

ELEMENT 8 - LAND USE ELEMENT

8.1 PURPOSE

The Land Use Element is intended to provide important background data, analyze trends and define future needs related to community land use. This information will serve as the foundation for the development of goals, objectives, policies, programs and actions. This planning element must be defined and utilized in conjunction with the other eight elements, and will serve as a guide to future growth and development within the community. Tools to implement the community actions taken related to land use are defined and described under Chapter 9 Implementation.

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual, to give landowners, citizens and local communities the opportunity to define their own destiny.

Many northern Wisconsin communities are facing the same problems now engulfing the southern parts of the state including pollution, a loss of community character, traffic problems and rising costs to individuals and governments. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber local units of government. These issues are being further exacerbated by the trends of unplanned, haphazard growth and development. By giving communities the opportunity to define the way they wish to grow and developing a “road map” to reach that destination, the magnitude of these problems can be reduced.

8.2 BACKGROUND

The Town of Springbrook, located in east-central Washburn County encompasses 22,187 acres (34.65 mi²). Within the town there are two unincorporated communities, Springbrook and Earl. The Namekagon River, a National Wild and Scenic Riverway, bisects the town northeast to southwest. Springbrook town is rural in nature and generally has a low development density. A substantial portion of the town is part of the Washburn County Forest system.

8.3 EXISTING LAND USE

An inventory of existing land uses was compiled through analysis of 1996 digital aerial photography and verified by the town’s Comprehensive Planning Committee in October of 2002. The determined land use boundaries are approximations based of photo-identifiable changes in land use and are not based on parcel classifications used for assessment and zoning purposes.

A standard land use classification system was used to assign different use areas into categories.

<p><u>Agriculture</u> The predominate existing land use is agriculture. The lands include croplands, livestock grazing and dairy farming.</p> <p><u>Commercial</u> Retail sales establishments, restaurants, hotels/motels, and service stations.</p> <p><u>Commercial Forest</u> The use of land primarily for the cultivation of trees for timber and other forest products.</p> <p><u>Communications/Utilities Facilities</u> Lands use for generating and/or processing electronic, communication, or water, electricity, petroleum, or other transmittable product, and for the disposal, waste processing and/or recycling of by-products</p> <p><u>Government/Institutional</u> These lands include: government-owned administration buildings and offices, fire stations, public hospitals and health care facilities, day care centers, public schools, colleges and educational research lands and lands of fraternal organizations (BSA, VFW, etc.). Cemeteries, churches, and other religious facilities are included in this land use category.</p> <p><u>Industrial</u> Manufacturing and processing, wholesaling, warehousing and distribution and similar activities.</p> <p><u>Mobile Home Park</u> Designated multi-unit mobile home clusters.</p> <p><u>Open Space</u> Privately owned non-wooded undeveloped lands, fallow fields.</p> <p><u>Parks and Recreation</u> Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves or athletic fields boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.</p> <p><u>Residential</u> Lands with structures designed for human habitation including: permanent, seasonal and mobile housing units (not in a designated mobile home park), and recreational cabins and cottages.</p> <p><u>Transportation</u> Use of land corridors for the movement of people or materials, including related terminals and parking facilities.</p> <p><u>Water</u> Open water areas, including natural and impounded lakes and streams.</p> <p><u>Woodlands</u> Forested lands under private ownership, private forest woodlots.</p>
--

8.4 EXISTING LAND USE PATTERN

Woodlands

The dominant land use within the Town of Springbrook is woodlands. This use category covers nearly 85 percent of the town's total land area. Lands that are part of the Washburn County Forest system occupy approximately 6,886 acres, north of STH 63. There are nearly 1,250 acres of industrial forest, nearly 70 acres of forested property owned by the Wisconsin Department of Natural Resources, and 3,012 owned and managed by the federal government as part of the National Park Service in Springbrook. Woodlands that are not in any type of public forest system are under private ownership. These lands are utilized primarily as residential-recreational parcels and for forest crop production.

Agriculture

Agriculture is the second most dominant land use in the Town of Springbrook, although this use occupies only about 9.5 percent of the town's total land area. Agricultural use is primarily confined to the town south of STH 63.

Residential

Rural density residential land use is scattered throughout the Town of Springbrook. The vast majority of these residences are single family-homes. Many residential sites are found within the Highway 63 corridor, and within the unincorporated communities of Springbrook and Earl. Several permanent and seasonal residences line the perimeter of Spring Lake, the largest surface water body in the town. Residential development in the Town of Springbrook is greatly limited due to the large public land base, industrial forestland, and National Wild and Scenic Riverway.

Transportation

Road corridors are defined as the actual road surface and the associated right-of-ways. The town has a limited road network consisting of state, county and town roadways. The principal transportation route in the town is STH 63, which runs southwest to northeast through the town, which at one point, near Hendricks Road, crosses the Namekagon River. With the exception of a few town roads and logging roads, the large public portion of the town is without roads.

Commercial

The Town of Springbrook has very little commercial land use. Commercial businesses are located within the unincorporated communities of Springbrook and Earl. A trend towards commercial home-based business has emerged in many Washburn County communities. It is difficult to determine the exact numbers of these businesses in the community due to lack of available data. The 2000 decennial census indicated that 16 town residents worked at home.

Industrial

One industrial area was identified as an extractive operation in section 6, west of North Road.

Government/Institutional

Government/Institutional land use within the Town of Springbrook consists of the town hall, community center, and cemetery located in the unincorporated community of Springbrook, and a cemetery in the unincorporated community of Earl.

With the exception of surface water, the remainder of land uses within the town comprises little land area. Parks and Recreation, Open Space, Communications & Utilities represent less than four acres.

8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF SPRINGBROOK

Washburn County Forest

Slightly over 31% of Springbrook Town's total land base is part of the Washburn County Forest. These are publicly owned lands that essentially prohibit most forms of development, although fringe development along the privately owned periphery of public lands is a growing trend in northern Wisconsin.

Lands enrolled in forest management programs/Industrial Forest

Lands that are enrolled in forestry programs such as the Managed Forest Law (MFL) program can provide some assurance that these lands will continue to be utilized as forest. These lands are under contractual commitment, which may or may not be renewed upon expiration. These lands are primarily utilized for timber production, which, like county forestlands, may inhibit other uses. If industrial forestlands were to be sold to private interests, land uses would likely change, altering the existing land use pattern.

Transportation network

The presence of a major state highway (STH 63) has influenced the town's development pattern. This route connects the town's population to the larger communities of Hayward to the northeast and Spooner to the southwest. Most development within the Town of Springbrook is located along, or in close proximity to this thoroughfare.

Surface Water Resources

A visible trend across northern Wisconsin continues to be the development of private lakeshore frontage, and in some cases, second tier (backlot) growth. Surface waters are attractive resources for a wide variety of reasons including recreation, quiet and aesthetic views. Areas adjacent to and near lakeshores have experienced a dramatic increase in seasonal/retirement home development. Within Springbrook, most shoreland development has occurred along Spring Lake, the town's largest water body. The Namekagon River corridor remains mostly undeveloped, as it is part of the National Wild and Scenic Riverway system.

Agriculture

Agricultural land use has influenced the town's development pattern. A patchwork of farmsteads and fields, along with limited non-farm rural residential development is found in the town, primarily south of STH 63.

Table 8.1: Existing Land Use by Category

Land use	Acres	Percent of Total
Agriculture	2098.85	9.2%
Commercial	13.95	0.1%
County Highway	93.26	0.4%
Federal Highways	57.58	0.3%
Gov't/Inst	6.28	<0.1%
Industrial	26.2	0.1%
Local Roads	214.54	0.9%
Open Space	3.71	<0.1%
Park & Rec	0.09	<0.1%
Residential	96.26	0.4%
Water	664.62	2.9%
Woodlands	18910.69	82.8%
Totals	22,186.0	100.0%

8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS

Wisconsin Department of Revenue real estate classes are used to determine land assessments and valuations. Because these data cover extensive time periods, they can be useful in conducting a simplified land use analysis and for examining trends, which are determined by the conversion from one type of assessment class to another over a period of time. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Swamp and Waste, and Forest. Excluded from this inventory are lands categorized as “other” or tax-exempt lands.

Wisconsin Real Estate Class Definitions

Residential includes any parcel or part of a parcel of untilled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located.

Commercial includes properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings

Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue.

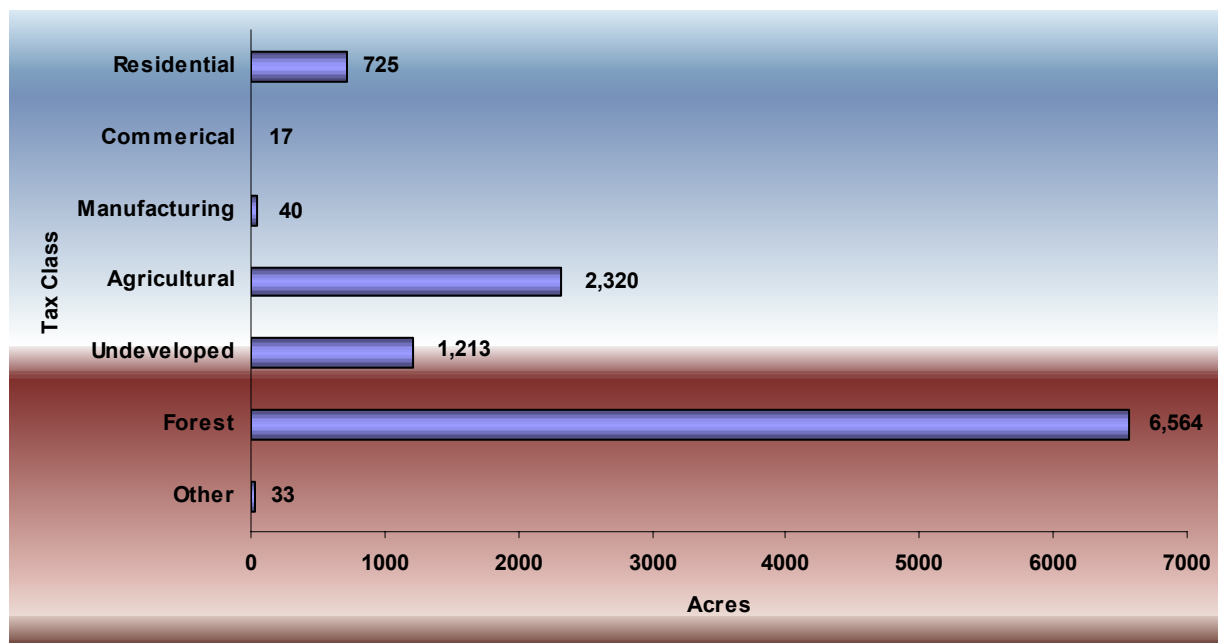
Agricultural means land, exclusive of buildings and improvements that is devoted primarily to agricultural use, as defined by rule.

Undeveloped means bog, marsh, lowland brush, and uncultivated land zoned as shoreland under s. 59.692 and shown as a wetland on a final map under s. 23.32 or other nonproductive lands not otherwise classified.

Forest means land that is producing or is capable of producing commercial forest products.

Other means “tax-exempt” lands.

Figure 8.1: Wisconsin Department of Revenue 2004 Tax Class Acres



Land Prices

The rural communities, forestlands, and lake country of Washburn County have many attractive qualities making it a desirable place to live, work, and recreate. The high density of lakes, abundant forests, and low population density represent the kinds of amenities people are seeking to escape urban living and to enhance their quality of life. These factors have resulted in tremendous development pressure within the county, especially on lakes and rivers. As a result, the prices of land have increased exponentially, placing land ownership out of the range of affordability of many people.

The price of land depends upon many factors, and can vary significantly from town to town or even lake to lake. It is often difficult to generalize the market price of property within a given municipality due to 'location specific' factors that dictate the price, and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time we can draw some conclusions about the general land prices within the local area.

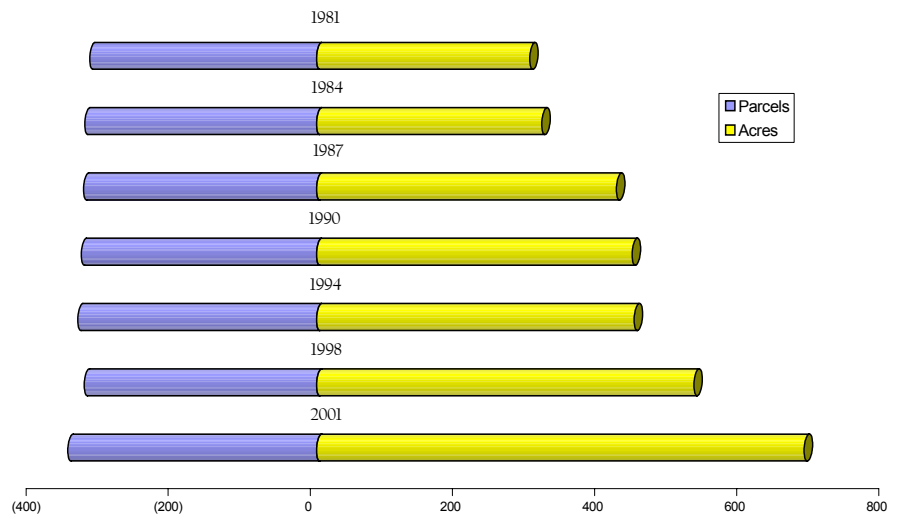
Based on market listings of undeveloped rural lands within Washburn County, the average price per acre is about \$2,500. This includes all vacant rural lands such as forests, non-forested areas, and agricultural areas. The range in price variability is high with some areas selling for as little as \$1,000 per acre and others near \$5,000 per acre. Undeveloped lake frontage within the county is in very high demand. The supply of vacant lake frontage is low, and decreasing at an increasing rate. These factors have resulted in historically high prices for lake frontage and lots that can provide direct lake access or even lake views. Based on market listings of lake frontage, the average price is \$700-\$1,000 per linear foot. There is a very high range of variability in these prices, and many properties are marketed at prices up to several thousand dollars per linear foot of shoreline.

8.7 HISTORIC TRENDS

As indicated by Figure 8.2, the number of residential parcels and the total acreage of lands assessed for residential purposes have increased over the past 20 years. The Town of Springbrook noted a 128.7 percent increase in residential acreage during this period.

Figure 8.2:

Residential Assessments 1981-2001



Assessed agricultural acreage has remained relatively stable in Springbrook Town over the past 20 years. The number of agricultural parcels increased during this period, from 98 in 1981 to 120 in 2001.

Figure 8.3

Agricultural Assessments 1981-2001

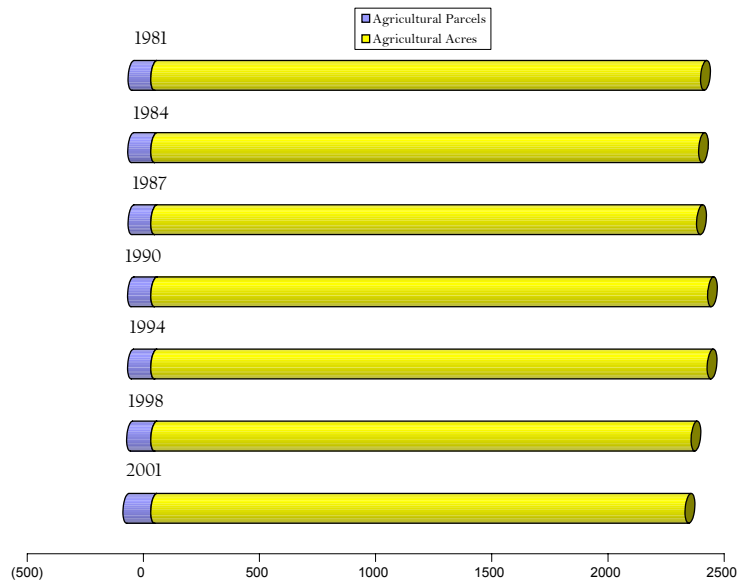
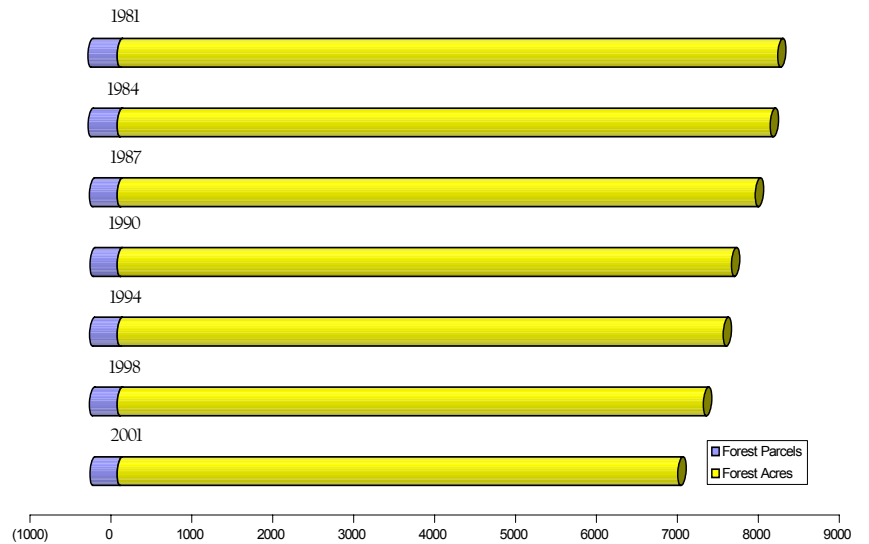


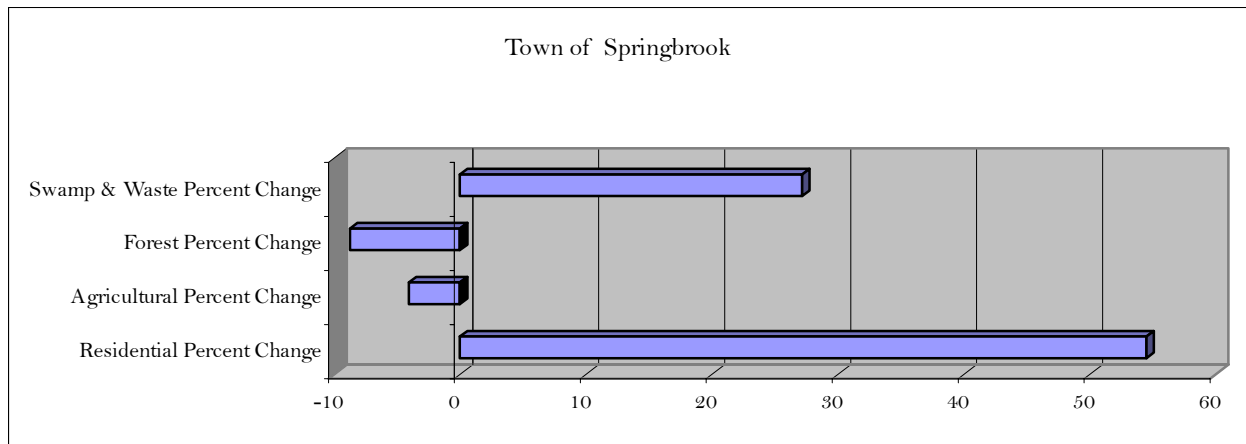
Figure 8.4
Forest Assessments 1981-2001

Over the past 20 years, the total acreage of lands assessed as forest declined notably in the Town of Springbrook. The total assessed forest acreage declined 15.1 percent, while the number of forest parcels decreased from 362 to 337.



Commercial acreage in the Town of Springbrook remained a small portion of the overall assessment and only increased slightly during the past 20 years, from 13 to 15 acres. The ‘swamp & waste’ classification experienced an overall increase in acreage between 1981 and 2001, from 920 acres to 1,156 acres. This may be due, in part, to the reclassification of some lands once classified as agricultural, in order to comply with Wisconsin’s use value law.

Figure 8.5: Percent Change in Assessment Classes 1990-2001



8.8 BUILDING AND SANITARY PERMIT DATA

Washburn County Waterfront Zoning Permits, 2000 & 2001

Zoning permits issued for the construction of waterfront homes accounted for approximately ½ of all zoning permits issued in both 2000 and 2001. In 2000, a total of 197 permits were issued, with a total of 97 issued for dwellings. In 2001, 197 total permits were issued, with 93 permits for dwellings. The remaining zoning permits were issued for additions, accessory buildings, deck and stairs, or other structures.

	2000	2001
Rezoning requests	24%	35%
Variance requests	55%	55%
Conditional use requests	7%	11%

Source: Washburn County Zoning Department

8.9 LAND USE REGULATION

General Land Use

Zoning is the regulation of the use of land and buildings, which permits a community to control the development of its own jurisdiction. For all intensive purposes, zoning is a locally enacted law that regulates and controls the use of private property. Zoning involves dividing the countryside into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning law or resolution then states which specific uses are permitted in each district, and under what circumstances. It provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

Zoning is the primary tool regulating land use in the Town of Springbrook and the town is currently under Washburn County zoning jurisdiction. The town could develop and enforce its own zoning ordinance. Counties are granted general zoning powers within the unincorporated areas (towns) of the county. However, a general county zoning ordinance becomes effective only in those towns that approve the county ordinance. Towns in counties with a general zoning ordinance (such as Washburn), which have not adopted the county zoning ordinance may adopt village powers and use the city zoning enabling authority, subject to county board approval.

Zoning ordinances must be based on a land use plan in order to be effective and protect the public interest. The current general Washburn County zoning ordinance is not plan based and, to some extent, fails to recognize the interests of local government, landowners and the general public. The planning for future land uses as a component of the Washburn County comprehensive planning process will form the basis for revision of the existing zoning ordinances.

Shorelands and Wetlands

The Washburn County shoreland/wetland zoning ordinance establishes development standards for lands adjacent to county surface waters. These standards are based on the lakes classification system, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with class I lakes

requiring minimum protection and class III needing the most. Mapped wetlands are also regulated under this ordinance.

Table 8.3: Existing Zoning District Acreage -Town of Springbrook Map GIS analysis

Zoning District	Parcels	Total Acres	Percent of Total Area
Agriculture	163	5882.48	26.6%
Commercial	7	15.53	0.1%
Forestry	307	11174.33	50.5%
Planned Unit Development	1	4.72	<0.1%
Resource Conservation	4	83.74	0.4%
Residential	56	1743.91	7.9%
Residential Agricultural	19	454.51	2.1%
Residential Mobile	80	1805.55	8.2%
Residential Recreational (1)	14	243.46	1.1%
Residential Recreational (2)	18	449.36	2.0%
Residential Shoreland w/conditions	1	11.96	0.1%
Water	-	248.66	1.1%
Total	670	22,118.2	100.0%

Source: Washburn County Zoning

Redevelopment and Contaminated Sites

Leaking underground storage tanks (LUSTs) are an often a source of localized contamination problems and may pose threats to health and safety. These threats may include : contamination of soil and groundwater, contamination of drinking water, or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

- ❑ **Comm 10** Wisconsin Department of Commerce's rule governing installation, registration, maintenance and abandonment of petroleum storage tanks
- ❑ **NR 746** - Applies specifically to sites where petroleum products have discharged from storage tanks. It
- ❑ **Comm 47** Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA)
- ❑ **PCFA** Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

The Wisconsin Department of Natural Resources has jurisdiction over 54 LUST sites within Washburn County, while the Department of Commerce has jurisdiction over 14 sites. The siting of land uses should consider the potential negative impact of LUST sites and other pollution hazards. Wisconsin's corrective action rules (NR 140 & NR 700 series) define the process for management of environmental discharges from the time of discovery until site closure. Soil and groundwater clean up standards under these rules are 'risk-based', with consideration of individual site conditions.

Table 8.4: Washburn County LUST Sites

Municipality	LUST Sites
Bass Lake Town	1
Beaver Brook Town	2
Birchwood Village	5
Brooklyn Town	1
Gull Lake Town	1
Long Lake Town	1
Minong Town	2
Minong Village	5
Sarona Town	4
Shell Lake City	15
Spooner City	23
Spooner Town	1
Springbrook Town	2
Stone Lake Town	1
Trego Town	4
Total Washburn County	68

Source: WDNR

The Wisconsin Department of Natural Resources list two LUST sites in the town – the Bluebonnet Trust site and the Statewide Surfacing site.

Closed Sites with Groundwater Contamination

The Wisconsin Department of Natural Resources GIS registry of closed remediation sites indicates 4 sites of known groundwater contamination. Only closed sites with groundwater contamination remaining above chapter NR140 enforcement standards or soil contamination above NR720 residual contaminant levels are included in this registry. None of these sites are located in the Town of Springbrook.

Redevelopment & Smart Growth Areas

Wisconsin Chapter 66 planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Local communities are also responsible for identifying potential “smart growth areas”, or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The plan does not specifically identify any particular area or parcel in the Town of Springbrook in need of redevelopment. The vast majority of the town is currently undeveloped.

Future Land Use Development Strategy

The future land use development strategy for the Town of Springbrook is based on several components. Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the Town Planning Committee in defining community issues and opportunities. A series of goals, objectives, and actions were developed which provided the direction for development of a preferred future land use scenario. These tools were

utilized in conjunction with GIS analysis of existing environmental, infrastructure and transportation conditions to determine the most appropriate locations for future growth and development. Finally, growth forecasts based on the projections found in the *Issues and Opportunities Element* provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions and expected future needs led to the development of a future land use map, recommendations, policies, programs and actions.

8.10 EXPECTED FUTURE TRENDS IN THE TOWN OF SPRINGBROOK

- A. The year-round population of the Town of Springbrook will continue to rise.
- B. The number of seasonal residents and tourists is expected to increase.
- C. Demands for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
- D. Demand for waterfront property will continue to be high, with increased pressure to develop smaller lakes and streams.
- E. Future industrial development is not expected to any major degree.
- F. New commercial development will likely be within the unincorporated communities, or home-based-businesses.
- G. Increased traffic on town roads to accommodate more residents and visitors, particularly on STH 63.
- H. More lake users resulting in a more intensive recreational use of surface waters. Increased recreational use of the Namekagon River.
- I. Land prices and taxes will continue to rise.
- J. Seasonal housing units will continue to be converted to year-round permanent residences.
- K. Home-based business and telecommuting will become more prevalent allowing more people the flexibility to live in rural areas such as the Town of Springbrook.
- L. Some expansion of infrastructure into the town will take place within the next 20 years.
- M. Water quality concerns will increase due to increased development.

8.11 GROWTH FORECASTS

Residential

The population projection model for the Town of Springbrook indicates that by the year 2025 a minimum of an additional 81 people will be year-round residents of the town.

Table 8.5: Population and Housing

	2000	2005	2010	2015	2020	2025
Population	536	556	575	596	617	637
Average Household Size	2.36	2.28	2.2	2.11	2.02	1.96
Single-Family Units	191	205	220	238	257	272

The number of single-family units in the Town of Springbrook is projected to be 272 by the year 2025. The projected increase in numbers of single-family housing units is due, in part, to the steadily decreasing average household size. This trend is also being experienced at both the state and national levels. The number of projected future homes is based on 1) anticipated population 2) proportion of seasonal/year round in the census year 2000. When these data are projected in a regression analysis based on historical values, increases in both seasonal and permanent housing are also suggested, to a somewhat lesser extent. It is important to note that the proportion model used represents a high demand, or maximum anticipated growth scenario. Not factored into the projection model is the rate of conversion of seasonal homes to permanent year-round residences. This phenomenon is certainly occurring in many Washburn County communities, but is difficult to quantify due to lack of available data.

Table 8.6: Potential acreage required for residential Housing Units 2005-2025

Average Density (Acres)	2005 New Units	2005 Acres	2010 New Units	2010 Acres	2015 New Units	2015 Acres	2020 New Units	2020 Acres	2025 New Units	2025 Acres	Total Acres 2005-2020
40	14	560	19	760	21	840	21	840	20	800	3,800
20	14	280	19	380	21	420	21	420	20	400	1,900
10	14	140	19	190	21	210	21	210	20	200	950
5	14	70	19	95	21	105	21	105	20	100	475
3	14	42	19	57	21	63	21	63	20	60	285
1	14	14	19	19	21	21	21	21	20	20	95
0.5	14	7	19	9.5	21	10.5	21	10.5	20	10	47.5

Acreage requirements for residential growth will be a factor of both number of housing units required and housing unit density. Table 8.6 reflects the varying acreage requirements for residential growth based on different housing unit densities. Optimal housing density varies significantly by community and should be based on the community’s goals and objectives. The purpose of the above chart is to show how differing development densities will impact the overall community land base.

Commercial

As previously noted, commercial growth has expanded little in the Town of Springbrook in the past 20 years. Table 8.7 shows assessed commercial land increasing only by three acres over the 20-year planning period.

Table 8.7: Projected Commercial Change 2001-2025						
	2001	2005	2010	2015	2020	2025
Commercial Acres Needed	15	15.6	16.2	16.9	17.6	18.1
Yearly Additional Acres	-	0.6	0.7	0.7	0.7	0.5

Source: WDOR and NWRPC Projections

Industrial

The Town of Springbrook has very little industrial land use. Additional industrial growth is not projected to occur within the town during the next 20 years.

Agricultural

Table 8.8 shows that acres assessed for agricultural purposes are projected to decline over the next 20 years.

Table 8.8: Projected Agricultural Change 2001-2025						
	2001	2005	2010	2015	2020	2025
Agricultural Acres Needed	2300	2287.0	2270.8	2254.7	2238.8	2223.9
Yearly Additional Acres	-	-13.0	-16.2	-16.1	-16.0	-14.9

Source: WDOR and NWRPC Projections

Gross Developable Land

In order to determine gross development land, public ownership and natural constraints such as wetlands and surface water were deducted from the total acreage in the Town of Springbrook. This total should be viewed as an **approximation** for planning purposes, as **not all lands within this total would typically be considered developable**. Lands proposed for future growth and development should be measured against natural constraints outlined in the “Natural and Cultural Resources Element”, infrastructure requirements, and other site-specific conditions that will contribute to actual site development potential.

Total Land Area = 22,208 Acres

Development Factors

Surface Waters = 664 Acres

Wetlands¹ = 1,203 Acres (2,776 Total Acres)

Roads & Existing Development = 508 Acres

County Forest = 6,900 Acres

Federal Land¹ = 1,700 Acres

DNR Land = 69 Acres

Industrial Forest = 1,248 Acres

¹ Excludes portion which is county forest, industrial forest, or Wisconsin DNR land

Goal: Ensure a coordinated, planned and enforceable development pattern for the Town of Springbrook.	
OBJECTIVES	ACTIONS
4. Ensure that county and state regulations regarding billboards are enforced.	Ask for copy of regulations – determine who is in charge of enforcement, and ask how enforcement actions are undertaken.
5. Develop standards across municipalities for town road billboards.	Initiate conversations with other municipalities, possibly through town association’s meetings or other forums, to discuss uniform billboard standards and enforcement actions.
6. Require adequate building setbacks from roads (150 feet). Variances should be considered depending on topography of land.	Ordinance dealing with requirements of setbacks and extenuating circumstances that may part of an ordinance.
7. Develop service roads with one entry/exit.	Contact appropriate agencies as to the legality and design of service road construction.
8. Develop setback requirements based on five-acre minimum lots to eliminate multiple access roads.	Design ordinance to include design specifications for all development with regards to property access.
9. Cut trees all the way to the road to eliminate trees from falling on roads and to provide better vision.	Consult with forestry departments as to their policies in this regard. Write letter to these departments explaining concerns.
10. Promote coordinated and consistent land uses throughout the town, making sure proposed adjacent users are compatible with existing or anticipated future development.	Attempt to consistently adhere to town comprehensive plan wherever possible to maintain consistency in land use development. Refer to document to indicate to developers the town’s desire to avoid incompatible neighboring land use developments.