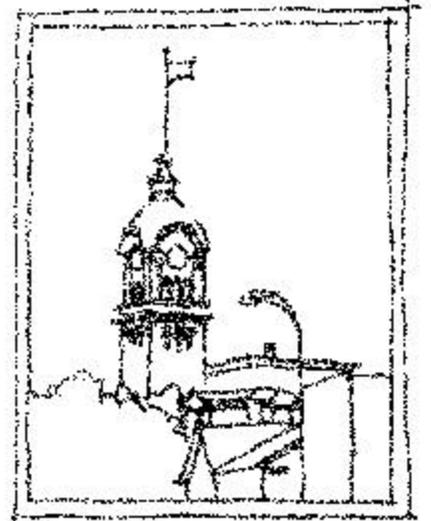


Town Land Use Plan  
Town of Harrison  
Lincoln County, Wisconsin



Adopted by Town Board:  
March 22, 2001

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## **Town of Harrison Land Use Plan Acknowledgements**

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## I. Purpose of Town Land Use Plan

The *Town of Harrison Land Use Plan* is intended to guide future land development in the Town in a way that maintains the rural “northwoods” character of the community, protects natural resources, provides for an efficient delivery of services, supplies the desired range of economic opportunities, balances private property rights with community interests, and protects the Town’s unique identity. It contains background information, maps, goals and objectives, and implementation strategies.

More specifically, the *Town Land Use Plan* recommends how lands within Harrison should be used over the next 20 years, based on public involvement and the Town’s vision, goals, and objectives. These recommendations may form the basis for new or updated tools to implement the *Plan*, such as zoning and subdivision ordinances. The recommendations should also be used as a basis for day-to-day development decisions, such as rezonings, conditional use permits, subdivisions, and parkland acquisitions. After adoption, the Town should occasionally consider logical amendments to the *Plan* based on changing conditions or new information.

Following adoption by the Town Board, this *Land Use Plan* is also intended to be a component of the *Lincoln County Comprehensive Plan*. This dual adoption is important because, under State law, the Town and County share planning, zoning, and land division review authority. Both jurisdictions should be “reading from the same playbook” to ensure consistent, predictable, and desirable decision-making.

## II. Background Information

The following is a summary of background information pertinent to land use planning in the Town of Harrison. More detailed information and maps may be found in *Lincoln County Comprehensive Plan, Volume I: Inventory and Analysis Report* (November 2000).

### A. Location

The Town of Harrison is located in the northeastern corner of Lincoln County. The Town’s land area is approximately 72 square miles. From its center, the Town is approximately 17 miles east of Tomahawk, 35 miles north of Merrill, and 15 miles south of Rhinelander. There are no cities or villages in or bordering the Town. There are two unincorporated “crossroad villages” (or hamlets) in the Town: Harrison, located at the intersection of Highways D and B and Jeffris, located near the intersection of Highway D and STH 17. Within Lincoln County, the Town of Harrison abuts the Towns of King, Skanawan, and Russell. The Town also abuts land in Langlade and Oneida Counties.

### B. Growth Trends

The Town experienced moderate population growth during the 1990s. Between 1990 and 2000, Harrison’s population grew from 660 to 793 full-time residents, representing a 20% increase. Growth in residential development kept pace with population growth over the past decade. The number of housing units increased from 716 in 1990 to an estimated 844 in 1999—an 18% increase. The Town’s scenic lakes, forests and recreational opportunities also attract seasonal residential development. According to 1990 census data, nearly 60 percent of all housing units in Harrison were classified as “seasonal” homes.

### C. Summary of Significant Natural Resources

The Town’s southern and central portions are generally characterized by County Forest land, hilly terrain and small ice block lakes (this area is known as the Harrison Hills region). This glacial moraine region is one of the most unique geological features in the world. The northern portion is characterized by larger lakes, private forest land and scattered pockets of agricultural land. The Wisconsin River flows along the northern edge of the Town. The Prairie River flows through the southeastern portion of Town. Most of the sensitive natural

areas within the Town are located in the Harrison Hills region and along the Wisconsin and Prairie River drainage basins. The State's Natural Heritage Inventory program suggests the presence of rare plant or animal species in most of these sensitive natural areas. According to the Natural Resources Conservation Service, there are two areas in Harrison designated as "prime farmland" areas. One area is located along the Prairie River and the other is located near Hildebrand Lake in northeastern Harrison.

#### D. Existing Land Use

Providing an accurate depiction of the Town's *existing* land use pattern is an early step in planning for a desired *future* land use pattern. Map 1 presents the existing (Year 2000) land use within the Town, divided into several land use designations.

A vast majority of Harrison is within the County Forest system and designated as "Public Forest". Map 1 shows small pockets of land being farmed in the Town, particularly in the west central region along Highway A and the southeastern region along the Prairie River. Most of the remainder of the undeveloped portions of Harrison are forested and designated as "Private Forest". Large tracts of these private forest lands are owned by commercial forest product companies.

Most of the developed lands within the Town of Harrison are used for single family residences. Subdivisions and smaller clusters of lots are concentrated on waterfront properties in the Harrison Hills region and along the Town's larger, developed lakes such as Pine, Hildebrand, Squaw, and Hiltz. Map 1 shows a cluster of commercial, residential and institutional uses located at the crossroads of Highways D and B (the hamlet of Harrison).

#### E. Existing Transportation System

The Town is well connected to the region through the existing roadway network. State Highway (STH) 17 generally runs north-south along the eastern edge of Harrison (this road connects Merrill to Rhinelander). Between 1992 and 1998, traffic volumes increased by approximately 17% along STH 17 in the northern portion of Town. County Highways (CTHs) A, D, and B serve as collector roads, with CTH D providing the most direct connection to Tomahawk. CTH B serves residential development in the Harrison Hills region. Local roads managed by the Town complement this major road network.

#### F. Existing Utilities, Community Facilities, Parks, Historic and Cultural Resources

The Town Hall building is located in the hamlet of Harrison. The Town also owns and operates Harrison Park, located in the hamlet, and Pine Lake Park located on the eastern edge of the community. County parkland within Harrison includes the 320-acre Roothouse Lake Special Use Area and the 20-acre Otter Lake Recreation Area—both located along Bear Trail Road within the County Forest. The state-owned Prairie River Fishery Area is located in the southeastern edge of Harrison. Segments of Lincoln County's snowmobile trail network are located within County Forest lands in Harrison. The Ice Age National Scenic Trail also transverses County Forest land in the southern part of Town.

The Town does not provide public sanitary sewer or water services. There are no properties in Harrison listed on the National or State Register of Historic Places. A comprehensive survey of historic or archeological resources has not been conducted in Harrison.

MAP 1: EXISTING LAND USE

### III. Results of Public Participation Exercises

To guide the planning process, the Town Board appointed a Town Land Use Committee. That Committee led and participated in a number of participation exercises to ensure that this *Town Land Use Plan* is based on Town residents' vision. These exercises are summarized in the following paragraphs.

#### A. Town Vision Setting Workshop

The Town of Harrison's vision setting workshop was held on June 26, 2000 to better understand the community's key planning issues and obtain participants' vision for the Town's future. Fifteen Harrison residents attended this workshop.

Many participants stressed their desire to develop new zoning practices for residential and commercial uses. Participants also expressed their interest in improving communications between Town and County governments regarding land use regulations and strengthening the enforcement of these regulations, especially around the Town's developed lakes.

When asked to describe the Town's strengths, common responses included the abundance of lakes, the rural atmosphere, and the quality of the air and water. When asked to describe weaknesses, common responses included adequate police and fire protection, the fast pace of residential growth around the lakes, and the weakness of County zoning regulations.

#### B. Visual Preference Exercise

In Summer 2000, the Committee completed a visual preference exercise to capture the Town's defining character as seen from the eyes of residents. Committee members photographed the "special places" that capture this character. These photographs suggest places that Committee members wish to preserve or see more of in the future. Members also photographed places that they felt hurt the character and appearance of the Town.

Of the 36 photographs taken in Harrison, 33 of them were of "good" or "special" places. These photos can be grouped into three main categories:

1. *Natural and Recreation Scenes:* Many photographs featured water-related recreational activities and lake scenes. Photos also highlighted the area's park facilities such as Pine Lake, the baseball diamond in Harrison Park, and the County-owned Otter Lake Recreation Area (see photo below). Other photos featured wildlife found in Harrison, such as osprey, and the Town's dramatic and scenic vistas.



2. *Commercial Scenes:* Some photographs featured the various small-scale commercial uses (e.g. bars, restaurants, and gas stations) in the Town, particularly in the hamlet of Harrison. (Below is Hummingbird Inn located near the hamlet on CTH B).



3. *Agricultural Scenes:* Agriculture-related photos, such as farm buildings, pastures, and crop fields, were another common theme in the submitted photographs. (The photo below was taken of an active farm located on the west central edge of Harrison).



### C. Summary of Participation Efforts

Several common themes emerged from the participation exercises, including the following:

- Desire to implement and enforce new zoning regulations for residential and commercial development, particularly for areas around the Town's lakes.
- Recognition of the importance of police, fire, and utility service and the desire to improve such services.
- Interest in expanding public recreation opportunities.

- Desire to encourage resident participation in local government.
- Support for environmental protection and farmland preservation.
- Desire to maintain Harrison's "northwoods" atmosphere through limited residential and commercial development.
- Interest in developing informative literature on topics such as zoning for residents.

## IV. Planning Framework

### A. Town Vision Statement

A community vision statement is an expression of the direction the Town of Harrison wishes to take over the next 20 years and beyond. In Summer 2000, the Town Land Use Committee developed the following vision statement:

**“Welcome to the Town of Harrison, a unique rural community, rich in clean lakes, natural resources, county lands and a great place to raise a family. Over the next 20 years, Harrison will strive to maintain this character by encouraging wise use of its resources, increasing recreational opportunities and improving emergency services to the Town.”**

### B. Town Goals and Objectives

The development of goals and objectives is an important step in the planning process because these statements represent the basic values of the community. Goals are broad statements that express general preferences for the long-term development of the community. Objectives are more specific than goals and are usually attainable through implementation activities, described later in this *Plan*. The following goals and objectives emerge from the Town's vision statement and public participation results.

#### **Goal 1: Ensure land use compatibility**

##### *Objectives:*

1. Adopt and enforce new zoning regulations, particularly around lakes.
2. Improve public understanding of zoning ordinances, particularly related to lakes.
3. Strengthen zoning ordinances to ensure that a desirable mix of land uses is achieved.
4. Develop new and enhance existing ordinances that specifically address commercial and residential uses.
5. Examine effective practices of neighboring counties.
6. Increase county staff or contract out services to assist in planning and zoning matters.
7. Conduct regular review of ordinances.

#### **Goal 2: Support recreational opportunities in the Town**

##### *Objectives:*

1. Provide Town input into proposed public recreational facilities and uses on County forest land.
2. Provide a diverse range of recreational opportunities including ATV use, biking, hiking trails, public beaches, wilderness and natural areas, camping and lake access.

#### **Goal 3: Implement effective and responsive administrative practices and public facilities**

##### *Objectives:*

1. Provide for the continued availability of public utility and school capacity.
2. Enhance levels of police and fire service.

3. Pursue facilities for the disposal of garbage.
4. Enhance public awareness of Town issues.
5. Strengthen communication between the Town government and Town residents.
6. Encourage public participation in Town and County decision-making.

**Goal 4: Protect natural resources and unique physical features.**

*Objectives:*

1. Protect water quality through regulation of waterfront development.
2. Preserve forest land and other natural areas, particularly along streams and lakes.
3. Regulate the type, location, and density of development near environmentally sensitive areas.
4. Adopt and enforce regulations and practices to prevent shoreline damage, including requiring erosion control measures to be in place before building permits are issued.
5. Test and maintain septic systems and other means of waste disposal regularly and upgrade them as necessary.
6. Encourage continued responsible logging practices.
7. Develop informative literature such as a shoreland owner packet for residents.

**Goal 5: Protect and enhance the unique identity of the Town**

*Objectives:*

1. Encourage small business tailored to local needs.
2. Ensure that residential and commercial development is of high quality and reflects the “Northwoods” atmosphere of the Town.
3. Limit residential and commercial development to certain areas of the Town that have already been developed (e.g., the hamlets of Harrison and Jeffris, and the Harrison Hills region).
4. Provide clear guidelines to ensure minimum property maintenance standards are adhered to and ensure that these standards are enforced.
5. Establish density controls, especially around lakes.
6. Plan for a controlled and sustainable amount of growth.

## V. Land Use Plan Map and Description

This part of the *Town of Harrison Land Use Plan* presents the planned land use map, intended to guide growth and development decisions over the next 20 years. Map 2 presents desired *future* land uses for different properties within the Town.

### A. Land Use Plan Map Designations

The land use designations shown in Map 2 are designed to reflect both desired land *use* and development *character*. These planned use designations have been divided into three general categories: rural/environmental, residential, and nonresidential. A complete description of the categories and specific designations is provided as Attachment A. (Not all the designations described in Attachment A have been used in Map 2). To achieve the desired future land use pattern in Harrison, new or revised zoning districts will have to be created and mapped after the land use planning process is complete.

In general, differences between the three general *categories* of land use (e.g., between “rural/environmental” and “residential”) are intended to be greater than differences between the multiple *designations* within each category (e.g., between “rural lands” and “agriculture”). As such, following initial adoption of this *Town Land Use Plan*, the Town and County should not require a formal *Plan* amendment before acting on a development proposal which suggests a change in land use designation within the same category (e.g., when a land owner

proposes to remove land from the “private forest” designation to the “rural lands” designation). In contrast, the Town and County should require a formal *Plan* amendment before acting on a development proposal which suggests a change in land use designation that would also change the category (e.g., from “rural/environmental” to “residential”). Such changes lead to more significant shifts in land use policy and development impacts.

## B. Description of Land Use Plan Map

In general, Map 2 recommends the continuation of a rural land use pattern in the Town, focused on the preservation of Harrison’s unique environmental features, lakes, large blocks of public and private forest lands, and smaller areas of prime agricultural lands. Map 2 shows more intensive development directed away from these resources and into areas with existing development and infrastructure. These include larger development areas proposed near Pine Lake on the eastern edge of Harrison, in and around the hamlet of Harrison, and around the larger lakes in the Harrison Hills region. In total, the amount of land designated for development far exceeds the anticipated land use demand within the Town over the next 20 years. The following paragraphs describe the locations and recommendations for each of the major land use designations shown in Map 2.

### 1. Agriculture

The *Agriculture* planning district has been mapped over large blocks of farmland underlain by prime soils and in active farm use. These include areas along STH 17 in the southeastern portion of Town. The Town should promote continued agricultural operations in these areas. Compatible small non-farm businesses should also be allowed to provide supplemental income opportunities. New housing should be limited in these areas to a density of one home per 35 acres owned to prevent incompatibilities with agricultural operations (e.g., noise, dust, smells, and traffic). If new housing development occurs in this *Agriculture* area, it should be located in woodlots, at the edges of fields, and on non-productive lands (see design examples in Attachment A).

### 2. Rural Lands

The *Rural Lands* designation has been mapped throughout the Town, over areas generally exhibiting one or more of the following characteristics: open lands not being farmed; isolated tracts of marginal farmland; “buffer” areas between planned residential development and planned agricultural use; and lands adjacent to other environmentally sensitive areas.

New development in *Rural Lands* areas should generally be limited to housing at a density not exceeding one home per 20 acres owned. This *Plan* supports the clustering of these homes on smaller lots—rather than 20+ acre lots—per the density and design recommendations presented in Attachment A.

### 3. Private Forest

The *Private Forest* designation was mapped over privately-held lands that are currently:

- used for forestry and zoned for forestry, or
- used for forestry, not currently zoned for forestry, but enrolled in State Forest Crop Land or Managed Forest Land programs, or
- used for forestry, not currently zoned for forestry, not enrolled in State Forest Crop Land or Managed Forest Land programs, but owned by a commercial forest products company.

In very limited situations, certain inaccessible forested lands not fitting within the above categories were also included in the *Private Forest* category. *Private Forest* lands are

generally concentrated in the far northwestern corner of Town. Year-round housing is not recommended for these areas due to impacts associated with forestry activities.

#### 4. Public Forest and Public Recreation

The *Public Forest* designation was mapped over lands currently contained in the Lincoln County Forest. The ten-year *Lincoln County Forest Comprehensive Land Use Plan* designated specific areas of the forest system into “aesthetic management zones”. In the Town of Harrison, segments of CTH B and STH 17 that transverse the County Forest are designated as “Aesthetic Management Zone A”. This zone includes areas where there is intensive public use because of good accessibility or scenic quality. The *Plan* recommends forest management practices in this zone that preserve the scenic values of the landscape (e.g., thinning instead of clearcutting).

The *Public Recreation* designation was mapped for lands planned within an expanded WisDNR Prairie River Fishery Area located in the southeast corner of Harrison. This expanded boundary line is shown on Map 2 with a dashed black line and reflects the recommended boundary expansion in the 1980 *Prairie River Fishery Area Master Plan* prepared by WisDNR. Until individual properties in this area are acquired, these lands are recommended for uses described in the *Rural Lands* designation.

#### 5. Environmental Corridors

*Environmental Corridors* are mapped over Wisconsin DNR-identified wetlands and FEMA-designated floodplains (both subject to county zoning), slopes of 15 percent or greater, and soils with a majority hydric content (i.e. soils formed under wetland-type conditions). *Environmental Corridors* are not shown within the existing and planned County Forest. New development should generally be discouraged in these areas to protect the environmental resources, prevent property damage, and preserve wildlife habitat. The large amount of Environmental Corridors in the Town is attributable to the steep slopes in this region.

#### 6. Rural Single Family Residential

*Rural Single Family Residential* areas are planned for homes at a density between one residence per 30,000 square feet (about 2/3 acre lots) and one residence per 20 acres. However, to provide for adequate lands for private wastewater disposal and to avoid wasteful use of these lands, this *Plan* recommends lot sizes of between 1½ and 5 acres. Planned *Rural Single Family Residential* areas may be served by individual well and septic systems or by approved group systems. The three main areas are:

- *Pine Lake Area*: An expanded residential area is planned for properties around Pine Lake at the intersection of Highway D and STH 17 (the hamlet of Jeffris). This area has already been developed with small subdivisions, particularly along School Forest Road and Pike Lake Road. This area is well served by a county highway, close to Rhinelander, and has relatively good soils for development. The principles of “conservation neighborhood design” should be used for new developments in this areas, particularly near STH 17 where homes should ideally not front on this highway. (For more information on “conservation neighborhood design”, see Section VI (D) below and Attachment A). This new residential area should provide a neighborhood park, an interconnected local road network and use natural stormwater management and progressive erosion control techniques.
- *Harrison “Hamlet” Area*: A second residential area is planned in and around the hamlet of Harrison at the crossroads of Highway D and B. This area contains existing residential development, along with some commercial and institutional uses. The principles of “conservation neighborhood design” should also be used for new

development in this area. Map 2 shows residential development along Highway D between the hamlet and the town line.

- *Harrison Hills Region*: A third residential area is planned for properties along the larger, more developed lakes in the Harrison Hills region (Bass, Long and Seven Island Lakes). Opportunities for new waterfront development are planned for the southwest shore of Bass Lake and the south shore of Seven Island Lake. Development in these areas should be regulated to prevent shoreline damage and designed in a manner that does not detract from the character of surrounding residential areas. Lots should be of adequate size to promote safe waste disposal and ensure shoreland protection. Public access points (such as a neighborhood park with a public beach) should be preserved in these waterfront areas as lands develop. The Town does not support condominium developments in these areas.

#### 7. Nonresidential Development Districts

Map 2 recommends areas of *Crossroads Mixed Use* development (small-scale business, institutional, and residential) at the intersection of Highway B and STH 17 in the southeast part of Harrison and along STH 17 in the Pine Lakes area. Commercial development in these planned areas should be designed in a way that enhances the “northwoods” character of Harrison. Two small areas of *Crossroads Mixed Use* are also planned for the hamlet of Harrison. This development at the “center” of Harrison should be of high-quality and designed to fit within the Town’s rural character and surrounding residential context.

A downhill ski area located in northern Harrison along the Wisconsin River (at the end of Camp Ten Road) is designated on Map 2 for *Private Recreation* use.

Map 2: Planned Land Use

## VI. Other Plan Recommendations

### A. Agricultural, Natural, and Cultural Resources

- Keep intensive non-farm development away from planned *Agriculture*, *Public Forest*, and *Private Forest* areas, and locate the new homes that are built in *Agriculture* areas out of productive fields.
- Support logical additions to the County Forest, with particular focus on acquiring gaps of privately owned forest land in between larger sections of the existing County Forest system.
- Work with the County to assure that a full range of recreational and forestry uses are allowed in the County Forest.
- Ensure that forestry personnel are actively enforcing the recommended forestry management practices within each of the designated “aesthetic management zones” as described in the *Lincoln County Forest Comprehensive Land Use Plan*.
- Work with the County in preparing recommended standards for development, preservation, and restoration within the Town’s shoreland areas.
- Provide logical public access points to the Town’s developed lakes.
- Encourage private landowners to participate in industrial tree farm programs to protect open space and diverse habitats.
- Preserve environmental corridors and large blocks of open lands to protect water quality, maintain connections among habitats, and provide appropriate hunting grounds.
- Conduct or require viewshed analyses before approving new developments. New development should be designed, located, and landscaped in a manner that does not detract from the rural character of the Town.
- Cooperate with the County and other communities on comprehensive survey of historic and archaeological resources in the Town, and preserve these resources.

### B. Transportation

- Continue to work with the Lincoln County Highway Department to update and implement the Town Road Improvement Program (TRIP) to provide for the appropriate upgrading of Town roads.
- Consider implementing Town road impact fees for new development projects that place a burden on or require the upgrading of Town roads.
- Plan for a network of interconnected new roads in planned residential development areas, for reasons of highway access control, rural character preservation (visibility of development), and the current inaccessibility of certain planned development areas.
- Consider applying to the State for “rustic road” status along one or more Town roads. CTH B might be a candidate for “rustic road” status. To qualify, a roadway must have outstanding natural features, including native vegetation, abundant wildlife, open areas or agricultural vistas that make the area unique.
- Support access control and rural character objectives by discouraging large amounts of “side of the road” development on State and County highways.

C. Utilities and Community Facilities

- Improve the existing Harrison Park and Pine Lake Park with a range of facilities designed to serve the entire community, and work with Lincoln County on the possibility of providing shared park facilities within the Town.
- Follow the recommendations of the County's *Outdoor Recreation Plan* when making park acquisition and development decisions. Encourage the County to update this *Plan*.
- Support volunteer groups in ensuring quality trail development and maintenance in the Otter Lake Recreational Area, as well as the Ice Age Trail.

D. Housing and Economic Development

- Work with Lincoln County to address housing, zoning, or property maintenance code violations on existing residential or commercial properties.
- Encourage developers to plan for new neighborhoods using the principles of "conservation neighborhood design," particularly in areas with significant natural resources. These principles emphasize providing housing in proximity to parks, open spaces, and services; blending automobile convenience with the creation of safe, comfortable places to live and walk; preserving and enhancing natural systems that define, sustain, and connect neighborhoods; and promoting rural character by "hiding" development from main roads through natural topography, vegetation, and setbacks. The principles are reflected in the illustrations in Attachment A.
- Promote neighborhood-serving retail development near planned *Rural Single Family Residential* areas, and allow small, low-impact nonfarm businesses on farming properties.
- Promote the expansion of a range of small scale mixed uses in the Harrison hamlet area to enhance this community gathering point.

E. Intergovernmental Cooperation

- Provide a copy of this *Town Land Use Plan* to all surrounding local governments in Lincoln County and surrounding counties.
- Work with Lincoln County on zoning ordinance administration, day-to-day decision making (e.g., conditional use permits), and eventual updating.
- Work with surrounding towns to address any unforeseen conflicts between local plans.
- Work with the Buteau Lake Association, Long and Bass Lake Association, Pickerel Lake P&R District, and the Seven Island Lake Association on matters related to water quality, water-related recreational activities, and lakefront development.

F. Plan Adoption and Implementation

The process the Town of Harrison used to review and adopt this *Town Land Use Plan* included the following:

- The Town Board adopted by resolution written procedures that described the Town's public participation process for review of this *Plan*.
- Once the Town Land Use Committee was comfortable with the *Town Land Use Plan*, it forwarded a recommendation for approval to the Town Board.
- The Town then posted and published a Class 1 notice for a formal public hearing on the *Plan* held in front of the Town Board.

- Following the public hearing, the Town Board approved a resolution which (a) adopted the *Town Land Use Plan* and (b) forwarded the *Plan* to the County for inclusion in the *Lincoln County Comprehensive Plan*.
- The County Board will then adopt the *Town Land Use Plan* as a component of the *Lincoln County Comprehensive Plan*.
- Following County adoption of the *Lincoln County Comprehensive Plan*, the Town Board may have to adopt the complete *Lincoln County Comprehensive Plan* by ordinance to fully comply with the new State planning law.

This *Plan* includes many recommendations for guiding land development and preservation within the Town over the next 20 years. Some of the recommendations may be applied immediately, such as recommendations for where new subdivisions would and would not be appropriate. Other recommendations will require subsequent *Plan* implementation activities, including the following:

- Adopt a Town subdivision ordinance to provide for appropriately designed development patterns, interconnected road networks, parkland dedication and park impact fees, and advancement of “conservation neighborhood design” principles.
- Consider implementing a driveway ordinance and design standards to encourage the appropriate siting of homes in areas where limited development is proposed.
- Participate to the full extent allowed by law in the County zoning process to assure that Town desires are brought forward in zoning decisions.
- Work with Lincoln County on an update of the County’s zoning ordinance to properly implement the land use recommendations of this *Plan*. Many provisions of this *Plan* cannot be implemented without a new or substantially revised zoning ordinance.
- Appoint a permanent Town Planning Commission to be responsible for reviewing and recommending Town Board actions on development proposals, ordinances, and long-range planning issues.
- Consider publishing a “town newsletter” to inform local residents about Town and County issues.
- Annually review this *Plan* to gauge progress on implementation and consider logical amendments based on changes in conditions. A more detailed review and update should be performed every five to ten years. Forward all adopted *Plan* amendments to the County for incorporation into the *Lincoln County Comprehensive Plan*.