



# Future Land Use Strategy


The following land use strategy is the result of the Town of Riverview making the necessary updates from its initial plan in 2001 to ensure that the comprehensive plan will effectively guide the town's future land use planning efforts. The land use classifications depicted on the Future Land Use Plan map reveal a strategy for type, location, and development for future growth and preservation in the Town of Riverview over the next 20 years.

- **SINGLE FAMILY RESIDENTIAL**
- Shoreland residential, lands adjacent to town water bodies, should be considered for infill development only to the extent of the water body's ability to accommodate additional shoreline growth. Refer to Oconto County's lake classification materials for more information to determine if infill development is suitable.
  - Second tier residential includes housing that develops around water bodies and areas within forested lands. The second tier housing is primarily single-family homes and includes seasonal homes and cottages. Future residential development should mesh with the character of existing adjacent developments. Adequate buffers would be preferred between the residential and non-residential uses.

- **MIXED RESIDENTIAL**
- Residential developments that could develop within existing open spaces or forested settings while maintaining the rural nature of these lands.
  - Single-family homes are preferred, while limited multi-family dwellings may be considered. The suggested locations for multi-family residential are areas adjacent to, or in proximity to, commercial areas. Buffers should be applied between residential and non-residential uses.
  - In the majority of cases, it is the town's intent to protect existing unique natural areas. If development is approved, however, it must complement the surrounding environment.

- **COMMERCIAL / LIGHT INDUSTRIAL**
- Neighborhood commercial development is targeted along STH 32 and at the intersection of STH 32 and Tar Dam Road, addressing the needs of the town residents and capitalizing on high traffic volumes, good visibility, and access on a major state highway.
  - Commercial businesses are the preferred use immediately adjacent to STH 32, while a mixture of commercial and light industrial is encouraged beyond the first level of commercial development. Commercial development adjacent to the highway is encouraged to consider rear parking along with the use of natural buffers between uses.
  - In addition to existing commercial uses (e.g., taverns, restaurants, etc.) scattered throughout the town, suggested developments along STH 32 include tourist and community businesses such as a grocery store, restaurant, recreation rental shop, etc.
  - Consider commercial and light industrial development standards including signage, landscaping, lighting, parking and access standards that fit a northwoods look.
  - Monitor the capacities of the infrastructure and community services that accommodate new developments and weigh the future costs to benefits. More intensive commercial or industrial businesses should be directed to adjacent communities that currently have adequate infrastructure and services.


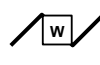
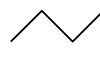
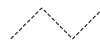




- **GOVERNMENTAL / INSTITUTIONAL**
- The Riverview Community Building and the Crooked Lake Community Center are the governmental facilities illustrated on the Future Land Use Plan map.

- **PARK AND RECREATION**
- The Future Land Use Plan map shows the existing recreational trails and other recreational facilities within the town.
  - Consider a trail head in the area where the trail meets the planned commercial/light industrial area at Tar Dam Road.
  - Work with stakeholders to maintain the Mountain Fire Lookout Tower as a functional tourist attraction.
  - With the Nicolet State Trail being utilized by many motorized vehicles, and the trail's terrain being rough and soft in areas, the town may want to consider more trails that would be limited to non-motorized uses such as biking and hiking in order to enhance the recreational opportunities within the town.

- **OPEN SPACE / FOREST / AGRICULTURE**
- These privately owned lands are envisioned to continue as open spaces and fallow fields, forestry, and productive agriculture. Low density residential uses are preferred should any future development be approved in these areas of the town. Future residential developments and infill are encouraged in the residential classifications, as depicted on the Future Land Use Plan map.

- **UNIQUE NATURAL AREAS**
- In the majority of cases, this overlay category is intended to protect the town's unique natural areas (e.g., wetlands, floodplains, and shoreland areas). Therefore, in the event that development is approved, it must complement the surrounding environment.

## Base Map Features

-  State Highway
-  County Highway
-  Local Road
-  Forest Road
-  Existing Development
-  Surface Water
-  County Land
-  Nicolet National Forest

## Future Land Needs

The estimated amount of acreage needed every five (5) years through the year 2040 for potential future development within the Town of Riverview is illustrated in the following chart.

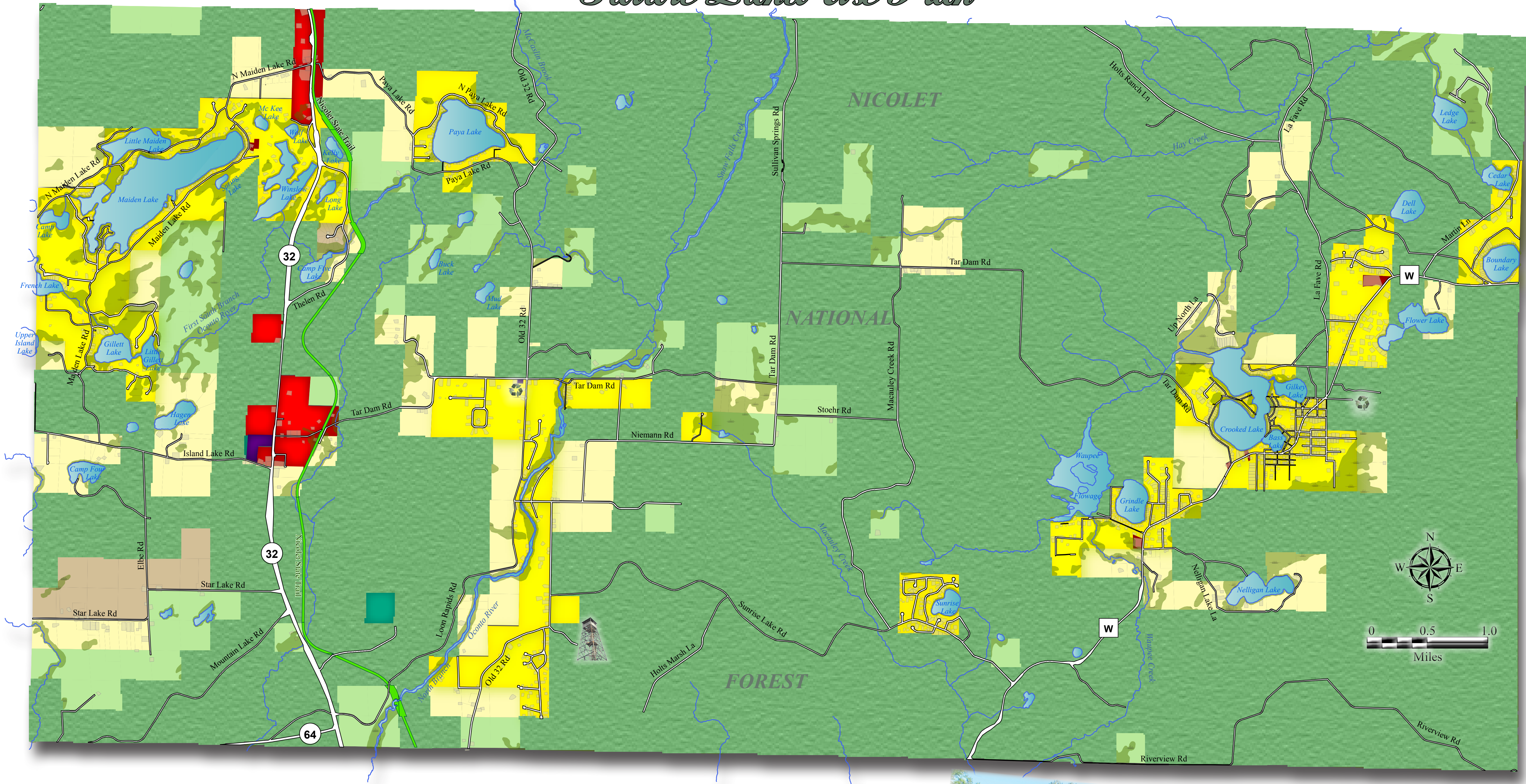
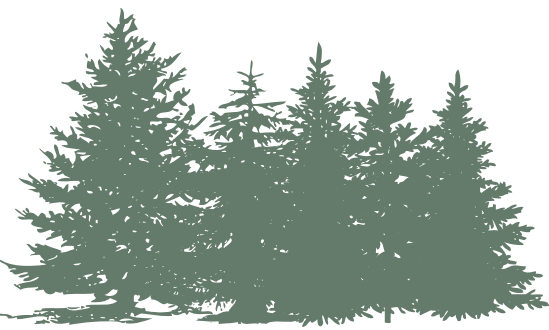
- Future residential development was projected utilizing 2013 WDOA Household Projections at an average of two (2) acres per development. Commercial and industrial projections were developed based on existing residential development ratios.
- The majority of existing agricultural land in the town is envisioned to be preserved. As a result, the conversion of agricultural lands to non-farm uses in the Town of Riverview is likely to be minimal over the 20-year planning period.

YEAR	RESIDENTIAL		COMMERCIAL		INDUSTRIAL	
	ACRES	TOTAL	ACRES	TOTAL	ACRES	TOTAL
2020	54.0	54.0	1.9	1.9	0.7	0.7
2025	44.0	98.0	1.6	3.5	0.6	1.3
2030	38.0	136.0	1.4	4.9	0.5	1.8
2035	14.0	150.0	0.5	5.4	0.2	2.0
2040*	-	150.0	-	5.4	-	2.0

\* Note: As identified in the Household Forecast table of the "Housing" section of this plan, the town is not projected to experience any new household growth between the years of 2035 and 2040. As a result, it is estimated that no additional town lands would be needed for new development.

Source: Bay-Lake Regional Planning Commission, 2016.

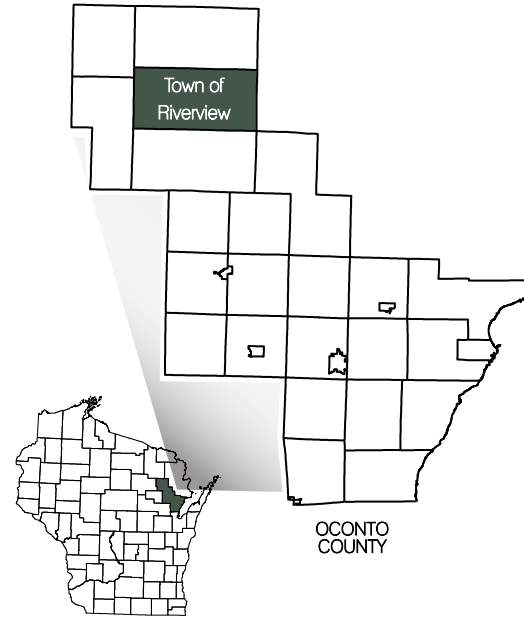
# Town of Riverview Future Land Use Plan



## Action Plan

The following actions are intended to be used as a general guide by local elected officials, the Town Plan Commission, or other entities assigned by the Town Board, to implement the goals and objectives found within the Town of Riverview 20-Year Comprehensive Plan.

- Administer the comprehensive plan's strategies/recommendations and monitor/update the statistical projections within the comprehensive plan. Conduct a minor update of plan's components every 3-to-5 years and a complete update of the plan every 10 years.
- Work with Oconto County to ensure the county's Zoning Ordinance can properly implement the Town of Riverview 20-Year Comprehensive Plan.
- Consider the development of a code of ordinances consisting of existing town ordinances and additional ordinances recommended in the plan.
- Discuss the town's intentions regarding future commercial and industrial development with the Oconto County Economic Development Corporation (OCEDC).



Prepared by:



Adopted: July 12, 2016

