



TOWN OF WASHINGTON COMPREHENSIVE PLAN

2018 - 2038

*Prepared by the Town of Washington Plan Commission
with assistance from the
Eau Claire County Department of Planning and Development*

February 2018

TOWN BOARD

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TOWN OF WASHINGTON PLAN COMMISSION
Eau Claire County, Wisconsin

RESOLUTION PC 2018-01-10

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF WASHINGTON PLAN COMMISSION

WHEREAS, the Town Board of the Town of Washington established a Plan Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Washington; and

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Town of Washington Plan Commission; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Town of Washington Plan Commission has reviewed the recommended Comprehensive Plan at a regular monthly meeting; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Eau Claire County were given a 30-day review and comment period prior to the public hearing, which will be conducted by the Town Board for the Comprehensive Plan; and

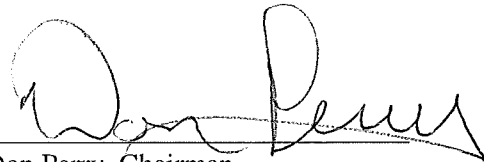
WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, official mapping (s 62.23 (6)), local subdivision regulations (s 236.45 or 236.46), county zoning ordinances (s 62.23 (7)), town zoning ordinances (s 60.61, 60.62, 60.23 (7)), zoning of shore lands or wetlands in shore lands under (s 59.692, 61.351, or 62.231), and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Town of Washington; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

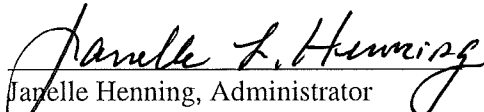
NOW, THEREFORE BE IT RESOLVED, the Town of Washington Plan Commission that the recommended Comprehensive Plan is hereby adopted as a part of the Town of Washington Comprehensive Plan pursuant to s 60.62 (4), s 61.35 and s 62.23, Wis. Stats. And that the Plan Commission recommends said Comprehensive Plan to the Town Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Dated this 10th of January, 2018



Don Perry, Chairman
Town of Washington Plan Commission

ATTEST:


Janelle Henning, Administrator
Town of Washington

TOWN OF WASHINGTON

ORDINANCE 2018-02-15

THE TOWN BOARD OF THE TOWN OF WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1: Pursuant to section 60.22(3) of the Wisconsin Statutes, the Town of Washington, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001 (1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2: The Town Board of the Town of Washington, Eau Claire 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 the Wisconsin Statutes.

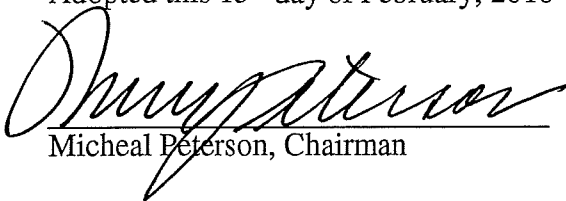
Section 3: The Plan Commission of the Town of Washington, by majority vote of the board recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Washington, Eau Claire County, Wisconsin Comprehensive Plan 2009-2030," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

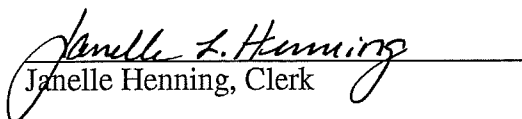
Section 5: The Town Board of the Town of Washington, Wisconsin does, by enactment of this ordinance, formally adopts the document entitled, "Town of Washington, Eau Claire County, Wisconsin Comprehensive Plan 2017-2037," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6: This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and [publication/posting] as required by law.

Adopted this 15th day of February, 2018


Micheal Peterson, Chairman

Attest:


Janelle Henning, Clerk

(Published/Posted):

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EXECUTIVE SUMMARY

In March, 2016, the Town of Washington Board appointed a seven member Plan Commission to assist in the revision of the 2009-2030 Town of Washington Comprehensive Plan. Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The Town requested the assistance of Eau Claire County Planning and Development to facilitate the creation of this plan update.

The Town of Washington had previously adopted a land use plan in year 2000, which contained some policies to guide land use development, but did not comply with all requirements of State Statute 66.1001.

This plan is a tool to guide and manage land use and development in the Town of Washington. It, documents the important issues of concern identified by Town residents, sets forth goals, objectives, policies, and actions to be pursued by the Town in the coming years, and contains an extensive background report including recent demographic and community data. The plan covers all nine topics mandated by Wisconsin State Statute 66.1001 while also reflecting local needs and concerns. This plan looks forward 20 years to 2037, but it should be reviewed annually and fully updated at least every ten years.

Over the course of a year and a half, the Plan Commission met over 12 times with County staff, and held two public open houses to solicit public input. Residents were consulted in the development of this plan through public meetings, a community survey, and a formal public hearing held prior to adoption of the plan. All Plan Commission meetings were noticed and open to public attendance and comment. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

Reinforce the rural character of the Town by ...

- Directing new non-farm residential development to appropriate areas designated for Rural Residential and Rural Transition land uses
- Protecting and conserving sensitive natural resources
- Minimizing land use conflicts between incompatible uses through zoning and site design principles such as conservation subdivision design
- Preserving productive agricultural and forestry land

An important issue facing the Town is the joint planning for land uses within the City of Eau Claire's and City of Altoona's extraterritorial plat review areas. The extraterritorial plat review area is the area within three miles of Eau Claire's corporate limits and within 1.5 miles of Altoona's corporate limits. The cities exercise subdivision review authority under State law to regulate the creation of new parcels through platting, or certified survey map, and ensure that land uses are compatible with the cities' comprehensive plans (Refer to Map 1 in Appendix E). Both the City of Eau Claire and Altoona maintain extraterritorial plat review area policies which limit development to one home per two to ten acres, including additional policies for public services, lot and road layout.

In 2010, an Intergovernmental Agreement (IGA) between the City of Eau Claire and adjacent townships, including, the Town of Washington, was approved. The IGA provides policy guidance for development proposals, including rezonings and subdivision plats. The Town desires to continue open, honest dialogue with the City of Eau Claire to ensure a fair, equitable, and mutually-acceptable and beneficial relationship to understand, respect, and promote the mutual

interests of each municipality for the common good of the community.

Plan Organization

This Plan is organized into five chapters:

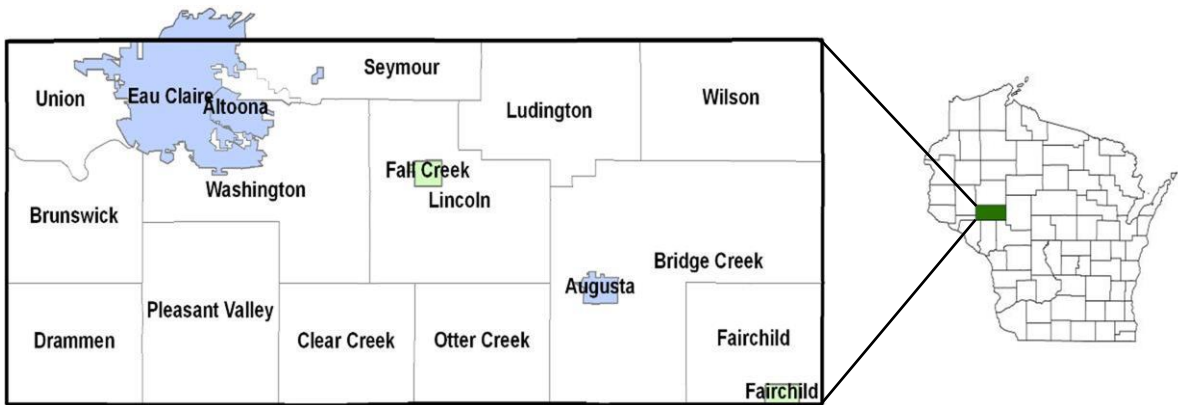
- ◆ **Chapter 1: Introduction** – describes the Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this Plan.
- ◆ **Chapter 2: Vision, Goals, Objectives, & Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- ◆ **Chapter 3: Future Land Use** – provides a summary of the future land use plan for the Town of Washington.
- ◆ **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapters 2 & 3.
- ◆ **Chapter 5: Existing Conditions** - summarizes demographic and land use data and county, regional, or state planning efforts which may include or affect the Town (as required by Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Washington.

1 INTRODUCTION

1.1 REGIONAL CONTEXT

The Town of Washington is located in west-central Wisconsin (Eau Claire County), bordered on its west by the Town of Brunswick (pop. 1,871) and to its east by the Town of Lincoln (pop. 1,146). The northern border is shared with three municipalities: City of Eau Claire (pop. 68,339), the City of Altoona (pop. 7,420), and the Town of Seymour (pop. 3,330). On its southern border are the towns of Pleasant Valley (pop. 3,268) and Clear Creek (pop. 843). The Town is about 32,638 acres (51.0 sq. mi.) in size with predominant land uses being agricultural, residential, and transportation-related. In 2017, the population of the Town was estimated to be 7,320.

Figure 1.1: Eau Claire Communities



The population density of Washington is significantly higher than the average Wisconsin Town, due largely to its close proximity and desirability as a bedroom community to the cities of Eau Claire and Altoona. The population density of the Town is estimated to be approximately 133.9 persons per sq. mi.¹, higher than the density of the neighboring Towns. The Town’s population density is only slightly lower than the average population density of Eau Claire County (155.3 persons per sq. mi.).

Established in 1856, Eau Claire County is bordered on the west by Pepin & Dunn Counties, on the south by Buffalo, Trempealeau, & Jackson Counties, on the east by Clark County, and on the north by Chippewa County. The county is approximately 408,320 acres, or 638 square miles. The population in 2016 was 102,965. Thirteen towns, two villages, and three cities make up the county. Eau Claire (pop. 68,339), located in the northwest part of the county, is the largest city and is the county seat. Current major industries are in health care/social assistance and retail trade.

¹ Density calculations for Wisconsin communities are based on 2014 data, using the latest available WI DNR Geospatial data for town, village and city areas, and corresponding WI DOA 2004 population estimates.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the Town of Washington engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- ✓ Official mapping established or amended under s. 62.23 (6)
- ✓ Local subdivision regulations under s. 236.45 or 236.46
- ✓ County zoning ordinances enacted or amended under s. 62.23 (7)
- ✓ Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- ✓ Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

Wisconsin Smart Growth Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|---|----------------------------------|
| 1. Issues and opportunities | 6. Economic Development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities and Community Facilities | 9. Implementation |
| 5. Agricultural, Natural & Cultural Resources | |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for the Town of Washington

This planning document is intended to be a dynamic, “living” guide for the future growth and development of the Town of Washington. It serves the following purposes:

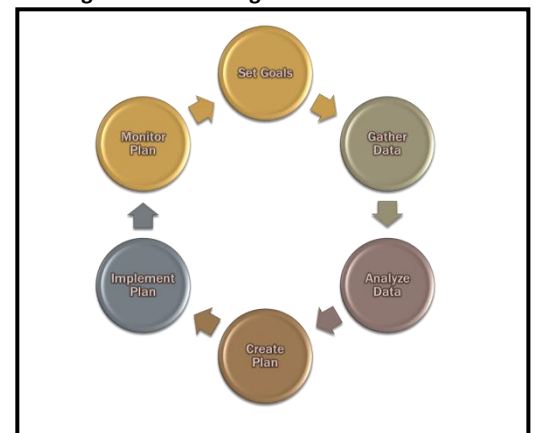
- ✓ The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- ✓ It provides a means of measuring progress for existing and future Town leaders.
- ✓ It clearly defines areas appropriate for development, redevelopment, and preservation.
- ✓ It identifies opportunities to update and strengthen the Town of Washington’s land use implementation tools.
- ✓ It provides supporting documentation for Town policies and regulations as well as grant funding requests for public & private projects.

The plan provides guidance and direction to assist in the evaluation of land use-related requests and the provision of design recommendations for various types of development. It establishes a standard by which all land use decisions in the Town of Washington should be based. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to efficiently provide services and infrastructure, and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

In 2016, the Town of Washington, requested the assistance of the Eau Claire County Planning & Development Department to complete a Comprehensive Plan update complying with Wisconsin’s “Smart Growth” requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. The key components of the public participation plan are outlined below:

Figure 1.2: Planning Model



1. **Kick-off Meeting (March 2016):** This meeting was attended by the Town’s 7-member Plan Commission and included an overview of the planning process and a summary of the public participation process. In addition, officials from non-participating communities and the public were invited to attend the meeting.

- 2. Plan Commission Meetings (April 2016 thru September 2017):** Thirteen commission meetings were held to review the existing plan and make updates, as needed, to reflect existing conditions and to adjust goals, objectives, policies, and the future land use plan to reflect the communities desires. The meetings focused on the development of plans, policies, programs and land use alternatives to implement the community defined vision. (Refer to Chapters 2 & 3)
- 3. Community Survey (June/July 2016):** With input from the Plan Commission, a community survey was developed and sent to all households within the Town. The purpose of the survey was to gauge the opinions of residents about the various development issues identified during the existing conditions analysis and the previous comprehensive plan process. Results from the survey are incorporated into the comprehensive plan update (Refer to Appendix A).
- 4. Public Open Houses (September 2016 and October 2017):** Led by County staff, two public open houses were conducted at the Town Hall to facilitate input on draft components of the comprehensive plan. Comments received at these meetings were presented to the Plan Commission and incorporated into the plan.
- 5. Meetings with Cities of Eau Claire and Altoona (October 2017):** A discussion of proposed changes to the Town's Future Land Use Map was held with the City of Eau Claire and City of Altoona. Input and feedback received was considered by the Plan Commission.
- 6. Public Hearing and Final Adoption (February 2018):** A public hearing on the proposed Comprehensive Plan, and a recommendation and adoption by the Town. Information on the Plan's adoption procedures is detailed in Chapter 4.
- 7. Website:** Throughout the planning process, the Town maintained a publicly accessible website that published meeting notices and draft planning documents for public review. The web site also included a link to submit public comments.
- 8. Meeting Notices:** The County & Town staff posted meeting notices in a timely manner at accessible locations.

1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan generally includes all lands within the legal boundaries of the Town (Refer to Map 1 in Appendix A).

1.5 COMMUNITY ASSETS & LIABILITIES

At the first project meeting the Plan Commission held initial discussions regarding those aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (ASSETS) and those things the community wishes to minimize or change (LIABILITIES). Additional issues and opportunities are discussed in Chapter 2.

Assets: Things you like about the Town that you would continue, enhance, or replicate.

Liabilities: Things you do not like about the Town that should be reduced, changed, or avoided.

ASSETS	LIABILITIES
Town Hall	City encroachment
Rolling topography and scenery	Loss and fragmentation of farmland
Loves Creek Park	Rising demand for services
Commercial development potential	Old landfill/ industrial landfill
Loves Creek Class 1 Trout Stream	Extraterritorial issues
Eau Claire River/Lake Altoona	WRR Contamination
Lake Altoona County Park	
Cemetery	
Apple Orchards	
Kurt & JD Manufacturing	
Commercial Development on corner of Mayer & IZ	
Commercial Development potential on IZ	
Commercial Corridor 93	
The Priory	
Equity livestock	
Otter Creek	
Bike Trail along 93	
County Forest	
Town Ballfield	

2 VISION, GOALS, OBJECTIVES, & POLICIES

A vision statement identifies where an organization (the Town of Washington) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The statement, written in present tense, describes an ideal future condition that the Town strives to achieve.

VISION STATEMENT

The Town of Washington is a safe, active, and diverse community with farming roots and a strong commitment to high quality of life for all residents. The Town includes a mix of urban, rural, and recreational areas in a setting of great natural beauty. The desire for quality development is carefully balanced with the need to protect and conserve natural features, including watersheds.

General Goals

Each section of this chapter contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, will guide actions the Town of Washington makes in the future. If there is a question regarding a land use decision, not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the Vision statement and the general goals. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Town

of Washington. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Town of Washington, a sustainable future will create conditions that:

- ✓ **Protect and improve the health, safety, and welfare of residents in the Town of Washington.**
- ✓ **Preserve and enhance the quality of life for the residents of the Town of Washington.**
- ✓ **Protect and reinforce the community character of the Town of Washington.**

A Sustainable Community Framework



Each element of the comprehensive plan contains goals, objectives, policies, & actions developed during the planning process based on the information contained in Appendix A, *Existing Conditions*. This section defines goals, objectives, policies, and actions as follows:

- ❖ **Goal:** A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.
- ❖ **Objective:** An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.
- ❖ **Policy:** A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are mandatory aspects of the implementation of the Town of Washington Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues or Opportunities Raised During the Planning Process

Plan Commission members felt that the WIDOA housing projections presented in Section 5.2 were realistic, but that annexation and extraterritorial jurisdiction would play a major role in housing development in the Town. Members noticed that the majority of development is currently occurring on large lots with homes in the range of \$300,000 - \$400,000, and that there are few affordable housing options in the Town, but with the proximity to the City of Eau Claire not much demand either.



With new housing development, committee members felt that maintaining prime agricultural land and a rural atmosphere would continue to be important. There was also interest in encouraging more conservation subdivisions in lieu of conventional designs.

2.1.2 Goals, Objectives & Policies

GOAL 1

Plan for safe, affordable housing to meet existing and forecasted housing demands

Objectives:

1. Throughout Eau Claire County, plan for a range of housing that meets the needs of residents of various income, age, and health status.
2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.

Policies:

1. The Town encourages the development of affordable single-family housing, which may be accomplished by promoting and encouraging smaller lot sizes and conservation/cluster subdivisions, where appropriate.
2. The Town encourages development of multi-family apartment buildings, senior housing, and special needs facilities within the Town in appropriate locations in proximity to the City of Eau Claire and Altoona. These types of housing development should be located where residents can safely walk or bike to community services and neighborhood retail and service establishments.
3. The Town supports Eau Claire County’s Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions. The Town supports improvements to existing residences that will allow elderly or special needs citizens to remain within their residence, provided improvements meet building code requirements.
4. The Town supports programs that maintain or rehabilitate the local housing stock. The Town encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
5. The Town discourages the use of properties for the accumulation of “junk” materials and supports enforcement of the County’s Zoning Ordinance to address zoning violations.

“Junk” – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

GOAL 2 **Plan for housing types and densities that reinforce the rural character of the Town**

Objectives:

1. Retain single-family residences and farm-based residences as the preferred types of housing in the Town of Washington.
2. Emphasize control of residential density and site design rather than lot size alone.
3. Manage residential development to prevent land use conflicts between farms and non-farm residences.

Policies:

1. The Town encourages clustered residential subdivisions that will prevent or minimize conversion of agricultural or open space land. Incentives may be considered by the Town for developments that use this technique.

According to the *Community Survey*, 76% of respondents felt that single-family homes on 1.5 acre lots in subdivisions should be allowed (Refer to Appendix A)

Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.

2. The Town encourages the development of existing platted and improved subdivisions before approving new residential subdivisions.
3. The Town encourages higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.
4. In conjunction with Eau Claire County, the Town will maintain site and design guidelines for new residences that aim to reinforce the rural character of the Town by minimizing land use conflicts with agricultural operations, the conversion of productive agricultural land, and the disruption of environmentally sensitive areas. (Refer to Section 2.8)

2.2 TRANSPORTATION

2.2.1 Issues or Opportunities Raised During the Planning Process

According to the 2016 Community Survey, 84.7% of respondents feel that the roads and highways in the Town adequately meet the needs of citizens and businesses. Given the high cost of road maintenance, it is difficult to fund other transportation improvements, including the extension of the highway 93 bicycle trail into other portions of the Town. However, the majority of survey respondents do not appear willing to pay more taxes to improve and upgrade Town roads.



Eau Claire County has received a WisDOT Transportation Alternatives Program (TAP) grant to develop a County-wide bicycle-pedestrian plan with the assistance of the West Central Wisconsin Regional Planning Commission (WCWRPC). This plan, which will coordinate with Dunn and Chippewa Counties, will provide a guide to improving and extending bicycle and pedestrian trails and facilities in the Town of Washington.

2.2.2 Goals, Objectives & Policies

GOAL 1

Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, area businesses, and emergency vehicles

Objectives:

1. Maintain the Town’s transportation network at a level of service desired by Town residents and businesses.
2. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of Town roads.
3. Coordinate major transportation projects with land development, neighboring communities, Eau Claire County, and the WisDOT.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – The Town will collaborate with Eau Claire County and urban municipalities in the region to provide transportation services for disabled & elderly residents.
2. Incorporation of Pedestrian & Bicycle Planning – The Town will provide input on any bicycle routes or trails proposed through the Town by Eau Claire County, WIDNR, or local organizations. Bicycle and pedestrian trails within developments shall be designed to connect to any adjacent developments, as well as existing or planned pedestrian or bicycle facilities.
3. Protection of Town Roads – The Town encourages traffic patterns that do not increase traffic on Town roads unnecessarily, and may require intergovernmental agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements. The Town may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the Town may designate weight restrictions and truck routes, to protect local roads.
4. New Roads & Driveways – The Town supports the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development. New roads shall be built according to Town standards and inspected before accepting for dedication. In conjunction with Eau Claire County, the Town will maintain site and design requirements for new roads and driveways that aim to reinforce the rural character of the Town and safe transportation facilities. (Refer to Section 2.8)
5. Maintain Condition Standards for Town Roadways – The Town will strive to maintain an average PASER rating of 7 for all Town Roads, and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans.

<p>“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.</p>
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6. Coordination of Improvements to State and County Highways – Keep informed of WisDOT and Eau Claire County’s efforts to maintain and improve State and County highways, and provide local input as requested. The Town will coordinate improvements to adjacent local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The Town will work with the cities of Altoona and Eau Claire and the towns of Brunswick, Clear Creek, Lincoln, Pleasant Valley, and Seymour to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.

GOAL 2

Be prepared to address other transportation modes required by Wisconsin's Comprehensive Planning law

Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the Town at this time, including bus, park and ride, bicycle, rail, air, and other alternatives to private vehicles.

Policies:

1. Future Cooperation and Planning – The Town will actively participate in any planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives involve the Town in the future.

2.3 ENERGY, UTILITIES & COMMUNITY FACILITIES

2.3.1 Issues or Opportunities Raised During the Planning Process

Overall, energy, utilities and community facilities are adequate for most residents of the Town. The Town contracts with the City of Eau Claire Fire and Rescue to provide EMS services and maintain satisfactory response times for ambulance service.



The majority of residents have access to broadband internet access through Charter Communications. In this day and age, broadband access is considered a utility not unlike electricity, and businesses and residents rely on it as part of their daily lives.

2.3.2 Goals, Objectives & Policies

GOAL 1

Maintain high quality services, utilities and facilities

Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the rural character of the Town. (Refer to Section 2.8)
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Ensure that the Town Hall and other public facilities continue to meet the needs of Town residents.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Sanitary Sewer – Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. The Town will require that new private septic systems are sited, constructed, and inspected according to State and Eau Claire County regulations. The Town encourages property owners to maintain and inspect their private on-site sewage systems on a regular basis. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.
2. Water Supply – The Town will require landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Eau Claire County or WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WIDNR regulations. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.
3. Stormwater Management – The Town will work with Eau Claire County and the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with Eau Claire County’s Land Conservation & Surveying Code. The use of Best Management Practices (BMPs) is highly encouraged.
4. Solid Waste & Recycling – The Town will review annually levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses. The Town will encourage participation in Eau Claire County’s Recycling & Clean Sweep programs for the disposal of hazardous materials.
5. Parks – The Town will maintain the Little League Diamond and Nine-Mile Creek Park as focus areas for community gatherings and recreation. The Town will work with Eau Claire County to ensure that Lowes Creek Park continues to meet area needs and will continue to participate in the development of the Eau Claire County Five Year Outdoor Recreation Plan. The Town encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. The recently-approved Trillium subdivision serves as a good model of providing connectivity to the existing Highway 93 bike trail and providing publicly-accessible passive recreational space in the area around the stormwater ponds.

According to the *Community Survey*, 57% of respondents felt that the Town did not need more parks, recreational areas, and open spaces. However, 73.2% of respondents felt that developers should be required to provide neighborhood parks or other recreational facilities as part of subdivision approval (Refer to Appendix A)
6. Power Plants, Transmission Lines, and Telecommunication Facilities – The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock

facilities. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.

7. Energy Conservation – The Town will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.
8. Cemeteries – Maintain Resthaven Cemetery, and collaborate with local church associations regarding the need for additional cemeteries or cemetery expansion.
9. Special Needs Facilities – The Town will work with Eau Claire County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents, and will actively participate in the planning and siting of any new special needs facility.
10. Emergency Services – The Town will work with Eau Claire County, Eau Claire Fire and Rescue, Emergicare volunteers, and the Township Fire Department to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and will review service provision levels with the appropriate agencies annually.
11. Schools – The Town will collaborate with the Eau Claire Area School District, UW Eau Claire, and the Chippewa Valley Technical College to provide high quality educational facilities and opportunities for Town residents. The Town will actively participate in the planning and siting of any new school facility.
12. Libraries – The Town will work with Eau Claire County, the City of Eau Claire, and the City of Altoona to maintain and improve access to public library facilities & services for Town residents.
13. Town Facilities – The Town will annually evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs. Upgrades for handicap accessibility will be considered for all Town facilities (including parks) whenever changes are made to those facilities.
14. Town Fees – The Town may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the Town. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

GOAL 2

Ensure that new Town residents are aware of Town policies regarding services

Objectives:

1. New residents should be educated on the norms and expectations for the delivery of services to Town of Washington residents, which may differ from services they have received in the past.

Policies:

1. The Town will provide a pamphlet, newsletter, or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and expectations for residents.

2.4 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.4.1 Issues or Opportunities Raised During the Planning Process

Annexation and extraterritorial jurisdiction from Eau Claire and Altoona as well as conversion of agricultural land to non-farm uses (primarily residential) are key issues in the Town. Farms in the Town are being rented to a greater extent, and farms with livestock are being replaced by cash crops, which is expected to continue. However, the majority of productive farmland is still being farmed. The Town has also experienced an increase in hobby farms and small-scale agriculture.



Moving forward, it is important to maintain and support the agricultural economy in the Town while accommodating desirable growth. Adherence to the Town’s Future Land Use plan and minimizing incompatible development in agricultural areas are crucial to achieve this objective.

According to the *Community Survey*, 64.6 of respondents stated that they are concerned with the conversion of productive farmland in the Town to non-farm uses (Refer to Appendix A)

2.4.2 Goals, Objectives & Policies

GOAL 1 Reinforce the Town’s rural character by preserving agricultural land, farm operations, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources

Objectives:

1. Avoid fragmentation of productive agricultural or forested land, or other significant natural areas.
2. Avoid detrimental impacts that new development could have on natural resources, environmental corridors, or habitat areas.
3. Avoid detrimental impacts that new development could have on local historical and cultural resources.

Policies:

1. The Town will not allow rezoning of an agricultural district to a non-agricultural district unless identified as such on the future land use map (Refer to Section 3). The Town will support the use of a density-based zoning program that allows for the clustering of future residential development on smaller parcels to provide farmers a viable option to converting large parcels of productive agricultural land to a non-agricultural use.

According to the *Community Survey*, 79.9% of respondents felt land use policies and regulations should emphasize preserving the rural and agricultural character of the Town (Refer to Appendix A)

2. Where non-farm development is allowed, the Town will manage the density and site design to discourage development from locating near existing farm facilities or on historically productive farmland or soils. In addition, the Town will discourage the fragmentation of productive agricultural or forested land, and other significant natural areas to protect the continuity of these areas for future use. The Town may consider the use of incentive programs that accomplish these objectives. (Refer to Section 2.7, 2.8 & Section 3)
3. The Town will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Town shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
4. The Town of Washington values the quality of its surface and groundwater resources and strongly supports and encourages the Federal, State and County agencies charged with conserving and protecting these resources to continually improve standards to insure safe and sustainable development in the town.
5. The Town will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
6. The Town supports Eau Claire County’s Mining Ordinance, and will require all resource extraction activities to have a reclamation plan.
7. The Town encourages maintenance and rehabilitation of historic areas and buildings, including barns and silos. The Town will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery.

According to the *Community Survey*, 87.6% of respondents felt it was “very important” or “somewhat important” to preserve farms and farm land for agricultural purposes (Refer to Appendix A)

GOAL 2 **Minimize land use conflicts between farm and non-farm uses, as well as between farms**

Objectives:

1. Maintain sustainable farming and forestry operations.
2. Ensure that new residents understand the “Right to Farm” law and are familiar with the seasonal effects of expected agricultural practices in the Town.

Policies:

1. The Town encourages all farming or forestry operations to incorporate the most current “Best Management Practices” (BMPs) or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
 - a. Eau Claire County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)
 - d. Wisconsin Department of Natural Resources (
 - e. National Resource Conservation Service

2. The Town will require the owner of any new non-farm residence within an agricultural district to sign and record in the Eau Claire County Register of Deeds Office a right-to-farm disclosure at the time of purchase, and all subsequent owners of the lots shall be required to sign and record in the Register of Deeds Office a right-to-farm disclosure.

Wisconsin’s Right to Farm Law
(§ 823.08, Stats)

The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmer to responsibly continue producing food and fiber for the nation and the world.

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues or Opportunities Raised During the Planning Process

Committee members felt that there was a general sentiment among residents that commercial development in the Town should remain at its current level. There is some interest in additional services in closer proximity to residents, but most residents believe that nearby retail businesses and services in Eau Claire adequately meet residents’ needs.



According to the *Community Survey*, only 27.8% of respondents think a concentrated effort should be taken to recruit new industrial or commercial businesses in Washington. (Refer to Appendix A)

There is some interest in additional services in closer proximity to residents, but most residents believe that nearby retail businesses and services in Eau Claire adequately meet residents’ needs.

2.5.2 Goals, Objectives & Policies

GOAL 1 **Maintain a predominately agricultural based economy within the Town**

Objectives:

1. Maintain agriculture and agriculture-related businesses as the major economic development type in the Town.
2. Unite with area economic development organizations to support economic growth and vitality throughout the County and to bring the “voice” of the farmer to discussions about economic development.

A *cottage industry* is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.

Policies:

1. The primary focus for economic development in the Town will be the support of agriculture, agriculturally related businesses, and cottage industries. Other commercial and industrial businesses not compatible with the rural character of the Town will be encouraged to locate near urban locations, or rural hamlets, where adequate transportation facilities exist to serve more intensive business developments.
2. The Town will collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to encourage programs and marketing initiatives that support local agricultural products.

GOAL 2

Minimize land use conflicts between residential and non-residential uses

Objectives:

1. Carefully consider whether proposals for commercial or industrial business development will interfere with farming, or residential uses, and whether they can be supported with the existing road system, other infrastructure and available services.
2. Ensure that new businesses do not detract from the predominately rural character of the Town.
3. Maintain standards and limitations for home occupations and home based businesses to minimize noise, traffic, and other disturbances to adjacent land uses.

Policies:

1. The Town discourages development of non-agricultural related commercial and industrial development within rural portions of the Town and encourages it near urban areas, or rural hamlets, where there is easier access to public services and facilities to support such developments.
2. In conjunction with Eau Claire County, the Town encourages the development of design guidelines for businesses that are allowed in Washington to address building and site design, including landscaping and buffering/screening from incompatible uses (Refer to Section 2.8).
3. The Town will prohibit home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent uses due to adverse impacts such as increased noise, traffic, and lighting, unless they can be sufficiently mitigated.

Home Occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues or Opportunities Raised During the Planning Process

The primary intergovernmental issue facing the Town is the City of Eau Claire’s, and to a lesser extent City of Altoona’s, use of extraterritorial plat review authority. The extraterritorial plat review area is the area within three miles of the Eau Claire’s corporate limits (1.5 miles from Altoona’s corporate limits) in which the city exercises subdivision review authority under State law to regulate the creation of new parcels through platting or certified survey map and ensure uses of land compatible with the City’s Comprehensive Plan (Refer to Map 1 in Appendix E).



Both the City of Eau Claire and Altoona maintain extraterritorial plat review area policies which limit residential and commercial development to one unit per ten acres in areas within the 1.5-mile Sewer Service Area (SSA), including additional policies for public services, lot and road layout. While the Town recognizes that the 2010 Intergovernmental Agreement has improved the working relationship and mutual understanding between the Town and the City of Eau Claire, certain policies and application of the agreement, such as the 10-acre density provision, are perceived as encouraging additional sprawl and leap-frogging of development.

2.6.2 Goals, Objectives & Policies

GOAL 1	Maintain mutually beneficial relationships with neighboring municipalities, Eau Claire County, State & Federal agencies, and school districts serving Town residents
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Objectives:

1. Coordinate Town planning efforts with the Eau Claire Area School District, the Altoona School District, and the Fall Creek School District as necessary to allow those districts to properly plan for facility needs.
2. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Improve communication and levels of transparency with City of Eau Claire and City of Altoona officials regarding shared development goals and objectives and development proposals in the extraterritorial area.
5. Identify existing and potential conflicts between neighboring municipalities and establish procedures to address them.

Policies:

1. The Town encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town’s

Comprehensive Plan with Eau Claire County's, the City of Altoona's, the City of Eau Claire's, the Town of Brunswick's, the Town of Lincoln's, the Town of Pleasant Valley's the Town of Seymour's, and any future plans for the Town of Clear Creek.

2. Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Eau Claire County.
3. The Town will request that school district officials keep the Town informed of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
4. The Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town.
5. The Town will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts.

2.7 LAND USE

2.7.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee acknowledged that the loss of land due to annexation and extraterritorial plat review would continue to influence land use within the Town due to density limitations and other



According to the *Community Survey*, 58.4% of respondents feel that more single-family housing should be allowed in rural areas of the Town (Refer to Appendix A)

requirements. Outside of the urban fringe, the Plan Committee expressed desire to continue to maintain prime agricultural land (usually zoned A-P) and to maintain the rural atmosphere in the Town. Limiting new development in order to maintain the rural character of the Town, while still respecting individual landowner's rights, is a high priority for the Town.

2.7.2 Goals, Objectives & Policies

GOAL 1

Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character & sense of place

Objectives:

1. Maintain a comprehensive Future Land Use plan and map that identifies areas appropriate for natural resource protection, agriculture, residential, commercial, industrial, park and public uses.

Policies:

1. The Town will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (Refer to Map 8 in Appendix E). The Town will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for conservation or protection where development is severely limited. The Town will review and update regulations that protect these areas consistent with any county, state or other applicable laws, and the policies of this Chapter.
2. The Town will consider limited non-farm residential development in areas slated for agricultural use, consistent with the policies of this Chapter.
3. The Town will map the location of non-farm residences throughout the Town (Refer to Map 6 & 7 in Appendix E). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for future non-farm development and will develop one or more descriptions for the type and density of residential development appropriate for these areas, consistent with the policies of this Chapter.
4. The Town will map existing commercial and/or industrial uses that are found in the Town (Refer to Map 6 & 7 in Appendix E). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas, consistent with the policies of this Chapter.
5. The Town will map existing public or recreational uses within the Town (Refer to Map 7 in Appendix E). Using this information, and considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, topography, and the capacity of adjacent roads, the Town will identify areas suitable for future park or recreational uses and will develop appropriate regulations for these areas, consistent with the policies of this Chapter.

GOAL 2

Balance land use regulations and individual property rights with community interests

Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map when requested by eligible petitioners.
2. Provide development options and tools to effectively balance landowner's property rights with community interests.
3. Maintain polices for interpreting mapping boundaries.

Policies:

1. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See section 3.3.1 for future land use map amendment policies.*
2. Planned Unit Development²: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design consistent with the County Zoning Ordinance.
3. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design consistent with the County Zoning Ordinance.
4. Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply³:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

² Section 18.27 of the *Eau Claire County Zoning Code* provides procedures for the allowance of planned unit developments.

³ With respect to the accuracy of maps included in this document, a disclaimer is necessary. The Town of Washington and Eau Claire County have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Town Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate

2.8 Community Design Principles

2.8.1 Issues & Opportunities Identified During the Planning Process

In general, the Plan Committee felt development should strive to enhance the community’s character, minimize impacts to adjacent uses, and reflect sound site design, aesthetic and engineering principles.

2.8.2 Goals, Objectives & Policies

GOAL 1 Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the Town

Objectives:

1. In conjunction with Eau Claire County, development site and building design guidelines for new commercial development, which reinforces the rural character of the Town and sound planning principles.

Policies:

1. Sites, buildings and facilities approved under the policies of this Plan shall be designed in accordance with the policies outlined below:
 - a. **Septic Suitability:** Adequate soils shall be present to allow for design and construction of septic systems, including permitted alternative designs, and a back up (secondary) site.
 - b. **Building Location:** Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of agricultural parcels (see Figure 2.1).

Figure 2.1: Building Layout



Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors.

Buildings should be designed and located to blend into the natural environment. To the extent possible, developers shall preserve existing woodlands and mature trees

during and after development. Only enough area for the house, immediate yard, and driveway should be cleared. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes.

- c. **Conservation Subdivisions:** The Town encourages the use of conservation subdivisions, rather than the conventional designs in order to reduce infrastructure needs, preserve and conserve sensitive natural resources, and increase compatibility with existing development.

Commercial & Industrial Areas: Potential land use conflicts with existing uses shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer's parcel when a proposed use may conflict with an existing use. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping or architectural features.

Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses. Illumination from lighting should be kept on site through use of cut-off fixtures. High-quality signage based on the area of the building frontage, road frontage, or façade area should be used. The use of pole signs or signs projecting higher than the highest point on the associated building is discouraged. (see Figure 2.2)

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Figure 2.2: Signage, Parking & Lighting



- d. **Transportation:** Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns is strongly encouraged. The use of cul-de-sacs should be limited, and where used, designed for potential extension to adjacent properties. Pedestrian and bicycle improvements are strongly encouraged within or between residential areas, especially near existing facilities.

- e. **Utility Construction:** Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.

- f. **Architectural Styles:** High-quality building materials, colors, and designs that reflect the Town's rural character are encouraged. For example, building materials, colors, and designs could reflect agricultural heritage of the community (i.e. stone, gabled roofs, earth tones). The Town discourages the repetition of building heights, exterior colors, and housing floor plans within new developments.

3 FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Town of Washington and contains information required under SS66.1001. The information is intended to provide a written explanation of the Town of Washington Future Land Use Map 9 (See Appendix C), which depicts the desired pattern of land use and establishes the Town's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts from the *Eau Claire County Zoning Code* that may be approved within each future land use classification.

The Future Land Use Map has been designed to accommodate a larger population than what is projected by WIDOA forecasts (Refer to Section 5.8.3.2). The Town does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Town does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties and natural resources, the ability to provide services to the site, and the phasing of development.

3.1.1 Future Land Use Map

The Future Land Use Map (Map 9 – see Appendix C) contains a number of edits and modifications from the 2009 version based on an analysis of the existing conditions report, the community survey, input received at public open houses, consultation with individual property owners, review with the Cities of Eau Claire and Altoona, and several workings session with the Plan Commission. Highlights of the modifications include:

- Designation of additional properties along Highway 12 to Rural Commercial (RC) where commercial development appears to be the most desirable and logical future land use
- Realignment of Rural Commercial future land use designation along Highway 93 to align with the Official Map and better reflect the most viable and likely areas for future commercial infill development

3.1.2 Future Land Use Plan

The Plan Commission chose to maintain the majority of the goals, objectives, policies and future land use designations based on the experience of the last 8 years and input received from residents from the community survey and at public meetings and open houses. The following provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

Petitioners of development proposals within the City of Eau Claire Plat Review Area are advised that the City of Eau Claire may impose additional land use regulations in accordance with their comprehensive plan.

Natural Resource Protection (NRP) – Restrictions on development of sensitive lands are enforced by County, State, or Federal agencies. NRP areas include all land that meets one or more of the following conditions:

- ❖ Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory⁴
- ❖ 100-Year Floodplains based on FEMA maps⁵
- ❖ Areas within steep slopes⁶ greater than 20%
- ❖ Areas within the County's Shoreland Overlay District

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Town of Washington.

The following policies shall apply in areas designated as NRP:

1. While not a Future Land Use Designation, the NRP designation is intended to inform land owners that development in these areas will be severely limited.
2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Eau Claire County Floodplain, Shoreland, & Wetland Zoning Ordinance or the County's Land Conservation & Surveying Code.
3. Agricultural, silviculture (forestry), and recreational uses may occur within the NRP areas in accordance with the requirements of the above ordinances. Best Management Practices are highly encouraged in these areas.

Rural Lands (RL) – The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character and land uses of these areas. However, the term rural lands is not intended to imply that changes in land use will not occur in these areas.

As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density non-farm single-family residential development.

Future development in the RL area is expected to be consistent with the existing pattern of development, and the policies specified below for RL areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Requests

⁴ The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands that are larger than five (5) acres.

⁵ At the time this Plan was developed, Eau Claire County was in the process of modernizing its FEMA floodplain maps. Future updates to this Plan should incorporate this new data on Maps 5, 8, and 9.

⁶ Source: Data for the map was derived using the USDA Soil Survey for Eau Claire County.

to change the future land use designation of parcels shall be considered using the criteria listed within this chapter. The use of conservation subdivisions in any request for reclassification is strongly encouraged and will be considered as part of the request. The RL represents areas that are vital to the region’s agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Washington. The following policies shall apply in areas designated as RL:

1. Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.

2. Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RL areas (See policy 4).

A *cottage industry* is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.

3. Proposals for any new non-farm residential development shall be consistent with the following policies:
 - a. Non-farm residential lots shall be a minimum of five (5) acres per unit, except as otherwise provided below for conservation subdivisions.
 - b. Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that their lot has been established in an area where farming is the preferred land use, and stating that the owner understands that they must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.
 - c. Non-farm residential development shall only occur on land that is marginal for agricultural productivity. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.

- d. Conventional residential subdivisions⁷ are generally discouraged and specifically prohibited for parcels that are zoned in the A-P Exclusive Agricultural district, except that considerations may be given for conservation subdivisions⁸ according to the following policies:
 - i. The gross density of development shall be one unit per government protracted quarter-quarter section (40 acres) held in single ownership. Additional bonus lots resulting in a gross density exceeding one unit per quarter-quarter section may be granted per the requirements of a conservation subdivision ordinance, as developed by the Town of Washington or Eau Claire County.
 - ii. Permanent conservation easements of 35 acres for every unit created. To address uncertainty in future planning (i.e. some of today’s “preservation areas” might be tomorrow’s development areas”), each conservation easement should include an “escape clause,” which would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annex to either the cities of Altoona or Eau Claire. At a minimum the Town shall be a party to the conservation easement. Other government or non-profit parties might also be party to the conservation easement.
 - iii. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.
 - iv. Lots within a conservation subdivision shall not exceed five (5) acres per unit, with the exception of the remaining farmstead. Minimum lot sizes shall be one (1) acre per unit.
 - v. “Right to Farm” acknowledgements shall be attached to the deeds of residential lots as noted in policy 3b.
- e. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.
 - 4. The following Eau Claire County zoning districts will be considered for approval within RL areas: A-P, Agricultural Preservation District, A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, and F-1 Forestry District. The following additional policies shall apply to zoning petitions:
 - a. Policies for the Rural Lands area only apply to rezoning, land division, or subdivision petitions. Development that requires none of these is not subject to the requirements of this subsection. This policy is intended to address existing

⁷ Residential subdivisions are defined as the creation of five (5) or more lots within a 5-year timeframe, requiring the creation of a subdivision plat.

⁸ To date neither the Town nor County has an approved conservation subdivision ordinance. The policies listed within this Plan for conservation subdivisions will serve as a guide in the creation of this ordinance.

parcels within the RL area that are not zoned according to policy 4 or were vacant at the time of adoption of this Plan.⁹

- b. Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for new non-farm residential development, unless findings can be made that rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.
- c. In addition to the criteria listed herein, rezoning land out of A1-EX shall require adherence to Section 18.04.055 of the *Eau Claire County Zoning Code* and, if part of a farmland preservation agreement, *Section 91.77 Wis. State Statutes*.

Rural Transition (RT) – The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate. As mapped, this designation may include farmland, open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density residential development. These lands are also outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 *Eau Claire County Farmland Preservation Plan*. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development. However, it is anticipated that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out. The following policies shall apply in areas designated as RT:

1. Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive residential development using the following criteria.
 - a. The Town shall limit residential subdivision development until 75% of the lots within all existing improved residential subdivisions are developed and occupied, calculated at the time the development request is submitted.
 - b. Rural Commercial uses shall require an amendment to the Future Land Use Map. The Town may limit commercial development to areas where the parcel is adjacent to existing business development, incorporated areas or along collector or arterial roadways.
 - c. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.

⁹For example, there may be a few scattered RH zoned parcels within the Rural Lands area. The intent of this Plan is not to require rezoning these parcels to one of the zoning districts listed in policy 4. These parcels may continue to be used in accordance with the requirements of the *Eau Claire County Zoning Code* for that district. Additional subdivision of these parcels shall be in accordance with the policies prescribed for Rural Lands areas.

2. When additional residential development is warranted, properties within the RT classification shall be considered for transition to the Rural Residential Future Land Use classification as part of annual or decennial updates to this Plan and shall be subject to the following criteria:
 - a. Areas to be transitioned to Rural Residential should be contiguous to existing Rural Residential properties.
 - b. Lower density residential development (<1 dwelling unit per 2 acres) or additional open space buffers should be considered when adjacent to active agriculture or silviculture operations.
 - c. Single-family residential subdivisions should be located along major collector or arterial roadways.

Rural Residential (RR) – The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area. The following policies shall apply in areas designated as RR:

1. Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.
2. Cluster development and conservation subdivisions are highly encouraged and may be considered based on the following policies:
 - a. Additional bonus lots resulting in a gross density exceeding two (2) units per acre may be granted per the requirements of a conservation subdivision ordinance, as developed by the Town of Washington or Eau Claire County.
 - b. A minimum of 40% of the gross acreage of the parent parcel shall be placed under a permanent conservation easement. To address uncertainty in future planning (i.e. some of today's "preservation areas" might be tomorrow's development areas"), each conservation easement should include an "escape clause," which would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annex to either the cities of Altoona or Eau Claire. At a minimum the Town shall be a party to the conservation easement. Other government or non-profit parties might also be party to the conservation easement.
 - c. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space
 - d. Lots within a conservation subdivision shall not exceed five (5) acres per unit, with the exception of the remaining farmstead. Minimum lot sizes shall be one (1) acre per unit. Lower lot sizes may be granted for lots served by public or group sanitary & water utilities.

3. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.
4. The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).

Urban Mixed Use Neighborhood (UM) – The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, which are likely to be served by public services within the next 20 years. The UM classification is reserved for those areas which are immediately adjacent to the cities of Altoona and Eau Claire. Land within the UM classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. The following policies shall apply in areas designated as UM:

1. The use of group septic systems, or public sanitary sewer service, shall be required for developments exceeding a gross density of three units per acre.
2. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.
3. The following Eau Claire County zoning districts will be considered for approval within UM areas: R-1-L Single Family Residential Large Lot District, R-1-M Single Family Residential District, R-2 Two-Family Residential District, R-3 Multi-Family District, C-1 Neighborhood Business District, and the C-2 General Business District.

Rural Hamlet (RH) – The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, but not including uses that require extensive public services. Rural hamlets are clusters of nonagricultural development centered near an unincorporated village, town hall or rural school. Rural hamlets typically include one or more retail businesses located at the crossroads of two or more County or State highways. In addition, these areas typically include pre-existing higher density residential developments. The existing land use pattern and transportation infrastructure make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. The following policies shall apply in areas designated as RH:

1. Within the RH classification, limit new development to a maximum gross density of two (2) residential dwelling units per acre held in single ownership.

2. Cluster development and conservation subdivisions are highly encouraged based on the following policies:
 - a. Additional bonus lots resulting in a gross density exceeding one (1) unit per acre may be granted per the requirements of a conservation subdivision ordinance.
 - b. A minimum of 40% of the gross acreage of the parent parcel shall be placed under a permanent conservation easement. To address uncertainty in future planning (i.e. some of today's "preservation areas" might be tomorrow's development areas"), each conservation easement should include an "escape clause," which would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annex to either the cities of Altoona or Eau Claire. At a minimum the Town shall be a party to the conservation easement. Other government or non-profit parties might also be party to the conservation easement.
 - c. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.
 - d. Lots within a conservation subdivision shall not exceed five (5) acres per unit, with the exception of the remaining farmstead. Minimum lot sizes shall be 20,000 square feet. Lower lot sizes may be granted for lots served by public or group sanitary & water utilities.
3. The Town may require the use of alternative or group septic systems to support proposed development within this area.
4. The following Eau Claire County zoning districts will be considered for approval within RH areas: R-H Rural Homes District, R-1-L Single Family Residential Large Lot District, R-1-M Single Family Residential District, R-2 Two-Family Residential District, R-3 Multi-Family Residential, C-1 Neighborhood Business District, and the C-2 General Business District.
5. Proposals for more intensive business developments (C-3 Highway Business, I-1 Non-sewered Industrial, or I-2 Sewered Industrial) will require an amendment to the Future Land Use Map to either Rural Commercial or Industrial status prior to approving a rezoning petition.

Rural Commercial (RC) – The primary intent of this classification is to identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the Town and these areas are expected to stay in commercial use. Additional commercial land has been identified along STH 93, USH 12 and I-94. The following policies shall apply in areas designated as RC:

1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.

2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned. In order to avoid creating parcels with multiple zoning districts, land should be formally divided through a Certified Survey Map (CSM) in such cases.
3. The following Eau Claire County zoning districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.

Rural Industrial (RI) – The primary intent of this classification is to identify areas suitable for planned industrial development. There are some existing scattered industrial developments throughout the Town and these areas are expected to stay in industrial use. Some industrial development is anticipated near existing industrial areas. The following policies shall apply in areas designated as RI:

1. In accordance with the policies of this plan, industrial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned. In order to avoid creating parcels with multiple zoning districts, land should be formally divided through a Certified Survey Map (CSM) in such cases.
3. The following Eau Claire County zoning districts will be considered for approval within RI areas: I-1 Non-sewered Industrial District, I-2 Sewered Industrial District.

Public & Institutional (PI) – The primary intent of this classification is to identify areas suitable for public or institutional development. As mapped, this designation may include religious institutions, cemeteries, school facilities, and property owned by the Town, County, or State (not falling within the Park & Recreational or County Forest classification). There are some existing public & institutional sites within the Town and these areas are expected to remain unchanged. The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the *Eau Claire County Zoning Code*.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned. In order to avoid creating parcels with multiple zoning districts, land should be formally divided through a Certified Survey Map (CSM) in such cases.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).

County Forest (CF) – The primary intent of this classification is to identify areas which are owned by Eau Claire County and included within the County Forest program. Uses within these properties include silviculture practices, wildlife & habitat restoration, timber sales, and passive or active recreations uses. Lowes Creek County Park is included within the County Forest classification. The Eau Claire County Parks and Forestry Department maintains a *Comprehensive Land Use Plan* and the *County Outdoor Recreation Plan* for land within the County Forest. The following policies shall apply in areas designated as CF:

The Town encourages adherence to the *Eau Claire County Forest Comprehensive Land Use Plan* and the *Eau Claire County Outdoor Recreational Plan* and will provide input regarding Town needs to the Parks & Forestry Department as needed.

1. The Town does not intend to require an amendment to the Future Land Use Map if and when additional County Forest land is purchased; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).
2. The following Eau Claire County zoning districts will be considered for approval within CF areas: F-1 Forestry District

Park & Recreational (PR) – The primary intent of this classification is to identify areas suitable for Public Park and recreational uses. In addition to Lowes Creek Park, a regionally important recreational area, there are some existing scattered park & recreational land throughout the Town and these areas are expected to remain unchanged. The following policies shall apply in areas designated as PR:

1. Applications for the development of park & recreational uses shall be approved as conditional uses under the regulations of the *Eau Claire County Zoning Code*.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned. In order to avoid creating parcels with multiple zoning districts, land should be formally divided through a Certified Survey Map (CSM) in such cases.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when a publicly owned park or recreational use is proposed; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).

Recreational Commercial (RCM) – The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing, and sports clubs, campgrounds, golf courses, and other recreational facilities. There is one existing RCM property within the Town (driving range located south of USH 12). No additional recreational commercial sites have been identified in this Plan. The following policies shall apply in areas designated as RCM:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.

2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the *Eau Claire County Zoning Code*.

3.1.3 Amending the Future Land Use Map

The Town of Washington recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition¹⁰ for a change to the Future Land Use Map¹¹. The Town will consider petitions based on, but not limited to, the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities. Existing transportation facilities can adequately support the proposed development, including both capacity and design. The Town may require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional.

¹⁰ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town or County Officials, or by officials from adjacent municipalities.

¹¹ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Town Plan Commission, a public hearing, and Town Board approval. Refer to Chapter 4: Implementation.

Petitioners may also demonstrate how they will assist the Town with any shortcomings in transportation facilities.

6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.
7. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with the Eau Claire County Comprehensive Plan and Zoning Code, or the comprehensive plans of the City of Eau Claire or Altoona.
8. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this Plan.

3.1.4 Definitions

The following definitions guide the interpretation of key terms within the future land use policies. Refer to the *Eau Claire County Zoning Code* for additional rules and definitions not specifically addressed herein.

Contiguous Parcels: The term “contiguous” is defined to mean “parcels of land that share a common boundary, including a connection at only one point, under single ownership (i.e. a public road, navigable waterway or railroad shall not be considered a break up in contiguity).”

Data Sources: The landowner’s name and land ownership configuration should be determined using the most recent available Plat Book for Eau Claire County, tax records, and recorded deeds on file with the Eau Claire County Register.

Dwelling Unit: A residential structure or portion thereof, containing a separate and complete living area, for one-family, not including boarding houses, camping trailers, hotels, motor homes, or motels.

Farm Residences: A farm residence built before January 1, 2009, or a replacement of such a farm

residence, shall not count against the plan's density policies. New residential structures built after January 1, 2009 shall count against the density policies.

Gross Density: This calculation shall be the total number of residential units proposed for the gross acreage of the parcel or parcels in question and presented as "X" units per acre. Gross acreage includes all contiguous parcels held under single ownership. Final calculations of density and permitted units per acre shall be rounded to the nearest whole number.

Lot Size: Unless specifically determined within this Plan, the minimum or maximum lot size for parcels shall follow the requirements of the *Eau Claire County Zoning Code*. The lot size shall exclude road right-of-ways, navigable bodies of water, and ingress and egress easements except for lots in the A-P, A-1, A-3, F-1, and F-2 Districts, which may include road rights-of-way. Parcel size should be calculated based on gross acreage (including roads and navigable waters).

Single Ownership: The term "single ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, family-owned including that individual, or owned by a partnership or corporation in which the individual is a member."

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation chapter describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter also addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Town and how local decisions must be consistent with this plan.

In addition, this chapter describes the process for reviewing implementation progress and amending the plan in future years. Finally, this chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears at the end of this section.

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are the primary means of implementing the policies of the comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances in conjunction with Eau Claire County. This plan provides guidance for land use and zoning changes.

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable impacts of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- ❖ Zoning is controlled through the Eau Claire County Zoning Code. The Town intends to use this plan along with the County's Zoning Ordinance to guide future development.

4.2.2 Official Maps

The Official Map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been designated for a public facility or purpose. A municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

The Town adopted an Official Map for the Highway 93 corridor area on November 17, 2016 (see Appendix B)

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other

dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

- ❖ The Town does not have a local sign ordinance. Sign requirements are regulated within the Town under the County's Zoning Code. This Plan includes several policies relating to sign development (Section 2.8) and the Town of Washington should work to make sure they are addressed during development review.

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Eau Claire County and Wisconsin Department of Natural Resources permit requirements.

- ❖ The Town is subject to and meets the provisions of NR216, Stormwater Management. The Town has a WPDES storm water permit and submits an Annual Report per Part 3.10 of the permit. Stormwater management and erosion control are regulated and enforced within the Town under the County's Land Conservation & Surveying Code.

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The Town Board may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- ❖ The Town does not have an historic preservation ordinance and does not have plans to adopt one.

4.2.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- ❖ The Town relies on the County's Zoning Code for site plan regulations, and does not have plans to create local regulations. However, Section 2.8 of this plan contains specific site and design principles that should be considered during the development review process.

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- ❖ The Town does not have a design review ordinance, but encourages Eau Claire County to consider adopting design review guidelines in the Zoning Ordinance.

4.2.8 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- ❖ The Town requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.

4.2.9 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- ❖ The Town requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- ❖ The Town requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code.

4.2.11 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street & open space design, and other improvements necessary to ensure that new development will be an asset to the Town.

- ❖ The division of land in the Town is regulated through the County's Subdivision Ordinance. This Plan includes recommendations to create subdivisions in the future using conservation subdivision design principles.

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (§66.1001 Wisconsin Statutes). This comprehensive plan and any future amendments must be adopted by the Town Board in the form of an adoption ordinance approved by a majority vote.

Two important steps must occur before the Town Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its components. The resolution should also reference the reasons for creating the plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the entire Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting the Plan, the Town (either Town Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- ✓ The date, time and location of the hearing,
- ✓ A summary of the proposed plan or plan amendment,
- ✓ The local government staff who may be contacted for additional information,
- ✓ Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read at the public hearing.

Draft Distribution & Public Hearing Notifications

The Town is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Town should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Town and to anyone that has submitted a written request for such notification.

The Town is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Town should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Town should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official Town policy when the Town Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.
5. The Comprehensive Planning Program at the Department of Administration.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, if the following actions listed below must be consistent with its comprehensive plan:

- ✓ Official mapping established or amended under s. 62.23 (6)
- ✓ Local subdivision regulations under s. 236.45 or 236.46
- ✓ County zoning ordinances enacted or amended under s. 62.23 (7)
- ✓ Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- ✓ Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin's Comprehensive Planning Law requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Town of Washington reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

Inconsistencies with the Eau Claire County Comprehensive Plan

Eau Claire County Planning & Development has had significant input into this comprehensive plan update. The policies of this Plan encourage cooperation with Eau Claire County to coordinate long-term growth plans within the Town.

Inconsistencies with comprehensive plans from neighboring towns

The neighboring Towns of Brunswick, Pleasant Valley, Seymour, and Clear Creek will also be updating their comprehensive plans in the near future. It is anticipated that Eau Claire County P&D Staff will be providing technical assistance to them in their plan updates and will ensure consistency in terms of layout, terminology, and general land use policies. Specific areas of consistency and inconsistency are listed below.

- ❖ Town of Brunswick. Both plans encourage rural lands policies south of CTH Z and CTH II, and rural development or transition policies north of CTH Z and CTH II.
- ❖ Town of Pleasant Valley. Both plans encourage rural development patterns along the STH 93 corridor, transitioning to rural lands along the outer edges of their joint boundary.
- ❖ Town of Seymour. The boundary between these two towns primarily follows the Eau Claire River, which provides a natural buffer between any potential inconsistent land uses between the two communities. Within the Town of Seymour, the majority of the land along the joint boundary is within the County Forest program. This Plan identifies the land along the joint boundary as Rural Cluster Development. The Eau Claire River and the Town of Washington's encouraging of the use of conservation and cluster subdivision design should minimize future land use conflicts between these two communities.
- ❖ Town of Lincoln. The Town of Lincoln Comprehensive Plan, adopted in 2015, identifies most of the land south of USH 12 as Rural Lands. North of USH 12 the Town of Lincoln's plan calls for Rural Residential development, consisting of development on a minimum lot size of five (5) acres.
- ❖ Town of Clear Creek. The vast majority of the Town remains in an agricultural setting, with some limited and scattered non-farm residential development. The Town of Clear Creek maintains zoning regulations through Eau Claire County, and most of the area along the joint boundary is zoned A-P Agricultural Preservation, which requires a minimum lot size of 35 acres. This zoning regulation is consistent with the policies of this Plan.

Inconsistencies with the City of Eau Claire Comprehensive Plan

The City of Eau Claire Comprehensive Plan, adopted on September 22, 2015, identifies planned land uses for the area within the City's three-mile extraterritorial planning area, which overlaps a significant portion of the Town of Washington. The City's plan generally identifies three future land use categories within the joint planning area. The majority of the land along STH 93 from the southern boundary of the 2025 Sewer Service Area to the I-94 interchange is planned for Commercial development, which is consistent with the land use intentions of this Plan. Outside of the STH 93 corridor, the City's plan identifies all other land within the 2025 Sewer Service Area for Future Neighborhood development, with the exception of some public and park uses. The Future

Neighborhood category indicates locations where housing and supportive commercial and non-residential development are expected to occur on small, urban lots.

All other areas between the 2025 Sewer Service Area, and the three-mile extraterritorial area, are planned for Agriculture or Very Low Density Housing.

The City's comprehensive plan outlines a series of interim land use policies for areas within the extraterritorial planning area. The intent of these policies is to manage short-term development until landowners petition the City for annexation. In general, these policies consist of limiting residential development to a minimum lot size of 10 acres and requiring annexation, and connection to City sewer and water lines, for commercial or industrial development. The plan allows for some flexibility regarding the 10-acre minimum lot size for residential development, provided several site and design criteria are met.

In general, the policies for the Town's Comprehensive Plan are consistent with the City of Eau Claire's with regards to the long-term use of property within the City's extraterritorial planning area. However, the policies of this Plan outline several areas within the extraterritorial planning area for higher density residential development than what is recommended in the City's plan. These inconsistencies are mitigated to a degree by recommendations of this Plan, which require future developments within the 2025 Sewer Service Area to be sited and designed for potential re-subdividing to urban densities and the eventual extension of public sewer and water. These objectives are further achieved by the policies of this Plan, which encourage or require clustered residential development that will maintain 40-60% of the original parcel in open space until annexation occurs.

Inconsistencies with the City of Altoona Comprehensive Plan

The City of Altoona's comprehensive plan identifies planned uses within the City's 1.5-mile extraterritorial planning area. The City's plan generally identifies three future land use classifications within the joint planning area. The majority of the land along USH 12 is identified for Mixed Use Development consisting of a combination of commercial, industrial, and higher density residential development planned in a cohesive manner to minimize conflicts between land uses.

The City's plan identifies all land north of the Union Pacific Railroad to the Eau Claire River for future residential development. The vast majority of this area is already subdivided for this use on rural sized lots. The City's plan recognizes that these areas may someday petition for annexation into the City; however, some of these areas may not be able to be efficiently or economically served by City sewer and water given the size and layout of existing lots. South of the USH 12 Mixed Use classification, the City's plan generally identifies areas for Planned Neighborhoods. The Planned Neighborhood classification indicates locations where housing and supportive commercial and non-residential development are expected to occur on small, urban lots. All other areas outside of these three future land use classifications are expected to remain in agricultural or open space use during the 10-20 year framework of the City's plan.

The City's comprehensive plan outlines a series of land use policies for areas within the extraterritorial planning area. The intent of these policies is to manage short-term development until landowners petition the City for annexation. In general, these policies consist of limiting residential development to a minimum lot size of 10 acres; however, unlike the City of Eau Claire, Altoona does not require annexation and connection to City sewer and water lines for commercial or industrial development. The plan allows for some flexibility regarding the 10-acre minimum lot

size for residential development provided several site and design criteria are met, and the landowner, City, and Town agree to enter into a three party agreement stipulating the landowner will petition for annexation once direct connection to the corporate limits is achieved.

In general, the policies for the Town's Comprehensive Plan are consistent with the City of Altoona's with regards to the short-term use of property within the City's extraterritorial planning area. Other than existing development, the Town classifies the majority of undeveloped lands within the City's extraterritorial planning area as either Rural Transition or Rural Lands. The policies for these land use classifications support continued low-density development, consistent with current agricultural zoning. The Rural Transition designation mirrors the 2025 Sewer Service Area, signifying the Town's understanding that landowners within this area may petition for annexation to the City of Altoona, and thus develop higher density uses within the 10-20 year framework of the Town's Plan. In addition, the policies of this Plan require future developments to be sited and designed for potential re-subdividing to urban densities and the eventual extension of public sewer and water. These objectives are further achieved by the policies of this Plan, which encourage or require clustered residential development that will maintain 40-60% of the original parcel in open space until annexation occurs.

4.5 PLAN MONITORING, AMENDING & UPDATING

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future economic, social, demographic, and market conditions and trends that will influence development in the Town. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Town will review its content prior to any important decisions, especially those that will affect land use. From time to time, the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town.

Should the Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.3. Amendments may be proposed by either the Town Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process; however, in most cases the Town should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and Town Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by Town Board (March or April).

Some of the aspects of this plan require proactive action by the Town. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.7 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not

require an amendment to the plan and can be approved simply by Town Board resolution.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

4.7 ACTIONS BY ELEMENT

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the Town will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Washington, local civic and business associations, neighboring municipalities, Eau Claire County, and State agencies.

Timelines:

- Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.
- Short-Term: This indicates that action should be taken in the next 5 years (highest priority)
- Mid-Term: This indicates that action should be taken in the next 10 years (medium priority)
- Long-Term: This indicates that action should be taken in the next 20 years (low priority)

4.7.1 Housing Actions

1. Update and enforce building code regulations. (*Continual*)
2. Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages. (*Continual*)

4.7.2 Transportation Actions

1. Continue to schedule and budget for street maintenance with a Capital Improvement Plan. The Town will continue its road evaluation program using WisDOT's WISLR program. Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. (*Continual*)

2. Promote Transit Service Alternatives
Collect information from Eau Claire County programs and private vendors that offer alternative transportation options for Town residents, and make this information available at Town Hall or on a Town website. *(Continual)*
3. Work with Eau Claire County to develop a Bike & Pedestrian Plan *(Short-Term)*

The counties of Chippewa, Dunn, and Eau Claire were successful garnering grant funds through the Wisconsin Department of Transportation (WisDOT) administered federal program commonly known as the Transportation Alternatives Program (TAP) for a collaborative effort that will result in bicycle and pedestrian plans for each of the three counties, as well as a regional component that will tie together the three and St. Croix County for a west central Wisconsin regional bicycle and pedestrian plan. The grant application was sponsored by Eau Claire County, and all the proper agreements are in place for West Central Wisconsin Regional Planning Commission (WCWRPC) staff to work with all three counties in the development of these plans.

The Town will participate on the Project Advisory Committee toward establishing a coordinated system of trails and bikeable routes and facilities, and connections to the existing trails that offer safe alternatives to motorized vehicles for both transportation and recreation for our residents and visitors to the area. *(Mid Term)*

4. Extend Transit Service into the Town
Work with Eau Claire Transit (ECT) to extend bus service in the Town along STH 93 to provide alternative methods of transportation for residents to get to downtown Eau Claire and other major employment centers within the City. *(Long Term)*

4.7.3 Energy, Utilities & Community Facilities Actions

1. Create and Maintain a Capital Improvement Plan
Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure (roads, parks, buildings, etc.) and facilities (trucks, plows, etc.). The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. *(Short term, Continual)*
2. Upgrade Town facilities & equipment to more energy efficient alternatives
The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment. *(Continual)*
3. Modify Town ordinances to require developers to pay Town costs related to a development. Adopt an ordinance requiring developers to reimburse the Town for professional fees associated with development review. *(Short Term)*
4. Provide a pamphlet, newsletter, or website describing Town policies and community norms. The Town will provide a pamphlet, newsletter, or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and obligations of residents. *(Short Term)*

5. Provide a Town email list serve as a means to supplement required notification procedures. The Town will maintain an email list serve for those residents who are interested in receiving electronic updates regarding agendas for official Town meetings or information about changes to Town policies or services. *(Short Term)*

4.7.4 Agriculture, Natural, & Cultural Resource Actions

1. Promote local history and culture by providing space for local historical archives as part of the Town Hall or interpretive signs/historical monuments as part of local parks. *(Continual)*

2. Update the Eau Claire County Farmland Preservation Plan.

Although this is a County wide plan, the Town will work with Eau Claire County to update the portion dedicated to the Town of Washington. Created in 1983, the *Eau Claire County Farmland Preservation Plan* should be updated to reflect development that has since occurred, or is proposed under the policies of this Plan. The purpose of the farmland preservation plan is to promote preservation of agricultural resources within the Town and to maintain eligibility for Wisconsin Farmland Preservation Tax Credits. In general, landowners are eligible for the tax credits if they are located in an area planned for agricultural preservation and have A-P zoning. The following text shall serve as a guide when determining those areas appropriate for eligibility within the farmland preservation plan:

- ❖ Parcels classified as Rural Lands within this Plan should be considered for “Agricultural Preservation” designation under Chapter 91 Wis. State Statutes, so long as the areas meet the requirements for such delineation.
- ❖ Parcels classified as Rural Transition within this plan should be considered for “Transitional” designation under Chapter 91 Wis. State Statutes, so long as the areas meet the requirements for such delineation.
- ❖ All other parcels classified by this plan for a future use other than Rural Lands or Rural Transition should be considered for “Excluded” designation under Chapter 91. Wis. State Statutes.

The process of updating the County’s Farmland Preservation Plan may signal the need to update portions of the Town’s Comprehensive Plan to maintain consistency between the two documents. In addition, for reference purposes, the Town should adopt the updated farmland preservation map for Washington as an appendix to this Plan. *(Short Term)*

4.7.5 Economic Development Actions

1. Promote “buy local” programs.
To support the local economy the Town should promote the use of “buy local” policies. *(Continual)*

4.7.6 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials.

Prior to the adoption of this Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Eau Claire County. In addition, the Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town. *(Continual)*

2. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.

The Town will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts. The Town will meet at least once per year with officials from neighboring communities to discuss opportunities for sharing services. *(Continual)*

3. Work with the City of Eau Claire and Altoona on intergovernmental agreements covering boundary & urban service area extensions, and extraterritorial land use issues.

The Town will work with the City of Eau Claire and Altoona to resolve identified and possible future differences between the Town of Washington Comprehensive Plan and the plans of both cities. Potential ideas include formal boundary agreements, land use agreements, and establishment of a joint extraterritorial zoning committee. *(Short Term)*

4.7.7 Land Use Actions

1. **Update zoning, land division, subdivision, site building, and landscaping regulations.**

Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. The Town, in conjunction with Eau Claire County, should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulation.

2. **Adopt design guidelines or standards to regulate the character of new development.**

The Town's rural character will be threatened as new development occurs, including that development envisioned in this plan. To protect this character the Town will work with Eau Claire County to update zoning, land division, and subdivision ordinances to be consistent with the Community Design Principles established in this Plan (Section 2.8). *(Short Term)*

3. **Adopt a Conservation Subdivision Ordinance.**

The policies of this Plan support the future development of residential subdivisions using conservation design. While this Plan provides specific policies relating to density (Chapter 3) and site design (Section 2.8), the Town should adopt a conservation subdivision ordinance to provide regulations that are more specific. The Town should coordinate the development of this ordinance with Eau Claire County and neighboring towns, which have also identified this as an action item. *(Short Term)*

4. **Establish a Purchase of Development Rights Program.**

Pending a greater understanding of the implications of a purchase of development rights program on the Town, and County adoption of a PDR program, the mapped Rural Lands areas may be appropriate areas for the use of this land preservation tool. *(Mid Term)*

5. Establish a Transfer of Development Rights Program.

Pending a greater understanding of the implications of a transfer of development rights program on the Town, and County adoption of a TDR program, the mapped Rural Lands areas may be appropriate “sending areas” for dwelling units and mapped Rural Transition, Rural Residential, or Rural Hamlet areas maybe appropriate “receiving areas” for dwelling units. *(Mid Term)*

4.7.8 Implementation and Plan Amendment Actions

1. Hold one annual joint comprehensive plan review meeting with the Town Board and Plan Commission.

In this meeting, the Town should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.3 and 4.5 for more information about reviewing and amending this plan. *(Continual)*

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan. *(Mid Term)*

Table 4.1: Consolidated List of Community Actions

Action	Timeline
Update and enforce building code regulations	Continual
Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages	Continual
Continue to schedule and budget for street maintenance with a Capital Improvement Plan	Continual
Promote Transit Service Alternatives	Continual
Create and Maintain a Capital Improvement Plan	Continual
Upgrade Town facilities & equipment to more energy efficient alternatives	Continual
Promote local history and culture by providing space for local historical archives as part of the Town Hall or interpretive signs/historical monuments as part of local parks	Continual
Promote “buy local” programs	Continual
Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials	Continual
Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government	Continual
Hold one annual joint comprehensive plan review meeting with the Town Board and Plan Commission	Continual
Modify Town ordinances to require developer to pay Town costs related to a development	Short Term
Conduct a Park and Recreation Facilities Needs Assessment Study	Short Term
Provide a pamphlet, newsletter, or website describing Town policies and community norms	Short Term
Provide a Town email list serve as a means to supplement required notification procedures	Short Term
Develop a “Right to Farm” disclosure	Short Term
Update the Eau Claire County Farmland Preservation Plan	Short Term
Work with the City of Eau Claire and Altoona on intergovernmental agreements covering boundary & urban service area extensions, and extraterritorial land use issues	Short Term
Update zoning, land division, subdivision, site building, and landscaping regulations for consistency with this comprehensive plan	Short Term
Adopt design guidelines or standards to regulate the character of new development	Short Term
Establish a Conservation Subdivision Ordinance	Short Term
Establish an award program to recognize exceptional exterior building and landscaping improvements	Mid Term
Develop a Bike & Pedestrian Plan	Mid Term
Establish a Purchase of Development Rights Program	Mid Term
Establish a Transfer of Development Rights Program	Mid Term
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Mid Term
Extend Transit Service into the Town	Long Term

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during the year 2016, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and no sampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the Town of Washington past, current, and projected population statistics and contains information required under 5566.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Washington.

Table 5.1 displays the population statistics and projections prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, can be found in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Town of Washington Number	Town of Washington Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	5,757	100.0%	67,219	100.0%	4,417,821	100.0%
Total Population (1980)	6,489	100.0%	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	6,269	100.0%	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	6,995	100.0%	93,142	100.0%	5,363,715	100.0%
Total Population (2010)	7,182	100.0%	98,736	100.0%	5,686,986	100.0%
Total Population (2017)*	7,333	100.0%	100,973	100.0%	5,753,324	100.0%
SEX AND AGE (2010)						
Male	3,567	49.7%	48,351	49.0%	2,822,400	49.6%
Female	3,615	50.3%	50,385	51.0%	2,864,586	50.4%
Under 5 years	372	5.2%	5,859	5.9%	358,443	6.3%
5 to 9 years	473	6.6%	5,674	5.7%	368,617	6.5%
10 to 14 years	555	7.7%	5,698	5.8%	375,927	6.6%
15 to 19 years	487	6.8%	8,284	8.4%	399,209	7.0%
20 to 24 years	356	5.0%	12,373	12.5%	386,552	6.8%
25 to 29 years	312	4.3%	7,369	7.5%	372,347	6.5%
30 to 34 years	344	4.8%	5,762	5.8%	349,347	6.1%
35 to 39 years	391	5.4%	5,258	5.3%	345,328	6.1%
40 to 44 years	451	6.3%	5,623	5.7%	380,338	6.7%
45 to 49 years	609	8.5%	6,489	6.6%	437,627	7.7%
50 to 54 years	597	8.3%	6,429	6.5%	436,126	7.7%
55 to 59 years	632	8.8%	6,173	6.3%	385,986	6.8%
60 to 64 years	547	7.6%	5,310	5.4%	313,825	5.5%
65 to 74 years	627	8.8%	6,222	6.3%	400,496	7.0%
75 to 84 years	304	4.2%	4,172	4.2%	258,313	4.5%
85 years and over	125	1.7%	2,041	2.1%	118,505	2.1%
Median Age (2010)	43.3		33.4		38.5	

Source: US Census, *WIDOA Estimate

The Town of Washington 2017 estimated population is 7,333, ranking 20th out of 1,255 Wisconsin towns in total population. From year 1970 to 2010, the population for the Town of Washington increased by 24.8%, compared to a 46.9% increase for the County and a 28.7% for the State. Excluding the incorporated communities, the population in Eau Claire County increased by 26.6% since 1970. The steady population increase in the Town can be attributed to the proximity to the cities of Eau Claire & Altoona. The average growth rate for a Wisconsin town from year 1970 to 2010 was 36.1%.

According to the 2010 Census, the age groups (cohort) with the highest population are those 50 to 54 years old and those 65 to 74 years old (8.8%). The median age is 43.3, which is higher than the County and the State median age. In year 2010, approximately 22.3% of the population was at or near retirement age (60+), which is higher than both the County (18.0%) and the State (19.1%).

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2013). In the report, the WIDOA provided population projections for all municipalities and counties in the state out to the year 2040. In order to project population at the municipal level for 2040, it is assumed that the percentage of the county population within each municipality would remain constant between year 2035 and 2040. Table 5.2 indicates the total population for the Town of Washington will reach 8,060 by 2040, an increase of 12.2% since the year 2010. The data suggests a faster rate of population growth over the next 30 years compared to the last 30 years.

Table 5.2: Population Projections

Population	Town of Washington	City of Altoona	City of Eau Claire	Eau Claire County	Wisconsin
Total Population (1970)	5,757	2,842	43,662	67,219	4,417,821
Total Population (1980)	6,489	4,393	49,852	78,805	4,705,642
Total Population (1990)	6,269	5,889	55,130	85,183	4,891,769
Total Population (2000)	6,995	6,698	59,794	93,142	5,363,715
Total Population (2010)	7,182	6,706	63,950	98,736	5,648,124
Projection					
Total Population (2015)	7,320	7,025	67,445	101,255	5,783,015
Total Population (2020)	7,525	7,265	69,225	104,095	6,005,080
Total Population (2025)	7,710	7,485	70,895	106,750	6,203,850
Total Population (2030)	7,880	7,695	72,255	109,005	6,375,910
Total Population (2035)	7,975	7,825	73,095	110,400	6,476,270
Total Population (2040)	8,060	7,945	73,770	111,610	6,491,635
Percent Growth (2015-2040)	10.11%	13.10%	9.38%	10.22%	12.25%

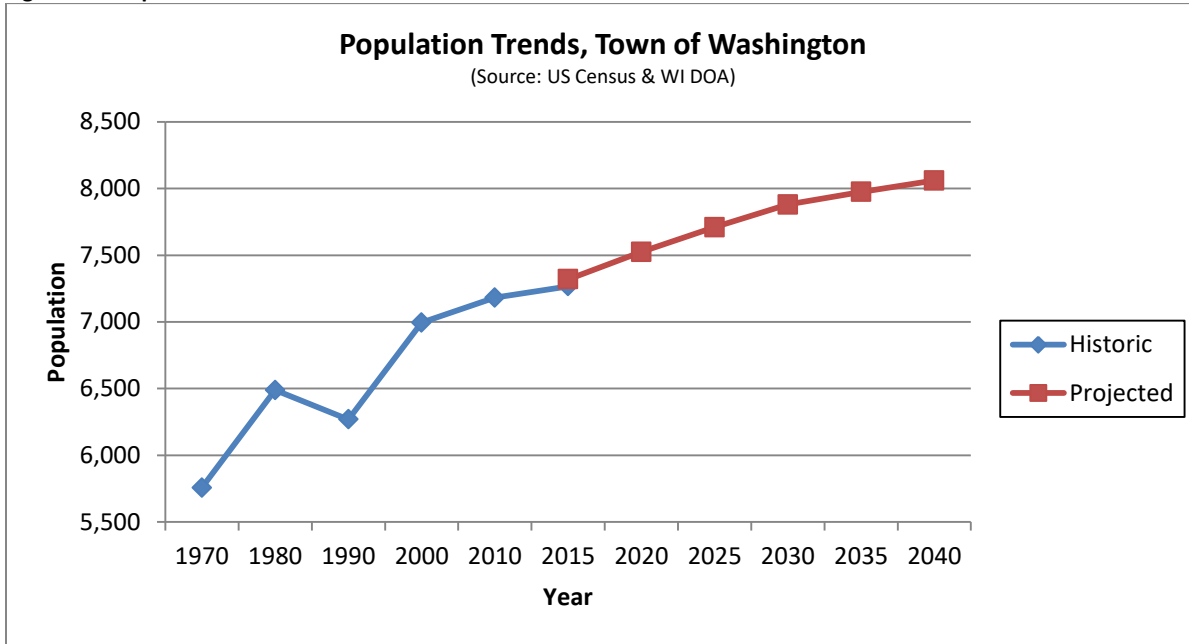
Source: US Census, Projection WIDOA 2013

Caution should be given, as the WIDOA figures do not account for sudden changes in market conditions or local or regional land use regulations, which could affect population growth. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

Early indication may reveal that the population projections are slightly aggressive for the Town of Washington as there were 53 fewer residents in 2015 (estimate) than projected by the WIDOA for year 2015.

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Town of Washington current housing stock and contains information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Washington.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2010, there were 2,758 households in the Town of Washington, an increase of 73.5% since 1970. During that same period, total households increased by 96.5% for Eau Claire County and 71.6% for the State. The higher growth in households (73.5%) vs. population (24.8%) from year 1970 to 2010 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Town of Washington	Eau Claire County	Wisconsin
Total Households			
1970	1,590	20,101	1,328,804
1980	2,077	27,330	1,652,261
1990	2,144	31,282	1,822,118
2000	2,555	35,822	2,084,544
2010	2,758	39,493	2,279,768
People per Household			
1970	3.60	3.30	3.30
1980	3.10	2.90	2.80
1990	2.90	2.70	2.70
2000	2.70	2.60	2.60
2010	2.57	2.38	2.43
Housing Units			
1970	1,657	21,209	1,482,322
1980	2,158	28,973	1,863,857
1990	2,193	32,741	2,055,774
2000	2,615	37,474	2,321,144

Total Households include any unit that is **occupied.*

***Housing units are all those available, including occupied **and** vacant units or seasonal units.*

Source: US Census

Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2013), which provided household projections at the municipal and county levels to year 2040. MSA derived year 2040 household projections for municipalities in three steps. First, the household size for year 2040 was projected, based on WIDOA projected trends to year 2035. Second, an initial 2040 household projection was derived using the relevant population projection and household size. Finally, an adjustment factor was applied to ensure that the total number of projected households in all municipalities within the county was equal to the WIDOA countywide total for 2040.

Table 5.4 indicates that the total households for the Town of Washington could reach 3,259 by year 2040, an increase of 27.6% since year 2000. This rate of housing growth is higher than the expected rate for the County (18.3%) and the State (22.4%).

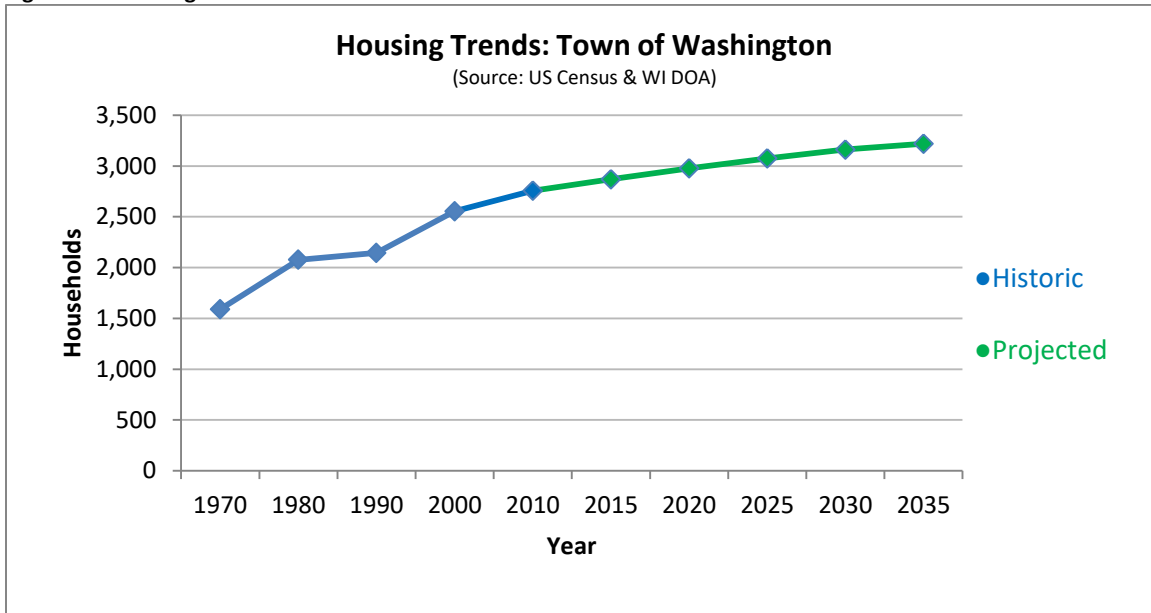
Table 5.4: Projected Households

Projected Households	Town of Washington	City of Altoona	City of Eau Claire	Eau Claire County	Wisconsin
Total Households (2010)*	2,758	2,883	26,803	39,493	2,279,768
Total Households (2015)	2,870	3,062	27,886	41,151	2,371,815
Total Households (2020)	2,978	3,197	28,909	42,721	2,491,982
Total Households (2025)	3,076	3,320	29,821	44,131	2,600,538
Total Households (2030)	3,162	3,433	30,586	45,331	2,697,884
Total Households (2035)	3,220	3,514	31,128	46,182	2,764,498
Total Households (2040)	3,259	3,572	31,442	46,719	2,790,322
Percent Growth (2010-2040)	18.20%	23.90%	17.30%	18.30%	22.40%

*data from 2010 US Census

Source: Projection WIDOA

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

Table 5.5: Housing Age Characteristics

Year Structure Built	Percent
1939 or Earlier	10.3%
1940 to 1959	7.5%
1960 to 1969	9.4%
1970 to 1979	23.9%
1980 to 1989	13.5%
1990 to 1999	17.2%
2000 to 2010	14.1%
2010 or Later	2.1%
Total	100.0%

Source: US Census, Town of Washington

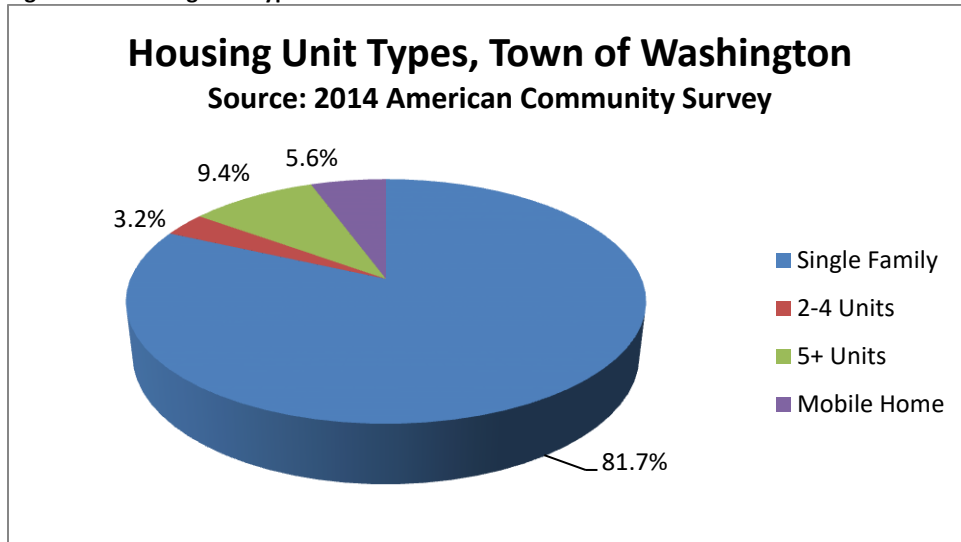
years in age).

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Washington’s 2,888 housing units, 53.2% were built before 1980 and 10.3% were built before 1940. With 53.2% of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is larger than the County’s average of 51.4% (35+

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2014 American Community Survey, 81.7% of the Town of Washington’s 2,888 housing units were single-family homes. This figure is higher than the County average of 67.9%. In addition, 5.6% of the housing units are mobile homes or trailers; the County average for this category is 3.6%.

Figure 5.3: Housing Unit Types



5.2.3 Occupancy & Tenure Characteristics

According to the 2010 American Community Survey, the Town of Washington had 2,888 housing units. Of these, 83.0% were owner occupied at the time of the Census (County average is 62.1%), an increase of 3.2% since 2000. There were 130 vacant housing units, and 30 of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	2000 Number	2000 Percent	2010 Number	2010 Percent
Owner Occupied Housing Units	2088	79.8%	2,290	83.0%
Renter Occupied Housing Units	467	17.9%	468	17.0%
Vacant Housing Units	60	2.3%	130	4.5%
Homeowner Vacancy Rate	-	0.6%	-	0.0%
Rental Vacancy Rate	-	2.5%	-	0.0%

Source: US Census, Town of Washington

Of the occupied housing units, 17.2% have been occupied by the same householder for five or fewer years (2010-2014) and 58.2% for 15 or fewer years (2000-2014).

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	5.6%	Same House in 1995	61.5%
1970 to 1979	6.9%	Different House in US in 1995	37.7%
1980 to 1989	13.3%	Same County	21.3%
1990 to 1999	24.6%	Different County	16.4%
2000 to 2009	32.4%	Same State	7.1%
2010 or later	17.2%	Different State	9.3%

Source: 2014 American Community Survey, Town of Washington

5.2.4 Value & Affordability Characteristics

In year 2014, the median value for a home in the Town of Washington was \$195,700, compared to \$149,300 for Eau Claire County and \$165,900 for Wisconsin. The median value increased 52.7% from 2000, the County and State increased 60% and 47.9% respectively. In contrast, median household income only increased 18.5% for Town households from year 2000 to 2014 (see Economic Development). Most homes, 25.9%, ranged in value between \$200,000 and \$299,999. The median rent in the Town of Washington was \$622, compared to \$725 for Eau Claire County and \$772 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	2000 Percent	2014 Percent	Gross Rent for Occupied Units	2000 Percent	2014 Percent
Less than \$50,000	2.0%	11.6%	Less than \$200	0.0%	0.0%
\$50,000 to \$99,999	28.1%	4.9%	\$200 to \$299	1.6%	0.0%
\$100,000 to \$149,999	32.2%	16.7%	\$300 to \$499	46.8%	15.8%
\$150,000 to \$199,999	20.9%	18.0%	\$500 to \$749	41.5%	50.4%
\$200,000 to \$299,999	11.2%	25.9%	\$750 to \$999	2.6%	23.5%
\$300,000 to \$499,999	4.9%	15.5%	\$1,000 to \$1,499	1.4%	10.3%
\$500,000 to \$999,999	0.8%	6.3%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	1.1%	No cash rent	10.7%	
Median Value	\$128,200	\$195,700	Median Rent	\$495	\$622

Source: US Census, American Community Survey: Town of Washington

Table 5.9: Recent Home Sales, Eau Claire County

Year	Number of Home Sales	Median Sale Price YTD
2007	1,524	\$132,000
2008	1,316	\$133,250
2009	1,414	\$128,000
2010	1,272	\$130,450
2011	1,199	\$126,500
2012	1,202	\$129,900
2013	1,258	\$142,950
2014	1,261	\$137,900
2015	1,577	\$148,000
Average	1,336	\$134,328

Source: WI Realtors Association, Eau Claire County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2007 to 2015. Since year 2007, the median price of home sales in Eau Claire County has increased by 12%.

In the Town of Washington, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town and through its large percentage of mobile home units. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 28.6% exceeded the “affordable” threshold in year 2014. In year 2000, the median percentage of household

income spent on owner occupied units with a mortgage was 19.7%, compared to 19.8% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 20%	45.1%	Less than 20%	32.2%
20% to 24.9%	18.1%	20% to 24.9%	7.1%
25% to 29.9%	8.3%	25% to 29.9%	13.0%
30% to 34.9%	5.1%	30% to 34.9%	9.5%
35% or more	23.5%	35% or more	38.3%
Not computed	0.0%	Not computed	10.7%
Median (1990) with mortgage	19.7%	Median (1990)	25.4%
Median (2000) with mortgage	19.7%	Median (2000)	27.6%

Source: 2014 American Community Survey, Town of Washington

5.3 TRANSPORTATION

This element provides a baseline assessment of the Town of Washington transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Washington.

5.3.1 Existing Transportation Facilities

5.3.1.1 Highways & the Local Street Network

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation’s network of streets and highways are ranked according to the type of service they provide. It determines how travel is “channeled” within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic (refer to the Town of Washington Transportation Facilities Map).

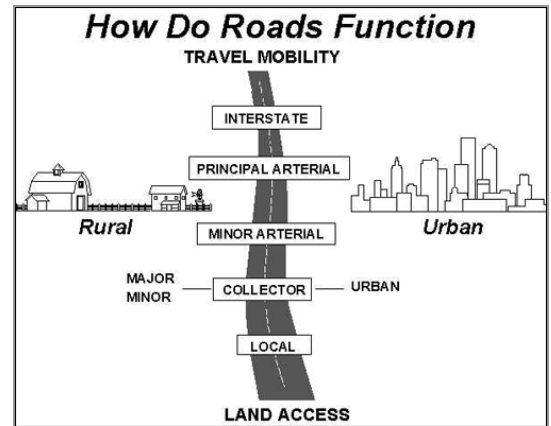


Figure 5.4: Functional Classifications

Table 5.11: Miles by Roadway

Roadway	Miles
Interstate	12.58
US & State Highways	17.03
County Highways	34.64
Local Roads	97.75
Total	162.00

Source: Town of Washington

The existing transportation system serving the Town of Washington is shown on the Transportation Facilities Map. Within Eau Claire County, the WisDOT has identified I-94 and USH 53 as Backbone Routes, and STH 93 as a Connector Route. The two designations are intended to identify high value transportation facilities, which connect major economic centers. Table 5.11 estimates the amount of road miles per roadway type in the Town of Washington.

5.3.1.2 Commuting Patterns

Table 5.12 shows commuting choices for resident workers over age 16. Nearly 95% of local workers use automobiles to commute to work, with 5.7% percent reporting the use of a carpool. The average

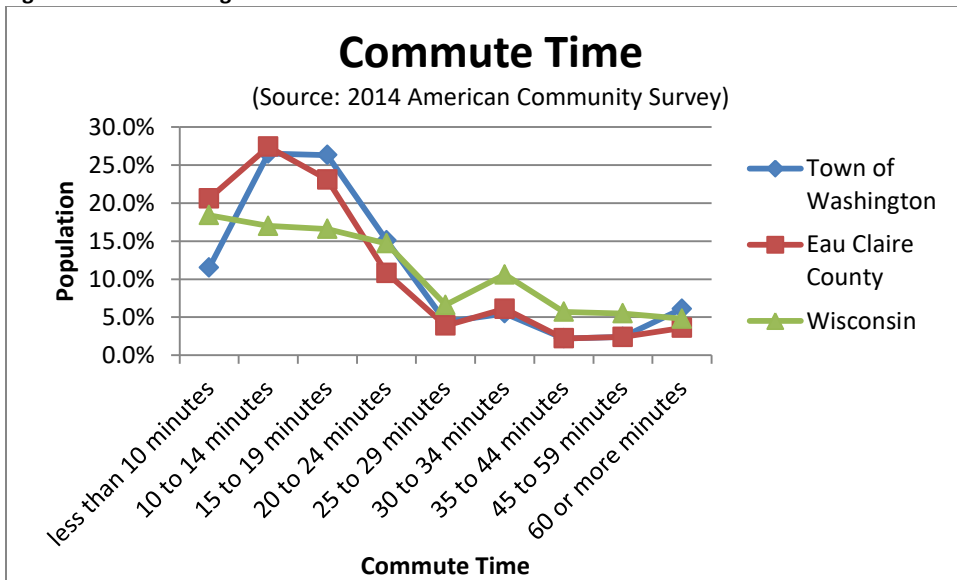
commute time for Washington workers is 20.9 minutes. This is similar to the State of Wisconsin average of 21.8 minutes, and slightly higher than the County average of 17.8 minutes. As seen in Figure 5.5, the range in commute times closely mirrors that of Eau Claire County workers as a whole.

Table 5.12: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Percent
Car, Truck, Van (alone)	89.0%
Car, Truck, Van (carpooled)	5.7%
Public Transportation (including taxi)	0.0%
Bicycle	0.6%
Walked	0.7%
Other Means	0.4%
Worked at Home	3.6%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	20.9

Source: 2014 American Community Survey, Town of Washington

Figure 5.5: Commuting Time



5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors (refer to the Town of Washington Transportation Facilities Map).

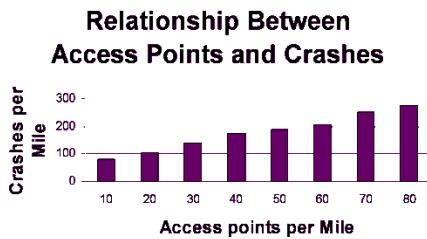
It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way

journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a local road can have quite an impact on safety and ag-vehicle mobility.

5.3.1.4 Access Management & Safety

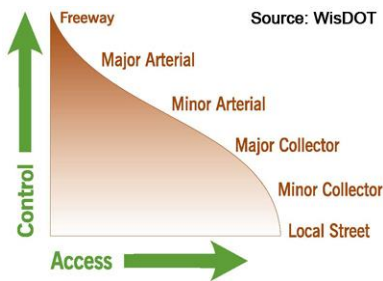
Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

Figure 5.7: Relationship between Access and Functional Classification



The WisDOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Town of Washington, Tier 1 roadways include I-94 & USH 53. Tier 2A roadways include portions of STH 12, 37, 85, & 93 that have been converted to expressways in and around the City of Eau Claire. Tier 2B roadways include STH 93. Tier 3 roadways include STH 53 & USH 12. Tier 4 roadways include the portions of USH 12 from Altoona to Fall Creek.

Figure 5.8: WisDOT Guidelines for Access along State Highways

Goal for access and traffic movement	Type of new access allowed
Tier 1 maximizes Interstate/Statewide traffic movement	<ul style="list-style-type: none"> • Interchanges • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2A maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections, with some interchanges possible at higher volume routes • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2B maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Lower volume residential, commercial, and field
Tier 3 maximizes Regional/Intra-urban traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Higher volume residential, commercial, and field
Tier 4 balances traffic movement and property access	<ul style="list-style-type: none"> • All types, provided they meet safety standards

Chapter 18.22 of the Eau Claire County Zoning Code provides detailed setback and access management regulations for roadways within Eau Claire County. Roadways are divided into one of four classes. In general, Class A roadways equate to WisDOT Tier 1 designation, while Class B roadways fall under either the Tier 2A, 2B, 3, or 4 designations.

Table 5.13: Eau Claire County Access Controls

Roadway Class	Location	Access Controls
A	I-94, USH 53, STH 37-85 to USH 12	No direct access
B	All federal or state highways not designated Class A	500' between access points on the same side of the road
C	All lettered county highways and town roads	100' between access points on the same side of the road
D	All roads located within a subdivision	No minimum distance

Source: Eau Claire County Zoning Code.

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the Town of Washington. However, Eau Claire Transit (ECT) provides bus service for the City of Eau Claire, and Routes 1 and 6 nearly extend to the northwest portion of the Town of Washington, providing an opportunity for town residents to get to downtown Eau Claire and other major employment centers within the City. The *ECT’s Transit Development Plan and Long Range Plan (2015)* does not anticipate adding or extending routes into the Town of Washington. The need for this service should be monitored and coordinated with the City of Eau Claire. Greyhound Lines does make stops in the City of Eau Claire, providing area residents with access to long-distance bus travel across the U.S.

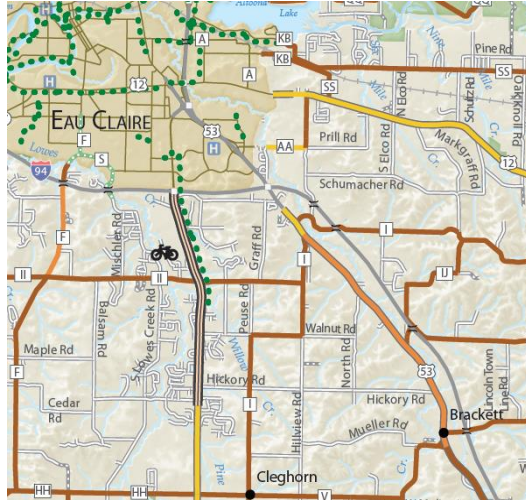
5.3.2.2 Transportation Facilities for the Disabled

The Eau Claire County Department on Aging & Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%.

Table 5.14 displays total ridership for the past six years. After experiencing a peak in 2011, ridership has decreased over the last several years.

Table 5.14: Eau Claire City/County Paratransit Ridership, 2010-15

County Paratransit Ridership					
2010	2011	2012	2013	2014	2015
24,913	25,175	22,970	24,161	21,459	19,880

Figure 5.9: Bicycling Conditions in Washington

5.3.2.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Town's existing roadways; however, there is one off-road trail along STH 93 from the City of Eau Claire to Walnut Rd. On quiet country roads – including town roads and many county trunk highways – little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT's below 700) seldom require special provisions like paved shoulders for bicyclists. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in these areas. Paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.

The WisDOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2015 traffic and roadway data. <http://wisconsin.gov/Pages/travel/bike/bike-maps/county.aspx> Figure 5.9 displays the portion of the map for the Planning Area. Brown routes indicated roadways considered to be in the best condition for biking, orange routes indicate moderate conditions for biking, and yellow routes indicate undesirable conditions. In addition, Eau Claire County has one off road trail, the Chippewa River Trail, which links with the Red Cedar Trail to connect the City of Menomonie (Dunn and Pepin Counties) and with the Old Abe Trail to connect to the City of Chippewa Falls (Chippewa County).

The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

5.3.2.4 Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes.

Freight rail does not pass through the Town, but the Union Pacific maintains a line through the City of Augusta, Village of Fall Creek, City of Altoona, and City of Eau Claire. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2012 WisDOT commodity report estimates that rail accounts for 27% (3.8 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service. The City of Tomah is the closest Amtrak station to Eau Claire County residents. The WisDOT has been

studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network.

Figure 5.10: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
**In Missouri, current restrictions limit train speeds to 79 mph.

The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. A commuter bus is expected to connect the City of Eau Claire to this system, although options exist for potential rail from Eau Claire to the Twin Cities, LaCrosse, and Tomah. (Source: WisDOT Rail Issues and Opportunities Report)

5.3.2.5 Aviation Service

As of February 2015, the State Airport System is comprised of 94 publicly owned, public use airports and four privately

owned, public use airports. In its *State Airport System Plan 2030*, the WisDOT does not forecast any additional airports will be constructed by year 2030. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Commercial, 2) Cargo, 3) Reliever, and 4) General Aviation.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. Air service is provided by United Airlines using regional jet aircrafts, with twice-daily flights to Chicago – O’Hare. The airport has two paved runways, one 8,101 ft. the other 5,000 ft., which are in good to excellent condition, handling approximately 25,000 total operations a year. The *CVRA Master Plan* estimates total operations will rise to 30,165 by year 2031. The WisDOT does not anticipate CVRA will change in classification from Air Carrier/Cargo by year 2030. CVRA is included in the FAA’s *National Plan of Integrated Airport Systems* (NPIAS), which makes it eligible to receive federal funds. The *CVRA Master Plan* estimates that by year 2031, 96 locally owned aircraft will be hangered or based at CRVA. The *WisDOT 5-Year Airport Improvement Program* lists several terminal reconstruction projects for CRVA, but no additional runways (source: *CVRA Master Plan*).



5.3.2.6 Trucking

The trucking industry dominates freight movement in Eau Claire and Chippewa Counties. According to 2012 commodity movement data provided by WisDOT, trucking accounts for 73% (10.04 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties. Within the Town of Washington, I-94 & STH 93 are Designated Long Truck Routes by the WisDOT, while STH 53 is designated as a 75’ Restricted Truck Route (source: Long Range Transportation Plan, Chippewa-Eau Claire MPO).

5.3.2.7 Water Transportation

The Town of Washington does not have its own access to water transportation but is 100 miles from Mississippi River access, via the Twin Cities. Port access can be found farther down the river in La Crosse & Prairie du Chien.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

According to the *Community Survey*, 70.1% of respondents rated the Town roads as either “excellent” or “good;” 64.1% rated street and road maintenance as either “excellent” or “good;” 84.7% rated snow removal as either “excellent” or “good.” (Refer to Appendix A)

5.3.3.1 Pavement Surface Evaluation & Rating

Table 5.15: PASER Ratings

Pavement Conditions	Description
1, Failed	Needs total reconstruction
2, Very Poor	Severe deterioration. Needs reconstruction with extensive base repair
3, Poor	Needs patching & major overlay or complete recycling
4, Fair Poor	Significant aging and first signs of need for strengthening. Would benefit from recycling or overlay
5, Fair	Surface aging, sound structural condition. Needs sealcoat or nonstructural overlay
6, Very Fair	Shows sign of aging. Sound structural condition. Could extend with sealcoat
7, Good	First signs of aging. Maintain with routine crack filling
8, Very Good	Recent sealcoat or new road mix. Little or no maintenance required
9, Very Very Good	Recent overlay, like new
10, Excellent	New Construction

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. The average pavement condition of local roads in the Town of Washington as of year 2016 was 6.4. Currently, town roads are resurfaced at a rate of 4 miles per year, at an annual cost of \$390,000.

5.3.3.2 State & Regional Transportation Plans

Figure 5.11: Transportation Plans & Resources

- Translinks 21
- WI State Highway Plan 2020
- 6-Year Highway Improvement Plan
- WI State Transit Plan 2020
- WI Access Management Plan 2020
- WI State Airport System Plan 2030
- WI State Rail Plan 2030
- WI Bicycle Transportation Plan 2020
- WI Pedestrian Policy Plan 2020
- Chippewa Valley Regional Airport Master Plan, 2013
- Chippewa-Eau Claire, Long Range Transportation Plan 2015-2045
- Eau Claire County Highway Department Five Year Road & Bridge Improvement Plan, 2014-2018
- WisDOT Connections 2030

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from *Translinks 21*, Wisconsin’s multi-modal plan for the 21st Century.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system’s current condition, analyzes future uses, assess financial constraints and outlines strategies to address Wisconsin’s preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The WisDOT *Six*

Year Improvement Plan for Eau Claire County does not list any projects located in the Town of Washington.

The Eau Claire County *Five Year Road and Bridge Improvement Plan (2014-2018)* indicates that CTH AA, from House Rd. to STH 12, is scheduled for improvements in year 2016; and CTH I, from Frase Rd. to Markgraf Rd. in year 2018.

In follow-up to *Translinks 21*, The WisDOT released its new plan: *Connections 2030*. Throughout the creation of *Connections 2030*, WisDOT has emphasized the need to improve the link between statewide policies, such as the 37 recommended policies laid out in the plan, and implementation activities occurring at the regional or corridor level. In order to achieve this goal, in *Connections 2030* WisDOT has adopted a corridor management approach: WisDOT identified the main corridors throughout the state, and then developed a plan for the corridor that includes contextual factors such as surrounding land uses, access, etc. Each corridor plan integrates all appropriate modes of transportation. Each Corridor includes a list of Short Term (2008-2013), Mid-Term (2014-2019), and Long Term (2020-2030) studies or projects. Projects identified within the Town of Washington include:

- ❖ Mid Term: USH 53 & WIS 93 - Prepare corridor plan from CTH HD (LaCrosse County) to I-94 (Eau Claire County)

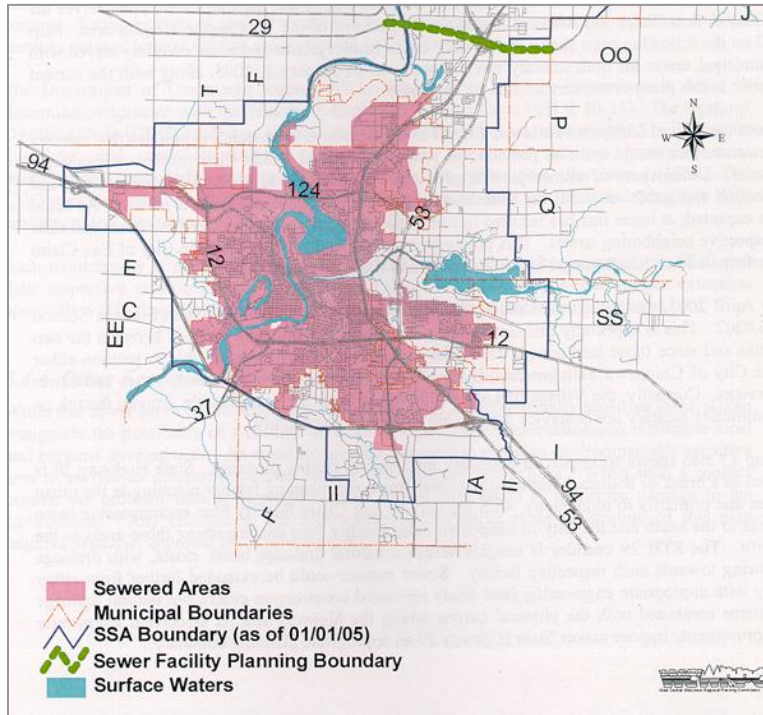
- ❖ Mid Term: USH 12 – Expand to four lanes from Winchester to Schultz Rd if supported by environmental document

5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the Town of Washington utility & community facilities and contains information required under *SS66.1001*. Information includes: forecasted utility & community facilities' needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Town of Washington.

5.4.1 Sanitary Sewer System

The vast majority (85%) of the Town of Washington relies on private sanitary service, with the exception of the Washington Heights area, which is connected to the City of Eau Claire system. Overall, sanitary service within the Town is in good condition, and no new facilities or extensions are planned at this time.

Figure 5.12: Areas Served with Municipal Sewer, 2005

The 2025-Sewer Service Area boundary, as determined by the *Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025*, is drawn on several of the planning maps in Appendix E. The Sewer Service Area delineates those areas with a potential for future sewered development by year 2025, excluding environmentally sensitive areas. Inclusion of lands within the Sewer Service Area boundary does not determine or guarantee that these lands will be developed, sewered, or annexed by year 2025.

Permits for private waste disposal systems are reviewed and issued by the Eau Claire County Health Department. A sanitary permit is needed before County Building Permits, County Land Use Permits or Town Building Permits can be issued. This is a Wisconsin State Statute requirement. In addition, sanitary permits are required before installing, repairing, altering or reconnecting any septic system. Sewage systems are required by state law to be inspected and pumped, if needed, at least every three years by a person licensed by the state to provide this service.

5.4.2 Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution.

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within tribal lands, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. The Eau Claire County Department of Planning and Development – Land Conservation Division is responsible for reviewing and issuing stormwater management and erosion control permits in unincorporated areas of the County.

Within the Town of Washington, stormwater is managed mostly with the use of drainage ditches. Subdivisions in the Town are under stormwater management by Eau Claire County. The Town also includes urban storm sewer areas that require DNR management processes such as monitoring and sweeping. No new storm water facilities are planned at this time.

5.4.3 Water Supply

Similar to sanitary sewer service, the majority of resident water needs (80%) are met through private wells. Approximately 20% of the households are served by the City of Eau Claire water supply. Although it is important to continue to monitor closely over time, no known water quantity or water quality issues exist at this time in the Town. The Eau Claire City-County Health Department administers rules governing new private water well location and existing private water systems.

5.4.4 Solid Waste Disposal & Recycling Facilities

There is one closed landfill located within the Town of Washington near Nine Mile Creek Rd. and USH 12. A private hauler picks up waste at the curb within the Town. Residents and businesses rely on County drop-off sites in adjacent towns for recycling. For safe disposal of household hazardous waste, the County offers an annual Clean Sweep Program, often in concert with adjacent counties. More information is available on the County website.

5.4.5 Parks, Open Spaces & Recreational Facilities

There are three park sites within the Town including a Little League Diamond and Conservancy area (Horlacher Lane), Seven Mile Creek Park (W. Park Creek Road), Lowes Creek County Park (STH 93), and the park area in the Trillium subdivision (STH 93). In addition, three wildlife areas for passive recreational use exist in the Town along E. Hamilton Ave., Elayne Dr., and Nine Mile Creek Rd. The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Excluding the wildlife areas, there is approximately 246 acres of parkland in the Town. As Table 5.16 suggests, based on acreage alone, the existing parks system should adequately meet the needs of Town residents for the foreseeable future. As the age composition in the Town changes, specific recreational needs may change, and should be monitored over time, especially with more younger residents who desire more improved sports fields.

Table 5.16: Park Acreage Compared to Population Forecasts

	2010	2020	2030	2040
Population	7,299	7,525	7,880	8,060
Demand (12 acres/1,000 people)	88	90	95	97
Total Supply (public use areas only)	246	258	258	258
Surplus/Deficit	+158	+168	+163	+161

Source: Eau Claire County GIS, WIDOA

The NRPA recognizes the amount of open space alone does not determine the recreational health of a community. Other critical factors include the locations of the facilities, the programs conducted on it, the responsiveness of the personnel who run it, the physical conditions of the facilities, and the relative accessibility for the people who

will use the facilities.

The Eau Claire County *Outdoor Recreational Plan (2016-2020)* serves as a guide for the development of parks and outdoor recreation facilities in the County.

Within the Town of Washington, the plan identifies the following recommendations:

1. Participate in Lowes Creek Little League Capital Improvement Plan 2015-2017: replace batting cages, install two practice mounds, refurbish two practice mounds, refurbish Horlacher Field, construct team lockers, construct eleven soft toss stations, replace For Field infield, outfield and dugouts, replace field groomer, and install playground equipment
2. Investigate the acquisition and development of other park sites

The 2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- ❖ Walking for Pleasure is rated as the activity with the most participation.
- ❖ Hunting, inline skating, skateboarding/skate parks, horseback riding on trails, softball, and downhill skiing are decreasing in demand.
- ❖ Adventure racing, driving for pleasure, developed/RV camping, kayaking, visiting a dog park, soccer outdoors, BMX biking, climbing, paddle boarding, triathlon, off-highway vehicle driving, and gardening/landscaping for pleasure are increasing in demand.
- ❖ The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$50 million annually for outdoor recreation purposes.

5.4.6 Telecommunication Facilities

Town residents living in major subdivisions along highways can access cable, but many Town residents and businesses, as well as the Town Hall facility, do not have cable access. Local demand for increased cable, DSL, and high-speed Internet access should be monitored. The location of new telecommunication facilities are regulated through the Eau Claire County Zoning Code.

5.4.7 Energy Facilities & Resources

The Town of Washington receives electrical service from Xcel Energy and the Eau Claire Energy Cooperative. The nearest electrical power plant is the Xcel Energy dam at Dells Pond in Eau Claire. Natural gas power is available to residents in major subdivisions along highways through Xcel Energy. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

5.4.7.1 Renewable Energy Sources

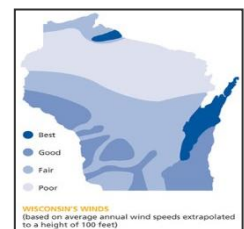
To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands. The following section provides a broad level discussion of local and renewable energy resources available for Eau Claire County communities. Additional information can be obtained from Eau Claire Energy Cooperative (www.ecec.com), Xcel Energy (www.xcelenergy.com), or Focus on Energy (www.focusonenergy.com).

Focus on Energy works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects. As of July 1, 2007, Eau Claire Energy Cooperative is now a member of Wisconsin's Focus on Energy program.

Figure 5.13: Wisconsin Wind Energy Sources

Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. Town of Washington residents have the option to participate in MemberSolar, a community-driven solar project run by the Eau Claire Energy Cooperative.



Wind

As Figure 5.13 illustrates, most of the Eau Claire County region is not well suited for commercial

scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems in the Town. A certified wind site assessment completed by Focus on Energy can provide a more detailed understanding of the feasibility of this alternative energy source. Currently there are no commercial or public wind energy systems in use in the Town of Washington.

Geothermal

Geothermal power uses the natural sources of heat inside the Earth to produce heat or electricity. A geothermal heat pump takes advantage of this by transferring heat, stored in the ground, into a building during the winter, and transferring it out of the building and back into the ground during the summer. Currently, most geothermal power is generated using steam or hot water from underground. Currently there are no commercial or public geothermal systems in use in the Town of Washington.

Biofuel

Biofuels offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources. Bio-fuels are derived from bio-mass and can be used for liquid bio-fuel or bio-gas production.

Crops and crop residues are the main source of biomass for the production of liquid bio-fuels. The primary food crops used for biofuel production in Wisconsin is corn (for ethanol production) and soybeans (for biodiesel production); although other sources can also be used such as: agronomic crops (e.g. switchgrass), forestry crops (e.g. poplar), or residues (unused portions of crops or trees).

The main sources of biomass for biogas (methane) production are animal waste, landfills and wastewater treatment facilities. Animal waste is a persistent and unavoidable pollutant produced primarily by the animals housed in industrial sized farms. The use of digesters to produce methane from animal waste is growing as both an energy source and a means of waste management. Biogas production from animal waste is most effective in commercial size dairy farms (Refer to Section 5.5.1.3). Landfill gas can be burned either directly for heat or to generate electricity for public consumption. The same is true with regard to the secondary treatment of sewage in wastewater treatment facilities where gas can be harvested and burned for heat or electricity. The wastewater treatment plant in Eau Claire, which handles all wastewater for the Town of Washington sanitary sewer district, recently installed two new biofuel generators. Currently there is one biodiesel production facility in the Town of Washington. WRR Environmental Services (5200 STH 93) specializes in hazardous waste management and solvent recycling.

Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. A micro-hydro system can produce enough electricity for a home, farm, or ranch. Hydroelectric energy is limited both by available rivers (Refer to Section 5.5.2.3) and by competing uses for those rivers, such as recreation, tourism, industry, and human settlements. Currently there are no hydroelectric facilities in the Town of Washington.

5.4.8 Cemeteries

The 27-acre Rest Haven Cemetery lies within the Town, and is thought to be in good condition. The Town of Washington does not initiate the development or expansion of cemeteries; however, they are regulated through the Eau Claire County Zoning Code.

5.4.9 Health Care Facilities

The Town of Washington has no hospitals or general medical clinics, although residents have access to an array of health care options in the City of Eau Claire. There are several assisted living facilities located within the Town. The Town of Washington does not initiate the development or expansion of health care facilities; however, they are regulated through the Eau Claire County Zoning Code.

5.4.10 Child Care Facilities

The Town currently has three licensed childcare facilities with a total capacity for 218 children. Other providers are available within the City of Eau Claire. The Town of Washington does not initiate the development or expansion of child care facilities; however, they are regulated through the Eau Claire County Zoning Code.

5.4.11 Police & Emergency Services

There are two part-time, non-elected law enforcement officers in the Town, as well as a satellite Sheriff's Department office operating from Town Hall buildings. The Township Fire Department has a new building in the Town. The volunteer-run Emergicare provides excellent first-responder service, although equipment needs should be closely monitored to ensure fast response times. Ambulance service is provided through Gold Cross Overall, the quality of the current service is good, and there are no specific current plans for expansion of police and emergency services.

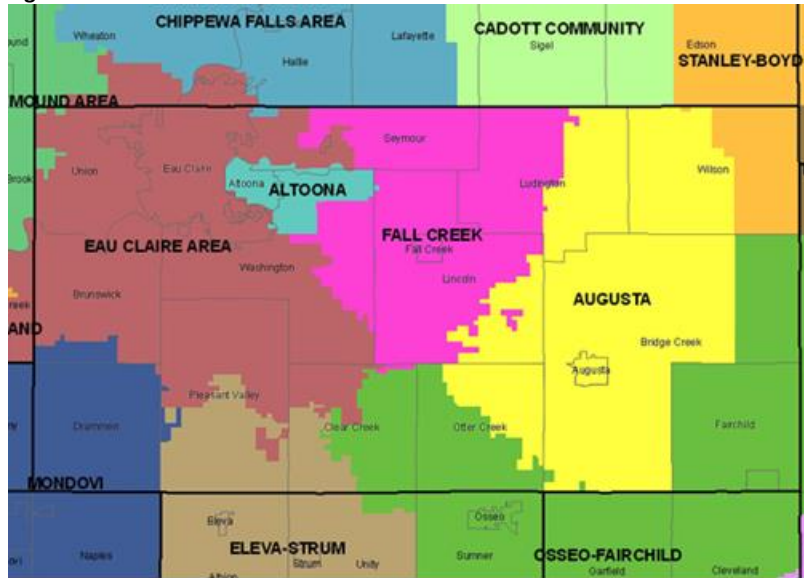
5.4.12 Libraries

Although no public libraries exist within the Town, all residents can currently access nearby L.E. Phillips Library in Eau Claire, as well as the Altoona Public Library, due to a contract agreement. There are no plans to build a library within the Town at this time.

5.4.13 Schools

There are no schools within the Town, but the majority of Town of Washington residents – those in the western and southern portions - are part of the Eau Claire Area School District. Between 2007 and 2013/14, district enrollment increased slightly from 10,861 to 11,032 (+1.6%). Residents in the central eastern portion of the Town are part of the Fall Creek School District, for which enrollment decreased from 888 to 846 (-4.1%) during the same years. Those in the northeastern portion are part of the Altoona School District, where enrollment increased from 1,456 to 1,589 (+9.1%). No new school facilities are planned within the Town.

Figure 5.14: School District Boundaries



5.4.14 Other Government Facilities

The Town Hall at 5720 Old Town Hall Rd. is in excellent condition, complete with offices, a maintenance garage, community meeting space, police, fire, and emergency vehicles. Although there are no current plans for expansion, the facility does have room to expand in the future. In addition, the Town has snowplows, dump trucks, graders, boom trucks, a wood chipper, and other miscellaneous maintenance equipment in excellent condition.

5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of Washington agricultural, natural, & cultural resources and contains information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of Washington.

5.5.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Town of Washington and Eau Claire County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Eau Claire County Department of Land Conservation. Several other relevant plans exist and should be consulted for additional information:

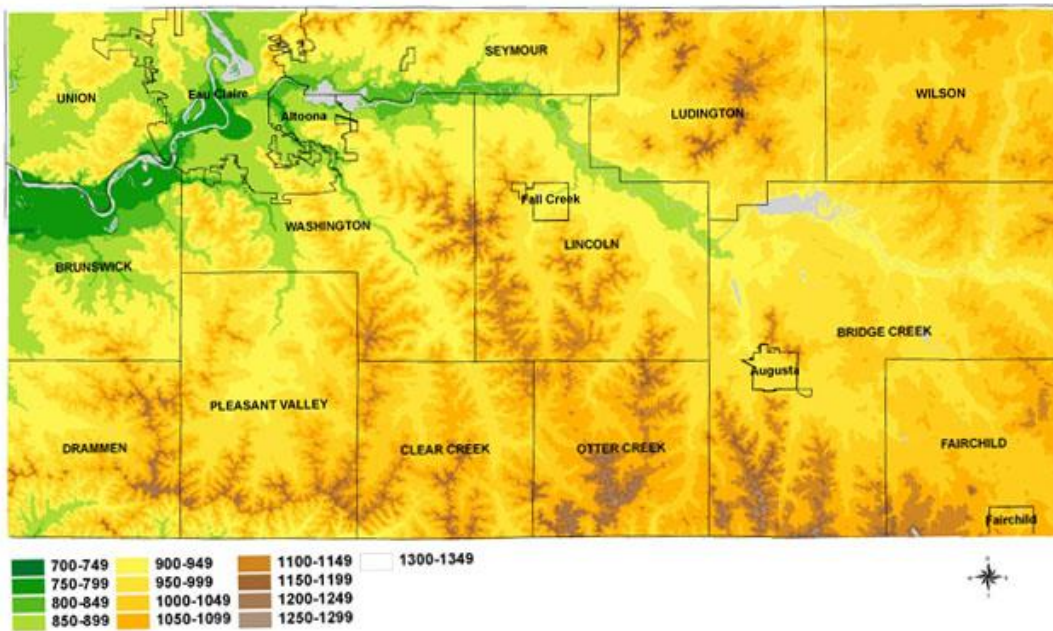
- ❖ Eau Claire County Land and Water Resource Management Plan, 2012-2022
- ❖ Eau Claire County Farmland Preservation Plan, 1983
- ❖ Soil Survey of Eau Claire County, 1977

5.5.1.1 Geology and Topography

Eau Claire County lies mostly in the older glacial drift area, with a small southern portion in the driftless area. The bedrock is Upper Cambrian sandstone with some dolomite and shale deposits. Pre-Cambrian granite outcrops are found along the Eau Claire River. The general topography is an irregular plain, and elevations are considered level to gently rolling. The north and eastern parts of the County are mostly level but isolated hills and ridges occur. In the south, or driftless area, the

terrain is far more severe and rugged. Loess deposits and limestone caps are common on the uplands and on higher divides. (Source: Eau Claire County Land and Water Resource Management Plan)

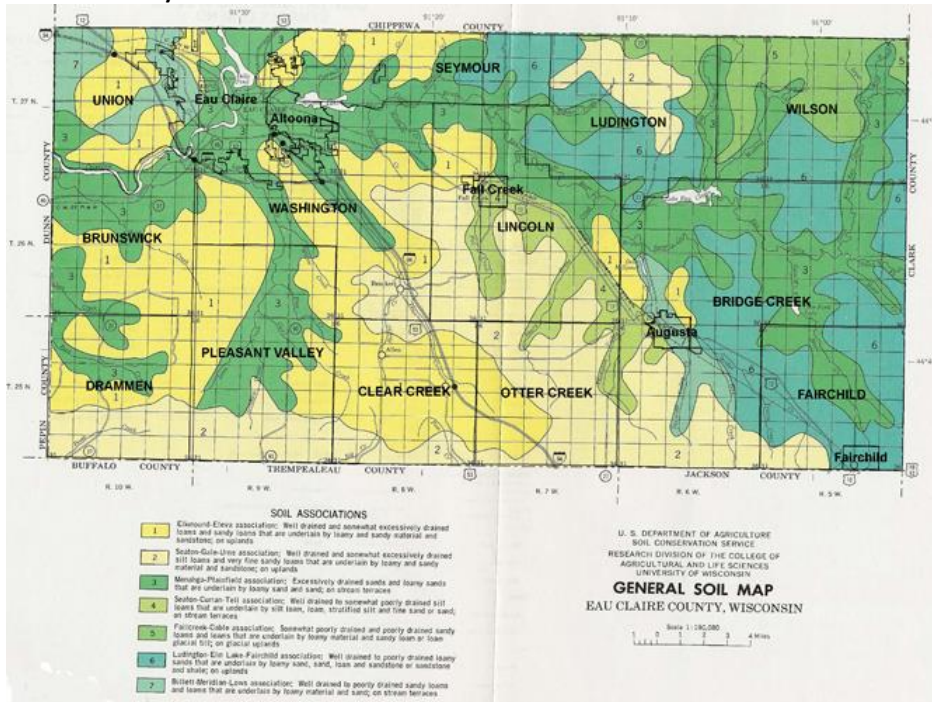
Figure 5.15: Eau Claire County Elevations (ft)



5.5.1.2 Productive Agricultural Areas

The *Eau Claire County Soil Survey* identifies seven soil associations. Of these, five are sandy loam ranging from excessively drained to poorly drained soils. These soils associations Elk Mound-Eleva (1), Menahga-Plainfield (3), Fall Creek-Cable (5), Ludington-Elm Lake (6), and Billet-Meridian (7) are found along streams and rivers, wet depressions and ridges and valleys. The Seaton-Gale-Urne (2) and Seaton-Curran-Tell (4) soil associations are silt loams that have the greatest potential for crop productions. The majority of this soil type is found in the center and southern portion of the County. This correlates to the main farming area of the County. (Source: Eau Claire County Land and Water Resource Management Plan)

Figure 5.16: Eau Claire County Soils



The Town of Washington Prime Soils Map depicts the location of prime farmland. In general, prime farmlands have: an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, few or no rocks, they are permeable to water and air, they are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

The Natural Resources Conservation Service also identifies soils according to their capability class. Capability classes show, in a general way, the suitability of soils for most kinds of field crops. The soils are classed according to their limitations when they are used for field crops, the risk of damage when they are used, and the way they respond to treatment. Soil capability classes are related to yields of specific crops with classes I through III being considered soils highly suited to agricultural activity. In general, soil capability class I & II correspond to those soils also designated as prime farmland. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good for productive farming; however, there are many factors such as historic agricultural activity, landcover, ownership patterns, interspersed natural or development limitations, and parcel fragmentation that contribute to or limit agricultural activity.

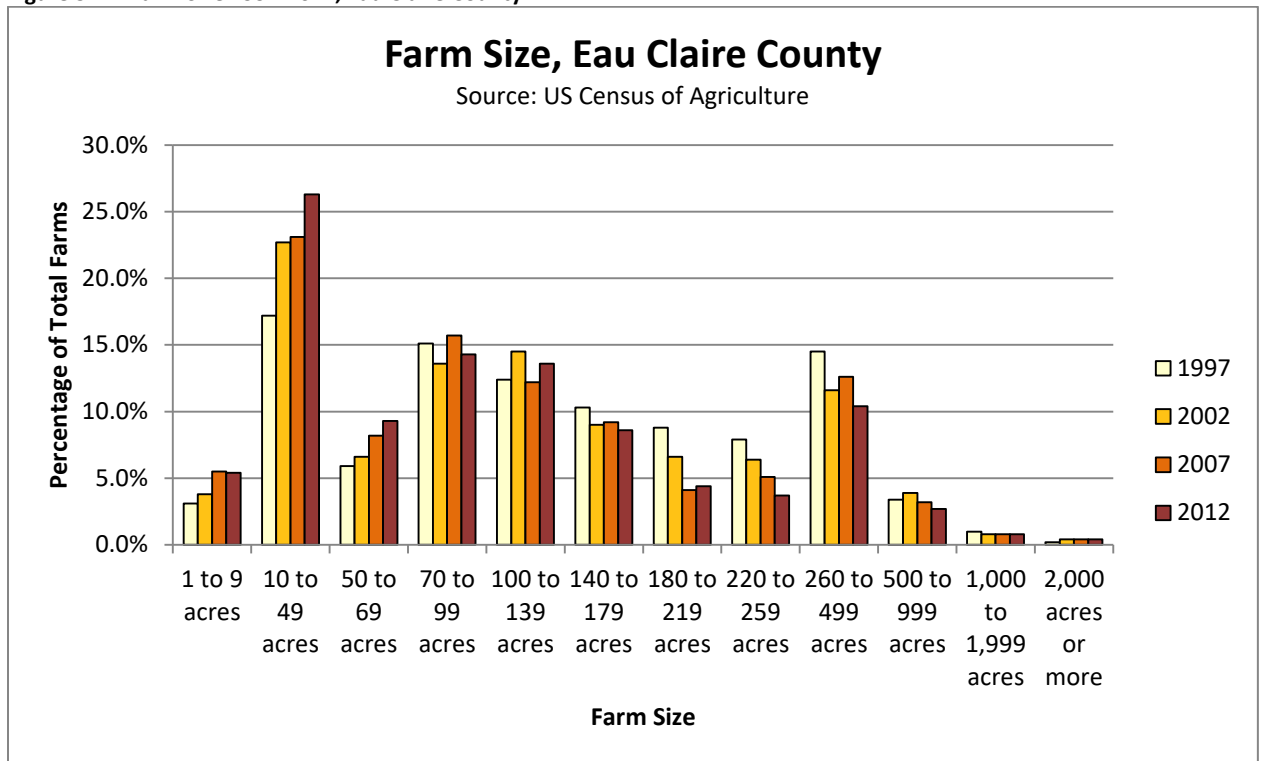
5.5.1.3 Farming Trends

Most farming data is not collected at the town level. However, assumptions can be made based on data collected at the County level. Figure 5.17 and Table 5.17 provide information on the number and size of farms in Eau Claire County from 1997 to 2012. Figure 5.17 illustrates how the proportion of small farms (farms less than 140 acres) have increased over the past two decades, while the proportion of mid-sized farms (140-500 acres) have steadily decreased. The most significant growth is seen in the number of farms between 10 and 49 acres.

The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural

products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition, but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, often serve niche markets, or produce modest agricultural goods or revenue. In Eau Claire County, many small farms may serve nearby urban markets with a diversity of vegetable, fruit, and horticultural products.

Figure 5.17: Farm Size 1997-2012, Eau Claire County



On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 1997 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms-those between 140 and 500 acres. In 1997, these farms comprised 41.5% of all farms in the County, while in 2012, they accounted for only 27.1%.

Table 5.17 shows that on the whole, average farm size has decreased in the past two decades, while farm values and value per acre have increased significantly. An analysis of the most recently recorded trends (between 2007 and 2012) shows that the total number of farms in Eau Claire County increased by 7.4% while the acreage of farmland remained relatively stable, decreasing by 1,670 acres (0.4%). During this most recent period, the average farm size decreased from 168 to 155 acres.

Table 5.17: Farms and Land in Farms 1997-2012

Farms and Land in Farms	Eau Claire County 1997	Eau Claire County 2002	Eau Claire County 2007	Eau Claire County 2012	Percent Change 2007-2012
Number of Farms	1,162	1,174	1,223	1,313	7.4%
Land in Farms (acres)	213,767	204,298	205,375	203,705	-0.8%
Average Size of Farms (acres)	184	174	168	155	-7.7%
Market Value of Land and Buildings					
Average per Farm	\$181,016	\$305,577	\$469,888	\$465,939	-0.8%
Average per Acre	\$959	\$1,783	\$2,798	\$3,003	7.3%

Source: US Census of Agriculture, Eau Claire County

Table 5.18 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2012 Census of Agriculture. The largest percentage of farms in Eau Claire County is in the Sugarcane, Hay, and All Other category. Overall, the percentage of farms by category is fairly consistent with the percentages for the State.

Table 5.18: Number of Farms by NAICS

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	Number of Farms 2012	Percentage of Farms 2012	Number of Farms 2012	Percentage of Farms 2012
Oilseed and grain (1111)	359	27.3%	19,730	28.3%
Vegetable and melon (1112)	26	2.0%	1,318	1.9%
Fruit and tree nut (1113)	22	1.7%	1,264	1.8%
Greenhouse, nursery, and floriculture (1114)	28	2.1%	1,754	2.5%
Tobacco (11191)	0	0.0%	57	0.0%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	383	29.2%	15,662	22.5%
Beef cattle ranching (112111)	186	14.2%	10,241	14.7%
Cattle feedlots (112112)	15	1.1%	892	1.3%
Dairy cattle and milk production (11212)	133	10.1%	10,401	14.9%
Hog and pig (1122)	9	0.7%	475	0.7%
Poultry and egg production (1123)	44	3.4%	1591	2.3%
Sheep and goat (1124)	20	1.5%	1,555	2.2%
Animal aquaculture and other animal (1125, 1129)	88	6.7%	4,814	6.9%
Total	1,313	100.0%	69,754	100.0%

Source: US Census of Agriculture

5.5.2 Natural Resource Inventory

The following section details some of the important natural resources in the Town of Washington and Eau Claire County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Eau Claire County Department of Land Conservation. Several other relevant plans exist and should be consulted for additional information:

- ❖ Eau Claire County Land and Water Resource Management Plan, 2012-2022
- ❖ Eau Claire River Watershed Plan, 2016
- ❖ Soil Survey of Eau Claire County, 1977
- ❖ The State of the Lower Chippewa River Basin Report, 2001
- ❖ State of the Black Buffalo-Trempealeau River Basin Report, 2002
- ❖ Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2011-2016
- ❖ Wisconsin DNR Legacy Report, 2006

The 1999 and 2012 *Eau Claire County Land and Water Resource Management Plans* identified several resource concerns for Eau Claire County including over-application of fertilizers/pesticides, overflow or leaking of manure storage facilities, and loss of wetlands due to development.

Eau Claire County is located within the West Central Region of the WIDNR. The Regional Office is located in the City of Eau Claire.

In 2006, the WIDNR completed the *Legacy Report* in an effort to put potential future conservation needs into context. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identify the types or characteristics of places critical to meeting Wisconsin’s conservation and outdoor recreation needs. The seven criteria were:

1. **Protect and Maintain the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Maintain Functioning Ecosystems:** keep common species common (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands and Waters** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Ensure Abundant Recreation Opportunities** (protect land with significant opportunity for outdoor activities)
5. **Think Big** (protect large blocks of ecologically functional landscapes).
6. **Connect the Dots:** create a network of corridors (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, water quality and quantity, and wetlands).

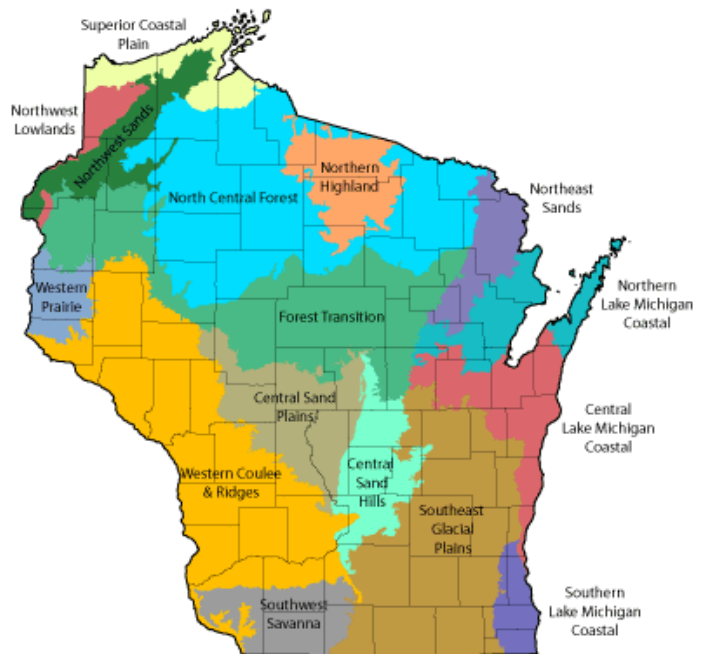
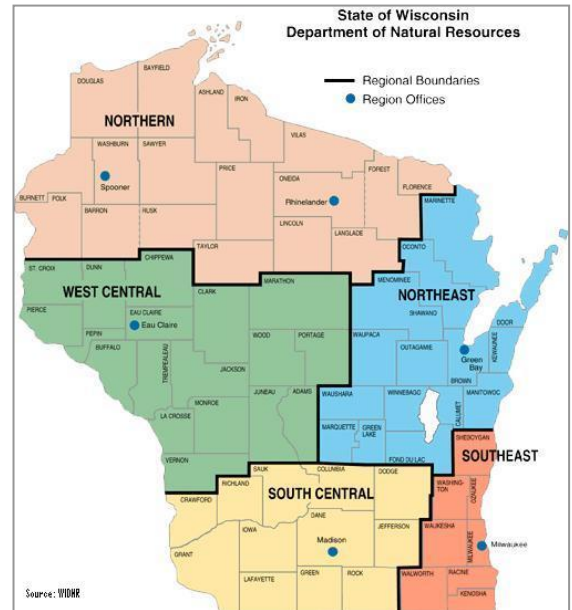


Figure 5.18: WIDNR Ecological Landscapes

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Eau Claire County contains portions of three legacy places: Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River. None of these legacy places are located within the Town.

Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.18 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The Town of Washington, along with most of Eau Claire County, is located within the Western Coulee & Ridges ecological landscape. Refer to the report for specific information. (Source: WIDNR Legacy Report, 2006)

5.5.2.1 Groundwater

Groundwater is the primary source of drinking water in the Town of Washington and the County as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the *WIDNR Susceptibility to Groundwater Contamination Map* (not shown), the Town of Washington generally ranks “medium-low” to “high-medium” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.”

And point source pollution as:

“Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, the most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- ◆ An area within 250 ft. of a private well or 1000 ft. of a municipal well
- ◆ An area within the Shoreland Zone (300 ft. from streams, 1000 ft. from rivers and lakes)
- ◆ An area within a delineated wetland or floodplain
- ◆ An area where the soil depth to groundwater or bedrock is less than 2 feet

5.5.2.2 Stream Corridors

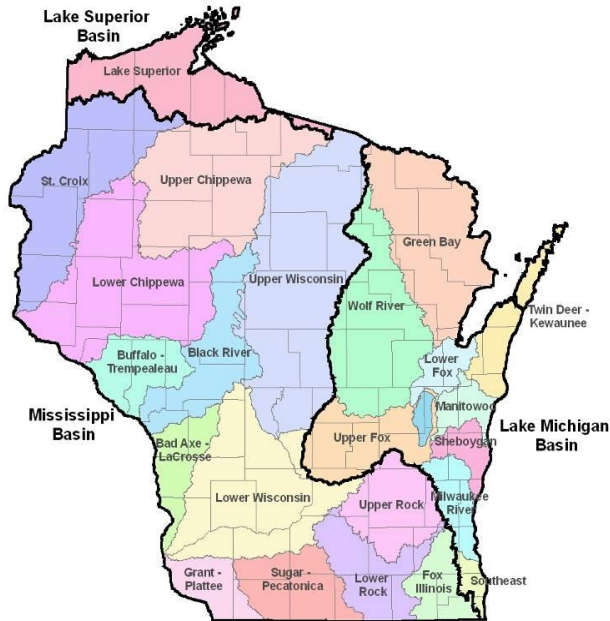
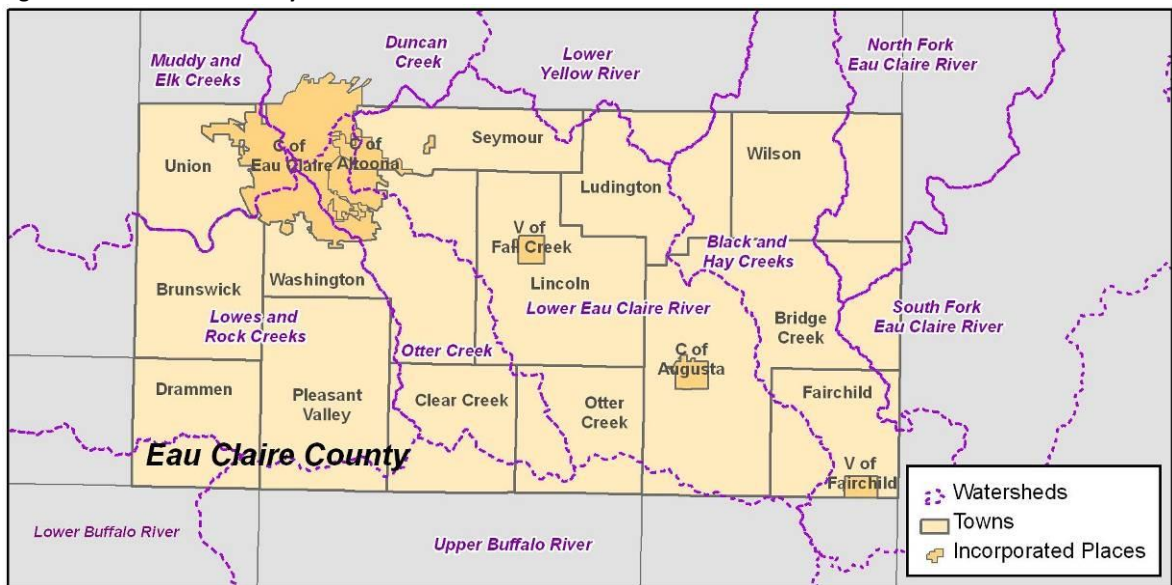


Figure 5.19: WIDNR River Basins & Water Management Units

Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.19). All of Eau Claire County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units. Eau Claire County is located within two WMUs, the Lower Chippewa WMU & Buffalo-Trempealeau WMU. The Town of Washington is located entirely within the Lower Chippewa WMU. Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point

such as a lake or stream confluence with a neighboring watershed. The Town of Washington lies within three adjacent watersheds, the Lowes-Rock Creeks, Otter Creek, and Lower Eau Claire River watersheds (Figure 5.20).

Figure 5.20: Eau Claire County Watersheds



5.5.2.3 Surface Water

With the exception of a small area along the southern County boundary in the Buffalo-Trempealeau River Basin, all surface water features in the County are part of the Lower Chippewa River Basin. The Eau Claire River and Chippewa River dominate the surface water features. Half of the roughly 330 miles of streams in the County are trout streams, and seven of these totaling 25 miles are Class 1 Trout Streams. Of eleven lakes in the County, four are over 100 acres in size and include Altoona (840 acres), Eau Claire (860 acres), Dells Pond (739 acres), and Half Moon (132 acres).

Surface water resources consisting of rivers, streams, lakes, and associated floodplains form an integral element of the natural resource base of Eau Claire County and the Town of Washington. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. These resources are susceptible to degradation through improper rural and urban land use development and management. The water quality of streams and ground water may also be adversely affected by the excessive development of surface water areas combined with the filling of peripheral wetlands.

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in the Town of Washington are shown on the Water Resources Map.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). The WDNR conducted a statewide evaluation effort in the early 1990's to determine which waters qualified for ORV and ERW classification. According to the State of the Lower Chippewa River Basin report, Eau Claire County has no ORWs, but seven ERWs as follows:

- ❖ Beaver Creek
- ❖ Clear Creek
- ❖ Creek 15-2 (T27N R7W)
- ❖ Creek 16-2 (T27N R7W- also known as Little Beaver Creek)
- ❖ Darrow Creek
- ❖ Hay Creek
- ❖ Lowes Creek
- ❖ Sevenmile Creek

According to the *2002-2012 Land and Water Resource Management Plan*, there are 25.6 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for Wisconsin surface waters.

Impaired Waters

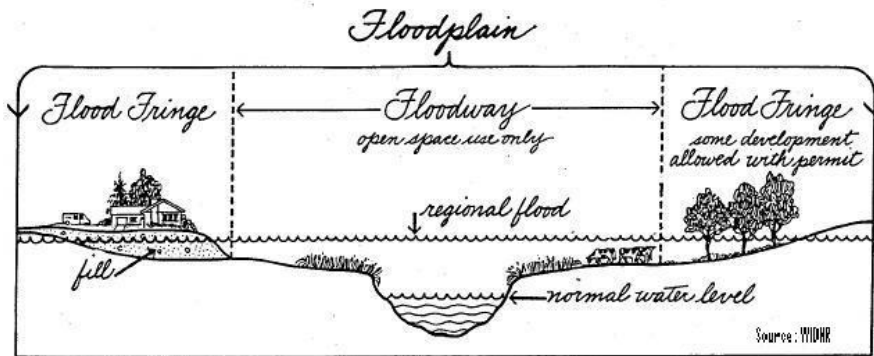
The listing of waters under the *Clean Water Act* (s.303(d)) must occur every two years under current U.S. Environmental Protection Agency (EPA) requirements. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs) under the provisions of section 303(d)(1)(c) of the Act. Impaired waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. According to the *WDNR 2016 Proposed Impaired Waters list*, 16 water bodies within the County are impaired waters. Waters added to the impaired list in 2016 include Sevenmile Creek, Bears Grass Creek, Coon Fork Flowage, Eau Claire Lake, Fall Creek, and Lake Altoona.

5.5.2.4 Floodplains

Floods are the nation's and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and

filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Figure 5.21: Diagram of a Floodplain



The Water Resources Map displays the floodplain areas in the Town of Washington. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary

condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Eau Claire County Floodplain Ordinance.

5.5.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. The Water Resources Map displays the wetland areas in the Town of Washington. According to an interpretation of WiscLand satellite imagery provided by the WI DNR, Eau Claire County currently has approximately 46,939 acres of wetlands covering 11.4% of the land area in the county as a whole.

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, these limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization.

5.5.2.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's *Natural Heritage Inventory (NHI)* database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the *Wisconsin Endangered Species Law*, it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

- ❖ Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- ❖ Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- ❖ Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

The *Federal Endangered Species Act (1973)* protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

5.5.2.7 Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction

of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

Refer to the Land Cover Map for the locations of woodlands in the Town of Washington. Major cover types include mixed hardwoods such as aspen, oak, red pine, white pine, and jack pine. The major natural resource concerns associated with forested land in Eau Claire County are increased demand for pressure for recreational uses such as mountain biking and ATV trails, timber harvest and clearing for residential development, and the spread of invasive exotic species such as buckthorn, honeysuckle, garlic mustard, and gypsy moths. (Source: Eau Claire County Forest Comprehensive Land Use Plan)

5.5.2.8 Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. There are no SNAs in the Town of Washington; but there are six located in Eau Claire County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

1. Putnam Park (105 acres, UW-Eau Claire Campus)
2. Coon Fork Barrens (580 acres, T26N –R5W, Sections 19,20,28,29,30)
3. South Fork Barrens (120 acres, T26N-R5W, Section 14 SW ¼)
4. Pea Creek Sedge Meadow (200 acres, T25N-R5W, Sections 3,4)
5. North Fork Eau Claire River (367 acres, T25N-R5W, Sections 2,3,10,11)
6. Canoe Landing Prairie (44 acres, T26N-R5W, Sections 15,16)

5.5.2.9 Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (refer to Eau Claire County Department of Zoning). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. There are no known quarries in the Town of Washington. Refer to the Bedrock Geology Map for information on potential sand and gravel deposits in the Town of Washington.

5.5.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of Washington and Eau Claire County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Eau Claire County had its beginning in the summer of 1855 as the Town of Clearwater (“Clear watter” in early documents), when Chippewa County was divided into three parts. Less than one year later, the name was changed to the Town of Eau Claire, and by fall of 1856, Eau Claire County was officially created. Over the next several years, towns within the county formed, and in January 1868, the Town of Washington was created from most of the former Town of Eau Claire. For more history on the Town, consult “[History of Eau Claire County, Wisconsin, Past and Present, 1914.](#)”

5.5.3.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state’s heritage. The WI Historical Society’s Division of Historic Preservation administers the Historical Markers program. There are two registered historical markers in Eau Claire County:

- ❖ Silver Mine Ski Jump, Wayside #4 STH 85, .5 miles west of STH 37
- ❖ Dells Mill, Dells Mill Museum, STH 27, Augusta

The *Architecture and History Inventory (AHI)* is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property’s architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. There are twenty-seven buildings in the Town of Washington that are included in the AHI. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

The *Archaeological Site Inventory (ASI)* is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. There are 33 sites in the Town of Washington that are included in the ASI. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Some resources are deemed so significant that they are listed as part of the *State and National Register of Historic Places*. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. There are no resources within the Town on the National Register of Historic Places.

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- ❖ Matching sub-grants from the federal Historic Preservation Fund,
- ❖ Use of Wisconsin Historic Building Code,
- ❖ Reviewing National Register of Historic Places nominations allocated to the state.

The Town of Washington does not have CLG status at this time.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of Washington economic development and contains information required under SS66.1001. Information includes: labor market statistics, economic base statistics, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Washington.

5.6.1 Labor Market

Table 5.19: Employment Status of Civilians 16 Years or Older

Community	Town of Washington	Eau Claire County	Wisconsin
In Labor Force (2000)	3,788	51,987	2,872,104
Unemployment Rate	3.8%	11.1%	4.7%
In Labor Force (2010)	3,955	56,472	3,078,465
Unemployment Rate	3.7%	5.6%	6.6%
In Labor Force (2014)	3,616	57,354	3,076,311
Unemployment Rate	5.3%	5.7%	7.2%

Source: American Community Survey; US Census for Town

Table 5.19 details the employment status of workers in the Town of Washington as compared to Eau Claire County and the State. Unemployment rates for Eau Claire County tend to be below the State and national rates.

Table 5.20: Class of Worker

Class of Worker	Town of Washington	Eau Claire County	Wisconsin
Private Wage & Salary	83.6%	81.3%	82.0%
Government Worker	12.6%	13.7%	12.6%
Self-Employed	3.2%	4.9%	5.3%
Unpaid Family Worker	0.6%	0.1%	0.2%
Total	100.0%	100.0%	100.0%

Source: American Community Survey

Table 5.20 indicates the percentage of workers by class for the Town of Washington, Eau Claire County and the State, in year 2014. As shown, percentages in the Town closely resemble those of Eau Claire County. Figure 5.20 and Table 5.21 describes the workforce by occupation within the Town, County and State in year 2014. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed Washington residents is in the Management, Professional & Related category, which also ranks highest for Eau Claire County and the State. This occupation type is followed by Sales and Office (21.5%).

Table 5.21: Employment by Occupation

Occupations	Town of Washington Number	Town of Washington Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	577	16.8%	7,928	14.7%	478,774	16.8%
Nat. Resources, Const. & Maint.	285	8.3%	3,449	6.4%	241,351	8.5%
Sales & Office	735	21.5%	14,129	26.2%	668,084	23.4%
Services	361	10.5%	10,329	19.1%	486,405	17.1%
Mgmt, Prof & Related	1468	42.8%	18,158	33.6%	977,404	34.3%
Total	3426	100.0%	53,993	100.0%	2,852,018	100.0%

Source: 2014 American Community Survey, Town of Washington

Figure 5.22: Employment by Occupation

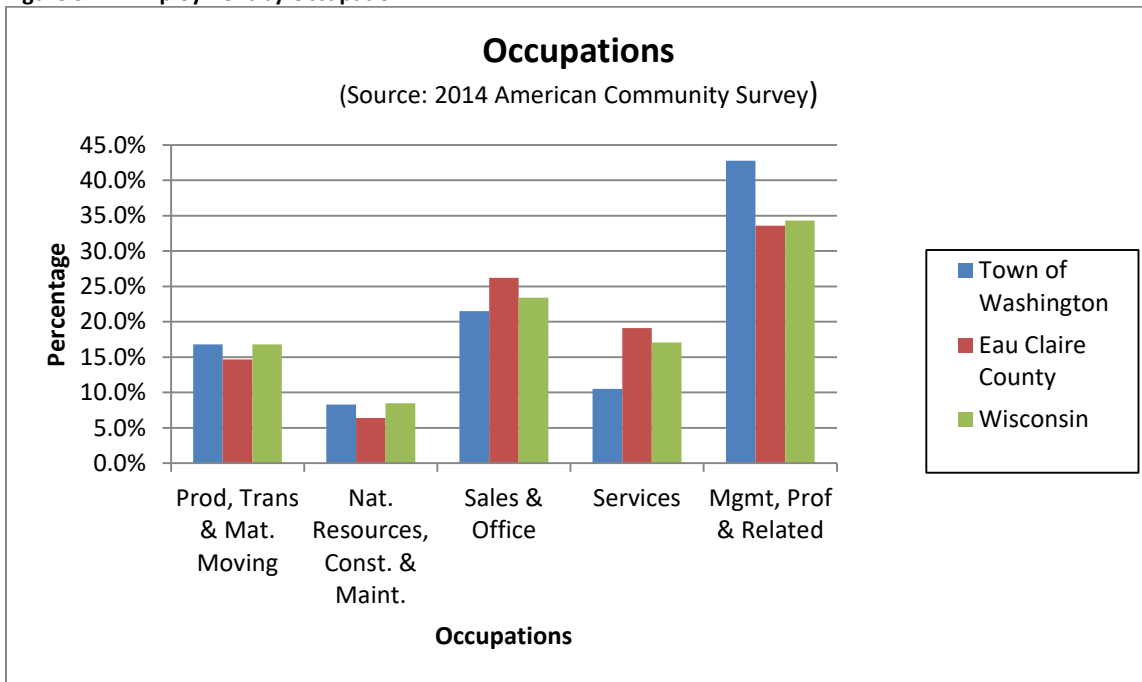


Figure 5.23 and Table 5.22 show the earnings for workers within the Town, County and State, in years 1999 & 2014. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). For all three measures, Town of Washington ranks higher than the County and State averages. Compared to Eau Claire County and the State, the rate of growth between 1999 and 2014 was higher in Town of Washington for per capita income and about the same for median family and median household income.

Table 5.22: Income

Income	Town of Washington 1999	Town of Washington 2014	Eau Claire County 1999	Eau Claire County 2014	Wisconsin 1999	Wisconsin 2014
Per Capita Income	\$27,026	\$41,661	\$19,250	\$25,808	\$21,271	\$27,907
Median Family Income	\$61,392	\$78,816	\$50,737	\$68,458	\$52,911	\$67,232
Median Household Income	\$55,570	\$65,848	\$39,219	\$48,209	\$43,791	\$52,738
Individuals Below Poverty	4.1%	10.7%	10.9%	15.4%	8.7%	13.3%

Source: US Census

The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individuals falls below the relevant poverty threshold, then the family or unrelated individual is classified as being “below the poverty level.”

Figure 5.23: Income, Year 2014

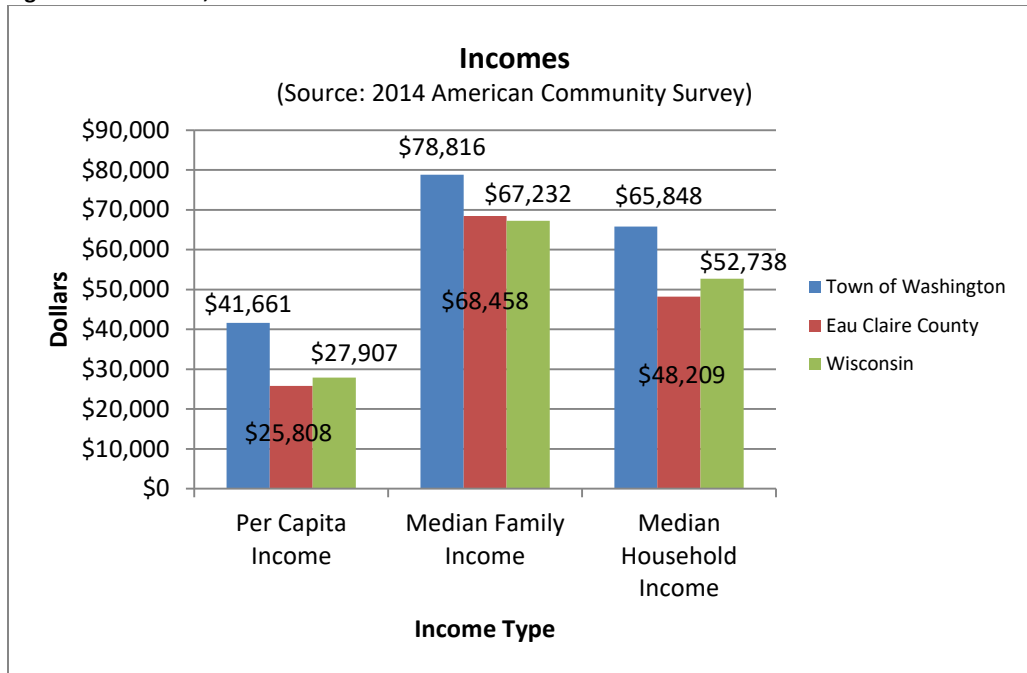


Table 5.23 details the educational attainment of Town of Washington, Eau Claire, and State residents 25 years and older according to the 2000 U.S. Census & 2014 American Community Survey. In year 2014, 95% of Town of Washington residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for Eau Claire County (93%) and the State (91%). The proportions of Town residents with Bachelor’s degrees and with graduate/professional degrees are slightly higher than that for the County and the State.

Table 5.23: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Town of Washington 2000	Town of Washington 2014	Eau Claire County 2000	Eau Claire County 2014	Wisconsin 2000	Wisconsin 2014
Less than 9th Grade	2.7%	1.3%	5.0%	3.1%	5.4%	3.2%
9th to 12th No Diploma	5.7%	3.2%	6.1%	3.6%	9.6%	6.0%
HS Grad	25.5%	25.2%	31.1%	27.1%	34.6%	32.4%
Some College	21.7%	21.7%	21.1%	22.1%	20.6%	21.1%
Associate Degree	9.6%	10.4%	9.7%	12.9%	7.5%	9.9%
Bachelor's Degree	18.2%	23.7%	18.3%	19.9%	15.3%	18.1%
Graduate/Prof. Degree	16.6%	14.3%	8.7%	11.3%	7.2%	9.3%
Percent High School Grad or Higher	91.6%	95.3%	88.9%	93.2%	85.2%	90.8%

Source: American Community Survey

5.6.2 Economic Base

Table 5.24 lists the top employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2014.

Table 5.24: Top 25 Employers in Eau Claire County

Rank	Employer	Industry Type	Number of Employees
1	Menard Inc	Home centers	4,500+
2	Mayo Clinic Health System-Eau Claire	General medical & surgical hospitals	3,500+
3	United Healthcare Services Inc	Direct health & medical insurance carriers	1,600
4	Eau Claire Area School District	Elementary & secondary schools	1,300+
5	University of Wisconsin-Eau Claire	Colleges, Universities, and Professional Schools	1,300+
6	Sacred Heart Hospital	General medical & surgical hospitals	1,300+
7	Midelfort Clinic Ltd Mayo Health	Offices of Physicians	1,000+
8	Hutchinson Technology Inc	Computer storage device manufacturing	500-999
9	Chippewa Valley Technical College	Junior colleges	500-999
10	City of Eau Claire	Executive & legislative offices, combined	500-999
11	Gerber Products Co (Nestlé)	Dry Condensed & Evaporated Dairy Products & Chocolate and Confectionery Manufacturing firm	500-999
12	Wal-Mart	Warehouse clubs & supercenters	500-999
13	County of Eau Claire	Executive & legislative offices, combined	500-999
14	Xcel Energy/Northern States Power	Other technical consulting services	250-499
15	Royal Credit Union	Credit unions	250-499
16	eBay Enterprise	Telemarketing Bureaus and Other Contact Centers	250-499
17	Grace Lutheran Foundation Inc	Nursing care facilities	250-499
18	Curt Manufacturing LLC	Other motor vehicle parts manufacturing	250-499
19	SDH Education East LLC (Sodexo)	Food Service Contractors	250-499
20	McDonald's	Limited-service restaurants	250-499
21	The Work Connection of Wisconsin	Professional Employer Organizations	250-499
22	Market & Johnson Inc	Commercial and Institutional Building Construction	250-499
23	YMCA	Civic & social organizations	250-499

Source: WI Department of Workforce Development, Eau Claire County, 2014

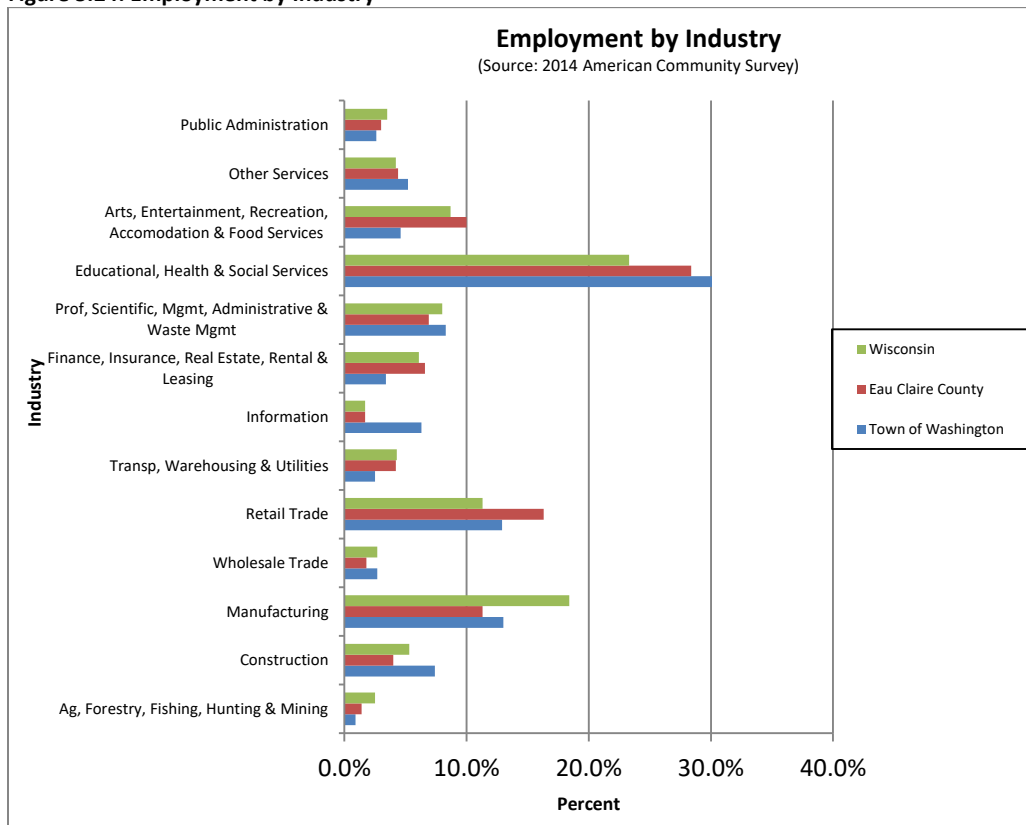
Figure 5.24 describes the workforce by industry within the Town, County and State in year 2014. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker's employer. Therefore, an industry usually employs workers of varying occupations (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales").

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing

sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Washington residents is in the Educational, Health, and Social Services category. This category is also the highest industry of employment for both Eau Claire County and the State.

Figure 5.24: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.25 details average employee wages for industries. In Eau Claire County, employees working in Education & Health earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. In all but two categories, Educational & Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

Table 5.25: Wage by Industry

Industries	Eau Claire County Average Annual Wage 2014	Wisconsin Average Annual Wage 2014	Eau Claire County Wage as Percentage of Wisconsin Wage
Natural Resources	\$29,708	\$36,156	82.2%
Construction	\$49,272	\$55,317	89.1%
Manufacturing	\$47,023	\$54,365	86.5%
Trade, Transportation & Utilities	\$31,633	\$37,362	84.7%
Information	\$44,533	\$62,482	71.3%
Financial Activities	\$48,991	\$61,884	79.2%
Professional & Business Services	\$45,147	\$52,386	86.2%
Education & Health	\$50,189	\$44,829	112.0%
Leisure & Hospitality	\$12,526	\$16,055	78.0%
Other Services	\$20,013	\$25,847	77.4%
Public Administration	\$46,136	\$44,462	103.8%
	\$40,222	\$43,856	91.7%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

Eau Claire County has six business and industry parks consisting of 928 acres, of which approximately half is for sale. The three parks within the City of Eau Claire comprise the majority of the acreage. Of 855 acres within the City, 64% is still for sale. There does not appear to be an immediate need to develop additional business and industry parks. Commercial and industrial properties within the Town of Washington are shown on the Existing Land Use Map.

Table 5.26: Eau Claire County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Utilities to Site
City of Eau Claire	Gateway Northwest Business Park	532.8	37.8	495	Yes
City of Eau Claire	Gateway West Business Park	202.4	199.9	2.5	Yes
City of Eau Claire	Sky Park Industrial Center	120	74	46	Yes
City of Altoona	Altoona Business Park	21.5	19.6	1.9	Yes
City of Augusta	Augusta Industrial Park	31.4	25.6	5.8	Yes
Village of Fall Creek	Fall Creek Business Park	20	0	20	Yes

Source: WCWRPC; Eau Claire Area Economic Development Corporation

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.27 provides BRRTS data for sites located within the Town of Washington.

Table 5.27: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
02-18-558404	ERP	FLOWER FARM	6400 HART RD	n.a.	CLOSED
02-18-000069	ERP	PLAINWELL TISSUE LF	US HWY 12	SW 1/4 of the NW 1/4 of Sec 29, T27N, R8W	OPEN
09-18-293541	NO RR ACTION REQUIRED	EAU CLAIRE ATHLETIC CLUB	3656 MALL DR	n.a.	
09-18-294918	NO RR ACTION REQUIRED	QUEENS QUICK WASH	2820 LONDON RD	n.a.	
09-18-298196	NO RR ACTION REQUIRED	EAU CLAIRE CNTY OLD STUMP SITE	STH 93	n.a.	
04-18-512242	SPILL	STEWART, LAVERN PROPERTY	5902 MISCHLER RD	n.a.	CLOSED
04-18-547943	SPILL	5730 HILL VIEW RD	5730 HILL VIEW RD	n.a.	OPEN

Source: WIDNR, BRRTS,
Town of Washington, as
of June 2016

Environmental Repair (ERP), ERP sites are sites that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development as identified by the Plan Commission and the West Central Wisconsin Regional Planning Commission, via their *Comprehensive Economic Development Strategy (CEDS Report, 2015)*.

Table 5.28: Economic Development Strengths & Weaknesses

Strengths:	Weaknesses:
❖ Proactive business environment	❖ Aging population
❖ Successful public/private partnerships	❖ Increasing poverty rates
❖ Excellent recreational opportunities	❖ Low wages and earnings
❖ Good transportation system	❖ Inadequate housing availability
❖ Good community infrastructure	❖ Instability of economic development funding & programs
❖ Excellent education system	❖ Lack of skilled workers
❖ Good health facilities/services	❖ Lack of regional identity and opportunities

5.6.6 Employment Projections

The Wisconsin Dept. of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.29 identifies occupations that experienced the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare and I.T./Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.29: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.30 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of Washington or Eau Claire County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.30: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.7 INTERGOVERNMENTAL COOPERATION

With over 3,000 units of government and special purpose districts, Wisconsin ranks 10th nationwide in total number of governmental units and 14th nationwide in governmental units per capita. (Source: US Census) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of Washington intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Washington.

5.7.1 Advantages & Disadvantages of Intergovernmental Cooperation

Intergovernmental cooperation has many advantages associated with it including the following:

Efficiency and reduction of costs: Cooperating on the provision of services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to cooperate.

Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.

Coordination and planning: Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

Expanded services: Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

Intergovernmental cooperation can also present challenges, which may include the following:

Reaching and maintaining an agreement: In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down; it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

Local self-preservation and control: Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries.

5.7.2 Existing & Potential Areas of Cooperation

Table 5.31 lists the Town of Washington existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.31: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
City of Eau Claire	<p>Cost sharing for roads on the border (half and half). Town administrator in contact with Eau Claire DPW, and builds road maintenance into annual budgets</p> <p>Reciprocity agreement for Fire, EMT, and ambulance. The City Police Department provides some coverage into the Town, but cannot make arrests.</p> <p>City must give ample notification to Town regarding pending annexations (some skepticism about how well this agreement will work).</p> <p>The City exercises subdivision review within their extraterritorial jurisdiction (area within 3 miles of city limits), and has enforced a policy to limit subdivisions to those which have a minimum lot size of 10 acres.</p>
City of Altoona	<p>Reciprocity agreement for Fire, EMT, and ambulance service.</p> <p>The City exercises subdivision review within their extraterritorial jurisdiction (area within 1.5 miles of city limits), and is creating a policy to limit subdivisions to those which have a minimum lot size of 10 acres.</p>
Brunswick, Union, and Seymour	<p>Fire Dept incorporated with these towns.</p> <p>Sharing of some snowplowing when logical.</p>
Eau Claire County	<p>Library access at LE Phillips is administered by County. Current fee charged to Town is \$4.13 per item, taken out of general fund (\$260,000 in 2006)</p> <p>County Sheriff is official for public safety, and makes all arrests, etc.</p>
Towns, County	<p>Equipment sharing (share attachments for caterpillar equipment). Town of Washington makes street signs for fee charged to other towns.</p>
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
City of Eau Claire	<p>Boundary agreements, tax sharing agreements, and other intergovernmental agreements regarding annexation and the timing, type, location, and density of development within the extraterritorial jurisdictions of the cities.</p>
Area Towns	<p>Since Washington is the only Town with an administrator, possibility to “loan out” professional staff in future to assist other Towns for an agreed-upon fee</p>

Intergovernmental Agreements: Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. **General Agreements:** This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. **Cooperative Boundary Agreements:** This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the

physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More information can be obtained from Wisconsin State Statute 66.0307.

3. **Stipulation and Orders:** This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.3 Intergovernmental Conflicts & Potential Solutions

Table 5.32 provides a brief description of the existing and potential conflicts facing the Town of Washington.

Table 5.32: Intergovernmental Conflicts & Possible Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
Cities of Eau Claire and Altoona	Extraterritorial subdivision review process (specifically the policy on the 10-acre minimum lot size for residential development) hampers growth in the town, and is perceived by some as an encouragement to leapfrog development.
Eau Claire County (Dept. of Planning and Development)	Zoning administration and development review process not well understood by all towns
Solutions appropriate to resolve these conflicts.	
Boundary agreements or other intergovernmental agreements on the timing, type, location, and density of development within the extraterritorial jurisdiction of the cities	
Zoning administration and development review could be streamlined, and made more transparent	

5.8 LAND USE

This element provides a baseline assessment of the Town of Washington land use and contains information required under SS66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of Washington.

5.8.1 Existing Land Use

Table 5.33 approximates the existing land uses in the Town of Washington as of 2015. The land uses

have been “translated” from the Land Assessment codes to match the Town’s Comprehensive Plan Future Land Use Categories. It is important to note that land use data for Eau Claire County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel.

The Town’s existing land use pattern is indicative of a generally rural community with well-defined suburban growth corridors along major roadways, generally in proximity to the Cities of Eau Claire and Altoona. The dominant land use within the Town remains agricultural, comprising almost half of the land area. Residential parcels, including farmsteads, comprise over one-third of the land area, and land used for transportation and utilities accounts for nearly 6%. The Town has a relatively low percentage of commercial and industrial land use.

Table 5.33: Existing Land Use, 2015

Future Land Use	Acres Improved 2015	Acres Not Improved 2015	Total Acres
Commercial Industrial	N/A	N/A	0
County Forest	8	375	383
Park and Recreational	N/A	129	129
Public Institutional	3	197	200
Recreational Commercial	8	26	34
Rural Commercial	190	139	329
Rural Hamlet	86	36	122
Rural Industrial	63	136	199
Rural Lands	7580	14013	21593
Rural Residential	3942	2550	6492
Rural Residential - Mobile Home	37	24	61
Rural Transition	1548	1666	3214
Urban Mixed Use	244	81	325
Totals	13709 Acres	19372 Acres	33081 Acres

5.8.2 Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- ❖ A community’s comprehensive plan
- ❖ Ability to safely access the area
- ❖ Compatibility with surrounding uses
- ❖ Special requirements of a proposed development
- ❖ Ability to provide utility and community services to the area
- ❖ Cultural resource constraints
- ❖ Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Eau

Claire County. The findings of this survey are documented in the report entitled "Soil Survey of Eau Claire County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. Of particular importance in preparing a land use plan for the Town of Washington are the soil capability classifications for agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Gently sloping or nearly level lands are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area’s susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development. The Development Limitations Map in Appendix E indicates those areas within the Town of Washington that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.3 Land Use Trends

5.8.3.1 Land Supply

In year 2016, there were approximately 33,000 acres of land within the Town of Washington. It is anticipated that the land supply in the Town will only decrease due to potential annexation by the City of Eau Claire and the City of Altoona. Table 5.34 indicates that there are approximately 15,934 acres of developable land within the Town. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation or utility access, and zoning regulations.

Table 5.34: Land Supply Based on Existing Land Use Inventory

Land Use Categories	Acres	Percentage
Developed	13,709	41.4%
Undevelopable	8,802	26.6%
Developable	10,570	32.0%
Total	33,081	100.0%

Source: Eau Claire County GIS

1. Developed lands include all intensive land uses (residential, commercial, public, recreation, etc.)
2. Undevelopable lands include water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.3.2 Land Demand

According to the U.S. Census, the Town of Washington gained 477 housing units between years 2000 and 2014, representing an increase of 18%. Using the WI Dept. of Administration projected household figures for year 2040, the Town is projected to add an additional 501 housing units between years 2010 and 2040, assuming a similar vacancy rate is maintained as in year 2000. This equates to approximately 17 housing units per year and 18% growth. This relates to a projected 29.9% growth in the number of housing units Countywide between years 2000 and 2030. If this

growth were to continue an additional 1,302 housing units will be built by year 2030, significantly higher than projected by the WIDOA.

Table 5.35 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “high estimate” has also been prepared.

For the low projections, the residential acreage was calculated by using the *current* median residential lot size in the Town of approximately 1.2 acres to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 874 acres will be needed for new homes by year 2030, accompanied by 24 acres of commercial development and 21 acres of land converted to manufacturing use.

The high projections were based on a future average residential density of one home per 5 acres, and it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of 5 acres per unit, over 3,800 acres of agricultural land would be developed by the year 2030, over four times greater than the amount of land utilized by a development pattern with an average residential lot size of 1.2 acres.

Table 5.35: Projected Land Use Needs

Low Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	7,395	7,758	8,058	8,428	8,843	9,154	1,759
Household Size	2.71	2.68	2.66	2.64	2.64	2.65	-0.05
Housing Units	2,796	2,961	3,102	3,265	3,425	3,531	735
Residential (acres)	8,485	8,681	8,849	9,042	9,232	9,359	874
Commercial (acres)	235	240	245	250	256	259	24
Industrial (acres)	202	206	210	215	220	223	21
Agricultural (acres)	18,108	17,902	17,725	17,521	17,321	17,188	-920

Source: WIDOA population projections and median residential lot size of 1.2 acres

High Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	7,395	7,758	8,058	8,428	8,843	9,154	1,759
Household Size	2.71	2.68	2.66	2.64	2.64	2.65	-0.05
Housing Units	2,796	2,961	3,102	3,265	3,425	3,531	735
Residential (acres)	8,485	9,309	10,015	10,828	11,627	12,159	3,674
Commercial (acres)	235	258	277	300	322	337	102
Industrial (acres)	202	221	238	258	277	289	87
Agricultural (acres)	18,108	17,241	16,499	15,643	14,804	14,244	-3,863

Source: WIDOA population projections and an average residential density of one home per 5.0 acres

With the significant amount of undeveloped (including agricultural) land within Town boundaries, it is likely that new development over the next 25 years can be accommodated. However, projected land demand for development equates to between roughly 5% and 21% of agricultural land in the

Town.¹² The tradeoffs, ideal locations, and overall density of these land uses should be carefully considered as the community defines goals for the future.

5.8.3.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. From years 1996 to 2005, Eau Claire County has averaged 18 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 96%, from \$2,474 to \$4,852. During that same period, Eau Claire County averaged 32 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 260%, from \$700 to \$2,524.

Table 5.36: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	26	1,053	\$700	17	733	\$2,474
1997	19	971	\$700	7	327	\$2,191
1998	67	5,372	\$1,068	27	1,278	\$1,293
1999	29	2,023	\$1,066	35	1,835	\$1,574
2000	21	1,243	\$1,415	22	893	\$1,683
2001	29	1,829	\$1,392	24	991	\$2,149
2002	44	2,402	\$1,959	13	519	\$1,656
2003	34	1,701	\$2,297	13	494	\$2,890
2004	23	1,678	\$2,469	12	300	\$2,993
2005	28	1,761	\$2,524	7	319	\$4,852
Total	320	20,033	x	177	7,689	x

Source: US Census of Agriculture, Eau Claire County

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.37. Between years 1996 and 2005, Eau Claire County has had an average of roughly 22 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,638. Over the same time period, the County has had an average of 37 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, \$1,351.

¹² For the purposes of addressing the requirements of Wis. State Statute 66.1001, it is assumed that all new development will require the conversion of agricultural land. It is likely that an unknown percentage of new development could come from the conversion of vacant land, open space or woodlands.

Table 5.37: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	NA	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA	NA
1998	72	2,019	\$819	25	687	\$1,075
1999	33	943	\$1,011	32	581	\$1,041
2000	31	1,027	\$1,432	22	615	\$1,268
2001	28	719	\$1,349	28	830	\$1,695
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	20	658	\$2,143	3	66	\$3,109
Total	184	5,366	x	110	2,779	x

Source: US Census of Agriculture, Eau Claire County

Trends in land prices can also be derived using the tax assessment data. Table 5.38 displays the aggregate assessed value for various land use categories for year 2002 and 2005. According to the data, the total aggregate assessed value has increased by 29% (per acre) from year 2002 to 2005. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 5.38: Land Use Assessment Statistics

Land Use	2002			2005			
	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value
Residential	2,847	5,154	\$372,282,780	2,909	5,279	\$489,933,700	\$470,552,900
Commercial	157	373	\$29,726,000	169	364	\$38,636,000	\$35,288,500
Manufacturing	5	51	\$5,813,600	5	51	\$7,414,800	\$7,113,500
Agricultural	724	15,133	\$3,179,250	736	15,144	\$2,174,700	\$1,961,900
S&W/Undeveloped	478	3,271	\$3,986,200	411	2,136	\$2,181,600	\$2,013,800
AG Forest	0	0	\$0	417	4,128	\$4,191,000	\$5,596,500
Forest	612	6,832	\$10,077,000	248	3,018	\$8,328,600	\$8,474,700
Other	90	217	\$7,191,800	82	206	\$7,790,500	\$7,574,000
Personal Property	x	x	\$9,542,800	x	x	\$10,295,100	\$9,162,400
Total	4,913	31,031	\$441,799,430	4,977	30,326	\$570,946,000	\$547,738,200

Source: WI Dept Revenue, Town of Washington

1. Aggregate Assessed Value – This is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county’s levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.4 Existing & Potential Land Use Conflicts

Refer to Section 5.7.4 Intergovernmental Conflicts & Potential Solutions.

5.8.5 Redevelopment Opportunities

The unincorporated Village of Brackett could be redeveloped and expanded as a small rural hamlet, including residential, small scale commercial, and recreational land uses. Other redevelopment opportunities include the closed landfill and the BRRTS sites, refer to Section 5.6.4, Environmentally Contaminated Sites.

6 ETJ AREA LAND USE PLAN

6.1 Background

The following Comprehensive Plan Amendment is proposed pursuant to the terms of the Intergovernmental Agreement between the six towns adjoining the City of Eau Claire and the County regarding land use and land division policies within the City of Eau Claire's Extraterritorial Jurisdiction (ETJ).

As part of the Intergovernmental Agreement, the participating units of government have agreed to amend their respective comprehensive plans and land division regulations and jointly request amendment of the Eau Claire and Chippewa County Land Division Ordinances to incorporate the provisions of the Intergovernmental Agreement.

The initial term of this Agreement shall be for ten (10) years and shall automatically renew for a second ten (10) year term unless one of the Parties notifies the others at least 90 days prior to expiration that it does not desire to renew.

The ETJ land use and land division policies and the Future Land Use Map depicted herein supersede and replace the land use map, land use classifications, and policies in Section 3 of the existing *Town of Washington Comprehensive Plan* with respect to areas within the ETJ. Areas outside the ETJ are unaffected by this amendment.

6.2 Classes of Land

The Town of Washington recognizes and acknowledges that there are two general classes of land within the ETJ:

- a. Areas within both the ETJ and the Sewer Service Area (SSA) delineated by the regional Metropolitan Planning Organization and adopted by WDNR; and
- b. Areas within the City's ETJ, but not within the SSA.

The current boundaries of the SSA, as delineated in the *Chippewa Falls/Eau Claire Urban Sewer Service Area Plan* for 2025 approved by the Metropolitan Planning Organization (MPO) on May 3, 2006 and the WDNR on July 5, 2007, and the City's current ETJ, are depicted on the attached Future Land Use Map. Any future adjustments to the SSA shall be made pursuant to State law and regulations, which currently requires approval of the MPO and WDNR and amendment of the *City of Eau Claire Comprehensive Plan*.

6.3 Policies for Residential Land Divisions Within the SSA

At some point in the future, areas within the SSA will likely be annexed and attached to the City of Eau Claire's public utility systems. The Town recognizes that haphazard or premature development in these areas could prevent efficient use of the land resource and inhibit efficient and cost-effective delivery of urban services at the time such areas are developed at urban densities.

The Town establishes the following standards for land divisions within the portion of the ETJ within

the SSA:

- a. Land divisions for residential purposes shall be permitted based on an overall base density standard of one single family lot per ten (10) acres.
- b. Town shall consider the following criteria in its review of proposed residential land divisions:
 - (1) Each lot shall meet health code requirements for on-site sewage treatment and private water wells.
 - (2) The proposed lot layout for the overall parcel shall locate houses and other structures on building sites that have the least impact on environmentally sensitive area and are less well suited for farming and agricultural uses.
 - (3) The remainder of the overall parcel not developed with lots and roads shall require a conservation easement or other form of protection precluding further development until such time as urban services can be provided.
 - (4) The proposed lot layout for the overall parcel shall provide for the future efficient re-subdividing for higher urban densities.
- c. Exceptions to the one lot per ten (10) acre density standard shall be considered based on the following criteria:
 - (1) The proposed lots are infill lots that meet the following criteria:
 - a. The proposed lots are in areas that have been previously divided into smaller lots.
 - b. The proposed lots cannot be reasonably served with city utilities due to natural barriers, i.e., creeks or hills, man-made barriers, major highways, or significant existing development.
 - c. It would be cost prohibitive to serve the proposed lots with city utilities.
 - d. Creating the proposed lots is a means of lessening development pressure on larger tracts of land outside the SSA.
 - e. The proposed lots must be created by a Certified Survey Map (4 lots or less).
 - f. The proposed lots must be reasonably consistent in size with the existing adjacent lots.
 - (2) The proposed lots will be served by a sewer connected to a common wastewater treatment system approved under COMM 83, Wisconsin Administrative Code. All sewer mains, trunk, and lateral lines must meet City of Eau Claire standards for such facilities. If the proposed lots will be served by a community water supply system approved under NR 811, all water lines and mains must meet City of Eau Claire standards for such facilities. The lots must meet the access and lot design standards of the City of Eau Claire and the respective Town. The proposed lot layout for the overall parcel must provide for efficient re-subdividing for urban densities and cost-effective and orderly extension of public streets and utilities at the time that public utilities are available to the site. In addition, the property must be part of a cooperative boundary agreement approved pursuant to §66.0307 Wis. Stats., requiring the current owner and any future owner of the divided lots to annex to the City of Eau Claire at the time that any adjoining contiguous parcel is annexed or petitions to annex and public

sanitary sewer service and public water supply are available from the City of Eau Claire.

- (3) The proposed lots are in an area subject to a Cooperative Boundary Agreement between the Town of Washington and the City of Eau Claire that expressly permits land divisions at densities greater than the one single-family lot per 10 acres.

6.4 Policies for Residential Land Divisions in the ETJ but Outside the Chippewa Falls/ Eau Claire SSA

Areas outside the SSA, but within the ETJ, are not anticipated to be annexed or connected to the City of Eau Claire's public utilities. Development in these areas is expected to be served by individual private septic systems and wells for the foreseeable planning future. Development in these areas will be regulated by the *Town of Washington Comprehensive Plan*, as amended, and applicable ordinances of the Town of Washington and Eau Claire County.

The following are standards for land divisions within the portion of the ETJ outside the SSA:

- A. Land divisions for residential purposes shall be permitted based on the following overall base density standards and lands use classifications as depicted and described in ETJ Future Land Use Map and as described below:
- (1) *Rural Residential (RR) and Rural Transition (RT) areas*: Maximum base density of one dwelling unit per two (2) acres. (See attached Future Land Use Map).
 - (2) *Rural Preservation (RP) and Rural Transition (RT) areas*: Maximum base density of one dwelling unit per 5 (5) acres. (See attached Future Land Use Map).
- B. The Town shall consider the following criteria in its review of residential land divisions:
- (1) Each lot shall meet health code requirements for on-site sewage treatment and private water wells.
 - (2) The proposed lot layout for the overall parcel shall locate structures on building sites that have the least impact on environmentally sensitive areas and are less well suited for farming and agricultural uses.
 - (3) The proposed land division shall be consistent with the Comprehensive Plan of the respective Town.
- C. Exceptions to base residential density standard shall be considered based on the following criteria:
- (1) The proposed lots are infill lots that meet the following criteria:
 - a. The proposed lots are in areas that have been previously divided into smaller lots.
 - b. The proposed lots must be created by a Certified Survey Map (4 lots or less).
 - c. The proposed lots must be reasonably consistent in size with the existing adjacent lots.
 - d. Creating the proposed lots is a means of lessening development pressure on larger

tracts of land.

- (2) The proposed lots are in a conservation subdivision that is regulated and approved under the Conservation Subdivision Ordinance of Eau Claire County and meet the following criteria:
- a. Proposed lots in areas classified as Rural Preservation (RP) and Rural Transition (RT), as depicted on the ETJ Future Land Use Map, shall not exceed a maximum density of one single-family lot per five (5) acres of potentially development land with minimum lot sizes not less than one (1) acre. As an example, this formula would yield up to 8 one-acre lots in a conservation subdivision and 32 acres of preserved farmland for a parcel with 40 acres of potentially developable land.

Note: For the purpose of this Amendment, "potentially developable land" shall be defined as privately-owned land that is outside any WDNR delineated wetland or FEMA delineated 100-year floodplain and has less than a 12 percent slope.
 - b. Proposed lots in areas classified as Rural Residential (RR) and Rural Residential Cluster (RRC), as depicted on the ETF Future Land Use Map, shall have a minimum lot size of at least one (1) acre in size and at least 40% of the potentially developable area within the parent parcel shall be placed under a conservation easement or comparable protection. As an example, this formula would yield a maximum of 24 single-family lots and 16 acres of protected open space for a parcel with 40 acres of potentially developable land.
- (3) The proposed lots are in an area subject to an intergovernmental agreement or cooperative boundary agreement between the City of Eau Claire and the Town and the proposed lots are consistent with such intergovernmental agreement or cooperative boundary agreement.

6.5 Non-Residential Land Divisions Within the SSA

Land divisions for non-residential purposes in the ETJ shall be permitted on the bases of the following:

- A. Non-Residential land divisions within the SSA shall be regulated on the basis of land use and lot size and dimensions under existing zoning and subdivision codes. Properties may be rezoned to commercial or industrial districts only with concurrence of both the City and the Town.
- B. Non-Residential Land Divisions outside the SSA shall be regulated on the basis of land use and lot dimensional requirements in County and Town regulations and plans. The following general policies shall apply to non-residential developments:
 - (1) The preferred commercial uses in rural areas are agricultural-related uses, such as, veterinarian clinics, greenhouses/nurseries, or agricultural implement dealers.
 - (2) Industrial and commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector and arterial roadways.

- (3) When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.

6.6 Adjustments to the Future ETJ Land Use Plan (Refer to Map 10 in Appendix E)

- A. Within areas classified as Rural Transition (RT) classification, new development shall be limited in accordance with all policies applicable to Rural Preservation (RP) classification. However, upon at least 75% of the lots within the RR and RRC classifications being developed and occupied, the respective Town and the City agree to reclassify a mutually agreed upon portion of the area designated RT to RR or RRC classifications. The specific areas to be reclassified will be determined jointly by the respective Town and the City at the time the 75% threshold is reached.
- B. Other adjustments to the ETJ Future Land Use Plan, during the term of the Intergovernmental Agreement, require concurrence from the City of Eau Claire.

6.7 Highway Corridor Site Plan Review (Refer to Map 10 in Appendix C)

- A. Highway 53 and 93 are recognized as major entry corridors for both the Town of Washington and the broader Eau Claire area. Non-residential development along these highway corridors, as depicted in the Highway Corridor Site Plan Review Area Maps, shall be subject to advisory site plan review by both the Town and the City of Eau Claire to ensure high quality development along these important community transportation corridors. Final site plan review approvals shall be made by Eau Claire County, which has zoning jurisdiction.
- B. The areas subject to site plan reviews include all lands within 1,000 feet from the r.o.w. lines of Highway 53 (North of County Highway I / Otter Creek Road) and Highway 93 (North of County Highway II), as shown on Exhibit B on page 10.
- C. The parties to the Intergovernmental Agreement have submitted a proposed Site Plan Review Ordinance to Eau Claire County that will provide a mechanism for implementing the site plan reviews referenced in this section.

6.8 Subarea or Neighborhood Plans

The Town encourages and supports further subarea or neighborhood planning for areas within, or immediately adjacent to, the SSA that are reasonably anticipated to experience significant development within a ten (10) year planning period. Participation in such planning efforts should include Town of Washington and City of Eau Claire, as well as property owners and other stakeholders.

APPENDIX A: COMMUNITY SURVEY

2016 Town of Washington Community Survey: Summary

Background

A web-based survey was administered in order to gain an understanding of the range of opinions and interests of Town of Washington residents. The survey results were used to guide the development of the appropriate goals, objectives, and policies for the Town of Washington Comprehensive Plan.

The survey consisted of **38 questions** focusing on a wide range of issues pertaining to the growth and development of the Town, including:

- Demographic Data
- Development
- Housing
- Natural Resources
- Transportation
- Recreation
- Agriculture

Every household in the Town received two postcards inviting them to participate in the survey, one in July, 2016 and a follow-up reminder sent in August, 2016. Paper copies of the survey were also available at the Town Hall and at the September 21, 2016 Public Open House.

Summary of Results

Demographic Data

A total of **265 responses** were received from Town of Washington households. Following are a few facts about the demographic composition of survey respondents. Note that responses to demographics questions were voluntary and approximately 3% of survey respondents did not respond to the questions:

- ✓ The gender split of respondents is 66% male and 34% female
- ✓ The age distribution of respondents was fairly even, with 25% aged 18-44, 42% aged 45-64, and 33% aged 65 or older.
- ✓ 71% of respondents have lived in Washington for more than 8 years, with 35% of respondents residing in the town more than 20 years
- ✓ 99% of respondents own their own home
- ✓ The majority of respondents (53%) live on lots less than 2 acres
- ✓ Approximately two-thirds (61%) of respondents indicated that they were employed while a little over one-third (37%) indicated that they were retired

Development/Quality of Life

- ✓ The overwhelming majority (58%) of respondents felt that the Town's rate of economic growth was "Just Right", with only 9% responding that the rate is "Too Fast"
- ✓ Most respondents felt that the Town should not undertake a concerted effort to recruit new industrial and commercial businesses to the Town (46% "No" vs. "28% "Yes")
- ✓ According to survey respondents, the top 3 biggest issues facing the Town in the next 10-20 years are keeping taxes low, protecting farmland from development, and managing growth
- ✓ Some of the top reasons respondents choose to live in the Town include pleasant surroundings/natural beauty, easy access to work and shopping areas, and the low crime rate

Housing

- ✓ Most respondents (58%) felt that more single-family housing should be allowed in rural areas of the Town
- ✓ A slight plurality of respondents felt that single-family housing should be in scattered single lot development rather than concentrated in subdivisions (42% vs 32%)
- ✓ Support for single family homes on 1.5 to 5+ acre lots was very strong (86% and 77%, respectively), while support for duplexes and/or townhouses and apartments was quite low (69% and 86%, respectively responding “no”)
- ✓ The majority of respondents were pleased with the way land in the Town has been used for growth (54% “yes” vs. 11% “no”)
- ✓ Respondents overwhelmingly support land use policies and regulations that emphasize preserving the rural and agricultural character of the Town (79% “yes”)
- ✓ The majority of respondents “agree” or “strongly agree” that current land use regulations have done an effective job of minimizing land use conflicts in the town of Washington (54% “agree” or “strongly agree” vs. 9% “disagree” or “strongly disagree”)

Natural Resources

- ✓ Most respondents do not feel that pollution of lakes and streams is a problem in the Town (20% “yes” to 49% “no”)
- ✓ Respondents overwhelmingly support more restrictive regulations in shoreland and wetland areas (65% “yes” vs. 18% “no”)
- ✓ There is strong support for preserving wetlands and environmentally sensitive areas if some land is taken off the tax rolls or if taxes would increase (56% “yes” vs. 22% “no”)

Transportation

- ✓ A majority of respondents (86%) felt that the roads and highway in the Town adequately meet the needs of the citizens and businesses
- ✓ Nearly 90% of respondents felt that the roads where they live are adequate to meet their needs
- ✓ A slight majority of respondents indicated that they would not be willing to pay more taxes to improve and upgrade Town roads (46% “no” vs. 34% “yes”)

Recreation

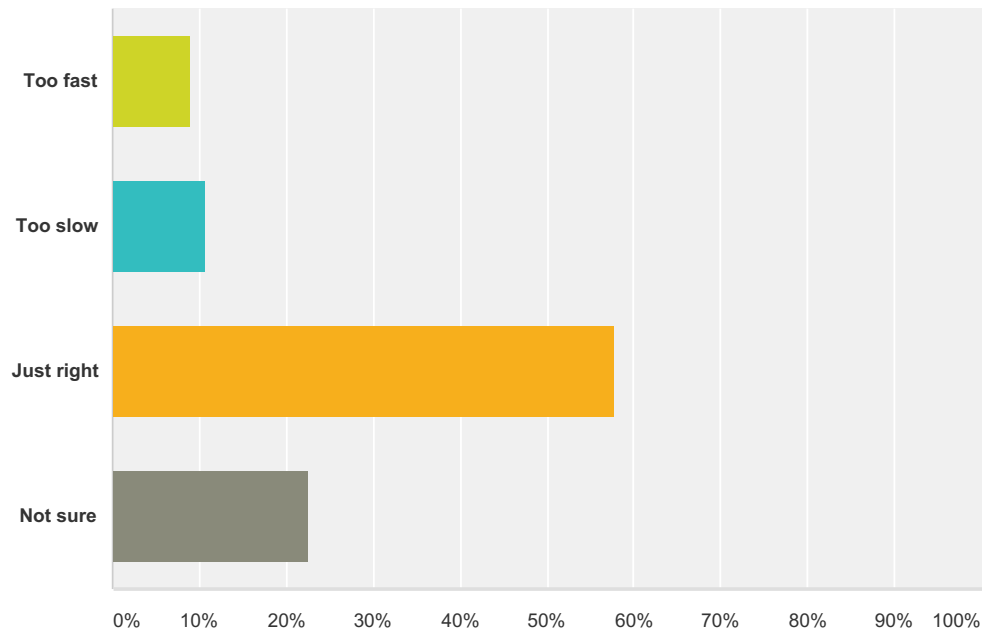
- ✓ Most respondents did not feel that more parks, recreational areas and open spaces are needed in the Town (54% “no” vs. 32% “yes”)
- ✓ The majority of respondents feel that developers should be required to provide neighborhood parks or other recreational facilities as part of subdivision approval (73% “yes” vs. 19% “no”). However, a large majority of respondents are opposed to paying additional taxes to fund new parks, recreational areas, and open spaces, which would include costs for ongoing operations and maintenance (54% “no” vs. 29% “yes”).
- ✓ Most respondents do not feel that more public access to lakes and streams is needed in the Town (50% “no” vs. 15% “yes”)

Agriculture

- ✓ Over 83% of respondents feel that it is “very important” or “somewhat important” to preserve farmland for open space and recreational purposes
- ✓ Most respondents (64%) are concerned if productive farmland is converted to non-farm uses and 87% of respondents feel it is either “very important” or “somewhat important” to preserve farms and farmland for agricultural purposes
- ✓ However, most respondents (67%) feel that a land owner, or farmer, should have the right to sell his or her farmland for purposes other than farming

Q1 How would you rate the economic growth of the Town of Washington?

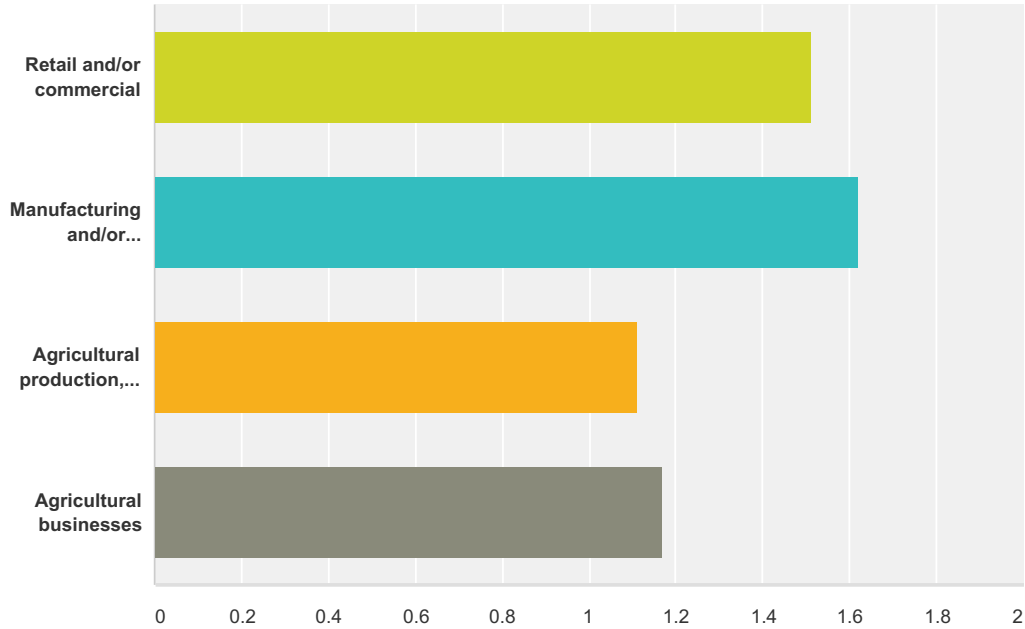
Answered: 265 Skipped: 0



Answer Choices	Responses
Too fast	9.06% 24
Too slow	10.57% 28
Just right	57.74% 153
Not sure	22.64% 60
Total	265

Q2 What kind of business development should be allowed in rural areas of the Town? You can respond yes to one or more choices.

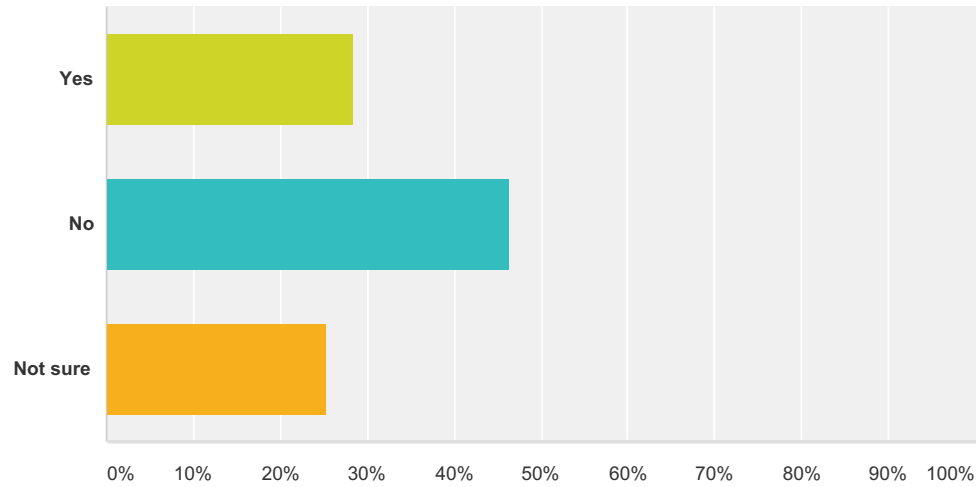
Answered: 265 Skipped: 0



	Yes	No	Total	Weighted Average
Retail and/or commercial	49.06% 130	50.94% 135	265	1.51
Manufacturing and/or industrial	38.11% 101	61.89% 164	265	1.62
Agricultural production, meaning crop and livestock	88.68% 235	11.32% 30	265	1.11
Agricultural businesses	83.02% 220	16.98% 45	265	1.17

Q3 Should a concentrated effort be undertaken to recruit new industrial/commercial business to the Town?

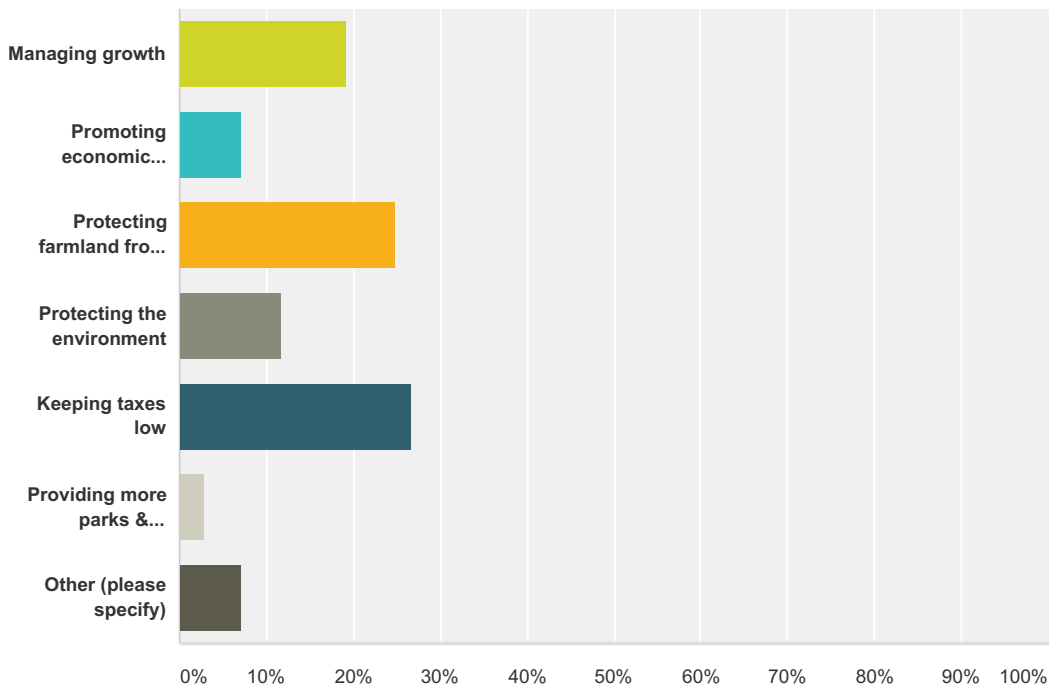
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Answer Choices	Responses
Yes	28.30% 75
No	46.42% 123
Not sure	25.28% 67
Total	265

Q4 The biggest issue facing the Town of Washington in the next 10-20 years is:

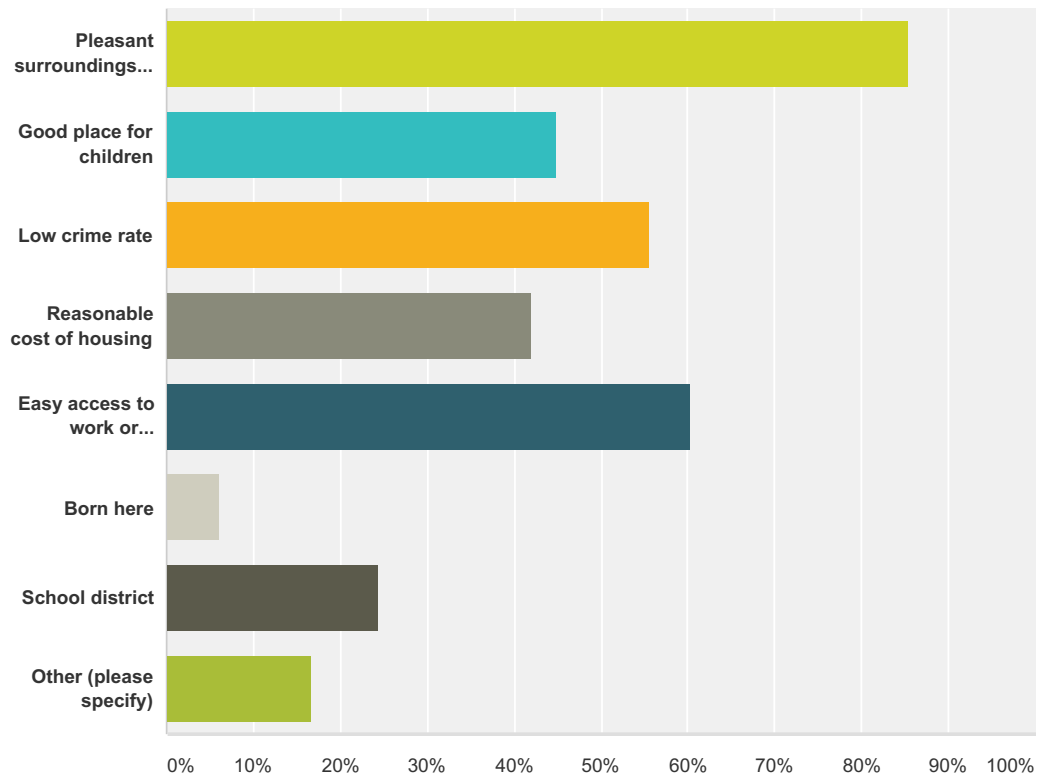
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Answer Choices	Responses
Managing growth	19.25% 51
Promoting economic development	7.17% 19
Protecting farmland from development	24.91% 66
Protecting the environment	11.70% 31
Keeping taxes low	26.79% 71
Providing more parks & recreation	3.02% 8
Other (please specify)	7.17% 19
Total	265

Q5 Why do you choose to live in the Town of Washington (check all that apply)?

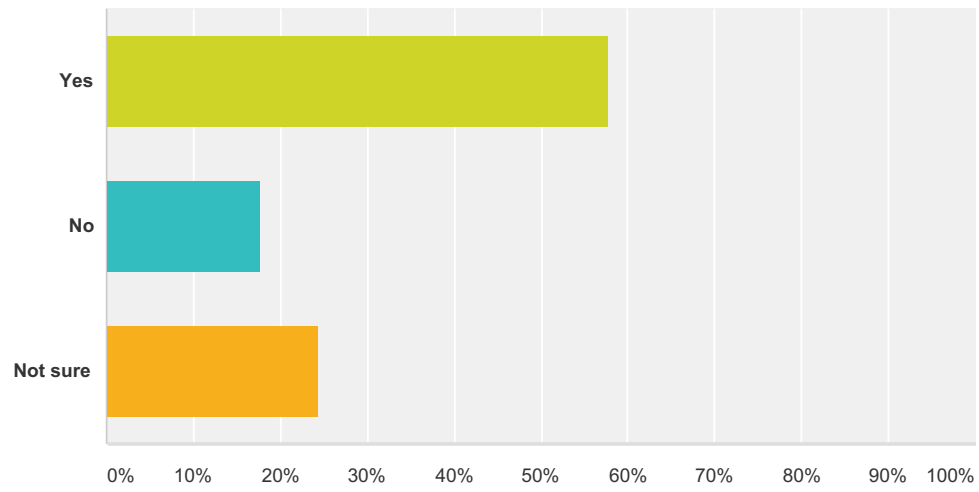
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Answer Choices	Responses
Pleasant surroundings/natural beauty	85.28% 226
Good place for children	44.91% 119
Low crime rate	55.47% 147
Reasonable cost of housing	41.89% 111
Easy access to work or shopping areas	60.38% 160
Born here	6.04% 16
School district	24.53% 65
Other (please specify)	16.60% 44
Total Respondents: 265	

Q6 Should more single family housing be allowed in rural areas of the Town?

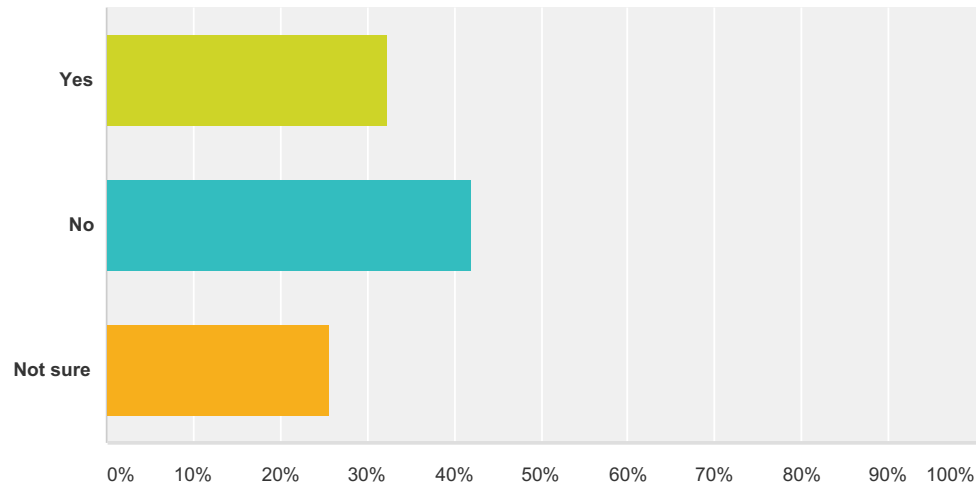
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	57.74% 153
No	17.74% 47
Not sure	24.53% 65
Total	265

Q7 Should single family housing be concentrated in subdivisions versus scattered single lot development?

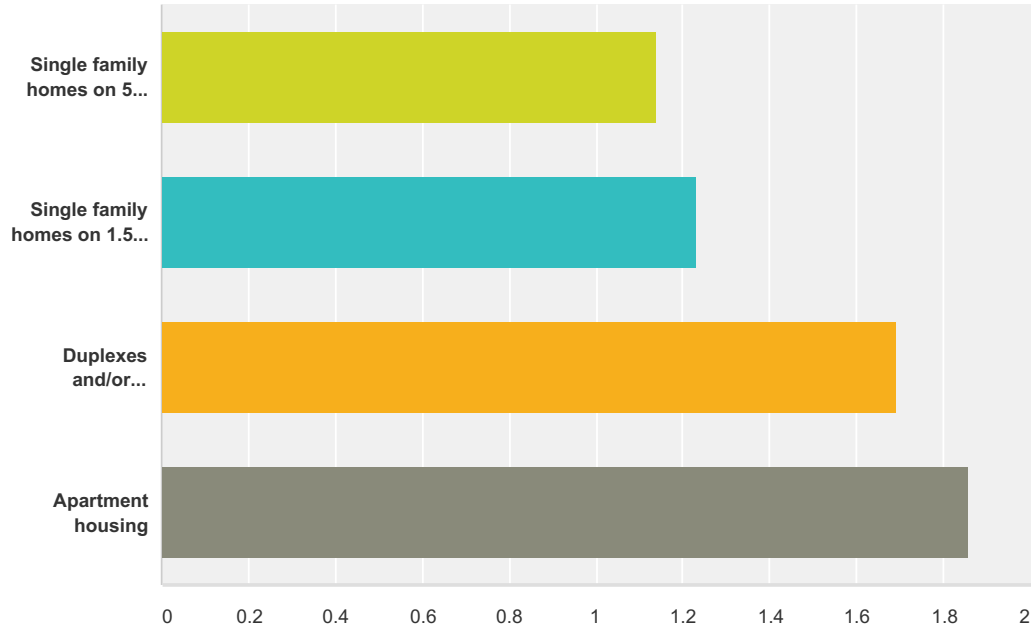
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	32.45% 86
No	41.89% 111
Not sure	25.66% 68
Total	265

Q8 What kind of housing development should be allowed in the Town? Check all that apply:

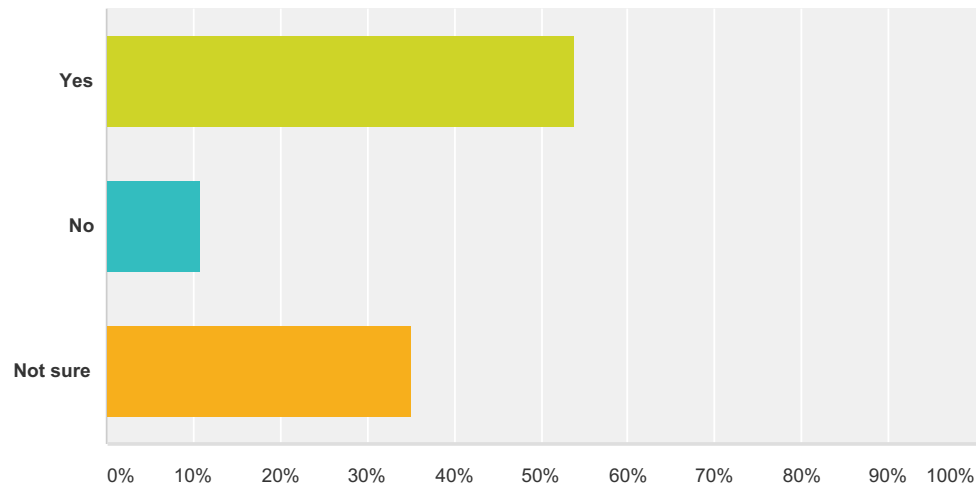
Answered: 265 Skipped: 0



	Yes	No	Total	Weighted Average
Single family homes on 5 acres or more	85.66% 227	14.34% 38	265	1.14
Single family homes on 1.5 acre lots in subdivisions	76.98% 204	23.02% 61	265	1.23
Duplexes and/or townhouses	30.57% 81	69.43% 184	265	1.69
Apartment housing	13.96% 37	86.04% 228	265	1.86

Q9 Are you pleased with the way the land in the Town has been used for growth?

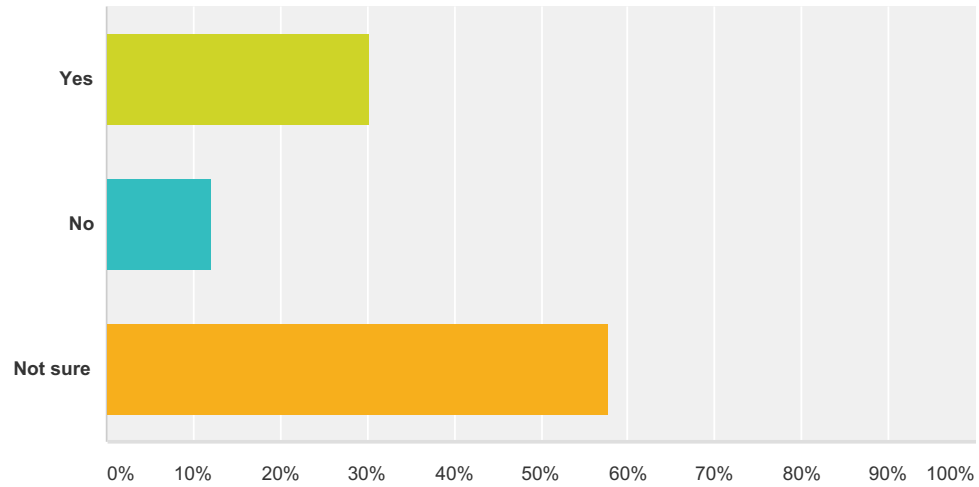
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	53.96% 143
No	10.94% 29
Not sure	35.09% 93
Total	265

Q10 Current County zoning ordinances direct how land can be used. Do the current ordinances adequately meet the needs of the Town?

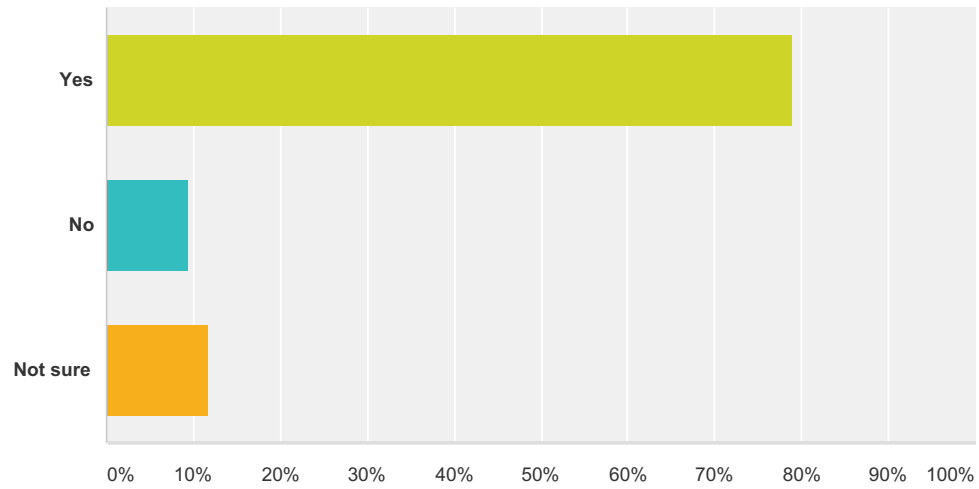
Answered: 265 Skipped: 0



Answer Choices	Responses	
Yes	30.19%	80
No	12.08%	32
Not sure	57.74%	153
Total		265

Q11 Should land use policies and regulations emphasize preserving the rural and agricultural character of the Town?

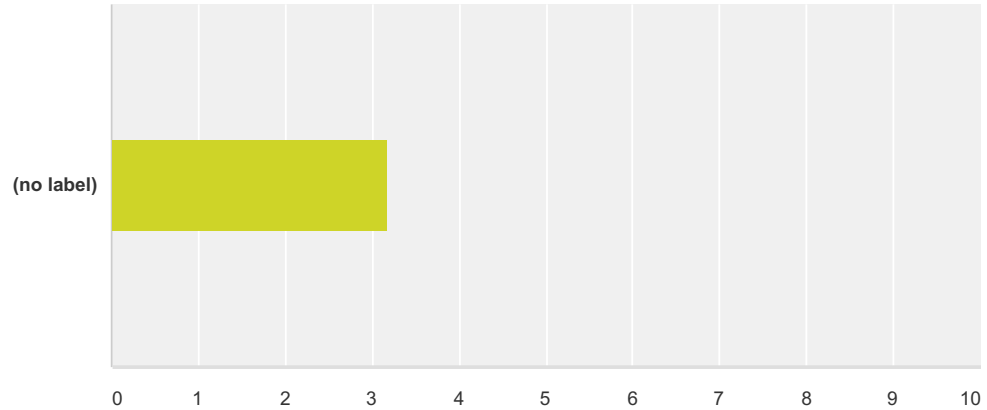
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	78.87% 209
No	9.43% 25
Not sure	11.70% 31
Total	265

Q12 Please indicate your level of agreement with the following statement: Current land use regulations have done an effective job of minimizing land use conflicts in the Town of Washington.

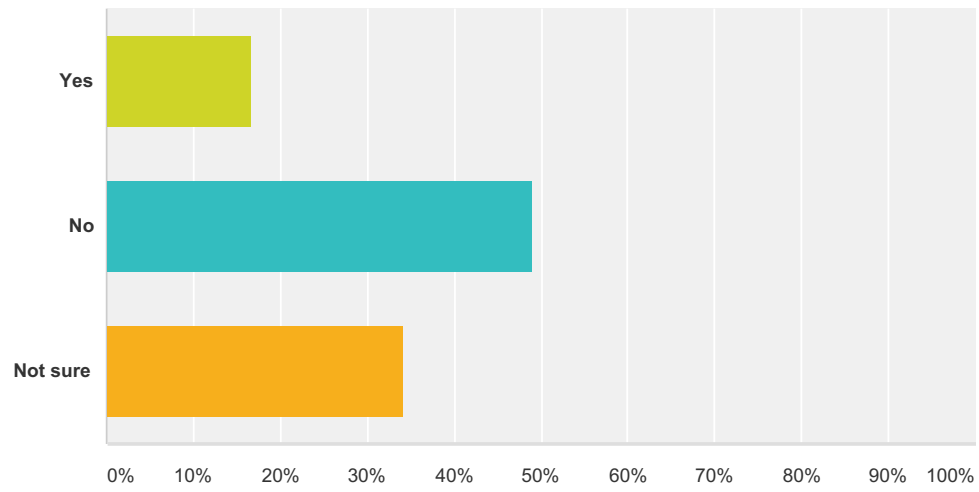
Answered: 265 Skipped: 0



	Strongly Agree	Agree	Disagree	Strongly Disagree	Not sure	Total	Weighted Average
(no label)	3.02% 8	50.94% 135	7.92% 21	1.13% 3	36.98% 98	265	3.18

Q13 Do you feel that groundwater contamination is a problem in the Town?

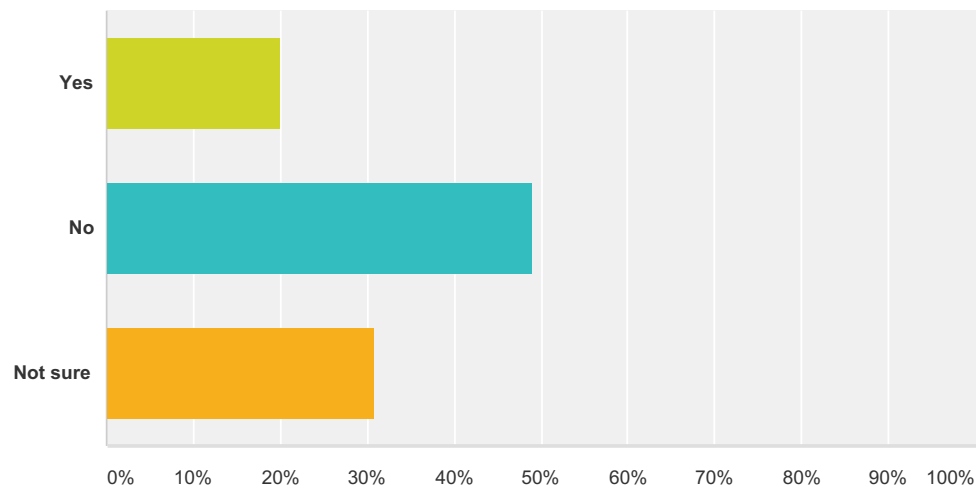
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	16.60% 44
No	49.06% 130
Not sure	34.34% 91
Total	265

Q14 Do you feel that pollution of lakes and streams is a problem in the Town?

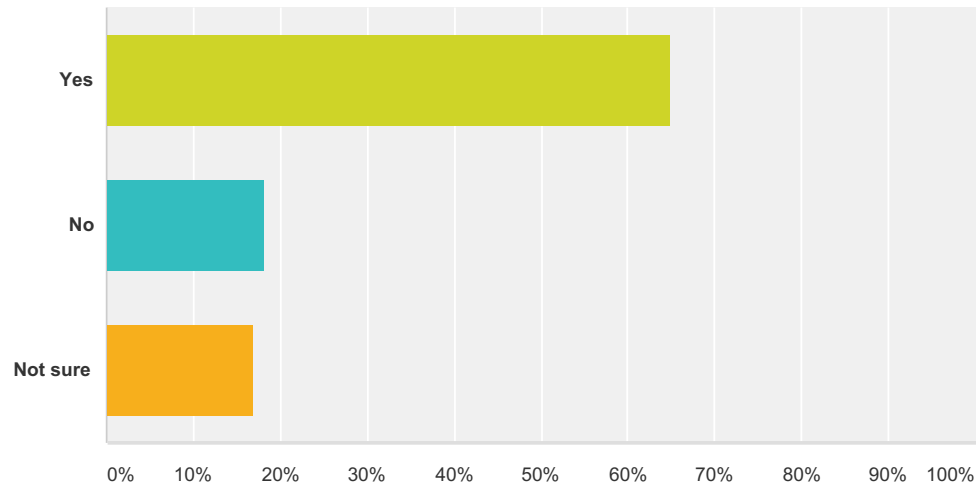
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	20.00% 53
No	49.06% 130
Not sure	30.94% 82
Total	265

Q15 Should land use regulations be more restrictive in shoreland and wetland areas than in other areas of the Town?

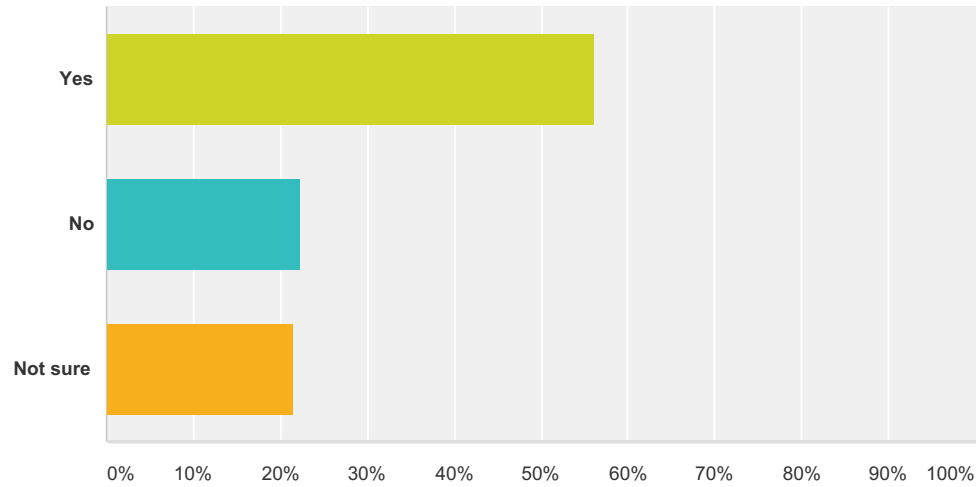
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	64.91% 172
No	18.11% 48
Not sure	16.98% 45
Total	265

Q16 Would you support preserving wetlands and environmentally sensitive areas if some land is taken off the tax rolls or if taxes would increase?

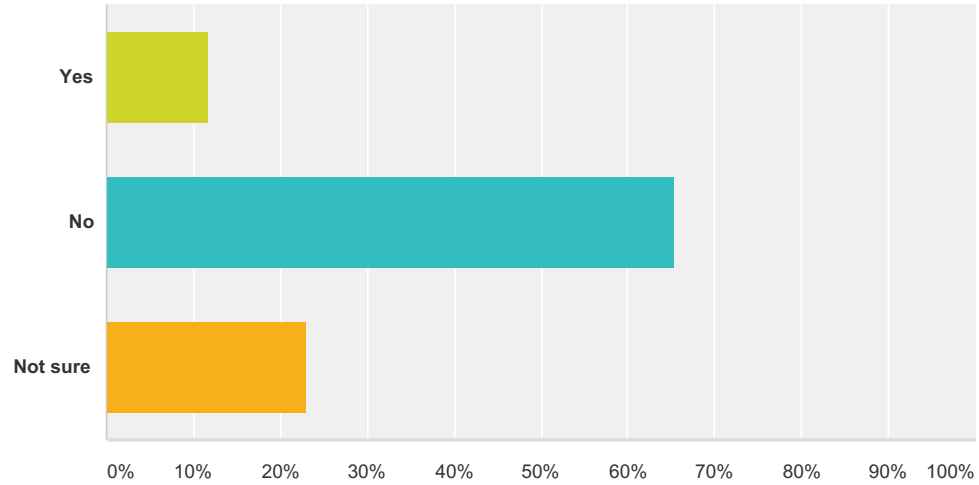
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	56.23% 149
No	22.26% 59
Not sure	21.51% 57
Total	265

Q17 Is there too much emphasis being placed on the environment and natural resources as these two topics relate to the growth of the Town?

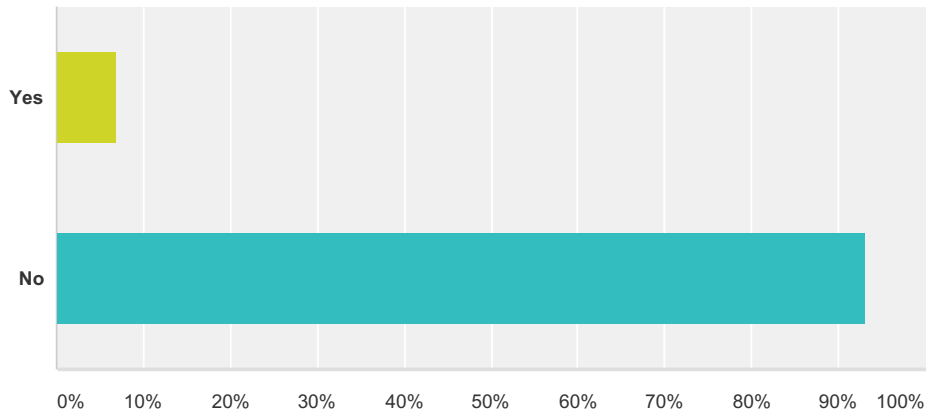
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	11.70% 31
No	65.28% 173
Not sure	23.02% 61
Total	265

Q18 Do you live on lakeshore property or along a river?

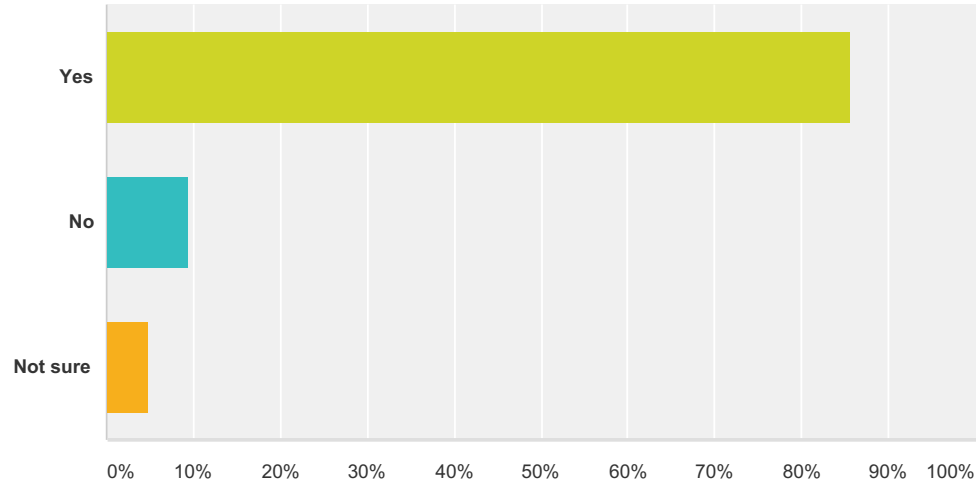
Answered: 265 Skipped: 0



Answer Choices	Responses	
Yes	6.79%	18
No	93.21%	247
Total		265

Q19 Do the roads and highways in the Town adequately meet the needs of the citizens and businesses?

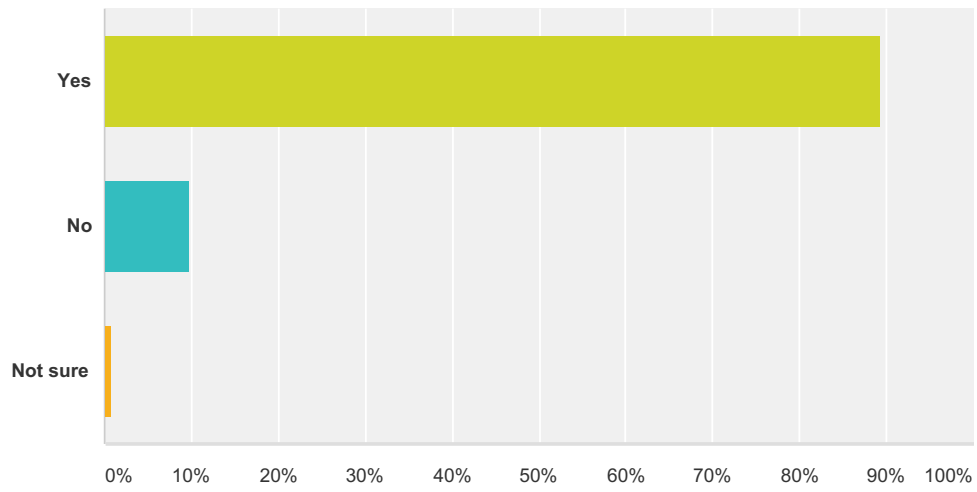
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	85.66% 227
No	9.43% 25
Not sure	4.91% 13
Total	265

Q20 Are the roads where you live adequate to meet your needs?

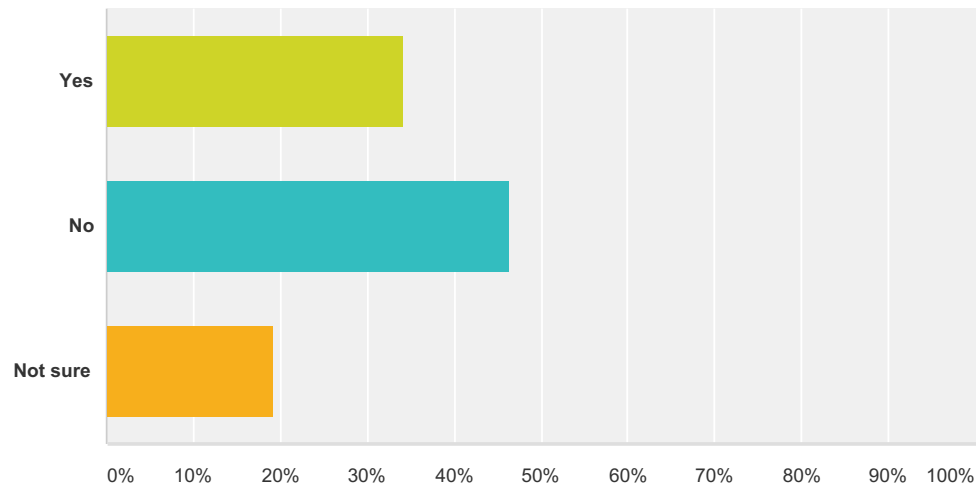
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	89.43% 237
No	9.81% 26
Not sure	0.75% 2
Total	265

Q21 Would you be willing to pay more taxes to improve and upgrade Town roads?

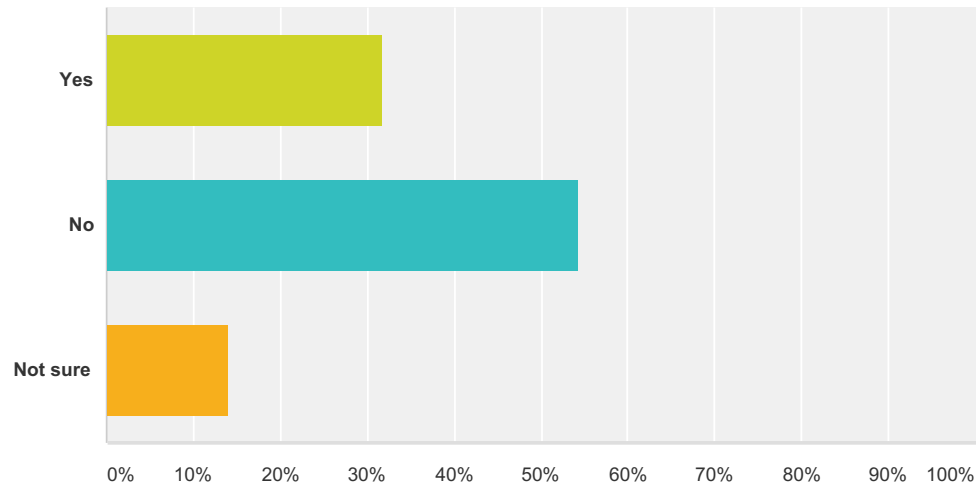
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	34.34% 91
No	46.42% 123
Not sure	19.25% 51
Total	265

Q22 Are more parks, recreational areas, and open spaces needed in the Town of Washington?

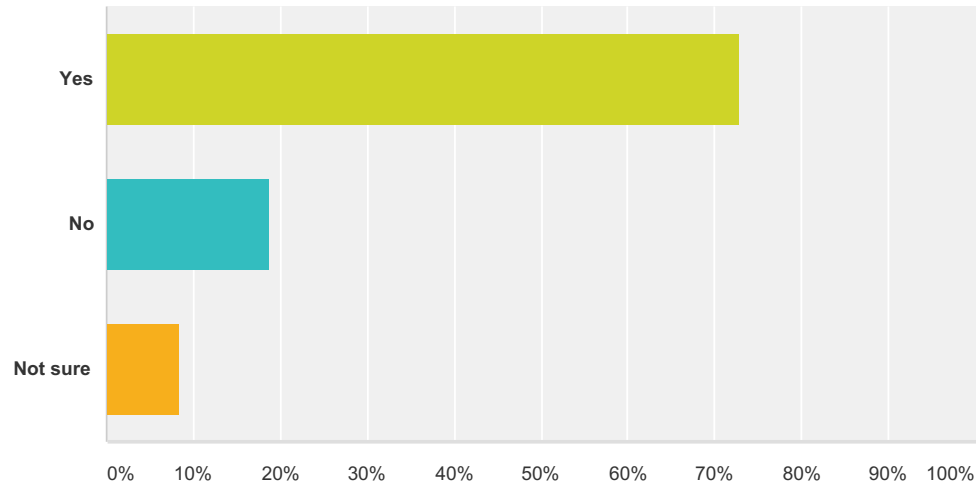
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	31.70% 84
No	54.34% 144
Not sure	13.96% 37
Total	265

Q23 Should developers be required to provide neighborhood parks or other recreational facilities as part of subdivision approval?

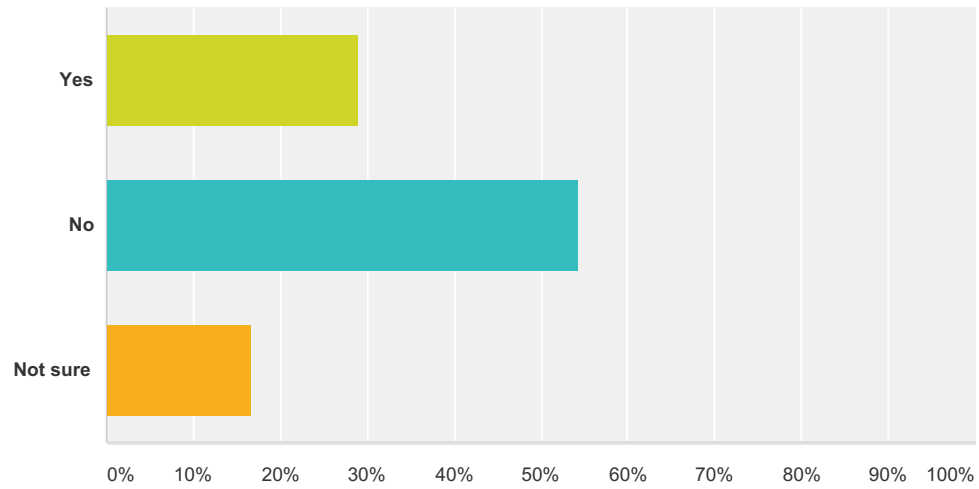
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	72.83% 193
No	18.87% 50
Not sure	8.30% 22
Total	265

Q24 Would you be willing to pay additional taxes to fund new parks, recreational areas, and open spaces?

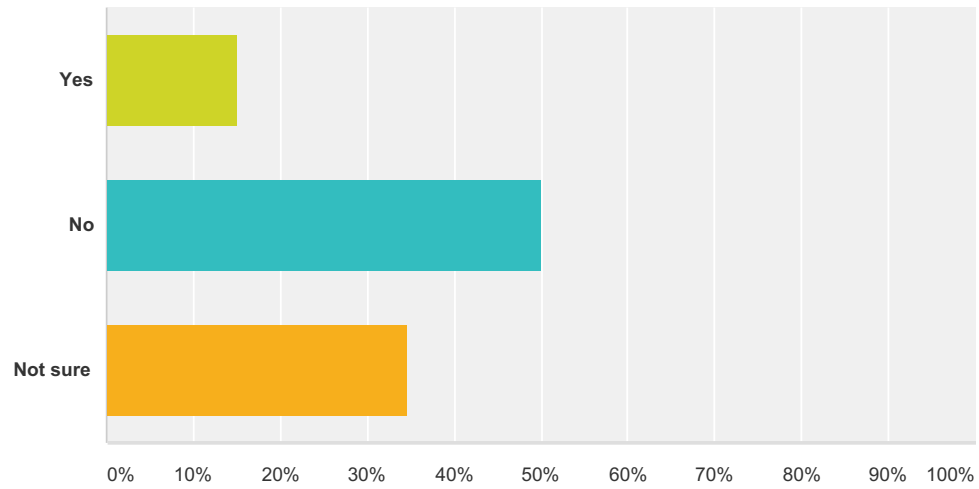
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	29.06% 77
No	54.34% 144
Not sure	16.60% 44
Total	265

Q25 Is more public access to lakes and streams needed in the Town of Washington?

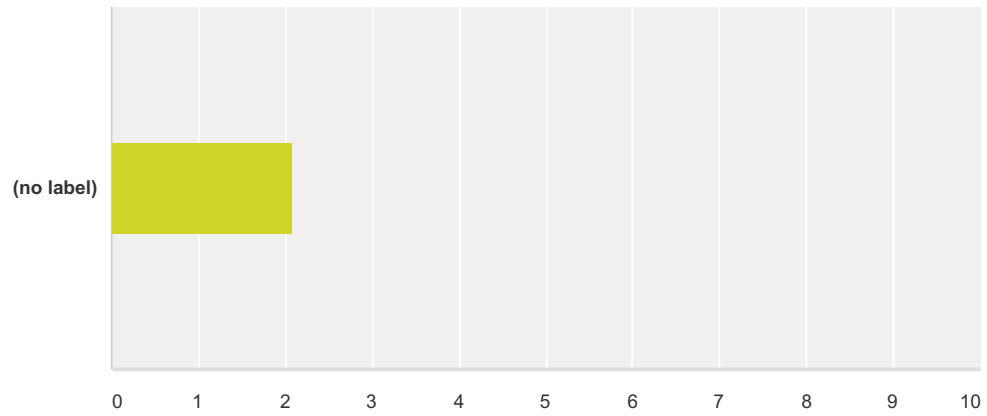
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	15.09% 40
No	50.19% 133
Not sure	34.72% 92
Total	265

Q26 How often do you visit parks in the Town of Washington?

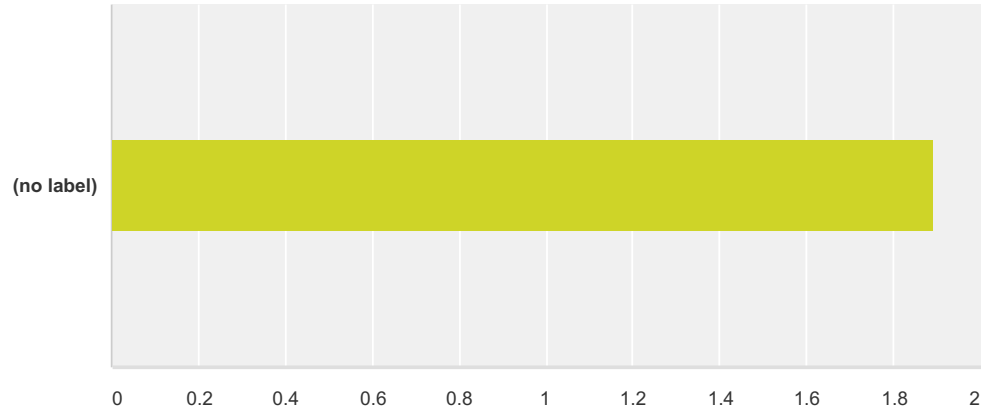
Answered: 265 Skipped: 0



	Never	1-5 times per year	6-10 times per year	More than 10 times per year	Total	Weighted Average
(no label)	28.68% 76	46.79% 124	10.94% 29	13.58% 36	265	2.09

Q27 How important is it to preserve farmland for open space and recreational purposes?

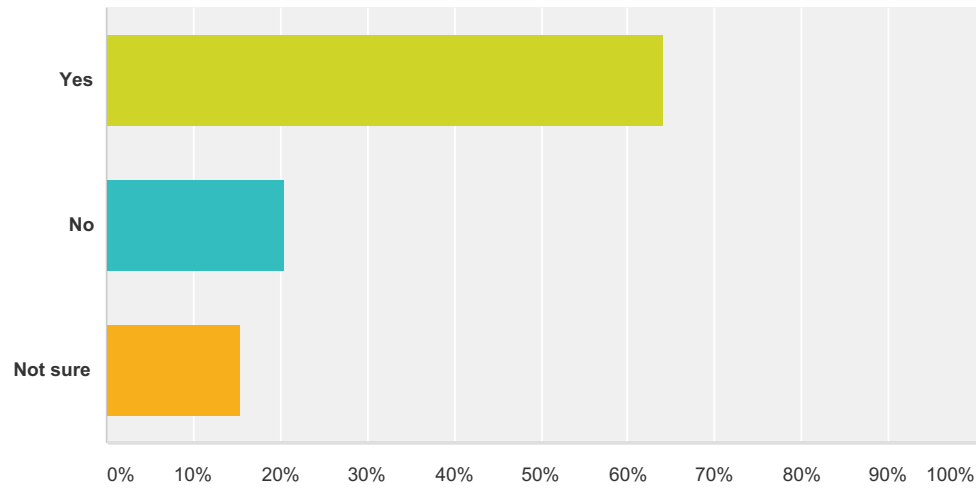
Answered: 265 Skipped: 0



	Very important	Somewhat important	Somewhat not important	Not important	No opinion	Total	Weighted Average
(no label)	43.77% 116	39.25% 104	5.66% 15	7.17% 19	4.15% 11	265	1.89

Q28 Are you concerned if productive farmland in the Town is converted to non-farm uses?

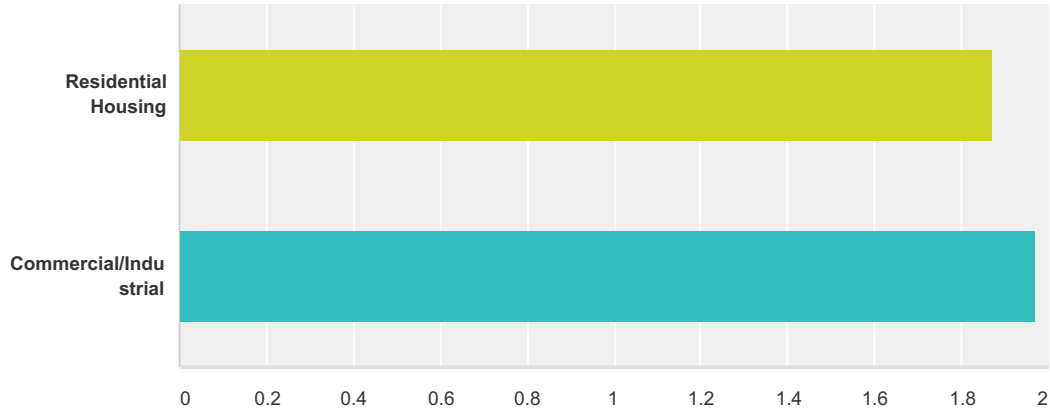
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	64.15% 170
No	20.38% 54
Not sure	15.47% 41
Total	265

Q29 Are you for or against the development of agricultural land for residential housing purposes and commercial/industrial purposes?

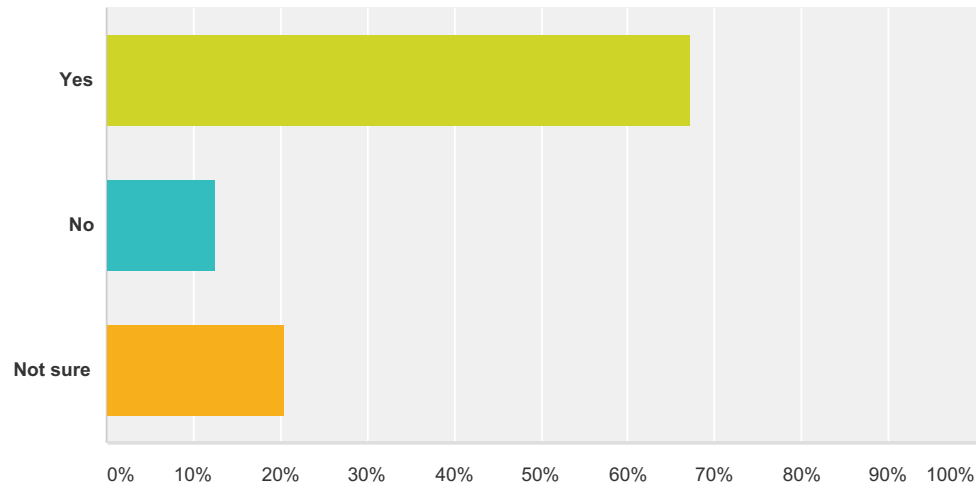
Answered: 265 Skipped: 0



	For	Against	Not sure	Total	Weighted Average
Residential Housing	36.23% 96	40.38% 107	23.40% 62	265	1.87
Commercial/Industrial	20.00% 53	62.64% 166	17.36% 46	265	1.97

Q30 Should a land owner, or farmer, have the right to sell his or her farmland for purposes other than farming?

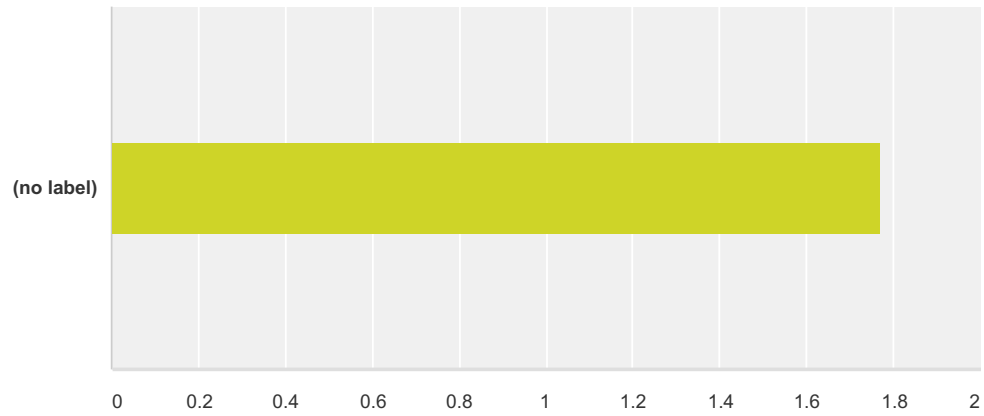
Answered: 265 Skipped: 0



Answer Choices	Responses
Yes	67.17% 178
No	12.45% 33
Not sure	20.38% 54
Total	265

Q31 How important is it to preserve farms and farm land for agricultural purposes?

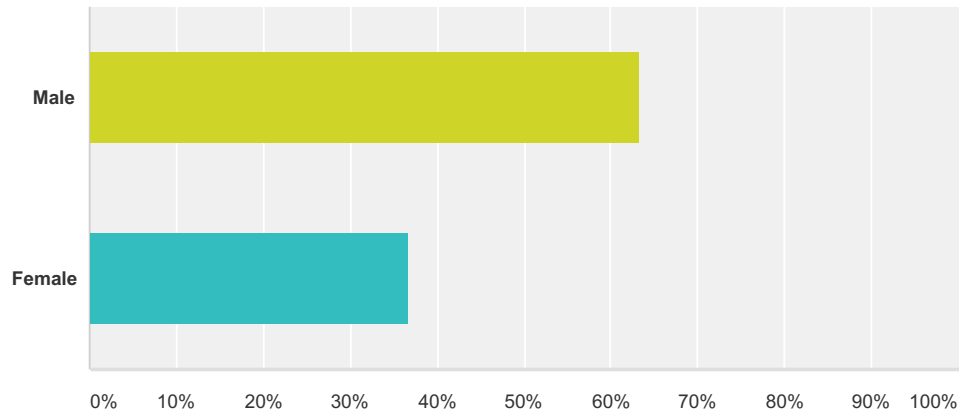
Answered: 265 Skipped: 0



	Very important	Somewhat important	Somewhat not important	Not important	No opinion	Total	Weighted Average
(no label)	46.04% 122	41.13% 109	4.53% 12	6.42% 17	1.89% 5	265	1.77

Q32 Are you:

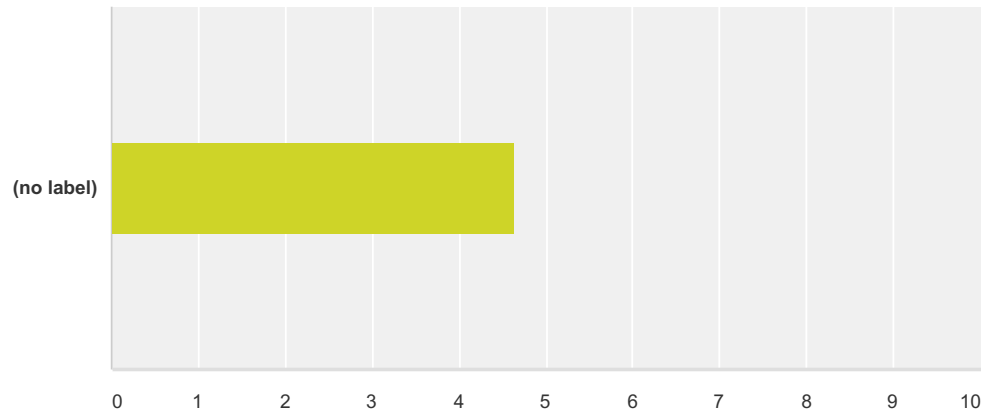
Answered: 259 Skipped: 6



Answer Choices	Responses
Male	63.32% 164
Female	36.68% 95
Total	259

Q33 Age range:

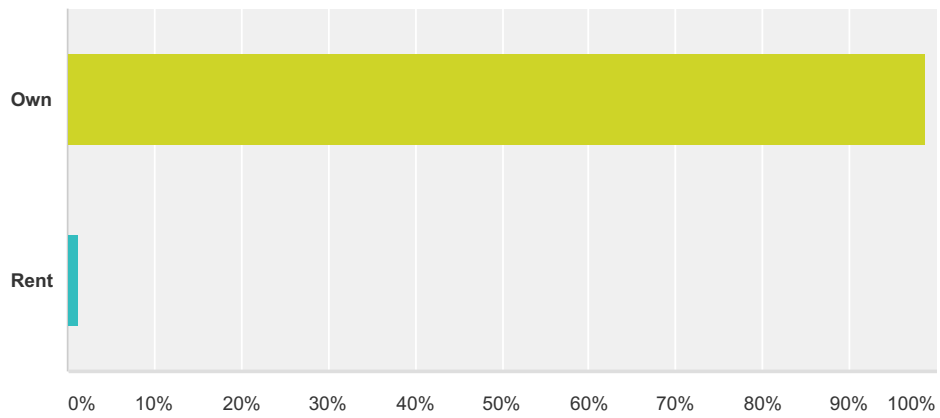
Answered: 259 Skipped: 6



	18-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	Total	Weighted Average
(no label)	0.39% 1	9.65% 25	14.67% 38	16.99% 44	25.48% 66	26.64% 69	5.41% 14	0.77% 2	259	4.63

Q34 Do you own your own home or rent a home or an apartment?

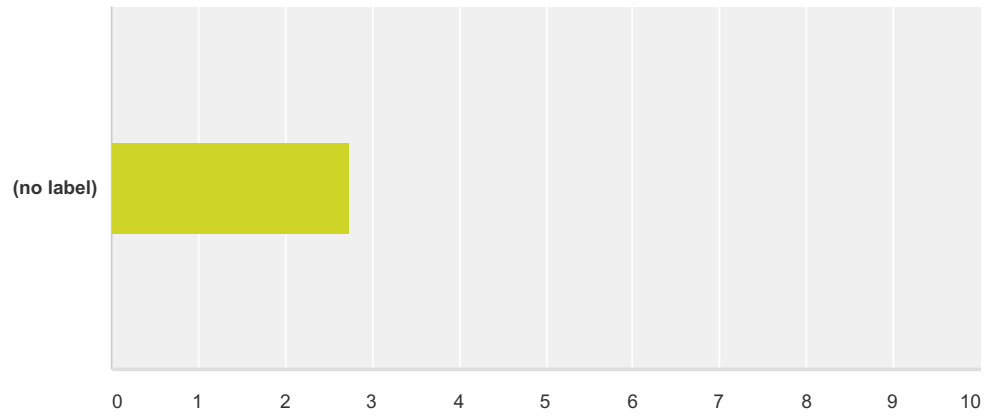
Answered: 261 Skipped: 4



Answer Choices	Responses
Own	98.85% 258
Rent	1.15% 3
Total	261

Q35 If you own your own home, what is the size of the lot?

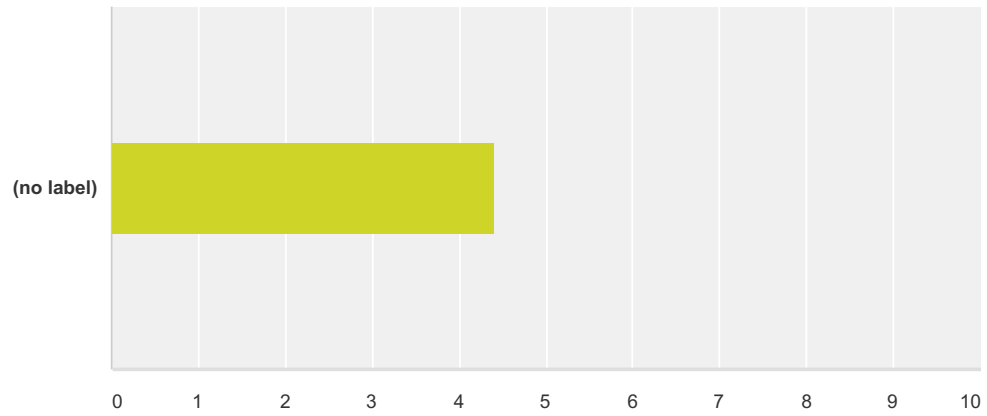
Answered: 261 Skipped: 4



	Less than one acre	1-2 acres	2-5 acres	5-10 acres	10 or more acres	N/A	Total	Weighted Average
(no label)	16.48% 43	36.02% 94	18.77% 49	11.11% 29	15.71% 41	1.92% 5	261	2.73

Q36 How long have you lived at your present location?

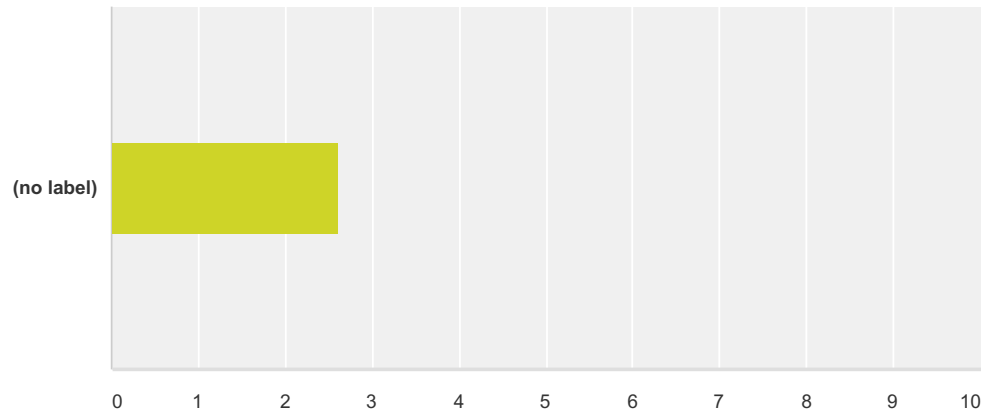
Answered: 259 Skipped: 6



	Less than one year	1-3 years	4-7 years	8-12 years	13-20 years	More than 20 years	Total	Weighted Average
(no label)	4.25% 11	15.44% 40	9.27% 24	11.97% 31	24.32% 63	34.75% 90	259	4.41

Q37 Including yourself, how many people live in your household?

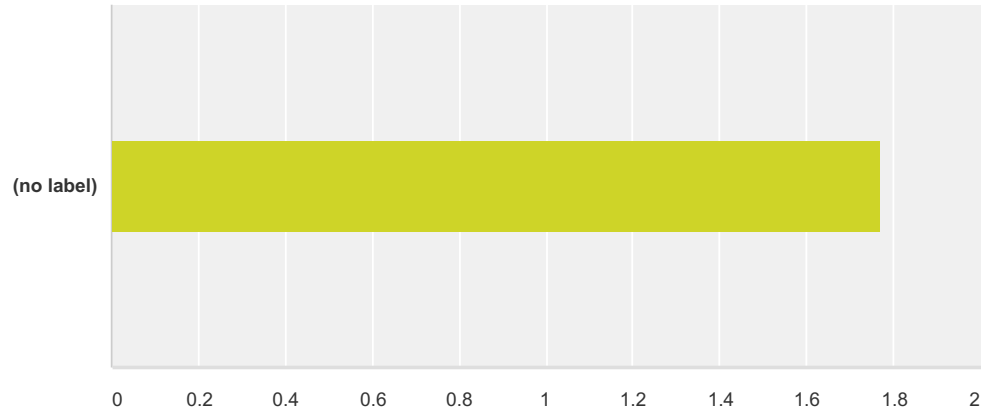
Answered: 261 Skipped: 4



	One	Two	Three	Four	Five	Six or more	Total	Weighted Average
(no label)	8.43% 22	55.17% 144	12.26% 32	15.71% 41	6.51% 17	1.92% 5	261	2.62

Q38 Are you:

Answered: 262 Skipped: 3



	Employed	Unemployed	Retired	In school	Total	Weighted Average
(no label)	60.69% 159	1.91% 5	36.64% 96	0.76% 2	262	1.77

Town of Washington

Community Survey – 2016

Thank you for taking the time to complete this survey. Your responses will help guide the Town of Washington Plan Commission in updating the Town’s Comprehensive Plan. The goal is to ensure that the Town’s Comprehensive Plan reflects the needs, desires, and values of the community.

Development

1. How would you rate the economic growth of the Town of Washington?
 Too fast Too slow Just right Not sure
2. What kind of business development should be allowed in rural areas of the Town? You can respond yes to one or more choices.
 - a. Retail and/or commercial Yes No
 - b. Manufacturing and/or industrial Yes No
 - c. Agricultural production, meaning crop & livestock Yes No
 - d. Agricultural businesses Yes No
3. Should a concentrated effort be undertaken to recruit new industrial/commercial business to the Town?
 Yes No Not sure
If yes, what location(s) are most suitable?
 Highway 93 Corridor
 Highway 53 Corridor
 Highway 12 Corridor
Other (be specific) _____
4. The biggest issue facing the Town of Washington in the next 10-20 years is:
 Managing growth Protecting the environment
 Promoting economic development Keeping taxes low
 Protecting farmland from development Providing more parks & recreation
 Maintaining/improving roads & infrastructure
Other (be specific) _____
5. Why do you choose to live in the Town of Washington (check all that apply)?
 Pleasant surroundings/natural beauty
 Good place for children
 Low crime rate
 Reasonable cost of housing
 Easy access to work or shopping areas
 Born here
 School district
Other (be specific) _____

Housing

6. Should more single family housing be allowed in rural areas of the Town?
 Yes No Not sure
7. Should single family housing be concentrated in subdivisions versus scattered single lot development?
 Yes No Not sure
8. What kind of housing development should be allowed in the Town? (check all that apply):
- a. Single family homes on 5 acres or more Yes No
 - b. Single family homes on 1 ½ acre lots in subdivisions Yes No
 - c. Duplexes and/or townhouses Yes No
 - d. Apartment housing Yes No

Land Use and Zoning

9. Are you pleased with the way the land in the Town has been used for growth?
 Yes No Not sure
10. Current County zoning ordinances direct how land can be used. Do the current ordinances adequately meet the needs of the Town?
 Yes No Not sure
11. Should land use policies and regulations emphasize preserving the rural and agricultural character of the Town?
 Yes No Not sure
12. Please indicate your level of agreement with the following statement: Current land use regulations have done an effective job in minimizing land use conflicts in the Town of Washington.
- | | |
|---|--|
| <input type="checkbox"/> Strongly Agree | <input type="checkbox"/> Strongly Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Not sure |
| <input type="checkbox"/> Disagree | |

Natural Resources

13. Do you feel that groundwater contamination is a problem in the Town?
 Yes No Not sure
14. Do you feel that pollution of lakes and streams is a problem in the Town?
 Yes No Not sure
15. Should land use regulations be more restrictive in shoreland and wetland areas than in other areas of the Town?
 Yes No Not sure

16. Would you still support preserving wetlands and environmentally sensitive areas if some land is taken off the tax rolls or if taxes would increase?

Yes No Not sure

17. Is there too much emphasis being placed on the environment and natural resources as these two topics relate to the growth of the Town?

Yes No Not sure

18. Do you live on lakeshore property or along a river?

Yes No

Transportation

19. Do the roads and highways in the Town adequately meet the needs of the citizens and businesses?

Yes No Not sure

20. Are the roads where you live adequate to meet your needs?

Yes No Not sure

21. Would you be willing to pay more taxes to improve and upgrade Town roads?

Yes No Not sure

Recreation

22. Are more parks, recreational areas, and open spaces needed in the Town of Washington?

Yes No Not sure

23. Should developers be required to provide neighborhood parks or other recreational facilities as part of subdivision approval?

Yes No Not sure

24. Would you be willing to pay additional taxes to fund new parks, recreational areas, and open spaces?

Yes No Not sure

25. Is more public access to lakes and streams needed in the Town of Washington?

Yes No Not sure

26. How often do you visit parks in the Town of Washington?

Never

1-5 times per year

6-10 times per year

more than 10 times per year

27. How important is it to preserve farmland for open space and recreational purposes?

Very important

Not important

Somewhat important

No opinion

Somewhat not important

Agriculture

28. Are you concerned if productive farmland in the Town is converted to non-farm uses?

Yes No Not sure

29. Are you for or against the development of agricultural land for residential housing purposes and commercial/industrial purposes?

Residential Housing For Against Not sure

Commercial/Industrial For Against Not sure

30. Should a land owner, or farmer, have the right to sell his or her farm land for purposes other than farming?

Yes No Not sure

31. How important is it to preserve farms and farm land for agricultural purposes?

Very important Not important

Somewhat important No opinion

Somewhat not important

Demographic Data

The following questions will be used only for statistical analysis. You do not have to answer all of the questions if you are not comfortable providing that information.

32. Are you: Male Female

33. Age range: 18-24 25-34 35-44 45-54 55-64

65-74 75-84 85+

34. Do you own your own home or rent a home or an apartment? Own Rent

35. If you own your own home, what is the size of your lot?

Less than one acre 5-10 acres

1-2 acres 10 or more acres

2-5 acres

36. How long have you lived at your present location?

Less than one year 1-3 years 4-7 years 8-12 years 13-20 years

More than 20 years

37. Including yourself, how many people live in your household?

One Two Three Four Five Six or more

38. Are you:

Employed Unemployed Retired In school

Thank you for taking the time to complete the survey. Your participation is appreciated!

APPENDIX B:
OFFICIAL HIGHWAY
93 CORRIDOR MAP

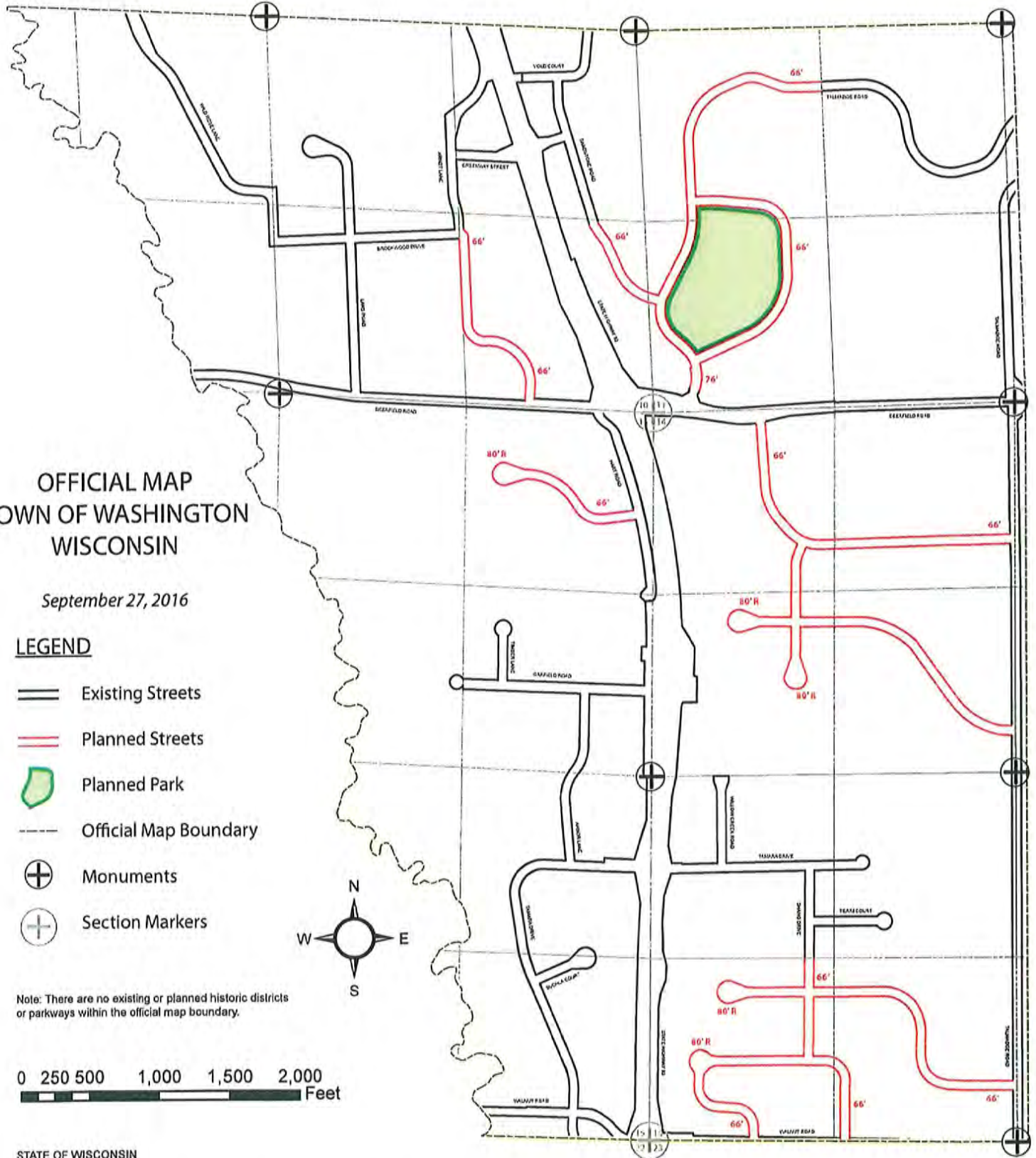
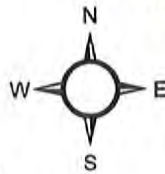
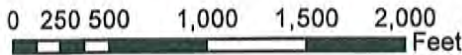
OFFICIAL MAP TOWN OF WASHINGTON WISCONSIN

September 27, 2016

LEGEND

-  Existing Streets
-  Planned Streets
-  Planned Park
-  Official Map Boundary
-  Monuments
-  Section Markers

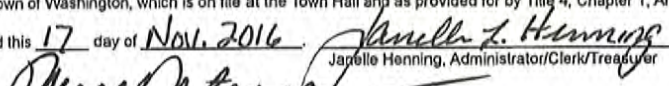
Note: There are no existing or planned historic districts or parkways within the official map boundary.

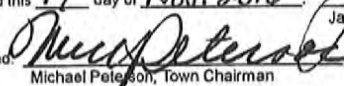


STATE OF WISCONSIN
Town of Washington
Eau Claire County

I, Janelle Henning, Administrator/Clerk/Treasurer of the Town of Washington, Eau Claire County, Wisconsin, certify that at a regular meeting of the Town Board of the Town of Washington, held on 11/17/2016, the Town Board by resolution adopted on proper notice with a quorum and by vote of the majority of the Town Board present and voting established an official map for the Town of Washington, which is on file at the Town Hall and as provided for by Title 4, Chapter 1, Article 1 of the Town of Washington Code of Ordinances.

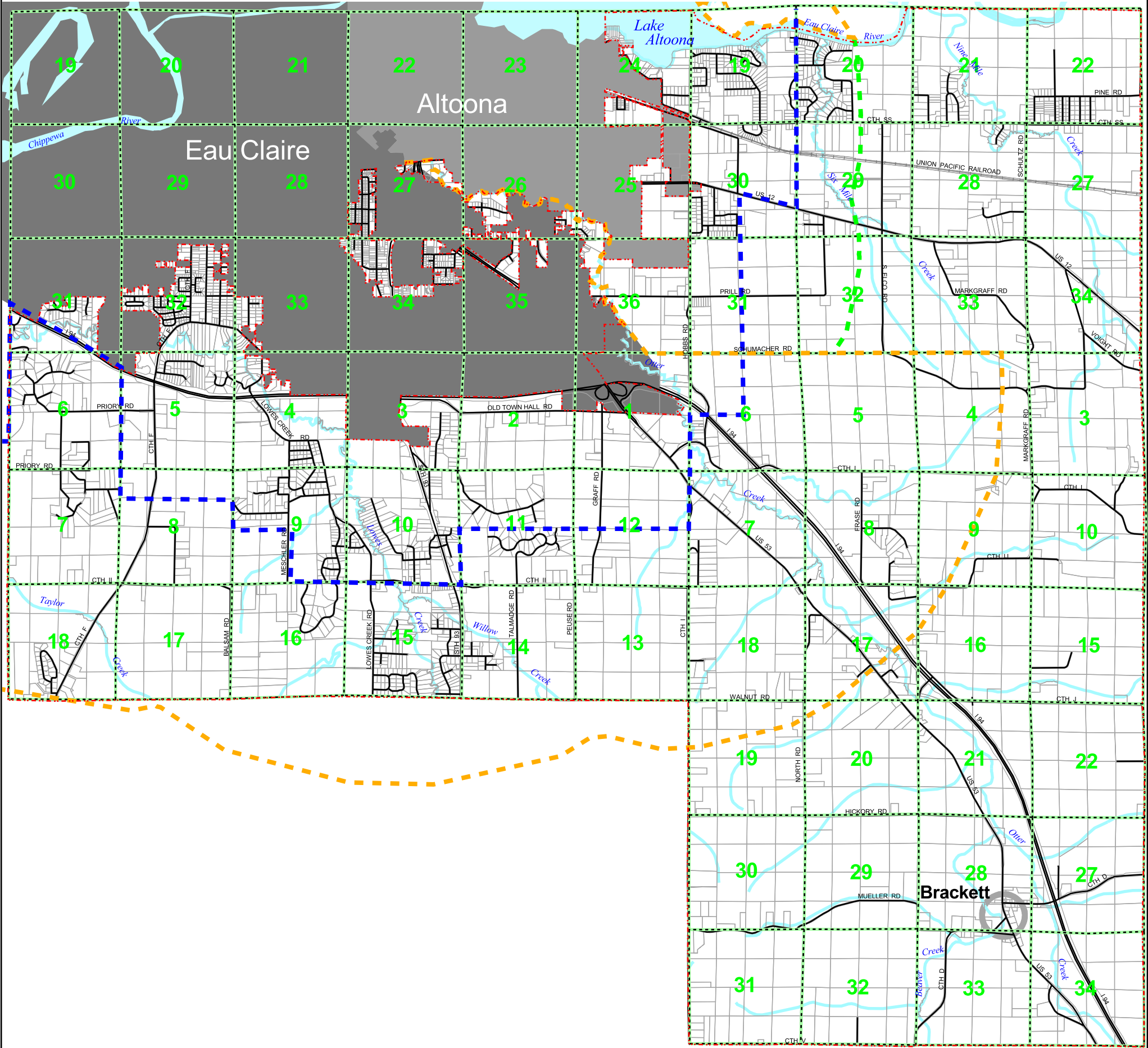
Dated this 17 day of Nov. 2016

Signed: 
Janelle Henning, Administrator/Clerk/Treasurer

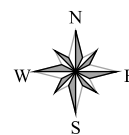

Michael Peterson, Town Chairman

APPENDIX C: MAPS

Town of Washington Eau Claire County, Wisconsin Planning Area

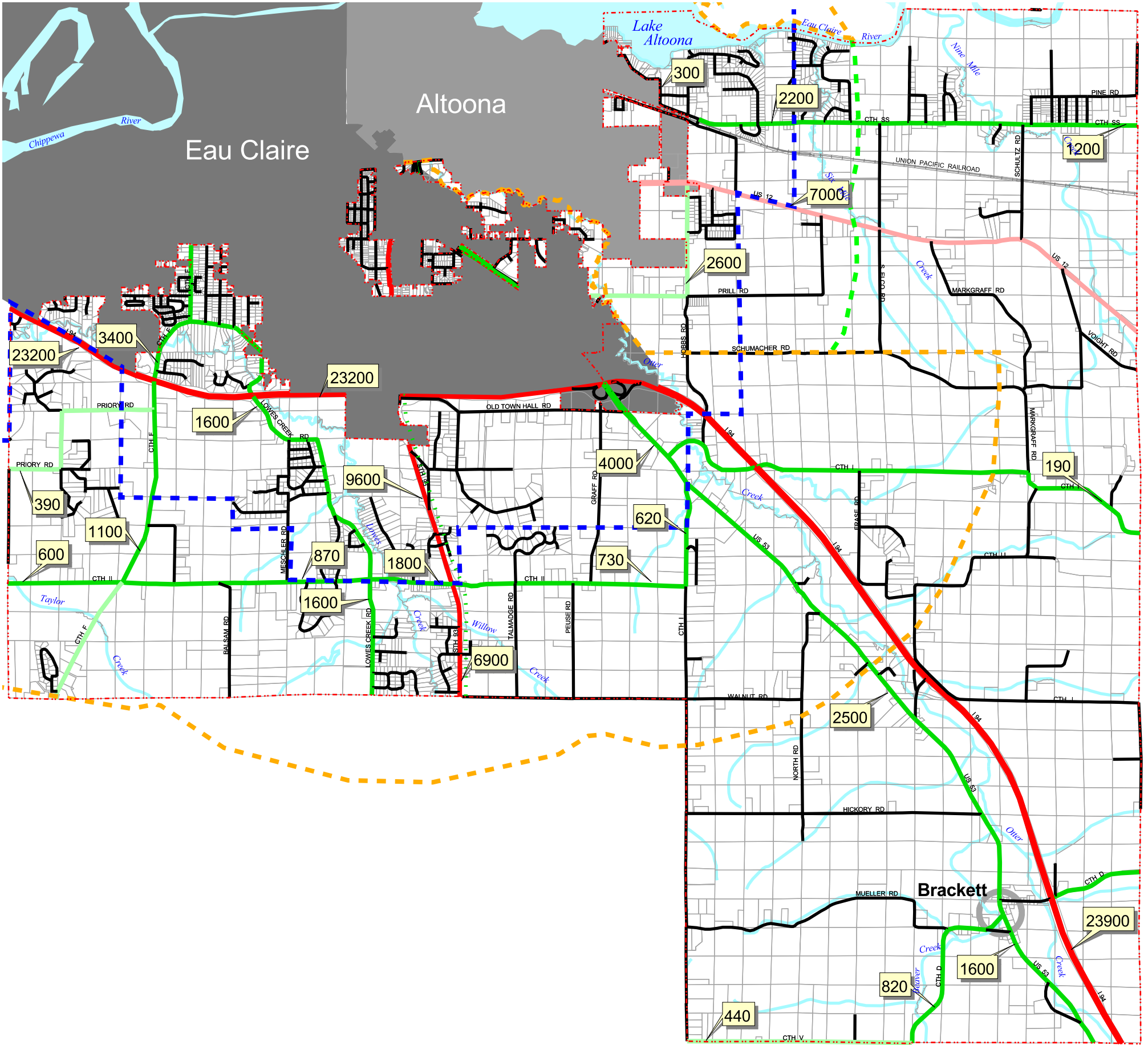


- Corporate Limits
- Roads
- Railroad
- Section Lines
- Eau Claire Sewer Service Area - 2025
- Eau Claire Plat Review Area
- Altoona Plat Review Area
- City of Eau Claire
- City of Altoona
- Unincorporated Village
- Parcels
- Lakes
- Rivers

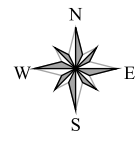


Sources:
Base map provided by WCWRPC

Town of Washington Eau Claire County, Wisconsin Transportation Facilities

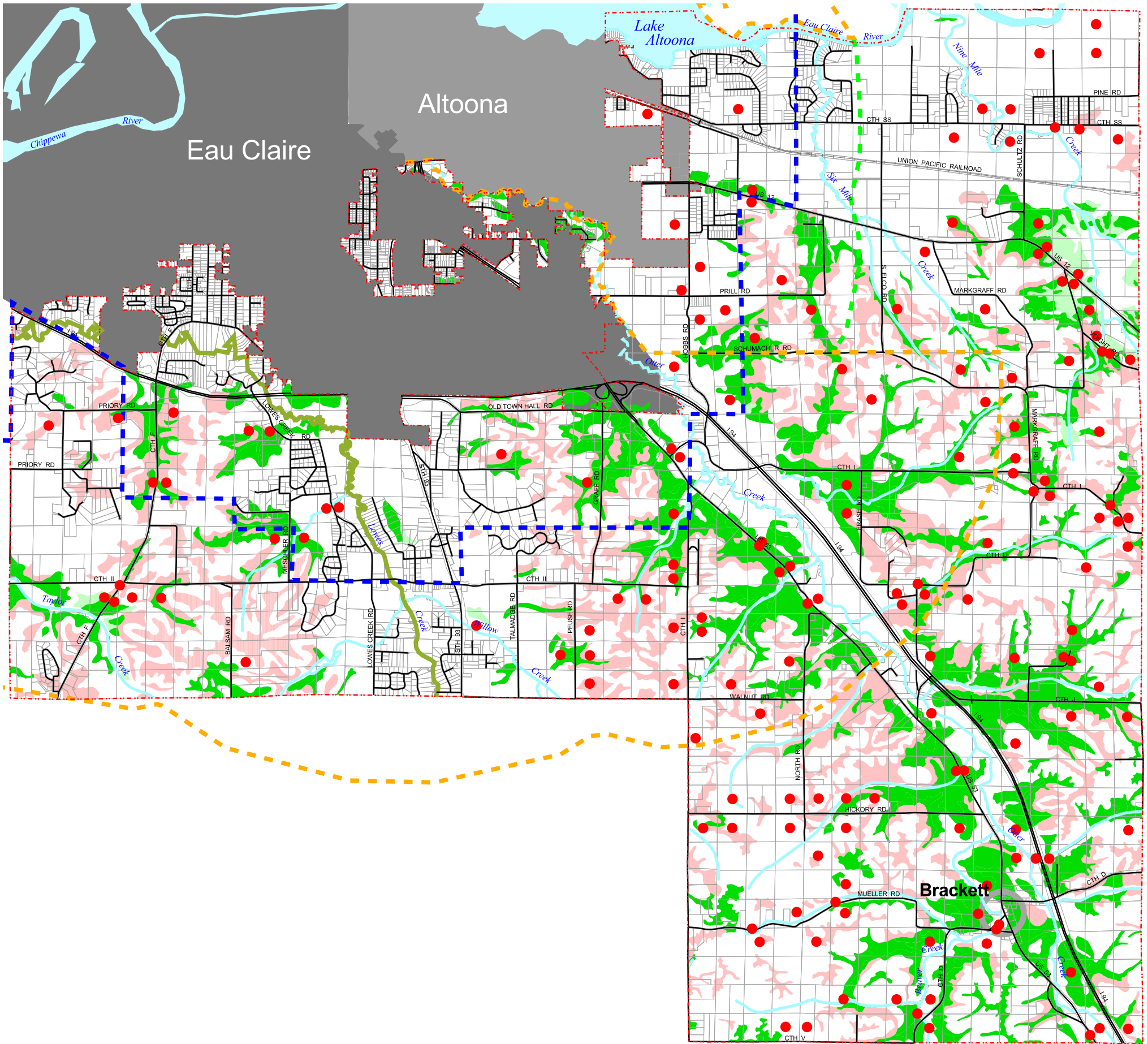


Corporate Limits	Major Arterial
Roads	Minor Arterial
Railroad	Major Collector
Eau Claire Sewer Service Area - 2025	Minor Collector
Eau Claire Plat Review Area	Local
Altoona Plat Review Area	
STH 93 Bicycle Trail	
City of Eau Claire	
City of Altoona	
Unincorporated Village	
Parcels	
Lakes	
Rivers	

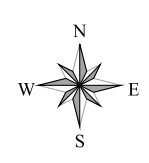


Sources:
ADT provided by WisDOT - WISLR - 2003
Base map provided by WCRPC

Town of Washington Eau Claire County, Wisconsin Prime Farmland

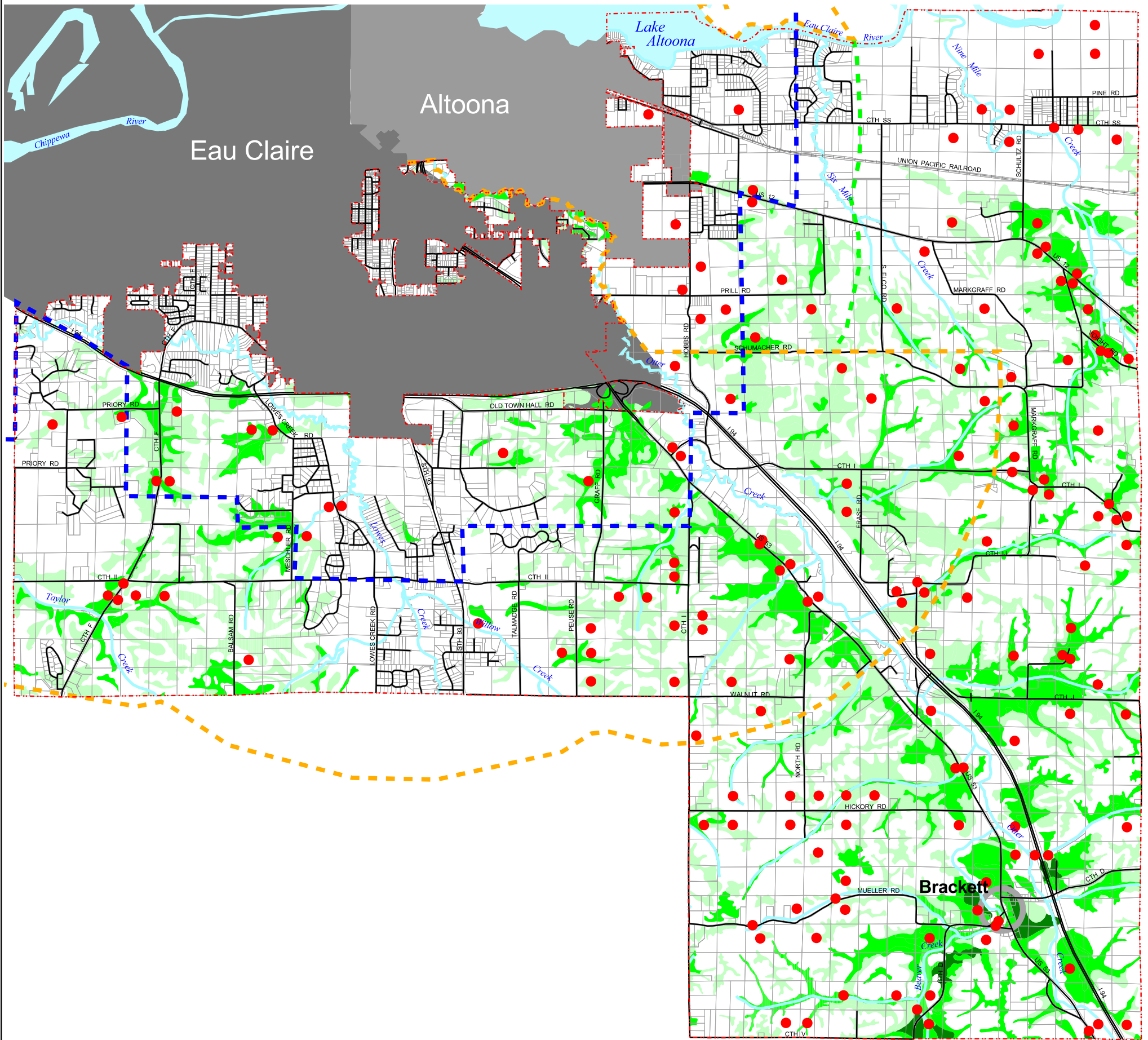


	Corporate Limits		Prime Farmland
	Roads		Prime Farmland if Drained
	Eau Claire Sewer Service Area - 2025		Farmland of Statewide Importance
	Eau Claire Plat Review Area		Farmstead
	Altoona Plat Review Area		
	City of Eau Claire		
	City of Altoona		
	Unincorporated Village		
	Parcels		
	Lakes		
	Rivers		

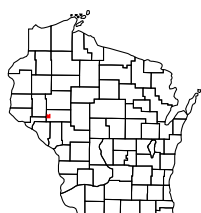


Sources:
 USDA - Soil Survey
 Base map provided by WCRPC
 Farmsteads denotes parcels with an existing land use code of Agriculture with Residence, 2006

Town of Washington Eau Claire County, Wisconsin Soil Capability Class



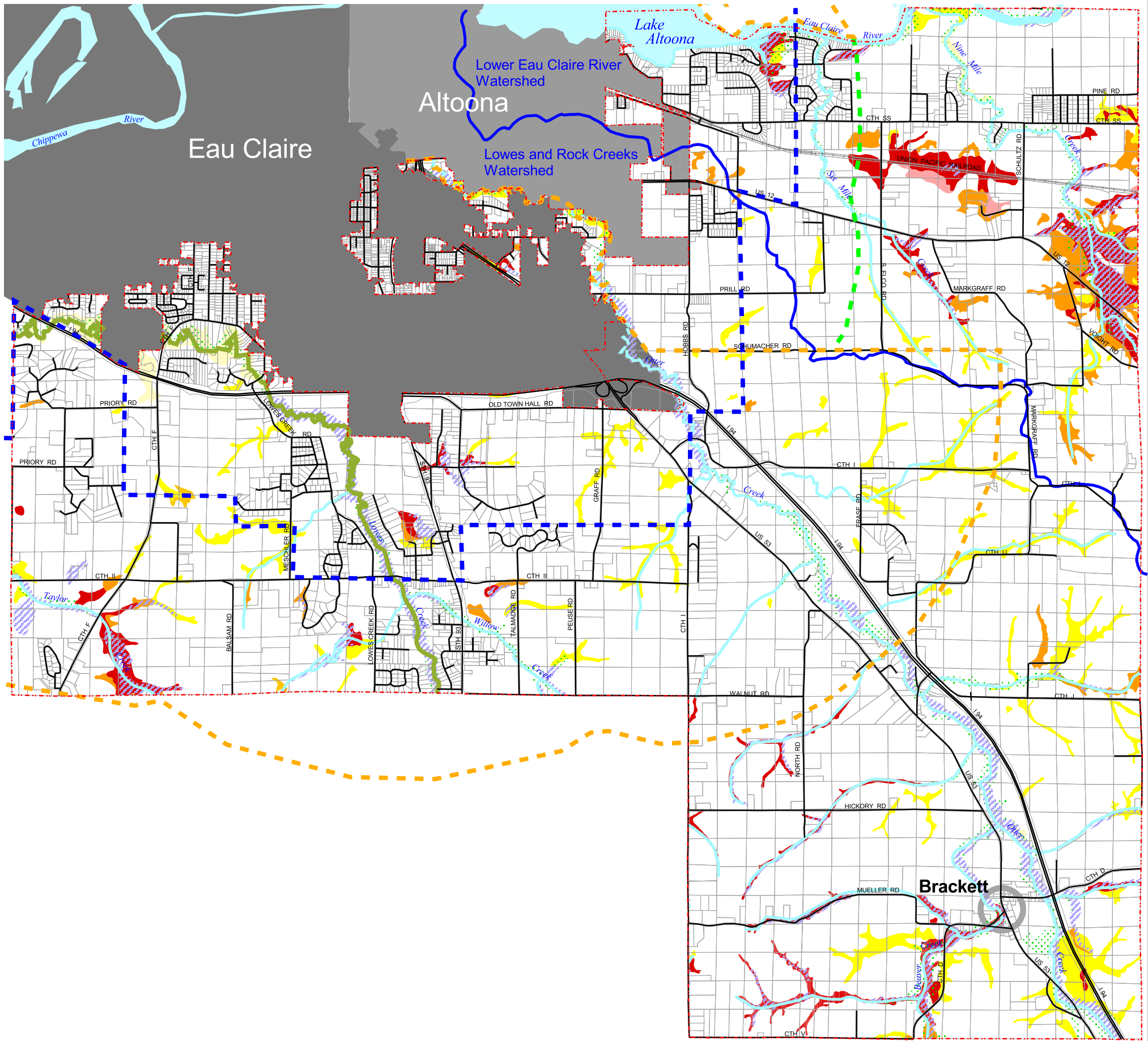
	Corporate Limits	Soil Capability Class	
	Roads		
	Eau Claire Sewer Service Area - 2025		1
	Eau Claire Plat Review Area		2
	Altoona Plat Review Area		3
	City of Eau Claire		Farmstead
	City of Altoona		
	Unincorporated Village		
	Parcels		
	Lakes		
	Rivers		



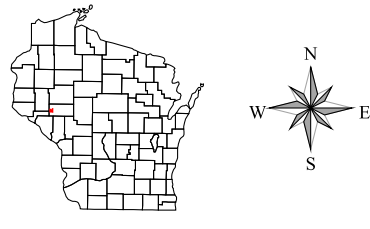
Sources:
 USDA - Soil Survey
 Base map provided by WCWRPC
 Farmsteads denotes parcels with an existing land use code of Agriculture with Residence, 2006

Town of Washington Eau Claire County, Wisconsin Water Resources

Map 5



Corporate Limits	Wetland
Roads	100 Year Flood Plain
Eau Claire Sewer Service Area - 2025	Depth to Groundwater
Eau Claire Plat Review Area	Less than 1 Foot
Altoona Plat Review Area	1 to 1.5 Feet
City of Eau Claire	1.5 to 2 Feet
City of Altoona	3 to 3.5 Feet
Unincorporated Village	4 to 4.5 Feet
Parcels	5 to 5.5 Feet
Lakes	Exceptional & Outstanding Waters
Rivers	Watershed Boundary

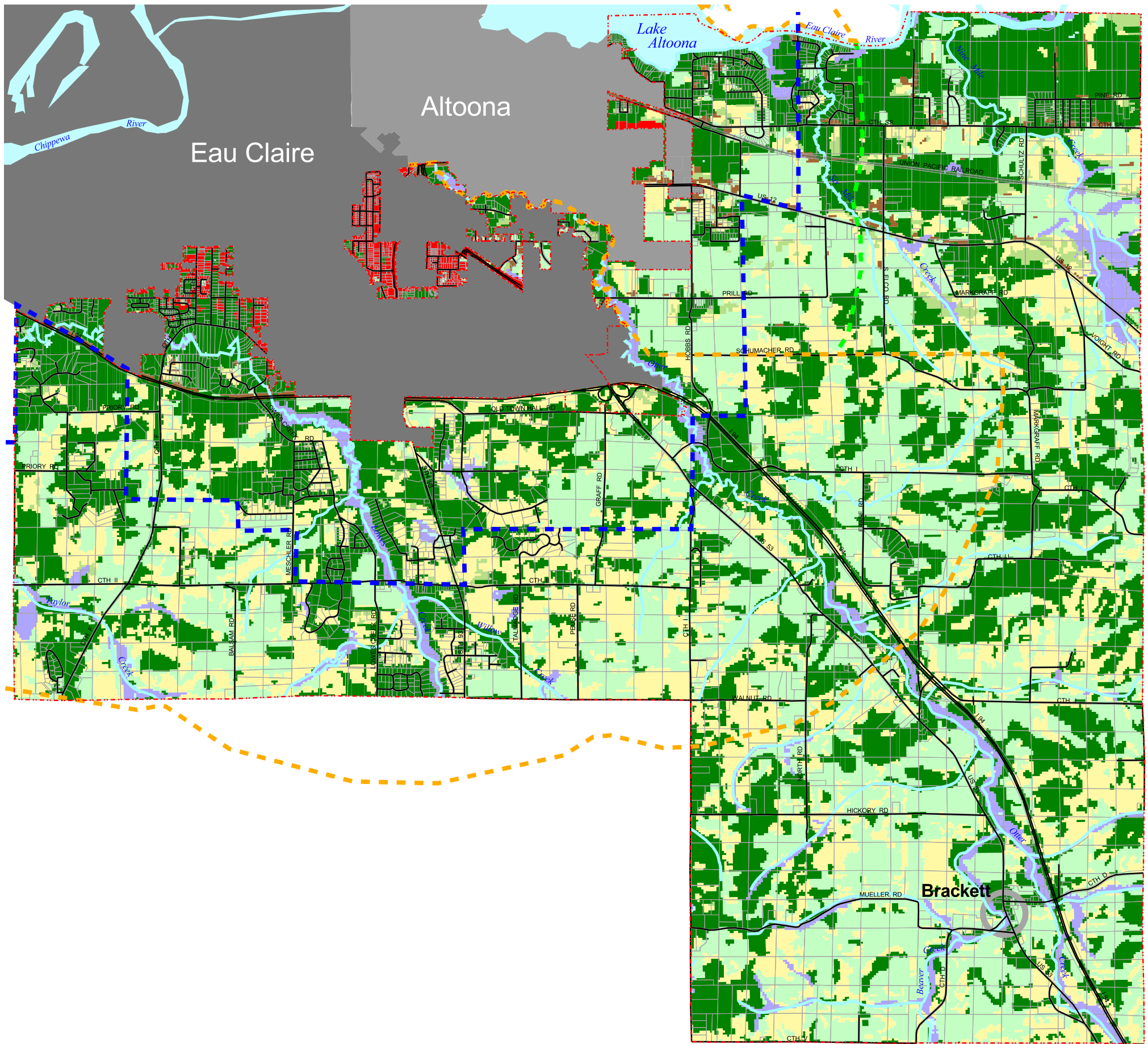


Sources:
 Flood Insurance Rate Map, Federal Emergency Management Agency August 16, 1993
 NRCS Soil Survey
 Wisconsin Department of Natural Resources
 Base map data provided by WCWRPC

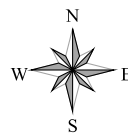
The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands which are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the community.

Town of Washington Eau Claire County, Wisconsin Land Cover

Map 6



Corporate Limits	Agriculture
Roads	Barren
Eau Claire Sewer Service Area - 2025	Forest
Eau Claire Plat Review Area	Grassland
Altoona Plat Review Area	Open Water
City of Eau Claire	Shrubland
City of Altoona	Urban/Developed
Unincorporated Village	Wetland
Parcels	
Lakes	
Rivers	

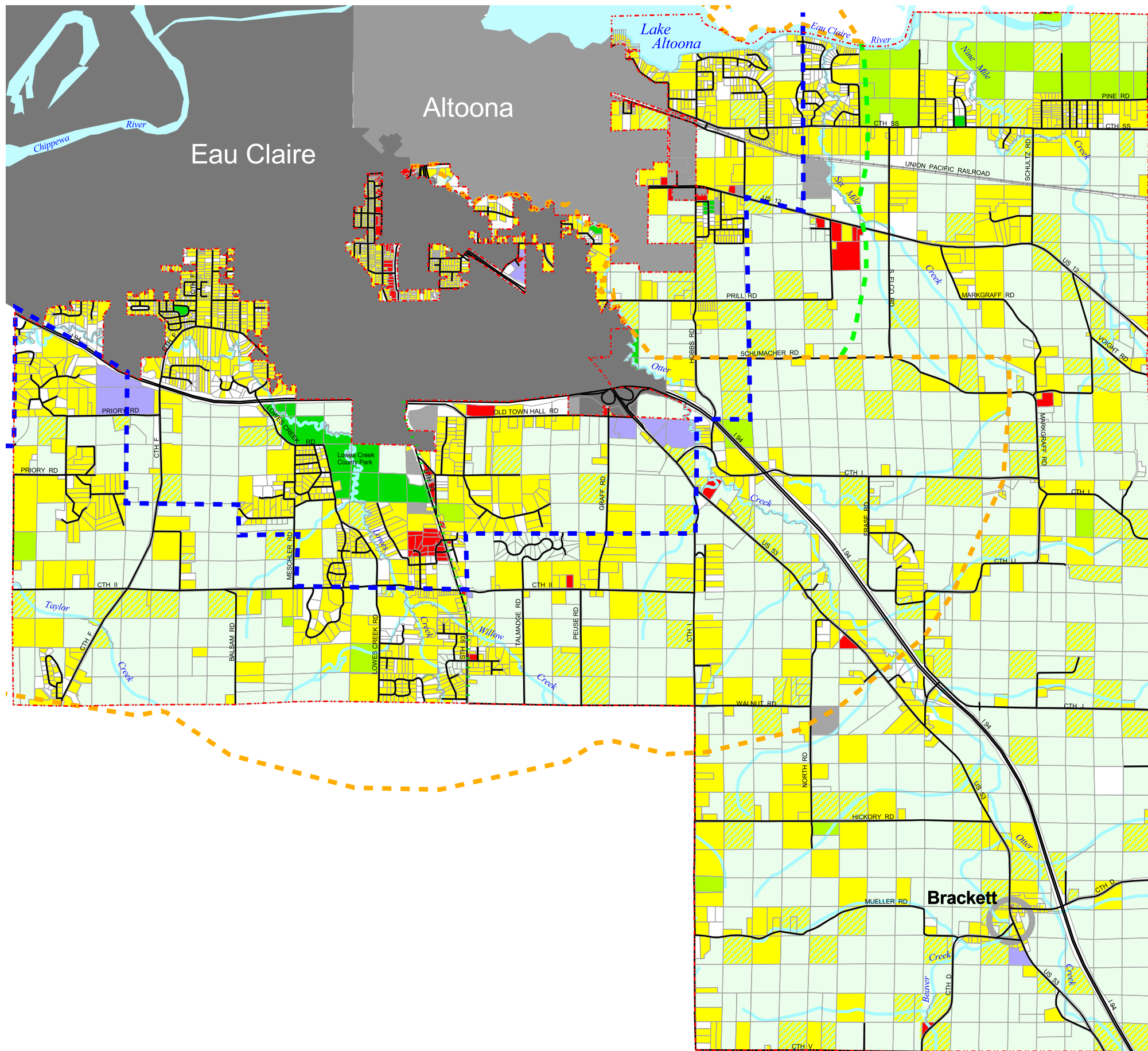


Sources:
WISCLAND - 2000
Base map data provided by WCWRPC

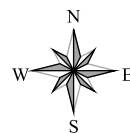


Drafted: CER 02/11/09

Town of Washington Eau Claire County, Wisconsin Existing Land Use

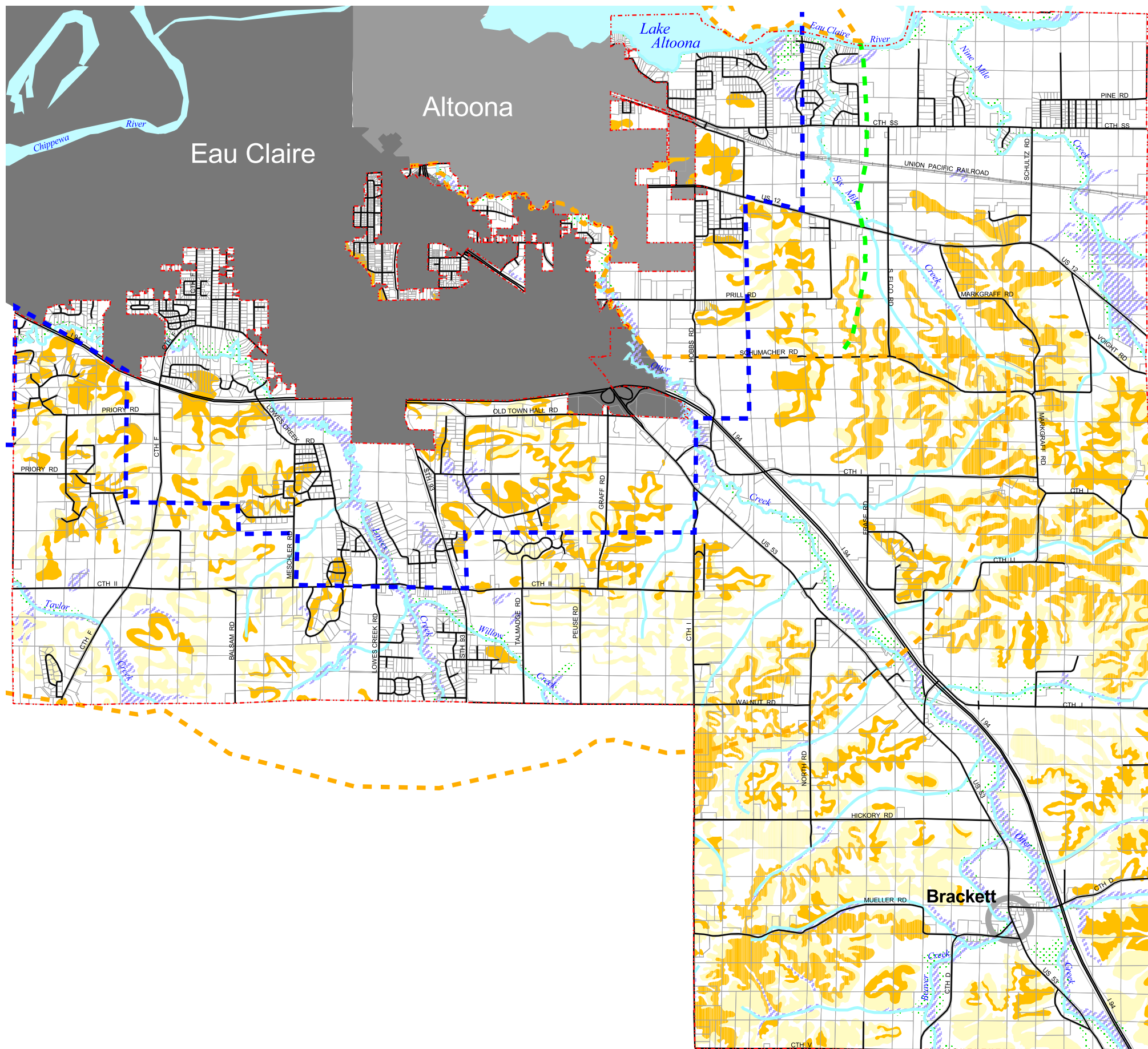


Corporate Limits	Residential
Roads	Commercial
Eau Claire Sewer Service Area - 2025	Industrial
Eau Claire Plat Review Area	Utilities
Altoona Plat Review Area	Gov't / Institutional
STH 93 Bicycle Trail	Agricultural with Residence
City of Eau Claire	Agricultural
City of Altoona	Wooded Lands
Unincorporated Village	Recreational
Parcels	Vacant
Lakes	
Rivers	

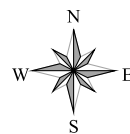


Sources:
Existing Land Use provided by WCRPC - 2006
Base map data provided by WCRPC

Town of Washington Eau Claire County, Wisconsin Development Limitations



Corporate Limits	Limitations
Roads	
Eau Claire Sewer Service Area - 2025	Wetland
Eau Claire Plat Review Area	100 Year Flood Plain
Altoona Plat Review Area	Steep Slopes
City of Eau Claire	12 to 20%
City of Altoona	> 20%
Unincorporated Village	
Parcels	
Lakes	
Rivers	



Sources:
 USDA - Soil Survey
 Wisconsin Department of Natural Resources
 Base map data provided by WCWRPC

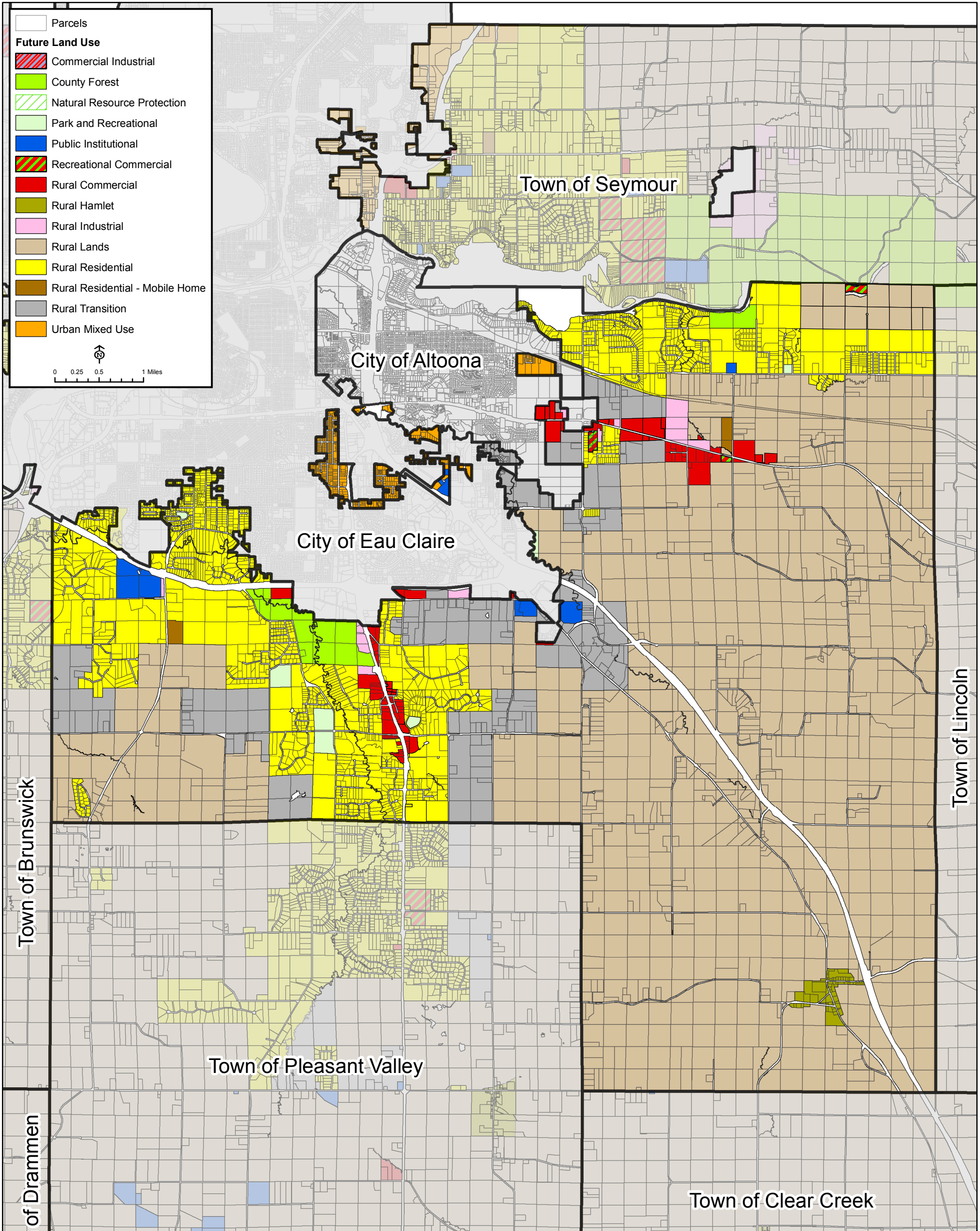
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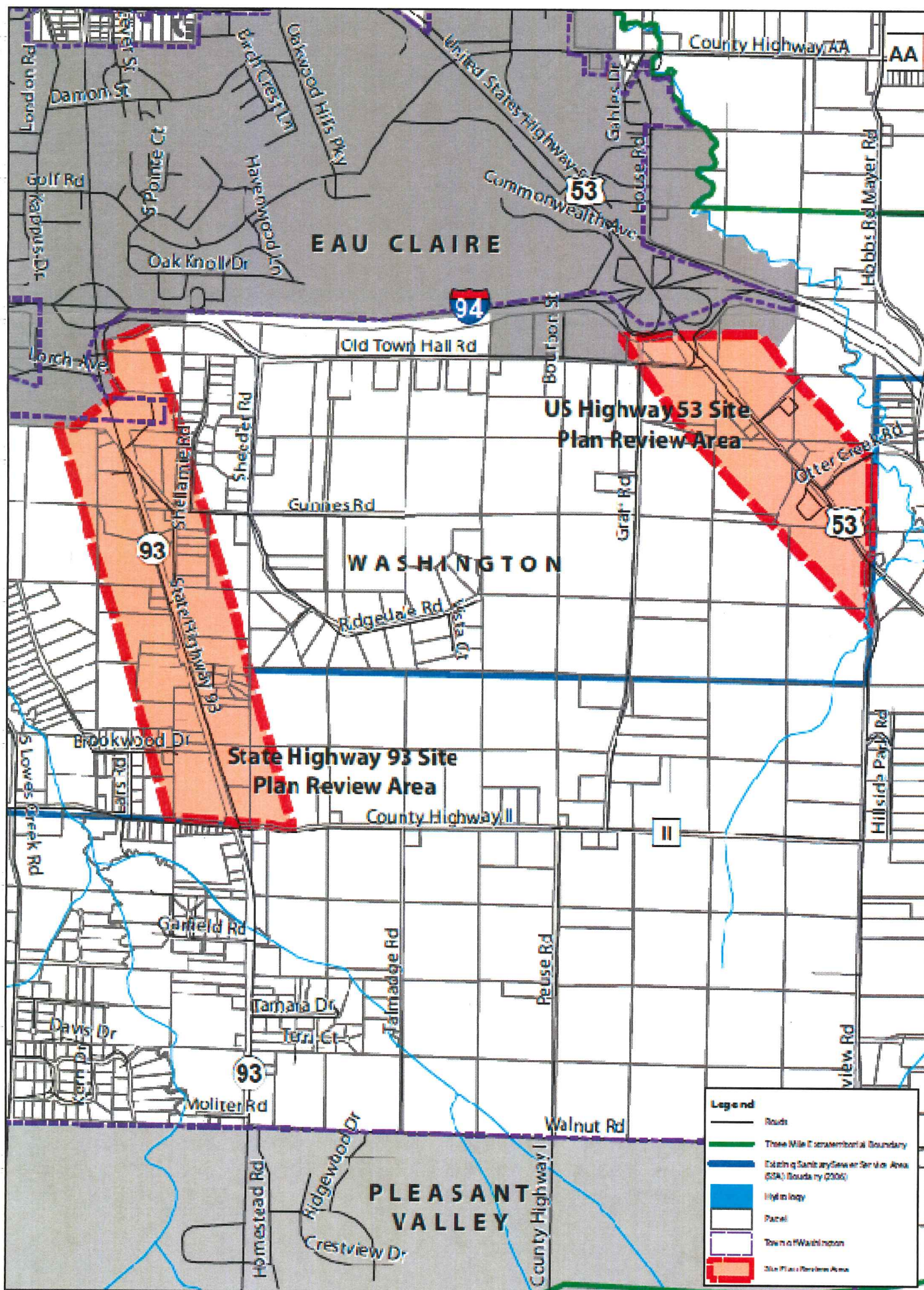
Town of Washington

Future Land Use (Map 9)

Date: 12/15/2017



Map 10 - Joint Site Plan Review Area Map



JOINT SITE PLAN REVIEW AREA MAP

Town of Washington, WI

West Central Wisconsin
Regional Planning Commission

0 0.1 0.2 0.4 Miles

November 10, 2010

As of 10/10/10
Based on Department of Natural Resources
Map of Wisconsin Land Use Planning Database

