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**Schroeder Sub-Area Plan**

**Schroeder Township**

**Planning for the Future**

**Revised 2025**

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# **Schroeder Sub-Area Plan**

## **Prepared for:**

Cook County Board of Commissioners  
Cook County Office of Land Services  
Schroeder Town Board

## **Schroeder Township Plan Revision Committee:**

Tina McKeever, Town Supervisor  
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## **Liaisons to Committee:**

Cook County Zoning & Planning Administrator - Neva Maxwell  
ALLETE, Inc. - Michael Scharenbroich

Prepared by Amy Brugge, Town Clerk

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# Schroeder Sub-Area Plan

## I. Introduction

This document serves as an addendum to the “Land Use Guide Plan for Cook County, Minnesota” (2016). Its purpose is to provide the Cook County Board of Commissioners and the Cook County Office of Land Services with Schroeder Township Board-approved, citizen-informed input specific to Schroeder Township.

Schroeder Township recognizes the need to periodically update our own plan to coincide with the County. This update supports the Land Use Guide Plan for Cook County, Minnesota and the changing conditions of Schroeder Township through 2035. The guiding principle throughout is to balance protecting open space, the environment, and residential/commercial development.

## II. The Process

When either the county plan is updated, or conditions within the township warrant, the Town Board establishes a committee to review and update the plan. The initial plan was developed in 2004, revised in 2016, and most recently updated in 2025.

Development projects, zoning requests, and conditional permits should follow the standard Cook County processes. Cook County remains the zoning authority. This plan contains guidelines developed by the Township Planning Committee, approved by the Town Board, yet does not overrule the expertise of the County in determining the suitability of an individual request, project, or permit.

Plan updates are presented to the Cook County Office of Land Services and the Cook County Board of Commissioners as a guide when reviewing business and zoning opportunities requested within Schroeder Township.

## III. Schroeder’s Identity

Schroeder is a unique community in Cook County. Key features of our township include:

- Schroeder holds historical significance as one of the original townships in Cook County. It was previously known as Redmyer, Cross River, and now as Schroeder. The first post office was established in 1888, and the township was officially established in 1904. John Schroeder, the town’s namesake, ran a significant lumber harvesting operation here in the late 1800s, and there has been a strong shipping presence at Taconite Harbor since the 1950s.

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## Schroeder Sub-Area Plan

- As the gateway into Cook County, Schroeder is an integral part of the Arrowhead community. Natural characteristics are abundant in Schroeder and consist of landmarks like the Cross River, Baraga's Cross, Two Island River, Temperance River State Park, Sugarloaf Point SNA, and Sugarloaf Cove Nature Center, as well as the B.W.C.A and the Superior National Forest, which surround the township.
- An abundance of land-based recreational opportunities exist including hunting, cross-county skiing, snowmobiling, snowshoeing, and hiking on the Superior Hiking Trail. The town park, with picnic facilities, is situated at the scenic Baraga's Cross. County, township, and forest roads are frequent leaf- and bird-watching routes, including the noteworthy Moose Drive. The paved Gitchi-Gami Bike trail currently connects Schroeder with the town of Tofte, with plans to eventually extend the trail along the entire North Shore from Two Harbors to Grand Marais serving bicyclists, walkers/runners, and in-line skaters.
- Schroeder extends over 22 miles inland, reaching the southern edge of the Boundary Waters Canoe Area. Most of this land lies within the Superior National Forest, with a few scattered private parcels. It is primarily recreational, offering public access to several lakes, including Richey, Fourmile, and Toohey. A network of forest roads—Two Island River Road, The 600 Road, Richey Lake Road, and The Grade—winds northward to Perent Lake Road (Cook County 33), beyond which lies the BWCA. These roads attract visitors for hiking, fishing, hunting, fall color tours, and blueberry picking.
- Water-based recreation is available on Lake Superior and many inland lakes. Several entry points in Schroeder provided easy public access to Lake Superior. The 130-acre Port of Taconite Harbor, located within the boundaries of Gull Island, Bear Island, and the surrounding breakwall, can accommodate large deep-draft cargo ships. Taconite Safe Harbor is a 1.7-acre small craft harbor basin that is approximately 30-65 feet deep at the buoys (5 ft. at the ramp). Baraga's Cross also has a ramp for smaller, non-motorized watercraft. The Lake Superior Water Trail, a kayaking and canoe route, also passes through the area.

Schroeder has historically been the most industrial of the Cook County townships and supports development that enables a variety of businesses to succeed. The wide range of designated zoning provides areas suitable for:

- |   |                        |
|---|------------------------|
| -heavy industrial                             | -mixed use             |
| -light industrial                             | -general commercial    |
| -resort commercial                            | -home-based businesses |
| -varying densities & types of residential use |                        |

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# Schroeder Sub-Area Plan

## IV. Defining Schroeder Conditions (Exhibit A & B)

The geographic sections of Schroeder can be generally classified as:

- Highway 61 Corridor West of Taconite Harbor to the County Line
- Sugarloaf Road (Exhibit C)
- Taconite Harbor (Exhibit D)
- Cramer Road (Cook County Highway 1) (Exhibit E1, E2, & E3)
- Highway 61 Corridor East of Taconite Harbor to Temperance River State Park
- Inland

### A. 2035 Conditions Throughout Schroeder Township

#### **Conditions for Interior Waterways**

- The township recognizes the environmental sensitivity of these geographical areas—including interior lakes, rivers, and streams—and acknowledges that parcel sizes and development densities should support long-term environmental sustainability, in accordance with site conditions and the area's natural physical limitations.

#### **Conditions for Forest Service and DNR Lands**

- Public lands continue to be managed for the benefit of public recreational and economic concerns, maintaining the current blend of motorized and non-motorized access opportunities and encouraging all users to be wise stewards.

#### **Conditions for Dog Sledding Operations**

- Dog sledding/kennel operations wishing to operate in Schroeder are to be located in areas zoned FAR-1 and a minimum of ½ mile from the Town Center, resorts/motels, and existing residential areas.

#### **Conditions for Residential Housing**

- A special overlay zoning district permits higher-density residential development along Cramer Road and, where infrastructure allows, Sugarloaf Road.
- Residential housing is supported throughout the township in locations that have appropriate infrastructure such as roads, electricity, and broadband access.

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# Schroeder Sub-Area Plan

## Conditions for Home-Based Businesses

- Land use policies encourage and support home-based businesses.

## B. Highway 61 Corridor West of Taconite Harbor to the County Line

### Current Conditions

- With the exception of the Satellite Country Inn, zoned RC/R, the area along the Highway 61 corridor is zoned R-1.

### 2035 Conditions

- Existing businesses remain and continue to prosper.
- Residential uses continue and growth occurs in a manner that preserves the scenic characteristics of the corridor and is consistent with the “Land Use Guide Plan for Cook County, Minnesota” (2016).

## C. Sugarloaf Road (Exhibit C)

### Current Conditions

- There are two developments which were established prior to the existence of the Land Use Guide Plan for Cook County, Minnesota; Sunrise Drive (zoned FAR-3) and High Ridge Road (zoned FAR-2). Additional residential properties exist off Zeke’s Road and Wild Onion Road. With the exception of these areas, FAR-1 zoning is in effect.
- The area from Highway 61 to High Ridge Road is near existing electrical, telephone, and broadband services.
- An access point to the Superior Hiking Trail and parking lot exists about 1.3 miles from Highway 61.
- Sugarloaf Road has an existing bioremediation site, significant wetland areas, and close proximity to a large gravel pit.
- Recently there has been an increase in traffic, much of which is recreational.

### 2035 Conditions

- Electrical, broadband, and cell phone services are available along the entire Sugarloaf Road corridor, including along Zeke’s Road and Wild Onion Trail.
- Increased density to FAR-3 is supported within ¼ mile on either side of the road centerline, where conditions allow.

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# Schroeder Sub-Area Plan

- The Town Board has implemented minimum requirements for building, installing or repairing driveways and culverts.

## D. Taconite Harbor Area (Exhibit D)

### Current Conditions

- Once a site of heavy industrial use, the area includes a closed Minnesota Power (ALLETE, Inc.) plant, a Cliffs Erie, LLC. taconite loading facility, a former town site, and existing railroad tracks.
- The Taconite Harbor area has mixed zoning conditions, including residential, general commercial, and heavy industrial.
- Public water access to Lake Superior exists via the Taconite Safe Harbor.

### 2035 Conditions

- Taconite Harbor contains areas of commercial, residential, and possibly industrial development. Schroeder Township is open to review and supporting other creative uses beyond those currently allowed, if appropriate.
- The future of Taconite Harbor is determined by the property owners, ALLETE, Inc. and Cliffs Erie LLC. Schroeder Township, in partnership with the Cook County Economic Development Authority, works with ALLETE and Cliffs Erie—if they choose—to advance a strategic plan for the site’s development.
- Use of Taconite Safe Harbor public water access and adjoining paved parking lot continues.

## E. Cramer Road (Cook County Highway 1)

See Exhibit E1, E2, & E3 for delineation of the Cramer Road into “Lake End Corridor”, Mid-corridor” and “Inland Corridor”.

### Current Conditions

- Near Highway 61 (lake end corridor), the Cramer Road (Cook County Highway 1) is zoned for commercial and residential uses.
- As the Cramer Road continues away from Highway 61 (mid-corridor), there is an area with current and historical uses including gravel pits, landfills, a bioremediation site, a heavy industrial fly-ash disposal site, and a former county garage site.
- As the Cramer Road continues past Sugarloaf Road (inland corridor), uses are primarily larger residential parcels with FAR-2 and FAR-3 zoning.

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# Schroeder Sub-Area Plan

- Dyers Lake, a public access lake off the Cramer Road, is zoned as a natural environment lake, which requires larger parcel sizes and setbacks to preserve the rustic environment.

## 2035 Conditions

- Cramer Road (Cook County Highway 1) is upgraded to a 10-ton standard from Highway 61 to the Lake County line.
- Reliable cellular service, through cell phone tower development, is available along the entire Cramer Road (Cook County Highway 1) corridor.
- Gravel extraction projects are among several throughout Cook and Lake Counties, and conditional use zoning approvals consider mixed residential uses within neighborhoods. Opportunities for gravel extraction across the county are explored to avoid over-extraction in this area.
- The lake end corridor area supports higher density residential development along Johnsons Trail and Brookstone Trail.
- Dyers Lake remains a natural environment lake set in a rustic environment with continued public access.
- The intersection of the Cramer and Sugarloaf Roads is home to one of Schroeder's neighborhoods. Full-time residents and seasonal homeowners enjoy the woods, each other, and easy access to Dyers Lake. The county's ROSO District allows higher-density housing on some parcels, and young folks - some with children - are building homes. The county, realizing the value of residential areas populated by local workers, encourages gravel mining in other places, relieving this neighborhood of the stress of being the main source of gravel and sand for the entire county. The county also enforces existing rules for gravel pits, which protect neighbors and the environment.

## **F. Highway 61 Corridor East of Taconite Harbor to Temperance River State Park**

This area extends from Superior Ridge Resort on the west end to Temperance Traders, LLC on the east end, and includes the historic Town Center (Exhibit B).

### Current Conditions

- The current Town Center is a mixed-use area, consisting of residential and commercially zoned parcels.
- Land adjacent to Lake Superior is zoned R-1 and land adjacent on both sides of Highway 61 supports commercial development.

### 2035 Conditions

- Parcels adjacent to Lake Superior remain zoned R-1.

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# Schroeder Sub-Area Plan

- Existing businesses are supported and encouraged to grow and expand.
- The area adjacent to Highway 61 is the focal point for commercial development for new or existing business. Mixed uses of residential and general commercial businesses are encouraged.
- Development maintains or complements the scenic characteristics of the corridor.

## G. Inland

The “inland” area of Schroeder is defined as Township 62, 61, 60, and 59 North, all in Range 5 West (See Exhibit A).

### Current Conditions

- This area of Schroeder Township consists primarily of public lands, including the Superior National Forest and Temperance River State Park, with only a few scattered private parcels. The northernmost portion of the township extends into the Boundary Waters Canoe Area Wilderness.

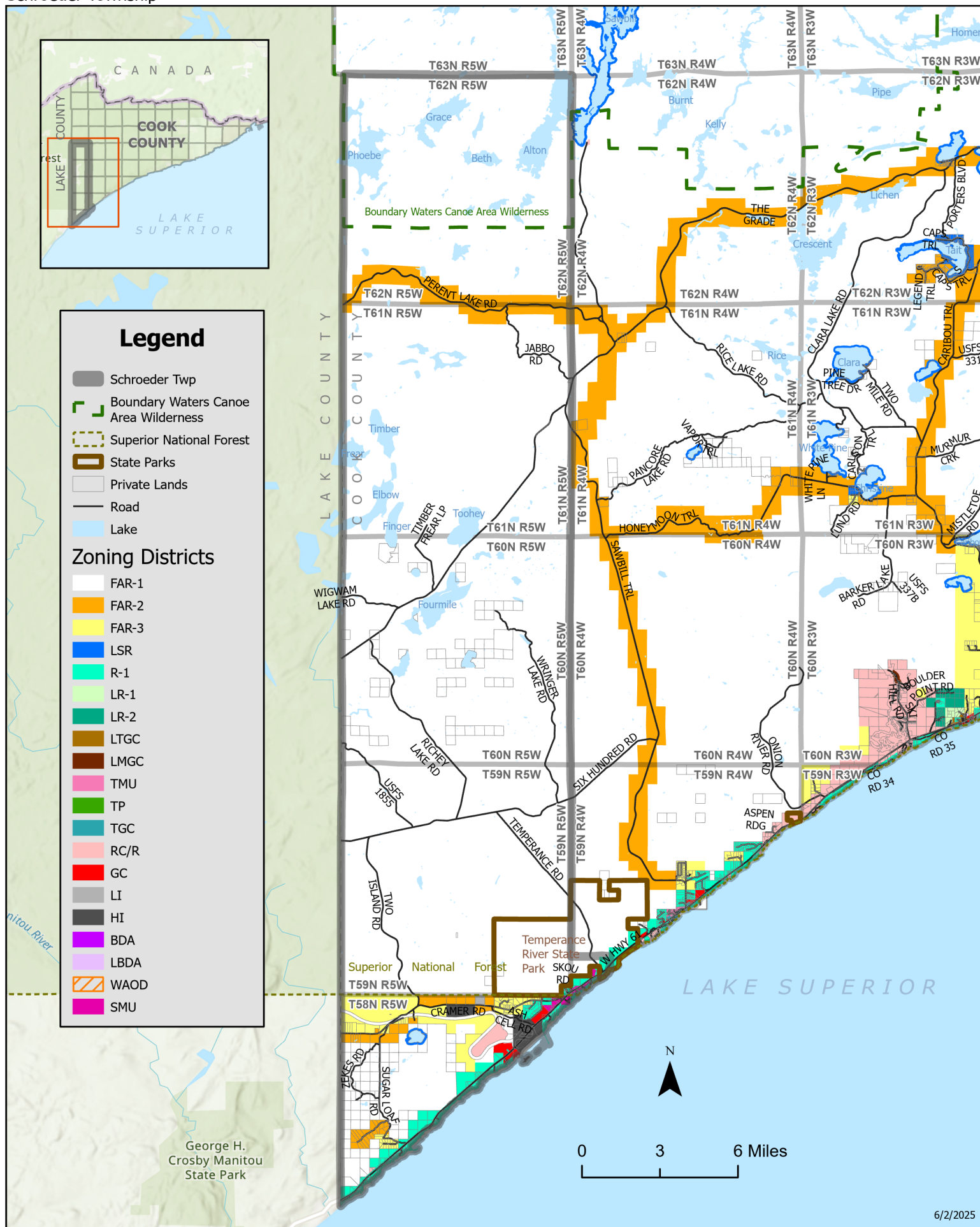
### 2035 Conditions

- Public lands within the Superior National Forest are managed and maintained by the U.S. Forest Service, and are used for recreation, timber harvesting, and aggregate extraction where reasonable access to resources exist.
- Private lands in the area are zoned FAR-1.
- These remote areas retain their current zoning with no changes.

## V. Conclusion

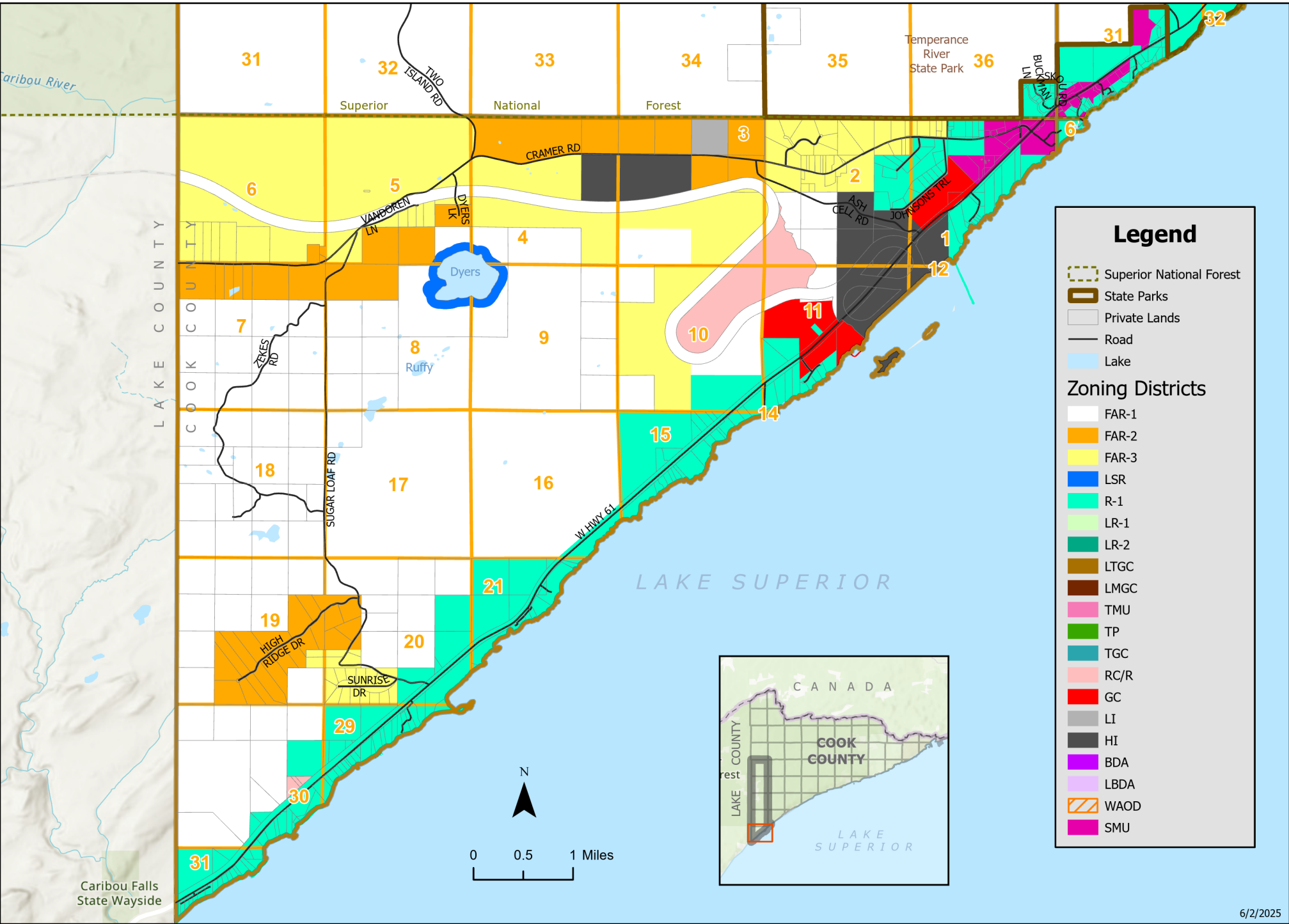
Schroeder embraces its unique identity along the North Shore and aims to support a thoughtful mix of residential and business uses that preserve and enhance the area's scenic character.

# Schroeder Township



# Exhibit B - Schroeder Detailed Zoning Map

Schroeder Township



# Exhibit C - Sugarloaf Road Detail

Schroeder Township

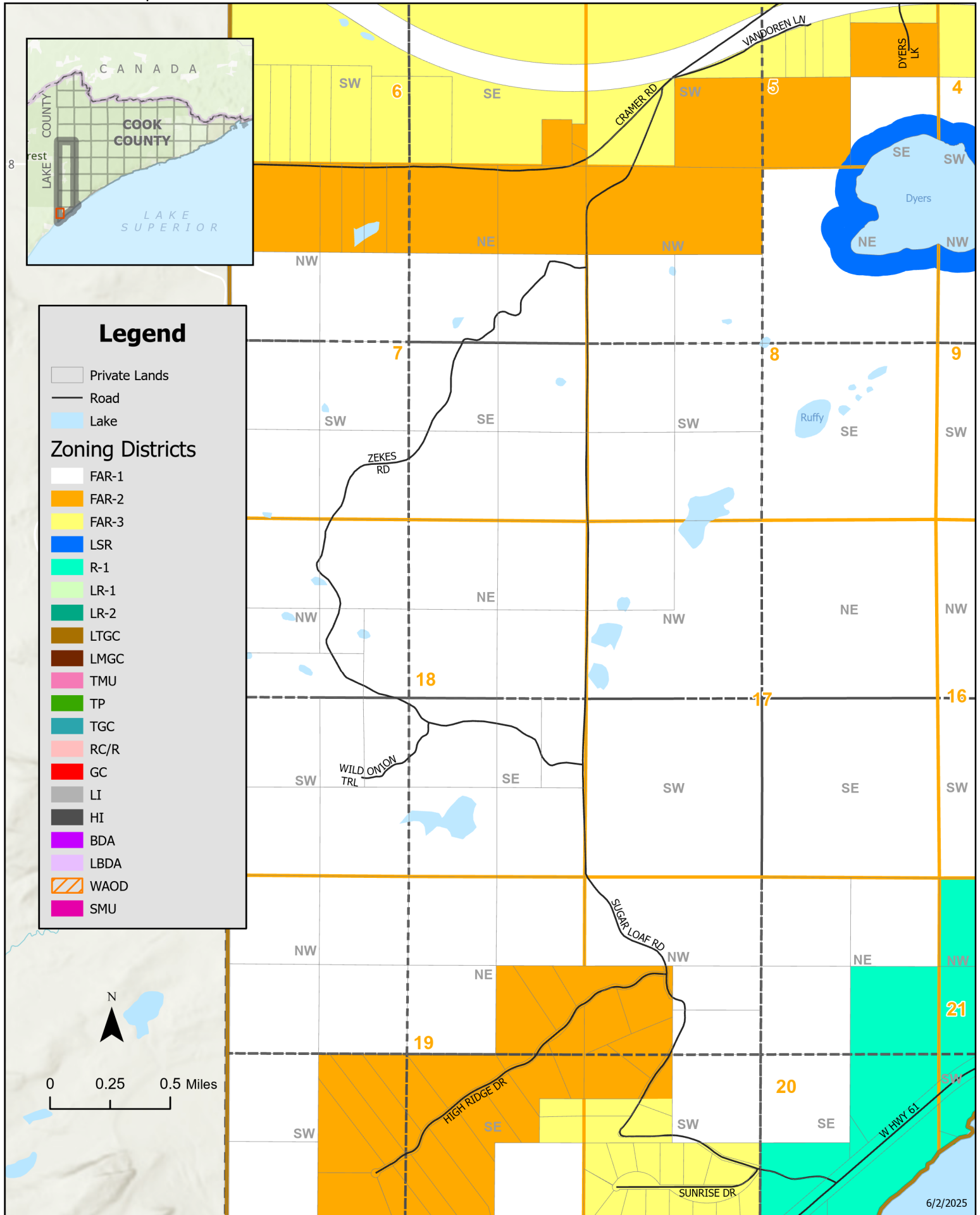


## Legend

- Private Lands
- Road
- Lake

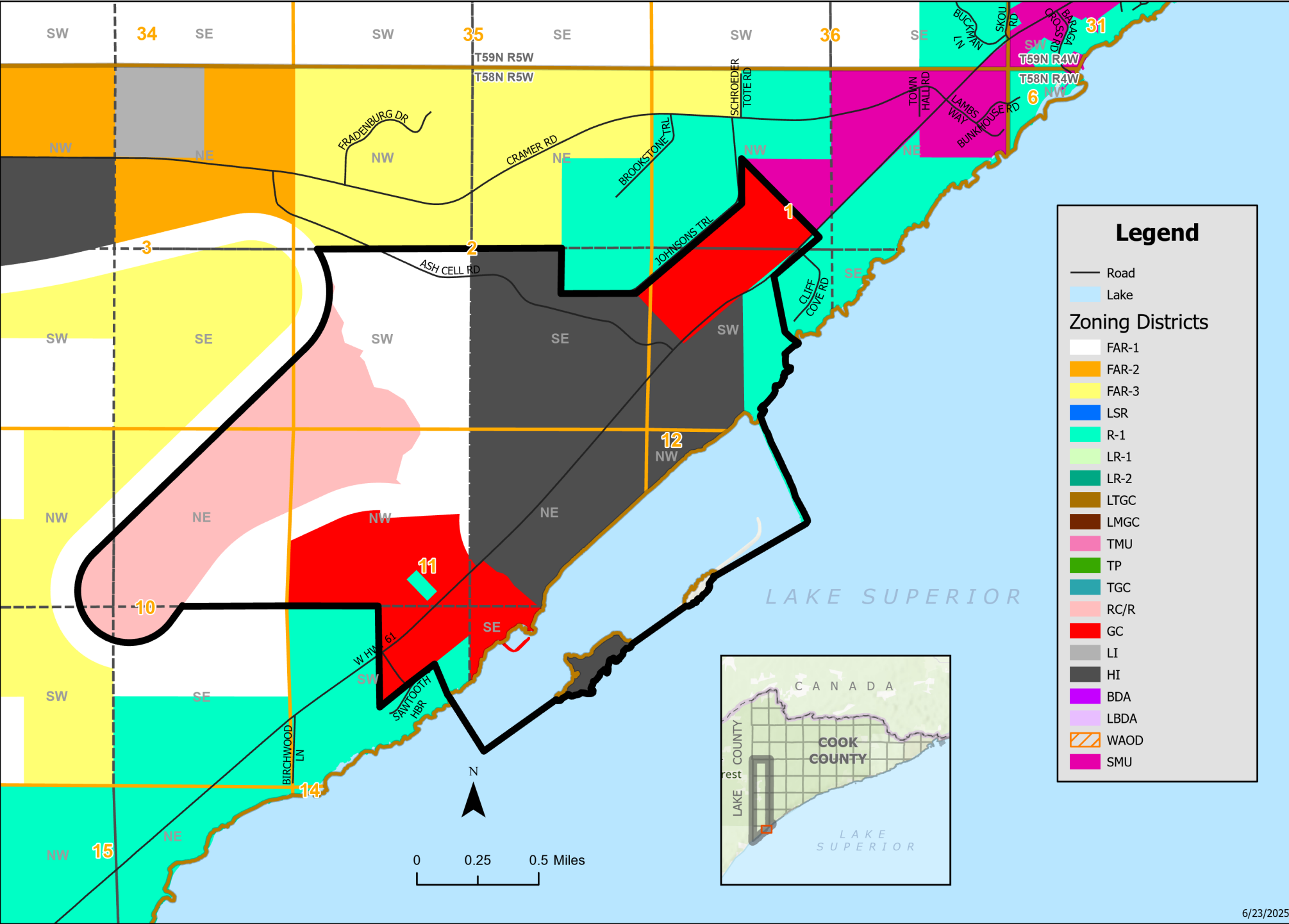
## Zoning Districts

- FAR-1
- FAR-2
- FAR-3
- LSR
- R-1
- LR-1
- LR-2
- LTGC
- LMGC
- TMU
- TP
- TGC
- RC/R
- GC
- LI
- HI
- BDA
- LBDA
- WAOD
- SMU



# Exhibit D - Taconite Harbor Detail

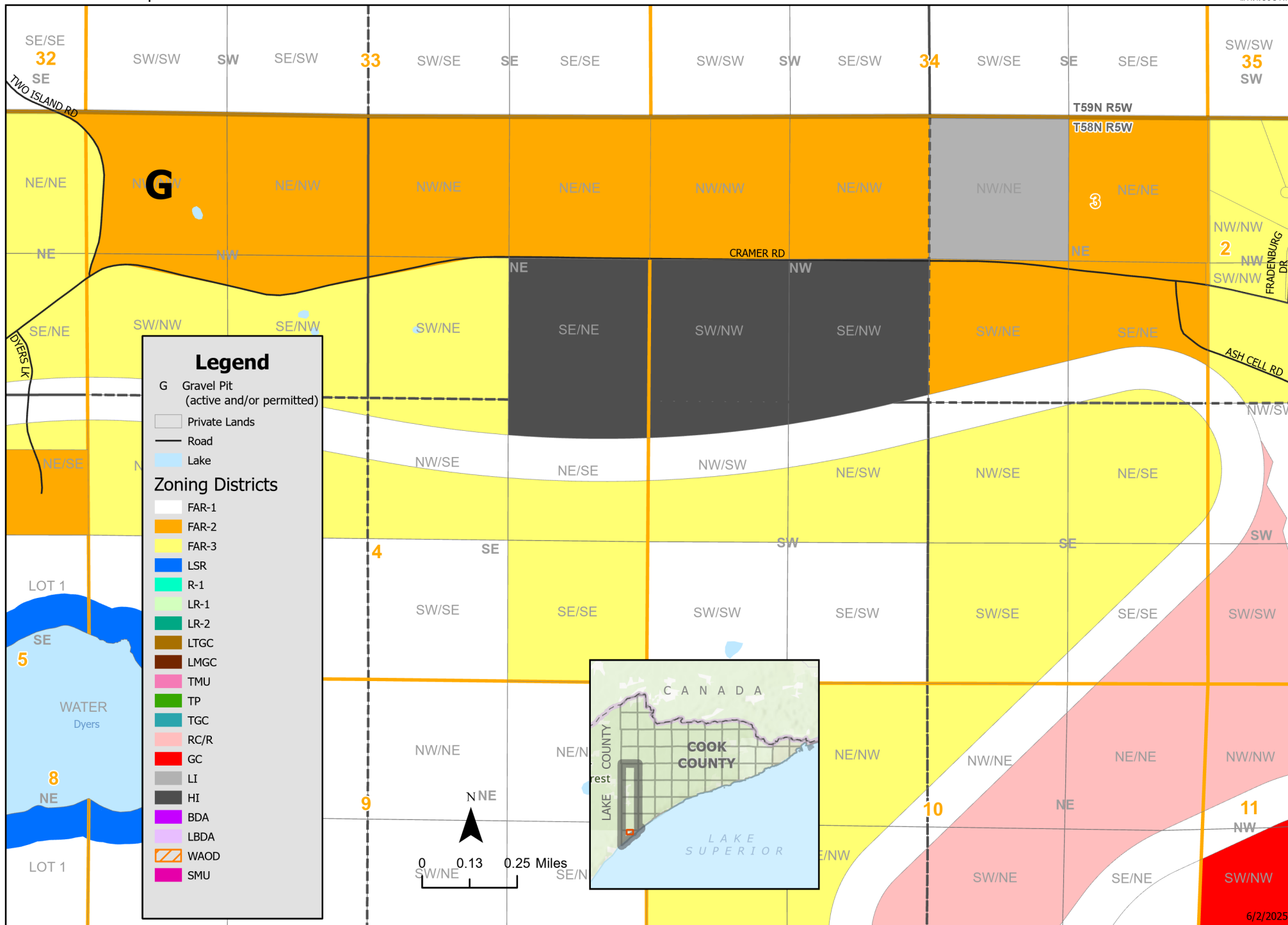
Schroeder Township





6/2/2025

# Schroeder Township



# Exhibit E(3) - Cramer Road (Inland Corridor)

Schroeder Township

