

STATE OF WISCONSIN

TOWN OF LINCOLN, BUFFALO COUNTY

Resolution No. 2012-3

A RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN OF LINCOLN, BUFFALO COUNTY, WISCONSIN

The Town Board of the Town of Lincoln, Buffalo County, Wisconsin does ordain as follows:

SECTION 1. Pursuant to sections (59.69(3) Wis. Statutes, the Town of Lincoln is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wis. Statutes.

SECTION 2. The Town Board of the Town of Lincoln, Buffalo County, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of Wis. Statutes.

SECTION 3. The Planning Committee of the Town of Lincoln, Buffalo County, Wisconsin, by a majority vote of the entire committee recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF LINCOLN COMPREHENSIVE PLAN", containing all of the elements specified in section 66.1001(2) of Wis. Statutes.

SECTION 4. The Town of Lincoln has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wis. Statutes.

SECTION 5. The Town Board of the Town of Lincoln, Buffalo County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "TOWN OF LINCOLN COMPREHENSIVE PLAN", pursuant to section 66.1001(4)© of the Wis. Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority of the members of the town board and as required by law.

ADOPTED this 10th day of April, 2012

Town Chair



Attest:

Town Clerk



STATE OF WISCONSIN

TOWN OF LINCOLN, BUFFALO COUNTY

The Planning Committee of the Town of Lincoln, Buffalo County, Wisconsin by this resolution, adopted by a majority of the Planning Committee on a roll call vote with a quorum present and voting and proper notice having been given, resolves and declares as follows:

The Town of Lincoln, Buffalo County, Wisconsin has adopted written procedures to foster public participation and that the procedures allow public participation at each stage in the preparation of the Comprehensive Plan;

The plan contains the nine specified elements, ie: issues and opportunities; housing; transportation; utilities and community facilities; land use; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; and implementation; and meets the requirements of those elements;

The plan contains maps and other descriptive materials relating to the elements in the plan;

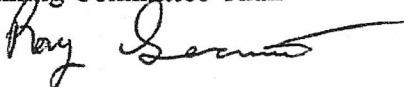
The plan has been adopted by a majority vote of the entire Plan Committee, which the clerk has recorded in the minutes;

The Plan Committee clerk is directed to send a copy of the comprehensive plan adopted by the committee to the governmental units specified in sec. 66.1001(4), Wis. Statutes.

THEREFORE, BE IT RESOLVED that the Planning Committee recommends that the Town Board of the Town of Lincoln, Buffalo County, Wisconsin adopts the Town of Lincoln Comprehensive Plan.

Adopted this 10th day of April, 2012

Planning Committee Chair



Attest:

Planning Committee Clerk

Town
Of

**L
i
n
c
o
l
n**

Land Use Plan

*Town of Lincoln
Buffalo Co, WI*

Adopted: April 10, 2012

**Town of Lincoln Use Plan
Buffalo County, Wisconsin**

Town Board: Ray Secrist, Chair
Bruce Ausetth, Supervisor
Bruce Schaffner, Supervisor

Town Clerk: Carolyn Thomsen

Town Treasurer: Kathy Schultz

Town Assessor: Eric Kleven

**Town of Lincoln Land Use Plan
Table of Contents**

	Page
Definitions	4
Planning Process	5
Planning Elements	
Issues and Opportunities.....	6
Housing Element.....	11
Transportation Element.....	12
Town of Lincoln Highway Map.....	15
Buffalo County Snowmobile Trails Map.....	16
Utilities and Community Facilities Element.....	17
Agricultural, Natural and Cultural Resources.....	19
Buffalo County Prime Soils Map.....	23
Town of Lincoln Hydrology Map.....	24
Town of Lincoln Floodplain Map.....	25
Town of Lincoln Non-Metallic Mining Map.....	26
Economic Development Element.....	27
Intergovernmental Cooperation Element.....	31
Land Use Element.....	33
Current Land Classifications Map.....	36
Future Land Classifications Map.....	37
Implementation Element.....	38

Definitions:

Bluff- A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

Dugway- A section of roadway extending from the top of a bluff to the bottom of a bluff, generally through the wooded portion of the bluff with a steep grade, often with sharp curves and/or switchbacks. We assume the term originates from construction by digging into a hill.

Prime Farmland- Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

Works Cited

“Bluff.” The American Heritage Dictionary of the English Language, 4th ed. Boston: Houghton Mifflin, 2000.

“Dugway.” Brevick, Dave. Buffalo County Highway Commissioner. Personal Interview. 4 Oct. 2001.

“Prime Farmland.” Official definition. National Resource Conservation Services.

Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in December of 1997. The agent spoke on changes in agriculture and the affect of that change on land use. Lincoln Township was the second township to contact the Buffalo County Extension Office for help in developing a plan. Town of Lincoln officials then attended a public meting for other towns and further discussion took place on reasons for planning.

Town of Lincoln officials then invited a number of people to serve on a planning committee. Efforts were made to invite a diverse group of residents and non-residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Lincoln.

9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture
- Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

ISSUES AND OPPORTUNITIES FOR LINCOLN TOWNSHIP:

Development of Goals for the Town of Lincoln

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the Town. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of Lincoln. It lists a set of action plans to achieve these priorities and values.

I. Issues and Opportunities:

History: It is important to understand a little about one's past before making decisions about the future. The following is a brief excerpt about the history of the Town of Lincoln.

"The town of Lincoln is of such an irregular shape, as to occasion questions about it, but those who have seen the country, readily understand that it was intended to give the town command and care of such roads as necessity the inhabitants have to travel in going their customary markets and about other business. It was set off at the annual meeting of the county board in 1871 and named for President Lincoln at the suggestion of Charles Jahn.

The surface is hilly and the principal part of the town consists of the main and tributary valleys of Little Waumandee Creek, The first settlers within the limits of

the present town were Henry Mueller and Mathias Profitlich who came in 1853. The following year Jacob and Anton Fink, Andrew Hueller and Fraz Theodore Schaaf came directly from the Rhine country. The first marriage was that of Gustav A. Kretschmer to Sophia Ginzkey... The first birth was a son of Franz and Theresa Jahn. The first death was that of Jacob Fink, who was killed by a falling tree on his farm.

There was once two postoffices in the town, one at the Lincoln House, kept by G. A. Kretschmer, and one in the upper part of the valley, kept by Henry Hauschild. The population is presently entirely German, with the exception of John Haigh, the first, and present chairman. He is an Englishman.”¹

Population and Population Projections:

Population of the Town has decreased over time from 401 in 1960 to 162 in 2010. This is the second largest population decline among Towns in Buffalo County. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to continue to decrease in the Town of Lincoln by 30 people by 2030. The committee thought this was reasonable estimate depending on economic factors that affect the major employers.

Town of Lincoln Population Statistics and Projections – U.S. Census Data

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2020	Proj. 2030
Lincoln	401	297	272	250	187	162	155	132
Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794

Population by Race:

The Town of Lincoln is predominantly white. This has been constant since records have been kept. The town has not had an increasing population of Hispanic people like other Towns because of the distance to employment and the decline in active dairy farms.

Town of Lincoln Population by Race – 2010 Census

Race	Population %
Total	162
White	99.5
Hispanic	0.0
Black	0.0
Asian	0.0
Native American	0.5
Other	0.0

¹ History of Buffalo County, Wisconsin. L. Kessinger. Alma, Buffalo County, Wisconsin: 1888. pages 618 and 619.

Population by Education Level:

The Town of Lincoln is very reflective of Buffalo County education level. The high school graduation rate is slightly higher than the county average. All of Buffalo County lags behind the state average rates

Town of Lincoln Population by Education – American Community Survey (2005 -2009)

Education Level	Population %	Buffalo County
Total	159 (>25 years old)	9,470
No High School Diploma	9.5	11.1
High School Diploma Only	50.3	43.2
Some College	18.2	19.4
Associates Degree	6.3	10.3
Bachelor's Degree	11.3	10.5
Graduate Degree	4.4	4.4

Population by Age:

Population in the Town of Lincoln tends to be slightly older than the rest of Buffalo County having as median age of 51.3, the oldest in the county (County median was 44.1)8 – 10 years younger than in Buffalo County. Amish with large families.

Town of Lincoln Population by Age – 2010 Census

Age – years	Number	Percent
Under 5	6	3.8
5-9	4	2.4
10-14	6	3.7
15-19	7	4.3
20-24	6	3.7
25-34	14	8.6
35-44	13	8.1
45-54	40	24.7
55-59	18	11.2
60-64	17	10.5
65-74	20	12.5
75 and older	11	6.8

Per Capita Income:

Per capita income has increased in the Town of Lincoln much faster than that of Buffalo County, but still lags behind the County and well behind the State of Wisconsin average income.

Town of Lincoln Per Capita Income – 2000 Census

	1990 per Capita Income	2000 Per Capita income	% Change
Town of Lincoln	\$10,462	\$17,768	+69.8
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

Land use planning is more than a set of rules for building, etc. It is a declaration of the values of the people living within the township. These goals and values should determine if and how property is developed and used.

Members of the Town of Lincoln Planning Committee along with input from public meetings developed the following list of issues and opportunities

Town of Lincoln Planning Committee: Reasons for Living in Town of Lincoln:
(this is not a ranked listing)

- ◆ Agriculture
- ◆ Good place to raise a family
- ◆ Small township
- ◆ Good hunting
- ◆ Improvements being made to town hall
- ◆ Building sites kept up
- ◆ Friendly people
- ◆ Recreation
- ◆ Nice place to live
- ◆ Low cost of living
- ◆ Low crime rate
- ◆ Clean air and water
- ◆ Low taxes
- ◆ Natural beauty
- ◆ Friendly neighborhood bar
- ◆ Close to Mississippi River
- ◆ Low population
- ◆ Good town roads
- ◆ Quiet and peaceful

Town of Lincoln Planning Committee: Concerns about Living in Town of Lincoln:

(this is not a ranked listing)

- ◆ Trailer houses- recreation and homes – moving in older trailers
- ◆ Manure on roads
- ◆ Old buildings – unused, not assessed and not on tax roles
- ◆ Emergency services
- ◆ Limited jobs for young people
- ◆ Population reduction
- ◆ Involvement in local government
- ◆ Too many absentee landowners
- ◆ Low income area
- ◆ Decreasing number of farms and active farms
- ◆ Decreasing number of children and young adults
- ◆ High deer population
- ◆ Loss or increasing expense of internet and phone services
- ◆ Potential closing of local school(s)

The committee also ranked the top three concerns they had in the Town of Lincoln.

1. **Low income area.** Few high paying jobs available to residents in the township. Farm economy has not been great also not providing adequate incomes.
2. **Old buildings – unused, not assessed and not on tax roles**
3. **Potential closing of local school(s)** Enrollment at both Alma and Gilmanton Public Schools is declining. Loss of state aid to rural schools will put stress on the school systems and remaining open may not be possible.

HOUSING ELEMENT:

Wisconsin’s population density is 103 people per square mile, Buffalo County is well below that with only 20 people per square mile. Housing growth in Lincoln greater than the county average of 9.3% since 2000. According to Buffalo County Zoning records there have been only two new homes built (that were not replacement homes) from 2005 - 2010

Housing Units in the Town of Lincoln and Buffalo County – Census Data

Area	1970	1980	1990	2000	2010
Town of Lincoln	106	109	106	106	123
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 123 total housing units in the Town of Lincoln. 56% (69) of the homes were occupied during the 2010 census. 87% of the occupied homes (94) were occupied by married couple families. 30% had at least one individual 65 years or older living in the home. 20% had at least one person under the age of 18 living in the home. Only 2% of the homes were renter occupied homes. 43% of all homes were seasonal, recreational, or occasional use homes. Average household size was 2.11 persons. The average home value was \$55,000 and was built in 1940.

There has been a significant growth of seasonal homes, cabins and second homes in Lincoln over the last twenty years. There has been some concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards. It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

Goals and Actions:

- Encourage single family dwellings in the Town. All income levels are served, as no restrictions are recommended for minimum square footage, minimum value, etc.
- Homes and homesteads should be maintained to maintain the beauty of the Town and meet current ordinances in place by Buffalo County.
- The Town of Lincoln Board will explore ways to address the number of abandoned and unused buildings that are located in the Town. Many of these buildings cause health risks (rodent populations) and physical hazards because they are in disrepair.
- No restrictions on dwellings should be placed at this time, but may need to be revisited in the future.
- No relocation of mobile homes that are more than 10 years old in the Town of Lincoln. An owner can petition the Buffalo County Board of Adjustment for an exception at the owners expense.

TRANSPORTATION ELEMENT:

Vehicular traffic is the major form of transportation in Lincoln due to limited other forms of transportation available. Recreational transportation is used including snowmobiles, bicycles, ATV, and horses.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to maintain the current roads high quality.

Lincoln has a total of 39.78 miles of road. 11.26 miles of state road, 16.47 miles of county roads and 12.05 miles of town miles. See map on page 15. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Lincoln has 0.0 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Lincoln has 17.23 miles of collector miles includes the 7.02 miles of State Highway 88 that is located in the Town of Lincoln and County Highways E, N, T, and U

Local roads provide access for travel over relatively short distances. These roads are classified as town roads. Lincoln has 22.55 miles of town roads. This includes all of the Town Roads and County Highway EE, and XX.

Lincoln has 5 bridges over 20 feet and 2 bridges under 20 feet.

State and Regional Transportation Plans:

State of Wisconsin Department of Transportation Connections 2030 Plan
State plan that addresses all modes of transportation and looks at them as an integrated system. The Town of Lincoln is not affected directly by this plan.

Wisconsin Department of Transportation Six Year Highway Improvement Plan:
This plan details plans for improvements in state roads. There are no projects listed in the Town of Lincoln.

Bus Service:

There is no bus service in the Town of Lincoln. The nearest commercial bus service is Greyhound Bus Service stopping in Chippewa Falls, WI or the Jefferson Bus Service in Winona, MN

Freight Rail Service:

There are no rail lines running through the Town of Lincoln. The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in Cochrane, WI. The Green Bay Western railroad runs through Whitehall, WI, 30 miles to the East

Passenger Rail Service:

There is no passenger rail service to the Town of Lincoln. Daily passenger service (AMTRAK) is available in Winona, MN, with one train heading south in the am and one train heading north in the pm.

Airports:

There are no public or private airports in the Town of Lincoln. Winona, MN has a private airport but no passenger air service. Eau Claire and La Crosse, WI have the closet passenger air service which is about 90 minutes from the Town. Most people ride travel by air departing from the Minneapolis/St Paul Airport.

Water Transportation:

The Town of Lincoln is not located on a commercial waterway. The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Much of the grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded unto barges. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to Winona and distributed throughout the region by truck.

Trucking:

Most commercial shipping in the Town is by truck. With State Highway 88 being a major transportation route in the Town of Lincoln. Road bans are implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

There are no designated biking trails in the Town of Lincoln.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Lincoln and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 16.

Town of Lincoln Road Improvement Plans – Town of Lincoln Board

Year	Road Name	Miles of Road	Improvement
2012	Schaub Road	0.26	Re-rock
2014	Boetcher Bridge		> 20' - federal
2016	Heller Road Bridge		<20' – replace with culverts

The following road projects will be developed as funding allows:

Flood events in 2010 required that the Town of Lincoln repair many road projects and replace gravel on all gravel roads. The maintenance plan for the next five years consists of repairs on 2 bridges.

Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available and other factors

Lincoln has some problems with vandalism of Town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit. Citizens are encouraged to report all suspicious activity on the roads and related to road signs.

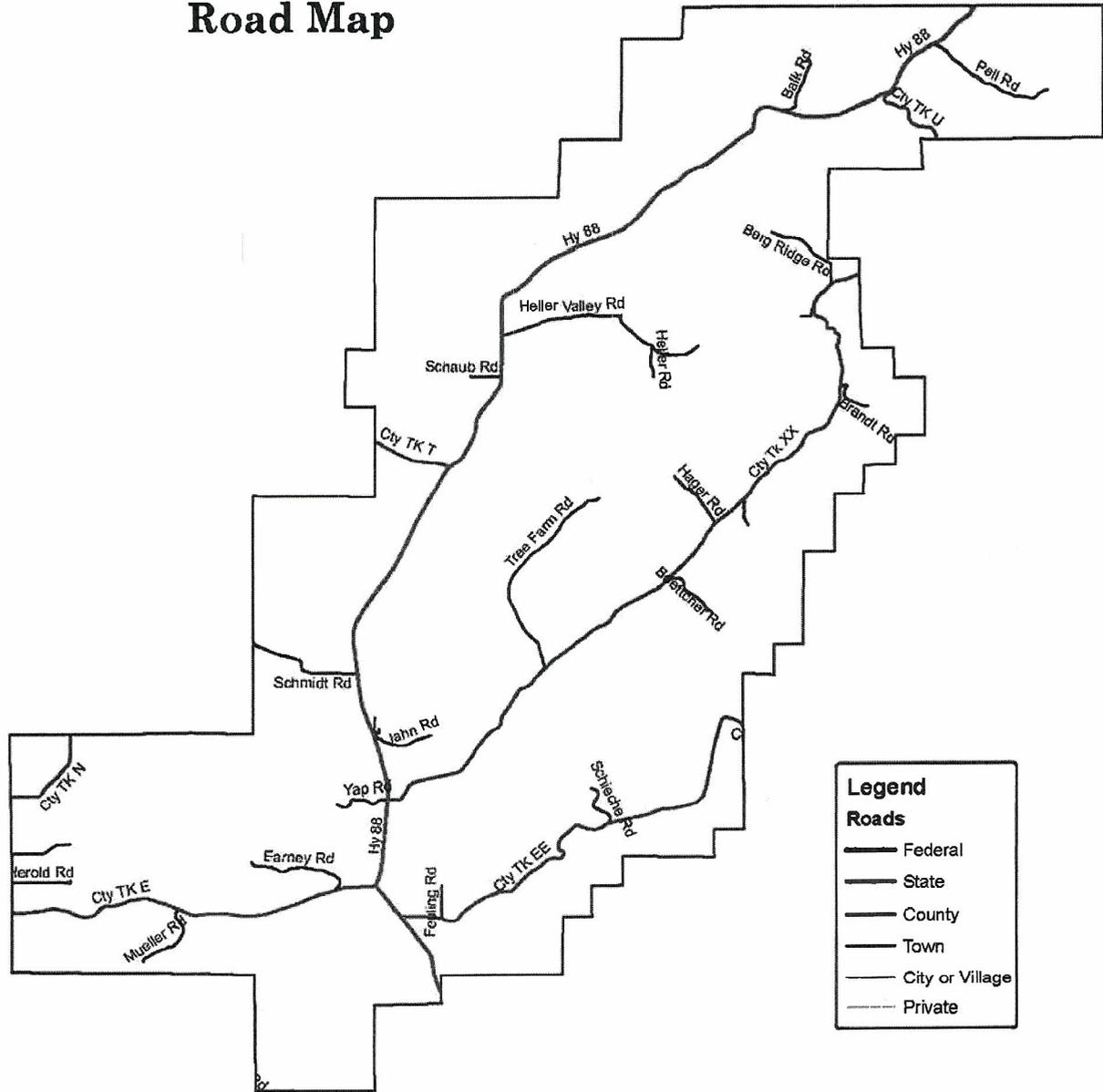
Bicycle usage in rural areas is on the increase. The planning committee expressed concerns about safety on Town and county roads due to the amount of motorized traffic, farm traffic and bicycle traffic all sharing the same roads. Many visitors to the Town may not be aware of the amount and size of modern farm machinery.

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

Goals and Actions:

- Road maintenance and improvements will be planned on a systematic, ongoing basis. The town board will prepare and regularly update a five year road improvement plan. County Highway officials will be consulted as needed for preparing the plan.
- Citizens are encouraged to report any suspicious activity around road signs.
- Support the development of a bicycle loop brochure for Buffalo County roads. The brochure (combined with a webpage) should highlight safety on rural roads, how to share roads with farm equipment and how to be a good neighbor as you are passing through the Town.

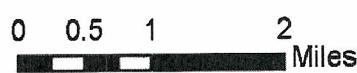
Town of Lincoln Road Map



Legend

Roads

- Federal
- State
- County
- Town
- City or Village
- Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Lincoln. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

Sanitary Waste and Water Supply:

The Town of Lincoln has no concentration of residents. All citizens in Lincoln have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

Solid Waste/Recycling:

Garbage disposal is available in cooperation with the Town of Waumandee and Buffalo County. Garbage can be disposed of at the Waumandee Town Shop at the cost of \$3 per bag, regardless of the size of the bag. Recycling is available at the Waumandee Town Shop two days per week

Town Facilities:

The Town Hall is the only public/governmental facility in Lincoln. It is located on State Highway 88 near Praag. The town hall is used for meetings and for voting.

There are 3 cemeteries located in the Town. One is maintained by a local church, the other two; Lincoln Town Public Cemetery and Rutchow Valley Cemetery are maintained by the Town.

Telephone/Electricity/Internet Services:

Cell phone service, cable television and internet services are good in about 25% of the Town and poor in 75% of the Town.

Riverland Energy Cooperative and Excel provide electrical service in Lincoln. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

Natural Gas:

There are no natural gas services in the Town. Most people rely on Liquid Propane.

Libraries:

There are no public libraries in the Town. Residents rely on the Alma and Mondovi Public Libraries. The County pays a fee for each transaction for Town residents using the libraries that are not located in the County

Education:

Students residing in the Town attend Alma Public School, Cochrane-Fountain City Public School, or Gilmanton Public School. Taxpayers also support the Chippewa Valley Technical College and West Central Technical College.

Fire Protection, Police Protection and Emergency Management:

Fire protection for the Town of Lincoln is provided by the Waumandee/Montana/Lincoln Volunteer Fire Department. Police protection is provided by the Buffalo County Sheriff's Department. The Waumandee/Montana/Lincoln First Responders and Alma, Cochrane and Mondovi Ambulance Services provide emergency medical services. Buffalo County Emergency Management Department provides training and planning for emergencies. Planning members are concerned about the increasing numbers of elderly residents and the need for medical care and transportation.

Health Care and Long Term Care Services:

There are no health care providers in the Town of Lincoln. Excellent Medical Services are available in Eau Claire, Mondovi, Winona, MN, and Whitehall. Mondovi does have a clinic that some residents utilize. Most people choose health care services based on where they are employed. Long term care services are provided in Mondovi, Whitehall, Eau Claire, and Winona, MN.

Public Parks:

There are no parks or public trails in the Town.

Goals and Actions:

- There are no plans to expand any of the community facilities in the Town of Lincoln.
- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.
- Encourage improved cell phone service to the Town.

AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:

Any drive in the Town of Lincoln will show the importance agriculture once had to the visual, economic and social landscape. Farmers settled the township and even though active farming in the township has declined, farming still remains the major economic activity. Agriculture has changed throughout the town's history going from wheat to livestock to dairy and now a trend back to grain. Most farms are larger in size, with the exception of an increase in part-time farming activities.

Very little value added agricultural products are produced in the township. Milk and cattle are all shipped out for processing. Gone are the days of the small local cheese cooperatives and flourmills. Very little lumber is processed in the area, with most being trucked to large mills for processing.

Farms will most likely continue to grow in size, but small part-time farmers will also increase in number. Some of these may consider value-added products as part of their activities. Marginal land may be lost to agriculture due to low prices, modest returns and federal and state land management programs. This has been common and under current government programs will continue to increase.

Dairy farms were the predominant farming enterprise for many years. In the last 25 years, the number of dairy farms has decreased and row crop farming has increased.

Soils in the Town of Lincoln have steep slopes and conservation is always a consideration for farmers.

Soils:

The Little Waumandee Creek divides the township and therefore the soils are grouped accordingly. Along the upper portions of the Little Waumandee are alluvial soils that in general are fairly productive. Drainage on most of these soils is good. Lower portions of the Little Waumandee has siltier floodplain soils such as Rowley, Ettrick and Arenzville. Generally, these soils are more productive than the alluvial soils. Soils in both upper and lower Little Waumandee are susceptible to flooding.

Richwood, Judson and Jackson are productive soils that are also found in the Town in the lower site positions. Control of concentrated flow in waterways is a concern.

Moving to the steeper bluffsides, Norden Fine Sandy Loam, Fayette Silt Loam and Lindstrom Silt Loam soils are predominant. On the slopes of 0-6%, Fayette is one of the most productive soils and requires the least amount of management. Others are productive but on slopes greater than 12%, require more intensive management to prevent erosion.

The steep bluffsides are mapped predominantly Steep and Stoney Land. The recommendation for these lands are wildlife and timber production. Some areas are also suitable for pasturing if managed correctly to prevent overgrazing and erosion.

On the bluffs, Fayette Silt Loam and Dubuque Silt Loam are the most common soil types. When farmed and managed properly, these soils will be very productive for many generations see page 23. However, these soils must be managed intensely due to their susceptibility to erosion.²

Major soil types found in the Town of Lincoln are listed in the table below.

Major soil types found in the Town of Lincoln ³			
Soil Name	Abbreviation	Yield Potential	
		Corn (bushels)	Hay (tons)
Loamy Alluvial	Lv	---	---
Sandy Alluvial	Sd	---	---
Steep, Stoney & Rocky	St	---	---
Fayette (B&C slopes)	Fa	145	5.5
Fayette (C&D slopes)	Fv	135	4.9
Lindstrom (C&D slopes)	Ls	130	5.0
Ettrick	Et	140	5.0
Jackson	Ja	145	5.5
Judson	Ju	150	5.5
Norden	Gf	---	---
Dubuque	De	100	3.9
Richwood	Rc	150	5.5

Natural Resources:

Wildlife:

Lincoln has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer. Other prominent species are wild turkeys and other game birds, song birds (great place for birding), Bald and golden eagles, and many others. Private landowners have established native prairies which has increased the wildlife habitat and diversified the number of species found in the Town.

Groundwater

All drinking water in the Town of Lincoln is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicated no contamination of wells within the Town of Lincoln. More recent, but smaller number of samples from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

Surface Water

² Buffalo County Wisconsin Soil Survey. USDA, 1957. Interpreted by Todd Mau, USDA-NRCS.

³ Buffalo County Wisconsin Soil Survey. USDA, 1957.

There are numerous small streams in the Town of Lincoln many which are intermittent streams. The Little Waumandee Creek is a good trout stream and has had habitat improvement projects to improve the reproduction capacity of the stream. There are no lakes found in the Town of Lincoln. See hydrology map on page 24.

Forests

Forest land makes up 58% of the land in the Town of Lincoln. Much of the high quality timber has been harvested, and most timber land is managed for both forest and wildlife. Quality and renewable timber management practices are on the increase. The forests are located on very steep slopes which are too steep to convert to farmland.

Wetlands:

Wetlands make up a smaller, yet significant portion of the Town of Lincoln. The wetlands are found along The Little Waumandee Creek and other smaller tributaries. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands.

Floodplains:

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Lincoln can be found on page 25.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This have been traditionally rock quarries in the Town of Lincoln for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the western Wisconsin area which also fall under the non-metallic mining category. Concerns are for preserving the beauty of the Town as well as safety on the road from the potential; large increase in truck traffic from the mines. There are currently two active quarries in the Town see page 26.

Cultural Resources:

The Town of Lincoln has lost a lot of its historical structures, but it is rich in cultural history that reflect the heritage of the Town. Some examples of cultural resources in the Town include:

- Town Hall
- Cheese Factory – now a private home
- Cream Tavern
- Praag Store and Tavern

There are no County or State Parks located in the Town of Lincoln.

Goals and Actions - Agriculture:

- The planning committee recognizes the value of agricultural land. At this time they have no plans to put measures into place to preserve agricultural land. They do support non-government efforts to preserve farmland without increasing regulations, i.e. Mississippi Valley Land Conservancy, West Wisconsin Land Conservancy, etc. They also support the Agricultural Enterprise Area initiative supported by the State of Wisconsin.
- Landowners are encouraged to use conservation practices as they farm their land. Long term productivity can only be maintained if land is conserved. Conservation also helps to maintain other resources such as streams and rivers.
- Promote state and county programs that support the preservation of farms and farmland.
- Promote state and county programs that encourage conservation of farmland.
- Make location and construction of large livestock buildings, dairy farms and poultry coops, conditional use in the agricultural district so they do not lower the value of existing homes.

Goals and Actions – Natural Resources:

- Citizens will learn to appreciate all wildlife, not just whitetail deer.
- Encourage landowners to maintain habitat for wildlife.
- Practice good conservation practices to maintain/improve habitat for all types of wildlife.
- Maintain current zoning regulations restricting development in floodplains and from building to close to normal high water levels.
- Play an active role in the permitting of Frac Sand Mines in the Town to preserve the beauty of the Town and ensure safety on roads and highways.

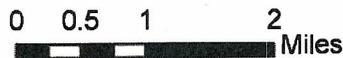
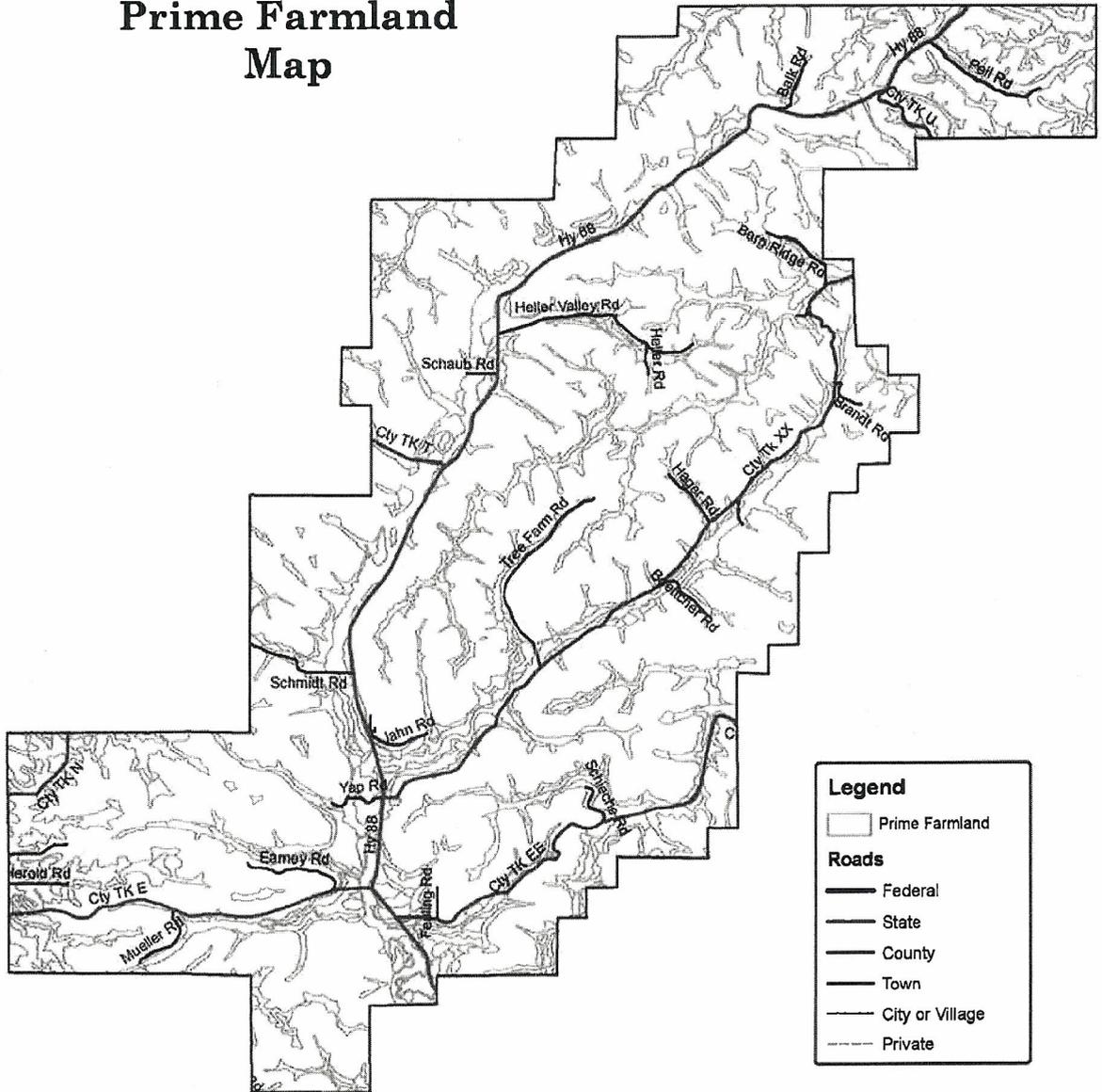
Goals and Action – Cultural Resources:

- Continue to maintain and improve the Town Hall as funds allow.
- Encourage public and private entities to maintain historical structures found in the Town.

Town of Lincoln

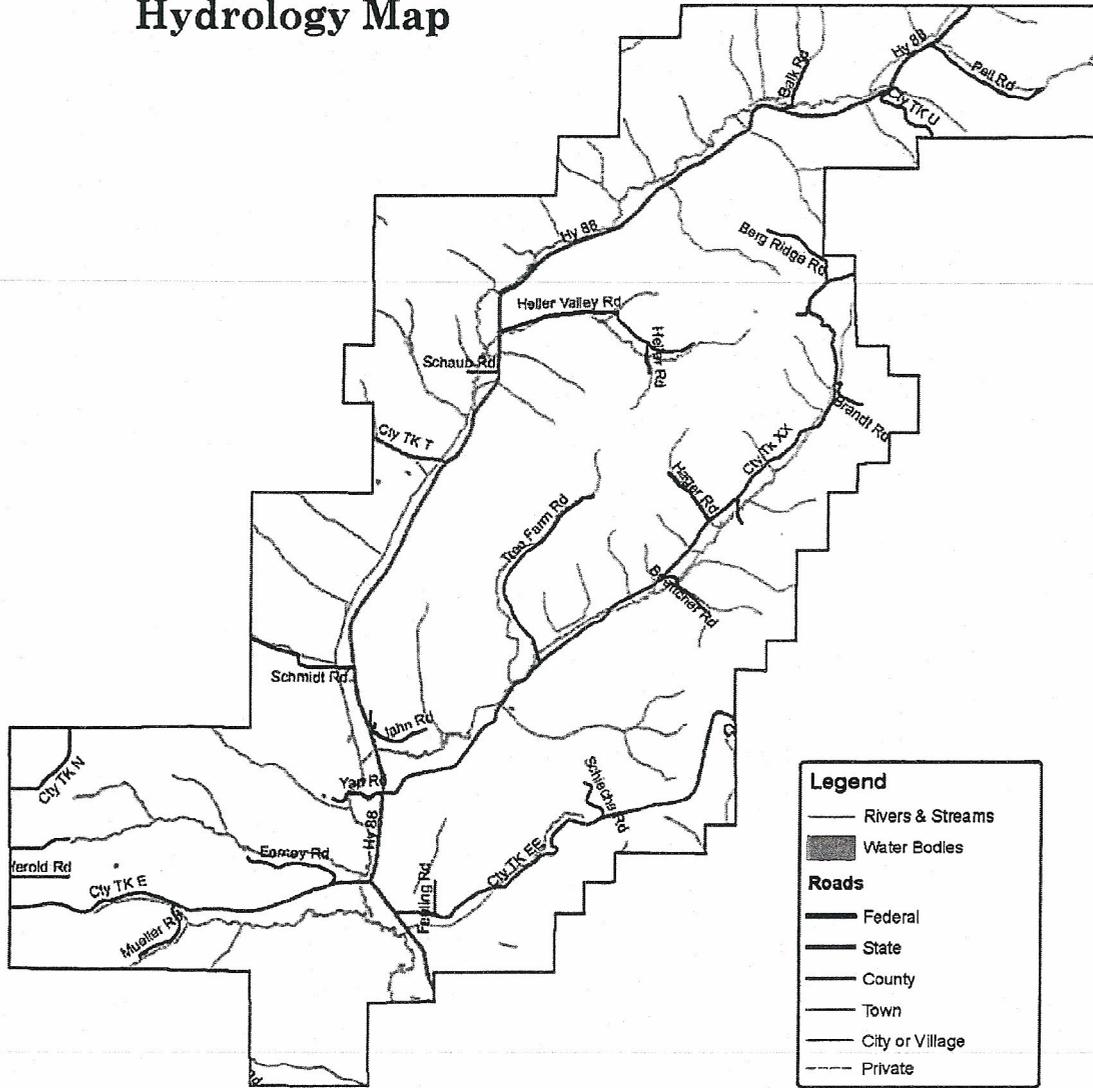
Prime Farmland

Map



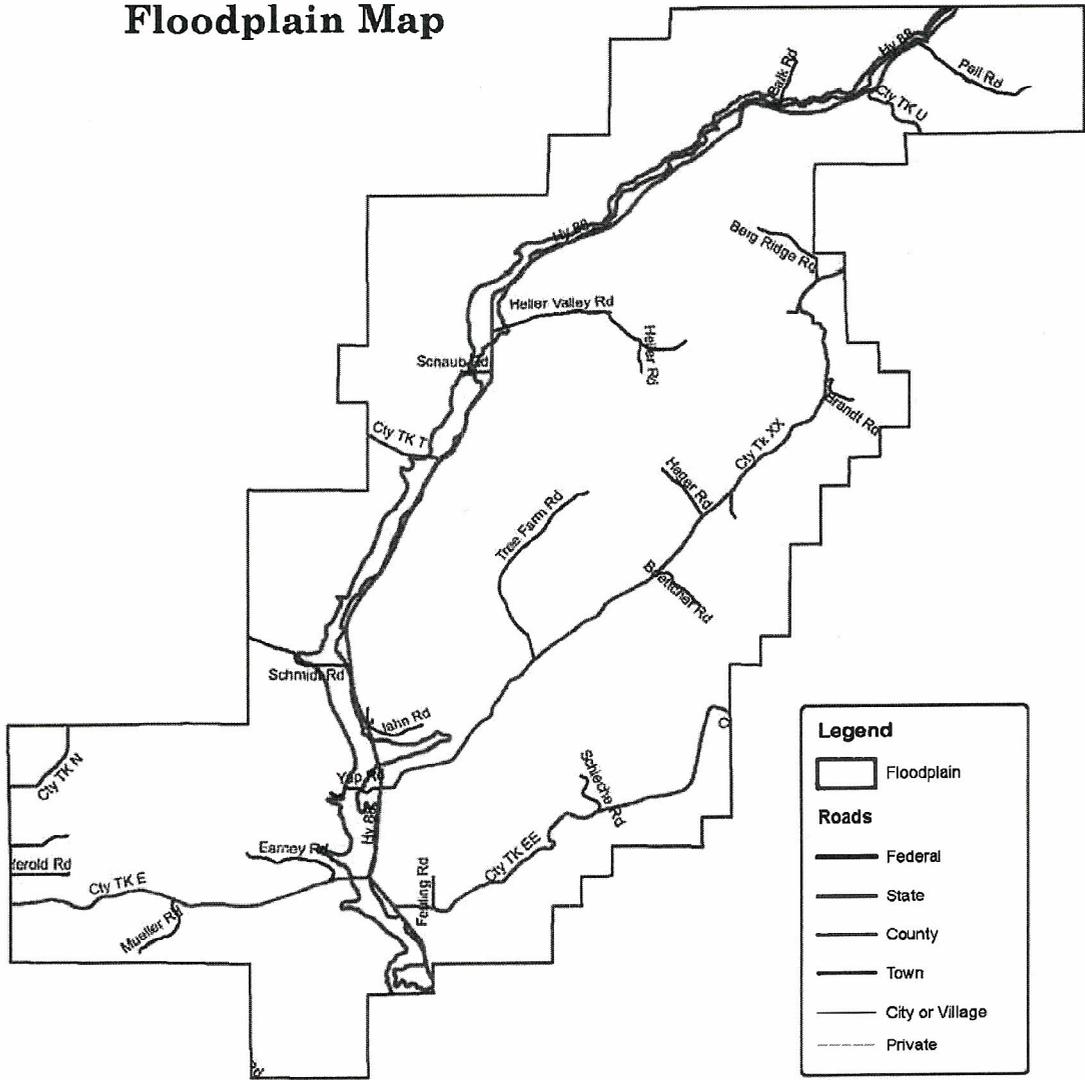
As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

Town of Lincoln Hydrology Map



As with all public information derived from various sources, this data may contain errors or omissions. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

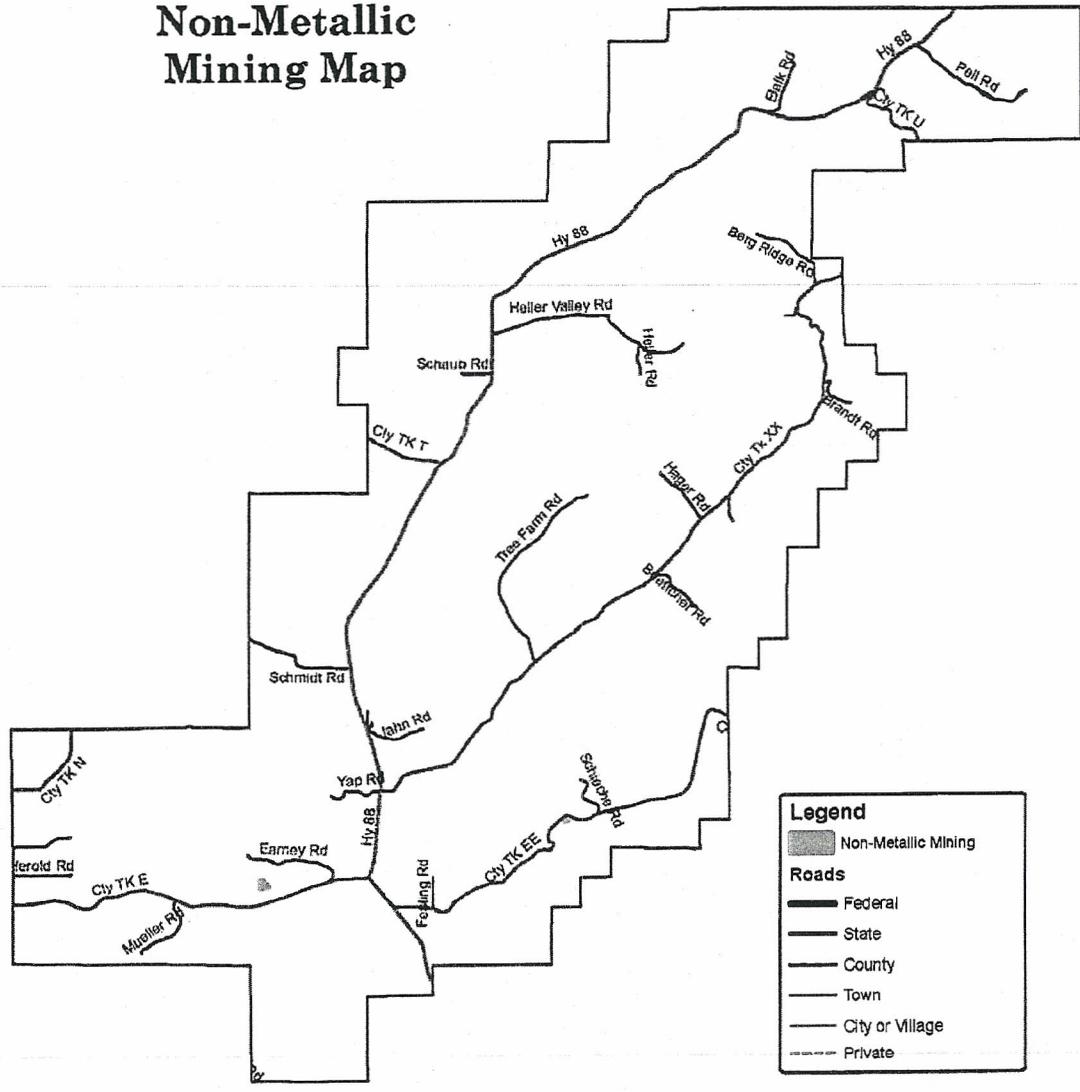
Town of Lincoln Floodplain Map



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

Town of Lincoln

Non-Metallic Mining Map



Legend

- Non-Metallic Mining
- Roads**
- Federal
- State
- County
- Town
- City or Village
- Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

ECONOMIC DEVELOPMENT ELEMENT:

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information was the Department of Workforce Development and citizens from the Town of Lincoln.

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in Town of Lincoln. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Arcadia, Mondovi, Osseo, Eau Claire, and Winona, MN. The Town of Lincoln and all of Buffalo County tends to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Arcadia (Ashley Furniture and Golden Plumb Chicken).

Town of Lincoln Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	167	
In Labor Force	122	73
Civilian Labor Force	122	73
Employed	122	73
Unemployed	0	0
Armed Forces	0	0
Not in Labor Force	45	27
Occupation		
Agriculture, Forestry, Fishing	34	28
Construction	11	9
Manufacturing	25	20
Transportation	16	13
Professional, management, etc.	5	4
Education, health care	10	8
All others	21	19
Class of Worker		
Private wage and salary	84	69
Government workers	10	8
Self-employed	3	3
Unpaid family	25	20

Commuting to Work:

Almost all employed residents of the Town of Lincoln, who do not work on their own farms, commute out of the Town to work. The vast majority work in Winona, MN but also Mondovi, Osseo, Whitehall, Arcadia and Eau Claire.

Town of Lincoln, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	71
Car, truck, van – carpooled	12
Public transportation	0
Walked	5
Other means	0
Worked at home	24
	Minutes
Mean travel time to work (minutes)	37

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one industry, La Crosse Milling (oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Town or Buffalo County.

Buffalo County Top 10 Employers – WI DWD

Company	Service	Size
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

Environmentally Contaminated Sites in the Town of Lincoln:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Lincoln. There were no contaminated sites in the Town of Lincoln identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Lincoln. There were no waste disposal sites in the registry located in the Town of Lincoln.

County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund

Regional Programs:

- Mississippi River Regional Planning Commission,; Economic Development Program, Revolving Loan Fund

State Programs:

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

Local Planning Effort:

The planning committee identified some characteristics of businesses that would be desirable and likely to attract to the Town of Lincoln. The list of these business characteristics is listed below.

Ideal characteristics of a desirable Town of Lincoln business

- Employs local people
- Does not need to convert farmland (approximately 98% of County is zoned for agriculture)
- Minimizes damage to the environment, ie: “green”
- Sustainable
- Wages can support a family
- Jobs that could make use of the skills of County residents
- Jobs that would attract Buffalo County college graduates (County could retain the brains)
- Positive influence to the community, perhaps attracting additional business
- Produces a minimum of waste for disposal

What kind of businesses do these characteristics bring to mind and what businesses are needed in Town of Lincoln

- Finished products/value added products, ie: forest products
- Tourism
- Ag value added businesses
- Hunting businesses
- Businesses like La Crosse Milling and Great River Milling that could use local products
- Home based businesses

Realizing that most of the economic growth for employment will come from outside of the Town of Lincoln, the following goals and actions will be put into place.

Current Businesses located in the Town of Lincoln:

- Taverns
- Landscaping
- Construction
- Dog Kennels and Training
- Logging
- Excavation Business
- Outfitters
- Cattle Hauling
- Taxidermist

Goals and Actions:

- Agricultural businesses have been the mainstay of the economy in the Town as well as Buffalo County. Continue to support traditional agricultural business development in the Town of Lincoln. These businesses include dairy, beef, and traditional crops (hay, corn and soybeans).
- Support business ventures into agricultural enterprises that are not traditional in the Town of Lincoln. These businesses include small fruit production, vegetable production, energy production, and others.
- Support home based businesses in the Town of Lincoln, including small office businesses, repair businesses, small value added agriculture businesses, etc. as regulated in the current zoning regulations.
- Support efforts to start a Buffalo County Economic Development Corporation and provide information resources to the organization to encourage small business development that meet the characteristics listed above.

INTERGOVERNMENTAL COOPERATION ELEMENT:

State and Federal Agencies:

Wisconsin Department of Transportation:

The Town of Lincoln participates, in cooperation with the Buffalo County Highway Department in the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Town of Lincoln has contact with FEMA following any natural disasters which affect the Town. The Town works in cooperation with the Buffalo County Emergency Planning when working with FEMA.

Buffalo County:

Cooperation between governmental units is a normal activity. Lincoln currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Lincoln maintains positive relationships with several Buffalo County Agencies. They consult and contract with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. The Town contracts with a private individual for snow plowing. They also cooperate with the Towns of Alma, Belvidere, and Gilmanton on snow plowing.

They work with Emergency Government to have emergency plans in place. The Town of Lincoln is also under County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and comprehensive plans.

The Town of Lincoln has been part of the Buffalo County Recycling program since the program began and cooperates with the Town of Waumandee including the Town of Waumandee appliance clean sweep program. The Town also cooperates and helps to fund Emergency Response and Fire Protection with the Towns of Waumandee and Montana.

Lincoln is also an active member of the Buffalo County Towns Association and meets with them quarterly.

School Districts:

The Town of Lincoln is served by the Alma, Cochrane-Fountain City and Gilmanton Public School Districts. The residents of the Town of Lincoln are very supportive of their schools.

Goals and Actions:

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. managed Forest Land and its effect on town tax base.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Initiate discussions with Buffalo County Law Enforcement of how Lincoln and neighboring towns can have a more consistent Law Enforcement presence. This may best be accomplished at a Buffalo County Towns Association meeting.
- Maintain the strong relationship with the Waumandee and Montana for Fire and EMS Services.
- Support County Efforts at economic development to improve the local economy and increase tax base.

LAND USE ELEMENT:

Existing Land Use and Zoning:

The Town of Lincoln is a rural town. Agriculture is by far the predominant industry. Table 2 displays the breakdown of property within the town.

Town of Lincoln Property Assessment – Buffalo County Treasurer (2010)

Property Classification	# of Parcels	Total Value	Total Acres
Residential	89	4,879,500	140
Commercial	3	141,200	4
Manufacturing	0	0	0
Agricultural	616	1,465,600	9,721
Undeveloped	218	699,800	1,013
Productive Forest Lands	105	4,177,300	1,396
Agricultural Forest Land	315	7,098,500	4,734
Woodland Tax Lands	304	15,492,300	6,567
Exempt Lands	24	0	34
Other	67	5,606,800	117
TOTALS	1741	24,068,700	23,727
Alma Public School	813	19,500,600	
Cochrane-Fountain City School	6	263,900	
Gilmanton Public School	159	4,304,200	
Chippewa Valley Technical College	972	23,804,800	
Western WI Tech College	6	263,900	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Lincoln. It will contain a description of the goals and objectives of the people in the Town as to how they would like to see change and development.

Existing Land Uses:

The Town of Lincoln is very rural. It is mainly agricultural and forest land with the major use being recreation. There is limited residential housing, with home owners mainly building on old farm sites. Most of the land is steep soils with very productive land in the valley and along the bluff tops. Currently, there are three locations that are zoned commercial with the remaining land being zoned agricultural. See map on page 36.

Topography:

The Town of Lincoln can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm, or is in the limited areas of wetland found in the town. There are about 500 acres of land that has potential for crop land, much of this is currently being managed as native prairies.

Commercial/Industrial:

Only three properties in the Town are not currently zoned agricultural. See future zoning map on page 37.

Population and Housing Densities:

Population Density 7.8 people per square mile Housing density 3.34 houses per square mile

Land Demand and Prices:

Land sales values in Buffalo County have increased in the past 10 years. Until the last few years, this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increased the demand for farmland sales to equal prices to forestland. Agricultural land sales in 2010 for Buffalo County were \$3,508 dollars per acre, the highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$3,718 per acre (2009 data) and forest land sales at \$3,453 per acre (2009 data). Both of these values were the highest reported in the North Central District. Most recently, land for frac sand mining has increased land prices above farmland prices. Not all land has suitable sand quality for frac sand mining.

Opportunities for Redevelopment:

The Town of Lincoln has had very limited development over history due to the Town's rural nature. No redevelopment opportunities were identified.

Land Use Projections:

The two major land uses in the Town of Lincoln are agriculture and recreation (hunting), both of these uses providing very little development pressure. There was no indication of commercial or industrial development due to the fact that the only state highway (State Highway 88) requires travel up and down steep dugways to the north and limited travel speeds in either direction because of the number of curves in the road to be accessible. Housing for residents has only increased by a two houses each year, with no sub-developments currently or planned. This is due to longer commutes to local jobs in Arcadia, La Crosse and Winona, MN and that building in Towns and Cities closer to these areas is lower cost. One factor in building cost is that a private well on a bluff top will cost about \$25,000 currently. If currently home building trends continue (as assumed by the planning committee) about 2 houses would be built each year or about 40 in 20 years. Forty houses at about 5 acres per house, an additional 200 acres would be used by homes. Interest in non-metallic mining in the town may reduce this at least in the next ten years.

Managed Forest Land:

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Lincoln has 6,567 acres of forest land enrolled in the MFL program this accounts for about half of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

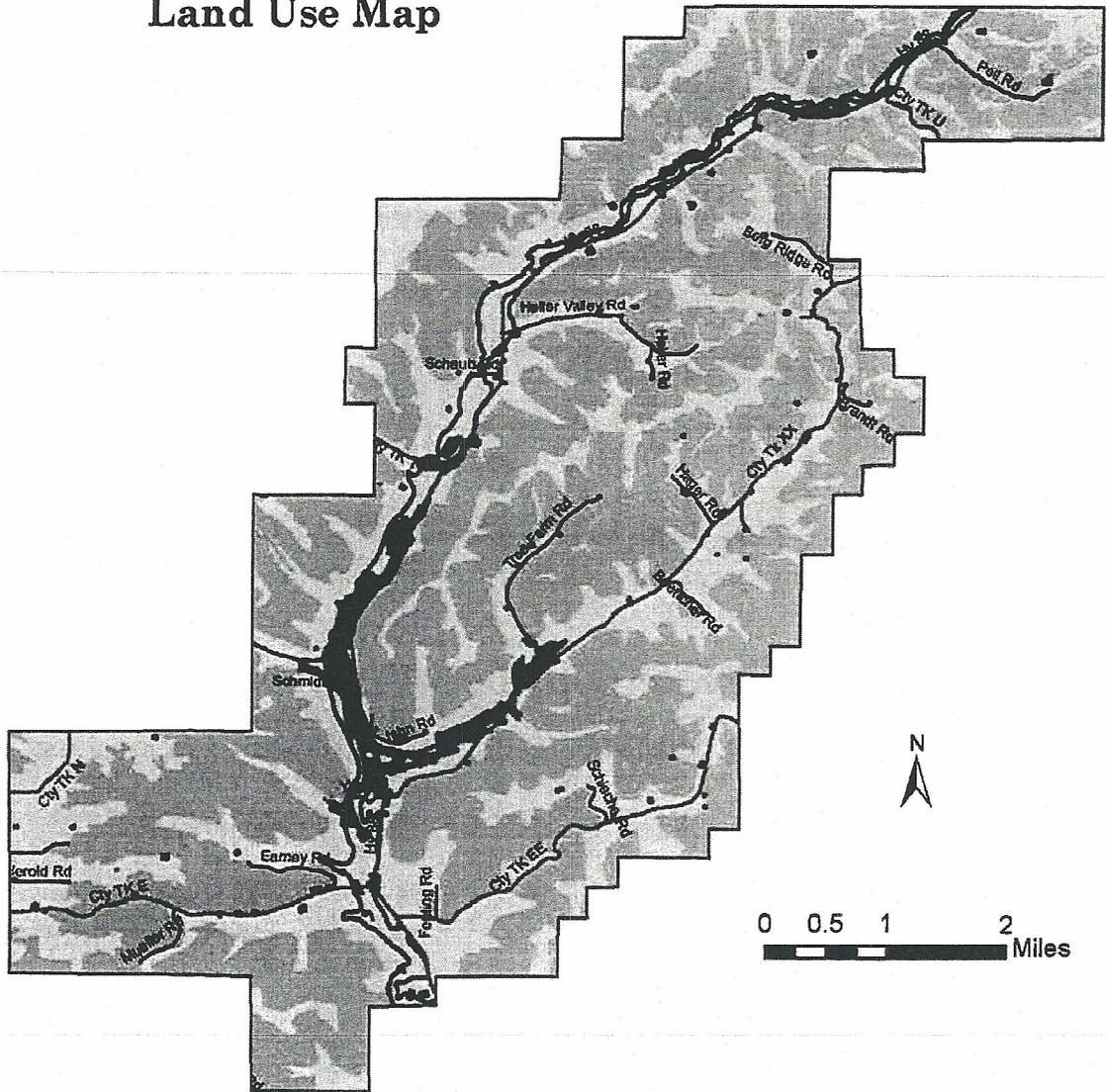
Current Zoning:

Currently, all Towns in Buffalo County are under the county zoning rules. Lincoln desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or any other land use area, but they are in favor of farm residents entering into the Agricultural Enterprise Area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as land conservancy organization.

Goals and Actions:

- Lincoln is currently not interested in putting any programs in place to protect farmland from housing or other kinds of development. They will revisit the possibility of Farmland Protection in 2016 at their annual Town meeting.
- Maintain current relationship with Buffalo County Zoning, but does not support more restrictive zoning laws for agriculture, housing, or business development.
- Lincoln would like the MFL program to be reevaluated. The Town board will work with the Buffalo County Board, the Towns Association and their local legislators to have a change made in how woodland is taxed. The board will report annually to the Town residents at their annual meeting of steps taken and progress to date.
- The planning committee indicated that the Town had many building sites for individual family dwellings that would have very limited impact on agricultural production. These areas were on field boarder, fence rows, etc. See map on page 37.
- The Town of Lincoln supports any group(s) of farmers that are interested in participating in the Wisconsin Agriculture Enterprise Areas.
- The Town of Lincoln Board will monitor the sales of recreation land. They believe that sales have reached their peak because retired people are moving back to their properties and land is being kept in the family again.

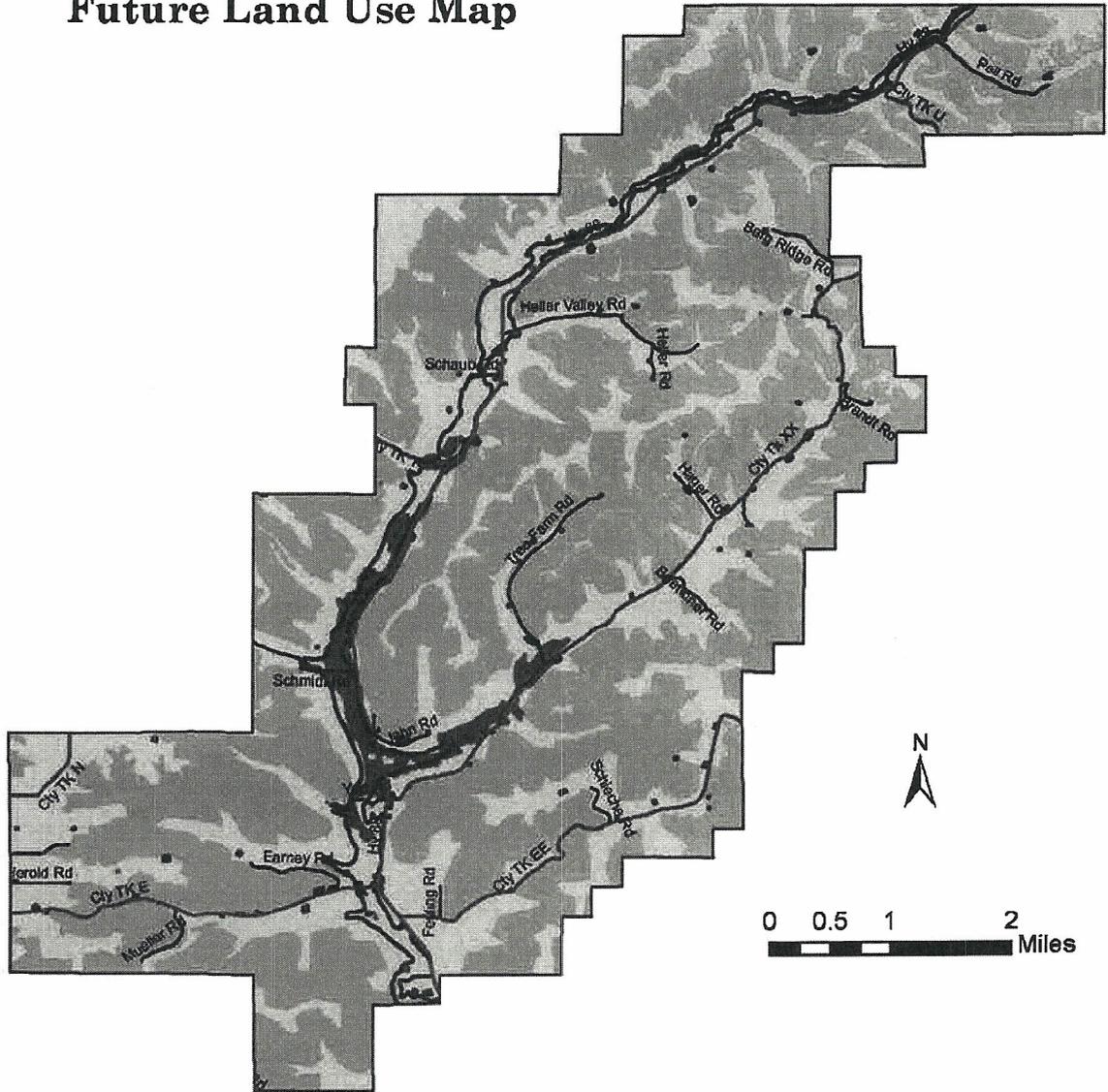
Town of Lincoln Land Use Map



Legend				
Roads				
— Federal	— Village	■ Emergent/wet meadow	■ Scrub/shrub	■ Forest
— State	— Private	■ Filled/draind wetland	■ Upland	
— County	■ FEMA Floodplains	■ Flats/unvegetated wet soil	Land Use	
— Town	Wetland	■ Forested	■ Residential	
— City	■ Aquatic bed	■ Open water	■ Agriculture	

As with all public information derived from various sources, the data may contain errors or faults. Therefore, Duffin County does not provide any warranty, express or implied, as to the accuracy of the data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Duffin County Information Services Director be advised of the particular so the data can be examined and corrected. This map is not a substitute for an accurate field survey.

Town of Lincoln Future Land Use Map



Legend		Land Use	
Federal	Village	Emergent wet meadow	Scrub/shrub
State	Private	Filled/draind wetland	Upland
County	FEMA Floodplains	Flats/unvegetated wet soil	Forested
Town	Wetland	Forested	Residential
City	Aquatic bed	Open water	Agriculture

As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

IMPLEMENTATION ELEMENT:

Goals and Actions in Implementing Plan:

- The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town of Lincoln Board and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
- The plan will be updated at least every ten years.
- The implementation of the plan will be the responsibility of the Town Board of Lincoln, Buffalo County Zoning and the Buffalo County Board of Supervisors.
- The Town Board of Lincoln will work together with other Towns and Buffalo County to implement other portions of the plan.