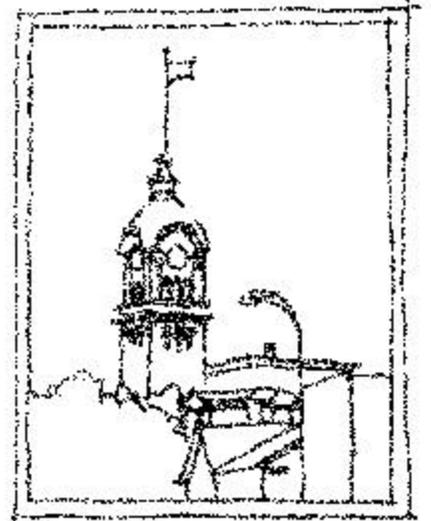


Town Land Use Plan
Town of Russell
Lincoln County, Wisconsin



Adopted by Town Board:
March 27, 2001

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I. Purpose of Town Land Use Plan

The *Town of Russell Land Use Plan* will allow the Town to guide future development in a way that maintains the community's rural character, protects natural resources, enhances recreational opportunities, supplies the desired range of economic opportunities, provides for an efficient delivery of services, and balances private property rights with community interests. The *Plan* contains background information, maps, goals and objectives, and implementation strategies.

More specifically, the *Town Land Use Plan* recommends how lands within the Town should be used (e.g., residential, agricultural, forest) over the next 20 years, based on public input 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 Russell. 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 Russell is located in the eastern part of Lincoln County, about 15 miles northeast of Merrill and 20 miles southeast of Tomahawk. The Town is approximately 36 square miles in area. While there are no cities or villages in the Town, there are three unincorporated "villages" or crossroad hamlets: Bloomville, Gleason and Dudley. Gleason, the largest of these three hamlets, is served by a sanitary district. Within the County, the Town of Russell abuts the Towns of Harrison, Birch and Schley. The Town also abuts land in Langlade County.

B. Growth Trends

The Town experienced minor population growth during the 1990s. Between 1990 and 2000, Russell's population increased from 671 to 693, representing a 3% increase. New housing development in Russell outpaced population growth over the past decade. The number of housing units increased from 284 in 1990 to an estimated 338 in 2000—a 19% increase. Most of the new housing was built in Gleason.

C. Summary of Significant Natural Resources

The Town of Russell is characterized by a rolling, scenic landscape of farmland, river and stream valleys, and scattered woodlands. The northwest corner of Russell is predominately forested. Flowing south and southeast through the center of Town, the Prairie River is the most prominent waterway in Russell and known for its trout fishery. Echo Lake is the largest body of water, located in the northern part of Russell. Most of the sensitive natural areas within the Town, including wetlands and floodplains, are associated with the Prairie River and its tributaries. The State's Natural Heritage Inventory program suggests the presence of rare plant or animal species in Sections 2 and 14 in the north part of Russell.

The Natural Resources Conservation Service classifies most of the Town's land east of the Prairie River as "prime farmland", with a good portion being prime only where drained. Large blocks of "prime farmland" are also located in the southwest corner of 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. Lands in the northwestern corner of Russell are forested and contained in the County Forest system or enrolled in the Managed Forest Law program. There are large areas of land being farmed throughout the Town, particularly in the south half of Russell (south of Dudley Road).

Most of the Town's developed lands are located along State Trunk Highway (STH) 17 within the three hamlets. Gleason is the most developed hamlet in the Town with residential, commercial, recreation and institutional uses. Bloomville has a small area of commercial and residential development at the Town's southern border. Dudley, located at the intersection of Dudley Road and STH 17, has a small cluster of residences. A large subdivision is located in the Echo Lake area in the north part of Town.

E. Existing Transportation System

The Town is well connected to the region through the existing roadway network. STH 17 generally runs north-south, parallel to the Prairie River, through the central part of Russell (this road connects Merrill to Rhinelander). County Trunk Highways (CTHs) J, X and CCC serve as collector roads. Traffic volumes along CTH J (south of Axen Road) increased by approximately 50% between 1992 and 1998. Local roads managed by the Town complement this major road network. There is one private aircraft landing strip located near the intersection of STH 17 and 3rd Avenue. There are no railroad lines that serve the Town.

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

The Town Hall, Town park and Gleason Community Club Park are located in Gleason. The hamlet is also home to a U.S. Post Office and branch library. The Merrill Area School District operates Midway Elementary School just south of Gleason. There are no County-owned parks within Russell. The Wisconsin Department of Natural Resources (WisDNR) owns several tracts of land within the Town. Most of these tracts are located along the Prairie River, and are open for hunting, fishing, or hiking. WisDNR also owns a 23-acre site along Echo Lake along the Prairie River in northern Russell. The Town-owned Boy Scout Camp is also located in northern Russell. The Ice Age Trail runs through the northwest corner of Russell. A segment of the County's snowmobile trail network runs through the center of Town.

The Town of Russell maintains a volunteer fire department and first responders unit, and provides road maintenance, snow plowing and recycling programs. The Town of Russell Sanitary District provides approximately 240 residents with sanitary sewer services in the Gleason area. Map 1 shows the current boundary of this sanitary district.

There are no properties in Russell listed on the National or State Register of Historic Places. There are four known cemeteries or burial mounds in the Town. A comprehensive survey of historic or archeological resources has not been conducted in Russell.

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

A. Vision Setting Workshop

A Town vision setting workshop was held on May 23, 2000 to understand key planning issues in Russell and obtain participants' vision for the future. Twelve Russell residents attended this workshop.

Many participants stressed their desire to preserve the rural character and scenic beauty of Russell. Participants also expressed a desire to capitalize on tourism activities and cluster residential development in the rural areas to protect the Town's natural features. When asked to describe the Town's strengths, common responses included Russell's quality services, rural atmosphere, and community pride. When asked to describe the Town's weaknesses, common responses included the loss of farmland, lack of industrial and commercial development, and weakness of County zoning enforcement.

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 photos taken in Russell, 21 of them were of "good" or "special" places. These photos can be grouped into four main categories:

1. *Natural Area Images*: There were several photographs of Russell's natural areas, such as Echo Lake, the Prairie River, and forested areas. (Below is a photo of the Echo Lake swimming beach and boat landing area).



2. *Small Town Commercial Images:* Many photographs depicted Russell's small-scale commercial development along STH 17, especially in the Gleason and Bloomville areas. (Below is a photo of a general store in Gleason).



3. *Historical Resource Images:* Some photographs depicted buildings with historic significance, such as the Fire Barn, the old Town Hall and Jan's Old Time Tavern/Levin Hotel, all located in Gleason.



4. *Rural Character Images:* There were several photographs highlighting Russell's rural character, such as country homes, farms, and rural businesses. (Below is a photo of a nursery west of Bloomville).



Photos of places that Committee members felt hurt the character of Russell were primarily of unkempt residential and business lots, parks that were not adequately maintained, and vacant business buildings.

C. General Planned Land Use Mapping Exercise

To better understand the type and location of desired land uses envisioned by the Town, the Town Land Use Planning Committee participated in a general planned land use mapping exercise. Committee members were asked to indicate their preliminary thoughts on future land use in Russell by drawing “bubbles” of different desired land uses on a Town map. Specifically, members were asked to indicate general areas (public or private) that may be appropriate for preservation, residential development, and commercial, industrial, tourism related or seasonal related development over the next 20 years.

Generally, future residential, commercial, industrial and institutional development is desired in and around Gleason. Land along the Prairie River corridor was identified for long-term preservation. Desired uses in the other parts of Town are the same as existing land uses.

D. Summary of Participation Efforts

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

- Desire to preserve the rural character and scenic beauty of Russell.
- Interest in creating opportunities for economic growth such as tourism, light manufacturing, and small business development.
- Recognition of the need to balance private property rights with appropriate land regulations.
- Interest in cluster neighborhood development.
- Desire to preserve the Town's natural, historic, and agricultural resources.

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 for Russell:

“Through the year 2020, the Town of Russell will support small to moderate business development, encourage all-season tourism, cooperate with the state and county to protect and enhance public lands, and continue quality services to residents, while maintaining its rural character.”

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 Town’s rural character and scenic beauty

Objectives:

1. Encourage new residential development to “cluster” in locations, forms, and densities which support the preservation of rural character, particularly near Gleason.
2. Encourage all new development to occur in an orderly and efficient pattern that preserves natural resources and minimizes the conflicts between agricultural, commercial and residential uses.
3. Require Town Board review and approval of all site design plans for residential, commercial, industrial, and institutional development.
4. Analyze the capacity of existing Town utilities and services to determine the appropriate pace and location of new development.
5. Preserve farmland, farming opportunities and forestland.
6. Promote Gleason and the Town of Russell.
7. Provide formal local input on County Forest planning issues.

Goal 2: Encourage economic development and expand tourism opportunities

Objectives:

1. Expand the Town’s retail and tourism base by planning for future commercial development areas, particularly in Gleason.
2. Promote the Town’s natural resources, particularly the Prairie River trout fishery, to attract tourism-related businesses.
3. Support the Town’s existing local businesses and services.
4. Closely coordinate future development with the provision of new or improved roads.
5. Plan for light industrial development in the Gleason area.
6. Work with the County and State in identifying redevelopment opportunities for lands that are environmentally contaminated.
7. Develop Town “welcome” signs and coordinated signage in Gleason to promote local businesses and services.

Goal 3: Balance private property rights with community interests in land use

Objectives:

1. Protect private property rights while maintaining the health, safety, and general welfare of all Town residents.
2. Work with the County in updating zoning regulations and strengthening the enforcement of those regulations.
3. Amend zoning regulations to provide more flexibility to land owners in a way that does not negatively impact the community.

V. Land Use Plan Map and Description

This part of the *Town of Russell 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 Russell, 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 a rural land use pattern in Russell which directs the most intensive development to Gleason and other crossroad hamlets, and maintains the Town’s environmental features, prime agricultural lands in the south, and large blocks of public and private forestlands in the north. In total, the amount of land designated for residential 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 areas cover portions of southern Russell. 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: privately held woodlands not currently zoned for forestry; open lands not being farmed; isolated tracts of marginal farmland; “buffer” areas between planned residential development and planned agricultural use; along most of the Prairie River corridor; and 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.

The Town of Russell wants the housing density recommendations for the *Rural Lands* category to be flexible enough to accommodate landowners of 20-acre or 40-acre parcels that might actually be slightly smaller than 20 or 40 acres due to road right-of-way dedications, land survey imprecision or errors, or other similar reasons. These “short 40’s” or “short 20’s” should be considered full 20- or 40-acre parcels when calculating the number of new homes that could be built in these areas.

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.

Large blocks of *Private Forest* lands are concentrated in the northwestern part 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. In one instance, Map 2 recommends *Public Forest* designation for an isolated, privately-held parcel that is currently in forestry use and surrounded by the Lincoln County Forest. This parcel would be a logical expansion to the County Forest system over the planning period. 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 Russell, the Turtle Lake Road corridor area is designated as “Aesthetic Management Zone B”. This zone includes areas where there is less intensive public use. The plan recommends forest management practices in this zone that provide for multiple uses (recreation, timber extraction, wildlife habitat, etc.). A 40-acre parcel along Town Hall Road owned by the Town was also designated as *Public Forest*.

The *Public Recreation* designation was mapped over WisDNR-owned parcels along the Prairie River. Most of these parcels are within the WisDNR-designated Prairie River Fishery Area. A master plan for the Prairie River Fishery Area prepared in 1980 recommended expanding the fishery area boundary to encompass 3,300 acres. This

planned expanded boundary line is shown on Map 2 with a dashed black line. The master plan recommends that lands in the expanded fishery area be acquired through land purchases or permanent easements. Until individual properties in this area are acquired, these lands are generally recommended for uses described in the *Rural Lands* and *Agriculture* designations, which allow some housing development. For development along the river, the Town supports the County's existing shoreland development standards but would not support more restrictive shoreland development standards. The *Public Recreation* designation was also mapped over the Gleason Community Park and a proposed future neighborhood park along Bradley Street in the Gleason area.

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.

6. 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 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 largest area of planned residential development of this type is near Echo Lake. The principles of "conservation neighborhood design" should be used for new development in this area, particularly buffering from STH 17, where homes should ideally not front onto this highway. (For more information on "conservation neighborhood design", see Section VI (D) below and Attachment A). Gravel extraction uses in this Echo Lake neighborhood should be buffered from residences, and eventually phased out. This new residential area should use natural stormwater management and progressive erosion control techniques.

The higher density *Suburban Single Family Residential* designation is mapped for lands within and adjacent to the Town of Russell Sanitary District (the Gleason area). These areas are planned for homes on lots between about 9,000 and 30,000 square feet each. A small area of *Mixed Residential* development is also planned for Gleason (along Town Hall Road and First Avenue). The density of development in these areas should not exceed eight housing units per acre.

Appropriate uses in the *Mixed Residential* category include two-family (duplex) residences, condominiums and small apartment buildings (not more than 8 units per building). New residential development in Gleason should provide an interconnected local road network and neighborhood park space (see Map 2 for the proposed location of new roads and a new park).

7. Nonresidential Development Districts

Map 2 recommends a cluster of nonresidential development in Gleason. This hamlet has an existing assortment of residential, commercial, recreational and institutional uses and serves as the central gathering place for the Town. Most properties in central Gleason are planned for *Crossroads Mixed Use* development and redevelopment. This area is

appropriate for a mixture of small-scale, indoor commercial, office, and institutional uses that enhance Gleason's "small town" character through building scale, appearance, landscaping and signage. Given past uses, a few properties in the *Crossroads Mixed Use* area are in need of environmental clean-up before redevelopment occurs. A small area of *Crossroads Mixed Use* development is also proposed for properties along STH 17 on the south edge of Town. This Plan anticipates the need to expand the current sanitary district boundary to serve new development in Gleason, shown as the dashed line on Map 2.

General Development use is recommended for property in Gleason south of STH 17. This area would be appropriate for commercial, residential, or industrial development (such as low-impact assembly, warehousing, contracting, and small transportation industries). This area is not appropriate for uses related to agriculture, forestry or extraction activities. The Town should emphasize high quality building, site, and landscaping design in this area to mitigate impacts to surrounding residential uses.

INSERT MAP 2: PLANNED LAND USE

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*, *Public Forest*, *Public Recreation* and *Private Forest* areas, and locate the new homes that are built in *Agriculture* areas out of productive fields.
- Encourage private landowners to participate in industrial tree farm programs to protect open space and diverse habitats.
- Pursue trail access for all-terrain vehicles (ATVs) connecting the County Forest and town businesses.
- 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*.
- Preserve environmental corridors and large blocks of open lands to protect water quality, maintain connections among habitats, and provide appropriate hunting grounds.
- Support the WisDNR’s Prairie River Fishery Area boundaries, recognizing that the boundary would make this “blue-ribbon” trout stream available for recreational use and habitat development.
- 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

- 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. Map 2 shows a conceptual local road network for the Gleason area.
- 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

- Work with the Sanitary District to explore the possibility of providing public water service, particularly if an industrial park is established.
- Provide a new neighborhood park in Gleason to serve the planned *Rural Single Family Residential* development. The Town may acquire at least some of that land through requiring parkland dedications and/or park impact fees from new subdivisions.

- As recommended in the County's five-year *Outdoor Recreation Plan*, consider improvements to the Gleason Community Park to enhance its appearance, including painting and landscaping work.
- Support the Town's volunteer fire department through adequate funding, facilities and equipment and work with the County and State to ensure that the department has adequate equipment and training. Partner with neighboring communities to control larger fires.
- Support the continued operation of the elementary school within the Town, and work with the Merrill School District to have that facility available for community events.

D. Housing and Economic Development

- Consider preparing a Town of Russell Sanitary District Master Plan. This Master Plan should identify redevelopment opportunities for existing commercial properties within the district; inventory environmentally contaminated sites within the district and provide funding resources and implementation tools available to clean-up and redevelop these sites; and recommend incentives to attract industrial development in the community. The plan could also address desired future layouts for residential subdivisions and an industrial park. State law allows Sanitary Districts to levy special assessments to fund this type of planning activity.
- Work with the Lincoln County Economic Development Corporation and private landowners in planning for and promoting light industrial development on lands south of STH 17 in Gleason.
- 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 small-scale retail development near planned *Suburban Single Family Residential* areas in Gleason, and allow small, low-impact nonfarm businesses on farming properties.
- Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.
- Construct Town "welcome" signs and coordinated signage in Gleason to promote local businesses and services.

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 Sanitary District on joint planning for the Gleason area.

- Provide formal input on County and State public land issues.

F. Plan Adoption and Implementation

The process the Town of Russell 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 by motion on March 27, 2001, a resolution which (a) adopted the *Town Land Use Plan*, (b) forwarded the Plan to the County for inclusion in the *Lincoln County Comprehensive Plan* and (c) stated that the Town must be involved in all future modifications to the Town of Russell's *Land Use Plan* made by Lincoln County.
- 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.
- 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*.