

Chapter 7

Land Use

Land use analysis is a means of broadly classifying how land is used. Each type of use has its own characteristics that can determine compatibility, location, and preference to other land uses in the Town. The land use plan brings together consideration for both the physical development as well as the social characteristics of the Town. Land use mapping and related information is used to analyze the current pattern of development and serves as the framework for formulating how land will be used in the future.

To arrive at an optimum plan that will be both effective and implemented, the plan must account for past development activity as well as current market factors and conditions that shape where and how land will be developed. This chapter discusses uses of land in the Town of Lincoln. The existing land use types are defined, current land uses are analyzed, and existing and potential land use conflicts are identified.

Previous Plans and Studies

Vilas County Comprehensive Plan, 2023

The Vilas County Comprehensive Plan's chapter on land use analyzes patterns of development, existing land use, and future land use. The 2023 plan sets the following land use goals:

- Provide for a well-balanced mix of residential, business, industrial, recreational, forestry, and other uses to serve the future needs of Vilas County and to maintain the area as a desirable place to live and work.
- Work cooperatively with Town and neighboring governments to promote coordinated land use and a compatible development pattern that respects private property rights; to minimize land use conflicts and negative development impacts; to carefully consider the use, location, and density of development and how it affects the natural resources, community character, anticipated growth, and need for utilities and services.
- In conjunction with local municipalities, retain and preserve the rural, "Northwoods" aesthetics and related quality of life.

Regional Comprehensive Plan, 2025

The RCP's Land Use chapter looks in detail at the land uses through the ten-county region and identifies the following issues and trends related to land use:

- **Dispersed Land Use Patterns.** As the Region continues to age, a dispersed population will impact the ability of residents to access services. There are also concerns about continuing to fund infrastructure as a result.
- **Contamination and Blight.** Older neighborhoods in the Region may have sites contaminated by former industry and structures that have fallen into disrepair. There is an opportunity to rehabilitate these properties to save infrastructure costs compared to new construction.
- **Environmental Features.** Development pressures can fragment woodlands and other wildlife habitat, increase runoff into waterways, impact aesthetics, and contribute to erosion if not designed properly.
- **Land Use Demand.** Work-from-home may increase the number of people living in certain areas, and decrease demand for commercial space, influencing land use patterns and infrastructure needs.
- **Renewable Energy.** While renewable energy provides environmental and economic opportunities, large scale solar and wind power is approved at the State level, with few tools for municipal and county government to manage its location, screening, and other impacts.
- **Comprehensive Plans.** While many communities and counties have adopted comprehensive plans, they are frequently not being updated as required by Wis. Stats. 66.1001. See Map 7 for Comprehensive Plan status.

Existing Land Use Inventory

Current land use activity in the Town is characterized by large blocks of forestland. Residential development generally exists along the waterfront in the Town or along the STH 32 & STH 70 corridors in the southeastern & eastern portions of the Town. There is a grouping of commercial development along the STH 70 corridor in the western portion of the Town.

Table 21 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands with about 14,170 acres, or about 61 percent, of the Town being woodlands. The next most significant land use types are residential and water. The other land uses combined account for about 2.5 percent of the Town's total land area. The **Existing Land Use Map** displays the existing land use within the Town.

Table 21: Existing Land Use, 2025		
Land Use Classification	Acres	Percent of Total
Agriculture	1,059	4.5%
Commercial	569	2.4%
Governmental	62	0.3%
Industrial	1	0.0%
Mining	55	0.2%
Open Lands	209	0.9%
Outdoor Recreation	143	0.6%
Residential	3,667	15.8%
Transportation	251	1.1%
Utility	17	0.1%
Water	3,074	13.2%
Woodlands	14,170	60.9%
Total	23,276	100.0%

Source: NCVRPC GIS

This existing land use information provides the foundation for understanding where future land uses may go. Reviewing what land use patterns have occurred, in addition to reviewing the **Natural Resources Map** in this plan, will provide some guidance for what land uses are possible on undeveloped lands.

Land Use Trends

Land Supply

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Even under a rapid growth scenario, the supply of land in the Town of Lincoln is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

Land Demand

2025 Wisconsin Act 173 requires comprehensive plans to project land demand in five-year increments, despite DOA providing population projections in 10-year increments. Therefore, this section uses existing densities and divides each decade's DOA projected population change in half to estimate land demand in five-year increments as shown in **Table 22**.

Table 22: Land Use Demand in Acres						
Category	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050
Projected new residents (DOA)	24		-87		-165	
Residential (1.34 acres/person)	16.07	16.07	-58.25	-58.25	-110.48	-110.48
Commercial (0.21 acres/person)	1.67	1.67	-6.05	-6.05	-11.48	-11.48
Industrial (0.01 acres/person)	0.00	0.00	0.00	0.00	0.00	0.00
Total	17.74	17.74	-64.31	-64.31	-121.97	-121.97

Source: Wisconsin DOA & NCVRPC

Residential

Currently, there are about 1.34 acres of residential land per Town resident. Based on this density and the DOA population projections in Chapter 1 of this plan, an additional 32.14 acres are expected to be consumed between 2020 and 2030. After 2030, the Town's population is projected to decrease as discussed earlier in this plan, resulting in a lack of demand.

Non-Residential Land Demand

When evaluating the existing acreage of commercial and industrial land and the Town's population projections, about three acres of land would be expected for commercial and industrial land demand between 2020 and 2030, according to Table 22. This is not enough demand to justify creating a business or industrial park style development within the Town.

Total Land Demand

In summary, about 35 acres of land are projected to be needed between 2020 and 2030 to meet both residential and non-residential land demand within the Town. With demand expected to fall after 2030, there may need to be a creative strategy for repurposing existing developed properties should they fall into disrepair. If factors such as the Town's close proximity to the City of Eagle River and the Chain of Lakes and/or local and regional economic development efforts increase the population beyond what is projected, land demand could be higher. Either way, the Town has sufficient land to meet anticipated demand for the foreseeable future.

Land Values

Table 23 displays the assessed land values in the Town of Lincoln. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other tax-exempt lands are not included in values for Table 23. It should also be noted that improvements (structures) are included in these values. In 2025, the assessed value per acre in the Town was valued at about \$58,659 per acre. Properties classified as “Commercial” have the highest value per acre within the Town, followed by properties classified as “Residential” and “Other”.

Table 23: Assessed Land Value per Acre, 2025		
Land Classification	Total Value of Land and Improvements	Total Value per Acre
Residential	\$906,964,900	\$163,683
Commercial	\$88,029,900	\$177,123
Manufacturing	\$1,070,000	\$20,577
Agriculture	\$234,800	\$260
Undeveloped	\$1,383,800	\$425
Forest	\$18,339,100	\$2,771
Agricultural Forest	\$597,900	\$1,341
Other	\$1,518,100	\$37,027
Total	\$1,018,138,500	\$58,659

Source: WI Department of Revenue

Opportunities for Redevelopment

With the Town's close proximity to the City of Eagle River, there are opportunities for redevelopment and infill development, especially along high-traffic corridors such as the STH 17, 32, & 70 corridors within the Town. There are also several previously contaminated sites within the Town that could be redeveloped, provided proper remediation of these sites occurs. According to the WI DNR's Bureau of Remediation and Redevelopment Tracking System (BRRTS), there were four previously contaminated sites within the Town as of Spring 2026. All four of these contaminated sites have been remediated to DNR standards and have either already been redeveloped or are ready for redevelopment. Several agencies such as the WI DNR, WEDC, and EPA all offer funding and assistance programs for cleaning up brownfields and contaminated sites. The DNR maintains a list of brownfield resources here: <https://dnr.wisconsin.gov/topic/Brownfields/Financial.html>.

Existing and Potential Land Use Conflicts

The increasing popularity of short-term rentals poses potential conflicts for the Town of Lincoln. Wisconsin's “Right-to-Rent” law (Wis. Stat. 66.1014) limits the ability of local governments to restrict short-term rentals. Local governments such as the Town of Lincoln are limited to regulating aspects of the short-term rentals such as requiring licenses for short-term rental operators and regulating the maximum number of days a short-term rental unit can be rented out (no less than 180).

Future Land Use

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 Lincoln Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses by using eight common Land Use Map Classifications, as described below. Town Plan Commission members used their broad knowledge of the Town to draw shapes on a map representing the different land uses. The goal was to produce a generalized land use plan map (future land use) to guide the Town's growth.

Future Land Use Map Classifications:

Future land use classifications are groups of land uses that are compatible and separates conflicting uses. The classifications are not zoning districts and do not have the authority of zoning but are intended for use as a guide when making land use and zoning decisions.

1. Lakeshore Residential

This land use category was created to maintain the lake shoreline areas with high-quality single-family residences in areas of the Town that are on or near the lakes and rivers. Densities would be regulated within Town and County standards as regulated by the County Shoreland Zoning Code. This classification is generally described as follows:

- Preferred single-family residences located along and in proximity to off-chain lakeshore areas or areas already zoned R-1 Single-Family; existing uses predominantly residential.
- On-water lots to conform with Vilas County Lakes Classification standards for lot size and frontage requirements; 1.5-acre backlots.

2. Multi-Family Residential

This land use category was created to directly represent the existing areas of multi-family development in the Town. The existing areas of development are adjacent to the City of Eagle River. Additional areas planned, if any, should be located in areas that have the potential to serve the development with public services. The classification generally is described as follows:

- This land use class allows for development of duplexes, apartments, and multi-unit buildings.
- Preferred medium- to high-density residential uses in residential areas; limited to areas already developed with multi-family uses; planned only for areas adjacent to the City of Eagle River.
- New development, if any, may be approved conditional upon Town Board and adjacent property review.
- Proposed lot sizes to conform with existing Vilas County standards; increase in addition to minimum lot size with each additional housing unit if served by private septic system.

3. Rural Residential

This land use category is designed to provide for low-density, residential and limited commercial development located in natural, rural settings. The classification generally is described as follows:

- Preferred residential uses and possible low-intensity commercial in low-density, natural forest settings.
- Generally includes lands beyond 500' of public roads.
- Minimum lot size of five acres (1 dwelling unit per five acres) for new land divisions; existing lots of record not affected.

4. Wooded Residential

The objective of this classification is to identify residential areas that are served by the existing Town road network, thereby maximizing public roadway investments while facilitating low-density, small town character. The classification is described as follows:

- Planned residential areas adjacent to and potentially served by the existing road network.
- Intent to maximize and utilize public road investments with 1.5-acre lots within 500' of existing roads.
- Areas classified beyond 500' of roads also included if previously platted, have existing residential development with similar lot sizes, or areas surrounded by or intended for residential development.

5. Recreation

This classification includes land uses such as large forested tracts of land, parks, and educational facilities that are intended to be used for recreational purposes. Below is a description of recreational opportunities classified as forestry, parks, and/or educational facilities:

Forestry and Recreation

The primary intent of this classification is to encourage the continuation of large tracts of forested areas which are managed to produce forest products and/or maintained in wooded use. The classification includes both public and private lands. Uses could include active forestry and silviculture, very low-density residential, recreational uses such as hunting that typically occur on larger tracts of land. This classification generally includes areas that are over 1000' from a public road or are included in active forest management programs. The classification generally is described as follows:

- Encourage continuation of large forestry tracts to both manage/produce forest products and provide low-density, wooded residential areas.
- Possible limited commercial uses in accord with Suggested Permitted and Conditional Use Worksheet.
- Minimum 10-acre lot size in new land divisions to encourage large tracts of forested areas; existing lots of record not affected.

Parks and Recreation

This classification is designed to allow for the continuation and use of park land and recreational activities in the Town. There are no minimum lot sizes or area restrictions for park use. The classification can be generally described as follows:

- Existing public and private park land and recreation facilities adequate for future demands
- Focus future improvement on existing parks and facilities.
- Trail development and linkage to future Town and County network to be explored.

Education and Recreation

This classification is designed to accommodate existing youth/adult recreation and education camps in the Town such as Camp Ojibwa and Trees for Tomorrow. The uses typical of this land use classification would be year-round recreational or educational activities which are often associated with camp activities or advanced learning.

6. Highway Commercial

This classification is designed specifically for areas along STH 32/USH 45 and STH 70. The following generally describes the classification:

- Targeted for portions of STH 70 and USH45/STH 32 corridors in accordance with existing community development pattern.
- Planned to primarily concentrate commercial uses that require road access with limited weight restrictions, 3-phase power, and gas service.
- The classification allows for residential development, but it is not the primary intent.
- Commercial uses would be on 1.5-acre lots and could be mixed between tourist-dependent highway uses and community service.
- Additional design review ordinance is encouraged to address lighting, signage, landscaping, buffering, and site design; Northwoods character encouraged, especially adjacent to the City of Eagle River.
- The Town should direct future high-density uses to this classification.
- Consider clustering and coordinating development to allow development while minimizing access to the highway.
- Possible long-term coordination and joint planning and development with the City of Eagle River.

7. Planned Mixed Use

This classification has an envisions mixed commercial and residential uses with a 1.5-acre lot size minimum. New development in the classification could be coordinated through use of a planned unit development ordinance that could plan development which is unique in its mixture of uses and open spaces and not specifically provided for in by applying customary lot or density requirements. The existing development pattern is best described as mixed use and will continue to be so in the future. The classification can be generally described as follows:

- Targeted for portions of STH 70 east and south of Eagle River, STH 45 south of Eagle River, and portions of the STH 17 corridor.
- STH 70 section planned to develop with higher density due to possible shared municipal services with Eagle River, therefore allowing reduced lot sizes.
- STH 17 corridor planned to cluster development with internal access to minimize direct access for safety. Developments could be setback and interspersed with scenic areas of natural landscape, woods, or fields for aesthetics.
- Planned developments encouraged to cluster development in exchange for density bonuses, otherwise 1.5-acre minimum lot size for backlot, off-water development.
- Highway strip development discouraged through access restrictions.
- New commercial uses could be subject to a conditional use permit.
- Additional design review ordinance is encouraged to address lighting, signage, landscaping, buffering, and site design; Northwoods character encouraged, especially adjacent to Eagle River.
- Possible long-term coordination and joint planning with the City of Eagle River.

8. Industrial

Planned industrial uses in the Town have been reflected by their existing location. The Town does not have sewer and water utilities that typically are necessary to support industrial development. The industrial classification for the Town of Lincoln can be generally described as follows:

- Areas that have existing light industrial development.
- Light industrial uses allowed via suggested permitted and conditional use.
- Development could be regulated by design review ordinances.
- 1.5-acre minimum lot size.
- New industrial uses subject to a conditional use permit.

9. On-Chain Mixed Uses

These lakeshore areas are predominantly residential but also have interspersed resorts and/or commercial uses in close proximity to the residential development. The segments of lake shoreline properties identified for this land use allow commercial resorts, residential development, and specific commercial uses as regulated by the Vilas County Lakes Classification System and Shoreland Zoning Ordinance. The classification can be generally described as follows:

- Areas have existing single- and multi-family residential, resorts, tourist rooming houses, commercial uses surrounding areas on the Eagle Chain of Lakes.
- Classification allows commercial resorts, residential development, and specific commercial uses as specified by permitted and conditional use.
- Development regulated by the Vilas County Lakes Classification system and Shoreland Zoning Ordinance; 1.5-acre minimum lot size for backlot, off-water development.
- New commercial uses subject to a conditional use permit.

Existing resorts and commercial uses would continue to be intermixed with lake seasonal and permanent residences. New developments and improvements should be developed in such a way as to minimize their aesthetic and other impacts on both the adjacent properties and the lake itself. Such developments would help to minimize erosion, sedimentation and other water quality impacts, preserve natural shoreline aesthetics, and prevent impairment of fish and wildlife habitat.

10. Agriculture

This classification includes lands actively being farmed. The intent of this classification is to allow for the continuation of agricultural practices and low-density residential development with a 5-acre minimum lot size. The classification can be generally described as follows:

- Includes lands located in the northwest and southwest portion of the Town that consist primarily of existing agricultural lands and sparse residential development.
- Direct intensive development near existing public roads to facilitate continued agricultural operations by preserving tillable acreage and reducing potential residential conflict.
- Discourage fragmented development within interior areas with 5-acre minimum lot sizes.

11. Government/Institutional

This classification identifies the current and preferred location of buildings and services that are associated with Town business and operations such as the Town Hall, Town Garage, and the Transfer Station or institutional uses such as churches or hospitals.

2025 Wisconsin Act 173

Wisconsin Act 173 became law in 2026, and it requires comprehensive plans to project residential land demand in five-year increments and list the minimum and maximum densities for areas mapped for residential use in a municipality's future land use map. Areas that are owned by local, state, and federal government, as well as areas within the 100-year floodplain or wetlands, are excluded from density calculations. **Table 24** shows residential demand projections, while **Table 25** shows permitted densities for each future land use classification allowing for residential uses.

Note that this does not mean that this comprehensive plan automatically re-zones areas in each land use category as the zoning district most compatible with each land use category. Rather, a rezoning and/or comprehensive plan amendment in the future should ensure that the zoning district and future land use category are consistent with each other. Table 22 lists the land demand in acres based on population projections from DOA and NCWPRC. Because these projections are only available in ten-year increments, and Act 173 requires five-year increments, the five-year demand is calculated by dividing each decade in two as indicated in **Table 24**. Note that the DOA projection reflects the “low” range of acreage demand and the NCWPRC projection reflects the “high” range of demand, with actual demand likely falling somewhere between the two.

Table 24: Act 173 Residential Demand Projections

Projection and Residential Land Use	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	Total 2025-2050
DOA Projected Land Demand	16	-58	-58	-110	-110	-321
NCWRPC Projected Land Demand	27	28	28	29	29	141

Source: DOA & NCWRPC

Table 25 contains permitted net densities for each future land use category that allows for residential use. These densities are based off of the minimum lot sizes for applicable zoning districts as described in the Vilas County Zoning Ordinance.

Table 25: Permitted Net Densities (Units per Acre)*

Future Land Use Classification	Unsewered		Sewered	
	On-Water	Off-Water	On-Water	Off-Water
Lakeshore Residential	2.18	0.67	4.36	4.36
Multi-Family Residential	2.18	0.67	4.36	4.36
Rural Residential	2.18	0.20	4.36	4.36
Wooded Residential	2.18	0.67	4.36	4.36
Highway Commercial	2.18	0.67	4.36	4.36
Planned Mixed Use	2.18	0.67	4.36	4.36
On-Chain Mixed Use	2.18	0.67	4.36	4.36
Agriculture	0.03	0.03	0.03	0.03

**: Densities are based off applicable Vilas County Zoning District Minimum Lot Sizes*

Land Use Programs

To implement the recommendations of the Comprehensive Plan, there are some basic tools that are available to the Town. There are zoning, subdivision ordinance, and official mapping.

Zoning

Zoning is a major tool used to regulate land uses and implement a comprehensive plan. The zoning ordinance regulates the use of property to advance the public health, safety, and welfare of the community. It has been used throughout the United States and in Wisconsin since the 1920's.

A zoning ordinance creates different use zones or districts within a community. Each district has a list of permitted uses, which are uses that are desirable in a district. Districts may also contain a list of special uses, sometimes called special exceptions or conditional uses, which are allowed under certain circumstances, and require review by a local government body to be allowed. All other uses are prohibited.

Zoning regulations are adopted by local ordinance and consist of two major components, a map and related text. The zoning map displays where the zoning district boundaries are, and the text describes what can be done in each type of district. The Future Land Use Plan and zoning are similar but they are not the same.

Zoning should be derived from, and be consistent with, the policy recommendations adopted in the comprehensive plan. The desired land uses should “drive” the development of specific zoning ordinance provisions including district descriptions, permitted uses, conditional uses, and the zoning map. This consistency has been important in upholding legal challenges in the Courts. Following the planning process it is critical that the zoning ordinance be updated to incorporate the findings of the plan.

Land Division

Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

Of all the land use control devices available, subdivision regulation has probably the greatest potential. When compared with zoning, a well-administered subdivision control is more useful in achieving planning goals and its influence is far more lasting. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision regulations can ensure that those development patterns are consistent with community standards. Subdivision regulations can also ensure the adequacy of existing and planned public facilities such as schools, wastewater treatment systems, and water supply to handle new growth. Finally, subdivision regulation can help ensure the creation and preservation of adequate land records. As is the case for shoreland zoning, Vilas County administers subdivision regulation within the Town of Lincoln. Additionally, all one- and 2-family dwellings and modular homes are required to adhere to uniform statewide construction standards and inspection procedures as per the State’s Uniform Dwelling Code.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. As a result, shoreland zoning within Lincoln is administered by Vilas County. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Farmland Preservation Program

The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices, and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their state income taxes. See the **Vilas County Farmland Preservation Plan** for more information.

Forest Crop Law (FCL) and Managed Forest Law (MFL):

The Forest Crop Law is no longer open to new participants except through the purchase of land currently under this law. The length of the original contracts was for either a 25-or-50 year period. Forest Crop contracts cannot be renewed, however conversion into the Managed Forest Law program is possible. Participants must follow a written management schedule, including mandatory activities of cutting mature timber, and thinning plantations and natural stands. A ten percent yield tax is applied. Public access for fishing and hunting activities must be permitted on Forest Crop land.

The purpose of the Managed Forest Law (MFL) is to encourage sustainable forestry on private woodlands in Wisconsin. The law incorporates timber harvesting, wildlife management, water quality, and recreation to maintain a healthy and productive forest. To be eligible for the MFL program, a landowner must have a minimum of 20 acres, 80 percent of which must be productive forest land. Landowners designate the land “open” or “closed” and commit to a 25-or-50 year sustainable forest management plan. Lands designated as open may be used by the public for hunting, fishing, hiking, sightseeing, and cross country skiing.

The plan sets a schedule for specific forestry practices, and in return participants make a payment in lieu of traditional property taxes. Lands enrolled or renewed as of January 1, 2017, are not eligible if they contain a building or an improvement associated with a building. Mandatory practices during the MFL entry period include harvesting timber, thinning plantation and natural stands, pine release, pre- and post-harvest treatments, and controlling soil erosion.

The benefits of these programs to Lincoln include:

- Protection against over timber harvesting;
- Long-term investment in area forestry;
- Encouraged woodland expansion;
- Preservation and management of wildlife habitat;
- Preservation of the Town's “northwoods character” and;
- FC and MFL-open lands are available for recreational use by public.

The benefits to the individual property owner include:

- A lower payment in lieu of property taxes;
- Protection against annual increases in property taxes, and;

- Private land forestry technical assistance.

Further participation in these programs by private landowners is a vital component to ensure the preservation of the Town's natural "northwoods character". It would be beneficial for the Town of Lincoln to continue informing private landowners of the forestry management and preservation programs as well as other available resource protection programs, and to encourage private landowners to continue to participate in such programs.

DRAFT

Goals, Objectives, and Policies

Goal: Guide the future development and redevelopment of both public and private property.

Objectives:

1. Complete a mapping inventory of land use, zoning, resource management (ownership), and water features to evaluate the conditions, features, density, location and uses that occupy land.
2. Plan for future residential, light industrial, commercial, forestry, recreational, and conservancy and other uses in accordance with public input.
3. Recommend development patterns that provide for a diversity of lot sizes.
4. Recommend standards for land divisions.
5. Guide future development within or adjacent to existing compatible development.
6. Analyze land use trends and potential land use conflicts that may impact development or redevelopment.

Goal: Develop community atmosphere and development aesthetics standards.

Objectives:

1. Develop and coordinate standards for business advertising signs including directives for location, size, design standards, lighting, and maintenance standards.
2. Promote new commercial and light industrial development which is consistent with the small-town character.
3. Promote signage which is consistent with the areas community character and that is cooperatively developed and endorsed by the business community.
4. Manage growth to ensure that it fits within the character of the area as well as the specific location in which the development is proposed.
5. Encourage natural buffers where they exist, and encourage native tree planting or tree replacement in areas without natural buffers to minimize the potential of land use conflicts and promote rural atmosphere.

Goal: Preserve forestry integrity.

Objectives:

1. Classify and designate forest resource lands for the long-term commercial production of timber products.
2. Encourage retaining large, contiguous forestry tracts in the Town.
3. Encourage land owners to develop forest management plans.
4. Examine population density standards for forested areas consistent with forestry management practices.
5. Evaluate cluster development to reduce forest fragmentation.