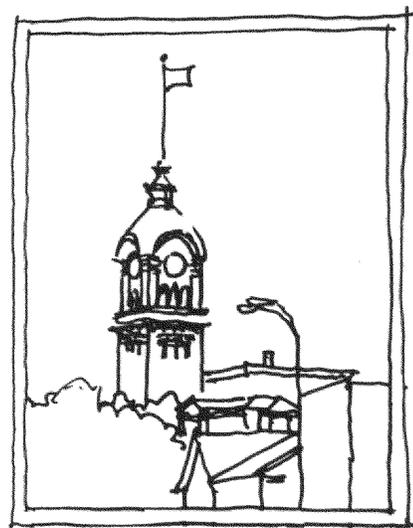


Town Land Use Plan
Town of Tomahawk
Lincoln County, Wisconsin



Adopted by the Town Board:
May 14, 2001



Prepared by
VANDEWALLE & ASSOCIATES

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Town of Tomahawk Land Use Plan Acknowledgements

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I. Purpose of Town Land Use Plan

The *Town of Tomahawk Land Use Plan* will allow the Town to guide future land development in a way that preserves the rural character of the community, protects natural resources, enhances recreational tourism opportunities, and provides for efficient service delivery. The *Town Land Use Plan* includes background information, maps, images, goals and objectives, and implementation strategies.

More specifically, the *Town Land Use Plan* recommends how lands within Tomahawk 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 in the community 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 Tomahawk. More detailed information and maps may be found in the *Lincoln County Comprehensive Plan, Volume I: Inventory and Analysis Report* (November 2000).

A. Location

Located in the northwestern quadrant of Lincoln County, the Town of Tomahawk encompasses approximately 72 square miles of land area. From its center, the Town is approximately 10 miles west of the City of Tomahawk and 30 miles north of Merrill. There are no cities or villages in or adjacent to the Town. Spirit Falls is an unincorporated "crossroad village" (or hamlet) located near the intersection of State Highway 86 and County Highway T. Within Lincoln County, the Town of Tomahawk abuts the Towns of Somo and Wilson to the north; Bradley to the east; and Corning and Harding to the south. The Town abuts land in Price County to the west.

B. Growth Trends

The Town experienced moderate population growth during the 1990s. Between 1990 and 2000, Tomahawk's population grew from 370 to 439 full-time residents, representing a 18.6% increase. Growth in residential development slightly outpaced population growth over the past decade. The number of housing units increased from 343 in 1990 to an estimated 413 in 1999—a 20% increase. According to 1990 census data, nearly 46 percent of all housing units in Tomahawk were classified as "seasonal" homes.

C. Summary of Significant Natural Resources

The Town of Tomahawk is predominately forested. The Town's southern tier contains large contiguous blocks of County-owned forest land (nearly 45% of the Town's land area is contained in the Lincoln County Forest system). The northern tier is characterized by tracts of privately-owned forest land, the Spirit River Flowage, and scattered pockets of open land and agricultural land. The Spirit River begins in neighboring Price County and flows into the

west portion of Town—where it joins Marheime River, Ritchie Creek and Squaw Creek and drops over Spirit Falls—and continues east through Town before dumping into the Wisconsin River just south of the City of Tomahawk.

Most of the sensitive natural areas within the Town are located along the Spirit River drainage area and in the County Forest system. 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, most of the mapped “prime farmland” soils are in areas currently used for forestry.

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 Tomahawk is forested, and either contained within the County Forest system (designated as “Public Forest”) or held under private ownership (designated as “Private Forest”). Large tracts of this private forest land, particularly in the western portion of Tomahawk, are owned by commercial forest product companies. Map 1 shows small pockets of land in Tomahawk in cropland or pasture, particularly along Highway 86.

Most of the developed lands within the Town of Tomahawk are used for single family residences. Subdivisions and smaller clusters of lots are concentrated on waterfront properties along the Spirit River Flowage and along the Highway 86 corridor. Map 1 shows a cluster of homes and a cemetery located at the crossroads of Highways 86 and T (near the hamlet of Spirit Falls).

E. Existing Transportation System

The Town is well connected to the region through the existing roadway network. State Highway (STH) 86 runs east-west along the northern tier of Tomahawk and provides the most direct connection between residential development along the Spirit River and the City of Tomahawk. Between 1992 and 1998, traffic volumes increased by approximately 17% along STH 86 in the western portion of Town. County Highways (CTHs) O, T and YY generally run north-south and serve as collector roads. 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 at the intersection of STH 86 and CTH 0. The Town does not own or operate any parkland in the community. County-owned parkland within Tomahawk includes the 30-acre Spirit Falls County Park, located near the hamlet in the western portion of Town. The undeveloped park site includes a scenic area overlooking small waterfalls. Segments of Lincoln County’s snowmobile trail network are located within County Forest lands in Tomahawk.

The Town does not provide public sanitary sewer or water services. There are no properties in Tomahawk listed on the National or State Register of Historic Places. (The Town feels however that an old log cabin on the corner of County Hwy T and State Hwy 86 is an historic building.) A comprehensive survey of historic or archeological resources has not been conducted in Tomahawk.

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.

Town Vision Setting Workshop

A town vision setting workshop was held on May 23, 2000 to understand key issues and obtain participants' vision for the future. Eight residents of the Town attended this workshop.

Many participants stressed their desire to preserve their Town's rural and natural character. Managing growth and establishing new ordinances and standards were expressed as high priorities among the participants.

When asked to describe the Town's strengths, common responses included an atmosphere that is natural, rural, and remote; strong relationships among neighbors; valuable natural features and resources; and abundant recreational opportunities. When asked to describe weaknesses, common responses included weak land use regulations; a low tax base; and difficulty achieving community involvement in civic affairs.

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 131 photos taken in Tomahawk, 106 of them were of "good" or "special" places. These photos can be grouped into three main categories:

1. *Natural Resource Scenes*: Water resource-related images included Spirit River, Spirit Falls, Spirit Flowage, Spirit Reservoir, wetlands, stocked minnow ponds, and several creeks.



2. Photos depicting roadside character and scenic quality of long views, wooded drives, wildflowers, and wildlife.



3. Residential-related photos such as neatly kept country homes and seasonal cabins, usually within a wooded setting or with a neatly landscaped yard.



Each category of good or special places came from different locations. (1.) Photos of waterways and water bodies are centralized around the Spirit River, Falls, Reservoir, etc. and the creeks that flow into this area. One specific view photographed a number of times is the scene from the bridge on Highway O as it crosses the Spirit River Flowage. (2.) The photos that illustrated the roadside character of the town were taken in scattered locations. The trend however, calls for broad vistas on larger highways, such as Highway 86, and wooded scenes to be found along smaller country roads. (3.) Country homes and cabins were scattered throughout the town; along Highway 86, on the shoreline of Spirit Reservoir, and in rural wooded locations farther from the highways. (4.) Small businesses in Tomahawk are primarily located along transportation routes such as Highway 86 and Highway O. (5.) Agriculture related images are found scattered throughout the town.

Photos of places that Committee members felt hurt the character of the Town of Tomahawk were primarily of cluttered residences. Many of these residences were trailer homes that were poorly located, abandoned, and/or run down. Other photos were of poor roads and defaced road signs.

Summary of Participation Efforts

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

- Support for stronger development standards through the enforcement of existing and new ordinances.
- Support for public participation in the decision-making process.
- Concern that zoning regarding mobile homes needs to be stronger and better enforced.
- Interest in cluster development and aesthetic buffers to maintain rural character.
- Interest in promoting compatible business, tourism, and recreational opportunities, particularly along Highway 86.
- Strong desire to maintain the rural and natural character of the Town, particularly in the southern half.
- Desire to preserve and protect the Town's water resources.

A. Town of Tomahawk Land Use Development Survey

To gather citizen perceptions of the Town of Tomahawk and its growth, a written citizen survey was sent out in March 2000. The Town received 220 completed surveys, representing 38% of the surveys distributed. Respondents were asked their opinions on future planning and land use development in the Town of Tomahawk. The following is a summary of those survey results:

- A majority of the respondents felt the Town should develop a plan for future land uses in the Town of Tomahawk in advance of a mandated County plan. Most agreed that rezoning and land divisions should be discouraged until the County plan is completed.
- Respondents felt that the Town of Tomahawk should do more planning for "Long Range Road Repair" and "Land Use and Zoning."
- Most respondents wanted to adopt a policy of controlling the permanency of travel trailers that are being used for the purposes of hunting shacks and seasonal usage.
- In general, respondents did not feel that the Town of Tomahawk should help to create new jobs to bring in new Town residents but that additional businesses/services were needed in the Town. These businesses/services included full-time retail, and light industry. More specifically, a mini-market and manufacturing firms were also seen as needed. A large number of respondents (63) answered "None."

- Respondents strongly supported an increase of enforcement of local laws governing junked cars and discarded junk in yards.
- When asked whether or not taxes were fair, considering the services received, 96 answered “Yes,” and 95 answered “No.”
- A majority of the respondents felt that housing in the Town of Tomahawk is adequate, and single-family residences or affordable housing should be encouraged. A great number also felt that no growth should occur at all.
- In an open-ended question, when asked to describe what they would like the Town of Tomahawk to be in the next 10 to 20 years, responses reflected the desire for the Town to stay the same (quiet, peaceful, friendly) and to promote safe, clean places, and slow, well-planned development.
- When asked to rate services available in the Town, library services and snow removal rated high, while roads and youth recreation programs rated poor.
- A majority of the respondents receive information about the Town’s issues through the newspaper or from friends and relatives.

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 the Summer of 2000, the Town Land Use Committee developed the following vision statement:

In the next 20 years, the Town of Tomahawk will seek to protect its wild places and will strive to preserve its rural character. In an effort to provide a quality place to live for present and future residents, the Town will also promote small business and local tourism trade that will be compatible with 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 rural and natural character of the Town

Objectives:

1. Adopt site design review criteria.
2. Require site plan review for all residential, commercial, industrial, and institutional uses.
3. Ensure required permits are obtained before development occurs.
4. Require substantial setbacks from main roads.
5. Require aesthetic buffers along roads.
6. Regulate type, location, and density of development particularly of forest land and near flowages.
7. Preserve undeveloped land.
8. Maintain flowages and natural shoreline.
9. Encourage preservation and expansion of forest and farmland.

10. Authorize the use of cluster subdivisions and mixed use planned development, where appropriate.
11. Establish differing minimum lot sizes for off and on water developments.
12. Discourage development in areas that cannot be easily or efficiently served with available municipal utilities and public services.
13. Regulate waterfront development.

Goal 2: Preserve and enhance the aesthetic quality of the Town

Objectives:

1. Establish standards to promote high quality development.
2. Provide clear guidelines to ensure minimum property maintenance standards are followed and ensure that these procedures are enforced.
3. Establish guidelines for mobile home sites.

Goal 3: Encourage public participation and awareness

Objectives:

1. Adopt a strategy to promote public awareness of issues that affect the Town.
2. Provide information about what the Town government can provide to respond to public expectations that may be unrealistic.
3. Create programs that foster neighbor relations.
4. Increase public involvement in making decisions that effect the Town.
5. Address any issues of community health hazards.

Goal 4: Enhance and maintain community assets

Objectives:

1. Protect natural resources base and physical features.
2. Enhance and maintain recreational opportunities by promoting and implementing proposals that are submitted by citizens for these things.
3. Explore and evaluate potential business, residential, and recreational growth opportunities along Highway 86 to meet under-served local needs.
4. Promote and support the existing high quality school system.
5. Maintain Town roads.
6. Attain a desired balance between increased tax base and inflated property value assessments.
7. Control the growth potential along flowages.

V. Land Use Plan Map and Description

This part of the *Town of Tomahawk 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 Tomahawk, 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 land use pattern in the Town that is focused on the preservation of Tomahawk’s unique environmental features, lakes, large blocks of public and private forest lands, and smaller areas of agricultural lands. A second important strategy is to accommodate projected development in areas of the Town already experiencing development. Map 2 shows how these two objectives will be met. In total, the amount of land designated for development far exceeds the anticipated land use demand within the Town over the next 20 years. In fact, approximately 50 years of projected development will be accommodated by the land use pattern shown on Map 2. 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 a few large blocks of farmland underlain by prime soils and in active farm use. These include areas along Pine Grove Road in the northeastern corner of the Town and along STH 86 and CTH YY in the northwestern corner of the 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 *Agricultural* 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.

MAP 2: PLANNED LAND USE

3. Private Forest

The *Private Forest* designation was mapped over privately-held lands that are currently used for forestry and (a) currently zoned for forestry, (b) currently in State Forest Crop Land or Managed Forest Land programs, or (c) other isolated forest lands. *Private Forest* lands are found on extensive areas throughout the 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. One small area within the Town is mapped as *Public Recreation*, which is the park in the Spirit Falls area between Spirit Falls Avenue and STH 86.

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 wetlands and floodplains in this region.

6. 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. It is the desire of the Town to regulate Single Family Residential with two density standards depending upon the location of the development. Off water developments will be held to a maximum of one home per 10-acres density and on water developments will be held to a maximum of one home per 2-acres density. 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:

- *Spirit River Flowage Area*: An expanded residential area is planned for properties located at residential infill and residential expansion areas around the Spirit River Flowage. These new development areas have been chosen because they are adjacent to existing residential development areas and are convenient to existing roads – principally STH 86 and CTH O, north and south of the flowage. 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 principles of “conservation neighborhood design” may be used for new developments in these areas, particularly near the highways where homes should ideally not front on this highway. (For more information on “conservation neighborhood design”, see Section VI (D) below and Attachment A). These new

residential areas should provide neighborhood parks where conservation developments are approved, interconnected local road networks, and use natural stormwater management and progressive erosion control techniques.

- *Spirit Falls “Hamlet” Area:* A second residential area is planned in and around the intersections of Bridge Road with STH 86. Areas surrounding the residential designations are primarily *Rural Lands*. The intention of this cluster of residential development is to expand the hamlet of Spirit Falls, and thereby accommodate additional residential development in a logical location. The principles of “conservation neighborhood design” should be used for new development in this area.

7. Nonresidential Development Districts

Map 2 recommends several areas of new or expanded *Planned Business and Crossroads Mixed Use* development at strategically selected locations in the Town. Specifically, these include the intersections of STH 86 with CTH O and CTH T, the intersection of CTH YY and STH 86, an area along the north side of STH 86 between Pine Grove Road and Zenith Tower Road, the intersection of Pine Grove Road and STH 86, the intersection of CTH O and STH 86, and two areas along CTH O, south of the Spirit River Flowage. These planned business areas should be designed in a way that enhances the “northwoods” character of Tomahawk. The cluster of these uses at CTH T should form the heart of the hamlet of Spirit Falls, which is intended to undergo expansion with this Plan.

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*.
- 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. 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

- 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.
- Improve the existing Spirit Falls 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.

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 Spirit Falls 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.

F. Plan Adoption and Implementation

The process the Town of Tomahawk 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.
- 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*.