

**CHAPTER 7:  
LAND USE**

This is the seventh of nine chapters of the Town of Lynne Comprehensive Plan. This chapter is based on the statutory requirement [§66.1001(2)(h) Wis. Stats.] for a "compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property". This chapter reviews existing land uses, trends, programs, and future land use.

**A. Existing Land Use Inventory**

Current land use activity (See Generalized Land Use Map) in the Town is characterized mainly by large blocks of county forestland. Residential development generally exists along and within a couple miles of USH 8 in the southern part of Lynne, and along the lakeshores of Willow and Pier Lakes in the northern part of Lynne.

Table 18 presents the current breakdown of land use types within the Town in 2009. The majority of the Town is woodlands that cover about 44,560 acres or 96% of the Town. Water covers about 2% of the Town. The next most significant land use types are residential, which covers less than 1% of the Town with 240 acres, and the road network (transportation) also covering less than 1% of the Town with 217 acres. The other land uses combined use less than 1% of the total land area.

Table 18: EXISTING LAND USE, 2009 Town of Lynne		
Land Use	Acres	Percent
Agriculture	89.1	0.19%
Commercial	11.9	0.03%
Government/Institution	10.4	0.02%
Industrial	2.2	0.005%
Open Land	257.6	0.56%
Outdoor Recreation	7.0	0.02%
Residential	239.3	0.52%
Transportation	216.9	0.47%
Water	999.5	2.15%
Woodlands	44,556.7	96.05%
Total	46,390.6	100%

*Source: NCWRPC*

**B. Land Use Trends**

1.) Land Supply

As shown by the existing land use inventory in Table 18, the majority of the Town is forestland that is maintained as county forest, which cannot be taken out of forestry for development purposes. Much of the remaining undeveloped area is privately owned forestlands, with some agricultural and open lands.

Even under a rapid growth scenario, the supply of land in the Town of Lynne is more than sufficient to accommodate projected demand over the next 20 years for all use categories, which are described below in Land Demand.

## 2.) Land Demand

### Residential:

The overall Town resident demand for housing land in the Town of Lynne results from a projected increase of 12 households (2000–2025). This does not account for seasonal home development. TABLE 18 shows projected residential land demand based on household projections for the Town and a two-acre average lot size. Although some of the development will occur on larger or smaller parcels, this is more difficult to predict, and our projection becomes a conservative scenario. Thus, an average of 5 acres of residential land is expected to be added in the Town every 5 years to accommodate anticipated population growth by the year 2025.

About 9 of the 12 new housing units will probably be built as single-family houses, since 80.7% of all housing stock in Town is single-family dwellings, as shown in the Housing chapter. About 3 (16.9%) of the 12 new housing units may exist as mobile homes.

Seasonal use of the housing in Lynne comprises of about 68% of all the housing units. Although existing seasonal homes are being converted to full-time permanent residences, it is assumed for planning purposes that new seasonal units will retain the same percentage of housing in Lynne (68%) over the lifespan of this plan. Therefore, an additional 5 seasonal homes are projected to be built from 2000 through 2025. These units would consume an average of about 2 acres every five years.

### Industrial, and Commercial:

Commercial and industrial development is subject to market forces and difficult to predict. Interest in the Lynne mineral deposit, that is mainly under county forest lands, has sparked interest from a mining company again in 2009. This mineral deposit was originally considered in 1990. Now, Oneida County has a mining ordinance to use when considering whether to allow the mine to operate, and possibly would also consider withdrawing those lands from the county forest. If the mine is approved, then hundreds of acres could become classified as industrial by 2030, and additional commercial establishments may exist to serve the new workforce.

There has not been an increase in commercial, or industrial development in the Town over the last two decades. Therefore, maintaining the current level of commercial, and industrial land is projected to continue through 2030. Table 19 shows the projected commercial, and industrial land uses in 5-year increments.

Agricultural:

Agricultural land in Lynne that is actively farmed has declined since 1990. The *Wisconsin Land Use Databook, 1999*, lists 328 acres of agriculture in 1990, with a slight decrease to 324 acres in 1997. An NCWRPC GIS analysis in Table 18 shows that there were 89 acres of agricultural land in 2009, with an additional 258 acres listed as open lands. These 258 acres may once have been agricultural lands, which are now fallow. Since there was a 73% decline in agricultural land from 1990 to 2009, there is no projected increase in agricultural land through 2030. Table 19 shows the projected agricultural land uses in 5-year increments. See the Natural Resources chapter in this Plan for more agricultural statistics.

	2010	2015	2020	2025	2030*
Residential Acreage	240	247	254	261	268
Commercial Acreage	12	12	12	12	12
Industrial Acreage	2	2	2	2	2
Agricultural Acreage	90	90	90	90	90

Source: NCWRPC

\*Extension of 2000-2025 trend.

3.) Land Prices

Overall equalized land values in the Town have increased more than 205 percent over the last eight years; however, not all categories of land increased. These are prices for land only in each category. Agriculture land dropped in value, because Agricultural Forest land was removed from this category in 2004. Residential property values increased by about 267 percent, while Other decreased 100 percent. See Table 20, Equalized Land Values, below.

Type of Property	2000	2008	% Change
Residential	2,785,500	10,217,800	266.8
Commercial	146,400	446,100	204.7
Manufacturing	0	0	---
Agricultural	55,900	12,200	-78.2
Undeveloped	298,000	311,200	4.4
Ag. Forest	0	54,000	---
Forest	2,269,800	6,938,500	205.7
Other	8,000	0	-100.0
<b>Total Value</b>	<b>5,563,600</b>	<b>17,979,800</b>	<b>223.2</b>

Source: WI DOR, 2000 & 2008

#### 4.) Opportunities for Redevelopment

There are no properties in the Town that had environmental contamination on them, so there is no redevelopment opportunity related to those properties. See the Natural, Agricultural, and Cultural Resources chapter for more details.

Quarries have approved reclamation plans on file with the county as part of the permitting process. The existing quarries within the Town have a number of years of life left. Abandoned non-metallic mines were closed before reclamation regulations existed, and the Town sees no need for redevelopment of those areas beyond continuing to allow them to revert to nature.

#### 5.) Existing and Potential Land Use Conflicts

An area of concern is the clear cutting of large forested tracts for timber or pulpwood without a vegetative barrier next to the main roads in town. Seeing a vast opening through a small opening in vegetation may be scenic to tourists, but driving for half a mile with no trees around may drive away tourists.

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers, and public information components.

### C. Land Use Programs

A number of different programs directly and indirectly affect land use within the Town. The principle land use programs include the Oneida County Zoning and Land Division ordinances. The Town of Lynne also has a number of other ordinances contained within its municipal code. Official mapping authority is available but not widely used. See the Implementation Chapter of this Plan for more on these ordinances.

### D. Future Land Use 2010-2030

The Future Land Use map represents the long-term land use recommendations for all lands in the Town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate future development of the Town.

Town of Lynne Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses by using the Land Use Map Classifications as described below. Town Plan Commission members used their broad knowledge of the Town to draw shapes on a copy of the Future Land Use Map from the 1999 Town of Lynne Land Use Plan to revise the future land uses. The goal was to produce a Future Land Use Map for

residents to review that will guide the Town's growth through 2030. See the Future Land Use map.

Existing & Future Land Use Map Classifications:

Land use classifications are groups of land uses that are compatible, and that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide and the Future Land Use Map must be consistent (§66.1001(3) WI Stats.) with land use and zoning decisions.

The Generalized Land Use Map shows what existed in 2009. The Future Land Use Map is intended for use as a guide when making land use and zoning decisions from the time this Plan is adopted through 2030.

**1. Agriculture**

Lands that are managed to produce crops or raise livestock.

**2. Commercial**

Identifies areas that sell goods or services to the general public; such as gas stations, stores, restaurants, professional services, hotels, campgrounds, and car dealerships. Higher density residential development is also allowed here, along with some storage facilities.

**3. Governmental/Institutional**

Identifies areas where the main purpose of use is for public good facilities, for example: utilities, community non-profit facilities, schools, churches, and governmental buildings.

**4. Industrial**

Identifies areas that produce goods or services for distribution to commercial outlets, for example: manufacturers and wholesale distributors. Any uses that directly relate to trucking or mining operations are also located in industrial areas.

**5. Open Lands**

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater. This area could include endangered species habitat or other significant features or areas identified by the Town, including cultural area.

**6. Outdoor Recreation**

Land that is or could become parks or trails. Ball fields, outdoor amphitheaters, and waysides are all included in this designation.

**7. Residential**

Identifies areas of residential development typically consisting of smaller lot sizes that may be served by municipal water and sewer systems, even if a municipal system is not planned.

**8. Rural Residential**

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the Residential category. This Rural Residential area will also allow a mixture of residential uses, and provide a transition from more dense development to the rural natural areas.

**9. Transportation**

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities. This classification also includes trails with a permanent right-of-way, like rails-to-trails facilities.

**10. Woodlands**

Areas of land that are covered with trees and hardly any grass. Single family houses, and hunting shacks may exist in this area on large lots. DNR wetlands that contain many trees, and campgrounds may also exist in this area.

**E. Goals, Objectives, and Policies**

To address competing development concerns, a natural resource based land management set of goals, objectives, and policies was created.

GOAL 1

Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities, and tax dollars.

Objectives

1. The Town will maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, and state plans and regulations.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.

3. New development should not adversely the property value or livability of neighboring properties.
7. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

Policies:

4. Cluster future commercial development in planned development districts rather than extended in a strip along the major highway corridors
5. Encourage industry and non-retail commercial development to locate in a business park setting outside of Lynne, where municipal services can be provided.
6. Promote the redevelopment of lands along exiting roads in town
8. Provide adequate infrastructure (i.e. roads) and public services (ie. fire and rescue) and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses compatible in Lynne.
9. Balance individual property rights with community interests and goals.
10. Encourage site designs of development proposals to preserve or enhance the rustic, and rural nature of the community.

GOAL 2

Promote and regulate development to preserve the rural, and natural character of the Town; and minimizes groundwater impacts from on-site septic systems, and other sources.

Objectives:

1. New development should not negatively impact the natural environment or existing property values.
2. New development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, highway access problems, or incompatibility with neighboring uses

Policies:

1. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.
2. Use-buffer areas may be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. rural residential type development should be planned as a buffer between single-family and forestry or agricultural. Landscape buffers should also be used, especially where use-buffers are unfeasible.
3. Require that timber harvests appear like natural disturbances, with a jagged harvest pattern and vegetative screen, between the harvest area and Willow Road.
4. Continue to allow current and new residential development along lakefronts.