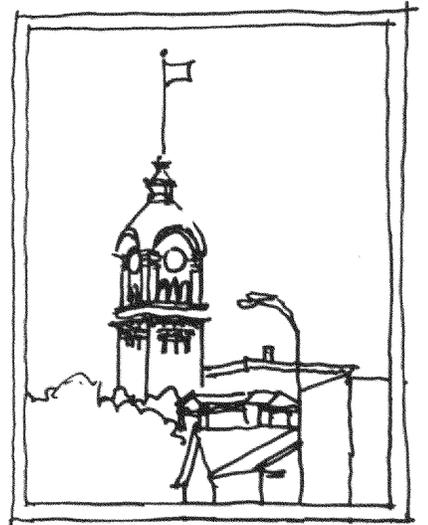


**Town Land Use Plan**  
**Town of Pine River**  
Lincoln County, Wisconsin



Adopted by the Town Board:  
May 1, 2001

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## **Town of Pine River Land Use Plan Acknowledgements**

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## I. Purpose of Town Land Use Plan

The *Town of Pine River Land Use Plan* will allow the Town to guide future land development in a way that maintains the character of the community, protects natural resources, provides for efficient service delivery, supplies the desired range of economic opportunities, and balances private property rights with community interests.

More specifically, the *Town Land Use Plan* provides recommendations for how lands within the Town should ideally be used over the next 20 years, based on the Town's vision, goals, and objectives. These recommendations may form the basis for new or updated implementation tools, 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 changes in 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.

The City of Merrill's 1996 *Comprehensive Plan* will have an impact on Town planning. The City's plan includes recommendations within its statutorily-defined extraterritorial jurisdiction, which extends 1½ miles from the current city limits into the Town. State law requires that any county plan must include all city-adopted plans "without change," and that a city's plan "shall control in unincorporated territory in a county affected thereby" (see S. 59.69(3) of Wisconsin Statutes).

## II. Background Information

The following is a summary of background information pertinent to land use planning in the Town. 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 Pine River is located in the southeastern corner of Lincoln County. The Town is approximately 64.2 square miles in area. The Town is located directly east of the City of Merrill, and approximately 15 miles north of Wausau. Pine River abuts the Towns of Schley, Merrill, and Scott within Lincoln County.

### B. Growth Trends

Pine River has historically been a farming-based community, near the northern edge of the central farming region of the Wisconsin. Changes in the farm economy and proximity to growing urban areas in the region have prompted significant residential development in the Town. Between 1990 and 2000, the Town's population increased from 1,552 to 1,877—a 20.9% increase.

### C. Summary of Significant Natural Resources

The Town is characterized by a rolling, scenic landscape of farmland, river and stream valleys, and scattered woodlands. The Wisconsin River forms the western boundary of the Town. The Pine River, a major tributary to the Wisconsin, runs generally east to west through the town. The Pine River itself has several tributaries. Most of the sensitive natural areas within the Town, including wetlands and floodplains, are associated with the Pine

MAP 1: EXISTING LAND USE

River and its tributaries. The State's Natural Heritage Inventory program also suggests the presence of rare plant or animal species in Sections 22, 28, 29, and 33 near the confluence of the Pine and Wisconsin Rivers; Section 11 of the west half of the Town; and Section 4 in the east half.

The Natural Resources Conservation Service classifies most of the land within the Town as "prime farmland," with a good portion being prime only where drained. Larger blocks of wooded areas are located near the northeastern edge of the Town. There are no publicly owned forest lands within the Town.

#### 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 the Town remains in open space uses. There are large areas of land being farmed throughout the Town, but particularly in its southern and northwestern sections (including Christmas tree farms).

Most of the developed lands within the Town are used for single family residences. Subdivisions and smaller clusters of lots are concentrated in the Wisconsin River/Highway 51/Highway W corridors on the western edge of the Town and along Highway 64 near the center of the Town. Small areas of commercial, industrial, and institutional uses are scattered throughout the Town. The largest commercial area is near the Highway 51/64/17 interchange, but this area is mainly within the current limits of the City of Merrill.

#### E. Existing Transportation System

The Town is well connected to the region through the existing roadway network. The four-lane U.S. Highway (USH) 51 "freeway" runs north-south through the western part of the Town, with an interchange at State Highway (STH) 64. STH 17 runs north from this interchange area (to Rhinelander). STH 64 is the primary east-west arterial highway through the Town (to Antigo). Between 1992 and 1998, traffic volumes increased by approximately 50% along STH 64. County Highways (CTHs) W, P, X, G, and WW serve as collector roads, with CTH W providing the most direct connection (aside from USH 51) to Wausau. Local roads managed by the Town complement this major road network.

The Wisconsin Central Limited railroad runs through the western edge of the Town. There are no airports within the Town.

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

The Town Hall is located in the western part of the Town, just south of Highway 64. There is no County parkland within Pine River. A major snowmobile trail runs generally east-west through the center of the Town. The Merrill School District operates an elementary school along Highway 64 near the Town's west edge.

The Town does not provide public sanitary sewer or water services. The City of Merrill is authorized to provide these services within its State-defined Urban (Sewer) Service Area—an area where the City expects urban growth to occur within the next 20 years (see Map 2). The City's current policy is to not extend sewer or water services beyond its corporate limits.

No properties are listed on the National or State Register of Historic Places. There are at least six cemeteries or Native American burial sites in the Town. A comprehensive survey of historic or archeological resources has not been conducted.

### 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 *Plan* is based on Town residents' vision. These exercises are summarized in the following paragraphs.

#### A. Key Planning Issues Exercise

In Spring 2000, the Committee participated in a preliminary exercise to identify key planning-related issues in the Town, which included the following:

- *Land Use:* Current County zoning not meeting the needs of the town, particularly in certain Agricultural zoning districts and along the Highway 51 corridor. Some land use conflicts with the City of Merrill and neighboring towns. Need to separate agricultural uses and residential uses with buffers.
- *Pace of Development:* Perception that the Town of Pine River is growing too fast. More thought needs to be put into growth.
- *Housing:* Rural subdivisions are becoming more common in the Town. New and planned subdivisions are located near the Wisconsin River, in the Center Road, River Road, and CTH W areas, near Briarwood, and along Highway 64. Litter, junk cars, and clutter are a small to medium-sized problem in existing developed areas.
- *Economic Development:* Town favors economic development if it is planned. Industry type needs to fit environment. Preserving small family farms was expressed as a priority.
- *Transportation:* Residential developments should have logical road plans. Traffic is increasing on Center Road. Intersections of Highways 17 and 64, Highway 64 and Highridge Road, and the Highway 51/64 freeway exit considered unsafe.
- *Environment:* Hunting and forest lands, including Pine River and Wausau Paper/Tigerton Lumber Company Forest, are Town assets. The Range Line/Center Roads and Highview/Highridge Road areas are aesthetically pleasing areas. The Pine River watershed presents flooding concerns if adjacent development occurs.
- *Intergovernmental Issues:* Relationship with the City of Merrill was considered poor at the time, with cost of fire service and land annexations being the main problem issues.
- *Community Services and Facilities:* Town services are adequate. The Town does not have an adequate park system. Nitrate problems with wells have been noticed.

#### B. Town Vision Setting Workshop

A town vision setting workshop was held in May 2000 to understand key issues and obtain participants' vision for the future. Thirty Pine River residents attended.

Many participants stressed their desire to preserve rights of town residents, including hunting rights. Additionally, the preservation of farms and wooded lands were priorities. When asked to describe the Town's strengths, common responses included good roads, accessibility to the City of Merrill, location along main highways, and recreational opportunities. When asked to describe weaknesses, common responses included high taxes, uncontrolled development, and lack of public involvement in Town issues.

### C. 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 95 photos taken in Pine River, 67 of them were of "good" or "special" places. These photos can be grouped into three main categories:

1. Agriculture-related photos, such as farm buildings, pastures, livestock, and crop fields.



2. Rural residences, especially those that were neatly landscaped and maintained, blended with the landscape (e.g., a log home in a wooded setting), and/or were hidden among trees to maintain the look of a mainly undeveloped area. Photo sites were scattered throughout the Town.



3. Natural and recreational areas, especially in and around the Pine River, but also including hunting grounds, wildlife areas, and forests.



Photos of places that Committee members felt hurt the character of Pine River included neglected residences (e.g., abandoned trailer homes); incompatible land uses (e.g., residential next to industrial), subdivisions that did not blend with the landscape; substations, power lines and large billboards along highways; and Ginseng shade covers.

#### D. Summary of Participation Efforts

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

- Desire to preserve farmland and woodlands.
- Interest in clear and streamlined zoning that protects private property rights.
- Strong support for maintaining hunting opportunities.
- Desire to ensure the compatibility of new development/subdivisions with the Town's rural character and the existing land use pattern.
- Recognition of the need to balance logical urbanization and rural character.
- Interest in providing buffers between residential and other land uses.
- Desire to create opportunities for rural businesses including agriculture.
- Support for planned economic development and industry that fits with the environment.
- Desire to protect water quality.

### IV. Planning Framework

#### A. Town Vision Statement

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

**The Town of Pine River will strive to preserve its quality of life and meet the broad needs of our growing community. We hope to promote thoughtfully planned housing and commercial development along with agricultural and recreational enterprises that meet the needs of our diverse population while minimizing their impact on our rural landscape and natural resources.**

## 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: Preserve the rural community character of the Town of Pine River**

#### *Objectives:*

1. Preserve farmland, farming opportunities, and forest land
2. Encourage new development in locations, forms, and densities which support the preservation of rural character
3. Require buffer zones between agricultural uses and residential uses, and between commercial/industrial uses and residential uses
4. Create opportunities for rural businesses serving the local community, including small non-farm businesses on farm properties

### **Goal 2: Protect natural resources and unique physical features.**

#### *Objectives:*

1. Direct intensive development away from mapped environmental corridors
2. Preserve the quality of and access to the Pine and Wisconsin Rivers
3. Protect the scenic beauty of Town, including rolling hillsides and river and stream valleys
4. Preserve farming on large blocks of productive farmlands with prime soils
5. Preserve forest lands and woodlots to the extent practical
6. Protect places for hunting

### **Goal 3: Preserve private property and hunting rights**

#### *Objectives:*

1. Carefully consider the impacts on the use of private property before adopting or changing plans or rules
2. Amend zoning regulations to provide more flexibility to land owners in a way that does not negatively impact the community
3. Protect private property rights while maintaining the health, safety, and welfare of all Town residents
4. Designate hunting locations and promote hunting safety, especially in close proximity to developed areas

### **Goal 4: Manage the location, type and pace of development in the Town**

#### *Objectives:*

1. Propose a planned land use pattern that allows placement of compatible uses in close proximity, but promotes separation and buffering of incompatible uses
2. Propose a planned land use pattern that directs intensive new development to areas which are well-served with roads and other public facilities, and away from environmental corridors and large blocks of farm and forest land
3. Create and cooperate on new and updated zoning and subdivision regulations to support implementation of this *Plan*.
5. Establish minimum lot size requirements that balance the issues of safe waste disposal with efficient service and road provision and character preservation
4. Closely coordinate land use planning and development with the provision of new or improved roads

5. Plan for future commercial and industrial development areas, particularly near the Highway 51/64/17 interchange area
6. Encourage and participate in intergovernmental cooperation efforts to resolve conflicts among the Town, County, City of Merrill, and other adjoining towns.
7. Remain informed about trends in development and farming, and County and City land use efforts.

## V. Land Use Plan Map and Description

This part of the *Town of Pine River 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 uses reflected by the planned land use designations, in many cases revised or new 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 “rural lands” designation to the “agriculture” 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 prime and productive agricultural lands, environmental corridors including the Pine River, and forest lands. More intensive development would be directed away from these resources and into areas with existing development and infrastructure. These include larger development areas proposed near Highway 64 and Range Line Road and in the Highway 51/W corridor, and smaller development areas near other crossroads. 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.

**MAP 2: PLANNED LAND USE**

## 1. Rural Lands

The *Rural Lands* designation has been mapped throughout the Town, over areas exhibiting one or more of the following characteristics: areas of open lands not being farmed; areas of open lands relatively inaccessible by roads or distant from existing development; large blocks of farmland; large blocks of forested land; along much of the Pine River corridor and other environmentally sensitive areas; and within parts of the City's extraterritorial jurisdiction.

The Town supports continued agricultural operations in these areas. In addition to open space uses (including farming), 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 in Attachment A. These clusters should be located away from or at the edges of productive agricultural fields wherever possible.

As allowed by State law, the City of Merrill's 1996 *Comprehensive Plan* recommends that all lands within its 1½ mile "extraterritorial jurisdiction" but outside the Merrill Urban Service Area should remain in rural or parks and open space uses, with a maximum development density of one house per 35 acres owned. Much of this extraterritorial jurisdiction also falls within the Merrill Urban Service Area, as described in the "Urban Transition" subsection below. To reflect the City plan recommendations, Map 2 shows most lands within the City's extraterritorial jurisdiction (but outside the Merrill Urban Service Area) within the *Rural Lands* designation. The most notable exception is the planned *Rural Single Family* areas in the Highway 51/W corridor, near the west edge of the Town. Lincoln County legally has to acknowledge this conflict in the *Lincoln County Comprehensive Plan*.

## 2. 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). These lands are focused along the Pine River and its tributaries. New development should generally be discouraged in these areas to protect the environmental resources, prevent property damage, and preserve wildlife habitat.

## 3. Urban Transition

The *Urban Transition* district is planned over lands within the State-recognized Merrill Urban (Sewer) Service Area, generally near the Highway 51/64 interchange. This is the area where the City expects it may grow and/or provide municipal utilities to over the next 20 years. Premature rural development should be limited in these areas. More intensive development is planned to take place in these areas when sewer and water services become available. The City envisions that most of the Urban Service Area within the Town is likely to develop with commercial or industrial uses, as reflected by the underlying planned land use designations within the *Urban Transition* district.

## 4. Rural Single Family Residential

Rural single family residential areas are planned for homes at a density of 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 in these areas. Planned *Rural Single Family Residential* areas may be served by individual well and septic systems or by approved group systems. The two main areas are:

- *Northern Neighborhood*: A larger neighborhood planned near the intersections of Highway 64 and Range Line and French Ridge Roads. This area is home to existing small subdivisions, away from the City’s influence, well served by roadways, close to the Pine River, and has relatively good soils for development. The principles of “conservation neighborhood design” should be used for new developments in this area, particularly buffering from Highway 64, providing an interconnected local road network, using natural stormwater management techniques, and providing a neighborhood park (as shown on Map 2), connecting to the Pine River corridor including possible trail linkages, and considering nearby shopping opportunities (potential site at Highway 64/Range Line Road intersection).
- *Western Neighborhood*: A second larger neighborhood planned along the Highway W/51 corridor. This area also contains existing small subdivisions, and is accessible to both Merrill and Wausau. This area is also generally away from large blocks of agricultural lands, although some productive farms remain in this general vicinity. These potentially incompatible uses should be buffered from one another. The principles of “conservation neighborhood design” should also be used for new development, particularly buffering from Highway W (homes should ideally not front on this highway) and from a small planned industrial area closer to Highway 64, providing an interconnected local road network, and providing a neighborhood park.

To assure that local governments—including the Town, County, and School District—can keep up with service demands, the platting of lands within this second large *Rural Residential Area* should be phased. However, the phased platting should be in accordance with an overall neighborhood development plan for the surrounding area, which would show how each phase fits into an eventual logical development pattern for the entire area. Such a plan may be prepared by the landowner or by the Town, perhaps working in cooperation with the County or City.

## 5. Nonresidential Development Districts

Existing business, industrial, and institutional land uses are proposed to remain. Map 2 recommends an area of *Planned Industrial* development near the existing industrial site on Highway W, just south of the Highway 51/64/17 interchange. This area would likely have to be developed in cooperation with the City, and should take tree preservation and buffering of existing and planned residential areas into consideration. A small area of *Crossroads Mixed Use* (small-scale business, institutional, or residential uses) is planned for the intersection of Highway X/Highway 64/Springbrook Road), and small *Planned Business* areas are planned near existing and proposed residential areas. This development should be of high-quality and designed to fit within the Town’s rural character and surrounding residential context.

## VI. Other Plan Recommendations

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

- Explore the potential for participation under the State Farmland Preservation Program, which would enable farmers in planned *Agriculture* areas to receive state tax credits.

- Support the introduction and operation of agriculture-support businesses, and provide families with opportunities for small non-farm businesses to supplement farm income.
- Work with UW-Extension staff to develop farming operations that emphasize community and environmental sustainability.
- Keep intensive non-farm development away from planned *Agriculture* areas, and locate the new homes that are built in *Agriculture* areas out of productive fields.
- Where new development is located adjacent to productive farms, require the developer to (a) set back development from fields through techniques such as deep lots; (b) provide a bufferyard by retaining existing trees, planting new ones, and/or building a berm; and (c) record a covenant against all lots identifying the presence of agricultural operations on adjacent lands.
- Provide logical access points to the Pine River, particularly as nearby lands develop.
- 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 a comprehensive survey of historic and archaeological resources in the Town, and preserve these resources.

#### B. Transportation

- Participate in further planning for the proposed “Highway 51 Image Corridor,” which would extend through the County. Unique guidelines for signage, development setback, tree preservation, landscaping, and building and site design may be appropriate.
- Plan, in the long-term, for the connection of Highway P across the Wisconsin River to the Highway 51/Business 51 interchange (see Map 2). If this proposal comes closer to reality, the Town should revisit the recommendations of this *Town Land Use Plan*.
- 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 major planned development areas, for reasons of highway access control, rural character preservation (visibility of development), and the current inaccessibility of certain planned development areas. Map 2 shows conceptual local road networks for *Rural Single Family Residential* areas.
- Consider applying to the State for “rustic road” status along one or more Town roads in the southcentral and eastern parts of the Town. 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

- Explore the potential with the City of Merrill for joint provision of facilities and services to new development in the Highway 51/64/17 interchange area.
- Support the continued operation of the elementary school within the Town, and work with the School District to have that facility available for community events.

- Provide new neighborhood parks within the areas planned for significant *Rural Single Family Residential* uses. The Town may acquire at least some of that land through requiring parkland dedications and/or park impact fees from new subdivisions or may require such areas to be privately owned and maintained.
- Work with Lincoln County on the possibility of providing shared park facilities within the Town.

#### 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.” 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.
- Work with the Lincoln County Economic Development Corporation and/or the City of Merrill on larger economic development initiatives.

#### 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 the City on an intergovernmental agreement or plan to address mutual concerns for Town lands also within the City’s extraterritorial jurisdiction, and possibly covering the following issues: service delivery, annexation, Town development opportunities, shared revenues from new development, and road maintenance.
- 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. None are anticipated between the Town plans for Pine River, Scott, Merrill, and Schley.

#### F. Plan Adoption and Implementation

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

- 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.
- Work with the City of Merrill on an intergovernmental agreement, and amend this *Plan* as necessary to respond to that agreement.
- Appoint a permanent Town Planning Committee to be responsible for reviewing and recommending Town Board actions on development proposals, ordinances, and long-range planning 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*.