about 3.0%) for planning, design, and construction; reduction in interest to as low as 0% and, if needed, grants up to a maximum of 70% to municipalities that qualify for Hardship Assistance. DNR subsidizes up to 45% of the Market Loan rate. No loan amount limit. Maximum loan term 20 years. Bond counsel required for loans over \$1 million.</p>	<p>File Notice of Intent To Apply due by December 31. Hardship Assistance Applications due by June 30. Low interest loan applications are accepted throughout the year. Must begin construction within 8 months of obtaining financing.</p>	DNR
<b>Municipal Flood Control Grant</b> <ul style="list-style-type: none"> <li>Local Assistance Grants that support municipal flood control administrative activities.</li> <li>Acquisition and Development Grants to acquire and remove floodplain structures, elevate floodplain structures, restore riparian areas, acquire land and easements for flood storage, construct flood control structures, and fund flood mapping projects.</li> </ul>	<p>30% local match required. \$200,000 maximum per applicant.</p>	<p>Varies after passing of legislative state budget.</p>	DNR
<b>Dam Maintenance Grant</b> <ul style="list-style-type: none"> <li>Eligible projects include dam repair, reconstruction, modification or abandonment, or removal.</li> </ul>	<p>Determined by project.</p>	<p>April 1</p>	DNR
<b>Well Compensation Grant</b> <ul style="list-style-type: none"> <li>Provides financial assistance to replace, reconstruct or treat contaminated private water supplies.</li> </ul>	<p>Only eligible for private land owners Funding dependent on income</p>	<p>Continual</p>	DNR
<b>Local Water Quality Management Planning Aids Grant</b> <ul style="list-style-type: none"> <li>Funds to assist in the development and implementation of area-wide water quality management planning activities.</li> <li>Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors.</li> </ul>	<p>Determined on project basis</p>	<p>November 30</p>	DNR
<b>Safe Drinking Water Loan Program (SDWLP)</b> <ul style="list-style-type: none"> <li>Provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements.</li> </ul>	<p>Interest rates are dependent on population and median household income.</p>	<p>Notice of Intent due December 31. Applications due April 30.</p>	DNR

<p><i>Target Runoff Management Grants</i></p> <ul style="list-style-type: none"> <li>Grant funds are used to control polluted runoff from both urban and rural sites. The grants are targeted at high-priority resource problems. Projects funded are implementation of Best Management Practices, including some cropland protection, detention ponds, livestock waste management practices, stream bank protection projects and wetland construction</li> </ul>	<p>30% local match required Maximum award - \$150,000</p>	<p>April 15</p>	<p>DNR</p>
<p><i>Urban Non Point Source &amp; Stormwater Grants (UNPS&amp;SW)</i></p> <ul style="list-style-type: none"> <li>Funds are used to control polluted runoff in urban project areas. Awards are for either planning or construction projects. An "urban project" must meet one of these criteria: has a population density of at least 1,000 people per square mile, has a commercial land use, is the non-permitted portion of a privately owned industrial site, or is a municipally-owned industrial site.</li> </ul>	<p>Planning grant is 30% local match with \$85,000 max on state share. Construction grant is 50% local match with \$150,000 max. Design and acquisition can also be funded.</p>	<p>April 15</p>	<p>DNR</p>