

1 Forward

Vilas County is at a critical juncture in its history. The counties of Vilas and Oneida together hold the highest concentration of freshwater lakes in the world. The area is also located in the heart of Wisconsin's beautiful northwoods. Due to the blessed abundance of lakes and forests, residential growth trends over the last 10 years lead many areas of the state. As land use pressures increase to both develop and maintain the county's northwoods atmosphere, county leaders chose the inherent responsibility of addressing very complex issues concerning the demands for residential development and economic opportunity while maintaining balance with features of the natural environment that stimulate such demands. The main goal is to balance growth, economic opportunity, and individual property rights without negative impacts to water quality, the environment, and community character.

In early 1998, riding the successful conclusion of a county lakes classification and shoreland management program, the focus turned to land use planning as the next step in county-wide growth management. Coupled with significant county financing, Vilas County was fortunate to receive Lake Protection grant money from the Wisconsin Department of Natural Resources to address land use issues county-wide. The county, however, felt that planning should be administered at the local level. To that end, the county gave municipalities the option to develop their own land use plan. The premise included that local planning would roll up to develop the county plan. Both the City of Eagle River and the Town of Lincoln decided to participate and the following pages encapsulate that effort.

Leaders from both jurisdictions wisely decided a joint planning process would be the most effective method to facilitate orderly growth. Land use is often a difficult issue to address, especially when the decision making process and land use impacts cut across differing political and social boundaries. Most municipal plans are developed independently with little or no effort to link key plan elements with those of neighboring communities. As both municipalities are impacted to a degree by what occurs in the other, and currently share some services, planning for future land use was a logical step toward coordinated intergovernmental cooperation. Overall, the planning effort should develop continuity between community growth patterns, especially near or impacting the municipal borders. The joint plan can promote economic development by linking the orderly expansion of infrastructure and transportation improvements. It can also protect property values by minimizing potential land use conflicts and protect environmentally sensitive areas from development encroachment.

However, planning and land use also force discussion on issues that are not always well received or comfortable for communities. In addition, planning takes time and typically extends through the course of local elections, thereby possessing greater chance to be impacted (positively or negatively) due to change in political ideology. The latter point represents, in general, the case with the City of Eagle River. The town and the city met jointly for 10 meetings, including eight planning committee meetings (7 representatives from each), a joint Issues Identification Workshop and one Public Informational meeting. Through the course of the planning project, the city and town met and discussed ideas and issues that affected both communities while

maintaining focus on their own land use and planning. As the planning evolved, the city's discussions on preferred land use and direction of community development were tailored around the existing development pattern which was predicated upon the city's existing zoning code. Due to the similarities in the ideas between the existing zoning pattern and preferred land use, the City Council felt it better to disband the planning effort as the intent of determining preferred land use was met under the city's zoning authority, thereby making the planning process unnecessary. The City Council decided in March, 2002 to discontinue the joint planning process and focus on zoning as their plan. That decision was made subsequent to the mapping and information inventory that is reflected in this document. Due to purposes of efficiency, the document maintains much of the city's information that was compiled as part of this planning effort, which includes chapters 1-10. Chapters 11-13 are tailored specifically to the Town of Lincoln as the town continued with the planning effort to the result reflected in this document. The visions statement has not changed nor does it need to. The effort and conversation between the city and the town was valuable in the respect that both communities have a story and both heard the plot. How that story plays out and what it will be called is time.

The town of Lincoln is located in the Southeast portion of Vilas County. It is bounded by the town of Washington (Vilas County) and Oneida County to the East, the town of Cloverland (Vilas County) to the West, the town of Conover (Vilas County) to the North, and Oneida County to the South. The town covers approximately 23,766.23 acres of land, and had an estimated 1998 population of 2,447 people. Lincoln is primarily a forestry and recreational community. Approximately 65% of the land in the town is covered by forest land, including public-, private-, and industrial-owned forest land, while another 13.4% of the town is comprised of surface water. The city of Eagle River is located in the North Central portion of the town of Lincoln. The city covers approximately 1,713.54 acres of land, and had an estimated 1998 population of 1,438 people. Approximately 17.9% of the land in the city is forest land, while another 6.5% is comprised of surface water. Eagle River is primarily a tourist and seasonal/recreational community. Although the 1998 population estimate in Eagle River was only 1,438, the number increased dramatically to 5,589 during the summer months.

The purpose of the *Town of Lincoln Year 2020 Comprehensive Land Use Plan* is to encourage the orderly use and development of lands within the town. At the same time, the planning effort is also intended to promote and stimulate public participation by identifying local issues and coordinating adopted town land use policy with county growth management administration. As a result of 13 meetings with Foth & Van Dyke, three public meetings and workshops, one public hearing, and the dedicated effort of the Land Use Planning Committee, Town Board, and Town of Lincoln taxpayers, the *Year 2020 Comprehensive Land Use Plan* evolved.

Cooperation certainly must follow understanding. Administration will need to be championed by local officials. Indeed, there are tough choices ahead. Land owners should be free to develop their property, but the development should fit within the guidelines written and understood to be in the best interest of the larger community. Both the City of Eagle River and the Town of Lincoln should refer to this document to find guidance for future development, rezonings, and

land division decisions. It is through the utilization of this plan the Town of Lincoln and the City of Eagle River hope to achieve their coordinated and use vision.

Vision Statement

The Town of Lincoln and the City of Eagle River will have developed a spirit and method of cooperation focused on the enhancement of its northwoods character. A coordinated growth management strategy will more effectively deal with regional issues such as compatible land use and public service allocations, annexation and development along the municipal border, zoning, cooperative business and commercial development, mutual standards promoting community attitudes, and conserving important land and water resources.

Both municipalities will be distinctly different, as towns and cities often are. However both communities will contain a mix of wooded residential, business, and light industrial uses. Both communities will be characterized by dense shoreline development on the Eagle Chain, coordinated business development and expansion in Eagle River's downtown district, along STH 70, USH 45, and through a joint municipal industrial park. Land use planning, "Smart Growth" guidelines, and a border agreement will direct development within both the city's more dense, urban environment and within the town's more rural, lower-density, wooded residential development beyond the shoreline.

Both the town and city will be leaders in building partnerships and increasing citizen support and involvement for land use planning, community programs, business development, and protecting surface and groundwater resources. This leadership will result in a strong sense of community stewardship ensuring the quality of land, air, water, and public services for the enjoyment of existing and future residents.

Land use planning and coordinated regulations will provide equitable and responsive governance by the town, city, and county to its property owners. Future growth and development will be managed by establishing compatibility of uses, location, and density of property. Implemented land use policies will guide the location of compatible developments and continue the commitment to provide quality services such as good roads, schools, fire protection, library services, and year around recreational opportunity.

The unique aesthetic, recreational, and ecological qualities associated with the Eagle Chain of Lakes and other water resources will be conserved and enhanced. New commercial development will reflect northwoods values and small town feel designated by design review standards. A thriving downtown, combined with new business and light industrial growth, will further diversify the economy and retention of local jobs without inhibiting the community atmosphere. These things will offer both residents and visitors an environment which is desired by being aesthetically pleasing, safe, environmentally sound, and personable.

2 Public Participation Process

The public participation process was the key element to the development of the Town of Lincoln Year 2020 Comprehensive Land Use Plan. Plan direction was driven by the opinions and participation expressed by Town residents and landowners as facilitated by Lincoln Comprehensive Land Use Planning Committee. Numerous techniques were utilized to gather public input in the plan development process. The public input tools utilized and their representative results are summarized as follows.

It must be noted the meetings listed in the following section were facilitated by Foth & Van Dyke as part of the scope of services. In addition, the project initially started as a joint plan between the city and the town. Subsequent to the 10th meeting of the planning process (as noted in meeting 10 notes in this section) the city decided to suspend their participation in the joint planning process as the city council felt the existing zoning pattern was sufficiently organized to act as the “preferred land use” plan for the city. The town of Lincoln continued with and completed the planning process as indicated in the following section. On several occasions, the Joint Committee, and individual meetings held with the town and city, met to discuss planning and land use which are not listed below. By no means is the entire plan development and public participation process effort encapsulated by the following summary description. Appendices 2-1 through 2-4 should also be consulted to view public outreach efforts.

Meeting No. 1 (May 6, 1999) Project Orientation

The consulting firm of Foth and Van Dyke met with the Town of Lincoln and the City of Eagle River Joint Comprehensive Land Use Planning Committee and with Vilas County Comprehensive Land Use Plan project coordinator Bryan Pierce. The meeting was held at the City Hall to discuss the planning process, discuss timelines, and identify with City and Town issues, ordinances, and planning related documents and reports. Foth and Van Dyke discussed the role of Vilas County, project coordination, and how the plan was to "roll-up", or facilitate development of the Vilas County Comprehensive Land Use Plan. A preliminary schedule and timeline was drafted, and a meeting summary list was presented.

The Joint Planning Committee decided to conduct Issue Identification Workshop on July 14, 1999, at the Lincoln Town Hall. The Issue Identification Workshop was the first element of public participation relative to issue identification and concerns related to growth and development.

The Town of Lincoln and the City of Eagle River Joint Comprehensive Land Use Planning Committee also voted to conduct a Community Planning Survey as the second phase of public participation to engage the opinions of residents and property owners. Bryan Pierce of the University of Wisconsin-Extension coordinated and conducted the survey with the assistance of the Joint Planning Committee (JPC). The JPC created a subcommittee to assist in survey formulation and coordination.

Meeting No. 2 (July 14, 1999) Issue Identification Workshop

The Town of Lincoln and City of Eagle River Joint Comprehensive Land Use Planning Committee held a Community Planning Issues Workshop at 6:00 p.m. on Wednesday, July 14, 1999 at the Lincoln Town Hall. The purpose of the meeting was to obtain from the participants their perceptions on how the JPC should address a variety of land use issues within the community. The workshop was facilitated by John Williams and Ken Jaworski of Foth & Van Dyke, Tiffany Lyden, Vilas County Lake Conservation Specialist, and Bryan Pierce, Vilas County University of Wisconsin-Extension.

In spite of advanced publicity releases to the local media, participants were primarily members of the JPC. A total of just 8 workshop participants registered on sign-in sheets for the session.

Williams described the process that would be used to generate additional input for the planning process using questions focused on the major issue categories. The major issue categories were derived from a previous workshop and survey sponsored by the VISION 2020 task force and subsequent Land Use Planning Committee discussions. Participants were asked to write their suggestions or recommendations on how to address those issues using stick-on note pads. The notes were then placed by the participants onto flip chart sheets for each major issue category. Duplicate recommendations were pooled together by the facilitators and numbered.

The workshop participants generated over 100 specific statements or recommendations on how to address those major issues. After numbering the various statements, all participants then rated their level of support for each by indicating if they Strongly Agree, Agree, or Neutral, Disagree, or Strongly Disagree with the recommendation. The ratings for all questions were tabulated and an average score calculated for each issue as a comparison (based on 5pts.-Strongly Agree, 4pts.-Agree, 3 pts.-Neutral, 2 pts.-Disagree, 1 pt.-Strongly Disagree). Note that not everyone rated each issue. The full list of statements/recommendations and the rating results can be found in Appendix 2-2.

The results of the workshop were compiled in a report for the Town of Lincoln and the City of Eagle River by Bryan Pierce, Vilas County UW-Extension, with assistance from Janet Christianson. The lists of issues generated by the workshop participants will be used by the Joint Land Use Planning Committee as they develop a vision statement, goals and objectives, start mapping preferred land uses, and begin to consider alternative implementation strategies for the land use plan.

Joint Community Planning Survey (October 2000)

As the second phase of the public participation process, the two communities worked with Vilas County UW-Extension Agent Bryan Pierce to develop a community planning survey during the spring and summer of 2000. The survey solicited input on a variety of planning, development, regulatory, and administrative policies related to planning for the future. The survey questions

were developed following input on land use issues generated during the Issues Identification Workshop on July 14, 1999.

The major issues addressed and statements or recommendations received, were used by the Joint Planning Committee to formulate specific questions for this land use planning survey. Vilas County UWEX worked with the Joint Committee members to draft the survey questions. The survey questions and format were also reviewed by Barbara Burrell of the Wisconsin Survey Research Laboratory.

As indicated in the introduction to the survey, the purpose was to "gather your input on future development in the area for the year 2000 and beyond." The Joint Committee decided to provide the survey forms to the households of all property taxpayers in both the City and Town in order to give both resident and non-resident property owners an opportunity to respond to the survey. The mailing address used was the same as on the property tax billings.

Mailing labels were generated from the computer address file provided by the Vilas County Data Processing Department. Labels were screened for duplicates by the Joint Committee members. Where people had property in both the Town and the City, they received a survey from the community of their primary residence.

In addition to the property tax list, the Joint Committee also announced through newspaper notices the availability of the survey forms at the Town and the City Clerk's offices for anyone who rented property in the communities.

The mailing labels and forms were numbered as a checkoff system to avoid having to send reminder notices out to those who had already returned their surveys in the event of follow-up mailings. The survey forms were checked off from the master mailing list to determine overall response rates. The forms were separated from the mailing lists prior to tabulating the responses to protect the anonymity of the respondents.

The Committee mailed the surveys the first week of March 2000 for the City, and the third week in March for the Town of Lincoln. A total of 588 surveys were mailed first class to the City of Eagle River list, and 2,038 were mailed to taxpayers in the Town of Lincoln. A stamped return mailer was attached to each form. The printed deadline for returning the surveys was set for March 31, 2000. Surveys received throughout the summer, however, were included for compilation.

Of the mailed surveys, nine Eagle River surveys were returned by the post office as non-deliverable addresses. A total of 83 surveys were non-deliverable from the Lincoln mailing. As a result, a total of 579 households in Eagle River and 1,964 households for Lincoln were included as distributed surveys in the sample size. With over 40% as a return rate, the Committee decided not to mail follow-up surveys to non-respondents.

Of the 579 distributed surveys for the City of Eagle River, a total of 256 surveys were returned. The overall response rate was therefore 44.2%.

Of the 1,964 surveys distributed for the Town of Lincoln, a total of 807 were returned. The overall Lincoln survey response rate was therefore 41.1%.

The planning survey is one method of generating public input for the land use planning process, and is used with other techniques such as public workshops, informational meetings, hearings and other direct mailings. For comparison, 478 City of Eagle River and 996 Town of Lincoln individual residents (not households) voted in the previous election for state legislators (in November 1998).

The survey responses were hand tabulated and compiled by Joint Committee members and volunteers (see Acknowledgments). This was an extensive process that ran through the summer 2000 to accomplish. Bryan Pierce, Vilas County UWEX Resource Agent, provided a compilation form for the tabulation process. Spot checks on a sample of survey responses were conducted by UWEX to check for accuracy of the compilations.

Narrative responses were recorded in full by Janet Christianson from the Vilas County UW-Extension/Advertising office. Readers are strongly encouraged to spend time reviewing the richness of these written comments.

The following results include tabulated responses for each of the questions on the City of Eagle River and Town of Lincoln Land Use Planning Surveys from 256 Eagle River and 807 Lincoln returned surveys. As noted above, the response rates overall for return of the survey forms was 44.2% for Eagle River and 41.1% for Lincoln.

As the mailing labels were numbered for repeat mailings, response rates from different zip codes were possible to determine. Of the 256 returned survey forms for Eagle River, 225 surveys (87.9%) came from within the Eagle River area zip code of 54521, while just 31 forms (12.1%) were returned from outside the local zip code.

On the Town of Lincoln survey, 488 (60.5%) of the 807 returned forms were from the local zip code. A total of 313 surveys (38.8%) were from outside the local zip code. This higher percentage of non-local responses is comparable to the relatively high number of housing units located in the Town that are for seasonal, recreational or occasional use (approximately 35.7% of the total housing units in Lincoln versus just 4.1% in the City according to the 1990 Census). A few forms (6 or 0.7%) were returned with the survey number removed, so the zip code was not possible to determine.

On the Eagle River survey, the 225 surveys returned within the local zip code were out of 408 distributed, for a local response rate of 55.1%. This is higher than the overall response rate of 44.2% for the survey, indicating that resident property owners responded at a higher rate than non-resident City property owners.

On the Town of Lincoln survey, the 488 surveys returned from the local zip code were out of 1,134 total distributed, for a local response rate of 43.0%. This is just slightly higher than the 41.1% overall response rate on the survey.

Not all survey respondents answered each question. As a result, numerical totals to the various questions may not add up to the 256 and 807 total respondents in the City and Town, respectively.

Based on the number of surveys returned out of the total distribution, a general confidence interval for the survey results was calculated. For the Eagle River survey responses, at the 95% confidence level, the confidence interval was + or -4.6%. In other words, it is 95% certain that the response of the entire survey population falls between plus or minus 5% of the given percentage response. Confidence intervals for individual questions will vary somewhat since not all respondents answered each question.

For the Town of Lincoln survey responses, at the 95% confidence level, the confidence interval was + or -2.7%. The higher number of surveys returned for the Lincoln survey gives a greater level of confidence that the responses accurately reflect the overall survey population.

The Community Planning Survey was a key element in providing information to assist the development of the *Joint Year 2000 Comprehensive Land Use Plan*. No other public involvement tool can solicit and leverage public opinion as a direct-mail survey. The culmination of public response and support from the Issue Identification Workshop and Community Planning Survey built the foundation and framework upon which the plan was constructed.

Meeting No. 3 (December 4, 2000) Joint Committee Meeting

The meeting was held at 7:00 p.m. at City Hall. The Joint Committee reviewed a revised project management schedule, discussed administrative items and procedures, and started to review draft goals and objectives of the planning process. The Committee reviewed and discussed the information at length as to how the Community Planning Survey and Issue Identification Workshop results were to be addressed in plan development. A public informational meeting was set up for February 26, 2001 and the next Committee meeting was set for January 08, 2001.

Meeting No. 4 (January 8, 2001) Joint Committee Meeting

The Joint Committee reviewed and finalized the plan goals, objectives and vision statement. Foth & Van Dyke presented and discussed inventory and analysis data highlights, trends, and implications on land use. The Committee reviewed the land use, zoning, resource protection, water feature data, and lakes class maps. Information related to population, housing, and permit data was discussed. The format, schedule, and notification process was decided for the planned public informational meeting.

Meeting No. 5 (February 26, 2001) Public Informational Meeting

A public informational meeting and open house was held at the Lincoln Town Hall from 7:00 - 9:00 p.m. The meeting was attended by 16 residents and landowners and the JPC. At 7:00, John Williams of Foth & Van Dyke presented an overview of the plan goals, objectives, and vision statement; inventory data highlights and trends related to housing, population and demographics, utilities and community facilities, economics, and growth forecasts. An overview of the community planning survey and issues identification process, GIS mapping, including land use, zoning, land and resource protection, water feature data and Vilas County lakes classification data, were also presented. Meeting participants were handed a copy of the goals, objectives, and vision statement, and had access to review the mapping and inventory information as displayed throughout the town hall. In general, the public comments were complimentary to the work effort. There were many questions relative to zoning and land use, lakeshore development, and how the plan will address use, location, and density of future development.

Meeting No. 6 (March 26, 2001) Joint Committee meeting

The Joint Planning Committee (JPC) met at 6:30 p.m. at City Hall to begin the process of developing the preferred land use map. The JPC discussed in general the process that would be used to draft the preferred map, including: 1) review existing maps and acetate overlays to assess the existing conditions that affect property in the town, 2) discuss the existing development pattern to review where uses occur and what uses are allowed, 3) review completed plans to learn from others, 4) discuss preliminary preferred land use classifications and how they will be used to build the map, and 5) analyze the town and the city to determine the appropriate future use, location, and density of property. Foth & Van Dyke presented examples of land use classifications, and the JPC discussed at length the relationship between the existing land use map, zoning map, the city's existing 1990 land use plan, and the preferred land use classifications. The JPC decided lakes classification would be sufficient to regulate the shoreland areas, off-chain lakes would be viewed differently than on-chain lakes, on-chain should be planned for mixed uses in areas that have mixed uses to be consistent with the Town of Washington, and existing single-family areas should continue to be single-family. Industrial locations were also discussed at length, as well as commercial uses in both the city and town.

Meeting No. 7 (April 30, 2001) Joint Committee Meeting

The Committee met at 7:00 p.m. at the Eagle River City Hall to continue the process of developing the Year 2020 Preferred Land Use Map. The meeting in premise was the same as meeting 6 above as the focus for the next series of meetings will be to draft the preferred land use map. The JPC was also introduced to the permitted and conditional use worksheet that would help the committee define the preferred land use classifications with the types of preferred uses associated with the classifications.

The Joint Committee was also instructed to meet separately to allow specific discussions on their respective community. The process was to have the town and city meet individually to resolve

local issues and then to bring those ideas of preferred land use, along with local issues of concern to the joint format to discuss and resolve. Meetings were held through the summer (as discussed later in this section) with the joint committee reconvening in March, 2002. The city did not progress as fast as the town during these discussions, and the town moved forward as represented below.

Meeting No. 8 (September, 2001) Lincoln Committee Meeting

The Committee met at 1:00 p.m. at the Lincoln Community Center to continue work on the preliminary draft of the preferred land use map, and to have discussions with the Town Board relative to the plan. The Committee discussed potential preferred land use classifications, with each classification based on consistency of uses between the existing and preferred uses, the location in which uses would be preferred, and the associated density of the development that would be recommended in the classification.

Meeting No. 9 (October 09, 2001) Lincoln Committee Meeting

The Committee met at 1:00 p.m. at the Lincoln Community Center to continue work on the preliminary draft of the preferred land use map, similar to meeting #8. The Committee and Town Board continued discussions on the potential preferred land use classifications, with each classification based on consistency of uses between the existing and preferred uses, the location in which uses would be preferred, and the associated density of the development that would be recommended in the classification. The Committee reviewed a draft preferred land use map that represented decisions made in meetings 6 -8.

Meeting No. 10 (March 11, 2002) Joint Committee Meeting

The Joint Committee met at 6:00 p.m. at the Eagle River City Hall to continue work on the preferred land use map and classifications and to discuss the ideas of both communities and the possible integration of those ideas related to land use. The Town of Lincoln presented their draft plan and the city did the same. The city also talked of Common Council discussions that would remove the city from the planning process as the city plan was very close to the existing zoning and the city did not see the value in continuing the joint planning process. The issues of the municipal border were discussed in general and it was decided that the plan would not identify (map) specific areas of mutual concern such as a joint industrial area or annexation agreements as those issues were to politically divisive and could not be broached within the plan time frame. The meeting concluded with the city noting that discussions would continue with the Council and any decision that impacted the planning process would be forwarded.

As a note to the above, the City of Eagle River decided to not continue with the planning process. The city felt the existing zoning ordinance and zoning map was sufficient to address long term growth and the city's participation with the Town of Lincoln was no longer necessary.

Meeting No. 11 (June 17, 2002) Lincoln Public Informational Meeting

The Town of Lincoln hosted a community public informational meeting at the Lincoln Town Hall from 7:00 p.m.-9:30 p.m. 57 people attended one of the larger public meetings in the history of the town. A brief overview of the planning process and progress to date was summarized, and the Year 2020 Preferred Land Use Map was presented in detail. Each Lincoln property taxpayer was sent a packet of information prior to the meeting which included a poster plan, survey, Permitted and Conditional Use table and an introductory explanation letter (see Appendix 2-3). Meeting participants also had available the Year 2020 Preferred Land Use Map and a survey asking for their input. The plan was presented for an hour, followed by an open question and answer session. All maps were also on display. There were many comments relative to the plan, more in favor than against. Also, there were some property owners who did not receive the mailing as they were in transition to their seasonal residence in Lincoln. The Committee was directed to review the Lakeshore Residential uses, review a few areas that have been designated as On-Chain Mixed Use, assess some agricultural areas, and assess the location of proposed commercial uses. The Committee was to evaluate all the survey response from the mailer, review the public comment and feedback from the meeting, and determine if another public informational meeting or mailer would be necessary.

Meeting No. 12 (July 22, 2002) Lincoln Committee Meeting

The Committee met at 6:30 p.m. at the town hall to continue work on the preferred land use map and classifications, permitted and conditional use table, public informational meeting details, and to discuss proposed implementation strategy. Discussions with property owners were held prior to and at this meeting. Minor revisions to the map were made as the intent of the uses were not realigned. The Planning Committee preliminarily set the public hearing date and discussed the potential of an additional mailing to property owners as a result of the public meeting discussions and the revisions to the map.

Meeting No. 13 (September 09, 2002) Lincoln Committee Meeting

The Lincoln Planning Committee met at 6:30 p.m. at the town hall to finalize work on the preferred land use map and classifications, permitted and conditional use table, public informational meeting details and public mailer (see Appendix 2-4), schedule, and to discuss proposed implementation strategy. The Planning Committee also prepared for the October 21st, 2002 public hearing through procedural review and map review.

Meeting No. 14 (October 21, 2002) Public Hearing

The official attendance was counted on the sign-in sheets at 40 people, although 55 heads were counted during the meeting. 14 people registered comments during the hearing, as indicated on the *Record of Public Comments* provided in Appendix 2-5. The formal hearing lasted from 7:00 to 8:00p.m., with open discussion and conversation for 45 minutes thereafter. In general, the comments were supportive of the plan and effort necessary to construct it. There were several comments in dissent as well, with most related to specific parcel designations.

Additional Committee Meetings

The Committee met several times during the development of the plan to review the public responses, assess revisions to the preferred land use map and classifications, and determine how to proceed. The meetings were in compliance with all the requirements and policies established for government.

Direct Public Mailings

As a key public participation tool for the land use planning process, the Town of Lincoln coordinated four direct mailings to all Lincoln property owners. The first was the community planning survey in June of 1999 (Appendix 2-1). The second was a post card notice mailed direct to all property owners notifying them about the December 04, 2000 public informational meeting (see previous discussion). The next two mailings (Appendix 2-3 and 2-4) were similar in content and included one copy of an explanation letter, the draft preferred land use map, the preferred land use classifications, a suggested permitted and conditional use worksheet that defined the preferred land uses, and a property owner survey (Appendix 2-3 only included a survey). The mailing for the June 17, 2002 public informational meeting was mailed in late May, 2002, and the October 21, 2002 public hearing packet was mailed in late September, 2002. The Committee and Town Board felt very strongly that the public meeting schedule should be coordinated for the summer season as many property owners are seasonal in Lincoln and a summer public meeting schedule would be most conducive to maximum public participation.