

Mishicot’s future land use plan encompasses eight planning categories that discuss the general intent of future land use in the village. The **Mishicot 2043 Land Use Plan** land use designations are described below. Note that, plan designations are not synonymous with zoning districts. Future land use plan designations may overlap with one or multiple zoning districts.

RESIDENTIAL: Areas of the Mishicot planning area which are appropriate for residential uses of varying intensities/densities, and mixed housing types.

MIXED USE: Areas intended to provide flexible development and redevelopment opportunities along key corridors and subareas in Mishicot. This designation can accommodate a range of development types including residential, commercial, and some institutional uses. Distinct locations for mixed use development in the village include an area between STH 147 and the East Twin River, and along State Street, north of Church Street.

COMMERCIAL: Areas in the village best suited for retail sales, services, shopping centers, office parks.

INDUSTRIAL: Areas in the village purposed for light or heavy manufacturing, wholesaling, extractive activities, and storage (open or closed).

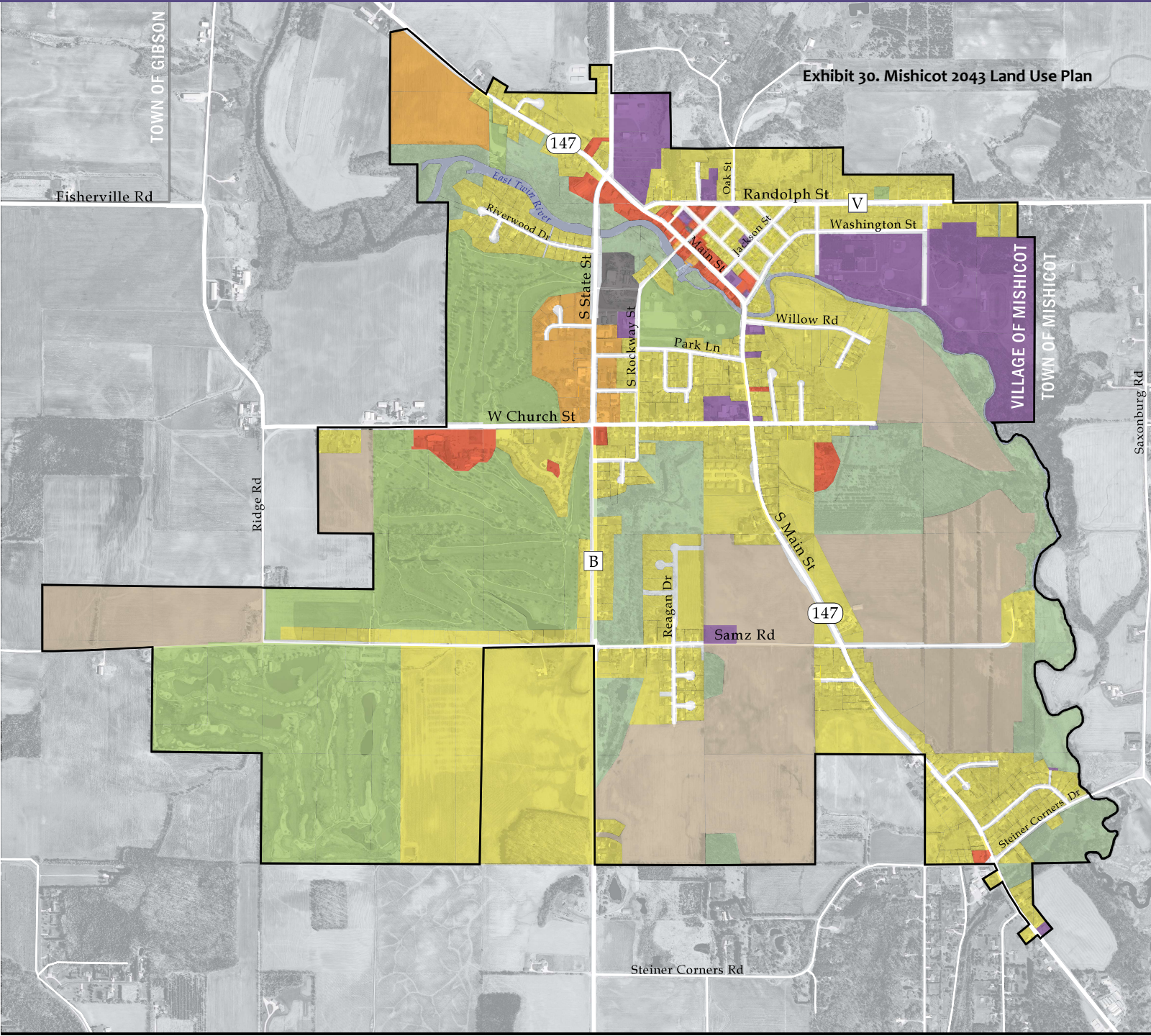
INSTITUTIONAL/GOVERNMENTAL/UTILITIES: Any area related to public facilities/spaces providing public services including governmental, educational, health, assembly, and religious institutions. This category also includes uses in which its sole purpose is to serve the public (such as the generation, processing, or transmission of utilities or communications and anything related to waste processing, disposal, and recycling).

PARKS & RECREATION/RESORT: Areas identified in the village for the purpose of maintaining an adequate supply of parks, trails, and other recreational facilities. The parks and recreation facilities, along with destination resort facilities and private indoor/outdoor recreational facilities, are important elements that contribute to Mishicot’s identity.

NATURAL AREAS & WOODLANDS: Lands identified as natural areas that are protected or serve a natural function (including wetlands, grasslands, wildlife refuges, designated scientific sites/areas, etc.).

AGRICULTURE: Areas identified for agricultural uses, including croplands, pastures, long-term specialty crops, animal husbandry, hobby farms, tree farms, fish hatchery/aquaculture, farm buildings and accessories.

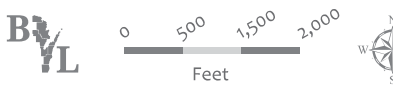
ENVIRONMENTAL CORRIDORS: Any environmental features with characteristics critical to the area’s ecological stability and sustainability. These environmental features include major waterways and drainage ways, 100-Year floodplains, areas with steep slopes (>12%), floodplains, and wetlands. Together, these elements represent the areas of the community that are most sensitive to development. These features provide limitations to development and are generally regulated by either the federal, state, or local government. The corridors are illustrated as an overlay on the village’s Future Land Use Plan (Exhibit 30) and should be utilized as a reference to aid in their protection.



Mishicot 2043 Land Use Plan

Village of Mishicot Comprehensive Plan

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|--------------------------------------|------------------------|
| Residential | Natural Area/Woodlands |
| Mixed-Use | Agriculture |
| Commercial | Right-Of-Way |
| Industrial | Water |
| Institutional/Governmental/Utilities | Municipal Boundary |
| Park and Recreation/Resort | |



Sources: NAIP Imagery, 2020; WDNR, 2021; WisDOT, 2021; Manitowish County, 2017, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.
Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.