

## **9.0 EXISTING LAND USE**

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### **Table of Contents**

<b>Introduction .....</b>	<b>1</b>
<b>Land Use Vision .....</b>	<b>2</b>
Visions, Objectives, Policies, and Goals.....	2
<b>Existing Land Use Inventory .....</b>	<b>3</b>
Agricultural (3)	Outdoor Recreation (4)
Commercial (4)	Residential (4)
Governmental (4)	Transportation (5)
Industrial (4)	Water (5)
Open Lands (4)	Woodlands (5)
<b>Land Values.....</b>	<b>5</b>
<b>Land Use by Acreage and Percentage .....</b>	<b>9</b>
<b>Current Land Use and Development Regulations .....</b>	<b>9</b>
Zoning Ordinance .....	9
Alternative Zoning Methods .....	9
Shoreland Zoning .....	9
Subdivision Regulations .....	10
Non-Metallic Mining Reclamation.....	10
Table 26: Current Zoning Districts.....	10
<b>Existing and Potential Land Use Conflicts.....</b>	<b>11</b>
Design Standards .....	12
Considerations of a Highway 45 Image Corridor .....	12
<b>Sanitary Sewer and Water Distribution .....</b>	<b>12</b>
Zoning Map .....	13
Three Lakes Sanitary District Sanitary Sewer Distribution Master Map .....	14
Three Lakes Sanitary District Water Distribution Master Map ..	15
<b>Property Owned by the Town of Three Lakes.....</b>	<b>16</b>
Existing Land Use Map.....	24
Existing Land Use Downtown .....	25
<b>Moving Forward .....</b>	<b>26</b>



# Three Lakes 2030

## Chapter 9: Existing Land Use

### Introduction

Land use, both existing and future, is the central element of a comprehensive plan. Previous chapters have discussed:

- Projected population growth;
- The quality of housing available in the town and potential future housing needs;
- Transportation network challenges triggered by increasing population growth;
- Available and projected utilities and community facilities;
- Local business choices and economic growth opportunities; and
- Three Lakes natural resources and recreational opportunities, among others.



This chapter focuses on existing land uses, trends in land development and available local land-use tools. *Chapter 10: Future Land Use* will address actions necessary to achieve the goals and visions created during the development of this comprehensive plan.

Of the 14 local planning goals provided in the Comprehensive Planning law, those below specifically relate to planning for land use:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitat, lakes, woodlands, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State governmental and utility costs.
- Building of community identity by revitalizing main streets enforcing design standards.
- Providing and adequate supply of affordable housing for individuals of all income levels throughout each community.
- Preservation of cultural, historic and archaeological sites.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Balancing individual property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

# Three Lakes 2030

## Chapter 9: Existing Land Use

### *Land Use Vision*

Land use is sustainable planned development: efficient, practical, responsive to the public and reflective of the unique character of Three Lakes. It is a framework designed to ensure a high quality of life. It is a defensible plan to preserve, protect and enhance scenic, forested, wetland, shoreland, roadways and residential spaces, a plan that will encourage, accommodate and expand diverse and balanced private and commercial development along with support services. This vision is typically expressed graphically in the form of a land use map.

A land use map ideally precedes a zoning map. In the case of Three Lakes, there is an existing Zoning Map and the new comprehensive Land Use Map will be used to advise future Zoning Map changes. It is not unusual to have a zoning map look different from a land use map. Zoning is a tool used as a means to regulate and enforce elements of the vision.

### VISIONS, OBJECTIVES, POLICIES AND GOALS

Wisconsin's Comprehensive Planning law requires that the Land Use element contain a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the town of Three Lakes, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment, and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a) (66.1001), for 20 years, in five-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities extend, as those terms are used in par. (d) (66.1001), and the general location of future land uses by net density or other classifications.

From all of the community forums, surveys and public hearings, the following Land Use issues concerned the citizens of Three Lakes. Goals were then developed to address these issues while reflecting the vision statement that guided the development of the comprehensive plan.



# Three Lakes 2030

## Chapter 9: Existing Land Use

### ISSUES

### GOALS

LAND USE PLANNING FOR THREE LAKES	Create an effective, community-supported Comprehensive Land Use Plan for the town of Three Lakes
COMPREHENSIVE PLAN IMPLEMENTATION	Ensure that the town of Three Lakes possesses the tools necessary to effectively and equitably implement the Town of Three Lakes Comprehensive Plan
DOWNTOWN REVITALIZATION	Undertake studies and analyses to evaluate and revitalize the downtown area to attract new business development, retain existing businesses, and enhance community aesthetics
CORRIDOR ENHANCEMENT	Ensure visually appealing transportation corridors and gateway features and develop an effective and informational wayfinding system in Three Lakes

A full expansion of the above Issues, Goals, Objectives and Policies can be found in *Chapter 12: Implementation*

### Existing Land Use Inventory

The Existing Land Use Map (page 9-24) was created from baseline mapping data provided by the U.S. Department of Agriculture, U.S. Geological Survey, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, North Central Wisconsin Regional Planning Commission (NCWRPC), Oneida County, and the Town of Three Lakes and a windshield survey conducted by a TAG volunteer. Brief descriptions of the land-use categories illustrated on the Existing Land Use Map follow below.

#### Agriculture

In terms of total acreage, agriculture is the second-largest “developed” land use in the town of Three Lakes following residential development. Agricultural uses in the community are dominated by cranberry production. Cranberry bogs are located in three primary areas in the community: east of Thunder Lake adjoining Highway A in the west central part of town; north of One Stone Lake adjoining Wykowski Road in the far northwest corner of the community; and south of James Lake in the southeast section of Three Lakes. Refer to Chapter 7: *Agricultural, Natural and Cultural Resources* for a more detailed description of agricultural uses in the community.

# Three Lakes 2030

## Chapter 9: Existing Land Use

### Commercial

Commercial land uses are scattered throughout the community, but are concentrated in the town center. Three Lakes possesses a diverse local business inventory dominated by tourism-oriented commercial development and hospitality, but also includes local service and light manufacturing, among others. *Chapter 8: Economic Development* provides more detailed information related to commercial land uses in the community.

### Governmental

Governmental land uses include Town offices and shops, schools and most other community-owned property, excluding parks and campgrounds. All governmental uses in Three Lakes are located in the town center. *Chapter 6: Utilities and Community Facilities* describes properties and buildings owned by the Town of Three Lakes.

### Industrial

There are three sites currently zoned for industrial or manufacturing use in the town of Three Lakes. Two separate sites, both south of the downtown on highways 32 and 45 are used for nonmanufacturing purposes. An industrial park located near downtown to the west is serviced by utilities, has mixed use and some capacity for new development. Additional information related to industry can be found in *Chapter 8: Economic Development*.

### Open Lands

Open lands is a broad land-use category that typically includes abandoned agricultural fields, grasslands and other non-developed uses excluding woodlands and wetlands.

### Outdoor Recreation

Parks and other recreational areas are identified as Outdoor Recreation on the Future Land Use Map. Areas in this classification include Felland Ski Park located north of STH 32 near the shore of Big Stone Lake, Don Burnside Recreation Park (adjacent the school and near the Reiter Center) east of Highway A, and Cy Williams Park within the town center. The Three Eagle Trail also forms a linear extension of Don Burside Recreation Park with a 16-foot right-of-way for biking and walking for a distance of 8.4 miles north and west through the northeastern corner of the town of Sugar Camp to the Vilas County line.

### Residential

Residential development represents the largest developed land use in Three Lakes. It is dominated by single-family homes located throughout the community, but concentrated along lakeshores and within the town center. One prominent condominium development is located at the junction of STH 32 and Bengs Road. An even larger development surrounds Clearwater Lake, extending in part beyond the town's northern border. Additional information related to residential development can be found in *Chapter 4: Housing*; *Chapter 7: Agricultural, Natural and Cultural Resources*; and *Chapter 10: Future Land Use*.

# Three Lakes 2030

## Chapter 9: Existing Land Use

### Transportation

The transportation network includes state and county highways, town streets and roads, private roads, U.S. Forest Service roads and the Three Lakes Municipal Airport. Additional information related to transportation-related land uses can be found in *Chapter 5: Transportation*.

### Water

Water land uses in the community include lakes and ponds, but exclude rivers, streams and creeks. In terms of acreage, lakes and ponds represent more than 20% of the surface area of Three Lakes, second in size only to woodlands. Information related to water resources in Three Lakes can be found in *Chapter 7: Agricultural, Natural and Cultural Resources*.

### Woodlands

Woodlands are by far the largest single land use in the community, accounting for nearly 70% of the land base. *Chapter 7: Agricultural, Natural and Cultural Resources* provides additional information related to forests and woodlands in Three Lakes.

### Land Values

The value of land in Three Lakes varies greatly by type and use. The most valuable land is generally associated with waterfront property which is usually calculated on a frontage-foot basis. There is a very diminished inventory of open or undeveloped waterfront property.

Three Lakes Real Estate Inventory Sold				
Year	Waterfront Lots Sold	Average Cost	Median Cost	Top \$ Per Frontage Ft.
2008	9	\$302,711	\$289,500	\$3400 / ft.
2007	11	\$150,864	\$122,000	\$2400 / ft.
2006	14	\$200,952	\$237,000	\$3510 / ft.
2005	13	\$204,150	\$207,697	\$2684 / ft.
2004	14	\$123,236	\$105,000	\$1575 / ft.
Greater Northwoods Multiple Listing Service <sup>1</sup>				

<sup>1</sup> Data provided by members of the Greater Northwoods Multiple Listing Service



# Three Lakes 2030

## Chapter 9: Existing Land Use

Wisconsin Dept. of Revenue Equalized Values for the Town of Three Lakes.			
Year	Real Estate	Personal Property	Total
2009	\$1,042,748,800	\$11,414,600	\$1,054,163,400
2008	\$1,057,766,300	\$8,079,800	\$1,065,846,100
2007	\$986,496,600	\$7,036,600	\$993,533,200
2006	\$848,968,500	\$6,249,800	\$885,218,300
2005	\$739,194,600	\$6,212,400	\$745,407,000

2008 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/10/09				
80-43-036 TOWN OF THREE LAKES		COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	506,710,200	483,494,100	990,204,300	
2 COMMERCIAL	8,605,800	21,156,100	29,761,900	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	199,900		199,900	
5 UNDEVELOPED	2,484,700		2,484,700	
5M AG FOREST	648,100		648,100	
6 FOREST	30,840,400		30,840,400	
7 OTHER	215,000	2,424,800	2,639,800	
REAL ESTATE TOTALS	549,814,700	507,951,600	1,057,766,300	59.87

2007 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 03/06/08				
80-43-036 TOWN OF THREE LAKES		COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	480,587,700	437,533,200	918,120,900	
2 COMMERCIAL	12,135,100	22,979,100	35,114,200	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	182,400		182,400	
5 UNDEVELOPED	2,561,500		2,561,500	
5M AG FOREST	624,500		624,500	
6 FOREST	26,408,600		26,408,600	
7 OTHER	197,100	2,300,200	2,497,300	
REAL ESTATE TOTALS	522,807,500	463,689,100	986,496,600	63.17



# Three Lakes 2030

## Chapter 9: Existing Land Use

2006 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/19/07				
80-43-036	TOWN OF THREE LAKES	COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	397,062,700	390,703,500	787,766,200	
COMMERCIAL	10,220,400	19,595,100	29,815,500	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	171,400		171,400	
5 UNDEVELOPED	2,413,600		2,413,600	
5M AG FOREST	1,159,300		1,159,300	
6 FOREST	24,575,600		24,575,600	
7 OTHER	167,500	1,912,200	2,079,700	
REAL ESTATE TOTALS	435,881,100	413,087,400	848,968,500	71.81

2005 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/24/06				
80-43-036	TOWN OF THREE LAKES	COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	348,085,700	332,987,100	681,072,800	
2 COMMERCIAL	9,724,800	17,514,100	27,238,900	
3 MANUFACTURING	127,300	1,172,900	1,300,200	
4 AGRICULTURAL	161,000		161,000	
5 UNDEVELOPED	2,544,600		2,544,600	
5M AG FOREST				
6 FOREST	24,848,600		24,848,600	
7 OTHER	142,700	1,885,800	2,028,500	
REAL ESTATE TOTALS	385,634,700	353,559,900	739,194,600	81.18

The town of Three Lakes has a wide variety of land options in addition to waterfront property. Values vary by market, location, size and intended use. Inventory-sold data over a five-year period for three categories of property illustrates the variance in relative value.

No credible source is able to project values over a 20-year period, in five-year increments.

# Three Lakes 2030

## Chapter 9: Existing Land Use

Typical Land Sales By Lot Size			
2008	Lot size (Acres)	List Price	Sale Price
	0.18	\$15,000	\$9,000
	1.84	\$24,900	\$20,000
	1.30	\$22,000	\$21,000
	5.70	\$42,900	\$35,000
	33.84	\$174,000	\$135,000
	160.00	\$156,000	\$156,779
2007			
	0.28	\$17,600	\$15,250
	1.80	\$18,900	\$16,900
	0.56	\$19,000	\$17,000
	5.58	\$27,900	\$26,000
	7.00	\$43,000	\$39,000
	40.00	\$89,995	\$82,500
	40.00	\$99,000	\$90,000
2006			
	0.28	\$11,900	\$10,000
	1.57	\$24,900	\$21,000
	2.50	\$35,000	\$32,000
	4.27	\$42,900	\$37,088
	40.00	\$58,000	\$58,000
	40.00	\$95,000	\$81,750
	100.00	\$159,900	\$153,000
2005			
	1.15	\$27,900	\$19,000
	1.25	\$19,900	\$18,000
	5.00	\$39,000	\$39,000
	5.89	\$25,900	\$24,700
	10.00	\$89,900	\$90,000
	14.00	\$29,900	\$27,000
	45.00	\$125,000	\$125,000
2004			
	0.50	\$9,900	\$9,000
	1.25	\$22,900	\$21,400
	6.27	\$59,500	\$59,500
	6.87	\$29,900	\$27,600
	11.30	\$79,000	\$75,500
	33.70	\$79,000	\$75,000
	120.00	\$250,000	\$250,000
Source: 2009 Greater Northwoods Multiple Listing Service <sup>2</sup>			

<sup>2</sup> Data provided by members of the Greater Northwoods Multiple Listing Service

# Three Lakes 2030

## Chapter 9: Existing Land Use

### Land Use by Acreage and Percentage

Table 25 (below) provides a numerical breakdown of existing land uses in Three Lakes. As the table shows, woodlands are the dominant land use in Three Lakes accounting for seven out of every 10 acres of land area in the town.

### Current Land Use and Development Regulations

#### ZONING ORDINANCE

Three Lakes has adopted the Oneida County Zoning Ordinance. The Oneida County Planning and Zoning Department administers and enforces zoning requirements for all lands within the town's boundaries. The zoning ordinance organizes the community into different districts. Within each district, specific uses are permitted subject to certain requirements, while others are allowed under conditional-use permits.

Oneida County's zoning code follows a traditional Euclidean<sup>3</sup> model that seeks to segregate uses by type and establishes dimensional requirements related to lot size, setbacks and building height. As new uses are created over time, they are listed specifically in the zones in which they are permitted. To be effective, this type of code must list every possible use and establish a zone in which that use would be appropriate. Euclidean codes are based on a philosophy that separation of uses will create a safer, healthier environment.

Table 25: Breakdown of Existing Land Uses in the Town of Three Lakes, 2009.		
Land Use Category	Amount in Total Acres	Amount in Total Percentage
Agriculture	1,099.45	1.72%
Commercial	56.23	.09%
Cranberry Bog	594.22	.93%
Governmental	25.18	.04%
Industrial	45.93	.06%
Open Lands	3,559.91	5.56%
Outdoor Recreation	94.65	.15%
Residential	1,926.24	3.00%
Transportation	407.20	.64%
Water (excluding rivers and streams)	11,804.77	18.43%
Woodlands	44,451.89	69.38%
<b>Total</b>	<b>64,065.67</b>	<b>100%</b>
Linear Measurements (in miles)		
Highways		34.19
Other Roads		226.72
Rivers and Streams		65.40
Source: Town of Three Lakes Existing Land Use Map, 2009		

#### ALTERNATIVE ZONING METHODS

In recent years, the planning profession has developed alternative zoning models based on building form and performance standards. These models may provide a better means of addressing more complex land uses, such as mixed use, than the traditional model. Additional information on alternative zoning methods can be found in *Chapter 10: Future Land Use*.

#### SHORELAND ZONING

The Shoreland Zoning Ordinance is administered by Oneida County for all lands within the county including the town of Three Lakes. The ordinance regulates land uses within 1,000 feet

<sup>3</sup> Reference to Euclid vs. Amber Realty Company, 1926 U.S. Supreme Court Decision, which serves as the foundation for zoning practice in the United States.

# Three Lakes 2030

## Chapter 9: Existing Land Use

of the ordinary high-water mark of navigable lakes, ponds or flowages and within 300 feet of the ordinary high-water mark of navigable rivers or streams.

### SUBDIVISION REGULATIONS

Three Lakes does not currently administer its own land division and subdivision regulations. Three Lakes does have a Subdivision Roads Ordinance for general standards and conditions for plat approval. The Oneida County Subdivision Ordinance outlines procedures for land division. Issues covered include, but are not limited to, technical requirements, design standards for plats, certified survey maps, land-only condominiums, variances and required improvements and dedications (i.e., street improvements, utility easements, sanitary sewer, etc.).

### NONMETALLIC MINING RECLAMATION

Oneida County and the North Central Wisconsin Regional Plan Commission administer state nonmetallic mining reclamation requirements for all towns in the county consistent with §NR 135.02(1) and (2), Wis. Admin. Code. The ordinance prohibits any person from engaging in nonmetallic mining or in nonmetallic mining reclamation without a permit unless the proposed activity is specifically exempted.

Although the Town does not have the authority to assume responsibility for nonmetallic mine reclamation, it may adopt operational requirements for all future nonmetallic mining operations in the community.

Table 26: Current Zoning Districts in the Town of Three Lakes, 2009.			
Zoning District	Purpose	Permitted Uses	Conditional Uses
<b>1-A: Forestry</b>	To protect the integrity of the county's forested lands by preserving such land in a relatively natural state.	Silviculture, portable sawmills and debarking, growing of wild crops, agriculture, private dwellings, parks and playgrounds, etc.	Dams and power plants, aircraft landing fields, mining, etc.
<b>1-B: Forestry</b>	Same as 1-A.	Essentially the same as 1-A.	Essentially the same as 1-A.
<b>2: Single-Family Residential</b>	To provide an area of quiet seclusion for families.	Single-family dwellings including long-term single-family rental, silviculture, gardening and greenhouses, etc.	Churches, schools, libraries, bed-and-breakfast establishments, public parks and playgrounds, pre-existing resorts, etc.
<b>3: Multiple-Family Residential</b>	To provide for multifamily dwellings in an environment of quiet seclusion for families, with other permitted uses restricted to those directly benefiting the area residents.	All uses permitted in District 2.	All uses listed as conditional in District 2, community living arrangements of 16 or more residents, multiple-family dwellings of five or more units, golf grounds, pre-existing resorts, etc.
<b>4: Residential and Farming</b>	To provide an area for residential, limited commercial, and agricultural development in a rural atmosphere.	All uses permitted in District 3, the keeping of personal livestock and poultry, sale of farm produce, etc.	All uses listed as conditional in District 3, commercial agriculture, commercial stables, airports, mobile and manufactured homes, etc.



# Three Lakes 2030

## Chapter 9: Existing Land Use

<b>5: Recreational</b>	To provide an area for the orderly and attractive grouping of recreational-oriented service establishments as well as encouraging the maintenance and enjoyment of the county's natural resources.	All uses permitted in District 3, personal stables not to exceed more than one animal/head of livestock per acre.	All uses listed as conditional in District 3, hotels and motels, restaurants and dinner clubs, marinas, campgrounds, etc.
<b>6: Business B-1 and B-2</b>	To provide an area for general retail and commercial business use.	All uses permitted in District 3, retail businesses, office, amusement enterprises, etc.	Amusement enterprises, theaters, drive-through retail and restaurants, mall and multi-tenant buildings, kennels, etc.
<b>8: Manufacturing and Industrial</b>	To provide an area for manufacturing and industrial operations that, on the basis of their physical and operational characteristics, would achieve desirable economic benefits for the community while, at the same time, not producing unreasonably detrimental impacts to the surrounding area such as noise, dirt, smoke, odor, traffic, physical appearance or other similar factors.	Permitted uses in District 1 except seasonal dwellings, any existing trade or industry.	All uses listed as conditional in District 4, among others.
<b>10: General Use</b>	To provide areas for a variety of mixed uses.	All provisions applying to permitted, administrative or conditional uses in the following districts: Forestry, Single-Family, Multiple-Family, Residential and Farming, Recreational, Business, and Manufacturing and Industrial.	
Note – The permitted and conditional uses identified above are not exclusive. Refer to the Oneida County Zoning Ordinance for a complete listing of districts and uses. Source: Oneida County Zoning Ordinance and Town of Three Lakes Zoning Map, 2009.			

## Existing and Potential Land Use Conflicts

### Housing:

- multifamily
- condo development
- townhouse development
- subdivision development
- rental units
- modular home communities
- affordable housing development

### Economic Development:

- spot zoning
- design standards

# Three Lakes 2030

## Chapter 9: Existing Land Use

### Technology:

- encroachment of technical components

### Agriculture and Natural Resources:

- fragmentation of larger land parcels
- preservation of green spaces
- capacity to regulate and enforce policies, ordinances, standards

### DESIGN STANDARDS

Currently, the only design standards for Three Lakes are contained within Oneida County zoning regulations and nominally within county and town building codes.

To sustain and build on the unique North Woods character of Three Lakes, a locally developed and administered set of design and appearance standards is desirable. That economic development should not only focus on job creation, but also on ensuring that new business, office or manufacturing facilities meet high-quality design standards. This adds long-term value to the town's tax base. High-quality building and site design would contribute to the town's desired character. Intentionally, nonresidential buildings are usually located on highly visible sites which can dramatically affect the image of the town. The development of standards and policies would be tasked to the Plan Commission for final approval by the Town Board.

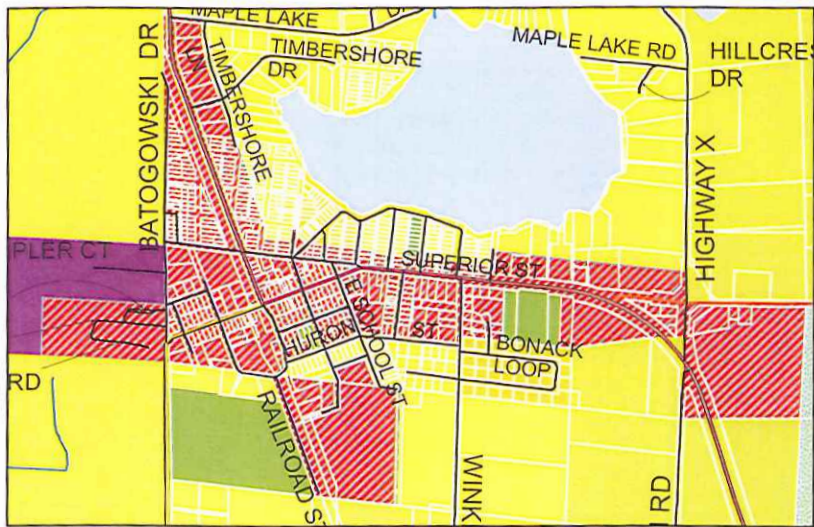
### CONSIDERATIONS OF A HIGHWAY 45 IMAGE CORRIDOR

Highway 45 runs from the south central portion of the community to the northwest part of the town of Three Lakes and provides many residents and visitors their first and lasting impression of the town. A special set of visual guidelines could be developed and adopted to apply to this corridor.

### Sanitary Sewer and Water Distribution

Utility service in the town of Three Lakes is limited to the town center. New development as land use patterns requiring line extensions would be determined on the cost, functionality and system capacity. The Three Lakes Sanitary District has jurisdiction.





### Legend

- |                         |                              |                    |
|-------------------------|------------------------------|--------------------|
| — Roads                 | Business                     | Open Water         |
| — County                | Manufacturing and Industrial | — Rivers & Streams |
| — State                 | Forestry 1A                  |                    |
| — Federal               | Forestry 1B                  |                    |
| Farms                   | Recreational                 |                    |
| Single Family           | General Use                  |                    |
| Multiple Family         | Unzoned                      |                    |
| Residential and Farming |                              |                    |

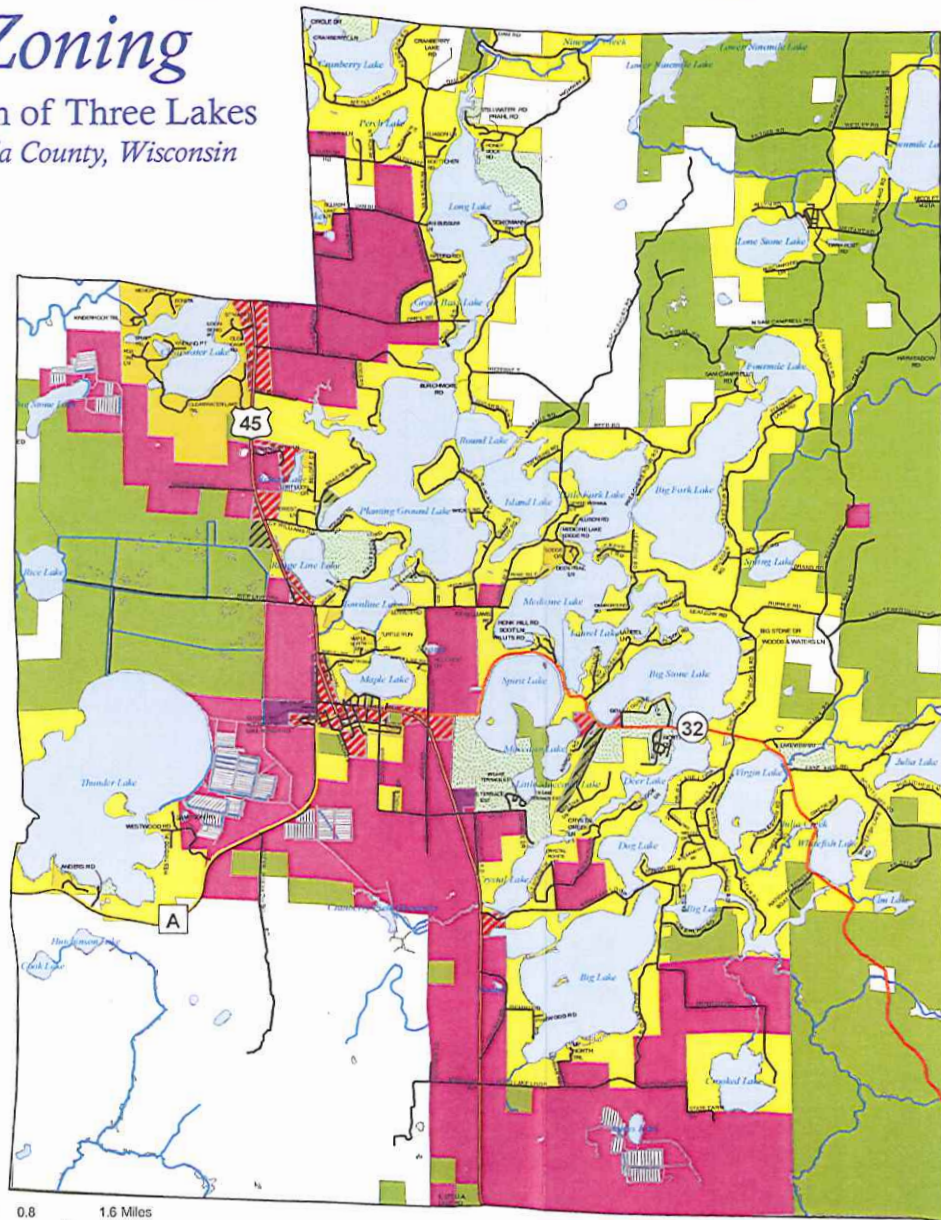
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0 0.4 0.8 1.6 Miles

## Zoning

### Town of Three Lakes Oneida County, Wisconsin







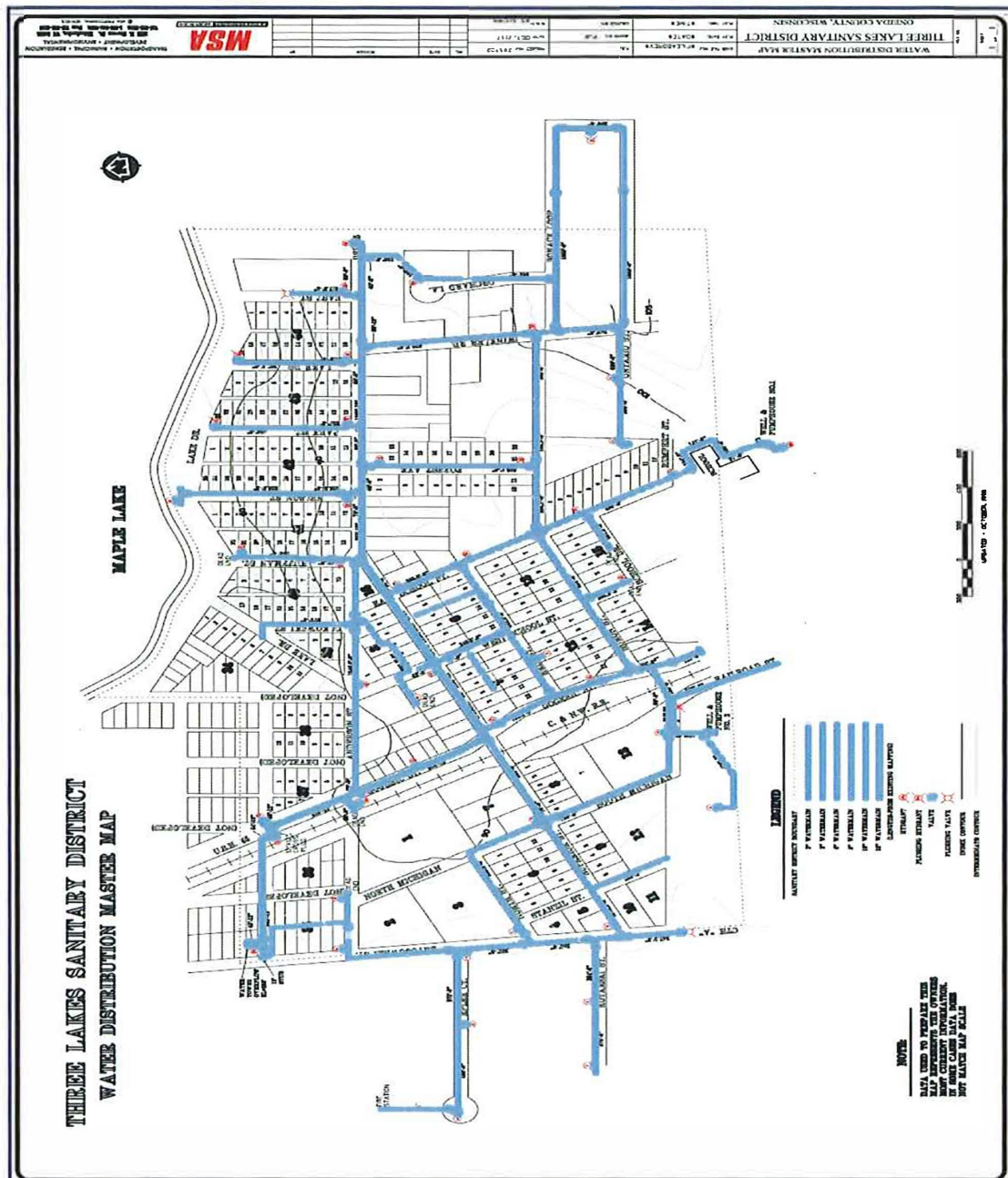


# Three Lakes 2030

## Chapter 9: Existing Land Use



## Chapter 9: Existing Land Use



# Three Lakes 2030

## Chapter 9: Existing Land Use

### Property Owned by the Town of Three Lakes

Town	Section	Range	LOT	BLOCK	COMPUTER NUMBER	DESCRIPTION	ACRES
38	1	10			TL 15-1	407494 PT NE NE	
38	1	10			TL 43-1	407494 PT SE NE	
38	1	10			TL 133-1	407494 PT OF NE SE	
38	11	11			TL 500B-1	216769 G.L. 2 MAP 3892	
38	11	11			TL 5017-1	597979 597978 HWY 32 PT NWNW TRGL PCL ALONG HWY SM B559 2 DREC DOC#597978&597979 (FIRE BARN& MAINT SHOP)	
38	12	10			TL 55-2	400623 / 603 -31 1920 EPLER CT PT NE NE&NW NE EXC V1006-503 SM 132317	
38	14	10			TL 881C-1	236961 / 319 -435 PT G.L. 2 ROAD SM B4707 (GENISOT 4422)	
38	15	11			TL 5481-1	2060697 PT G.L. 8 ROADS SHOWN ON SM B827 (GENISOT DWG 5081)	
38	15	11			TL 55018-1	199957 PT G.L. 6 ROAD	
38	15	11			TL 5567-1	213967 DT SE SE MAP 3751	
38	16	11			TL 5621-1	199263 PT G.L. 5	



# Three Lakes 2030

## Chapter 9: Existing Land Use

38	16	11			TL 5668-1	246564 PT G.L. 7 TOWN ROAD	
38	2	10			TL 271-1	390605 PT G.L. 3	2.6
38	27	11			TL 7281-1	54855 PT NE SW 1.5 RODS ON S&E SIDE ROAD	
38	27	11			TL 7321-1	55309 PT G.L. 3 1.5 RODS ON W SIDE ROAD	
38	28	11			TL 73716-1	201111 PT G.L. 4 MAP 3471	
38	29	11			TL 763-1	107906 1313 S BIG LAKE LOOP SE SE	40
38	3	10			TL 461-1	390605 PT G.L. 4 1.35A	1.35
38	3	11	1		TL 41012-1	412066 / 395856 GOLF COURSE LOOP PT G.L. 2&3 LOT 1 CSM V6 P1542	
38	32	11			TL 452	2548 / 807 SE SW	34
38	4	11			TL 4135-1	166289 PT G.L. 9 S 25' OF N 50'	
38	6	11			TL 4371-1	266175 / 90 -186 PT SE NE& NE SE	
38	6	11			TL 4402-1	89133 PT G.L. 8 150' WIDE STRIP ALONG CANAL SM B1513	
38	6	11			TL 4403-1	1374311 / 570 -710 1750 MAPLE LAKE DAM RD PT G.L. 8 MARINA PCL SM B1515	
38	6	11			TL 4425-1	453897 / 377788 PT G.L. 6	1.08

# Three Lakes 2030

## Chapter 9: Existing Land Use

38	6	11			TL 4435-1	231903 HILLCREST DR PR NE SE TOWN ROAD(HILLCREST DR)	
38	6	11			TL 444-1	110258 G.L. 3 (UNDER WATER)	31
38	7	11			TL 4481-1	305381 / 147 -467 PT NW NE	
38	7	11			TL 4487-1	143084 PT NW NE PCL 150X590 NEW CEMETERY AD	
38	7	11			TL 44814-1	241602 PT NW NE	
38	7	11			TL 4511-2	102726 / 117 -297 6905 15 RAILROAD ST PR SW NW W	38
38	7	11			TL 4591-1	PT SW SE PIERCE DR AS SHOWN ON CENTENNIAL ESTATES PLAT	1.5
38	7	11			TL 452-2	644203 / 289720 6930 SCHOOL ST W PT SE NW&SW NW PT CSM V6 P1539, PT VAC RD & 50' STRIP ON W SIDE OF E 1/2 SE NW 4 DESC DOC#644203 V419-480 V227-446 & V117-540 INCL TL 451-6 (1993)	41.26
38	9	11			TL 4764-1	199009 6848 AIRPORT RD PT G.L. 5 PT SM B3887	4.03
38	9	11			TL 4771-1	148045 PT SW NE PT SM B3887	18

# Three Lakes 2030

## Chapter 9: Existing Land Use

38	9	11			TL 4811-1	151416 PT G.L. 2	3.67
38	9	11			TL 4831-1	151416 PT SE SW PT SM B3887	16.22
38	9	11			TL 4851-1	151416 PT NW SE PT SM B3887 INCL HANGARS AT 6848, 6854	13.48
39	1	11			TL 88713-1	237520 PT G.L. 3&4 TOWN ROAD	
39	12	11			TL 10317-1	200909 G.L. 1 ROAD	
39	18	11			TL 111814-1	259547 / 356 -293 PT G.L. 1 DWG 5092	
39	18	11			TL 11191-1	239528 G.L. 4	
39	21	11			TL 1165-1	111944 SW SW EXC TOWN RD	40
39	24	10			TL 2821-1	183729 PT SE SW TOWN RD	
39	24	10			TL 2825-1	156866 PT SE SW TOWN ROAD	
39	25	10			TL 2954-1	648375 PT NE SW, NW SW&NW SE O.L. 1 CSM V6 P1527 SERENDIPITY LN	
39	25	10			TL 2991-1	410224 / 402386 PT OF NE SE TOWN ROAD	
39	25	10			TL 3021-1	410224 / 402386 PT OF SE SE & PT OF G.L. 7 S30-39-11 TOWN RD	

# Three Lakes 2030

## Chapter 9: Existing Land Use

39	27	11			TL 1248-3	113091 / 95 -497 PT G.L. 1, 2, 3 & PT SW NW S 26 3 ROD ROAD	
39	27	11			TL 12491-1	119317 PT NE NW	0.5
39	28	11			TL 12565-1	237521 NE NE TOWN ROAD	
39	30	11			TL 12772-1	166891 PT G.L. 7 33' ROAD	
39	32	11			TL 12885-1	179966 PT G.L. 4	
39	32	11			TL 12922L-1	662238 661715 PT G.L. 2 RD ROW (LAKEWOOD LANE) SEE SM C206&C297	
39	33	11			TL 13003-1	461029 PT G.L. 2 PT OF .36A PCL ON SM B3274 SEE ALSO V815 P715	0.36
39	34	11			TL 13033-1	113040 PT G.L. 1 TOWN ROAD	
39	34	11			TL 130413-1	244991 G.L. 2	
39	34	11			TL 130414-1	113042 G.L. 2 TOWN ROAD	
39	34	11			TL 13092-1	113041 NE SE TOWN ROAD	
39	34	11			TL 13121-1	457141 / 146 -156 SE SE TOWN ROAD	
39	36	10			TL 3748-1	407494 PT G.L. 4	1.35
39	6	11			TL 9582-1	164923 PT G.L. 3	



# Three Lakes 2030

## Chapter 9: Existing Land Use

39	7	11			TL 9652-1	381492 / 443 -493 PT G.L. 3 EXC RD V 263 P479 PRIVATE RD	
39	8	11	2		TL 9825A-1	616514 PT G.L. 7 CSM V3 P898, PT TWN RD(BOETTCHER & PT VANBUSSUM RD	0.14
			1	42	TL 2098-2	194410 LAKESIDE PARK ADD	
			10	12	TL 2520-2	319234 / 483 -283 VILLAGE OF THREE LAKES	
			10	12	TL 2520-2	319234 / 483 -283 VILLAGE OF THREE LAKES	
			10	42	TL 2107-2	200557 LAKESIDE PARK ADD	
			10	42	TL 2107-2	200557 LAKESIDE PARK ADD	
			10→12	41	TL 20861-2	450111 / 446168 LAKESIDE PARK ADD .007CA	
			11	12	TL 2521-2	319234 / 483 -283 VILLAGE OF THREE LAKES	
			11	12	TL 2521-2	319234 / 483 -283 VILLAGE OF THREE LAKES	
			11	42	TL 2108-2	200557 LAKESIDE PARK ADD	
			12		TL 24041-2	90738 STEINER'S SUB DIV S 18'	
			12	42	TL 2109-2	200557 1740 SUPERIOR ST LAKESIDE PARK ADD	

# Three Lakes 2030

## Chapter 9: Existing Land Use

			16	2	TL 24654-2	474985 / 140 -51 6983 SCHOOL ST W VILLAGE OF THREE LAKES TWO DESC 849-621 & 140-51	
			2	11	TL 25105-2	212828 VILLAGE OF THREE LAKES TWN RD MAP 3506	
			2	12	TL 2512-2	492645 / 537 -742 VILLAGE OF THREE LAKES	
			2	42	TL 2099-2	194410 LAKESIDE PARK ADD	
			22		TL 19711-1	ED KLOES BIG LAKE LOTS S35'	
			24		TL 13681-1	BIG STONE PLAT N 1/2 W OF ROAD (PLATTED MIDWAY RD)	
			3	12	TL 2513-2	454417 / 291 -104 1803 ERIE ST. VILLAGE OF THREE LAKES	
			3	42	TL 2100-2	194410 LAKESIDE PARK ADD	
			4	12	TL 2514-2	195935 6965 SCHOOL ST W VILLAGE OF THREE LAKES	
			4	42	TL 2101-2	200557 LAKESIDER PARK ADD	
			5	12	TL 2515-2	177940 6965 SCHOOL ST W VILLAGE OF THREE LAKES	
			5	42	TL 2102-2	200557 LAKESIDE PARK ADD	

# Three Lakes 2030

## Chapter 9: Existing Land Use

			6	12	TL 25156-2	177940 6965 SCHOOL ST W. VILLAGE OF THREE LAKES	
			6	42	TL 2103-2	200557 LAKESIDE PARK ADD	
			60		TL 2463-1	72419 SYNOTT'S LOTS EASEMENT V119 P590	
			61		TL 2464-1	113676 SYNOTT'S LOTS	
			7	12	TL 2517-2	177940 6961 SCHOOL ST W VILLAGE OF THREE LAKES	
			7	42	TL 2104-2	200557 LAKESIDE PARK ADD	
			8	12	TL 2518-2	177940 6961 SCHOOL ST W VILLAGE OF THREE LAKES	
			8	12	TL 2519-2	319234 / 483 -283 1798 HURON ST VILLAGE OF THREE LAKES	
			8	42	TL 2105-2	200557 LAKESIDE PARK ADD	
			9	12	TL 2519-2	319234 / 483 -283 1798 HURON ST VILLAGE OF THREE LAKES	
			9	42	TL 2106-2	200557 LAKESIDE PARK ADD	
			9	42	TL 2106-2	200557 LAKESIDE PARK ADD	
			9	6	TL 2491-2	109896 VILLAGE OF THREE LAKES	
					TL 3493-1	PUELICHER LANE SUB DIV PUELICHER LN 4.97CA	



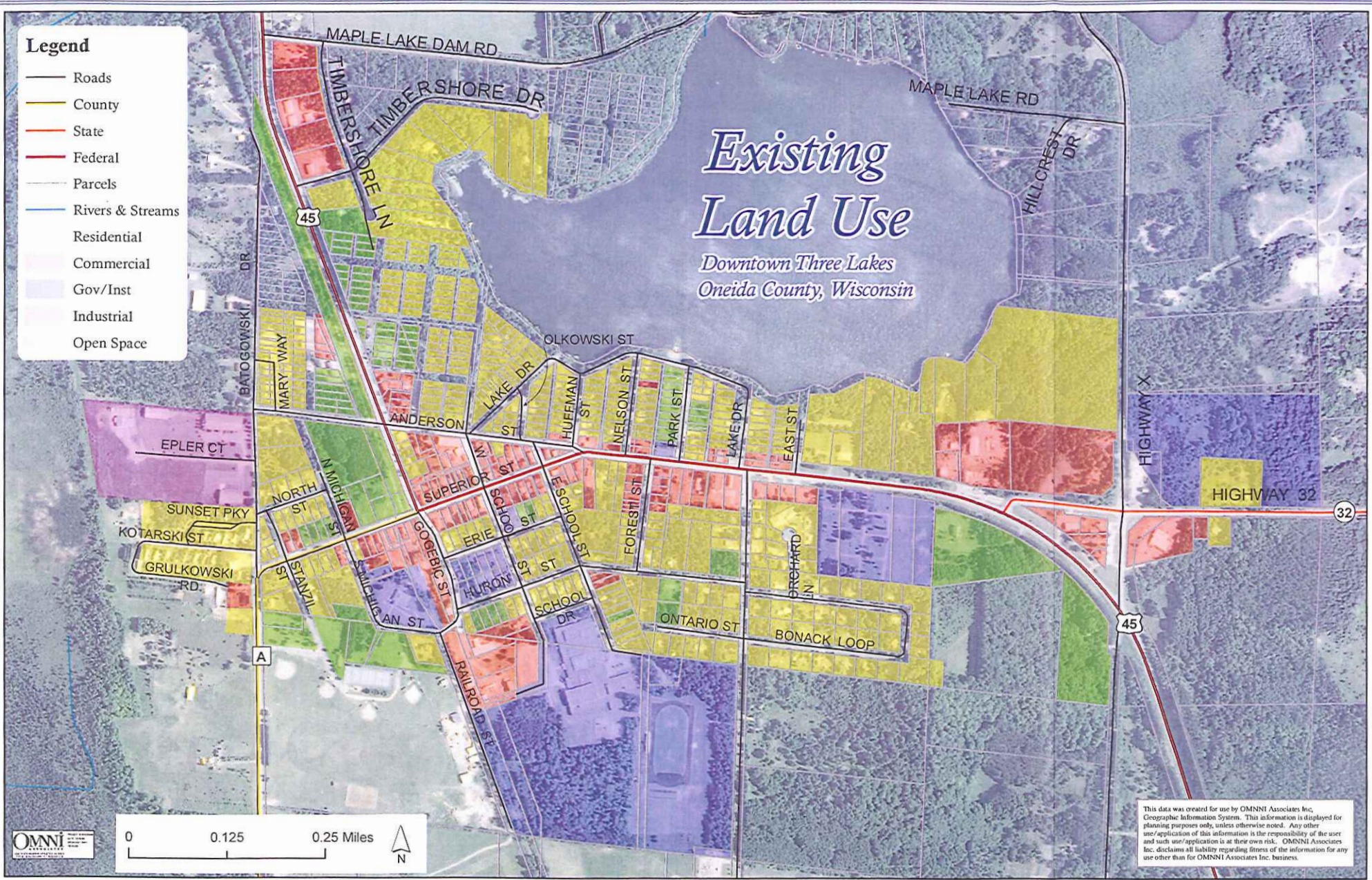


# Legend

- Roads
- County
- State
- Federal
- Parcels
- Rivers & Streams
- Residential
- Commercial
- Gov/Inst
- Industrial
- Open Space

## Existing Land Use

Downtown Three Lakes  
Oneida County, Wisconsin

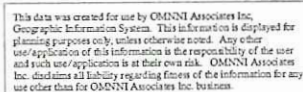








Omni Associates  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: (310) 277-1000







# **Three Lakes 2030**

## **Chapter 9: Existing Land Use**

### **Moving Forward**

No statutory language in Wis. Stat. 66.1001 requires Three Lakes to prepare alternatives for a comprehensive plan. However, exploring land-use alternatives is an accepted step in the planning process and could assure the future Land Use map is the thoughtful "living document " all are interested in achieving.

