

# EAU CLAIRE COUNTY WISCONSIN

## COMPREHENSIVE PLAN 2020 - 2040

PREPARED BY:  
EAU CLAIRE COUNTY COMP PLAN STEERING COMMITTEE  
WITH ASSISTANCE FROM:  
EAU CLAIRE COUNTY PLANNING AND DEVELOPMENT



## PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

<b>AMENDMENT DATE</b>	<b>PAGE #</b>	<b>SUMMARY</b>
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Sue Larson	Town of Seymour	Marissa Stanley	City-County Health Dept

## EAU CLAIRE COUNTY PLANNING AND DEVELOPMENT STAFF

Rod Eslinger, Director  
Matt Michels, Senior Planner  
Jared Grande, Zoning Administrator  
Peter Strand, GIS Administrator  
Zach Felling, GIS Specialist  
Orion Allgaier, Planning Intern  
Meghan Burkett, Recycling Coordinator



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# EXECUTIVE SUMMARY

This Comprehensive Plan is an update to the original County Comprehensive Plan, which was adopted on April 26, 2010. Previous to the original Comprehensive Plan, the last land use plan for Eau Claire County was developed in 1979. This plan, along with the 1983 Farmland Preservation Plan, formed the basis for land use planning within the County over the last 30 years. Implementation of these plans within unincorporated portions of Eau Claire County has primarily been achieved through the County's Zoning Code (Title 18).

A comprehensive plan is a document that describes a long-term vision that a community wants to achieve, in this case Eau Claire County. The future vision is depicted with maps showing future conditions and with goals, objectives, policies, and actions intended to help implement the plan. In essence, this plan is a guidebook for managing land use and development in Eau Claire County. It provides the most recent available statistics and survey data, documents the important issues of concern identified by County residents, and sets forth goals, objectives, policies, and actions to be pursued by the County in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2040, but it should be reviewed annually and fully updated every ten years, as required by law.

Preparation and adoption of this Plan occurred over a 10-month period. The Eau Claire County Comprehensive Steering Committee, with assistance from County Staff, was tasked with reviewing and updating the Plan. The Steering Committee consisted of a diverse set of individuals representing communities throughout the County. Over the course of a year, the Steering Committee met 12 times. 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 Steering Committee working sessions were also open to public attendance and comment. Over the course of these meetings several key themes emerged which are highlighted below and discussed in more detail within this plan.

- Continue to direct new non-farm development to areas of similar use and minimize land use conflicts between incompatible uses through zoning regulations
- Continue to protect and conserve sensitive natural resources, including groundwater and surface waters
- Continue to preserve productive agricultural and forestry land
- Increase focus on sustainability in support of County carbon neutrality goals
- Promote and protect public health through additional goals and policies of the Comprehensive Plan

After the Steering Committee completed the draft plan, it was presented to the County's Committee on Planning and Development, which by statute must adopt a resolution recommending the plan to the County Board. After review by the Committee on Planning and Development Committee, a public hearing was held prior to final adoption by the County Board.

This Plan is organized into five chapters to facilitate readability and easy reference.

**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, and Actions - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.

**Chapter 3:** Future Land Use - a summary of the future land use plan for Eau Claire County.

**Chapter 4:** Implementation - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, and policies contained in Chapter 2 and 3.

**Chapter 5:** Existing Conditions - summarizes historical census and land use data and county, regional, or state planning efforts which may include or affect the County (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in Eau Claire County.



# 1 Introduction

## 1.1 Regional Context

Eau Claire County was established in 1856, and is bordered on the west by Pepin and Dunn Counties, on the south by Buffalo, Trempealeau, and 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 2007 was estimated to be 98,000. Thirteen towns, two villages, and three cities make up the county. Eau Claire (pop. 68,866), located in the northwest part of the county, is the largest city and is the county seat. The largest industry of employment is in Educational, Health, & Social Services. The County's largest employers include Menards Inc., Eau Claire Area School District, Luther Hospital, University of Wisconsin-Eau Claire, Sacred Heart Hospital, and Mayo Clinic. A portion of Interstate 94 bisects the County linking the City of Eau Claire with the Twin Cities (Minneapolis/Saint Paul) to the northwest and the State's Capital (Madison) to the southeast.



Figure 1.1 Eau Claire County Communities

Population Density	Persons/sq.mi
City of Altoona	1,561.9
City of Augusta	756.7
City of Eau Claire	2,335.6
Village of Fairchild	350.5
Village of Fall Creek	848.5
Town of Bridgecreek	17.7
Town of Brunswick	44.0
Town of Clear Creek	20.4
Town of Drammen	22.7
Town of Fairchild	10.8
Town of Lincoln	19.1
Town of Ludington	23.0
Town of Otter Creek	15.0
Town of Pleasant Valley	54.1
Town of Seymour	95.3
Town of Union	84.9
Town of Washington	126.7
Town of Wilson	9.1

Table 1.1 Eau Claire County Population Densities

The population density of Eau Claire County (149.2 persons per square mile) is slightly lower than the average Wisconsin County (155.6 persons/sq.mi.). Regionally, Buffalo County has the lowest population density (19 persons/sq.mi.) and Chippewa County has the second highest population density (55.1 persons/sq.mi.). Within the County, the City of Eau Claire has the highest density (2,335.6 persons per sq.mi.) and the Town of Wilson has the lowest (9.1 persons per sq.mi.).

## 1.2 Existing Land Use Plans and Regulations

The first zoning code was adopted by the County on May 12, 1934. The last comprehensive zoning amendment occurred in 1982 to reflect recommendations from the last land use plan developed for the County in 1979. The zoning code has been adopted by the following nine towns: Brunswick, Clear Creek, Drammen, Lincoln, Otter Creek, Pleasant Valley, Seymour, Union and Washington. Four towns – Bridge Creek, Fairchild, Wilson, and Ludington, are currently unzoned.

While not all towns have adopted the Comprehensive Zoning Ordinance, the Eau Claire County Sanitary, Shoreland, Floodplain, and Subdivision Ordinances, and the State of Wisconsin Uniform Dwelling Code, are in effect in all towns. The Shoreland Ordinance applies to all properties within 1,000 feet of a lake or pond and 300 feet of a river, stream or creek. The five incorporated municipalities all maintain their own separate zoning code.

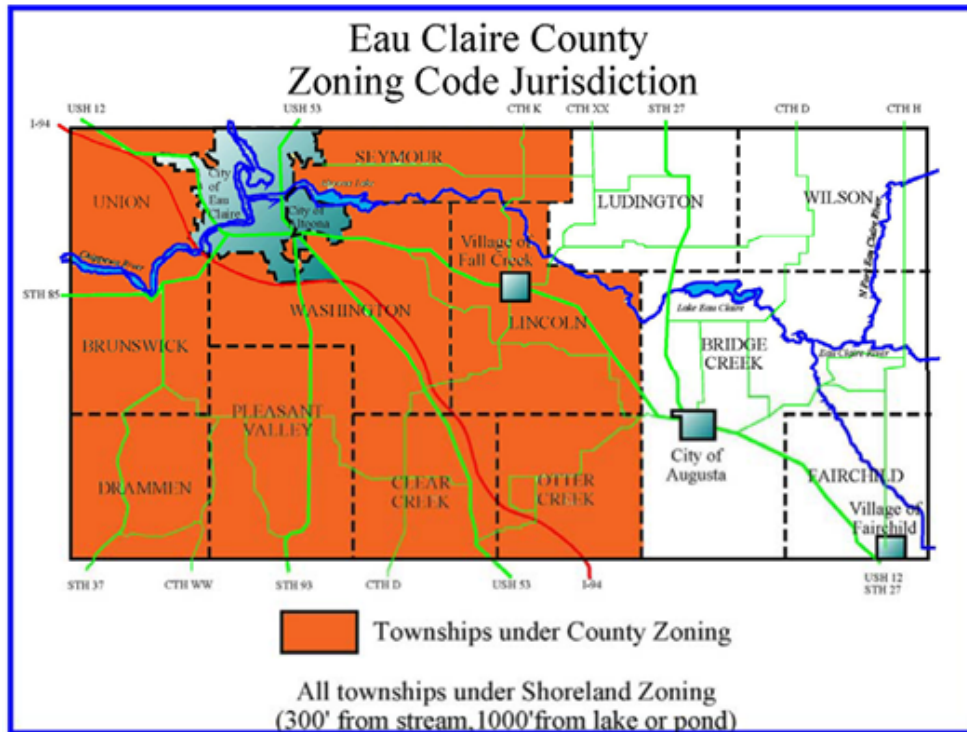


Figure 1.2 Eau Claire County Zoning Code Jurisdiction

The Eau Claire County Comprehensive Plan utilizes an overarching, “umbrella” structure that acknowledges the importance and continuing role of existing plans by incorporating them by reference where appropriate. For example, the County’s Land and Water Resource Management Plan, Farmland Preservation Plan, Hazard Mitigation Plan, Forest Comprehensive Land Use Plan, Five Year Road and Bridges Improvement Plan, and Outdoor Recreation Plan, are all incorporated into this Plan. In addition, other important regional plans such as the Chippewa Valley Regional Airport Master Plan, the Eau Claire Transit Development Plan and Long Range Plan Element, the Chippewa-Eau Claire Metropolitan Planning Area Long Range Transportation Plan, and the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025, are incorporated within the Plan. Finally, plans from state departments such as the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources are summarized and referenced within this Plan.

### 1.3 Wisconsin Comprehensive Planning Law

Under the Comprehensive Planning legislation (State Statute 66.1001), also known as the “Smart Growth Law, adopted by the State in October of 1999, if Eau Claire County 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



Prior to the passage of the comprehensive planning legislation in 1999, most land use plans in Wisconsin were used sporadically, inconsistently, or soon forgotten after adoption. Since January 1, 2010, land use decisions including zoning, subdivision regulations, and official mapping have been required to be consistent with the Comprehensive Plan. This means that land use regulations of these types must be revised or prepared to implement the vision articulated in this Plan. Not only do the regulations have to be consistent with the Plan, all individual decisions affecting land use must be consistent with the Plan. Each rezoning after 2010, by law, has to be consistent with the community's comprehensive plan, including the future land use map. In addition, since State Statute 66.1001 applies to individual communities as well, decisions and regulations affecting land use must also be consistent with locally adopted comprehensive plans, if a community engages in zoning, subdivision regulations, or official mapping. Refer to Chapter 4 Implementation for more information on plan consistency.

The 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 and Cultural Resources |                                  |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive 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. A Public Participation Plan was approved as part of the plan update process.

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 in the form of a resolution. 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 plan be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission and public libraries serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the County for comment.

### **The Role of a Comprehensive Plan for Eau Claire County**

This planning document is a "living" guide for the future overall development of Eau Claire County. It serves the following purposes:

- The plan acts as a benchmark to where the County 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 County leaders.
- In coordination with local plans, it clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the County's land use implementation tools.
- It provides supporting documentation for County policies and regulations as well as grant funding requests for public and private projects.

The most important function the plan will serve is as a resource manual 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 need to be based. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.



The structure of this Plan recognizes and respects the statutory authority granted to different units of government. This is reflected throughout the plan in the formation of goals, objectives, and polices as they may relate to the County's jurisdiction in any given area. For example, state law limits the County's zoning authority to unincorporated areas, or towns, and only in those towns that have adopted county zoning. Therefore, while this Plan may include goals, objectives, and policies aimed at influencing land use decisions in cities, villages, and towns, inclusion in the Plan alone may not yield desired results without concerted inter-governmental cooperation efforts. For example, Chapter 3 of this Plan contains policies that address future land use throughout the County. However, the County cannot regulate land use in incorporated areas, and its authority to regulate land use within unzoned towns, is limited. Therefore, Chapter 3 of the County's Plan includes policies organized within the framework of the County's statutory authority to regulate land use within certain areas of the County.

### 1.3 Public Process

Every community is required to develop a public participation plan at the beginning of the comprehensive planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process.

One of key project objectives was to use a "bottom up" or "grassroots" approach to update the County's Plan, whereby the planning decisions made by local plan committees in updating their town's comp plan would be used as a basis for creation of the County's Plan. To facilitate this approach, meetings of the County Steering Committee generally lagged one or more months behind those meetings held by the plan committee's from participating communities. This allowed feedback from local meetings to be summarized for use by the County Steering Committee. Key components of the public participation plan are outlined below:

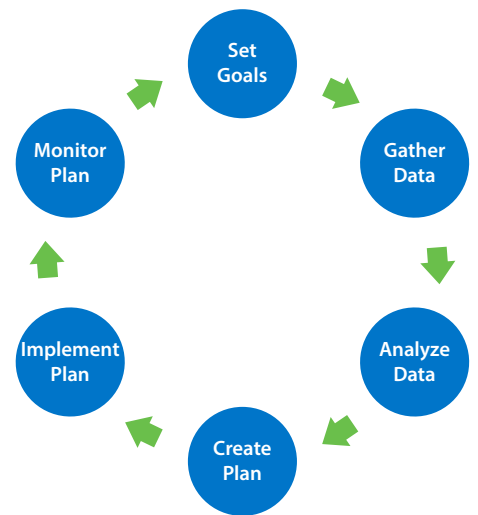


Figure 1.3 Planning Model

1. The Eau Claire County Board of Supervisors has appointed the Committee on Planning & Development as the County Planning and Zoning Agency, pursuant to Wisconsin Statutes §59.69 (2).
2. All Steering Committee and Planning & Development Committee meetings are open to the public and are officially posted online and disseminated to the media to notify the public as required by law. An opportunity for public comment is provided at each meeting.
3. A community survey will be conducted through the County website to gauge public opinion on various issues related growth, development, and the environment.
4. At least two (2) public informational meetings/open houses will be held, where information about planning activities and plan products will be presented. The meeting(s) will be noticed and the public is invited to participate.
5. The governmental units of adjacent or jurisdictions will be notified of the County's undertaking of the preparation of the Comprehensive Plan and their input will be sought on issues of jurisdictional significance, including concerning land use, transportation, extraterritorial jurisdiction, and service provision.
6. The Committee on Planning & Development and the County Board of Supervisors will receive periodic reports from the Steering Committee during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
7. Where practical, updates and information about planning activities will be provided on the Eau Claire County website.
8. All County meetings are open to the public and are officially posted to notify the public as required by law.
9. The public is invited to provide written or verbal comments at any time.

## 1.4 Selection of the Planning Area

The study area for this Plan includes all lands in which the County has both a short and long-term interest in planning and development activity. The Planning Area includes all unincorporated lands within the County. (Refer to Map 1 in Appendix).

## 1.5 SWOT (Strengths, Weaknesses, Opportunities & Threats) Analysis

At the first Steering Committee meeting in June 2019, the group conducted an SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis exercise to identify areas of strength and weakness in the County, as well as opportunities that should be further explored and threats that create challenges and liabilities for the County.

### *Strengths*

- Highways and roads
- Excellent health care facilities
- Higher education within the area (CVTC, UWEC)
- Excellent municipal services
- Downtown Eau Claire (music, arts, culture)
- Proximity to Twin Cities
- Excellent parks, recreation, and trails
- Rural recreation
  - Rivers, lakes, and streams
  - County and local parks and forests
- Public safety
- Good K-12 schools
- Economic diversity
- Strong relationships with agricultural community

### *Weaknesses*

- Cost of maintaining roads and infrastructure
- Cost and access to health care
- Mismanagement between County committees and departments
- Economic competition with the Twin Cities
- Lack of a local/county convention center
- Cellphone coverages and outages
- Lack of high speed internet in rural areas
- Low density subdivision development
- Housing costs/ shortage of affordable housing
- Increasing proportion of the population older than 65
- Disconnect between County and rural residents (Urban/ Rural divide)

### *Opportunities*

- Intergovernmental cooperation
- Agriculture-based tourism
- Local convention/ exposition center
- Understanding county hydrology
  - Groundwater flow, water quality
  - Community impact
- Social media/ web-based community outreach and engagement
- Sustainability-based initiatives
- Carbon neutrality
- Electric vehicles
- Bridging the skills gap (CVTC, UWEC)
- Growth in UW-Extension connect/ programming
- Diversity and equity

### *Threats*

- Loss of local control (state pre-emption of local authority)
- Income inequality
- Economic competition with the Twin Cities
- Interstate highway makes it easier for illegal drugs to enter the community, increasing the crime rate and human trafficking



## 2 Vision, Goals, Objectives, and Policies

A vision statement identifies where an organization (Eau Claire County) intends to be in the future and how to meet the future needs of its stakeholders. 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 is written in present tense and articulates and describes the values, positive attributes, and desired future condition.

### Vision Statement

*Eau Claire County is a healthy, safe, prosperous and diverse community that seeks to balance sustainable, high-quality growth and economic development with the protection and conservation of agriculture and natural resources.*

*Residents value their high quality of life and investments that further opportunities for all county residents. Chief among these values and quality of life indicators are a strong and diverse economy, world-class education, a range of quality housing choices, year-round recreation, a healthy community, and an appreciation of and participation in arts and culture.*

### 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 Eau Claire County makes in the future. If there is a question regarding a decision that is 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 Eau Claire County. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For Eau Claire County, a sustainable future will create conditions that:



Figure 2.1 The “Three-Legged Stool” of Sustainability

- Protect and improve the health, safety, and welfare of residents in Eau Claire County.
- Preserve and enhance the quality of life for the residents of Eau Claire County.
- Protect and reinforce the unique assets (environmental, social, and economic) within Eau Claire County.

Each element of the comprehensive plan contains goals, objectives, and policies developed during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies 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.

While this Plan includes goals, objectives, policies, and actions aimed at influencing land use decisions within the County, inclusion in the Plan alone may not yield desired results without concerted inter- governmental cooperation efforts. Residents, landowners, and developers are encouraged to review the goals, objectives, and policies included within the approved comprehensive plans of local municipalities.

## 2.1 Housing

### 2.1.1 Issues or Opportunities Raised During the Planning Process

The Steering Committee discussed housing trends and identified housing affordability and supply as primary issues. The Committee discussed the need for additional housing options to be offered to provide options for residents of all ages, including first-time buyers and seniors. Ideas discussed included promoting a wider variety of single-family housing types, with multi-family being more difficult due to typically rural locations and lack of municipal sewer and water to serve them. Accessory Dwelling Units, also known as ADUs, were discussed as a method of providing multi-generational housing and potentially increasing housing supply, which may also positively impact affordability.

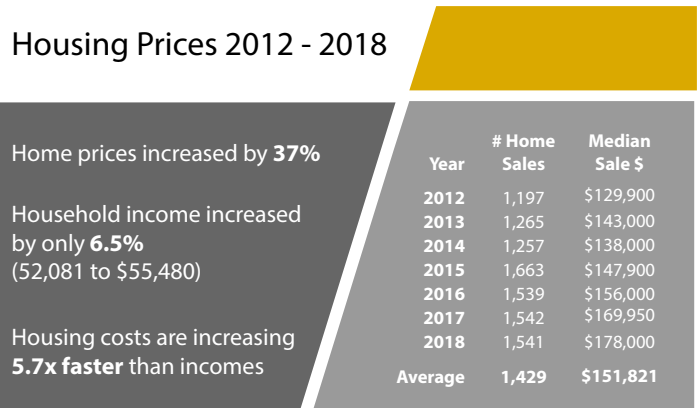


Figure 2.2 Housing Prices 2012-2018

### 2.1.2 Goals, Objectives and Policies

**Goal 1** *Plan for a range of safe, attractive, and affordable housing to meet existing needs and forecasted housing demands of all residents*

#### Objectives:

1. Throughout Eau Claire County, plan for a range of housing that meets the needs of residents of various incomes, ages, and health statuses.
2. Collaborate with municipalities, state, and federal agencies, and community agencies and stakeholders to promote provision of safe and affordable housing for persons and households with special needs, such as the disabled, elderly, and housing insecure.
3. Ensure that homes are built and maintained to levels deemed safe by applicable building, zoning, or property codes.

*Affordable housing can provide stability, improve mental and physical health, and frees family resources for healthy food and health care.*

#### Policies:

1. The County encourages town and municipal officials to foster provision of affordable, senior, and special needs housing in discussions with developers regarding new residential growth. Explore opportunities to provide incentives for developers and homebuilders that create these housing units, especially within and near urbanized areas.
2. The County encourages concentrating residential development at appropriate densities in designated growth areas.
3. The County encourages communication and collaboration among staff within the Eau Claire County Department on Aging and Resource Center, Eau Claire County Housing Authority, the Eau Claire City-County Health Department, local leaders, and planning staff at county and local levels to address the housing needs of elderly, special needs, and low to moderate-income residents in Eau Claire County.

4. The County encourages municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.
5. The County will continue to consistently administer and enforce the Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
6. The County of the zoning ordinance (Title 18 of the County Code) in all zoned towns to protect the health, safety, and welfare of occupants and the community.
7. The County supports programs that maintain or rehabilitate the local housing stock, including those administered by the Eau Claire County Housing Authority, such as the Housing Rehabilitation Loan Programs; the Wisconsin Home Energy Assistance Program (WHEAP; administered by Western Dairyland); the USDA Section 504 Home Repair Program; FHA Title I Property Improvement Loans; the Wisconsin Weatherization Assistance Program (WAP); and the U.S Department of Housing and Urban Development (HUD) programs, including the HOME program, Section 108 loan program, and Community Development Block Grant (CDBG) program.
8. The County encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Examples of dangerous and unhealthy conditions requiring remediation include lead paint, lead pipes, and radon gas.
9. The County encourages the development of energy efficient housing, such as the Focus on Energy program, to support the County's goal of reaching carbon neutrality by 2050.

## Goal 2

*Plan for housing types and densities that are harmonious with the predominantly rural character of the County*

### Objectives:

1. Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth.
2. Emphasize control of residential density and site design rather than lot size alone.
3. Retain farm-based residences and single-family homes as the preferred type of housing in areas not served by public sewer and water facilities.
4. Support a diversity of housing types, including intergenerational and mixed-income housing, within urban areas or rural hamlets.

*According to the Community Survey, 79.5% of respondents support new residential development that prioritizes a mix of housing types (single-family detached, twin homes, duplexes), and sizes and price points to accommodate a range of ages and incomes (Appendix A).*

### Policies:

1. The County encourages higher density residential land uses within or near existing developments and lower residential densities near existing agricultural lands in order to maximize the efficiency of publicly funded infrastructure and to retain the predominantly rural character of the County.
2. The County encourages development of multi-family apartment buildings, senior housing and special needs housing within the County in areas in proximity to basic services, employment, transportation infrastructure and services, urban utilities or rural hamlets. These types of housing development should be located where residents can safely walk to community services and neighborhood retail and service establishments.
3. The County encourages farmsteads and single-family homes as the primary residential building types in unincorporated areas.
4. The County encourages clustered development and conservation subdivisions in appropriate areas, such as wooded properties, in order to minimize conversion of agricultural or open space land. The County may

*According to the Community Survey, many residents feel that high density development (44%), smaller lot sizes (35.4%), and multi-family housing (36.4%) present a threat to their property values or quality of life (Appendix A).*



consider incentives for developments that use this development tool. (An example may include facilitating higher- density developments than permitted by local comprehensive plans or zoning regulations in return for meeting conservation subdivision design principles)

- 5. The County encourages infill of buildable vacant lots in existing subdivisions prior to approval of new subdivisions.

## 2.2 Transportation

### 2.2.1 Issues or Opportunities Raised During the Planning Process

Steering Committee discussed the ongoing shortfalls experienced by the County and Town in adequately maintaining existing roadways. The Committee discussed how additional funding sources such as the Vehicle Registration Tax can help fund specific projects and the significant improvements in roadway conditions overall and improvements in efficiency that have taken place over the last several years under the current Highway Commissioner.

*According to the Community Survey, a large majority (76.5%) of respondents believe that the roads where they live are adequate to meet their needs (Appendix A).*

### 2.2.2 Goals, Objectives and Policies

**Goal 1** *Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, commercial and emergency vehicles*

Objectives:

- 1. Maintain the County’s transportation network at a level of service and surface condition desired by residents and businesses.
- 2. Enhance multi-modal opportunities for Eau Claire County citizens, including seniors, children, persons with disabilities, and low-income residents.
- 3. Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of roads within the County’s jurisdiction.
- 4. Coordinate major transportation projects with Eau Claire County municipalities, adjoining counties, the WisDOT, and land use development.

Policies:

- 1. Incorporation of Pedestrian and Bicycle Facilities
  - a. When County roads are reconstructed or resurfaced, incorporate striped shoulders safe for bicycling in areas planned for such facilities in the 2019 Eau Claire County Bicycle and Pedestrian Plan.
  - b. The County encourages municipalities to require that new developments address the necessity of adequate walking & bicycling routes in residential and commercial areas, including safe routes to school for school-age children and bicycle parking facilities at appropriate destinations such as schools, parks, and businesses. Bicycle and pedestrian trails within developments should be designed to connect to adjacent developments and existing or planned pedestrian or bicycle facilities.
  - c. The County will work to leverage state and federal funds to implement projects identified in locally-adopted bicycle and pedestrian plans, including the Eau Claire County Bicycle and Pedestrian Plan, the Chippewa-Eau Claire Metropolitan Planning Area Bicycle and Pedestrian Plan 2017-2027, City of Eau Claire Bicycle and Pedestrian Plan, and the Eau Claire County Outdoor Recreation Plan that relate to bicycle and pedestrian facilities.
- 2. Coordination of Public Transit Planning
  - a. The County will collaborate with local municipalities to provide transportation services senior citizens have opportunities to provide input regarding changes in service. The County supports planning



efforts by Eau Claire Transit to expand or improve services to all residents. The County will assist with coordination of planned transit service extensions into new growth areas identified in this Plan. The County should consider developing a Regional Transit Authority (RTA) to address transit needs.

- b. The County will limit land use development adjacent to the Chippewa Valley Regional Airport (CVRA) in order to preserve the ability of the airport to continue to grow to meet the future demands of the region. The County supports increased levels of service at the CVRA for passenger air travel to a greater number of destinations. The County supports the Chippewa Valley Regional Airport Master Plan's promotion of compatible land uses.
  - c. The County will work with the Chippewa-Eau Claire MPO and the WisDOT to support long-term goals for high-speed rail in the upper Midwest, with the understanding that the system could include a linkage to the City of Eau Claire providing convenient access to major Midwestern cities for Chippewa Valley residents.
  - d. The County will consider the priorities and strategies of the Clear Vision Eau Claire Plan as adopted in 2008.
3. Protection of Roadways – The County supports intergovernmental agreements that define the responsibilities of the developer and local towns regarding any required improvements to roadways and funding of such improvements. The County or local towns can 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 County can designate weight restrictions and truck routes, to protect local roads.
  4. New Roads & Driveways – The County supports the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development in order to minimize land disturbance and to make efficient use of tax dollars. New roads shall be built according to County or local standards and inspected before accepting for dedication. The County will maintain access, site and design requirements for new roads and driveways that aim to reinforce the rural character of the County and safe transportation facilities (Refer to Section 2.8). The County will coordinate rural addressing, road naming, and driveway siting to ensure safe and adequate emergency response services.
  5. Maintain Condition Standards for County Roadways – The County will strive to maintain an average PASER rating of 7 for all County Roads (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, and future land use plans and development.
 

*"PASER" – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of "7" on all roads.*
  6. Coordination of Improvements to State and County Highways – Stay apprised of the WisDOT efforts to maintain and improve state transportation facilities. The County will provide leadership and coordination to improvements to county and local roads whenever feasible.
  7. Joint Planning of Roads that Cross Jurisdictions – The County will work with local communities, as well as adjacent counties to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.

## 2.3 Energy, Utilities, and Community Facilities

### 2.3.1 Issues or Opportunities Raised During the Planning Process



In April, 2019 the Eau Claire County Board of Supervisors adopted a resolution to establish goals of 100% renewable energy and carbon neutrality by the year 2050. This is the latest of several commitments the County has made to improve energy efficiency in its own operations and promote standards and practices in the community that reduce greenhouse gas emissions through renewable energy sources and other sustainability initiatives. It is recognized that these efforts will require significant resources and a commitment to cooperation and partnerships with local utility providers, businesses, industries, stakeholders, and other municipalities to achieve measurable success.

## 2.3.2 Goals, Objectives and Policies

### Goal 1

*Protect public health and high-quality land and water resources through proper disposal of solid waste, proper treatment of sewage, and stormwater management*

#### Objectives:

1. Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the unincorporated parts of the County.
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Protect Eau Claire County's high-quality land and water features through careful consideration of the effects of development and associated utilities.



#### Policies:

1. Sanitary Sewer – The County encourages Towns to manage density and minimum lot sizes to allow adequate space for replacement of private on-site sewage systems. Ensure that existing public and private septic systems are adequately maintained and inspected on a regular basis, and that new private, shared, or public septic systems are designed, sited, constructed, and inspected according to State and County regulations. The County encourages municipalities to perform regular maintenance of their wastewater treatment facilities and associated utilities to protect the public and environmental health of the area. The County encourages long-range sanitary sewer system planning with cities, villages, and the appropriate towns to accommodate projected county-wide growth and development. The County encourages community/group wastewater treatment options where there are concentrations of existing or planned development located some distance from public services and/or where there are particular problems with the siting or maintenance of on-site systems. Responsibility for long-term maintenance of these systems shall be determined prior to approval.
2. Water Supply – The County encourages landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to Wisconsin DNR regulations. The County or local Town can 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 developments in areas where groundwater quality or quantity is a concern. The County encourages municipalities to complete wellhead protection plans for all public wells to protect the quality of drinking water. The County encourages communities and individuals to practice water conservation in order to protect groundwater as a long-term resource.
3. Stormwater Management – The County will work with the WIDNR and local developers 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 to take advantage of natural stormwater management facilities. Developers shall 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 and Surveying Code. The use of Best Management Practices (BMPS) is highly encouraged.
4. Solid Waste and Recycling – Ensure that solid waste collection, and disposal services protect public health and the natural environment. Maintain awareness regarding local solid waste disposal services and prepare to intervene if necessary. Enforce the requirements of the Eau Claire County Recycling Program and encourage participation in the Clean Sweep program for the disposal of household hazardous waste materials.

### Objectives:

1. Monitor satisfaction with county emergency services and other utility or community services and seek adjustments as necessary to maintain adequate service levels.
2. Ensure that public buildings and associated equipment continue to meet the needs of County staff and residents.
3. Utilize energy saving technologies and best practices in County facilities and operations wherever economically and technologically feasible to increase efficiency, save taxpayer dollars, and further County sustainability goals.
4. Improve access to broadband internet access for County residents, with specific focus on unserved or under-served areas.
5. Provide the appropriate level of community services and administrative facilities and practices to meet community needs while balancing associated costs (taxes/fees).

### Policies:

1. Power Plants, Transmission Lines, Broadband Internet Facilities, and Telecommunication Facilities – The County will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, utility-scale solar installations, wind towers, broadband internet facilities (e.g. fiber optic cables) or telecommunication towers to ensure compatibility with adjacent land uses and provision of high-quality services to residents. If such facilities are proposed, they should be located in areas that will not adversely impact existing residential uses and livestock facilities. Underground placement and co- location (or corridor sharing) of new utilities is encouraged to protect community character.
 

*According to the Community Survey, most respondents (79.1%) have between “fair” and “excellent” quality of internet service at their home (Appendix A).*
2. Energy Conservation – The County will support the efforts of energy providers, government agencies and programs, and others to meet greenhouse gas reduction and grid decarbonization goals, and to inform and educate residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification, where appropriate. The County will prioritize the use of energy efficient alternatives when upgrading local buildings or equipment.
 

*According to the Community Survey, many respondents (76.5%) believe public buildings built in Eau Claire County should be required to follow sustainable green design principles (Appendix A).*
3. Cemeteries – The County encourages local communities to maintain cemeteries and to coordinate with church associations and local property owners regarding the need for additional cemeteries or cemetery expansion.
4. Special Needs Facilities – The County will work with municipalities in the County to identify needs for and improve access to special needs facilities (e.g. health care, childcare) for current and future County residents. Actively participate in the planning and siting of any new special need’s facility.
5. Law Enforcement – The County will work with Towns served by the Eau Claire County Sheriff’s Department to ensure that their law enforcement needs are met. The County will collaborate with Police Departments in cities and villages to improve efficiencies in law enforcement activities and ensure the safety of Eau Claire County citizens.
6. Emergency Services – The County will work with area emergency care providers and fire departments to maintain adequate provision of emergency services for county residents and businesses, and review service provision levels with appropriate agencies annually.

7. County Facilities – The County will periodically evaluate the condition of public facilities and associated equipment to ensure that it will continue to meet County needs. When prudent the County Board may convene special committees/studies to evaluate the need to expand, renovate, or build new County facilities. Facility and equipment upgrades should prioritize utilization of energy-saving technologies, as feasible.
8. County Fees – The County or local Town may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass-through fees for consultants hired by the County to assist with technical reviews. The County can also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

### Goal 3

*Provide adequate access to quality educational and recreational facilities for residents of all ages to support equity and life-long learning and recreational opportunities*

#### Objectives:

1. Support local school districts, technical colleges, universities, and community libraries in their efforts to increase community education.
2. Monitor the adequacy of park and recreational facilities through the 5-year County Outdoor Recreation Plan (CORP) and identify areas where improvements are needed to improve accessibility and use for all County residents.

#### Policies:

1. K-12 Schools – The County will coordinate planning efforts with the school districts that serve the County in order to allow them to anticipate future growth and demographic changes and respond with appropriate facilities. New development near school facilities shall be limited to land uses that do not pose threats to public health or safety. The County encourages municipalities to develop “Safe Routes to School” plans, which aim to improve the ability of students to walk and bicycle safely to school.
2. Continuing Education Opportunities – The County will work with the Chippewa Valley Technical College, the University of Wisconsin-Eau Claire, UW-Extension, and other organizations to ensure that County residents of all ages have access to programs for job training and continuing education.
3. Libraries – The County will work with municipalities and area libraries to support efficient and cost-effective access to public library facilities for all County residents.
4. Parks & Recreation Facilities – The County will maintain existing County Parks and County Forests as focus areas for active and passive recreation, community gatherings, and appreciation of natural areas. The County will work with the WIDNR and area municipalities to identify needs for additional parks and natural areas and to develop and maintain these areas if needed. The County encourages the connectivity of local park and recreational facilities with regional facilities (such as the Chippewa River State Trail), via bike trails or marked routes on existing roads. The County will promote greater public access to lakes and streams by maintaining and improving existing access points and securing new public access points as land is subdivided next to water bodies. The County or local Towns can require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development (in accordance with State Statute).

*Access to quality education is a building block for better individual health and family outcomes later in life. (Gilmore, “Raising our quality of life: The importance of investment in arts and culture” Centre for Labour and Social Studies, November 2014).*



## 2.4 Agricultural, Natural, and Cultural Resources

### 2.4.1 Issues or Opportunities Raised During the Planning Process

While agriculture remains a primary industry in Eau Claire County, there are a number of trends that pose long-term threats to the industry, including loss of farmland to non-farm development, retirement of farmers with few young people entering the profession, an increase in number of out of state farmers who rent land rather than own, financial pressures for aging farmers to maximize their profits by selling farmland for non-farm uses, which tend to yield higher prices per acre than agricultural land, and a myriad of external forces such as tariffs, federal policies, and market trends that make farming and dairying less economically feasible for many small operators. The long-term consequences of these trends are concerning and the County should be proactive in supporting policies and initiatives that serve to protect valuable farmland, provide flexibility for a range of agriculturally-related activities (such as ag-related tourism and business), and recognize the importance of supporting farmers and their families in maintaining the economic viability of agriculture in the County. Many regulatory tools are in place, including the Eau Claire County Farmland Preservation Plan, the Agricultural-Preservation Zoning District, the Golden Triangle Agricultural Enterprise Area (AEA), and an Agriculture Compatible Residential (AC-R) zoning district is proposed to be added to the zoning ordinance as part of the comprehensive code update.



### 2.4.2 Goals, Objectives and Policies

#### Goal 1

*Preserve farmland and the rural landscape as a viable foundation for a strong agricultural economy*

#### Objectives:

1. Minimize the development and fragmentation of agricultural land, while preserving choices for farmers.
2. Manage the density and site design of new development near existing agricultural operations and agricultural land.
3. Support development of small-scale non-commodity agricultural operations that support local food production including eggs, honey, fruits and vegetables, flowers, nursery stock, etc.

*Farmland Preservation can contribute to food security through local production, increases available fresh produce, and supports the local economy and job market.*

#### Policies:

1. The County will work with Towns that have adopted zoning to encourage enforcement of agricultural zoning. Rezoning of an agricultural district to a non-agricultural district will not be permitted unless identified as such on the County and applicable Town's future land use map. The County 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 alternative to converting large parcels of productive agricultural land to a non-agricultural use.
2. The County encourages the placement of new development in areas away from productive agricultural land and discourages fragmentation of agricultural land in order to protect the continuity of farmland areas for future use.
3. The County will support and promote agriculture-related tourism, such as you-pick orchards and vineyards, as a means of enhancing the agricultural economy and exposing more urban residents to
4. The County will collaborate with UW-Extension, Towns, and farmers to identify strategies to assist farms in maintaining economic viability, including diversifying agricultural production and promoting farming as a career path for young people.

Goal 2

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

Objective:

- 1. Maintain sustainable farming and forestry operations.
- 2. Ensure that residents understand the “Right to Farm” law and are familiar with the effects from acceptable farming practices.

Policies:

- 1. All farming or forestry operations are encouraged to incorporate the most current “Best Management Practices” or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
  - a. Wisconsin Department of Agriculture, Trade and Consumer Protection
  - b. Wisconsin Department of Natural Resources
  - c. Eau Claire County
  - d. University of Wisconsin Extension
  - e. National Resource Conservation Service
- 2. The County or local Town may require the owner of any new residence within an agricultural district to sign and record in 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.

*According to the Community Survey, a large majority of respondents (82.4%) feel that sustainable agricultural practices are important to ensure healthy environment and economic success within Eau Claire County (Appendix A).*

Goal 3

Protect sensitive environmental resources, wildlife habitat, rural vistas, and local cultural resources for current and future residents of Eau Claire County

Objective:

- 1. Ensure the long-term preservation of sensitive environmental corridors and networks of open space in Eau Claire County, including access to green spaces, parks, recreation areas, waterways, and trails.
- 2. Ensure the long-term preservation of water resources and air quality in Eau Claire County.
- 3. Identify and promote the preservation of the County’s cultural, historic, and archaeological resources that celebrate the County’s heritage.

Policies:

- 1. The County will strictly limit development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, streams, and areas identified as having high groundwater contamination susceptibility in order to protect the benefits and functions they provide. The County shall require these natural features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
- 2. In areas designated as permanent open space or environmental corridors, the County will consider allowing appropriate educational or recreational activities to enhance appreciation of their cultural, historic, and natural resource value.
- 3. The County encourages compliance with agricultural and non-agricultural performance standards for surface and groundwater protection.



4. The County encourages identification and remediation of brownfields, potentially contaminated sites, and polluted watersheds.
5. The County supports programs that prevent the spread of exotic species, restore natural areas to their native state, and reduce non-point and point source pollution into local waterways.
6. The County will enforce policies and procedures for extraction operations including requiring reclamation plans to ensure compatibility with adjacent uses and to minimize impacts to natural resources.
7. The County encourages maintenance and adaptive reuse of historic areas and buildings, including barns and silos. The County 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 archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the appropriate jurisdiction of such potential discovery.
8. The County will promote “heritage tourism” (e.g. local festivals, fairs, farm tours, and farmers markets) that celebrate the County’s heritage and rural setting.

## 2.5 Economic Development

### 2.5.1 Issues or Opportunities Raised During the Planning Process



Although unemployment is at historic lows and the overall economy is currently stable and growing, there are a number of significant issues that raise concern for the local economy, including persistently high poverty rates, growing income inequality, housing affordability issues, employers challenges in finding skilled employees (the so-called “skills gap”), outmigration of college graduates (the so-called “brain drain”), and continued challenges in the agricultural sector.

It is recognized that a regional strategy for pursuing economic development is most likely to achieve the desired results of attracting higher paying jobs and industries to the area. It is also acknowledged that partnerships with institutions of higher-education and industries is vital in growing and developing the local economy. The County has participated in several initiatives aimed at addressing these issues, including the 2016-17 Economic Development Summit, which brought together a diverse group of stakeholders to discuss ideas to improve the efficiency and effectiveness of economic development service delivery in the region.

In 2017 Eau Claire County, in partnership with the City of Eau Claire, the City of Altoona and a multitude of community stakeholders, participated in the Future Regions Initiative which explored strategies to develop and nurture the burgeoning creative economy in the Chippewa Valley.

The County desires to support and build upon the work that has been done, and wishes to be a partner and supporter of forward thinking, sustainable economic development programs and initiatives that leverage our existing strengths and assets to benefit all sectors of society, with particular emphasis on economic development in rural unincorporated areas of the County.

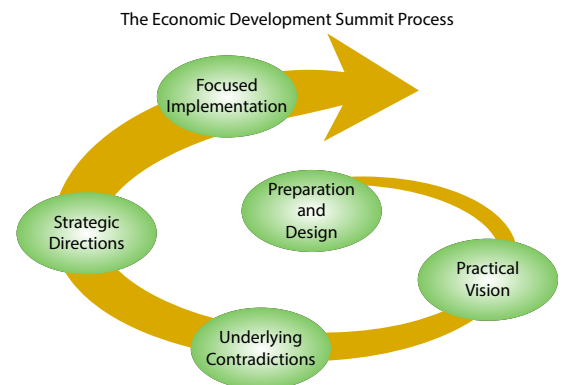


Figure 2.3 The Economic Development Summit Process

*According to the Community Survey, a large majority of respondents (82.4%) feel that sustainable agricultural practices are important to ensure healthy environment and economic success within Eau Claire County (Appendix A).*

Goal 1

*Attract and retain businesses and industries that strengthen and diversify the local economy*

Objectives:

1. Collaborate with municipalities and economic development organizations to develop a long- term area strategy based on sustainable economic development principles.
2. Recruit and retain local & regional businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force and existing infrastructure.

Policies:

1. The County supports strengthened connections between area colleges and universities and businesses that utilize skills obtained through Eau Claire County’s vocational and professional programs.
2. At the county level, continue to administer economic development programs and monitor the success of businesses utilizing the programs. The County encourages the Eau Claire Area Economic Development Corporation to do the same.
3. The County supports the use of “buy-local” programs that focus on purchasing products and materials from area businesses.
4. The County encourages the expansion and addition of agricultural businesses, tourism businesses, light industrial and high technology manufacturing businesses that provide high wage employment opportunities for area residents without diminishing the quality of natural, historical, or cultural resources in the County.
5. The County encourages local communities to specialize in an economic development approach that takes advantage of their respective strengths and assets.

*According to the Community Survey, support for agriculture (80%) and agricultural business development (77%) in rural areas of the County was very strong (Appendix A).*

Goal 2

*Maintain and support a predominately agricultural-based economy within rural portions of the County*

Objectives:

1. Maintain agriculture and agriculture-related businesses as the major economic industries in rural portions of the County.
2. Enhance connections with a variety of local, regional, national, and international markets for Eau Claire County’s agricultural products, with a focus on markets that allow a greater portion of the profit from agricultural products to remain in the region.

Policies:

1. The primary focus for economic development in rural portions of the County will be the support of agriculture, agricultural-related businesses, and cottage industries. Other commercial and industrial businesses not compatible with the rural character of the County will be encouraged to locate in urban locations, or areas such as rural hamlets, where adequate transportation and utility facilities exist to serve more intensive business developments.
2. The County will collaborate with the Eau Claire County Economic Development Corporation (EDC), UW-Extension, and the Department of Agriculture, Trade, and Consumer Protection to develop a regional marketing strategy for local agricultural products.

3. The County will collaborate with UW-Extension and other entities to explore ways to diversify and add value to food crops and animal products raised in Eau Claire County. Include support for local agriculture when feasible in County purchasing policies and economic development efforts.
4. The County supports new and existing businesses that utilize local agricultural products or that provide important agricultural inputs (farm equipment, new farm technologies, etc.).
5. The County encourages the development of specialized farm-based businesses focused on food for local and regional markets (small-scale food processing, fresh produce, organics, etc.).

*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.*

### Goal 3

*Promote tourism as an important aspect of the area economy*

#### Objectives:

1. Build on Eau Claire County's agricultural areas, natural resources, cultural resources, and local arts to promote tourism, including bicycle tourism.

#### Policies:

1. The County supports the development of tourist-supportive businesses and events (ag-related tourism, specialty retail stores, historic buildings, conferences, festivals) as a means to increase tourism.
2. The County will work in collaboration with Visit Eau Claire, Travel Wisconsin and local businesses to market tourism by including links to tourist events and attractions on the County website and social media accounts.

### Goal 4

*Minimize land use conflicts between commercial and non-commercial uses*

#### Objectives:

1. Carefully consider whether proposals for commercial or industrial business development will interfere with surrounding existing 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 County.
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 County discourages development of non-agricultural related commercial and industrial development within rural portions of the County and encourages it in urban areas, or rural hamlets, or where there is easier access to public services and transportation facilities needed to support such developments.
2. The County will maintain design guidelines for businesses that address landscaping, aesthetics, lighting, noise, parking, and access in order to assure high value, safe, and lasting developments. (Refer to Section

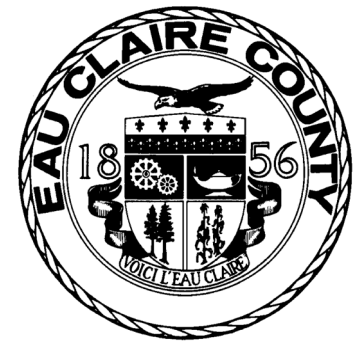
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- 3. The County encourages the redevelopment of downtown districts, brownfields, existing vacant parcels, and expansion of existing business and industrial parks in the region before considering the creation of new sites for business or industrial parks.
- 4. The County or local town can 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 such things as increased noise, traffic, and lighting. The County shall regulate the size of home-based businesses to prevent large-scale operations that would normally be located in industrial or business parks from locating in a rural setting.

## 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, exercise 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



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 County 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, may be perceived as encouraging additional sprawl and leap-frogging of development. Minimizing sprawl and the attendant financial and environmental cost related to dispersed, low-density development is an increasing concern in the County, especially in light of limited fiscal resources, the County’s commitment to preserve productive farmland, and carbon neutrality goals adopted by the County and City of Eau Claire.

#### Goal 1

*Maintain mutually beneficial relationships with local government entities, neighboring counties, State and Federal agencies, and school districts serving County residents*

### 2.6.2 Goals, Objectives and Policies

#### Objectives:

- 1. Coordinate County planning efforts with cities, villages, towns, and adjacent counties as necessary to maximize commonalities in goals, objectives, and long-term land use plans.
- 2. Assist area municipalities as needed to jointly plan boundary areas and coordinate their long-term growth plans with the County Comprehensive Plan.
- 3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
- 4. Identify existing and potential conflicts between neighboring counties and area municipalities and establish procedures to address them.
- 5. Pursue funding from state and federal agencies to implement projects that address shared goals and objectives.

6. Ensure equitable access to health care and wellness services for all County residents.
7. Coordinate County planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
8. Enhance understanding of government and planning processes by students in area school districts in order to foster the next generation of community leaders.

Policies:

1. The County encourages a 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 Eau Claire County Comprehensive Plan with those of cities, villages, and towns within the County as well as adjacent counties and municipalities.
2. Prior to the adoption of the Eau Claire County Comprehensive Plan, and for subsequent updates, request comments from area school district officials, municipalities within the county, and neighboring counties and municipalities.
3. The County will request that School District officials and State and Federal agencies, keep the County Planning and Development Staff apprised of any plans for new facilities or other land use activities that could affect future land use within the County.
4. Collaborate with the City-County Health Department to identify
5. Collaborate with area municipalities, special districts and other providers to ensure County residents and businesses receive adequate service levels.
6. The County will continue to work with area municipalities to identify opportunities for shared services or

**Goal 2**

*Foster communication and consensus among area municipalities regarding future growth and development*

other cooperative planning efforts.

7. Engage area school districts in educational programs to encourage participation in government, planning, and land use issues. Share county resources such as parks and other facilities with school districts whenever feasible and beneficial.

Objectives:

1. Proactively address land conflicts and boundary issues between county municipalities.
2. Improve county wide understanding of zoning and the development review process to increase levels of certainty and predicatability among county and municipal governments, developers, and landowners.
3. Maintain an open forum for communication among Eau Claire County municipalities.

Policies:

1. The County encourages the development of cooperative boundary agreements, or joint extraterritorial zoning commissions, between incorporated municipalities and adjacent towns to address long-term annexation, boundary and development issues.
2. The County will coordinate the implementation of the Comprehensive Plan with cities, villages, and towns to avoid conflicting regulations and maximize the efficiency of service delivery.
3. The County encourages the adoption of common planning regulations and standards among jurisdictions in the county whenever possible in order to reduce confusion for area residents and developers.
4. The County encourages and supports towns that have not yet adopted comprehensive plans to do so in



consultation within the County and adjoining local governments.

- 5. Eau Claire County will request and consider local community input and recommendations prior to making a decision on a rezone, conditional use, land division, or site plan approval.
- 6. The County will consider the recommendations of local comprehensive plans when amending and updating other, more detailed County plans (e.g. Comprehensive Outdoor Recreation Plan, Farmland Preservation Plan, etc.). Other more detailed County-level land use plans shall be consistent with the Eau Claire County Comprehensive Plan.
- 7. The County will continue to strive for balance and broad representation from all levels of government, citizens, stakeholders and interest groups in the composition of county committees, commissions, and work groups.



## 2.7 Land Use

### 2.7.1 Issues or Opportunities Raised During the Planning Process

The County’s primary focus is to preserve productive farmland and promote orderly, efficient development that is sustainable and compatible. Directing non-farm development to areas with good transportation infrastructure, such as highway corridors, in proximity to incorporated areas, remains a high priority, as is maintaining strong land use controls to preserve agricultural uses in areas of high productivity. It is further understood and recognized that the built environment should enhance the physical and mental health of residents by providing opportunities for recreation, exercise, enjoyment of the outdoors, and should also foster social and community connections between residents.

### 2.7.2 Goals, Objectives and Policies

**Goal 1** *Maintain mutually beneficial relationships with local government entities, neighboring counties, State and Federal agencies, and school districts serving County residents*

#### Objectives:

- 1. Maintain a future land use plan and map that balances agriculture, housing, business and industry, public uses, and the preservation of open space and natural resources consistent with the policies of this Plan and local comprehensive plans.
- 2. Ensure that new development does not exceed the capacity of utilities, roads, and community facilities.

#### Policies:

- 1. Incorporate the recommendations of city, village, and town land use plans in the County’s future land use plan, except in instances where County interests may not be served by such a policy due to a conflict with the goals, objectives, and policies of this Plan or generally accepted planning principles.
- 2. The County will conserve and protect sensitive environmental features requiring protection including steep slopes, wetlands and floodplains through consistent administration and enforcement of the Land Conservation Code (Title 17 of the County Code) and the Zoning Code (Title 18 of the County Code). The County will review and update regulations that protect these areas consistent with any federal, state or other applicable laws, and the policies of this Chapter, as necessary.
- 3. The County will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Map 3 & 4 in Appendix). The County will review and update regulations that support continued agricultural use in these areas. The County will consider limited non-farm residential development in areas slated for agricultural use, consistent with the policies of this Chapter.
- 4. The County will map the location of non-farm residences throughout the County (Refer to Map 6 & 7 in Appendix). 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 County will identify areas suitable for future non-farm residential 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.

5. The County will map existing commercial and/or industrial uses that are found in the County. 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 County 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.
6. The County will map existing public or recreational uses within the County (Refer to Map 7 in Appendix). 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 County 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

*Ensure that new development is harmonious with the existing built and natural environment of the County and that it contributes to the sense of place County residents' value*

### Objectives:

1. Ensure that the scale and character of new development is consistent with the context of the natural and built environment.
2. Encourage and promote high quality architecture and site design throughout the County.

### Policies:

1. The County will encourage developers and builders to “raise the bar” in design quality by emulating existing high-quality development and utilizing designs that honor and respect the predominantly rural character of Eau Claire County.
2. The County should consider establishing a program to recognize exemplary projects that exemplify high quality architecture, design, and creativity.

## Goal 3

*Balance land use regulations and individual property rights with community interests*

### Objectives:

1. Maintain policies for considering revisions to the Future Land Use Map when requested by eligible petitioners.
2. Provide flexibility in development options and tools to create mutually agreeable and beneficial outcomes between landowner desires and community interests.
3. Evaluate development proposals using a “community benefit” approach, wherein the overall benefits of the development to the community are carefully weighed against the substantive concerns of nearby residents and ability and willingness of the developer to address and mitigate said concerns.

### Policies:

1. The County discourages the use of properties for the accumulation of “junk” materials and will enforce nuisance abatement codes where applicable.
2. Amending the Future Land Use Map: A property owner can petition for a change to the Future Land Use Map. See Section 3.4 for future land use map amendment policies.
3. Planned Unit Development: A subdivider can elect to apply for approval of a plat employing a planned unit development (PUD) design.

- 4. Conservation Subdivision Development: The County will encourage the use of conservation subdivision design for rural residential development in appropriate areas and where consistent with local community wishes.
- 5. Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR): The County may consider the use of PDR or TDR programs as a farmland preservation tool to complement agricultural zoning and direct higher density development to more appropriate areas.
- 6. Where uncertainty exists as to the boundaries of districts shown on maps within this Plan, the following rules shall apply:
  - 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

*Purchase of Development Rights (PDR) refers is a public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property.*

*Transfer of Development Rights (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” or “sending” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.*

## 2.8 Community Design Principles

### 2.8.1 Issues and Opportunities Identified During the Planning Process

The County supports zoning regulations and development standards that enhance the County’s predominantly rural character, minimize adverse impacts to adjacent uses, reflect sound architectural, planning and engineering principles, and uphold property values. While there have been discussions of implementing specific design guidelines or standards through the County Zoning Ordinance, there is concern that additional regulations that significantly increase the cost of development may have the unintended consequence of slowing development in the County. Therefore, an approach that encourages or incentivizes

### 2.8.2 Goals, Objectives and Policies

**Goal 1** *Maintain mutually beneficial relationships with local government entities, neighboring counties, State and Federal agencies, and school districts serving County residents*

#### Objectives:

- 1. In conjunction with local Towns, maintain site and building design guidelines for all new development, which reinforces the rural character of the County and sound planning principles.

Policies:

1. Sites, buildings and facilities 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 backup (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 2.3).



Figure 2.4 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 should 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 County encourages the use of conservation subdivisions, rather than conventional designs.
- d. **Commercial & Industrial Areas:** Potential land use conflicts with existing uses shall be mitigated through buffering, landscaped berms, and lot/building location on the proposer's parcel. 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.
- e. **Parking:** 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 have perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses (See Figure 2.4).
- f. **Lighting:** Illumination from outdoor lighting should be kept on site through use of cut-off fixtures. The use of any outdoor lighting that allows light to escape beyond areas where it is specifically needed for safety and access is strongly discouraged (See Figure 2.4).
- g. **Signage:** High-quality signage based on the area of the building frontage, road frontage, or facade area should be used. The use of pole signs or signs projecting higher than the highest point on the associated building is discouraged, as is the overabundance of billboards along major roadways. (See Figure 2.4)
- h. **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.

- i. **Utility Construction:** Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location (or “corridor sharing”) for new public and private utility facilities and equipment is encouraged to protect community character and minimize the amount of land affected by new easements. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.
- j. **Architectural Styles:** High-quality building materials, colors, and designs that reflect the County’s rural character are encouraged. For example, building materials, colors, and designs could reflect agricultural heritage of the community (e.g. stone, gabled roofs, earth tones). The County discourages the excessive repetition of building heights, exterior colors, and housing floor plans within new developments.



Figure 2.5 Signage, Parking and Lighting





# 3 Future Land Use

## 3.1 Future Land Use Summary

The following chapter summarizes the future land use plan for Eau Claire County. The information is intended to provide the descriptions, intent, and policies for the Future Land Use categories found on the Eau Claire County Future Land Use Map (Refer to Appendix), which depicts the desired pattern of land use and establishes the County's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). Pursuant to Section 66.1001, 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 (e.g. 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 (contingent upon Town adoption of the County's Zoning Code) to implement the intended land uses. Furthermore, this land use plan is not implemented exclusively through zoning and may be implemented through a number of fiscal tools, regulatory tools, and non-regulatory tools including voluntary land management and community development programs.

*Future land use and zoning designations are related, but not necessarily identical. Future land use classifications tend to be general, whereas zoning districts regulate to specific land uses and development requirements. Because future land use classifications are general, it is common for more than one zoning district to correspond to each land use classification. It is also possible that some zoning districts might be consistent with more than one future land use designation.*

The future land use plan is neither a prediction nor a guaranty. The County does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years, nor do applicable Towns. 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, local community plans, overall development trends, environmental constraints, proximity to existing development, and the ability to provide future services. **In addition, when considering a specific proposed land use change it will be necessary to consult the local plan that applies.**

### 3.1.1 Future Land Use Plans of Eau Claire County Communities

Many of the Towns and municipalities have drafted or completed their own comprehensive land use plans. These include:

- Town of Seymour (plan revision completed - 2019)
- Town of Washington (plan revision completed - 2018)
- Town of Union (plan revision completed - 2018)
- Town of Otter Creek (plan revision completed - 2016 (no changes to future land use plan))
- City of Eau Claire (plan revision completed - 2015)
- Town of Lincoln (plan completed - 2015)
- Town of Clear Creek (plan completed - 2010)
- Town of Brunswick (plan completed - 2009, as part of the Multi-jurisdictional Project)
- Town of Drammen (plan completed - 2009, as part of the Multi-jurisdictional Project)
- Town of Pleasant Valley (plan completed - 2009, as part of the Multi-jurisdictional Project)
- Village of Fall Creek (plan completed - 2009, as part of the Multi-jurisdictional Project)
- City of Altoona (plan completed - 2009, as part of the Multi-jurisdictional Project)
- City of Augusta (plan completed - 2009, as part of the Multi-jurisdictional Project)
- Town of Ludington (plan completed - 2003)

A few of the local governments have so far not completed a comprehensive plan:

- Town of Wilson
- Town of Bridge Creek (currently developing a plan)
- Town of Fairchild



- Village of Fairchild

Appendix provides a condensed summary of the future land use plans and maps for those communities within the County that have adopted a comprehensive plan or had created a draft comprehensive plan as part of the Multi-Jurisdictional Project.

## 3.2 Future Land Use Plan - Approach

The County-wide comprehensive plan update incorporates a “bottom up” or “grassroots” approach by incorporating the future land use designations and maps of all towns that have adopted their own comprehensive plans. For example, the County Plan incorporates, to the greatest extent possible, the same future land use designations contained in town comprehensive plans. Where differences in policies or mapping may exist, it is expected that town leaders will rely on their own adopted comprehensive plan for policy guidance while County staff and decision makers will reference the County comprehensive plan for policy guidance, with the understanding that town recommendations are a primary consideration when reviewing rezoning petitions and development proposals.

### 3.2.1 Future Land Use Plan - Incorporated Areas

The County does not have zoning or subdivision authority within incorporated jurisdictions, so those areas have not been assigned a future land use designation in the Eau Claire County Future Land Use Map. While this Plan includes goals, objectives, and policies aimed at influencing land use decisions in cities and villages within the County, specific future land use policies are not addressed within this Chapter for the reasons stated.

1. Plat Review Areas - This Plan does recognize that incorporated municipalities have the statutory right to plan for land uses within their extraterritorial plat review area.<sup>10</sup> In some cases, plans formulated by incorporated municipalities for areas within their extraterritorial plat review area may differ from this Plan, or the plans of applicable Towns. Section 4.4 provides a general description of known inconsistencies between plans from adjacent communities. Potential solutions for addressing areas of inconsistency are discussed in Section 4.7.6. All municipal future land use maps are incorporated into the County plan for reference purposes (Refer to Appendix). Petitioners of development proposals within municipal plat review areas are advised that their development proposal may require approval by the County, town, and applicable municipality.
2. Eau Claire Sewer Service Area (2025) - In 2007, the Chippewa - Eau Claire Metropolitan Planning Organization completed the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025, and in 2017-18 several policy updates were added. Sewer service area plans serve as a basis for Wisconsin Department of Natural Resources approval of state and federal grants for the planning and construction of wastewater treatment and sewage facilities. They also serve as a basis for WisDNR approval of locally proposed sanitary sewer extensions and Department of Commerce approval of private sewer laterals. In addition, because the service area plans identify environmental constraints, they serve as a guide for environmental permit decisions by federal and state agencies. The Eau Claire Sewer Service Area - 2025 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.

### 3.2.2 Future Land Use Plan - Unincorporated Areas

#### Towns with Adopted Comprehensive Plans

The County Comprehensive Plan integrates the future land use designations and maps developed by towns within the County that have updated their town comprehensive plans over the last several years, including the Towns of Washington, Union, Seymour, Lincoln, and Otter Creek. Note that the Town of Otter Cree did not make any changes to their future land use map and that the County map differs from the Town of Lincoln’s in the area around the Eau Claire River. Otherwise, the County Future Land Use Map matches all of the adopted Town Comprehensive Plan future land use maps as of the time of plan adoption.

## Local Plan Differences

### Town of Lincoln

The Comprehensive Plan Update Steering Committee elected to keep the Town of Lincoln future land use unchanged from Rural Lands in areas in proximity to the Eau Claire River, which differs from the Town's future land use map which depicts areas of Rural Residential and Rural Transition. The rationale for not matching in this area is that increased density near the Eau Claire River is not desirable and that there is already sufficient land planned for higher-density Rural Residential development in the Town to accommodate anticipated growth for the foreseeable future.

### Town of Ludington

The Town of Ludington's Comprehensive Plan does not contain a future land use map and does not specify preferred land uses or preferred densities to the same level of detail as the plans developed by other towns in the County. The existing land use pattern was considered and the policies in the Town of Ludington Comprehensive Plan were interpreted to complete this portion of the Eau Claire County Future Land Use Map.

### Towns without Existing Comprehensive Plans

All other towns which do not have an adopted comprehensive plan are classified primarily based on existing land uses. The County encourages these towns to adopt comprehensive plans compliant with State Statute 66.1001, which can be subsequently referenced in the County's Plan, using the generalized county-wide future land use classifications. These updates are initiated by the Town via a petition to the Planning and Development Committee of Eau Claire County Board of Supervisors.

All locally adopted future land use maps are incorporated into the County plan for reference purposes (Refer to Appendix). Landowners seeking to subdivide, develop, or rezone land are advised to consult both the Town and County plans, as both plans will be considered by Town and County authorities.

## 3.3 Future Land Use Descriptions & Policies

The following pages provide descriptions of the future land use classifications as designated on the Future Land Use Map (Map 9 in Appendix). These descriptions provide information on the purpose and intent of each future land use classification along with examples of the uses that can be expected within each classification.

In addition to describing the general intent of each future land use classification, this Plan provides recommendations for the overall density of development. There may be some areas within a particular classification where existing development at slightly higher densities already occurs.

This Plan also provides policies relating to those zoning districts from the Eau Claire County Zoning Code that may be considered appropriate to implement the general intent and preferred land uses. Since future land use classifications are general, it is common for more than one zoning district to correspond to each land use classification. It is also possible that some zoning districts might be consistent with more than one future land use classification. Caution should be given as the list of appropriate zoning districts in each future land use classification does not guarantee that all permitted and conditional uses within a particular zoning district may be approved by the County or applicable Town. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development. There may also be cases where a property owner wishes to "upzone" (e.g. rezone from residential to commercial) only a portion of their property consistent with the future land use designation required for the intended development, in which case it may be appropriate to rezone the remainder of their property to an appropriate zoning district that allows them to continue existing land uses, such as when a residence exists on property planned for future commercial uses.

Neither the Future Land Use Map, nor the policies within this Chapter, requires a landowner to change the current use or zoning of his or her land. While it can make sense to match portions of the Future Land Use Map with the County Zoning Map immediately after plan adoption, other portions of the zoning map can achieve consistency with the land use plan incrementally over time.

The inclusion of policies related to zoning districts applicable within each future land use classification are limited to those Towns which have adopted Eau County Zoning (refer to Figure 1.2 or 4.1). Note that the Towns of Bridge Creek, Fairchild, Ludington and Wilson have not elected to adopt County Zoning.

### Policies applicable within each Future Land Use Classification

The following provides a set of general policies, which along with the policies described in Chapter 2 of this Plan, are applicable within each future land use classification.

1. For those Towns that are not under County zoning, the minimum lot size shall be 1.5 acres, unless a local town has adopted policies or ordinances, such as intergovernmental agreements between the town and the City of Eau Claire, that are more restrictive.
2. Within municipal plat review areas, or planned urban sewer service areas, developments should consider the potential for future infill development to facilitate the delivery of future municipal utilities. (For example, clustering lots together in one corner of the parcel allowing for future development of the remaining open space.)
3. Within municipal plat review areas, or planned urban sewer service areas, the County or applicable town and municipality may require a landowner to enter into a three-party agreement as a condition of approval of a development proposal. (For example, the Town of Washington and City of Altoona have an agreement stipulating that landowners petitioning for development within the City's Plat Review Area can be required to enter into a three party agreement stipulating they will petition for annexation once direct connection to the corporate limits is achieved).
4. The County encourages utilization of appropriate design principles to mitigate adverse impacts and reduce conflicts between incompatible uses, and to ensure high quality site and building design that will reinforce community character and protect the quality of life of residents.
5. The County, or local jurisdictions, may consider the use of a variety of planning tools, such as Transfer of Development Rights, Purchase of Development Rights, or Planned Unit Developments within each classification to facilitate higher density development in areas appropriately planned for such uses in exchange for farmland or open space preservation.
6. Cluster development or conservation subdivisions are encouraged within many of the local comprehensive plans. In some cases, higher density development or "bonus lots" may be offered as an incentive for the preservation of areas with natural, agricultural, or cultural importance. When considering the development of a conservation subdivision the County encourages the use of those design principles described in Section 2.8. Landowners should also review local plans for additional conservation subdivision policies.
7. Where this Plan lists appropriate zoning districts, which the County can consider for approval within each future land use classification, landowners are advised that towns with adopted comprehensive plans under State Statute 66.1001 may develop policies that are more restrictive than those listed within this Plan. For example, the Town of Otter Creek does not permit future A-2 zoning within its Rural Lands area. However, this Plan lists A-2 zoning as a potentially appropriate zoning district within Rural Lands areas county-wide. In addition, the policies relating to appropriate zoning districts only apply to those towns that have adopted Eau Claire County Zoning; however, the list of permitted or conditional uses can be useful in providing developers with additional insight regarding the general intent for these areas.

### 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 Inventory
- 100-Year Floodplains based on FEMA maps
- Areas within steep slopes 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 mapped 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)

**Intent and Description:** The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.

As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density single-family residential development subject to certain requirements. Similar developments are anticipated in the RP areas, according to the policies within this Plan and applicable local plans. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Areas included in Rural Lands could potentially represent prime candidates for "sending areas" under a county-wide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs that the county wishes to adopt in the future.

**Policies:**

1. Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.
2. The preferred housing density is one (1) unit per 20 or more acres; however, local 2. comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.
3. Consideration shall be given to rezoning petitions that allow family members to construct residences on family property to assist other family members in operating and maintaining their farms and property, thus helping to maintain and support the agricultural economy of the County.
4. For those Towns under County Zoning, 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,
5. A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R Agricultural Compatible Residential District. The following additional policies shall apply to rezoning petitions.
  - a. Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural

Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless 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.

- b. In addition to the criteria listed herein, rezoning land out of A-P shall require adherence to the specific standards for rezoning found in the Eau Claire County Zoning Code (if applicable within the Town) and, if part of a farmland preservation agreement, Section 91.77 Wis. State Statutes.

### Rural Transition (RT)

Intent and Description: The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs and environmental impacts, 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.

While the current land use within this designation is typically agricultural, these lands lie outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 Eau Claire County Farmland Preservation Plan. 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.

Policies:

1. Continue to maintain and support farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utility uses until such time as it has been determined by local plans that these areas are needed for additional non-farm development.
2. For those Towns under County Zoning, density and zoning districts to be considered for new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time as it has been determined by local officials in accordance with local plans, and the County Plan, that these areas are needed for additional non-farm development.
3. 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 the applicable town 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.

### Rural Residential (RR)

Intent and Description: The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as 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.

Policies:

1. The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.
2. Cluster development or conservation subdivisions are encouraged within many of the local comprehensive plans. In many cases, higher density development or “bonus lots” are used as a tradeoff for the preservation of areas with natural, agricultural, or cultural importance.
3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered



for approval within RR areas: RH Rural Homes District, the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions), and the R-1-M Single-Family Residential District (with approved community wastewater treatment systems and approved conservation subdivision). Note that density and lot sizes may be limited by intergovernmental agreements between towns and the Cities of Eau Claire and Altoona.

### Rural Residential - Mobile Home (RRMH)

Intent and Description: The primary intent of this classification is to identify areas suitable for mobile home parks. At the time of original adoption of this Plan, new areas planned for mobile home parks had not been identified in either the County or local plans.

Policies:

1. Per the requirements of Chapter 18.29 of the Eau Claire Zoning Code, the preferred housing density is a maximum of six (6) lots per acre. The minimum size of a mobile home park shall be five (5) acres.
2. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RRMH areas: R-3 Multi-Family Residential and those additional regulations found within Chapter 18.29 of the Eau Claire County Zoning Code.

### Rural Hamlet (RH)

Intent and Description: 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, transportation infrastructure, infill and redevelopment opportunities make these areas suitable for mixed-use development neighborhoods with higher density than what is permitted under the Rural Residential classification. Areas included in RH could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

*Smart Growth Areas – As defined under State Statute 66.1001, Smart Growth Areas are those “areas that, where practical, will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.”*

Policies:

1. The preferred housing density is two (2) units per acre; however, local comprehensive plans may be more or less restrictive than this guideline.
2. The County or local community can require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RH 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 Residential, C-1 Neighborhood Business District, and the C-2 General Business District. 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.

### Urban Mixed Use (UM)

Intent and Description: The primary intent of this classification is to identify areas suitable for a broader range of

commercial, institutional, recreational, and residential uses, which might be served by public services within the next 20 years. This classification is reserved for those areas that are immediately adjacent to the Cities of Eau Claire and Altoona. Land within the 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. Higher density development within these areas can require the use of public sanitary sewer or group septic systems. Areas included in UM could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

#### Policies:

1. The preferred housing density is two and a half (2 1/2) to eight (8) units per acre; however, local comprehensive plans may be more or less restrictive than this guideline.
2. The County or local community can require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
3. For those Towns under County Zoning, 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 Residential, C-1 Neighborhood Business District, and the C-2 General Business District. 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)

**Intent and Description:** The primary intent of this classification is to identify areas suitable for planned commercial development that provides needed goods and services to residents. There are some existing scattered commercial developments and several commercial corridors (including Highway 93 and U.S. Highway 12) in the County and these areas are expected to stay in commercial use. The most appropriate commercial uses will be those that serve rural needs and/or are consistent with the existing rural character, e.g. veterinary clinics, blacksmith/woodworking shops, roadside meat or produce businesses, nurseries, or agricultural implement dealers.

#### Policies:

1. Commercial uses should be appropriate and compatible with existing or planned commercial development and existing non-commercial uses, such as residential developments.
2. Rezoning petitions should include sufficient information for staff and decision-makers to understand the specific use(s) proposed, how the site will be developed (including building location(s), access and circulation, parking, drainage, etc.), and how the proposed development will mitigate impacts generated by the use(s), such as traffic, noise, light, odor, vibration, security concerns, etc.
3. The County or town may require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
4. For those Towns under County Zoning, 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, the C-3 Highway Business District, or an appropriate residential district when an existing residence is intended to remain on the property.

### Commercial/Industrial (CI)

**Intent and Description:** The intent of this classification is to identify areas for a mix of commercial or industrial development that creates employment, enhances the tax base, provides needed goods and services to residents, and protects and conserves the natural environment and sensitive natural resources. The CI areas include land along

major transportation corridors or near existing commercial or industrial development.

Policies:

1. The County or town may require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
2. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within CI areas: C-1 Neighborhood Business District, C-2 General Business District, C-3 Highway Business District, I-1 Non-sewered Industrial District, I-2 Sewered Industrial District, and the proposed I-L Light Industrial District..

### Rural Industrial (RI)

Intent and Description: The primary intent of this classification is to identify areas suitable for planned industrial development that creates employment, enhances the tax base, and protects and conserves the natural environment and sensitive natural resources. There are some existing scattered industrial developments throughout the County (mainly quarry sites) and these areas are expected to stay in industrial use.

Policies:

1. The development of commercial uses in these areas should be severely limited to those uses that are compatible with existing or planned industrial development and which do not create significant environmental degradation or impacts on nearby residents.
2. The County or local community may require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
3. For those Towns under County Zoning, 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, and the proposed I-L Light Industrial District.

### Public/Institutional (PI)

Intent and Description: The primary intent of this classification is to identify areas suitable for public or institutional development. As mapped, this designation includes religious institutions, cemeteries, school facilities, and property owned by the Town, County, or State (not falling within the Park & Recreational or County Forest classifications). There are some existing scattered public & institutional developments throughout the County and these areas are expected to remain unchanged. Every effort should be made to ensure that the development of properties adjacent to public or institutional sites is compatible with these properties.

Policies:

1. The County does not intend to require an amendment to the Future Land Use Map before a public or institutional use is approved on land designated for other uses; however, the Future Land Use Map should be updated as part of any update to this Plan to show this new use.
2. Public and institutional uses might be approved either as a permitted or conditional use in all zoning districts where County zoning has been adopted.

### County Forest (CF)

Intent and Description: The primary intent of this classification is to identify areas that are owned by the County and included within the County Forest program. Uses within these properties include silviculture practices, wildlife & habitat restoration, timber sales, and passive or active recreational uses. The Eau Claire County Parks and Forestry Department maintains a Forest Comprehensive Land Use Plan & an Outdoor Recreational Plan for land within the County Forest. Every effort should be made to ensure that the development of properties adjacent to County Forest

land is compatible with these properties.

Policies:

1. Continue to protect significant` natural resources and recreational lands identified in priority setting documents, such as the Eau Claire County Forest Comprehensive Land Use Plan and the Outdoor Recreation Plan.
2. The County does not intend to require an amendment to the Future Land Use Map if and when additional County Forest land is purchased; however, the Future Land Use Map should be updated as part of any update to this Plan to show this new use.
3. For those Towns under County Zoning, the following Eau Claire County zoning district will be considered for approval within CF areas: F-1 Forestry District.

### Park and Recreational (PR)

Intent and Description: The primary intent of this classification is to identify areas suitable for public parks and recreational uses. There are some existing scattered park & recreational land throughout the County and these areas are expected to remain unchanged. Every effort should be made to ensure that the development of properties adjacent to park and recreational sites is compatible with these properties.

Policies:

1. Continue to protect significant natural resources and recreational lands identified in priority setting documents, such as the Eau Claire County Forest Comprehensive Land Use Plan and the County Outdoor Recreation Plan.
2. The County does not intend to require an amendment to the Future Land Use Map before a public park or recreational use is approved; however, the Future Land Use Map should be updated as part of any update to this Plan to show this new use.
3. Public park and recreational uses might be approved either as a permitted or conditional use in all zoning districts where County zoning has been adopted.

### Recreational Commercial (RCM)

Intent and Description: The primary intent of this classification is to identify areas that provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation can include hunting, fishing, and sports clubs; campgrounds; golf courses; and other private recreational facilities.

Policies:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The County shall require an amendment to the Future Land Use Map before a new recreational commercial use can be approved.
3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RCM areas: A-2, C-2, and C-3.

### Future Land Use Designations and Zoning

The Land Use Map designates land within the County according to the 13 designations described previously and summarized in the table below. This is of general applicability and is provided here for informational purposes as other zoning regulations may limit or impact actual development and accompanying lot sizes. This table shot not be viewed as limiting or regulating development.

Future Land Use Designation		Related Zoning Designations
RL	Rural Lands	<ul style="list-style-type: none"> <li>• A-P Agricultural Preservation</li> <li>• A-1 Exclusive Agricultural</li> <li>• A-2 Agricultural-Residential</li> <li>• A-3 Agricultural</li> <li>• A-R Floating Agricultural-Residential</li> <li>• AC-R Proposed Ag Compatible Residential</li> <li>• F-1 Forestry District</li> <li>• F-2 Forestry District</li> </ul>
RT	Rural Transition	<ul style="list-style-type: none"> <li>• A-P Agricultural Preservation</li> <li>• A-1 Exclusive Agricultural</li> <li>• A-2 Agricultural-Residential</li> <li>• A-3 Agricultural District</li> <li>• A-R Floating Agricultural-Residential</li> <li>• AC-R Proposed Ag Compatible Residential</li> <li>• F-1 Forestry District</li> <li>• F-2 Forestry District</li> <li>• Other Districts may be permitted subject to RT policies (see plan text)</li> </ul>
RR	Rural Residential	<ul style="list-style-type: none"> <li>• R-H Rural Homes</li> <li>• R-1-L Single-Family Residential Large Lot</li> <li>• R-1-M Single-Family Residential</li> </ul>
RRMH	Rural Residential – Mobile Home	<ul style="list-style-type: none"> <li>• R-3 Multi-Family Residential</li> </ul>
RH	Rural Hamlet	<ul style="list-style-type: none"> <li>• R-1-L Single-Family Residential Large Lot</li> <li>• R-1-M Single-Family Residential</li> <li>• R-2 Two-Family Residential</li> <li>• R-3 Multi-Family Residential</li> <li>• C-1 Neighborhood Business</li> <li>• C-2 General Business</li> <li>• C-3 Highway Business*</li> <li>• I-1 Nonsewered Industrial*</li> <li>• I-L Proposed Light Industrial*</li> </ul>
UM	Urban Mixed Use “Smart Growth Area”	<ul style="list-style-type: none"> <li>• R-1-L Single-Family Residential Large Lot</li> <li>• R-1-M Single-Family Residential</li> <li>• R-2 Two-Family Residential</li> <li>• R-3 Multi-Family Residential</li> <li>• C-1 Neighborhood Business</li> <li>• C-2 General Business</li> <li>• C-3 Highway Business*</li> <li>• I-1 Nonsewered Industrial*</li> <li>• I-2 Sewered Industrial*</li> </ul>
RC	Rural Commercial	<ul style="list-style-type: none"> <li>• C-1 Neighborhood Business</li> <li>• C-2 General Business</li> <li>• C-3 Highway Business</li> </ul>



Future Land Use Designation		Related Zoning Designations
CI	Commercial/Industrial	<ul style="list-style-type: none"> <li>• C-1 Neighborhood Business</li> <li>• C-2 General Business</li> <li>• C-3 Highway Business</li> <li>• I-1 Nonsewered Industrial</li> <li>• I-L Proposed Light Industrial</li> </ul>
RI	Rural Industrial	<ul style="list-style-type: none"> <li>• I-1 Nonsewered Industrial</li> <li>• I-L Proposed Light Industrial</li> </ul>
PI	Public/Institutional	<ul style="list-style-type: none"> <li>• None</li> </ul>
CF	County Forest	<ul style="list-style-type: none"> <li>• F-1 Forestry District</li> </ul>
PR	Park and Recreational	<ul style="list-style-type: none"> <li>• None</li> </ul>
RCM	Recreational Commercial	<ul style="list-style-type: none"> <li>• A-2 Agricultural-Residential</li> <li>• C-2 General Business</li> <li>• C-3 Highway Business</li> </ul>

\*Requires an amendment to the Future Land Use Map

Unmapped Future Land Use Designation		Description
NRP	Natural Resource Protection	<ul style="list-style-type: none"> <li>• Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory</li> <li>• 100-Year Floodplains based on FEMA maps</li> <li>• Areas with slopes greater than 20%</li> <li>• Areas within the County's Shoreland Overlay District</li> </ul>

Table 3.1 Future Land Use Designation

## Land Use Designations and Acreage Distribution

The Land Use Map designates land within the Town according to the 13 designations (not including Natural Resource Protection, which is not a mapped designation) described previously and summarized in the table below

Future Land Use	Acres	% of Total
Rural Lands (RL)	284,776.12	76.37
County Forest (CF)	48,830.34	13.09
Rural Residential (RR)	20,899.92	5.60
Rural Transition (RT)	7,382.70	1.98
Park and Recreational (PR)	2,923.26	0.78
Commercial Industrial (CI)	2,809.84	0.75
Public Institutional (PI)	1,645.77	0.44
Urban Mixed Use (UM)	805.70	0.22
Rural Commercial (RC)	747.48	0.20
Recreational Commercial (RCM)	740.55	0.20
Rural Industrial (RI)	664.77	0.18
Rural Hamlet (RH)	601.09	0.16
Rural Res. Mobile Home (RRMH)	76.09	0.02
<b>TOTAL</b>	<b>372,903.63</b>	<b>100.00</b>

### 3.3 Amending the Future Land Use Map

Eau Claire County recognizes that from time to time changes to the future land use map can be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner can petition<sup>17</sup> for a change to the Future Land Use Map<sup>18</sup>. The County will consider petitions based on 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 should 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. A petitioner should 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 County, or applicable Town, can require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional. Petitioners should also demonstrate how they will assist the County, or applicable 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 County, or applicable Town, to provide and fund those facilities and services. Petitioners can demonstrate to the County, or applicable Town, that the current level of services, 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 can also demonstrate how they will assist the County, or applicable Town, with any shortcomings in public services or facilities.

- 7. Intergovernmental Cooperation Criteria: The change in the Future Land Use Map is consistent with the policies, and applicable future land use map, of a locally adopted comprehensive plan consistent with State Statute 66.1001 or an intergovernmental agreement between two or more local communities.
- 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 County or applicable Town. The County, or applicable Town, can 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 County, or applicable Town, and the other goals, objectives, and policies of this Plan.

In the future as local units of government develop, or amend, comprehensive plans, amendments may be necessary to this Plan. Future Land Use maps submitted by towns, villages, and cities to the County shall only be considered for amendment in the Eau Claire County Comprehensive Plan upon approval by the local unit of government. Refer to Section 4.3. 4.4.3, and 4.5 for additional information regarding procedures for amending the Eau Claire County Comprehensive Plan and its Future Land Use Map.



# 4 Implementation

## 4.1 Implementation Summary

The implementation chapter describes the implementation tools available to the County, 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 County and how future land use 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 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

County codes and ordinances are an important means of implementing the policies of a 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 County Board is responsible for amending and adopting these local ordinances in conjunction with local Towns. The following section provides a brief overview of existing implementation tools available to the County.

### 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 can 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 side effects 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.

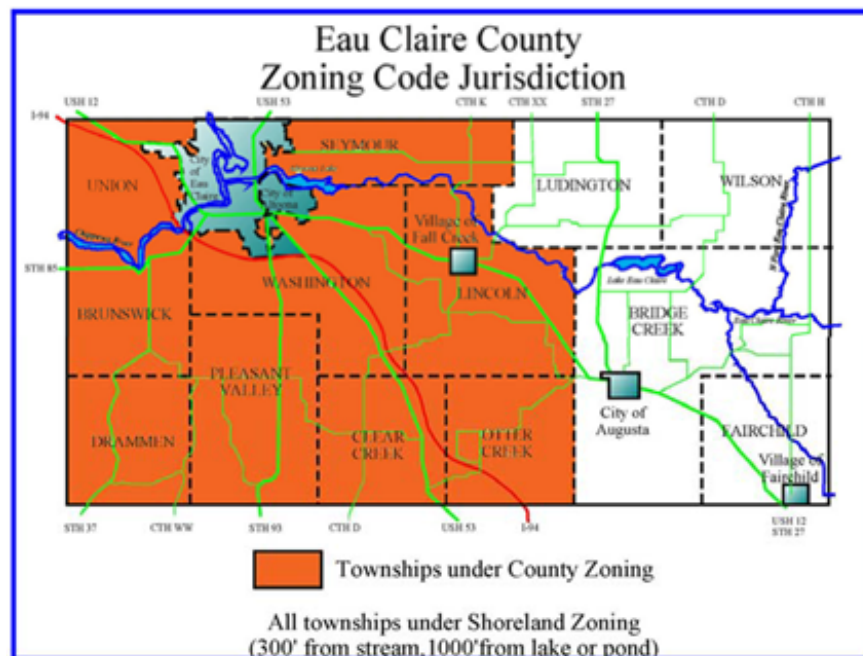


Figure 4.1: Eau Claire County Zoning Code Jurisdiction

The first zoning code was adopted by the County on May 12, 1934. The last comprehensive zoning amendment occurred in 1982 to reflect recommendations from the last land use plan developed for the County in 1979 and to establish an exclusive agricultural zoning district in accord with Farmland Preservation Program guidelines for the Farmland Preservation Plan that was being developed. The zoning code has been adopted by the following nine townships: Brunswick, Clear Creek, Drammen, Lincoln, Otter Creek, Pleasant Valley, Seymour, Union and Washington (Figure 4.1). While not all towns have adopted the Comprehensive Zoning Ordinance, the Eau Claire County Shoreland and Floodplain Ordinance are in effect in all towns. The Shoreland Ordinance applies to all properties within 1,000 feet of a lake or pond and 300 feet of a river, stream or creek. Four of the five municipalities maintain their own separate zoning code (Fairchild does not), and the Town of Bridge Creek is considering adoption of County zoning in the future.

#### 4.2.2 Official Maps

Counties have limited official mapping powers. Counties can adopt highway-width maps showing the location and width of proposed streets or highways and the widths of any existing streets or highways which are planned to be expanded. The municipality affected by the street or highway must approve the map. Counties can also prepare plans for the future platting of lands, or for the future location of streets, highways, or parkways in the unincorporated areas of the county. These plans do not apply to the extraterritorial plat approval jurisdiction of a city or village unless the city or village consents.

- The County does not currently utilize an official map as authorized to do so by state statute (80.64 and 236.46), and there are no immediate plans to create one.
- The Town of Washington has adopted an official map for the Highway 93 corridor and may develop additional official maps in the future

#### 4.2.3 Sign Regulations

The County can 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 County residents to a safe, healthful and attractive environment.

- Sign requirements are regulated within unincorporated portions of the County under Chapter 18.26 of the Eau Claire County Zoning Code (applicable to Towns under County Zoning). This Plan includes several policies relating to sign development (Section 2.8) and the County should work to make sure they are addressed during development review and incorporated into future updates of Chapter 18.26. The five incorporated municipalities maintain their own sign regulations.

#### 4.2.4 Erosion/Stormwater Control Ordinances

Erosion and stormwater control ordinances are established to prevent or reduce water pollution and flooding that can be caused by the development or redevelopment of land. Local stormwater ordinances can be adopted to supplement existing Eau Claire County and Wisconsin Department of Natural Resources permit requirements.

- Stormwater management and erosion control are regulated within unincorporated portions of the County under Chapter 17.05 of the County Land Conservation & Surveying Code.

Three of the five incorporated municipalities maintain their own erosion control ordinances (Augusta and Fairchild do not).

#### 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 County Board can 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) can 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 County does not have a historic preservation ordinance and does not have plans to adopt one. The City of Eau Claire is the only municipality in the County with an historic preservation ordinance.

#### 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.

- Title 18 of the County Code provides site plan regulations for unincorporated portions of the County. This Plan includes several policies relating to site planning (Section 2.8) and the County should work to make sure they are addressed during development review and incorporated into future updates of the County Code. Four of the five incorporated municipalities maintain their own site plan regulations (Fairchild does not).

#### 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 County does not have a design review ordinance, and it does not currently intend to create one.

#### 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. There is currently 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

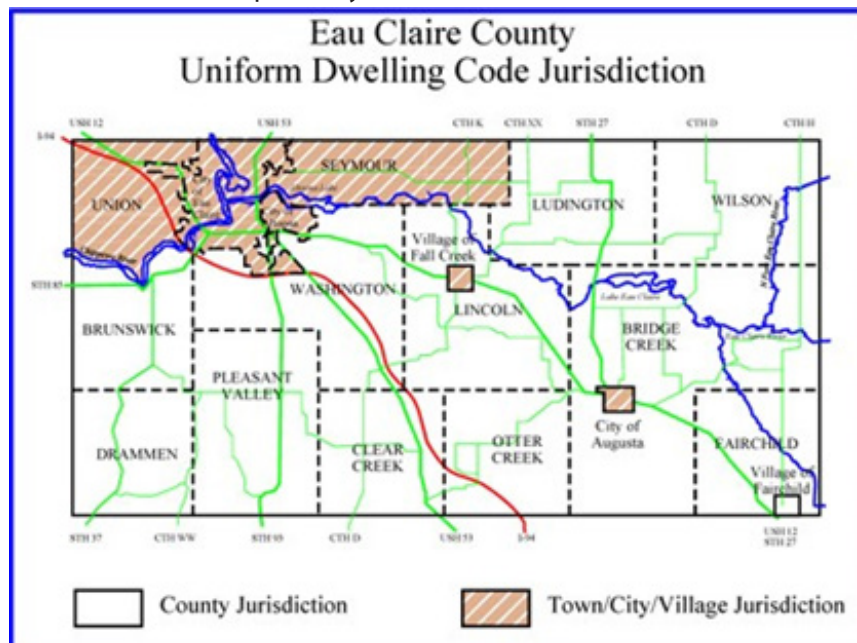


Figure 4.2: Eau Claire County Uniform Dwelling Code Jurisdiction

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. Figure 4.2 illustrates those jurisdictions that the County provides building inspection.

#### 4.2.9 Mechanical/Commercial Codes

In the State of Wisconsin, the following commercial codes are enforced:

- 2015 International Building Code
- 2015 International Energy Conservation Code - Commercial
- 2009 International Energy Conservation Code - Residential
- 2015 International Existing Building Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code

#### 4.2.10 Sanitary Codes

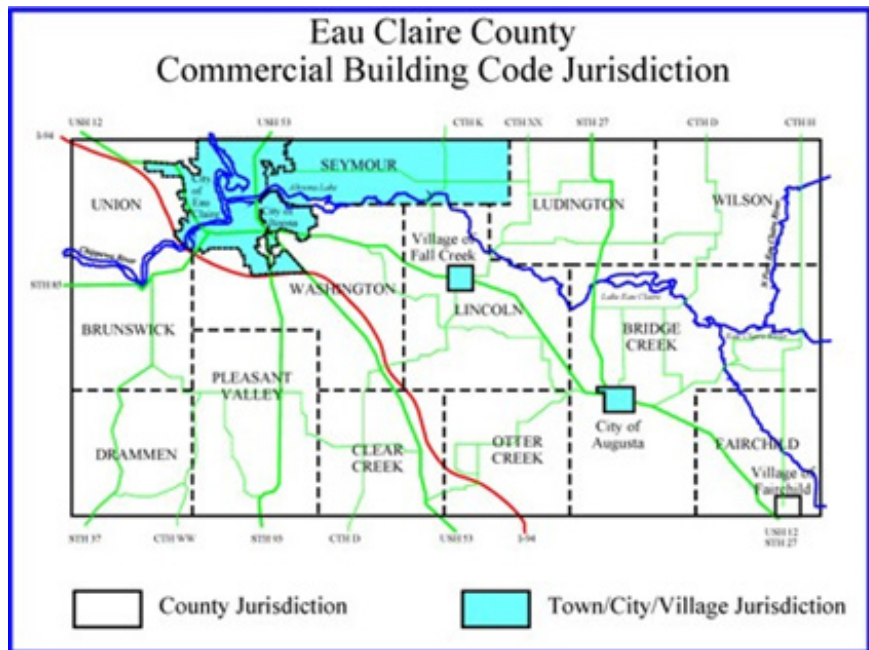


Figure 4.3: Eau Claire County Commercial Code Jurisdiction

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 Eau Claire County Sanitary Ordinance is in effect in all unincorporated portion of the County.

#### 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 County.

- While not all towns have adopted the Comprehensive Zoning Ordinance, the Eau Claire County Subdivision Ordinance is in effect in all towns. This Plan, along with many local comprehensive plans, includes recommendations to create subdivisions in the future using conservation subdivision design principles. Three of the five incorporated municipalities maintain their own subdivision ordinances (Augusta and Fairchild do not).

## 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, Stats.). This comprehensive plan and any future amendments must be adopted by the County Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the County Board can adopt or amend the plan: the Planning & Development Committee must recommend adoption and the County must hold an official public hearing.

### Planning & Development Committee Recommendation

The Planning & Development Committee 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 Committee, and the approved resolution should be included in the adopted Plan document.

### Public Hearing

Prior to adopting the Plan, the County (either County Board or Planning & Development Committee) 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 can 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 County is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (e.g. a gravel pit). The County should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the County and to anyone that has submitted a written request for such notification.

The County 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 County can charge a fee equal to the cost of providing such notice and copy.

Finally, the County 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 County, including any school district, sanitary district, or other special district
2. The clerk of every town, city, village, and county that borders the County
3. The West Central Wisconsin Regional Planning Commission
4. One or more of the public libraries located in the County

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 County 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 County policy when the County 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 Planning & Development Committee and after the public hearing. It is not a legal requirement to consult with the Planning & Development Committee on such changes prior to adoption, but, depending on the significance of the revision, such consultation is 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 County
3. The West Central Wisconsin Regional Planning Commission
4. One or more of the public libraries located in the County
5. The Comprehensive Planning Program at the Department of Administration

## Coordinating Amendments from Town Plans

In most cases, the affected Town will initiate County Future Land Use Map amendments. Considered good practice, the policies of this Plan state that the County should not approve an amendment to the Future Land Use Map unless it is first approved by the affected Town Board (Refer to Section 3.4). Towns are encouraged to consult with County zoning staff before making amendments to their comprehensive plans. This is especially advised for proposed changes to the Town's future land use map, since it directly relates to the County Future Land Use Map. Towns submitting a comprehensive plan to the County Board for adoption should follow, at a minimum, the following procedures.

1. Towns can, at their discretion, submit their entire comprehensive plan, amendment, or just the land use element, for county board adoption.
2. Towns will submit one or more preliminary versions of the plan, or amendment, to the Department of Planning and Development for staff review. Planning and Development staff will respond to the town with any comments, concerns, or suggestions within 30 days.
3. Towns can request a preliminary joint meeting with the County Planning and Development Committee for the purpose of discussing the general parameters, content, or interpretation of the plan, or to discuss issues that cannot be resolved by staff. When a plan is near completion, towns can request a second meeting with the Planning and Development Committee to resolve any remaining potential issues.
4. When a town is ready to seek county board adoption as part of the Eau Claire County Comprehensive Plan, the town should send the following materials to the Department of Planning and Development:
  - a. Sufficient copies of the proposed county comprehensive plan amendment to meet the requirements of s. 666.1001(4)(b), Wis, Stats. for Eau Claire County.
  - b. A copy of an adopted town board ordinance authorizing the creation, or amendment, of the towns comprehensive plan per s. 66.1001(4)(c).
5. Planning and Development staff will coordinate county compliance with state requirements for amendment of the Eau Claire County Comprehensive Plan, and if necessary, the Eau Claire County Farmland Preservation Plan, as described in Section 4.3 of this Plan.
6. Within 60 days of the town's completion of 4a and 4b above, a public hearing on the amendment before the County Planning and Development Committee. The Planning and Development Committee will take action on the amendment within 30 days of the county public hearing. In the event the Planning and Development Committee cannot complete its review within the time allotted, it will report the plan to the County Board without recommendation. The town board can request extensions to the above timeframes by written request to the Planning and Development Committee.

7. If the County Board does not adopt the proposed amendment the Town can request a joint meeting with the County Planning and Development Committee to discuss potential options for resolving remaining issues prior to resubmitting the amendment for County approval.

### Coordinating Amendments from City/Village Plans

The County does not have zoning authority within incorporated municipalities, as such, comprehensive plans adopted, or amended, by cities or villages within the County do not need the approval of the County Board. However, as local incorporated municipalities amend their future land use policies and maps, the municipalities should notify Eau Claire County, per State Statute 66.1001, so that Appendix can be updated on an annual basis to reflect the most current local decisions. When adoption or amendments to local municipal plans includes lands within their plat review area, the County encourages increased coordination and discussion with the County and applicable town in order to avoid potential inconsistencies with town and county planning policies.

Since the Eau Claire County Comprehensive Plan is intended to function cooperatively with local comprehensive plans, it is important that every amendment to a town, village, or city comprehensive plan be forwarded to the County Planning and Development Department for comment. However, the County Board need not adopt future amendments to town, village, and city comprehensive plans that do not affect the content or the implementation of the Eau Claire County Comprehensive Plan.

## 4.4 Plan Consistency

Once formally adopted, the Plan becomes a tool for communicating the County's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if Eau Claire County engages in any of the actions listed below, those actions 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)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231 An action will be deemed consistent if:
  - a. It furthers, or at least does not interfere with, the goals, objectives, and policies of this Plan,
  - b. It is compatible with the proposed future land uses and densities/intensities contained in this Plan,
  - c. It carries out, as applicable, any specific actions 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. The planning process that was used to create the Eau Claire County Comprehensive Plan 2009-2030 required all elements of the Plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the Plan; therefore, reducing the threat of inconsistency. There might be inconsistencies between the goals and objectives between elements or even within an individual element that may become known during the review of development proposals. This is the nature of goals and objectives because these are value statements, which may very well compete with one another in certain situations. Where goals or objectives express competing values, the County should look to the related policies, and general vision statement, to provide decision-making guidance.

Over time, as more detailed County-level land use plans (e.g. Farmland Preservation Plans, Outdoor Recreation Plans, Land and Water Resource Plans, etc.) are prepared or updated, they shall be consistent with this Plan. The County can adopt these new or updated plans as detailed components of the Eau Claire County Comprehensive Plan or as stand-alone plans.



#### 4.4.2 Consistency between Future Land Use and Zoning

Future land use and zoning designations are related, but not necessarily identical. Future land use classifications tend to be fairly general, whereas zoning districts regulate to specific land uses and development requirements. Because future land use classifications are general, it is common for more than one zoning district to correspond to each land use classification. It is also possible that some zoning districts might be consistent with more than one future land use designation.

Achieving consistency between the future land use map and zoning is required by State Statutes. This generally occurs when a community is considering a zoning change. The decision to approve a zoning change must be based on the adopted Comprehensive Plan, and specifically, the future land use map. Generally, if the requested zoning is consistent with the future land use designation on the property it should be approved, unless unique circumstances illustrate the rezoning would negatively impact surrounding properties or the community. If a rezoning is not consistent with the land use designation, the community should consider denying the rezoning request.

Neither the Future Land Use Map, nor the policies within this Chapter, requires a landowner to change the current use or zoning of his or her land. While it may make sense to match portions of the Future Land Use Map with the County Zoning Map immediately after plan adoption, other portions of the zoning map may achieve consistency with the land use plan incrementally over time. Additional zoning districts may be added to each future land use classification as necessary to implement the policies of the County and local plans.

In situations where a rezoning request is not consistent with the land use designation – but the community believes the requested zoning is appropriate in the specific location and would benefit the community – the zoning change can be approved, however, the future land use map should be amended accordingly to establish future land use and zoning consistency. The process for amending the future land use map is discussed in greater detail in the Sections 3.4, 4.3, and 4.5.

### 4.5 Plan Monitoring, Amending & Updating

Although this Plan is intended to guide decisions and action by the County over a 20-year period, it is impossible to predict future conditions in the County. Amendments may be appropriate following adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan, the County will review its content prior to any important decisions, especially those that will affect land use. Before submitting a formal application for development approval to the County and/or local communities, the County urges petitioners to first:

- Review the recommendations of this Plan and the local comprehensive plan
- Review zoning, subdivision, and other land development regulations
- Meet with County Planning and Development staff to learn about the planning process
- Discuss the request conceptually and informally with the applicable local plan commission or board.

From time to time, the County 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 County. Should the County wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Since the Eau Claire County Comprehensive Plan is intended to function cooperatively with local community plans, amendments to the County plan will likely first need to be adopted by local towns, cities, or villages (Refer to Section 4.3). 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 can be proposed by either the County Board or the Planning and Development Committee, and each will need to approve the change per the statutory process.

Amendments can be made at any time using this process; however, in most cases the County 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 Planning and Development Committee meeting to discuss proposed amendments (January), followed by a 30-day public notice leading to a public hearing and recommendation by the Planning and Development Committee (February-March), and then a vote on adoption by the County Board (March or April).

The Steering Committee formed to provide technical assistance and input throughout the comprehensive planning process, could continue to meet to monitor performance and provide input regarding annual amendments to the Plan. A recommended approach is to have the Steering Committee meet with the Planning and Development Committee annually every January to discuss proposed amendments to forward for public and County Board consideration.

Some of the aspects of this plan require proactive action by the County. 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, departments, 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 County 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 Implementation Matrix

The following implementation matrix specifies specific goals, strategies and actions to be undertaken to implement the goals, objectives, and policies of the Comprehensive Plan. It also identifies lead agencies/partners and timeline for the implementation of each plan action, as well as providing references to other plans that achieve the actions contained in the Comprehensive Plan and related goals and objectives that the action helps further or achieve.

County staff, with the assistance of the Comprehensive Plan Steering Committee, will use this matrix to evaluate, measure and report the progress and overall implementation of the plan to the Committee on Planning and Development and the County Board on an annual basis.

This matrix does not constitute an exhaustive list of all actions required to achieve the intended outcomes of this plan, but rather is intended to provide a tool to identify actions that implement the Plan, which in many cases is through other existing plans, agencies, programs, and initiatives within the County and region. It is understood that this matrix will be periodically reviewed and updated, and that goals, strategies, and actions may be added, deleted, or modified based on consistency with County priorities and available resources, which are dynamic and continually evolving.

## Implementation Matrix Key

### Agencies/Boards/Committees

- ADRC = Eau Claire County Aging and Disability Center
- BBC = Eau Claire County Broadband Committee
- CVRHTF = Chippewa Valley Regional Housing Task Force
- DATCP = Wisconsin Department of Agriculture, Trade, and Consumer Protection
- DC = Development Community (developers, builders, design professionals, and other stakeholders)
- DNR = Wisconsin Department of Natural Resources
- EDC = Eau Claire County Economic Development Corporation
- EXT = University of Wisconsin Extension
- GWAC = Eau Claire County Groundwater Advisory Committee
- HA = Eau Claire County Housing Authority
- HD = Eau Claire City-County Health Department
- HWY = Eau Claire County Highway Department
- LCD = Eau Claire County Planning and Development – Land Conservation Division
- LUC = Eau Claire County Planning and Development – Land Use Controls Division
- P&D = Eau Claire County Planning and Development Department (multiple divisions)
- P&F = Eau Claire County Parks & Forest Department
- RPC = West Central Wisconsin Regional Planning Commission
- TOWN = Town Officials

### Plan References (from County Comprehensive Plan Chapter 2)

- G = Goal
- O = Objective

### Timeframes

- C (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.
- S (Short-term): This indicates that action should be taken in the next 5 years (highest priority)
- M (Mid-term): This indicates that action should be taken in the next 10 years (medium priority)
- L (Long-term): This indicates that action should be taken in the next 20 years (lowest priority)

Housing						
Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Improve Local Housing Conditions	1. Evaluate condition of housing stock in County and identify units in need to repair and rehabilitation	Short-term	P&D	HA, HD	Uniform Dwelling Code (UDC)	Housing G1, O1
	2. Identify assistance programs & funding sources to improve health, safety, and livability of housing units in County	Short-term	P&D	HA, HD		Housing G1, O2, O3

Housing						
Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Support Programs to Increase the Supply of Affordable Housing	3. Identify and remove barriers to affordable housing in County	Continuous	P&D	HA, CVRHTE, HD	ECC Zoning Ordinance	Housing G1
	4. Work cooperatively with developers, property owners, and town officials to encourage a diversity of housing types, including conservation subdivision design and higher density development in appropriate areas	Continuous	P&D	DC, TOWN	ECC Zoning Ordinance	Housing G2, O1, O2, O3, O4

Transportation						
Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Schedule and Budget for Road Maintenance with a Capital Improvement Plan (CIP)	1.Utilize WISLR program to evaluate road conditions and prioritize projects	Continuous	HWY	HWY	ECC CIP	Transportation G1, O1, O3
Promote Multi-Modal Transportation Alternatives	2. Support City/County Paratransit program	Continuous	ADRC, EC Transit	RPC	2020-2024 WCWRPC TIP	Transportation G1, O2
	3. Support inclusion of multi-modal projects in the West Central Wisconsin Regional Planning Commission Transportation Improvement Program	Continuous	HWY, P&D	RPC		
Implement the County Bicycle & Pedestrian Plan	4. Identify opportunities to extend bicycle and pedestrian facilities in CIP projects and apply for grant matching funds (e.g. WisDOT Transportation Alternatives Program (TAP)) to fund improvements	Continuous	P&D	HD	ECC Bicycle & Pedestrian Plan	Transportation G1, O2, O4
Extend Transit Service into the County/Consider Creating a Regional Transit Authority (RTA)	5. Support County Board's resolution to restore the Chippewa Valley RTA	Long-term	EC County Board	West Central WI Rail Coalition; HWY; P&D	WisDOT Rail Plan 2030	Transportation G1

**Energy, Utilities & Community Facilities**

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Support Energy Conservation and Renewable Energy Programs	1. Complete Greenhouse Gas Inventories using ICLEI ClearPath emissions management software suite	Short-term	P&D			
	<ul style="list-style-type: none"> <li>• Community-Scale Track</li> <li>• Government Track</li> </ul>					
	2. Develop renewable energy action plans	Short-term	P&D		ECC Carbon Neutrality Resolution & work plan, Green Tier Legacy Community (GTLC) Charter	Energy, Utilities, and Community Facilities G2, O2, O3
	3. Continue progress towards “25 by 25” goal of reducing County carbon emissions by 25% by 2025	Short-term	P&D		LUC, HD, ECC Facilities Dept.	
	4. Support efforts to develop renewable energy facilities in appropriate areas of the County	Continuous	P&D			
Promote Surface and Ground Water Conservation & Protection	5. Initiate discussions with Advanced Disposal regarding utilization of landfill methane for biogas electric generation facilities at the Seven Mile Creek landfill	Short-term	P&D			
	6. Utilize existing regulatory tools and ensure Best Management Practices (BMPs) through the development approval and permitting processes to protect ground and surface water resources	Continuous	LCD	P&D, HD, GWAC, DNR, DATCP	State of the Groundwater Report; EC River Watershed Plan; Manure Storage Ordinance; Nutrient Management (NRCS 590 Standard)	Energy, Utilities, and Community Facilities G1, O2, O3
Support Long-Range Sanitary Sewer System Planning	7. Support efforts of the Groundwater Advisory Cmte. in developing a groundwater model and policies intended to protect susceptible aquifers and watersheds					
	8. Work collaboratively with Towns and municipalities to direct urban-density development to areas with existing or planned public sewer and water systems	Continuous	P&D; HD	WCWRPC; TOWN; City and Village Gov’t; WI DNR	Chippewa Falls/ Eau Claire Urban Sewer Service Area Plan	Energy, Utilities, and Community Facilities G1, O2, O3
	9. Support development of community wastewater treatment facilities in areas without public sewer facilities					



## Energy, Utilities & Community Facilities

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Expand Broadband Internet Access in Underserved and Unserved Areas	10. Identify specific areas with substandard internet or no internet service			Broadband Providers,		
	11. Identify funding strategies and mechanisms to extend broadband service in the County	Short-term	P&D; BBC	WI Public Svc.	ECC Resolution 19-20/020 to create Broadband Cmte.	Energy, Utilities, and Community Facilities G2, O4
	12. Collaborate with broadband service providers to extend broadband internet service to areas identified as being underserved or unserved.	Medium-term		Comm. (WI Broadband Office)		
Update the County's Outdoor Recreation Plan (CORP)	13. P&D staff will work with P&F staff, the on Parks and Forest, stakeholders, and the public to review and update the 2015 CORP	Short (2020)		P&F		

**Agriculture, Natural & Cultural Resources**

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Support Environmental Stewardship Programs & Initiatives	1. Continue implementation and administration of existing environmental stewardship programs, including permitting and educational programs	Continuous	LCD	EXT; TOWN	Conservation Reserve Enhancement Program (CREP); Erosion & Stormwater Ordinances (Title 17) & educational programs; State of the Groundwater Report; EC River Watershed Plan; Manure Storage Ordinance; Nutrient Management (NRCS 590 Standard; ECC Land Stewardship Program; Tree & Shrub Sales program; Shoreland/ Wetland Regulations; Youth Education Programs, including Land Judging Competition	Agricultural, Natural, and Cultural Resources G2, O1 G3, O1, O2
Preserve productive farmland, minimize land use conflicts, and protect soil and water resources through Implementation of the Eau Claire County Farmland Preservation Plan	2. Enforce and administer Agricultural Preservation (A-P) certified farmland zoning and limit conversion of productive farmland and support participation in Farmland Preservation Tax Credit program  3. Support participation in the Golden Triangle Agricultural Enterprise Area (AEA) through education and outreach activities	Continuous	P&D; LCD	DATCP; TOWN	ECC Farmland Preservation Plan	Agricultural, Natural, and Cultural Resources G1, O1, O2 G2, O1

Chapter 1

Chapter 2

Chapter 3

Chapter 4

Chapter 5

Appendices

## Economic Development

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Expand Rural Economic Development, Including Ag-Related Tourism and Agribusiness	1. Partner with the ECC Economic Development Corporation to identify grant and funding opportunities for development and expansion of rural and ag-related businesses and marketing opportunities for locally produced agricultural products, including sales of local produce in local stores and markets	Continuous	ECC EDC	P&D; State Economic Dev. Org.	N/A	Agricultural, Natural, and Cultural Resources G1, O3  Economic Development G1, O1, O2 G2, O1, O2 G3, O1

## Land Use

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Guide dev. to appropriate areas with sufficient infrastructure and services and minimize land use conflicts, and impacts on environmentally sensitive areas and productive agricultural land	1. Consistently and fairly enforce and administer the Future Land Use Plan and other goals, objectives and policies of this Plan	Continuous	P&D	LUC; TOWN; property owners, residents, developers	ECC Comprehensive Plan; Town Comprehensive Plans; ECC Zoning Ordinance (Title 18)	Land Use G1, O1, O2 G3, O1, O2, O3
Minimize land use conflicts between commercial and non-commercial uses	2. Ensure that commercial or industrial businesses have, or can provide adequate infrastructure to serve the intended uses, and ensure that the size, scale, and intensity of development does not create nuisances or hardships for surrounding uses unless mitigation measures are provided	Continuous	P&D	LUC; TOWN; property owners, residents, developers	ECC Comprehensive Plan; Town Comprehensive Plans; ECC Zoning Ordinance (Title 18)	Economic Development G4, O1, O2

### Community Design Principles

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Ensure that development blends harmoniously with the existing build and natural environment	1. Support conservation subdivision design and context-sensitive site design that conserves and protects environmentally sensitive areas and significant natural resources	Continuous	P&D	LUC; TOWN; Property owners, residents, developers	ECC Zoning Ordinance (Title 18)	Community Design Principles G1, O1 Land Use G2, O1, O2
	2. Encourage high quality building designs that emulate existing high-quality development using high-quality, lasting materials and that are contextually appropriate	Continuous	P&D	LUC; TOWN; Property owners, residents, developers	ECC Zoning Ordinance (Title 18)	Community Design Principles G1, O1 Land Use G2, O1, O2

### Implementation & Plan Amendment

Goal	Strategy/Action	Timeframe	County Lead(s)	Partners	Related Plan, ordinances (if applicable)	Goals/ Objectives Implemented
Review Plan Implementation Progress	1. Hold an annual comprehensive plan review meeting with the Steering Cmte. & Cmte. on Planning & Development	Continuous	P&D; Steering Cmte	ECC Cmte. on P&D	ECC Comprehensive Plan	N/A



# 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). Information below is collected and updated on a continuous basis 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 U.S. Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors). Data since 2010 Census is based on projections.

## 5.1 Populations Statistics and Projections

This element provides a baseline assessment of the Eau Claire County past, current, and projected population statistics and contains information required under SS66.1001. This information provides a basis for developing goals, objectives, policies, maps, and actions to guide the future development in Eau Claire County.

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.

Population	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1980)	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	93,142	100.0%	5,363,715	100.0%
Total Population (2010)	98,736	100.0%	5,686,986	100.0%
Total Population (2018)*	102,816	100.0%	5,813,568	100.0%
<b>SEX AND AGE (2010)</b>				
Male	48,351	49.0%	2,822,400	49.6%
Female	50,385	51.0%	2,864,586	50.4%
Under 5 years	5,859	5.9%	358,443	6.3%
5 to 9 years	5,674	5.7%	368,617	6.5%
10 to 14 years	5,698	5.8%	375,927	6.6%
15 to 19 years	8,284	8.4%	399,209	7.0%
20 to 24 years	12,373	12.5%	386,552	6.8%
25 to 34 years	13,161	13.3%	721,694	12.7%
35 to 44 years	10,881	11.0%	725,666	12.8%
45 to 54 years	12,918	13.1%	873,753	15.4%
55 to 59 years	6,173	6.3%	385,986	6.8%
60 to 64 years	5,310	5.4%	313,825	5.5%
65 to 74 years	6,222	6.3%	400,496	7.0%
75 to 84 years	4,172	4.2%	258,313	4.5%
85 years and over	2,041	2.1%	118,505	2.1%
Median Age (2010)	32.5		38.5	

Source: US Census, \*WI Dept of Administration Estimate

Table 5.1 Population and Age Distribution



The Eau Claire County 2018 estimated population is 102,816, ranking 16th out of 72 Wisconsin counties in total population. From the year 1980 to 2010, the population in Eau Claire County has increased by 30.5%, compared to the 23.6% increase for the State. Excluding the incorporated communities, the population in Eau Claire County increased by 15.9% since 1980. Of the seven other counties Eau Claire borders, only Dunn County had a faster population growth rate from 1980 to 2010 (Pepin -0.1%, Buffalo -5.0%, Trempealeau 10.2%, Chippewa 19.7%, Jackson 21.5%, Dunn 27.8%). The average growth rate for Wisconsin counties from year 1980 and 2010 was 20.9%.

According to the 2010 Census, the age group (cohort) with the highest population is those 25 to 34 years old (13.3%). The median age is 32.5, which is lower than the State median age (38.5). In year 2010, approximately 18% of the population was at or near retirement age (60+), which is the lower than the State (19.1 %) average.

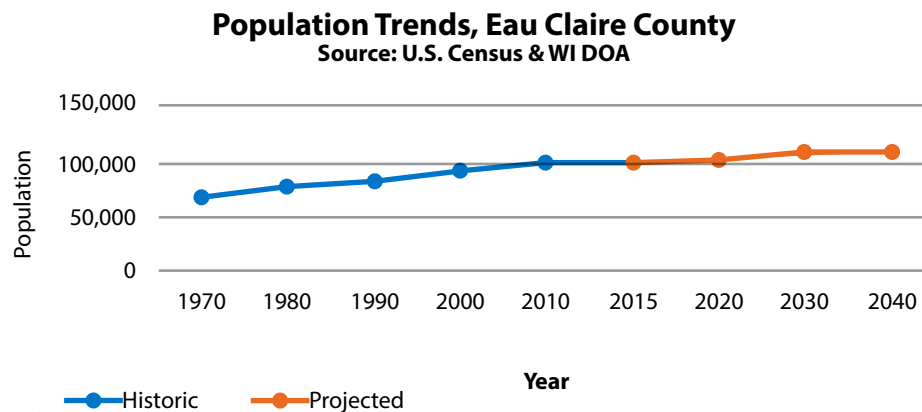


Figure 5.1 Population Trends

Municipality	Historical Population				2018 Estimate	% Growth 1980-2010
	1980	1990	2000	2010		
T Bridge Creek	1,206	1,140	1,844	1,900	1,907	58.1%
T Brunswick	1,411	1,506	1,598	1,624	1,897	34.4%
T Clear Creek	798	692	712	821	841	5.4%
T Drammen	725	767	800	783	809	11.6%
T Fairchild	278	312	351	343	357	28.4%
T Lincoln	1,012	956	1,080	1,096	1,148	13.4%
T Ludington	969	906	998	1,063	1,078	11.2%
T Otter Creek	497	459	531	500	496	-0.2%
T Pleasant Valley	1,908	2,076	2,681	3,044	3,286	72.2%
T Seymour	2,824	2,754	2,978	3,209	3,340	18.3%
T Union	2,689	2,456	2,402	2,663	2,802	4.2%
T Washington	6,489	6,269	6,995	7,134	7,355	13.3%
T Wilson	469	477	420	485	496	5.8%
V Fairchild	577	504	564	550	544	-5.7%
V Fall Creek	1,148	1,082	1,236	1,315	1,264	10.1%
C Altoona	4,393	5,889	6,698	6,706	7,682	74.9%
C Augusta *	1,560	1,510	1,460	1,550	1,521	-2.5%
C Eau Claire **	49,852	55,130	59,794	63,950	65,993	32.4%
Eau Claire County*	78,805	85,183	93,142	98,736	102,816	30.5%
Wisconsin	4,705,642	4,891,769	5,363,715	5,686,986	5,816,231	23.6%

Sources: US Census. Projection WIDOA 2004. \*\* Eau Claire County Portion Only

Table 5.2 Eau Claire County Historical Population Data per Municipality

Figure 5.2 displays historical population data for each Eau Claire County municipality. The most populated portion of the county includes the City of Eau Claire and the towns that surround it. However, in terms of growth rate, several towns outside the metropolitan area experienced significant growth from year 1970 to 2000.

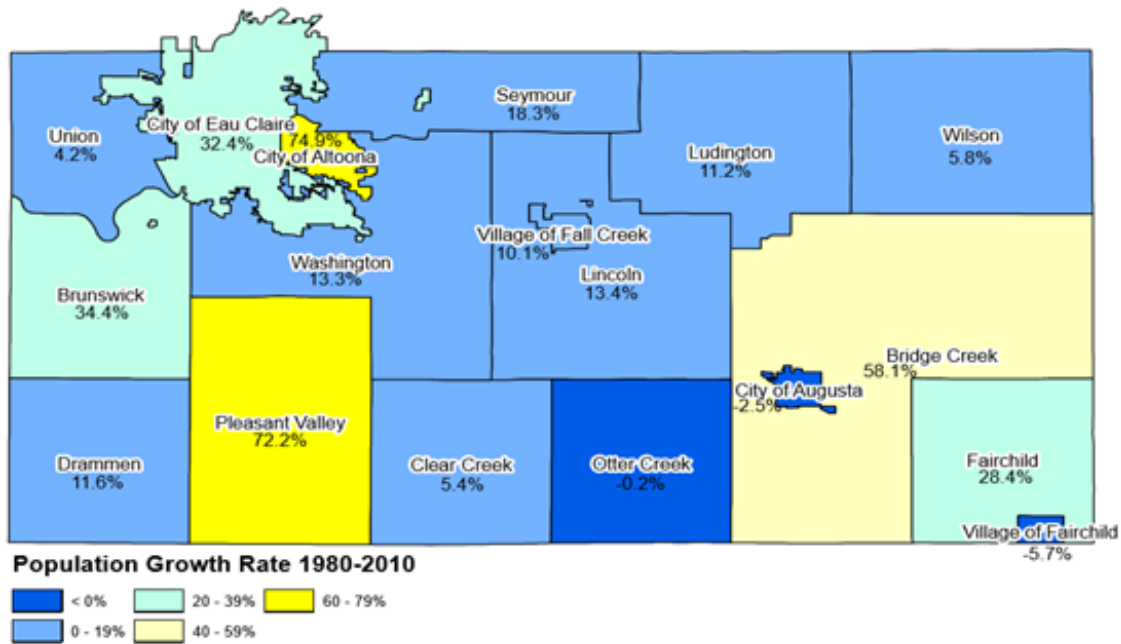


Figure 5.2 Historical Population Growth Rates 1980-2010

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 (2004). Table 5.3 indicates the total population for Eau Claire County will reach 111,610 by 2040, an increase of 13.0% since year 2010. The data suggests a slower rate of population growth over the next 30 years compared to the last 30 years.

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."*

Municipality	Projected Population						% Growth
	2015	2020	2025	2030	2035	2040*	2010-2040
T Bridge Creek	1,915	1,960	2,000	2,030	2,045	2,060	8.4%
T Brunswick	1,690	1,740	1,785	1,825	1,850	1,870	15.1%
T Clear Creek	865	910	950	990	1,020	1,050	27.9%
T Drammen	795	805	810	815	810	805	2.8%
T Fairchild	345	345	345	345	340	340	-0.9%
T Lincoln	1,120	1,145	1,170	1,190	1,200	1,210	10.4%
T Ludington	1,075	1,100	1,125	1,140	1,150	1,160	9.1%
T Otter Creek	500	500	500	500	495	485	-3.0%
T Pleasant Valley	3,195	3,355	3,505	3,655	3,765	3,875	27.3%
T Seymour	3,275	3,370	3,455	3,530	3,575	3,615	12.7%
T Union	2,780	2,920	3,060	3,180	3,280	3,375	26.7%
T Washington	7,320	7,525	7,710	7,880	7,975	8,060	13.0%
T Wilson	495	510	525	535	540	545	12.4%
V Fairchild	550	560	565	570	570	570	3.6%
V Fall Creek	1,315	1,335	1,355	1,370	1,370	1,370	4.2%
C Altoona	7,025	7,265	7,485	7,695	7,825	7,945	18.5%
C Augusta *	1,545	1,550	1,555	1,555	1,540	1,525	-1.6%
C Eau Claire **	65,450	67,200	68,850	70,200	71,050	71,750	12.2%
Eau Claire County*	1,915	1,960	2,000	2,030	2,045	2,060	8.4%
Wisconsin	1,690	1,740	1,785	1,825	1,850	1,870	15.1%

Sources: Projection WIDOA \* Eau Claire County Portion Only

Table 5.3 Eau Claire County Population Projections per Municipality

Figure 5.3 displays projected population data for each Eau Claire County municipality. Of the eighteen jurisdictions within Eau Claire County, the top six communities with the highest expected percentage growth in population are all towns. This will undoubtedly increase the demand for new housing, and the conversion of agricultural or open space land.

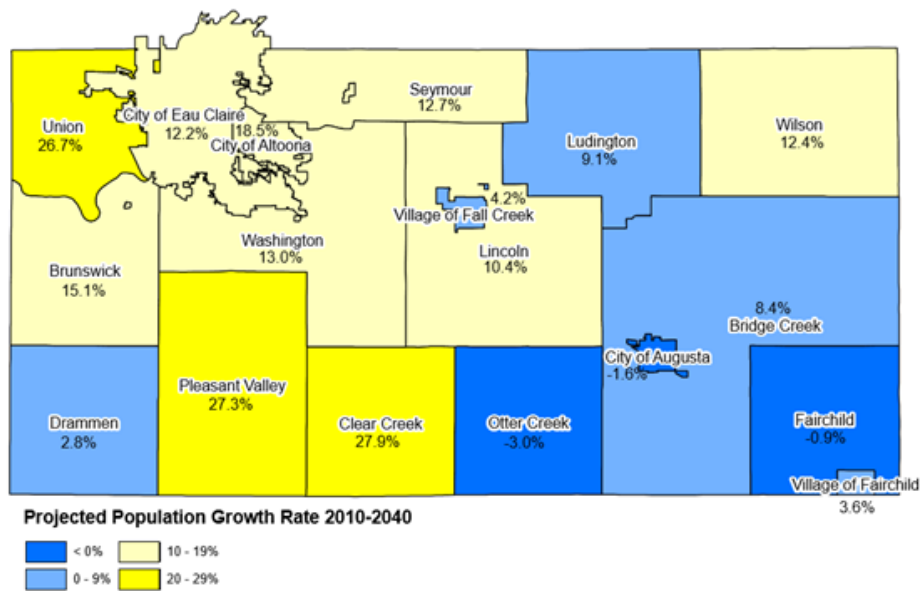


Figure 5.3 Projected Population Growth Rates 2010-2040

## 5.2 Housing

This element provides a baseline assessment of the Eau Claire County current housing stock and contains information required under SS66.1001. Information includes: past and projected number of households, age and structural characteristics, occupancy and tenure characteristics, and value and 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 Eau Claire County.

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

In year 2010, there were 39,460 households in Eau Claire County, an increase of 44.4% since 1980. During that same period, total households increased by 58.8% for the State. The higher growth in households (44.4%) vs. population (30.5%) from year 1980 to 2010 can be attributed to the decrease in the average size of households. Since 1970, people per household throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and an increase in average life expectancy.

Housing	Eau Claire County	Wisconsin
Total Households (1980)	27,330	1,652,261
Total Households (1990)	31,282	1,822,118
Total Households (2000)	35,822	2,084,544
Total Households (2010)	39,493	2,624,357
People per Household (1980)	2.9	2.8
People per Household (1990)	2.7	2.7
People per Household (2000)	2.6	2.6
People per Household (2010)	2.4	2.4

\*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, \*WIDOA Estimate

Housing Units (1980)	28,979	1,863,857
Housing Units (1990)	32,741	2,055,774
Housing Units (2000)	37,474	2,321,144
Housing Units (2010)	42,151	2,624,357

Table 5.4 Households and Housing Units

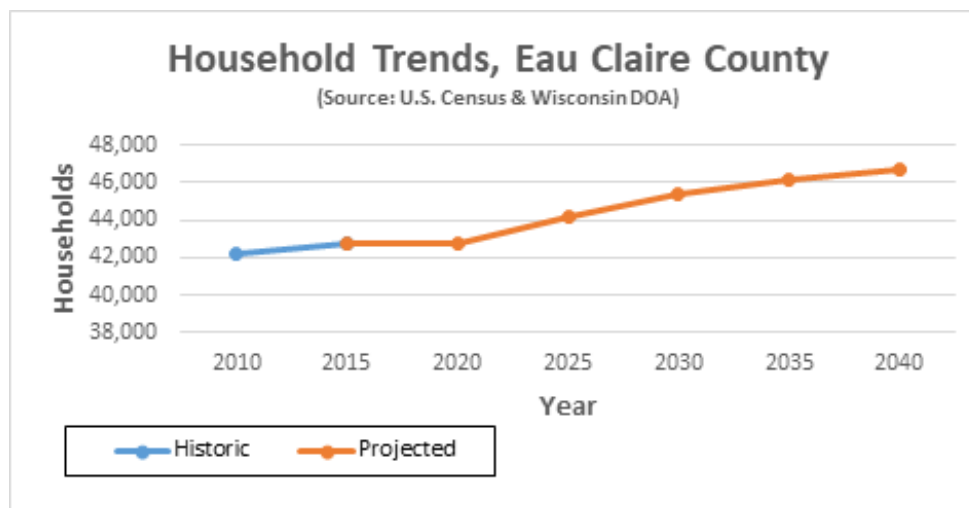


Figure 5.4 Housing Trends

Municipality	Historical Households				% Growth 1980-2010
	1980	1990	2000	2010	
T Bridge Creek	380	449	557	604	58.9%
T Brunswick	455	536	630	658	44.6%
T Clear Creek	241	236	268	294	22.0%
T Drammen	224	265	294	318	42.0%
T Fairchild	89	104	113	120	34.8%
T Lincoln	291	310	364	385	32.3%
T Ludington	284	297	360	405	42.6%
T Otter Creek	150	157	175	169	12.7%
T Pleasant Valley	568	686	919	1,043	83.6%
T Seymour	926	991	1,108	1,232	33.0%
T Union	863	858	856	983	13.9%
T Washington	2,077	2,144	2,555	2,758	32.8%
T Wilson	138	151	148	179	29.7%
V Fairchild	206	192	210	227	10.2%
V Fall Creek	400	393	476	517	29.3%
C Altoona	1,601	2,330	2,844	2,883	80.1%
C Augusta	606	622	599	614	1.3%
C Eau Claire **	17,831	20,561	23,346	26,071	46.2%
Eau Claire County	27,330	31,282	35,822	39,460	44.4%
Wisconsin	1,652,261	2,055,774	2,084,544	2,624,357	58.8%

Sources: US Census. \*\* Eau Claire County Portion Only

Table 5.5 Eau Claire County Historical Household Data per Municipality

Figure 5.5 displays historical population data for each Eau Claire County municipality. Most households are within the City of Eau Claire and the towns that surround it. However, in terms of growth rate, several towns outside the metropolitan area experienced significant growth from year 1970 to 2000.

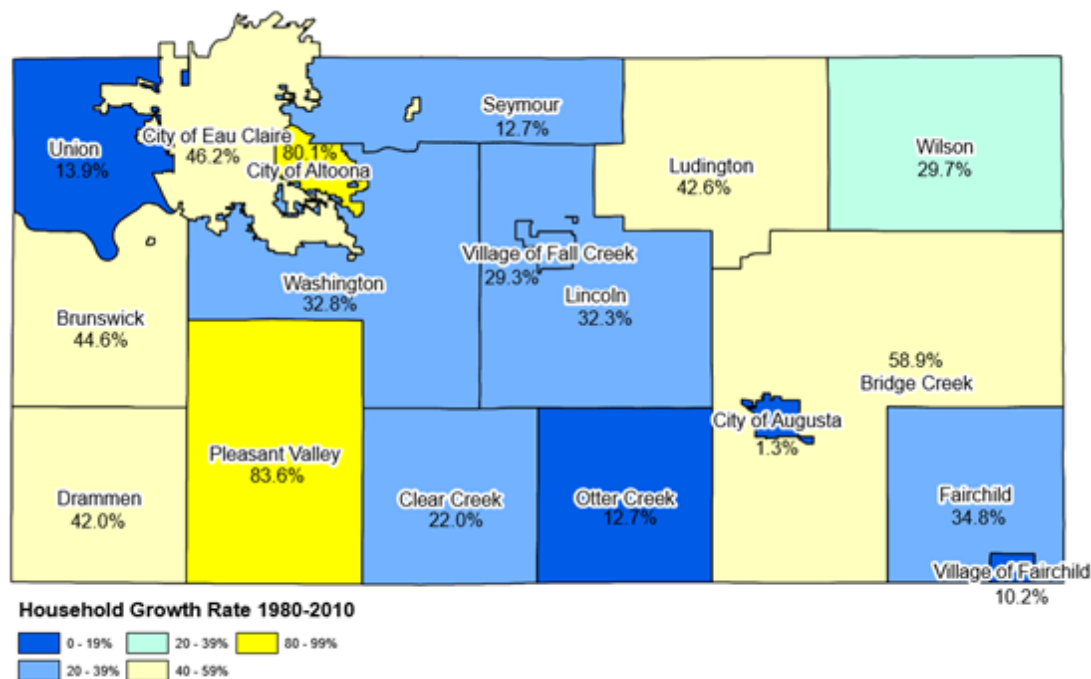


Figure 5.5 Historical Household Growth Rates 1980-2010



Population projections allow a community to anticipate and plan for future growth needs. The housing projections were derived using a report from the Wisconsin Department of Administration (2004). Table 5.6 indicates the total households for Eau Claire County will reach 46,719 by 2040, an increase of 13.5% since year 2010. The data suggests a slower rate of housing growth over the next 30 years compared to the last 30 years.

Municipality	Projected Households						% Growth
	2015	2020	2025	2030	2035*	2040	2010-2040
T Bridge Creek	617	638	656	670	679	685	11.0%
T Brunswick	694	722	746	767	783	792	14.1%
T Clear Creek	314	334	351	368	381	393	25.2%
T Drammen	327	335	339	344	344	342	4.6%
T Fairchild	122	124	125	125	124	124	1.6%
T Lincoln	399	412	424	434	440	444	11.3%
T Ludington	415	429	442	451	458	462	11.3%
T Otter Creek	171	173	174	175	175	171	0.0%
T Pleasant Valley	1,145	1,214	1,278	1,341	1,390	1,432	25.1%
T Seymour	1,275	1,324	1,369	1,406	1,434	1,451	13.8%
T Union	1,041	1,104	1,166	1,218	1,265	1,303	25.2%
T Washington	2,870	2,978	3,076	3,162	3,220	3,259	13.6%
T Wilson	185	193	200	205	208	210	13.5%
V Fairchild	230	237	241	244	246	246	7.0%
V Fall Creek	525	538	550	560	563	564	7.4%
C Altoona	3,062	3,197	3,320	3,433	3,514	3,572	16.7%
C Augusta	622	630	636	640	638	632	1.6%
C Eau Claire **	27,136	28,142	29,037	29,788	30,321	30,635	12.9%
Eau Claire County	41,151	42,721	44,131	45,331	46,182	46,719	13.5%
Wisconsin	2,371,815	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322	17.6%

Sources: Projection WIDOA. \* Eau Claire County Portion Only

Table 5.6 Eau Claire County Population Projections per Municipality

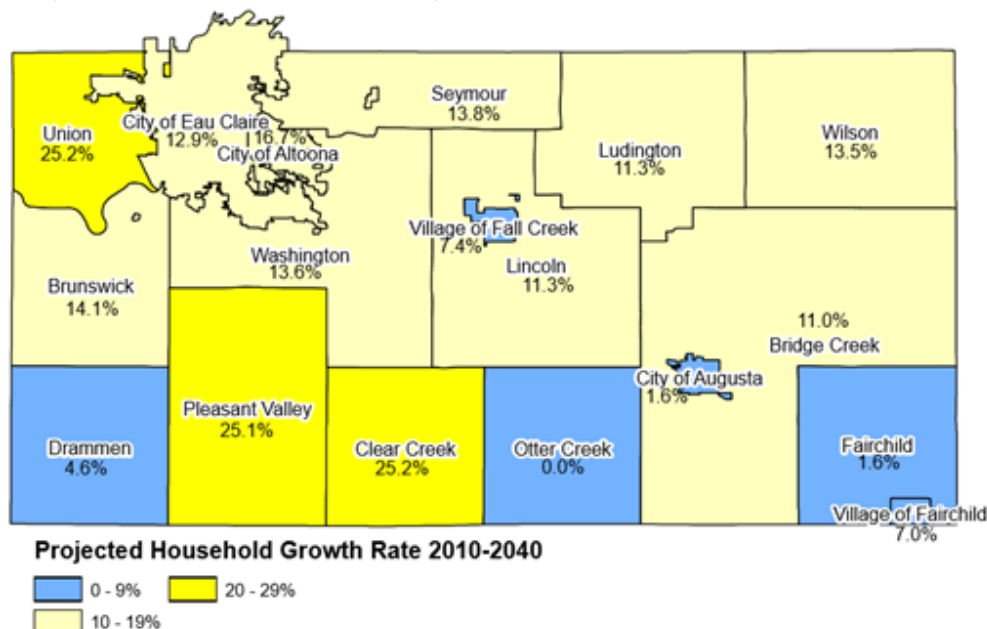


Figure 5.6 Projected Household Growth Rates 2010-2040

## 5.2.2 Age and Structural Characteristics

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 Eau Claire County's 44,791 housing units, 43.8% were built before 1970 and 18.1% were built before 1940. With 61.5% of the housing stock 40+ 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 slightly less than the State's average of 64.7% (40+ years in age).

Year Structure Built	Percent
1939 or Earlier	18.1%
1940 to 1959	16.4%
1960 to 1969	9.3%
1970 to 1979	17.7%
1980 to 1989	11.5%
1990 to 1999	15.0%
2000 to 2004	8.7%
2005 or Later	3.3%
Total	100.0%

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.

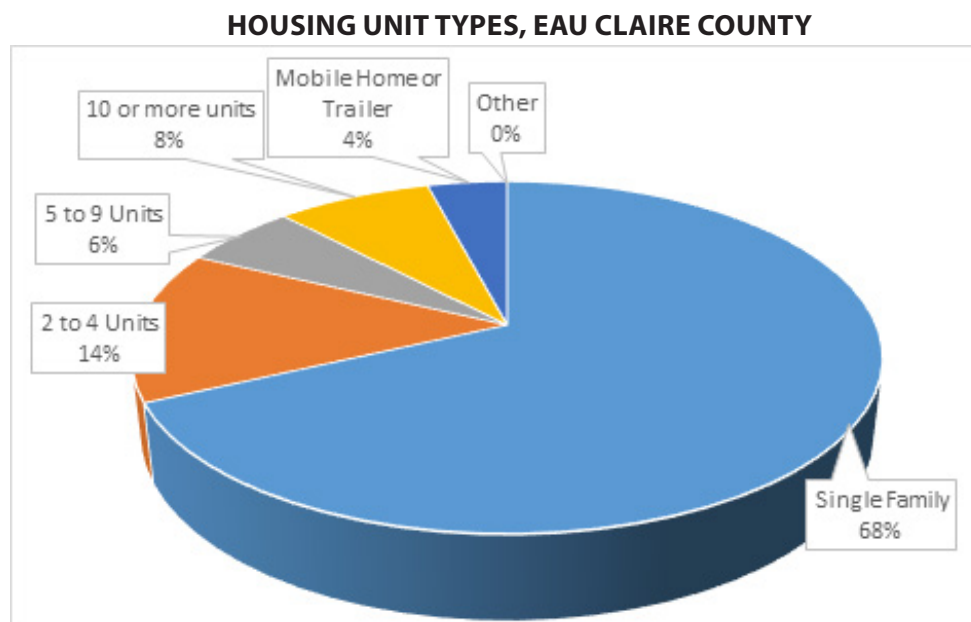
As of the 2010 US Census, 63.9% of Eau Claire County's 42,151 housing units were single-family homes. This figure is lower than the State average of 67.1%. In addition, 3.9% of the housing units are mobile homes or trailers; the State average for this category is 3.2%.

Source: US Census, Eau Claire County

## 5.2.3 Occupancy and Tenure Characteristics

Table 5.7 Housing Age Characteristics

According to the 2010 Census, Eau Claire County had 42,151 housing units. Of these, 63.5% were owner occupied at the time of the Census (State average is 68.1%), an increase of 1.32% since 2000. There were 2,658 (6.73%) vacant housing units, and 646 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.



(Source: 2010 US Census)

Figure 5.7 Housing Unit Types

Occupancy	2000 #	2000 %	2010 #	2010 %
Owner Occupied Housing Units	23,295	62.20%	25,087	63.52%
Renter Occupied Housing Units	12,527	33.40%	14,406	36.48%
Vacant Housing Units	1,652	4.40%	2,658	6.73%
Homeowner Vacancy Rate		0.90%		1.70%
Rental Vacancy Rate		3.50%		5.20%

Source: US Census, Eau Claire County

Table 5.8 Housing Occupancy Characteristics

Of the occupied housing units, 47% have been occupied by the same householder for twenty or fewer years (2000-2019) and 76.5% for thirty or fewer years (1990-2019).

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	4.6%	Same House in 1995	50.8%
1970 to 1979	6.5%	Different House in US in 1995	48.5%
1980 to 1989	12.3%	Same County	23.8%
1990 to 1999	29.5%	Different County	24.7%
2000 to 2004	26.8%	Same State	15.8%
2005 or later	20.2%	Different State	8.8%

Source: US Census, Eau Claire County

Table 5.9 Housing Tenure and Residency

### 5.2.4 Value and Affordability Characteristics

In year 2010, the median value for a home in Eau Claire County was \$147,200, compared to \$175,900 for Wisconsin. Nearly half of the homes in Eau Claire County ranged in value between \$100,000 and \$199,999. The median rent in the County was \$657, compared to \$713 for Wisconsin. Between 2000 and 2010, the median home value increased by 53%, and the median rent increased by 33%. In contrast, median household income only increased 28% for County households from year 2000 to 2010 (see Economic Development).

Value of Owner-Occupied Units	2000 %	2010 %	Gross Rent for Occupied Units	2000 %	2010 %
Less than \$50,000	5.50%	6.37%	Less than \$200	3.90%	1.79%
\$50,000 to \$99,999	49.00%	14.94%	\$200 to \$299	8.90%	2.55%
\$100,000 to \$149,999	28.70%	30.48%	\$300 to \$499	39.50%	18.04%
\$150,000 to \$199,999	10.50%	22.77%	\$500 to \$749	34.90%	39.47%
\$200,000 to \$299,999	4.90%	17.15%	\$750 to \$999	7.80%	24.94%
\$300,000 to \$499,999	1.20%	6.56%	\$1,000 to \$1,499	1.60%	7.23%
\$500,000 to \$999,999	0.20%	1.30%	\$1,500 or more	0.60%	2.04%
\$1,000,000 or more	0.10%	0.43%	No cash rent	2.70%	3.93%
Median Value	\$96,300	\$147,200	Median Rent	\$486	\$657

Source: US Census, Eau Claire County

Table 5.10 Home Value and Rental Statistics

Year	Number of Home Sales	Median Sale Price YTD
2012	1,197	\$129,900
2013	1,265	\$143,000
2014	1,257	\$138,000
2015	1,663,1,	\$147,900
2016	1,539	\$156,000
2017	1,542	\$169,950
2018	1,541	\$178,000
Average	1,429	\$151,821

Source: WI Realtors Association, Eau Claire County

Table 5.11 Recent Home Sales, Eau Claire County

Table 5.11 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2012 to 2018. Since year 2012, the median price of home sales in Eau Claire County has increased by 37%.

In Eau Claire County, affordable housing opportunities are often provided through the sale of older housing units and 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, only 14.6% exceeded the "affordable" threshold in year 2000. In year 2010, the median percentage of household income spent on owner occupied units with a mortgage was 20.7%. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

Selected Monthly Owner Costs as a % of Household Income	%	Gross Rent as a % of Household Income	%
Less than 15%	40.8%	Less than 15%	19.9%
15% to 19.9%	20.7%	15% to 19.9%	16.8%
20% to 24.9%	14.6%	20% to 24.9%	13.6%
25% to 29.9%	9.2%	25% to 29.9%	10.8%
30% to 34.9%	4.6%	30% to 34.9%	7.6%
35% or more	10.0%	35% or more	27.6%
Not computed	0.2%	Not computed	3.6%
Median (2000) with mortgage	19.8%	Median (2000)	24.2%
Median (2010) with mortgage	20.7%	Median (2010)	27.7%

Source: US Census, Eau Claire County

Table 5.12 Home Costs Compared to Income

## 5.3 Transportation

This element provides a baseline assessment of Eau Claire County transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian and bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance and improvements, and state and 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 Eau Claire County.

### 5.3.1 Existing Transportation Facilities

#### 5.3.1.1 Highways and the Local Street Network

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional

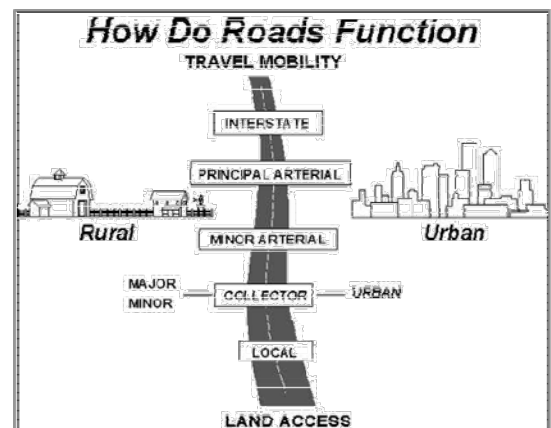


Figure 5.8 Functional Classifications

Roadway	Miles
US & State Highways	150
County Highways	421
Local Roads	1011
Other Roads	18
Total	1500

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 "channelized" 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 Eau Claire County Transportation Facilities Map)

Source: Eau Claire County Highway

Table 5.13 Miles by Roadway

Arterials – accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.

Collectors – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.

Local Roads – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

The existing transportation system serving Eau Claire County 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 5.13 estimates the amount of road miles per roadway type in Eau Claire County.

### 5.3.1.2 Commuting Patterns

Table 5.14 shows commuting choices for resident workers over age 16. 88.5% of local workers use automobiles to commute to work, with 8.2% carpooling to work. 3.5% of residents worked at home and did not commute to work. The average commute time for Eau Claire residents is 17.1 minutes. This is lower than the State of Wisconsin average of 21.3 minutes.

Commuting Methods, Residents 16 Years or Older	%
Car, Truck, Van (alone)	88.5%
Car, Truck, Van (carpooled)	8.2%
Public Transportation (including taxi)	0.9%
Walked	5.3%
Other Means	1.4%
Worked at Home	3.5%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	17.1

Source: US Census

Table 5.14 Commuting Methods

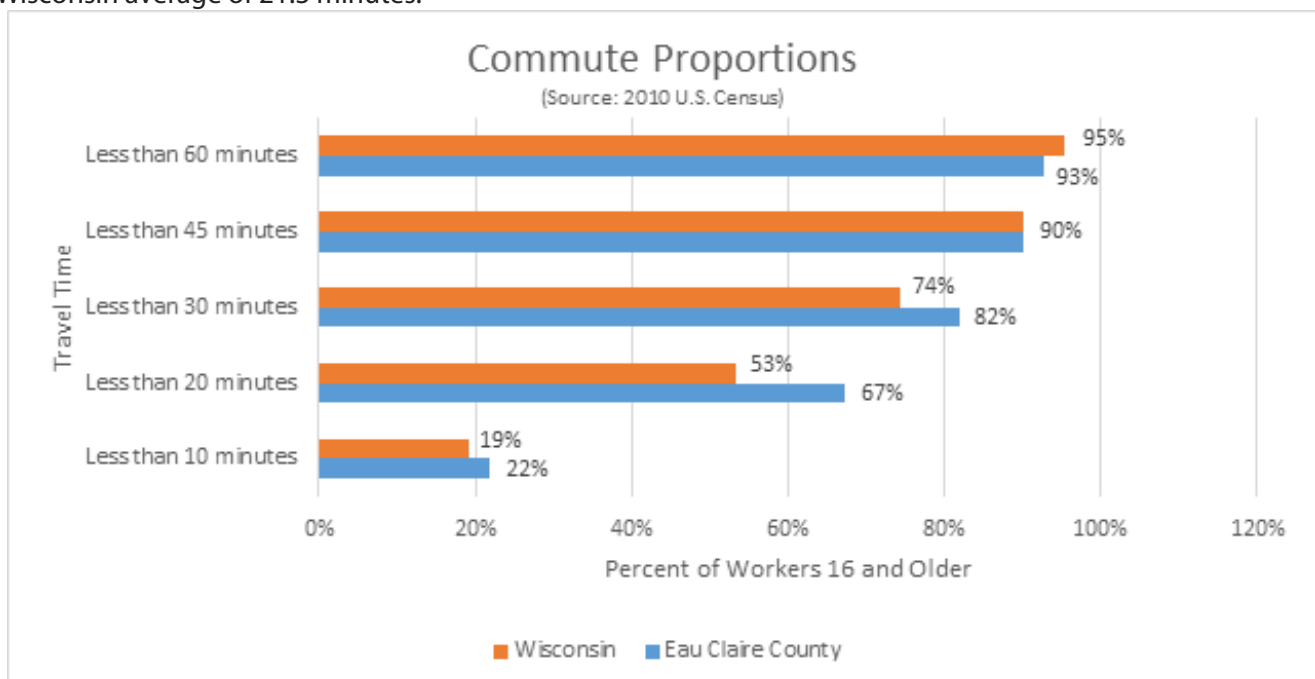


Figure 5.9 Commuting Time



### 5.3.1.3 Traffic Counts

Place of Work, Working Residents 16 Years or Older	Eau Claire County Workers
Within Eau Claire County	80.8%
Outside of County, Within State	18.1%
Outside of State	1.1%

Source: US Census 2010

Table 5.15 Residents Place of Work

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. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected

Land Use	Base Unit	AM Peak	Rates	
			ADT	ADT Range
<b>Residential</b>				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Townhome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
<b>Retail</b>				
Shopping Center	per 1,000 GFA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65w	41.8	25.4-78.02
Restaurant (High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
<b>Office</b>				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg.	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
<b>Industrial</b>				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
<b>Other</b>				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre w/Matinee	per movie screen	89.48	529.47	143.5-171.5
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

Table 5.16 Trip Generation Estimates

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. The average increase in AADT from 1998 to 2003, for the 150 locations measured by WisDOT in Eau Claire County, was 16.3%. (Refer to the Eau Claire County 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.

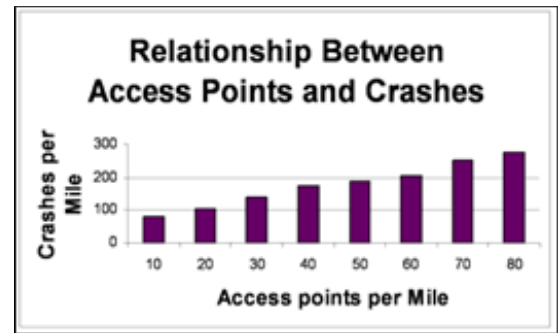


Figure 5.10 Relationship between Access Points and Crashes

### 5.3.1.4 Access Management and 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.

The authority of granting access rights to roadways is ordinarily 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. 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.

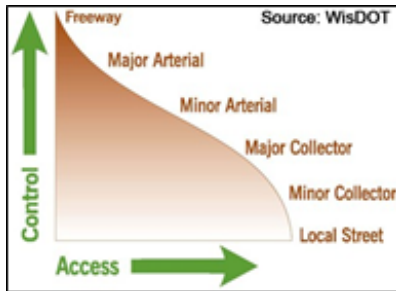


Figure 5.11 Relationship between Access and Functional Classification

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 Eau Claire County, Tier 1 roadways include I-94 and USH 53. Tier 2A roadways include STH 124 and portions of STH 12, 37, 85, and 93 that have been converted to expressways in and around the City of Eau Claire. Tier 2B roadways include STH 37 and STH 93. Tier 3 roadways include STH 53, USH 12, STH 85 and STH 27. Tier 4 roadways include the portions of USH 12 within the Village of Fall Creek and the City of Augusta.

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

Figure 5.12 WisDOT Guidelines for Access along State Highways

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.

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

Table 5.17 Eau Claire County Access Controls

In general, Class A roadways equate to WisDOT Tier 1 designation, while Class B roadways fall under either Tier 2A, 2B, 3, or 4 designation. In addition, each local municipality in Eau Claire County may maintain other access regulations for local roads.

### 5.3.2 Additional Modes of Transportation

#### 5.3.3.1 Transit Service

No formal, fixed-route transit services are available to rural portions of the County. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire and Altoona. The ECT's Transit Development Plan and Long Range Plan (2003) do not anticipate adding or extending routes to serve the rural areas of Eau Claire County. The need for this service should be monitored and coordinated with Eau Claire Transit. 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 and 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 private vendors. 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 5.18 displays total ridership for the past five years. Total ridership is down approximately 50% over the last five years.

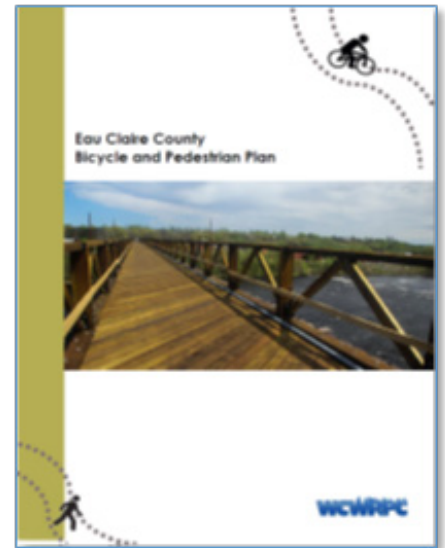
	2015 Ridership	2016 Ridership	2017 Ridership	2018 Ridership	2019 Ridership	% Change 2015-2019
City	48,965	474,499	44,099	41,223	34,046	-30.47%
County	19,880	20,109	19,156	17,395	15,874	-20.15%
Total	68,845	67,608	63,255	58,618	49,920	-27.49%

Table 5.18 Eau Claire City/County Paratransit Ridership, 2019-2019

#### 5.3.2.3 Pedestrian and Bicycle Transportation

There is a State bicycle and pedestrian trail through the northwestern portion of Eau Claire County along the Chippewa River. The 31-mile Chippewa River State Trail extends from a city trail beginning at Phoenix Park in downtown Eau Claire, at the confluence of the Eau Claire and Chippewa rivers. The trail joins the Red Cedar State Trail in the Dunnville Wildlife Area near the confluence of the Red Cedar and Chippewa Rivers, and travels north to Menomonie.

In rural portions of the County, walkers and bikers currently use the county's existing roadways. 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 trips per day) seldom require special provisions like paved shoulders for bicyclists. A motorist needing to move left to pass a bicyclist is unlikely to face oncoming traffic and may simply shift over and bicyclists can ride far enough from the pavement edge to avoid hazards. 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.



In 2019, the County adopted the Eau Claire County Bicycle-Pedestrian Plan. In late 2016, Eau Claire County, in cooperation with Dunn and Chippewa Counties, received a Transportation Alternative Program (TAP) grant from the Wisconsin Department of Transportation to develop a county-wide bicycle-pedestrian plan for the unincorporated areas of Eau Claire, Dunn and Chippewa Counties. Each plan is a standalone plan but includes interconnected routes to allow for the creation of a regional network of routes. The county plan will serve as a regional plan that will enable the county to leverage state and federal grant funds to assist in the construction of bicycle and pedestrian improvements and facilities, primarily in the form of widened road shoulders to more safely accommodate bicycles as well as improve the lifespan and safety of county roads.

The plan emphasizes connectivity with existing routes and expanding opportunities for residents of all ages – from children to recreational cyclists to avid cyclists – to more safely and conveniently participate in cycling and walking along existing roadways and paths. The plan includes a range of recommendations for new and enhanced bicycle paths, trails, and routes throughout unincorporated areas of the county, as well as recommendations for developing a wayfinding system for designated routes to enhance user experience and to promote tourism.

## Chippewa River State Trail (31 miles)



Figure 5.13 Chippewa River State Trail

WisDOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2004 traffic and roadway data. <http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>. 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. Union Pacific maintains a freight line connecting all of the incorporated areas of Eau Claire County, with one rail yard located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2003 WisDOT State Freight Plan estimates that rail accounts for 35% (440,316 tons) of the total freight tonnage shipped into or out of Wisconsin.

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 Initiative, a proposed 3,000-mile Chicago based passenger rail network. The network 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)



Figure 5.14 Proposed Midwest Regional Rail System

Source: WisDOT Bureau of Planning

**"Eau Claire plus La Crosse" alternative**  
Every second train through WI Dells travels to Eau Claire first and returns via La Crosse

**"Eau Claire West" alternative**  
Service is extended from Minneapolis to Eau Claire and back



Figure 5.15 Proposed MRRS – Eau Claire Alternatives



### 5.3.2.5 Aviation Service

As of 2019, the State Airport System is comprised of 98 publicly owned, public use airports and five privately owned, public use airports. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. In 2014 there were 21,500 total aircraft operations, serving over 40,000 passengers.

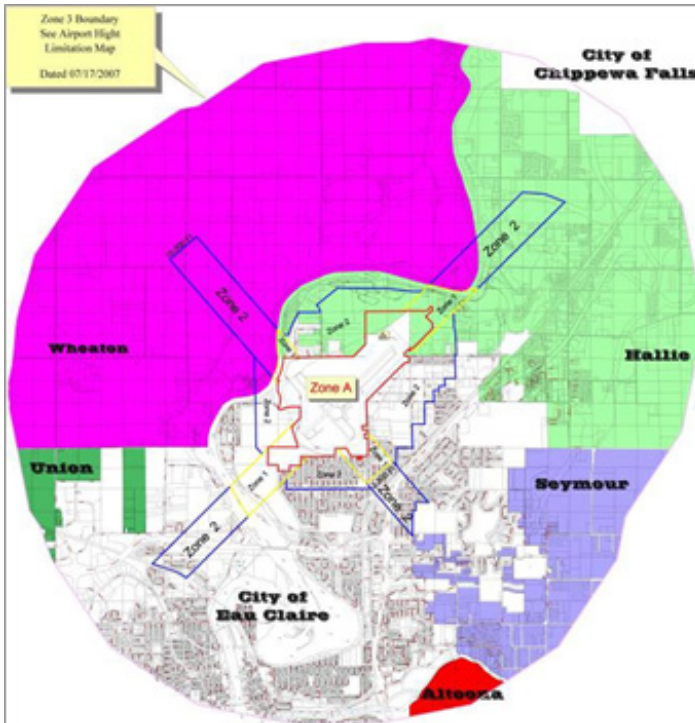


Figure 5.16 Chippewa Valley Airport Overlay Zoning Map

Air service is provided by SkyWest Airlines using 34-passenger turboprop aircrafts, with daily flights to Chicago O'Hare. The airport has two paved runways; Runway 4/22, which is 8,101 feet long, and Runway 14/32, which is 5,000 feet in length. CVRA is included in the FAA's National Plan of Integrated Airport Systems (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years.

All property within three miles of the airport is subject to the Eau Claire County airport overlay zoning regulations. The purpose of the ordinance is to regulate the use of property within the designated vicinity of the Chippewa Valley Airport in order to protect the approaches, airspace, and physical areas of the airport and to ensure the compatibility of surrounding land uses and development to the greatest extent possible. The ordinance establishes a set of overlay zones that limit both the use of property and the height of structures. (Refer to the Eau Claire County Zoning Code Chapter 18.60)

### 5.3.2.6 Trucking

Within Eau Claire County, the following roadways are Designated Long Truck Routes by the WisDOT: I-94, USH 12, USH 53, STH 27, STH 37, STH 85, and CTH R. State highway 124 is designated as a 75' Restricted Truck Route (Source: Long Range Transportation Plan, Chippewa-Eau Claire MPO)

### 5.3.2.7 Water Transportation

Eau Claire County 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 and Prairie du Chien.

### 5.3.3 Maintenance and Improvements

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

Pavement Conditions	Description
1, Failed	Needs total reconstruction
2, Very Poor	Severe deterioration. Needs reconstruction with extensive base repair
3, Poor	Needs patching and 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

Table 5.19 PASER Ratings

21, Wisconsin's multi-modal plan for the 21st Century.

The WisDOT has developed the State Highway Plan 2020, a 21-year strategic plan that 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 plan lists over twenty projects in Eau Claire County through year 2023. None of the remaining projects include any significant expansion or new roads within the County.

### 5.3.3.1 Pavement Surface Evaluation and Rating

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 County in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the County are evaluated and rated in terms of their surface condition, drainage, and road crown. The average PASER rating of county roads in Eau Claire County as of 2017 was 5.4, which is an improvement over 2007 when the average rating was 5.0. The Highway Department's goal is a rating of 6 or higher on all county roads, although state revenues and local levy limits have not provided adequate funding to repair and improve roadways.

### 5.3.3.2 State and Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translinks

- Translink 21
- WI State Highway Plan 2020
- 6-Year Highway Improvement Plan (2018-2023)
- WI State Transit Plan 2020
- WI Access Management Plan 2020
- WI State Airport System Plan 2020
- WI State Rail Plan 2020
- WI Bicycle Transportation Plan 2020
- WI Pedestrian Plan 2020
- Eau Claire Transit, Transit Development Plan & Long Range Plan, 2003
- Chippewa Valley Regional Airport Master Plan, 2001
- Chippewa-Eau Claire, Long Range Transportation Plan 2005-2030
- Eau Claire County Highway Department Five Year Road & Bridge Improvement Plan, 2005-2009
- WisDOT Connections 2030

Source: ECC Bike and Pedestrian Plan

Figure 5.17 Transportation Plans and Resources

Hwy	Project Title	Miles	Year	Description
37	Mondovi – Eau Claire	15.31	2021-23	Mill and overlay existing pavement with new black top.
53	Eau Claire – Chippewa Falls	8.10	2019	Bridge maintenance, polymer overlay on twelve structures from Interstate 94 to 40th Avenue.
21	Menomonie - Eau Claire	.02	2020	Traffic signal installation
94	Eau Claire - Osseo	7.67	2021-23	Replace existing pavement

Source: WIDOT Six Year Highway Improvement Plan, Eau Claire County

Table 5.20 WisDOT Six-Year Improvement Project, Eau Claire County, 2018-2023

The Eau Claire County Five-Year Road and Bridge Improvement Plan (2018-2023) sets forth, in a logical order, when various segments of the County Trunk Highway System should incur major improvements. The prioritization is based upon biannual inspections and ratings of all bridges and pavements. Biannual bridge inspections (structures with spans of 20 feet or greater) are mandated by federal law and are accomplished in even numbered years by County staff. Biannual roadway (pavement) inspections are also mandated by state law and are accomplished during odd numbered years by County staff. None of the projects includes any significant expansion or new roads within the County.

The Chippewa-Eau Claire MPO Long Range Transportation Plan includes a series of committed projects through 2010 and planned projects through 2020. Of the eight committed projects the plan lists, the two most significant improvements for Eau Claire County (USH 53 bypass and STH 93 expansion) have already been completed. Several of the thirteen planned projects call for the expansion of roadways within Eau Claire County including:

- The reconstruction of STH 37/85 to four lanes from the eastbound on-ramp of I-94 to the intersection of STH 37 and 85.
- The reconstruction of CTH AA to four lanes from Gateway Drive to House Road.
- The reconstruction of USH 12 to four lanes from Winchester Way to Shultz Road.
- The reconstruction of USH 12 to six lanes from Vine Street to the North Crossing
- The construction of Gateway Drive as a four-lane from Hamilton Avenue to 3rd Street East.

I-94 Interchanges – The WisDOT District Six staff does not list any medium or long range plans to provide any additional interchanges in the metro area nor will the Department consider planning another interchange until existing interchanges can no longer be improved to meet capacity needs. The Department has no plans to study any other interchanges in the rural segments of the interstate within Eau Claire County.

I-94 Capacity Expansion - The WisDOT has begun developing capacity expansion plans, four lanes to six lanes, for I-94 from Hudson west to Eau Claire metro area. In Eau Claire County, this will include the interstate segment from STH 124 to STH 37. Actual capacity expansion is not anticipated for another 25 to 30 years. There are also a number of interstate bridges within the metro segment, which are nearing the end of their 50-year useful life. As these bridges are replaced, the new structures will be built to accommodate an additional third lane.

STH 93 – The WisDOT is given consideration for future capacity expansion of STH 93 south from Cedar Rd. to CTH HH. The additional expansion is not anticipated to occur for another 15 to 20 years.

As part of the MPO’s Long Range Transportation Plan, the MPO estimated that in 2001 there were 54.57 lane miles of deficient roadway. Ninety percent of the system deficiency occurred on 33.49 lane miles of Hastings Way (USH 53) and 15.10 lane miles of STH 29 (Chippewa County). In year 2006, construction of the new USH 53 bypass was completed to elevate these deficiencies. The construction included new interstate access points at USH 12, Willson Dr., and CTH Q. Based on committed road improvement projects through year 2010 and planned projects through 2030, the MPO estimates that by year 2030 there will be only 13.60 deficient lane miles.

In follow-up to *Translinks 21*, The WisDOT has recently released its new plan: *Connections 2030*.

The seven themes are organized not by mode of transportation, but instead as overarching goals:

- Preserve and maintain Wisconsin's transportation system
- Promote transportation safety
- Foster Wisconsin's economic growth
- Provide mobility and transportation choice
- Promote transportation efficiencies
- Preserve Wisconsin's quality of life
- Promote transportation security

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. Portions of Eau Claire County are included within six different corridors. Each Corridor includes a list of Short Term (2008-2013), Mid-Term (2014-2019), Long Term (2020-2030) studies or projects.

#### **Badger State Corridor – Eau Claire to Madison:**



*Short Term:* Wis 27 – Replace bridge over Eau Claire River

*Mid Term:* I-94 - Replace bridges at Buffalo River (near Eau Claire/Jackson county line)

*Intercity Bus - Support new intercity/feeder bus from Eau Claire to Tomah.*

*Long Term:* Intercity Passenger Rail – Study alternatives for serving Eau Claire

#### **Chippewa Valley Corridor – Twin Cities, MN to Eau Claire:**



*Short Term:* Intercity Bus – Support new intercity/feeder bus from the Twin Cities to Shawano, with a stop in Eau Claire

*Long Term:* Intercity Passenger Rail – Study alternatives for serving Eau Claire

#### **Trempealeau River Corridor – La Crosse to Eau Claire:**



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

#### **Peace Memorial Corridor – Chippewa Falls-Eau Claire to Duluth-Superior:**



*Short Term:* Intercity Bus – Support new intercity/feeder bus from Eau Claire to Superior

Figure 5.18 Connection 2030 Corridors



### **Wisconsin Heartland Corridor –Eau Claire to Green Bay:**

Short Term: Intercity Bus – Support new intercity/feeder bus from the Twin Cities to Shawano, with a stop in Eau Claire

Long Term: Intercity Passenger Rail – Study alternatives for serving Eau Claire



### **Chippewa-Eau Claire Metropolitan Planning Area:**

Short Term: I-94 – Replace bridges over WIS 37/85 & at CTH E

WIS 124 – Reconstruct intersection with old BUS 29 if supported by environmental document

Mid Term: WIS 37/35 – Expand to four lanes from WIS 37/85 intersection to I-94 if supported by environmental document

USH 12 – Expand to four lanes from Winchester to Schultz Rd if supported by environmental document

Bicycle/Pedestrian – Provide urban accommodations along US 12 from the Altoona eastern city limits to WIS 124 (Eau Claire)

Long Term: I-94 – Reconstruct existing interchange at WIS 312/CTH EE if supported by environmental document

Additional information regarding each Corridor Plan can be obtained by visiting the WisDOT website <http://www.dot.wisconsin.gov/>

## **5.4 Utility and Community Facilities**

This element provides a baseline assessment of the Eau Claire County utility and community facilities and contains information required under SS66.1001. Information includes: forecasted utility and community facilities needs, and existing utility and 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 and community facilities in the County.

### **5.4.1 Sanitary Sewer System**

Sanitary service across the County is determined at the local level. The vast majority of residents in unincorporated portions of the County are served by individual private septic systems. 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.



In 2007, the Chippewa – Eau Claire Metropolitan Planning Organization completed the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025, with a policy update added in 2018. Sewer service area plans serve as a basis for Wisconsin Department of Natural Resources approval of state and federal grants for the planning and construction of wastewater treatment and sewerage facilities. They also serve as a basis for WisDNR approval of locally proposed sanitary sewer extensions and Department of Commerce approval of private sewer laterals. In addition, because the service area plans identify environmental constraints, they serve as a guide for environmental permit decisions by federal and state agencies.

The 2025-Sewer Service Area boundary is denoted on several of the planning maps. 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.

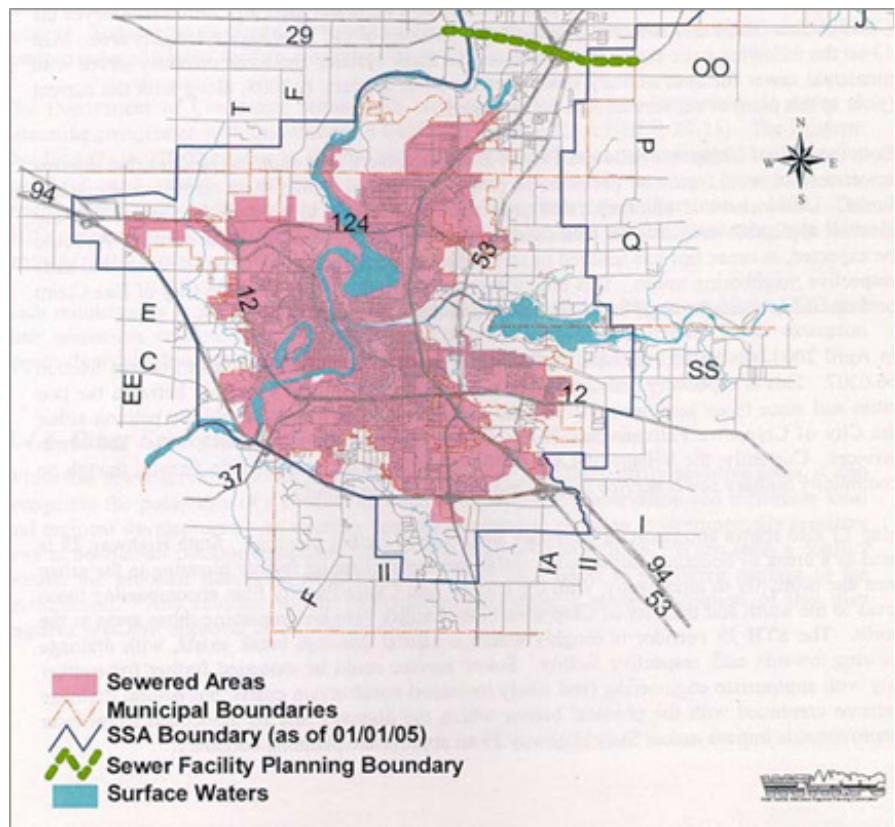


Figure 5.19 Areas Served with Municipal Sewer, 2005

#### 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 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. On August 1, 2004, the DNR received authority under revised ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage.

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. Permits are required when a proposed land development activity meets any of the following permit thresholds:

- 4,000 square feet land disturbance (grading/structures)
- 400 cubic yards of excavation, fill or a combination of these
- 300 lineal ft. of new utility or other open channel disturbance (unless utility is plowed in outside of ditch line)
- All new "SUBDIVISIONS" (as defined by local codes)
- All sites where at least ½ acre of impervious surface is added to the landscape (rooftops, pavement, etc.)
- Other sites, regardless of size that the Land Conservation Division determines is likely to cause an adverse impact to an environmentally sensitive area or other property, may require erosion control and/or storm water management plan



### 5.4.3 Water Supply

Water supplies for County residents are determined locally, with the vast majority served by private wells. The Eau Claire City-County Health Department also administers rules governing new private water well location and existing private water systems. Examples of services provided by the department are:

- Environmental Health Specialists inspect and provide permits for new wells in the county
- Drinking water contamination problems are investigated
- Proper abandonment of wells is enforced
- Well permits are required for new wells
- Public drinking water systems are routinely inspected and sampled
- Advice is provided on identifying and correcting drinking water quality problems

### 5.4.4 Solid Waste Disposal and Recycling Facilities

There is one active landfill (Advanced Disposal Seven Mile Creek) within the Town of Seymour (note the land is actually a detached portion of the City of Eau Claire). Most County residents rely on private haulers for solid waste disposal, but Eau Claire County provides a widely distributed network of recycling drop-off sites. Current sites include: Towns of Bridge Creek, Brunswick, Drammen, Fairchild, Foster, Lincoln, Ludington, Pleasant Valley, Seymour, Union, and Washington. In addition, four private haulers provide drop-off sites for recycling. Curbside pick-up of waste and recycling by private haulers is available in Altoona, Augusta, Eau Claire, V. of Fairchild, Fall Creek, and Washington, as well as certain subdivisions elsewhere. Priorities for solid waste management in Eau Claire County are:

*According to the Community Survey, 84.3% of respondents rated garbage collection as either "excellent" or "good;" 72.3% rated recycling services as either "excellent" or "good." (Appendix A)*

1. to encourage the overall reduction of waste;
2. to encourage reuse of items, rather than disposal;
3. to encourage and support recycling of waste materials that can be recycled;
4. to encourage and support other alternatives to disposal including composting, incineration, etc.; and
5. to ensure that appropriate and environmentally sound disposal facilities are available for citizens' use.

For residential brush, the County has a drop-off site on Olson Dr. in the Town of Seymour. Although the County does not collect yard waste, they offer occasional home composting workshops through the County Extension office in Altoona.

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: <http://www.co.eau-claire.wi.us/Recycle/whatiscleansweep.htm>.

### 5.4.5 Parks, Open Spaces and Recreational Facilities

Eau Claire County is rich in parks and recreational resources for residents. Currently, there are seven County Parks with five public beaches, 135 public campsites, approximately 52,000 acres of County forest, the Chippewa River State Trail, athletic fields, and numerous specialty trails for nature walks, snowmobiles, bicycles, and canoes. The Eau Claire County Outdoor Recreation Plan for 2010-2020 provides a more detailed analysis of the existing recreational facilities and outlines planned improvements throughout the County. Maintained by the Eau Claire County Parks and Forestry Department, the plan identifies the following general goals:

1. Provide quality park facilities and varied recreational opportunities and experiences to meet the needs of county residents, both now and in the future
2. Provide opportunities for non-resident recreational activity to an extent compatible with County residents' use of County facilities while preserving irreplaceable resources
3. Preserve and protect natural and historical resources within the County

Improvements outlined within the plan are based on National Recreation and Park Association standards for park and recreational facilities per capita. However, the NRPA recognizes the amount of open space alone does not determine

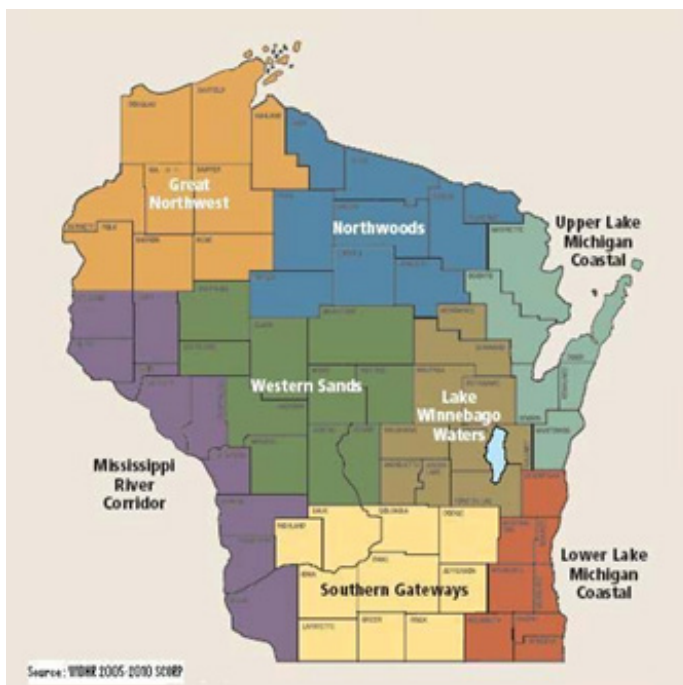
the recreational health of a community. Other critical factors include the locations of the facilities, the programs conducted on it, the responsiveness of the personnel who run it, the physical conditions of the facilities, and the relative accessibility for the people who will use the facilities. Therefore, the recommendations within the Eau Claire County Outdoor Recreation Plan for 20106-20210 have been modified based on local input and conditions.

The 2019-2023 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:

*According to the Community Survey, the top three recreational facilities that "need to be development/improved" were bike & pedestrian trails (44.5%), beaches (43.6%), and playground equipment (36.9%). (Appendix A)*

- Walking for Pleasure is rated as the activity with the most participation. 95% of Wisconsin residents participate in some form of outdoor recreation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand. Wisconsin residents' rate walking, hiking, fishing, unting, bicycling, and camping among their favorite nature-based outdoor activities.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand. Wisconsin has received \$81 million from the federal Land & Water Conservation Fund.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes. Consumer spending on outdoor recreation in Wisconsin totals \$17.9 billion.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Eau Claire County is a part of the Western Sands Region (Adams, Chippewa, Clark, Eau Claire, Jackson, Juneau, Marathon, Monroe, Portage, and Wood Counties). The most common issues and needs for the region identified by the plan include:



Issues:

- Deteriorating facilities
- Increasing multiple-use recreation conflicts
- Increasing pressure and overcrowding
- Increasing use of recreational facilities by disabled populations
- Poor water quality impairing recreation

Needs:

- More trails for biking, hiking, horses
- More boat access
- More fishing opportunities
- More camping access

Figure 5.20 WIDNR SCORP Regions

### 5.4.6 Telecommunication Facilities

Of the 48 telecommunications towers in the County, four are owned and operated by the County, three by the City of Eau Claire, three by the State, and others by private owners. The location of new telecommunication facilities are regulated through the Eau Claire County Zoning Code.

Enhanced 9-1-1 capabilities are in place within the County, but long-term planning continues for voice and data communications systems through the Emergency Communications Center. The plan needs to be multi-jurisdictional and multi-functional (i.e., different communities, EMS, law enforcement, ARES/RACES, highway/public works, forestry) for interoperability and mutual aid. Also, some gaps in wireless/radio service areas exist, especially in the northeast and southwest parts of County. While there have been recent upgrades to the County's primary "backbone" equipment, much of the mobile communications and data system equipment in the County is aging and has been temporarily fixed to function with newer technologies. Most of this mobile equipment is not P-25 compliant for interoperability and digital narrow banding.

### 5.4.7 Energy Facilities and Resources

Most residents in the County receive electrical service from either Xcel Energy or the Eau Claire Energy Cooperative. The nearest electrical power plant is the Xcel Energy dam at Dells Pond in Eau Claire. Within incorporated municipalities, Xcel Energy provides natural gas. There are 25 electric substations located in the County, one natural gas mainline with three laterals, and one propane mainline.

#### 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](http://www.ecec.com)), Xcel Energy ([www.xcelenergy.com](http://www.xcelenergy.com)), or Focus on Energy ([www.focusonenergy.com](http://www.focusonenergy.com)).

*Focus on Energy works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects.*

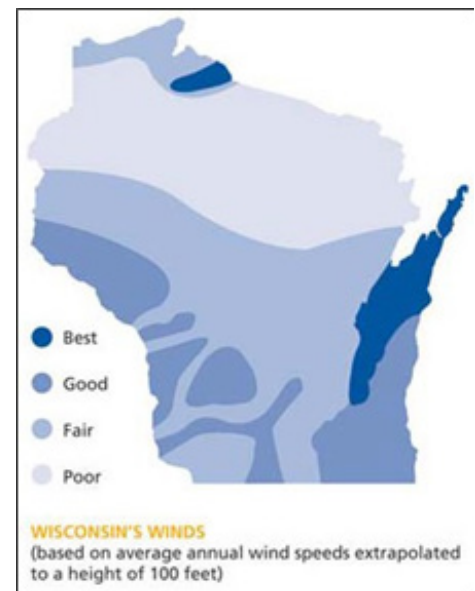
#### Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. How much energy a photovoltaic (PV) or solar hot water (SHW) system produces in Wisconsin depends on the size of the system (i.e., area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing). Currently there are nois one public solar energy systems in use in Eau Claire County, although such systems exist for private developments..

Owned by Eau Claire Energy Cooperative, this system includes 2,816 – 310 watt solar panels.

#### Wind

Wind energy production is optimized when wind turbines are located at the place with the highest, steadiest wind speeds (the energy produced is related to the cube of the wind speed). As Figure 5.14 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 County. A certified wind site assessment can



Source: We-Energies

Figure 5.21 Wisconsin Wind Energy Sources

provide a more detailed understanding of the feasibility of this alternative energy source. These can be provided free of charge to communities through Focus On Energy. Currently there are no commercial or public wind energy systems in use in Eau Claire County, although one is proposed in the south side of the county in the Towns of Clear Creek and Pleasant Valley.

## 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 Eau Claire County.

## Bio-fuel

Bio-fuels 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 bio-mass for the production of liquid bio-fuels. The primary food crops used for bio-fuel 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 bio-mass for bio-gas (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. Bio-gas 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. Currently there is one bio-diesel production facility in the Town of Washington. WRR Environmental Services (5200 STH 93) specializes in hazardous waste management and solvent recycling. Dairyland Power Cooperative owns and operates a bio-fuel facility at Seven Mile Creek Landfill where methane gas is captured and converted to energy.

## Hydroelectricity

Hydropower refers to using water to generate electricity. Hydroelectricity 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. The potential energy source from a hydro system is determined by the head (the distance the water travels vertically) and the flow (the quantity of water flowing past a given point). The greater the head and flow, the more electricity the system can generate. 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. The Xcel Energy dam at Dells Pond in Eau Claire is the only hydroelectric facility in the County.

### 5.4.8 Cemeteries

There are 38 cemeteries in the Eau Claire County operating at various levels of capacity. The locations of new cemetery facilities are regulated through the Eau Claire County Zoning Code.

### 5.4.9 Health Care Facilities

County residents have access to a wide array of health care options in the City of Eau Claire, including Luther Midelfort-Mayo Hospital, Oakleaf Surgical Hospital, Sacred Heart Hospital, and many clinics and specialists.

The City-County Health Department is located at 720 2nd Ave. in the City of Eau Claire, and offers many programs to promote health and wellness throughout the County.

#### 5.4.10 Child Care Facilities

As of February, 2020, there are 83 licensed childcare facilities in the County. Eau Claire County does not initiate the development or expansion of childcare facilities; however, they are regulated through the Eau Claire County Zoning Code.

#### 5.4.11 Police and Emergency Services

Eau Claire County Sheriff's office is centrally located at 728 2nd Ave. in the City of Eau Claire, and provides public safety services throughout the County. There are seven First Responder agencies and five ambulance providers serving the County. There is widespread interest in exploring ways to make the system more efficient, with a focus on improving communication between agencies and reducing response times. The Eau Claire County Hazard Mitigation Plan also recommends assessing the feasibility of an auto-dialer/reverse 9-1-1 system (see also the Telecommunication Facilities section above).

#### 5.4.12 Libraries

There are six public libraries within the County, many of which are experiencing difficulty providing adequate multi-media equipment to meet public demand. All residents have access to L.E. Phillips Memorial Public Library through special agreements, although some local units of government are concerned that the costs paid to the County for this service are too high.

In addition, residents can access items from nearly 30 area libraries through the Indianhead Federated Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Indianhead Library System is headquartered in Eau Claire and serves libraries in Eau Claire, Chippewa, Pepin, Dunn, Pierce, St. Croix, Polk, Barron, Rusk, and Price counties. For more information, visit the Indianhead website <http://www.ifls.lib.wi.us/index.asp>.

#### 5.4.13 Schools

Within the County, there are 29 elementary and secondary schools within five districts: Eau Claire Area, Fall Creek, Altoona, Augusta, and Osseo-Fairchild. Over 13,400 students in the County attend public schools, while nearly 1,750 attend one of the 17 private schools. In addition to K-12 facilities, the County is also home to two post-secondary institutions. The University of Wisconsin-Eau Claire has approximately 10,800 undergraduate and 500 graduate students, and Chippewa Valley Technical College has over 7,100 credit students per year from an 11-county area surrounding Eau Claire.

#### 5.4.14 Other Government Facilities

The Highway Department, Courthouse, and Jail make up the remainder of significant facilities owned and operated by Eau Claire County. The Highway Department, located at 2000 Spooner Avenue in the City of Altoona, has 72 employees focused on constructing and maintaining the county trunk highway system, the state highways for which they are under contract to maintain, and select township highways in Eau Claire County.

There are plans to relocate the Highway Department shop in Altoona as the existing facility is very old and portions are functionally obsolete.



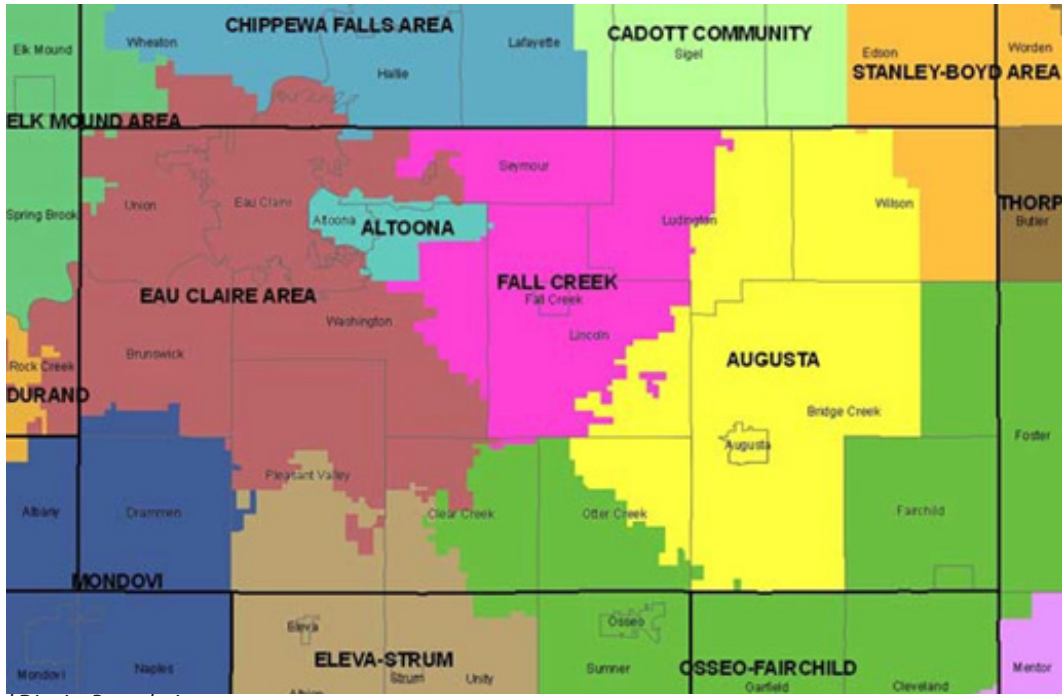


Figure 5.22 School District Boundaries

## 5.5 Agricultural, Natural And Cultural Resources

This element provides a baseline assessment of Eau Claire County’s agricultural, natural, and 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, and cultural resources in Eau Claire County

### 5.5.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in 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, 1999 and 2007
- Eau Claire County Farmland Preservation Plan, 2015, 1983
- Soil Survey of Eau Claire County, 1977

#### 5.5.1.1 Geology and Topography

Eau Claire County encompasses approximately 655 square miles of land and water in West Central Wisconsin, and is comprised of 13 townships, 3 cities, and 2 villages. With the exception of a small southern portion in the driftless area, nearly all of Eau Claire County lies in the older glacial drift area in West Central Wisconsin dominated by sand and silt soil types. County topography ranges from level to gently rolling, with the southwest portion characterized by rough and rolling terrain. Major rivers in the county have significant floodplains. (Source: Eau Claire County Land and Water Resource Management Plan)



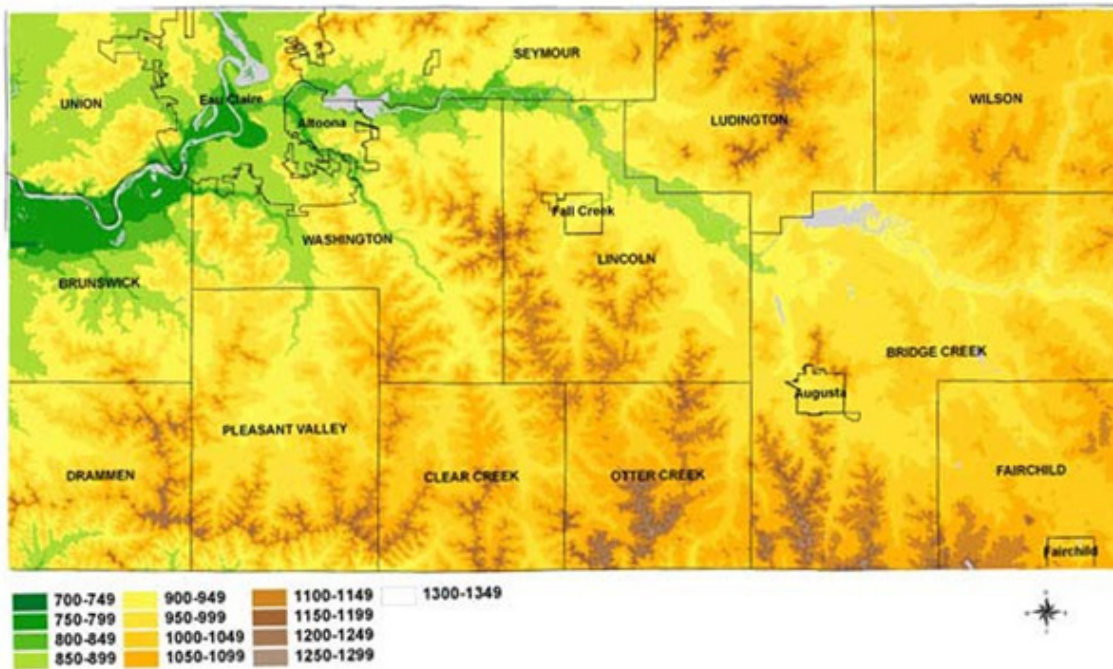


Figure 5.23 Eau Claire County Elevations (ft)

### 5.5.1.2 Productive Agricultural Soils

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 soil 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)

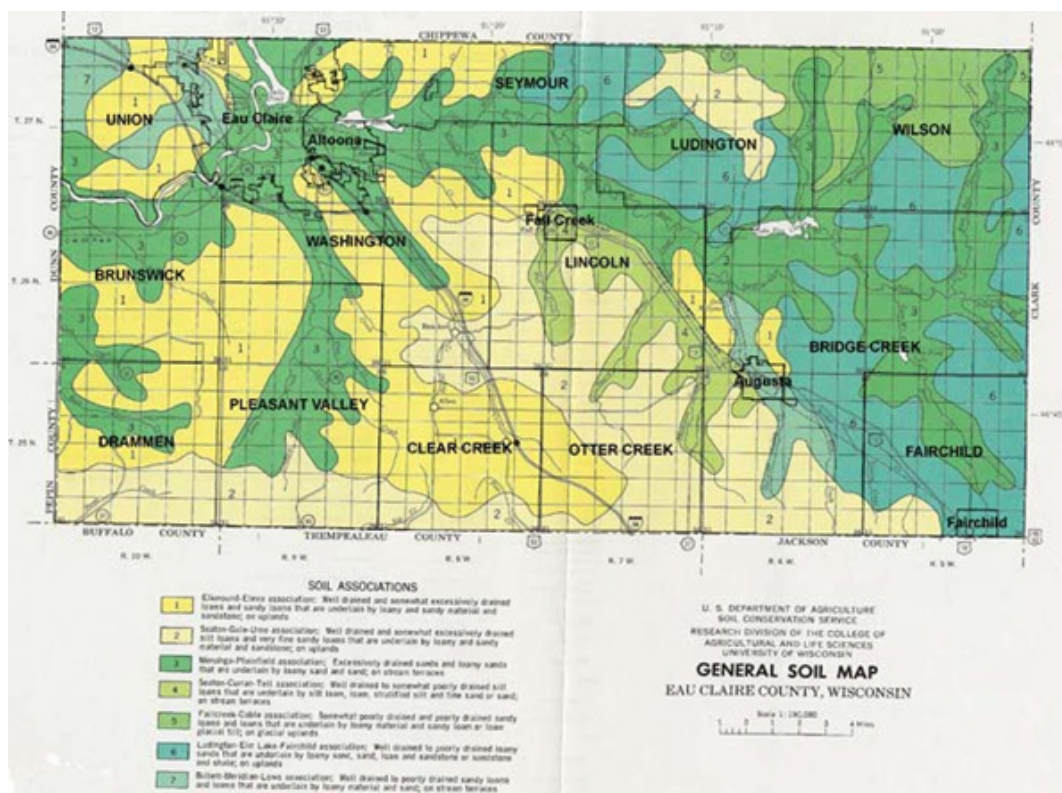


Figure 5.24 Eau Claire County Soils

Eau Claire County Prime Soils Map depicts the location of prime farmland. The “prime farmland” designates land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resources Conservation Service. 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 and 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

Though agricultural products and soil productivity vary tremendously across the county, most farming data across the U.S. is collected at the County level. Figure 5.25 and Table 5.21 provide information on the number and size of farms in Eau Claire County from 2002 to 2017. Figure 5.25 illustrates how the proportion of small farms (all categories under 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 be serving nearby urban markets with a diversity of vegetable, fruit, and horticultural products.

On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 2002 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms—those between 180 and 500 acres. In 2002, these farms comprised 34% of all farms in the County, while in 2017, they accounted for only 25%.

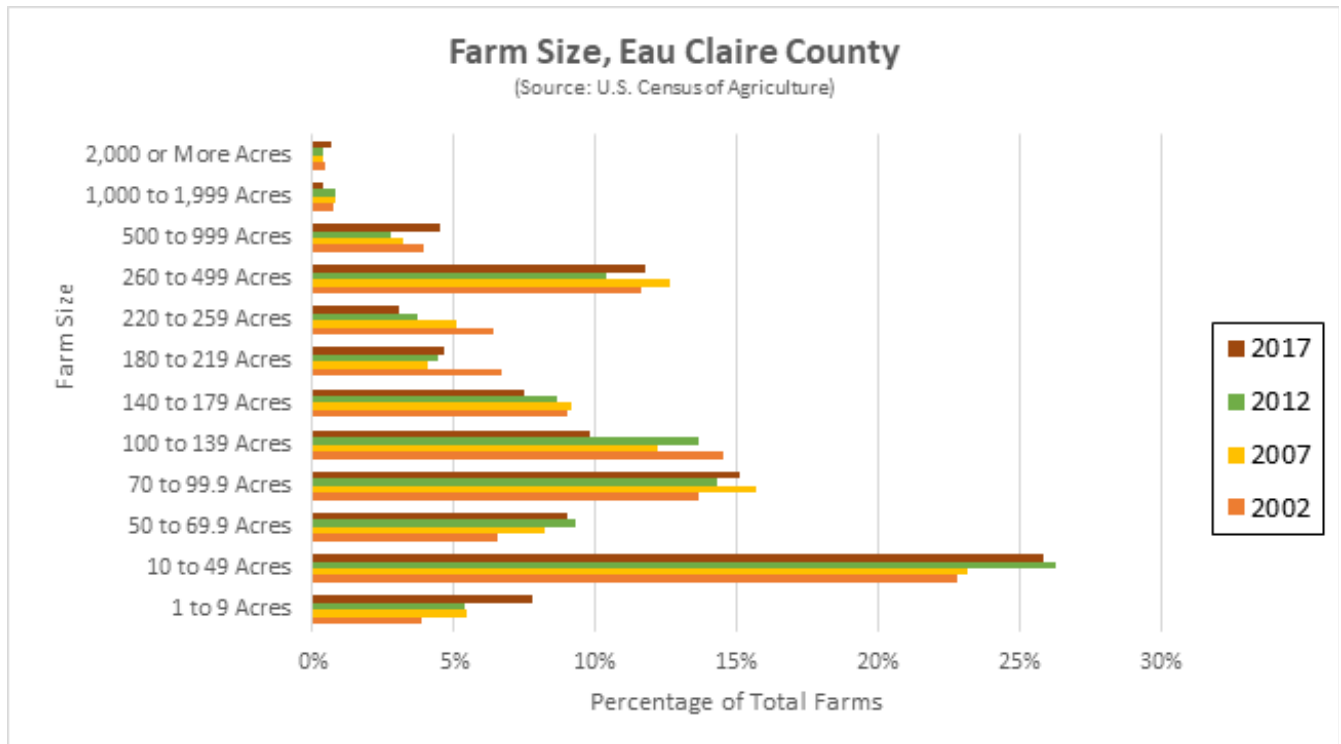


Figure 5.25 Farm Size 2002-2017, Eau Claire County

Table 5.21 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 2002 and 2017) shows that the total number of farms and acreage of farmland in Eau Claire County has decreased by 105 farms (9%) and 32,042 acres (15.7%), respectively. During this most recent period, the average farm size decreased from 216 to 174 acres.

Farms and Land in Farms	Eau Claire County 2002	Eau Claire County 2007	Eau Claire County 2012	Eau Claire County 2017	% Change 2002-2017
Number of Farms	1,174	1,223	1,313	1,069	-9.0%
Land in Farms (acres)	204,298	205,375	203,705	172,256	-15.4%
Average Size of Farms (acres)	174	168	155	161	-3.9%
Market Value of Land and Buildings					
Average per Farm	\$305,577	\$469,888	\$465,939	\$735,990	58.0%
Average per Acre	\$1,783	\$2,798	\$3,003	\$4,567	52.1%

Source: US Census of Agriculture, Eau Claire County

Table 5.21 Farms and Land in Farms 2002-2017

Table 5.22 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2017 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.

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	# of Farms 2017	% of Farms 2017	# of Farms 2017	% of Farms 2017
Oilseed and grain (1111)	250	23.4%	16,730	25.8%
Vegetable and melon (1112)	49	4.6%	1,611	2.5%
Fruit and tree nut (1113)	21	2.0%	1,451	2.2%
Greenhouse, nursery, and floriculture (1114)	26	2.4%	1,699	2.6%
Tobacco (11191)	0	0.0%	25	0.0%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	320	29.9%	15,140	23.4%
Beef cattle ranching (112111)	153	14.3%	10,464	16.1%
Cattle feedlots (112112)	9	0.8%	1,017	1.6%
Dairy cattle and milk production (11212)	86	8.0%	8,099	12.5%
Hog and pig (1122)	21	2.0%	518	0.8%
Poultry and egg production (1123)	18	1.7%	935	1.4%
Sheep and goat (1124)	18	1.7%	1,913	3.0%
Animal aquaculture and other animal (1125, 1129)	98	9.2%	5,191	8.0%
<b>Total</b>	<b>1,069</b>	<b>100.0%</b>	<b>64,793</b>	<b>100.0%</b>

Source: US Census of Agriculture

Table 5.22 Number of Farms by NAICS

### 5.5.2 Natural Resource Inventory

The following section details some of the important natural resources in Eau Claire County. Several other relevant plans exist and should be consulted for additional information:

- Eau Claire County Land and Water Resource Management Plan, 2002-2022
- Eau Claire County Land and Water Resource Management Plan, 1999 and 2007
- Soil Survey of Eau Claire County, 1977
- The State of the Lower Chippewa River Basin Report, 2001
- State of the Black Buffalo-Trempeleau River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010/2019-2023
- Wisconsin DNR Legacy Report, 2006
- Wisconsin Strategy for Wildlife Species of Greatest Conservation Need, 2005

The 2012-2022/1999 Eau Claire County Land and Water Resource Management Plan identified four rural and three urban resource concerns for Eau Claire County as follows:



## Rural:

- Overflow, leaking, or abandoned manure storage facilities
- Over-application of fertilizers/pesticides
- Stacking manure too close to water resources
- Unrestricted livestock access to streams/eroding streambanks

## Urban:

- Waste materials dumped in storm drains
- Over-application of fertilizers and pesticides on yards, parks, and golf courses
- Loss of wetlands due to drainage or filling for development purposes

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 an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2006, after a three-year period of public input, the WIDNR completed the Legacy Report. 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, protect water quality and quantity, and protect wetlands.

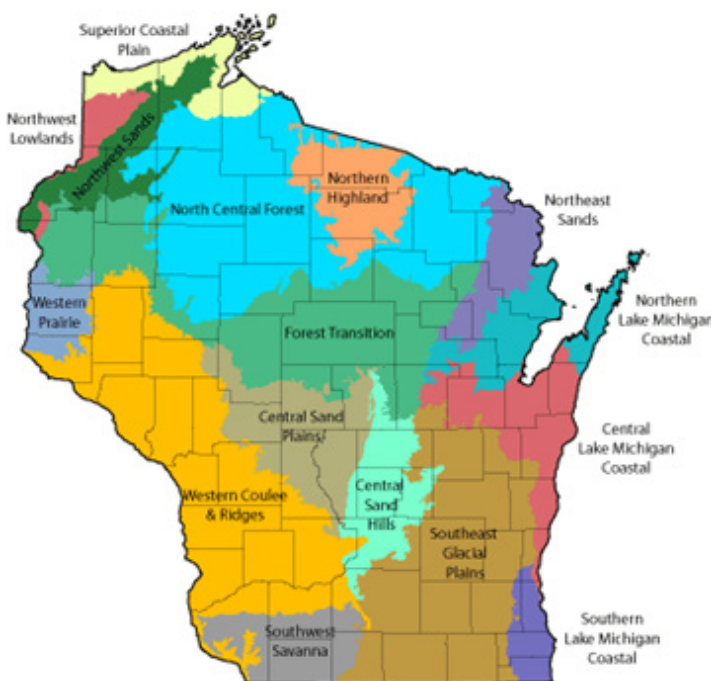


Figure 5.27 WIDNR Ecological Landscapes

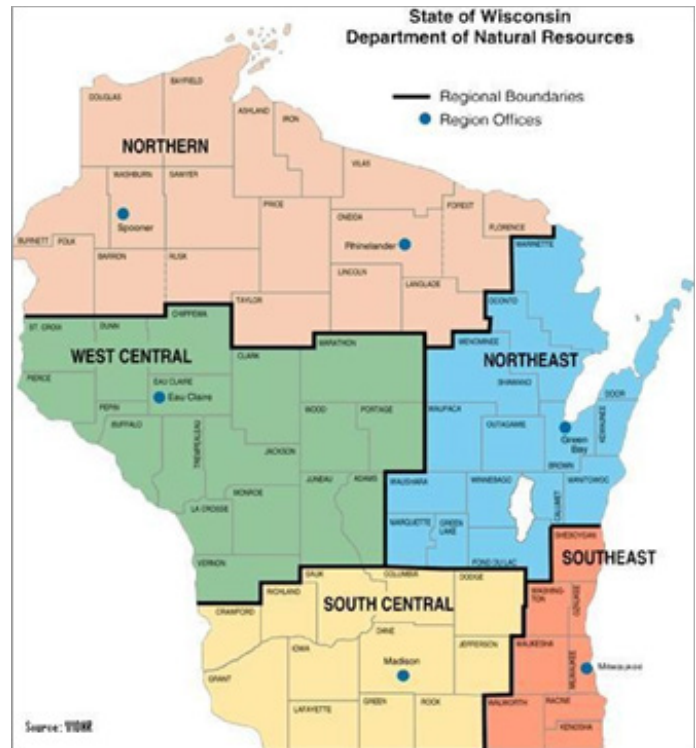


Figure 5.26 WIDNR Regions



Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.27 (ecological landscapes are based on soil, topography, vegetation, and other attributes). Most of Eau Claire County is located within the Western Coulee and Ridges ecological landscape, with a portion of the eastern part of the County in the Central Sand Plains, and a very small northeastern portion in the Forest Transition 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 Eau Claire County.

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 depends 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 pictured), Eau Claire County generally ranks "medium-low" with small areas of "high- medium" and "high" 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, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. 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

Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.28). 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, and Buffalo-Trempeleau WMU. Eau Claire County is located almost 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.



Figure 5.28 WIDNR River Basins and Water Management Units

Eau Claire County lies within eleven watersheds (Figure 5.29). In 2001, the WIDNR released the first State of the Lower Chippewa River Basin Report, and in 2002, the State of the Black-Buffalo-Trempealeau River Basin Report. The goal of the reports is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the basins. Refer to these reports for more information.



Figure 5.29 Eau Claire County Watersheds

From year 1990 to 2001, the Lowes-Rock Creek watershed took part in a WIDNR small-scale urban watershed project. The goal of the project was to protect Lowes Creek from further degradation by insuring no net increase in pollutant loading from existing and future urban development.

### 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. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers, streams, and lakes constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Surface water resources are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff, runoff from construction sites, and careless agricultural practices. 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 (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

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 Eau Claire County are shown on the Water Resources Map.

## Outstanding and 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 ORW 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 (within the Town of Bridge Creek)
- Lowes Creek
- Sevenmile Creek

According to the 1999 2012-2022 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 2006 Proposed Impaired Waters list, two water bodies within the County- both under City of Eau Claire jurisdiction- are impaired waters. Half Moon Lake was added to the list in 1998 due to a high concentration of phosphorus and sediment, and a one-mile stretch of the Chippewa River was listed in 1998 for a high concentration of metals and PCBs.

#### 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.

##### Direct Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities and Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

##### Indirect Costs:

- Business Interruptions (lost wages, sales, production)
- Construction and Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Water Resources Map displays the floodplain areas in Eau Claire County. 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). (Source: WIDNR Floodplain and Shoreland Zoning Guidebook)

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 and 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 Overlay District.

### 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 County. Wetlands accomplish important natural functions, including:

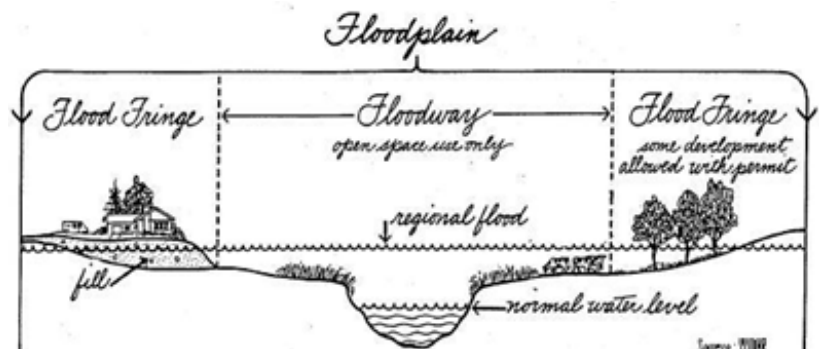


Figure 5.30 Diagram of a Floodplain

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original



wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. 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, those 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. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

### 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.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.23 list those elements contained in the NHI inventory for Eau Claire County. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Eau Claire County and Wisconsin visit the WIDNR's Endangered Resources Bureau.

- 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.



Group	Scientific Name	Common Name	State Status	Date Listed
BIRD	LANIUS LUDOVICIANUS	LOGGERHEAD SHRIKE	END	1985
BIRD	BUTEO LINEATUS	RED-SHOULDERED HAWK	THR	1997
BIRD	BUTEO LINEATUS	RED-SHOULDERED HAWK	THR	2001
COMMUNITY	DRY PRAIRIE	DRY PRAIRIE	NA	1976
COMMUNITY	SOUTHERN DRY FOREST	SOUTHERN DRY FOREST	NA	1976
COMMUNITY	MOIST CLIFF	MOIST CLIFF	NA	1977
COMMUNITY	NORTHERN DRY-MESIC FOREST	NORTHERN DRY-MESIC FOREST	NA	1977
COMMUNITY	ALDER THICKET	ALDER THICKET	NA	1976
COMMUNITY	FLOODPLAIN FOREST	FLOODPLAIN FOREST	NA	1976
COMMUNITY	LAKE--OXBOW	LAKE--OXBOW	NA	1976
COMMUNITY	STREAM--FAST; SOFT; WARM	STREAM--FAST; SOFT; WARM	NA	1976
COMMUNITY	FLOODPLAIN FOREST	FLOODPLAIN FOREST	NA	1977
FISH	ACIPENSER FULVESCENS	LAKE STURGEON	SC/H	1991
FISH	MOXOSTOMA CARINATUM	RIVER REDHORSE	THR	1977
FISH	MOXOSTOMA VALENCIENNESI	GREATER REDHORSE	THR	1977
FISH	CYCLEPTUS ELONGATUS	BLUE SUCKER	THR	1995
INVERTEBRATE	SCHINIA INDIANA	PHLOX MOTH	END	1990
INVERTEBRATE	LYCAEIDES MELISSA SAMUELIS	KARNER BLUE BUTTERFLY	SC/FL	1992
INVERTEBRATE	LYCAEIDES MELISSA SAMUELIS	KARNER BLUE BUTTERFLY	SC/FL	1998
INVERTEBRATE	HESPERIA METEA	COBWEB SKIPPER	SC/N	1990
INVERTEBRATE	ATRYTONOPSIS HIANNA	DUSTED SKIPPER	SC/N	1991
INVERTEBRATE	ALASMIDONTA MARGINATA	ELKTOE	SC/H	1992
INVERTEBRATE	ALASMIDONTA MARGINATA	ELKTOE	SC/H	1998
INVERTEBRATE	OPHIOGOMPHUS SP. 1 NR. ASPERSUS	SAND SNAKETAIL	SC/N	1994
INVERTEBRATE	TRITOGONIA VERRUCOSA	BUCKHORN	THR	1992
PLANT	DIARRHENA OBOVATA	BEAK GRASS	END	1988
PLANT	PLATANThERA HOOKERI	HOOKER ORCHIS	SC	1915
PLANT	SENECIO PLATTENSIS	PRAIRIE RAGWORT	SC	1959
PLANT	CAREX RICHARDSONII	RICHARDSON SEDGE	SC	1959
PLANT	ADOXA MOSCHATELLINA	MUSK-ROOT	THR	1986
PLANT	ASCLEPIAS OVALIFOLIA	DWARF MILKWEED	THR	1998
PLANT	CAREX ASSINIBOINENSIS	ASSINIBOINE SEDGE	SC	1992

Source: WIDNR NHI, Eau Claire County

Table 5.23 Natural Heritage Inventory

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA\* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20

years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.

The Federal Endangered Species Act (1973) also 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 and 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 County. 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 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 and 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. Wisconsin’s 418 State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin’s list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner.

The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. There are six SNAs located in Eau Claire County. Most SNAs 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. (Source: WIDNR)

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 and 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 approximately 1,375 acres of quarry in Eau Claire County. Refer to the Bedrock Geology Map for information on potential sand and gravel deposits in the County.

### 5.5.3 Cultural Resource Inventory

The following section details some of the important cultural resources in 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. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. 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 Wwatter” 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. For more history on the County, consult “History of Eau Claire County, Wisconsin, Past and Present, 1914” by W.F. Bailey.

### 5.5.4.1 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 is only one registered historical marker in Eau Claire County:

- Silver Mine Ski Jump, Wayside #4 STH 85, .5 miles west of STH 37

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. 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. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. The Historical Society lists 1,147 AHI records for Eau Claire County, including 1,087 for the City of Eau Claire. 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. The Historical Society lists over 150 ASI records for Eau Claire County. 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 America 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. The Historical Society lists 57 register places all of which are located in the City of Eau Claire.

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 Certified Local Government (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 City of Eau Claire is the only CLG community in Eau Claire County.

## 5.6 Economic Development

This element provides a baseline assessment of Eau Claire County economic development and contains the information required under SS66.1001. Information includes: labor market statistics, economic base statistics, strength and weaknesses for economic development, analysis of business and 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 Eau Claire County.

### 5.6.1 Labor Market

Table 5.24 details the employment status of workers in Eau Claire County as compared to the State. As shown, unemployment rates for Eau Claire County have remained comparable to State rates over the last several years. Since 2008, the unemployment rate in the County has decreased from 4.1% to 2.6%, while the State rate has decreased from 4.9% to 3.0%.

Table 5.25 indicates the percentage of workers by class for Eau Claire County and the State in year 2010. As shown, percentages in the County closely resemble those of the State. Figure 5.31 and Table 5.26 describes the workforce by occupation within the County and State in year 2010. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed County residents is in the Management, Professional and Related category (33.3%), which also ranks highest for the State. This occupation type is followed by Sales and Office at both the County (25.2%) and State (24.5%) levels.

Community	Eau Claire County	Wisconsin
In Labor Force (2008)	56,997	3,091,796
Unemployment Rate	4.1%	4.9%
In Labor Force (2013)	57,925	3,079,305
Unemployment Rate	5.7%	6.7%
In Labor Force (2018)	59,280	3,133,294
Unemployment Rate	2.6%	3.0%

Source: WI Department of Workforce Development; US Census

Table 5.24 Employment Status of Civilians 16 Years or Older

Class of Worker	Eau Claire County	Wisconsin
Private Wage & Salary	78.9%	81.1%
Government Worker	14.7%	12.5%
Self-Employed	6.1%	6.1%
Unpaid Family Worker	0.2%	0.3%
Total	100.0%	100.0%

Source: US Census

Table 5.25 Class of Worker

Occupations	Eau Claire County #	Eau Claire County %	Wisconsin #	Wisconsin %
Prod, Trans & Mat. Moving	7,489	14.0%	494,134	17.2%
Const, Extraction & Maint.	3,475	6.5%	262,749	9.2%
Sales & Office	13,460	25.2%	702,658	24.5%
Services	11,227	21.0%	462,097	16.1%
Mgmt, Prof & Related	17,764	33.3%	947,672	33.0%
Total	53,415	100%	2,869,310	100%

Source: US Census, Eau Claire County

Table 5.26 Employment by Occupation

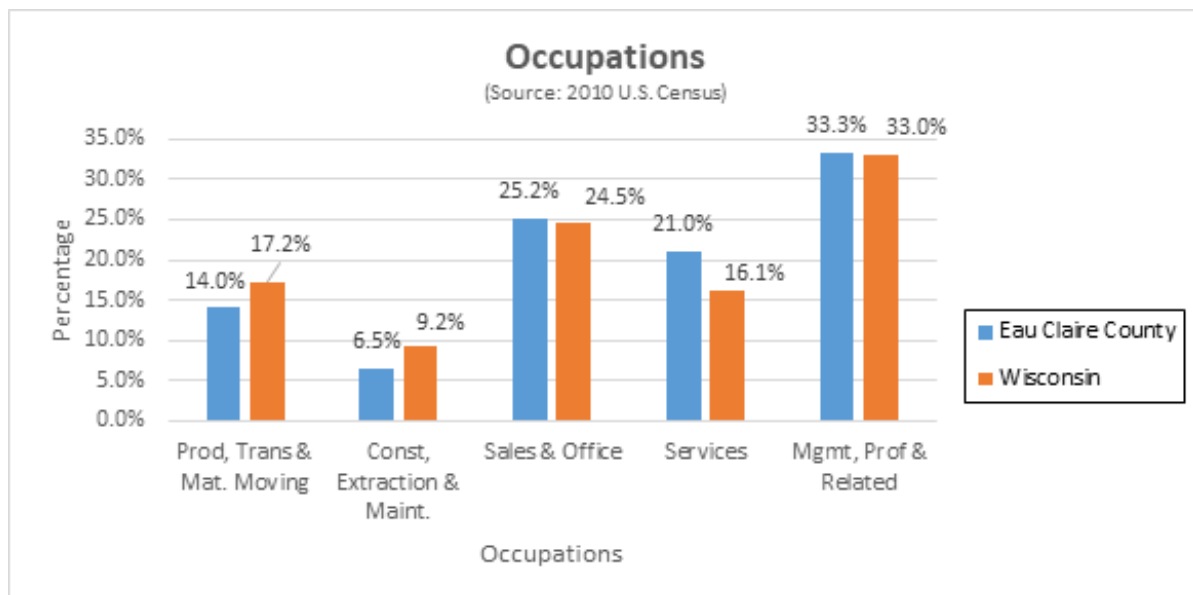


Figure 5.31 Employment by Occupation

Figure 5.32 and Table 5.27 show the earnings for workers within the County and State in years 2007 and 2017. Earning figures are reported in three forms: per capita income (total wages by total population), 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 income measures, Eau Claire County ranks slightly lower than the State averages, although has maintained a lower percentage of the population living in poverty..



Income	Eau Claire County 2007	Eau Claire County 2017	% Change, 2007-2017	Wisconsin 2007	Wisconsin 2017	% Change, 2007-2017
Per Capita Income	\$25,063	\$29,090	16.1%	25,993	31,998	23.1%
Median Family Income	\$61,286	\$73,247	19.5%	62,804	75,413	20.1%
Median Household Income	\$43,146	\$54,963	27.4%	50,578	59,305	17.3%
Individuals Below Poverty	7.60%	6.30%	17.1%	10.8%	11%	1.9%

Source: US Census

Table 5.27 Income

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."

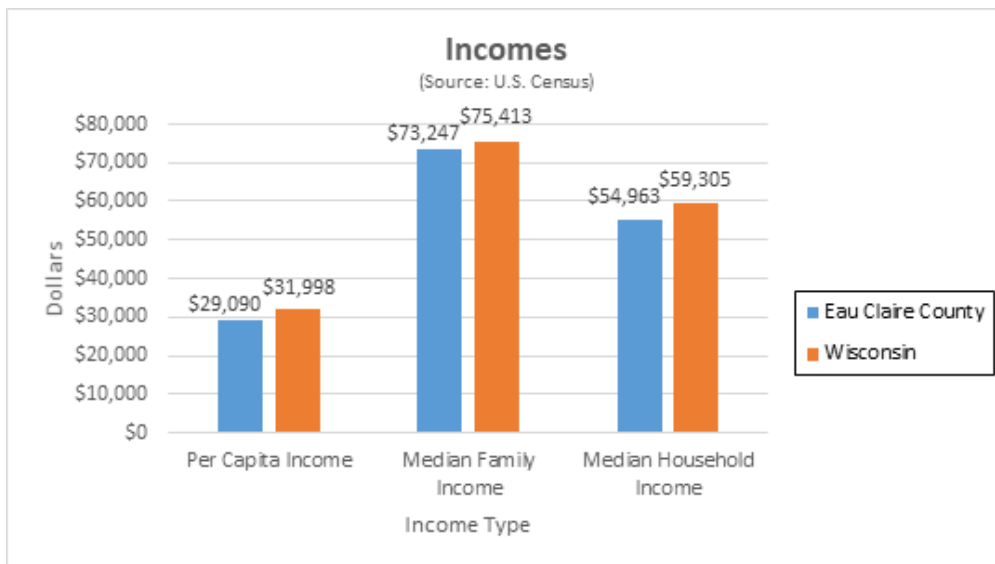


Figure 5.32 Income, Year 2017

Table 5.28 details the educational attainment of Eau Claire County and State residents 25 years and older according to the 2000 and 2010 U.S. Census. In year 2010, 93% of Eau Claire County residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for the State (90.1%). The proportion of County residents with a Bachelor's degree or degree or higher is slightly greater than that of the state.

Educational Attainment 25 Years and Over	Eau Claire County 2000	Eau Claire County 2010	Wisconsin 2000	Wisconsin 2010
Less than 9th Grade	5.0%	3.0%	5.4%	3.5%
9th to 12th No Diploma	6.1%	4.0%	9.6%	6.4%
HS Grad	31.1%	26.0%	34.6%	33.3%
Some College	21.1%	20.8%	20.6%	21.1%
Associate Degree	9.7%	13.6%	7.5%	9.3%
Bachelor's Degree	18.3%	21.6%	15.3%	17.4%
Graduate/Prof. Degree	8.7%	11.0%	7.2%	9.0%
Percent High School Grad or Higher	88.9%	93.0%	85.2%	90.1%

Source: US Census

Table 5.28 Educational Attainment Person 25 Years and Over

## 5.6.2 Economic Base

Table 5.29 lists the top 25 employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development in 2017P.

Rank	Employer	Industry Type	# of Employees
1	Menard Inc	Home centers	1000+
2	Mayo Clinic Health System	Freestanding ambulatory surgical emergency center	1000+
3	Phillips-Medisize	Surgical and medical instrument manufacturing	1000+
4	Menard Inc Distribution Center	Advertising material distribution services	1000+
5	Mayo Clinic Health System	General medical & surgical hospitals	1000+
6	Menard Inc	Other miscellaneous durable goods merchant wholesalers	1000+
7	Sacred Heart Hospital	General medical & surgical hospitals	1000+
8	United Healthcare	All other telecommunications	500-999
9	Hutchinson Technology	Totalizing fluid meter and counting device manufacturing	500-999
10	Nestle USA	All other miscellaneous food manufacturing	500-999
11	Limo Cab	Taxi Service	250-499
12	Wal-Mart Supercenter	Department Stores	250-499
13	Hahn City LLC	All other information services	250-499
14	IDEXX Laboratories Inc.	In-Vitro diagnostic substance manufacturing	250-499
15	Metropolis Resort	All other traveler accommodations	250-499
16	Leader Telegram	Newspaper publishers	250-499
17	Midwest Manufacturing	Other millwork (including flooring)	250-499
18	Phillips-Medisize	Surgical and medical instrument manufacturing	250-499
19	Festival Foods	Supermarkets and other grocery (except convenience) stores	250-499
20	Altoona School District Inc.	Elementary and secondary schools	250-499
21	Cascades Tissue Group	Paper (except newsprint) mills	250-499
22	Eau Claire Press Co.	Periodical publishers	250-499
23	L.E. Phillips Career Development Center	All other business support services	250-499
24	Precision Pipeline LLC	Oil and gas pipeline and related structures construction	250-499
25	Target	Department Stores	250-499

Source: WI Department of Workforce Development, Eau Claire County, 2017

Table 5.29 Top 25 Employers in Eau Claire County

Table 5.30 and Figure 5.33 describe the workforce by industry within the County and State in year 2010. 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 County residents is in the Educational, Health, and Social Services category. This category is also the highest and second highest industry of employment for Eau Claire County and the State respectively. Areas where employment by industry for Eau Claire County outpaces the State include:

- Retail Trade
- Information
- Educational, Health, and Social Services
- Arts, Entertainment, Recreation, Accommodation, and Foodservices
- Public Administration

Areas where employment by industry for Eau Claire County lags behind the State include:

- • Ag, Forestry, Fishing, Hunting, and Mining
- • Construction
- • Manufacturing
- • Wholesale Trade
- • Transportation, Warehousing, and Utilities
- • Finance, Insurance, Real Estate, Rental, and Leasing
- • Professional, Science, Management, and Administration
- • Other Services

Industry	Eau Claire County #	Eau Claire County %	Wisconsin #	Wisconsin %
Ag, Forestry, Fishing, Hunting & Mining	641	1.2%	71,684	2.5%
Construction	2,460	4.6%	171,616	6.0%
Manufacturing	6,303	11.8%	536,934	18.7%
Wholesale Trade	1,480	2.8%	86,908	3.0%
Retail Trade	7,289	13.6%	329,863	11.5%
Transp, Warehousing & Utilities	2,036	3.8%	130,387	4.5%
Information	1,163	2.2%	56,076	2.0%
Finance, Insurance, Real Estate, Rental & Leasing	2,618	4.9%	182,526	6.4%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	3,958	7.4%	218,788	7.6%
Educational, Health & Social Services	14,872	27.8%	631,818	22.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	6,607	12.4%	238,223	8.3%
Other Services	1,963	3.7%	115,426	4.0%
Public Administration	2,025	3.8%	99,061	3.5%
Total	53,415	100.0%	2,869,310	100.0%

Table 5.30 Employment by Industry, Civilians 16 Years and Older

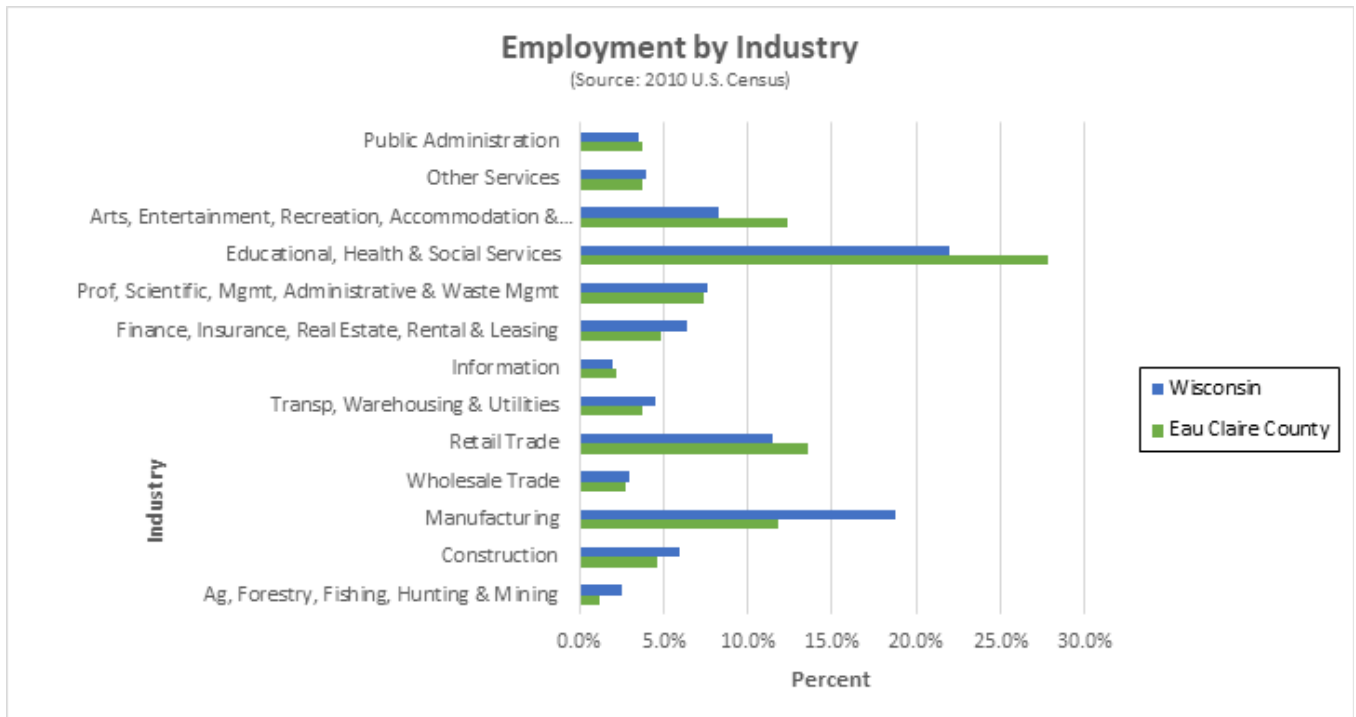


Figure 5.33 Employment by Industry

Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.31 details average employee wages for industries. In Eau Claire County, employees working in Construction earn the highest average wage, while employees working in Leisure and Hospitality earn the lowest average wage. In all but two categories, Educational and Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

NAICS Code	Industries	Eau Claire County Average Annual Wage 2015	Wisconsin Average Annual Wage 2015	Eau Claire County Wage as % of Wisconsin Wage
21, 1133	Natural Resources & Mining	\$31,494	\$47,833	65.8%
23	Construction	\$50,379	\$57,103	88.2%
31-33	Manufacturing	\$47,012	\$55,375	84.9%
42, 44, 48, 22	Trade, Transportation, Utilities	\$33,305	\$55,621	59.9%
51	Information	N/A	\$66,378	
52-53	Financial Activities	\$43,835	\$54,454	80.5%
54-56	Professional & Business Services	\$48,668	\$63,962	76.1%
61-62	Educational & Health Services	\$50,261	\$46,179	108.8%
71-72	Leisure & Hospitality	\$12,818	\$20,887	61.4%
81	Other Services	\$22,053	\$27,243	80.9%
	Public Administration	\$48,759	\$45,670	106.8%
	Unclassified	N/A	\$43,519	
	All Industries	\$38,858	\$48,685	79.8%

Source: WI Department of Workforce Development

Table 5.31 Wage by Industry

### 5.6.3 Analysis of Tourism

Tourism is an important industry in Eau Claire County. In 2018, Eau Claire County ranked 10th among 72 Wisconsin counties for traveler spending. It is estimated that travelers spent nearly \$257 million in Eau Claire County in 2017, an increase of 41.2% from 2006 (\$182 million). These expenditures generated approximately \$107 million dollars in employee wages; supported 4,578 full time equivalent jobs; and amounted to an estimated \$32 million in local revenues (property taxes, sales taxes, lodging taxes, etc.).

### 5.6.4 Analysis of Business and 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 1378 acres in the County, over 45% (623 acres) is still for sale. Although, there does not appear to be an immediate need to develop additional business and industry parks at this time, there may be a lack of large sites to accommodate larger employers, with the only sites larger than 20 acres being located in the Gateway Northwest Business Park. Commercial and industrial properties within the County are shown on the Existing Land Use Map.

Municipality	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres Available	% Available	Utilities to Site
City of Eau Claire	Chippew Valley Industrial Park	425	395	30	7.06%	Yes
City of Eau Claire	Gateway Northwest Business Park	532.8	37.8	495	92.91%	Yes
City of Eau Claire	Gateway West Business Park	202.4	199.9	2.5	1.24%	Yes
City of Eau Claire	Sky Park Industrial Center	120	74	46	38.33%	Yes
City of Altoona	Altoona Business Park	21.5	19.6	1.9	8.84%	Yes
City of Augusta	Augusta Industrial Park	31.4	23.6	7.8	24.84%	Yes
Village of Fall Creek	Fall Creek Business Park	45	5	40	88.89%	Yes
	TOTALS	1378.1	754.9	623.2	45.22%	

Source: WCWRPC; Eau Claire Area Economic Development Corporation

Table 5.32 Eau Claire County Business and Industry Parks

### 5.6.5 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. The WIDNR lists 1,327 BRRTS records located within Eau Claire County (nearly 75% of these sites (988) are located within the City of Eau Claire). Approximately 32 of the 1,327 sites have an “open” status, 22 of which are in the City of Eau Claire. Open sites are those in need of clean up or where clean up/cleanup is underway. Contact the WIDNR for more information about the inventory.



### 5.6.6 Strengths and Weaknesses for Economic Development

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

#### Strengths:

- Proactive business environment
- Diverse and growing regional economy
- Strong K-12 education system
- Proximity to major transportation routes
- Favorable quality of life

#### Weaknesses:

- Lack of skilled workers
- Aging population
- Inadequate housing availability
- Lack of talent recruitment resources
- Low wages and earnings

### 5.6.7 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.33 identifies which occupations are expected to experience the most growth over a ten-year period from year 2016 to 2026. According the DWD, occupations in Water Transportation, Mathematical Sciences, and Animal Care and Service Workers are expected to have the highest growth rate. Occupations in Communication Services, Secretaries and Administrative Assistants, and Assemblers and Fabricators.

SOC Code	Occupational Title	WI Employment		Percent Change 2016-2026	Annual Median Wage
		2016	2026		
17-2011	Aerospace Engineers	81	131	61.7%	N/A
15-2041	Statisticians	321	460	43.3%	\$77,240
41-2012	Gaming Change Persons and Booth Cashiers	515	707	37.3%	\$23,420
39-1012	Slot Supervisors	147	200	36.1%	\$31,870
29-1131	Veterinarians	1,803	2,423	34.4%	\$78,960
29-2056	Veterinary Technologists and Technicians	2,033	2,732	34.4%	\$31,590
39-1011	Gaming Supervisors	321	429	33.6%	\$42,630
47-5011	Derrick Operators, Oil and Gas	3	4	33.3%	N/A
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	1,516	2,008	32.5%	\$23,650
15-1132	Software Developers, Applications	11,982	15,776	31.7%	\$81,160
15-2031	Operations Research Analysts	1,768	2,303	30.3%	\$65,560
39-9021	Personal Care Aides	64,243	83,335	29.7%	\$22,430
31-1011	Home Health Aides	7,515	9,737	29.6%	\$24,860
29-1071	Physician Assistants	1,691	2,185	29.2%	\$98,420
29-1171	Nurse Practitioners	2,288	2,900	26.8%	\$96,910

SOC Code	Occupational Title	WI Employment 2016	WI Employment 2026	Percent Change 2016-2026	Annual Median Wage
13-1161	Market Research Analysts and Marketing Specialists	12,118	15,113	24.7%	\$52,230
49-3091	Bicycle Repairers	391	487	24.6%	\$24,470
19-1021	Biochemists and Biophysicists	586	726	23.9%	\$61,960
39-2021	Nonfarm Animal Caretakers	4,959	6,131	23.6%	\$18,850
17-2071	Electrical Engineers	4,601	5,678	23.4%	\$81,090
11-3031	Financial Managers	9,706	11,919	22.8%	\$110,420
51-2022	Electrical and Electronic Equipment Assemblers	7,967	9,780	22.8%	\$29,240
21-1013	Marriage and Family Therapists	1,004	1,232	22.7%	\$40,370
17-2041	Chemical Engineers	630	773	22.7%	\$89,890
13-2052	Personal Financial Advisors	5,372	6,591	22.7%	\$75,000
21-1011	Substance Abuse and Behavioral Disorder Counselors	1,594	1,952	22.5%	\$43,310
19-3041	Sociologists	272	332	22.1%	\$54,920
41-9021	Real Estate Brokers	688	839	22.0%	\$55,690
15-2011	Actuaries	650	791	21.7%	\$81,300
17-3026	Industrial Engineering Technicians	1,754	2,132	21.6%	\$48,140

Source: WI Department of Workforce Development

Table 5.33 Fastest Growing Occupations 2016-2026

Table 5.34 identifies which industries are expected to experience the most growth over a ten-year period from year 2016 to 2026. According to the DWD, industries in Management, Self Employed Trade, and Wholesale Trade categories are expected to have the highest growth rate. Industries in Utilities, Mining, and Information categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for 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.

NAICS Code	Industries	WI Employment 2016	WI Employment 2026	Percent Change 2016-2026
334	Computer and Electronic Product Manufacturing	18,575	30,304	63.1%
561	Office Administrative Services	4,045	6,365	57.4%
425	Wholesale Electronic Markets, Agents, and Brokers	12,249	19,198	56.4%
221	Water, Sewage, and Other Systems	441	631	43.1%
713	Gambling Industries	5,706	8,112	42.2%
621	Home Health Care Services	13,703	18,785	37.1%
623	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	30,583	41,209	34.7%
621	Outpatient Care Centers	15,735	20,948	33.1%

NAICS Code	Industries	WI Employment 2016	WI Employment 2026	Percent Change 2016-2026
492	Local Messengers and Local Delivery	1,014	1,321	30.3%
424	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers	5,029	6,466	28.6%
641	Scientific Research and Development Services	6,912	8,864	28.2%
335	Electric Lighting Equipment Manufacturing	2,571	3,232	25.7%
325	Basic Chemical Manufacturing	2,765	3,434	24.2%
541	management, Scientific, and Technical Consulting Services	13,771	17,036	23.7%
237	Heavy and Civil Engineering Construction	13,484	16,666	23.6%
325	Pharmaceutical and Medicine Manufacturing	4,531	5,579	23.1%
621	Office of Other Health Practitioners	16,018	19,504	21.8%
811	Commercial and Industrial Machinery and Equipment	3,532	4,273	21.0%
722	Special Food Services	10,371	12,508	20.6%
488	Support Activities for Road Transportation	1,296	1,554	19.9%
541	Computer Systems Design and Related Services	22,028	26,224	19.1%
562	Waste Collection	2,457	2,924	19.0%
423	Merchant Wholesalers	18,663	22,136	18.6%
623	Nursing and Residential Care Facilities	14,864	17,601	18.4%
621	Ambulatory Health Care Services	120,599	141,718	17.5%
493	Warehousing and Storage	19,209	22,554	17.4%
518	Data Processing, Hosting, and Related Services	7,911	9,182	16.1%
712	Museums, Historical Sites, and Similar Institutions	2,102	2,417	15.0%
624	Social Assistance	82,008	93,357	13.8%
487	Scenic and Sightseeing Transportation	339	385	13.6%

Source: WI Department of Workforce Development

Table 5.34 Fastest Growing Industries 2016-2026

## 5.7 Intergovernmental Cooperation

With over 2,500 units of government and special purpose districts, Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) 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 intergovernmental relationships in Eau Claire County and contains information required under SS66.1001. Information includes existing and potential areas of cooperation, and existing and 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 Eau Claire County.

### 5.7.1 Advantages and 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. For example, if a city and town can cooperate, the town may avoid annexation of its land and the city may avoid incorporation efforts on the part of the town, which may hinder the city's development. 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. For example, shared water, sewage, and waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. 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 also has drawbacks, 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. Moreover, although government officials may lose control, they are still held responsible for the delivery of services to their electorates.

### 5.7.2 Existing and Potential Areas of Cooperation

Table 5.35 lists Eau Claire County existing and potential areas of cooperation as identified by the Steering Committee and staff within the County's Department of Planning and Development.

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
City of Eau Claire	Shared Health Department, Shared Community Center, Coordinated Library Services, Shared Purchasing Agent, Intergovernmental Agreement
Towns	9 of the Towns adopted County zoning; County runs recycling program with sites in many towns; County Hwy cooperates with Towns; Some purchasing of equipment and materials done at County level for Town use.
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
	None listed

Table 5.35 Existing and Potential Areas of Cooperation

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

- **Voluntary Assistance:** Eau Claire County, or another community, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.
- **Trading Services:** Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.
- **Renting Equipment:** Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.
- **Contracting:** Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff’s department.
- **Routine County Services:** Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff’s department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.
- **Sharing Municipal Staff:** Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.
- **Consolidating Services:** Your community could agree with one or more other communities or governmental units to provide a service together.
- **Joint Use of a Facility:** Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.
- **Special Purpose Districts:** Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.
- **Joint Purchase and Ownership of Equipment:** Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.
- **Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.
- **Annexation:** Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. Cities and village cannot annex property without the consent of landowners as required by the following petition procedures:
  - **Unanimous Approval** – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
  - **Notice of Intent to Circulate Petition (Direct Petition for Annexation)** – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
  - **Annexation by Referendum** – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.
  - More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.
- **Detachment:** Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.
  - **Incorporation:** Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.



- **Consolidation:** Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.
- **Extraterritorial Planning:** Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ to 3 miles of the municipal boundaries, in their planning documents (based on municipal class). The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.
- **Extraterritorial Zoning:** Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority, a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three members from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.
- **Extraterritorial Subdivision "Plat" Review:** Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.
- **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.
  - **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.
  - **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 detailed information can be obtained from Wisconsin State Statute 66.0307.
  - **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)

## 5.8 Land Use

This element provides a baseline assessment of Eau Claire County 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 Eau Claire County.

### 5.8.1 Existing Land Cover & Housing Density

Table 5.38 provides estimates the existing land cover in Eau Claire County as of year 2018 for the entire county, including incorporated areas. The dominant land use within the County is cropped farmland, comprising nearly 30% of the land area (or nearly 38% if grass/pasture/shrubland/barren lands are included). Forested lands comprise over 47% of the land area and non-farm development accounts for approximately 9.5% of the land area. Refer to the Existing Land Cover Map in Appendix.

Category	Acreage	% of Total
Open Water	5230.3	1.27%
Wetlands	17635.9	4.27%
Grass/Pasture/Shrubland/Barren	33183.7	8.04%
Developed (including open space)	38623	9.35%
Cropped Farmland	121829.2	29.50%
Forest (deciduous, evergreen, mixed)	196454.6	47.57%
Total	412956.7	100.00%

Source: USDA

Table 5.36 Existing Land Cover, 2018

Table 5.39 provides a summary of housing densities within Eau Claire County. Housing density is reported in both acres per unit and units per acre. The overall housing density in Eau Claire County in year 2010 was 9.7 acres per unit. The Town of Otter Creek has the lowest housing density with one unit for every 125.5 acres, while the City of Eau Claire has the highest housing density with one unit for every 0.7 acres. Excluding incorporated municipalities, the average housing density in Eau Claire County is one unit per 64.6 acres (0.028 units per acre).

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

Municipality	Housing Density (acres/unit)	Housing Density (units/acre)
T BRIDGE CREEK	79.0	0.013
T BRUNSWICK	33.3	0.030
T CLEAR CREEK	75.3	0.013
T DRAMMEN	68.8	0.015
T FAIRCHILD	112.3	0.009
T LINCOLN	90.1	0.011
T LUDINGTON	63.4	0.016
T OTTER CREEK	125.5	0.008
T PLEASANT VALLEY	31.1	0.032
T SEYMOUR	15.5	0.065
T UNION	17.1	0.059
T WASHINGTON	12.2	0.082
T WILSON	116.4	0.009
V FAIRCHILD	3.4	0.297
V FALL CREEK	2.4	0.418
C ALTOONA	0.9	1.106
C AUGUSTA	2.1	0.473
C EAU CLAIRE (part)	0.7	1.526
EAU CLAIRE COUNTY	9.7	0.103
EAU CLAIRE COUNTY *	64.6	0.028

Source: U.S. Census, \*unincorporated areas only

Table 5.37 Housing Density, 2010

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. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations. Of particular importance in preparing a land use plan for Eau Claire County 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. Lands that are gently sloping or nearly level 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 indicates those areas within Eau Claire County 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 2018, there were 387,322 acres of land within Eau Claire County, excluding municipal areas. It is anticipated that the land supply in the County will only decrease due to potential annexation by municipalities. Table 5.40 indicates that there are approximately 201,101 acres of developable land within unincorporated portions of the County. 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.

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

#### 5.8.3.2 Land Demand

According to the U.S. Census, Eau Claire County gained 3,638 housing units between years 2000 and 2010, representing a 10% increase. The majority of these housing units (2,725) were built within the City of Eau Claire. Using the WI Dept. of Administration projected household figures for year 2040, the County is projected to add an additional 4,568 housing units between years 2010 and 2040, assuming a similar vacancy rate is maintained as in year 2010. This equates to approximately 152 housing units per year and 10.8% growth. Table 5.41 indicates that Eau Claire

Land Use Categories	Acres	Percentage
Improved	70,645	18.2%
Undevelopable	115,576	29.8%
Unimproved	201,101	51.9%
Total	387,322	100%

Source: Eau Claire County

Table 5.38 Land Supply Based on Existing Land Use Inventory

Year	Net Housing Units Added
2013	386
2014	394
2015	247
2016	377
2017	466
2018	363
Total	2,233

Source: Eau Claire County

Table 5.39 Net Change in Housing Units, 2013-2018(Eau Claire County, including municipalities)

County has seen a net increase of 3,468,233 housing units between 2013 and 2018. If this growth were to continue, an additional 20,808,049 housing units will be built by year 2043, significantly higher than projected by the WIDOA (refer to Section 5.2.1).

Table 5.42 reports the estimated total acreage within unincorporated portions of Eau Claire County that will be converted to residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage was calculated by using an average residential lot size of five acres multiplied by the projected number of housing units (excluding municipalities). 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 7,465 acres will be needed for new homes by year 2040, accompanied by 115 acres of commercial development and 523 acres of land converted to industrial use (most likely quarry operations). These projections for land demand are highly sensitive based on the actual size of new residential lots. If future residential lots utilize a significantly different amount of space, the corresponding total acreage needed will significantly differ as well.

Town Projections	2015	2020	2025	2030	2035	2040	25 Year Change
Total Population	25,284	26,097	26,848	27,521	27,948	28,351	3,067
Household Size	2.70	2.67	2.65	2.63	2.62	2.61	-.09
Total Housing Units	9,575	9,980	10,346	10,666	10,901	11,068	1,493
Total Residential (acres)	47,875	49,900	51,730	53,330	54,505	55,340	7,465
Total Commercial (acres)	938.4	978.0	1,013	1,045	1,068	1,085	114.6
Total Industrial (acres)	3,351	3,493	3,621	3,733	3,815	3,874	523.0
Total Agricultural (acres)	201,185	198,537	196,337	193,764	191,213	189,425	-11,760

Source: WIDOA population projections and median residential lot size of 5 acres

Table 5.40 Projected Land Use Needs for Unincorporated Portions of Eau Claire County

The figures within Table 5.42 are considered a low projection since they do not account for potential annexation and conversion of undeveloped land by municipalities within the County. In order to account for municipal growth, a second projection has been developed that estimates the projected land use needs of municipalities based on the projected number of housing units and an average residential lot size of .25 acres (4 units/acre). The current ratio of commercial and industrial land to existing residential land was maintained throughout the years (approximately .15 and .2 acres respectively for every acre of residential development). Under this scenario, it is estimated that an additional 1,018 acres will be needed for new homes by year 2040, accompanied by 153 acres of commercial development and 204 acres of land converted to industrial use. This scenario assumes that all new municipal growth will come from the annexation and conversion of undeveloped land within unincorporated portions of Eau Claire County; however, it can be assumed that an unknown percentage of this growth will occur as infill development as several of the municipalities have agricultural or open space available for development.

Municipal Projections	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	25 Year Growth
Additional Population	1,899	1,938	1,727	1,506	858	704	6,733
Additional Housing Units	1,263	1,169	1,040	881	617	367	4,074
Additional Residential (acres)	315.8	292.3	260.0	220.3	154.3	91.8	1,018
Additional Commercial (acres)	52.8	43.9	39.0	33.1	23.2	13.8	153
Additional Industrial (acres)	63.2	58.5	52.0	44.1	30.9	18.4	204

Source: WIDOA population projections and median residential lot size of 0.25 acres

Table 5.41 Projected Land Use Needs for Municipalities in Eau Claire County

With the significant amount of undeveloped land within the County, including agricultural land, it is likely that new development over the next 20 years can be accommodated. However, projected land demand for rural development equates to over 6% of the agricultural land in the County. The tradeoffs and ideal locations for 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.

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

Table 5.42 Agricultural Land Sale Transactions

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.45. 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.



\* 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.



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

Table 5.43 Forest Land Sale Transactions

Trends in land prices can also be derived using the tax assessment data. Table 5.46 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.

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, Eau Claire County

Table 5.44 Eau Claire County Land Use Assessment Statistics

- Chapter 1
- Chapter 2
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 and Potential Land Use Conflicts

Chapter 3

The following is a brief description of some of the key existing and potential land use conflicts expressed during the planning process. In addition, refer to Section 5.7.4 Intergovernmental Conflicts and Potential Solutions.

- Non-farm residential uses locating too close to existing farm operations, Veolia Seven Mile Creek Landfill, sensitive environmental features, or active quarry operations,
- Incompatible uses along community boundaries,
- Feasibility of urban areas to expand municipal services due to surrounding low-density development
- Lack of property and building maintenance
- Lack of screening or buffering between incompatible uses
- Loss of prime agricultural land to development
- Home based businesses that take on the characteristics of commercial uses
- The over-consumption of rural lands by large lot subdivisions
- Poorly designed and unattractive commercial and industrial developments
- The loss of rural character in some locations

Chapter 4

Local comprehensive plans may document more specific localized existing and potential land use conflicts.

#### 5.8.5 Redevelopment Opportunities

Chapter 5

The term redevelopment is typically associated with urban infill areas or the reuse of industrial areas. In a rural context, policies that support the use of existing roads and other infrastructure encourage redevelopment. Many of the County's unincorporated villages (Allen, Bracket, Cleghorn, Foster, and Wilson) have the potential to be redeveloped and expanded as small rural hamlets that feature rural subdivisions and small-scale commercial uses. Other redevelopment opportunities include sites listed in the WIDNR BRRS report (Section 5.6.5). Individual municipalities may have other small sites designated for redevelopment within their comprehensive plans.

# Appendix A

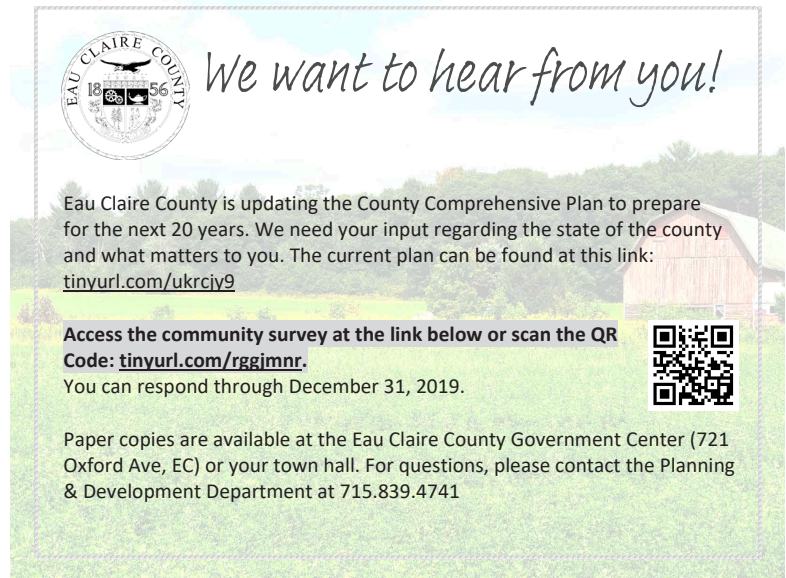
## 2019 Eau Claire County Community Survey – Summary

Background: A web-based survey was administered to gain an understanding of the range of opinions and interests of Eau Claire County residents. Survey results have been used to develop appropriate goals, objectives, and policies for the Eau Claire County Comprehensive Plan.

The survey consisted of 42 questions focusing on a wide range of issues pertaining to the growth and the development of the County, including:

- Demographic Data
- Residency
- Quality of Life
- Economic Development
- Environment & Sustainability
- Land Use and Zoning
- Natural Resources
- Housing
- Transportation & Infrastructure
- Recreation
- Agriculture

The survey was advertised through flyers, media coverage (WQOW), County social media accounts, and emails to town officials. Paper copies were also available at the Eau Claire County Government Center and Township Town Halls. The survey was open through December 31st, 2019.



Summary of Results: A total of 302 responses were received from Eau Claire County residents.

**Demographic Data:** Following are a few facts about the demographic composition of survey respondents. Note that responses to demographic questions were voluntary and approximately 5% of survey respondents did not respond to the questions:

- The age distribution of respondents was fairly spread, with 56.8% between 18 and 44 years of age, 23.7% between 45 and 64 years old, and 19.5% aged 65 or older.
- 76.2% of respondents own their own home and 23.8% rent a home or apartment.
- The majority (60%) of respondents live on lots less than one acre.
- Approximately 32.5% of respondents indicate that they have lived in their present location for less than 3 years, 33.9% between 4-12 years, and 46% over 13 years.

**Residency:**

- Respondents predominantly reside in the City of Eau Claire (62.9%), the Town of Washington (7.6%), the City of Altoona (5%), and the Towns of Clear Creek and Seymour (4% and 4%, respectively).

**Quality of Life:**

- Respondents overwhelmingly (86.1%) believe the quality of life in Eau Claire County is “very good” or “excellent”.
- Many respondents (39.4%) rate the quality of life in Eau Claire County as “very good”.
- According to survey respondents, the top 3 benefits of living in the County are the natural environment and scenic beauty, rural/small town atmosphere and recreational opportunities.
- According to survey respondents, the top 3 struggles facing the County in the next 10-20 years are a higher cost of living, a lack of affordable housing, and the loss of natural areas, open spaces, and the loss of recreation.

**Economic Development:**

- Support for agriculture and agricultural business development in rural areas of the County was very strong (80% and 77% “yes”, respectively).
- Support for retail/commercial and manufacturing/industrial business development in rural areas of the County was quite low (52% and 42% “no”, respectively).
- Most respondents feel a concerted effort should be taken to recruit new industrial/commercial business to the County (54.6% “yes” and 16.9% “no”).

#### Environment & Sustainability:

- Many respondents believe climate change, regardless of the cause, poses a potential threat to their quality of life (68.2% “yes” and 26.2% “no”).
- Approximately half (49.7%) of the respondents feel that Eau Claire County’s goal to reach carbon neutrality by 2050 is “very important”.
- Respondents overwhelmingly participate in recycling (95.4%).
- Respondents overwhelmingly support developing solar energy in Eau Claire County (81% “yes”).
- Many respondents believe public buildings built in Eau Claire County should be required to follow sustainable green design principles (76.5% “yes”).
- Support for commercial wind energy development in Eau Claire County was quite strong (68.2% “yes” and 19.2% “no”).

#### Land Use and Zoning:

- Many respondents believe (76.8%) land use policies and regulations should emphasize preserving the rural and agricultural character of the County.

#### Natural Resources:

- Respondents overwhelmingly support (91.7%) additional regulations or restrictions on development in areas with high groundwater contamination susceptibility.
- Many respondents (79.1%) would support preserving wetlands and environmentally sensitive areas if some land was taken off tax rolls or if taxes were to increase.

#### Housing:

- Support for single-family homes on lots more than 5 acres, lots 1-2 acres in subdivisions, and accessory dwelling units (aka Mother-in-Law-Quarters) was very strong (81%, 78% and 80%, respectively).
- Support for duplexes and apartment housing was quite low (38% and 46%, respectively responding “no”).
- Survey respondents (65.6%) feel that housing affordability is a significant issue in Eau Claire County.
- Respondents overwhelmingly support (79.5%) new residential development that prioritizes a mix of housing types (single-family detached, twin homes, duplexes), sizes and price points to accommodate a range of ages and incomes.
- Many respondents feel that high density development, smaller lot sizes, and multi-family housing present a threat to their property values or quality of life (44%, 35.4% and 36.4%, respectively).
- Respondents support County Government efforts to increase the supply of affordable housing (70.9%). Especially, strategies or programs that provide financial assistance (78.8%).

#### Transportation and Infrastructure:

- Many respondents believe that the roads where they live are adequate to meet their needs (76.5% “yes”).
- Most respondents have between “fair” and “excellent” quality of internet service at their home (79.1%).
- Respondents overwhelmingly use home internet for personal use (94.4%), school (31.8%) or for other business (29.8%).

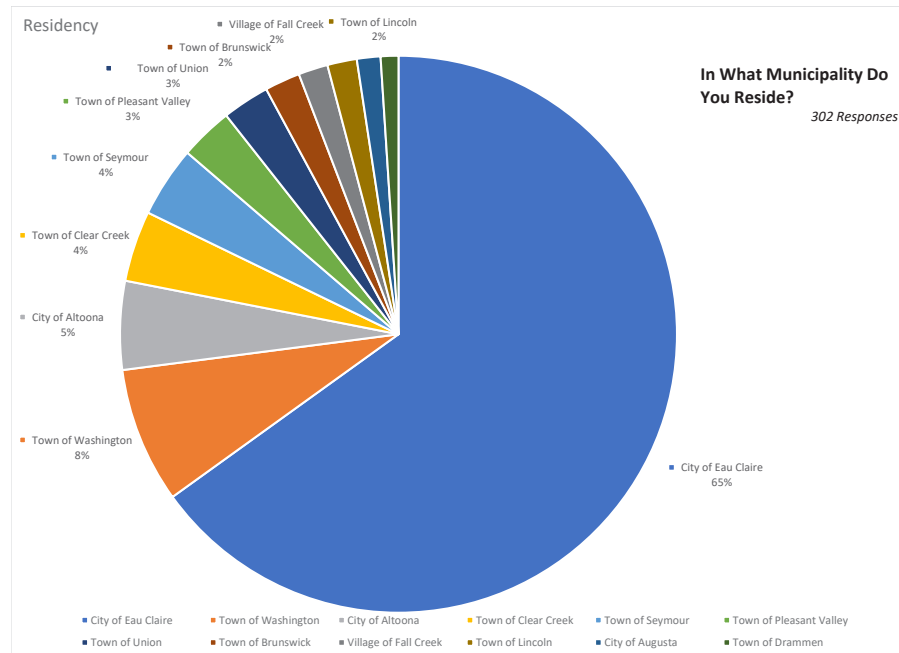
#### Recreation:

- Many respondents believe parks and recreational areas in Eau Claire County are in “good” or “excellent” condition (84.5%).
- A slight plurality of respondents see a need for more parks, recreational areas, and open spaces in Eau Claire County (46.4% vs. 32.1%)

- A slight plurality of respondents would be willing to pay additional user fees or taxes to fund new parks, recreational areas, and open spaces (49.3% vs. 34.4%).
- Many respondents visit Eau Claire County parks 1 to 5 times per year, 6 to 10 times per year, or more than 10 times per year (39.7%, 22.5% and 34.1%, respectively).

#### Agriculture:

- Approximately 78.5% of respondents believe it is “very important” or “somewhat important” to preserve farms and farmland for agricultural purposes.
- Many (82.4%) respondents feel sustainable agricultural practices are “very important” or “somewhat important” to ensure healthy environments and economic success within Eau Claire County.



#### QUALITY OF LIFE



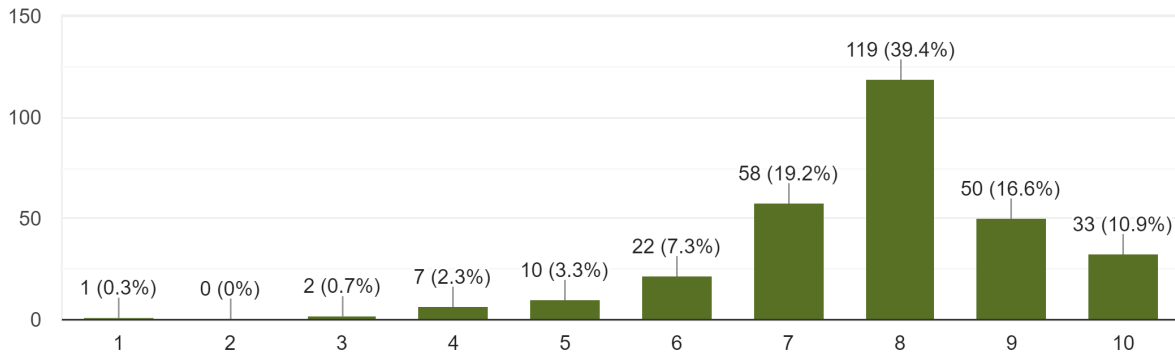
In five words or less, explain why you enjoy living in Eau Claire County.



QUALITY OF LIFE

How would you rate your quality of life in Eau Claire County?

302 responses

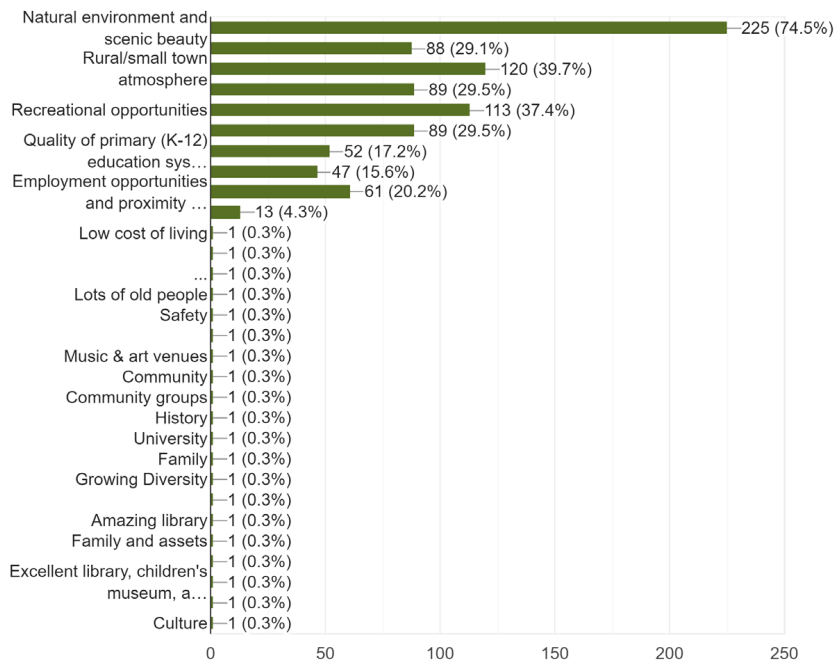


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QUALITY OF LIFE

What are the top three strengths of living in Eau Claire County? (choose three)

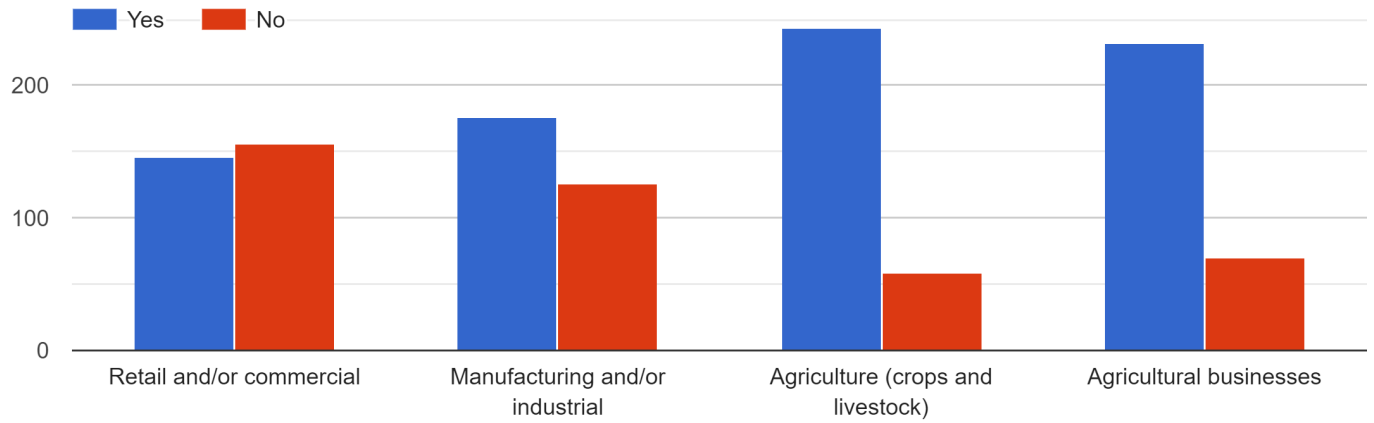
302 responses



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ECONOMIC DEVELOPMENT

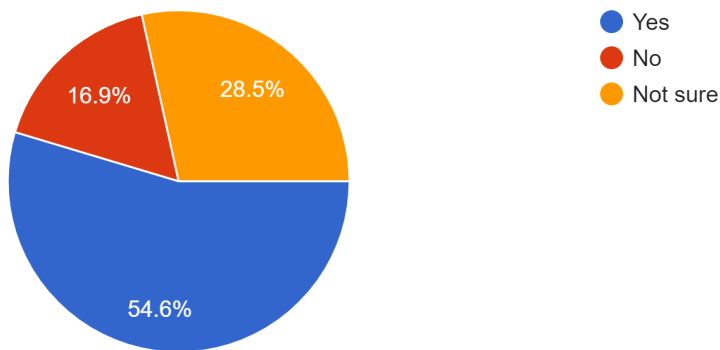
What kind of business development should be promoted in rural areas of the County? You can respond yes to one or more choices.



ECONOMIC DEVELOPMENT

Should a concerted effort be undertaken to recruit new industrial/commercial business to the County?

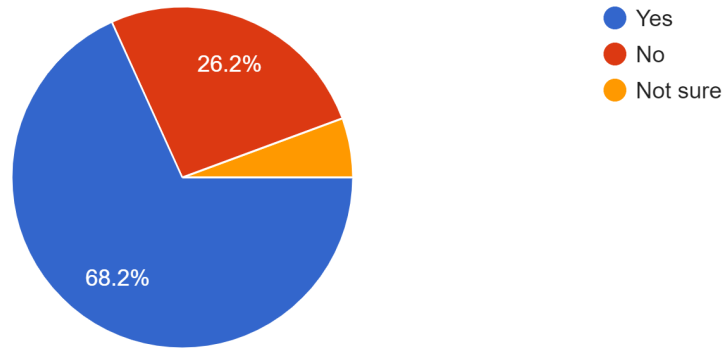
302 responses



ENVIRONMENT & SUSTAINABILITY

Do you think climate change, regardless of cause, poses a potential threat to your quality of life?

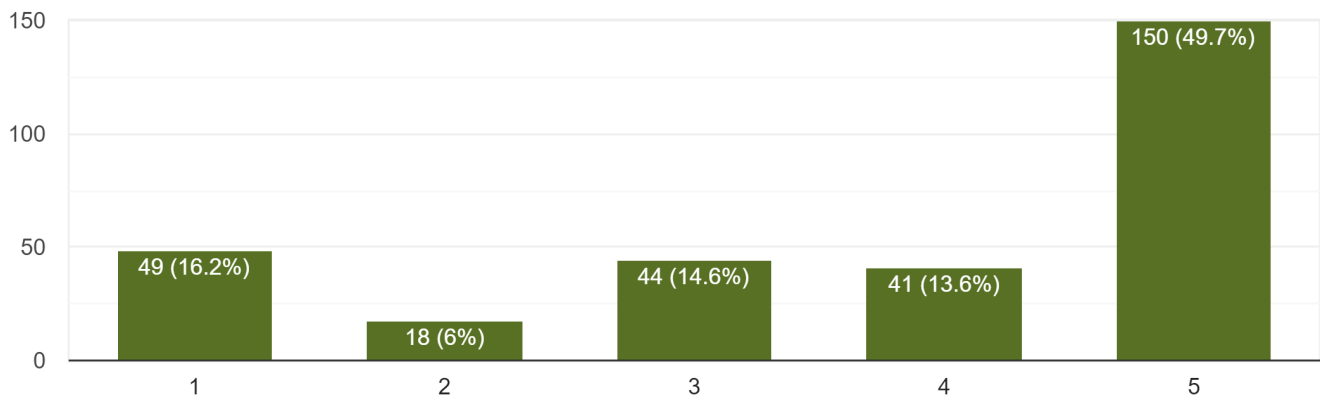
302 responses



ENVIRONMENT & SUSTAINABILITY

How important is Eau Claire County's goal to reach carbon neutrality by 2050?

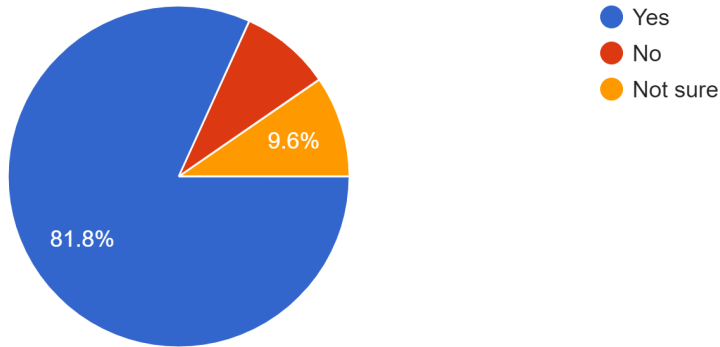
302 responses



ENVIRONMENT & SUSTAINABILITY

Do you support developing solar energy (commercially and for residences) in Eau Claire County?

302 responses

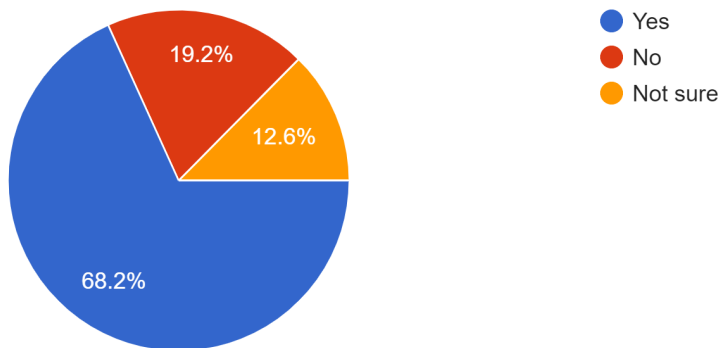


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ENVIRONMENT & SUSTAINABILITY

Do you support developing commercial wind energy in Eau Claire County?

302 responses

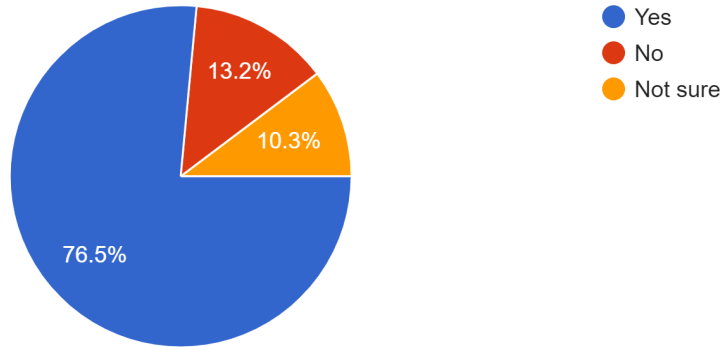


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ENVIRONMENT & SUSTAINABILITY

Should public buildings built in Eau Claire County be required to follow sustainable “green” design principles, such as increased energy efficiency, usi...ighting, high-efficiency heating, and cooling, etc.?

302 responses

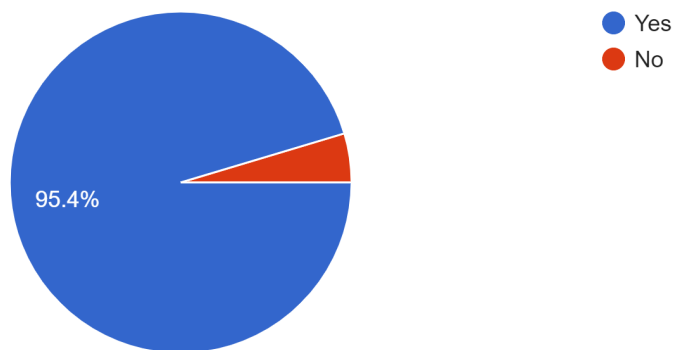


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ENVIRONMENT & SUSTAINABILITY

Do you participate in recycling (curbside or drop-off)?

302 responses

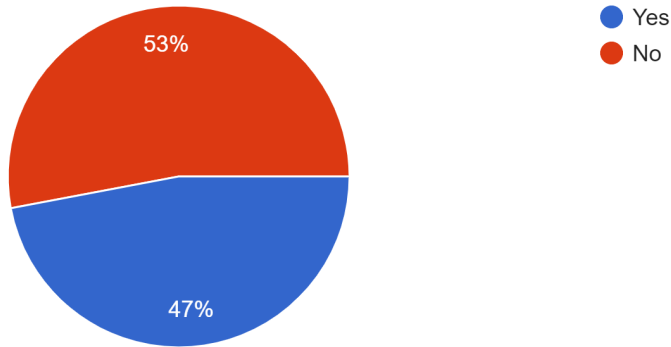


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### Do you compost household organic waste (yard waste and/or food waste)?

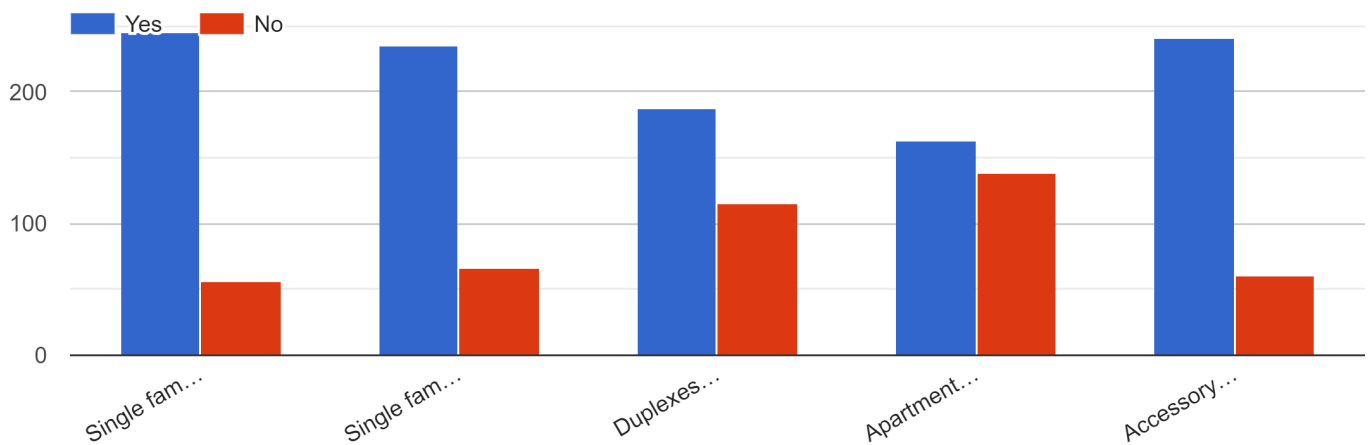
302 responses



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### HOUSING

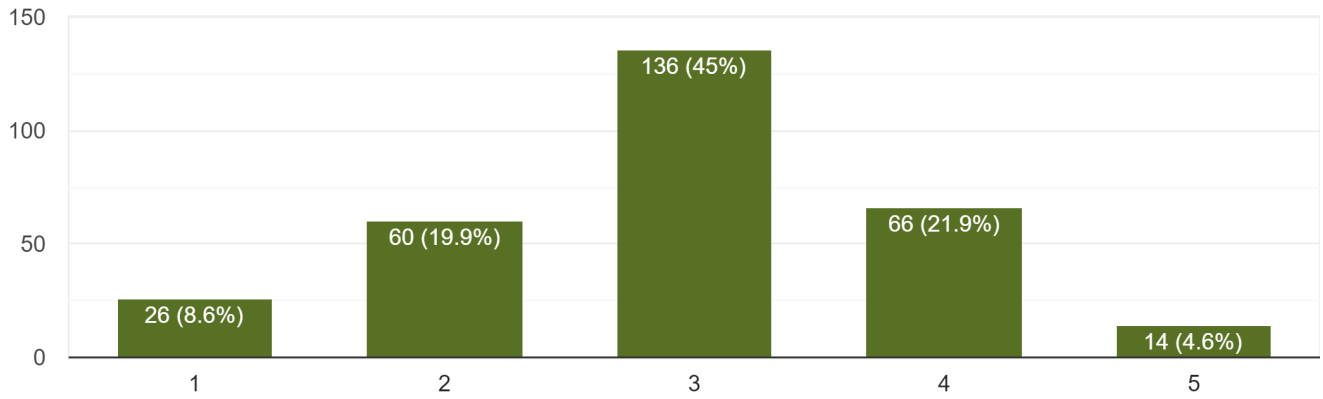
What kind of housing development should be allowed in unincorporated Eau Claire County? (check all that apply):



### HOUSING

How would you rate the existing housing options for keeping and attracting a diverse spectrum of residents (young families, singles, retirees, etc.)?

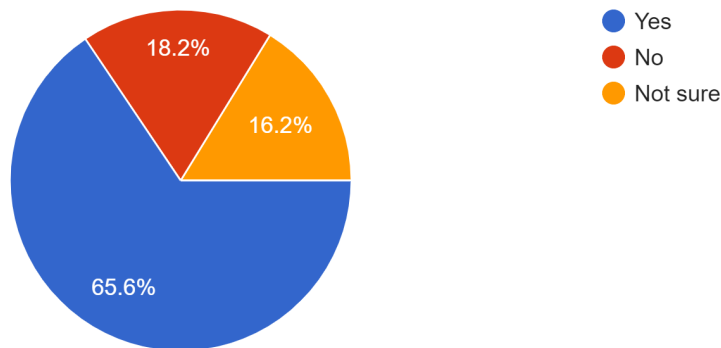
302 responses



### HOUSING

Do you feel that housing affordability is a significant issue in Eau Claire County?

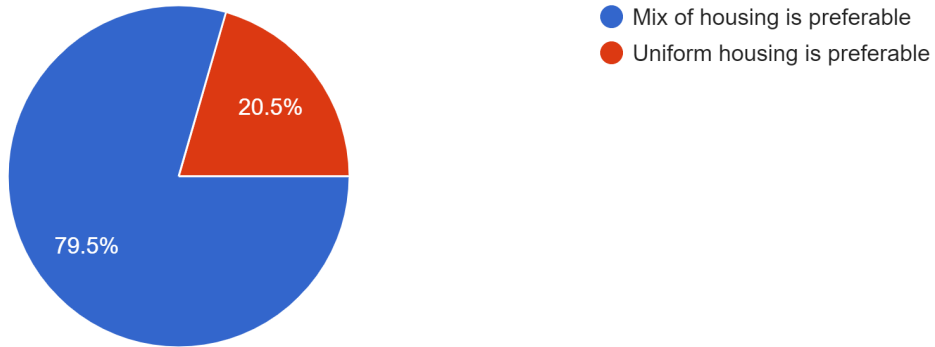
302 responses



# HOUSING

Should new residential developments provide a mix of housing types (single-family detached, twin homes, duplexes), sizes and price points to accommodate a variety of needs? Should developments be uniform in housing type, size, and price

302 responses

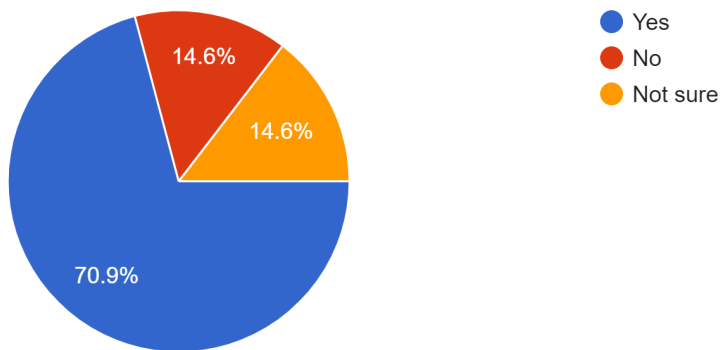


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# HOUSING

Do you support County Government efforts to increase the supply of affordable housing\* (\*costing no more than 30% or a household's gross income)?

302 responses

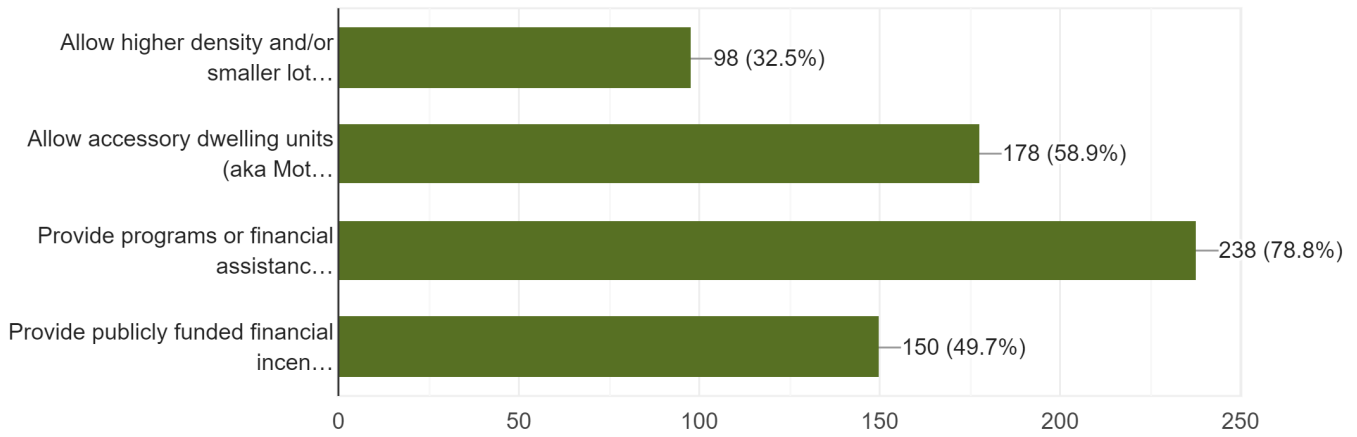


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### HOUSING

If you answered "yes" to the previous question, what types of strategies or programs would you support (check as many as apply)?

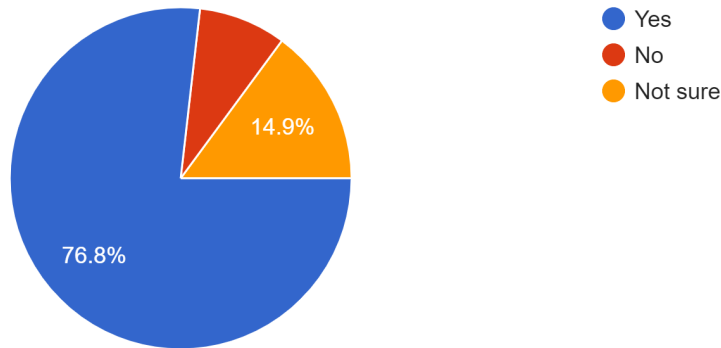
302 responses



### LAND USE & ZONING

Should land use policies and regulations continue to emphasize preserving the rural and agricultural character of the County?

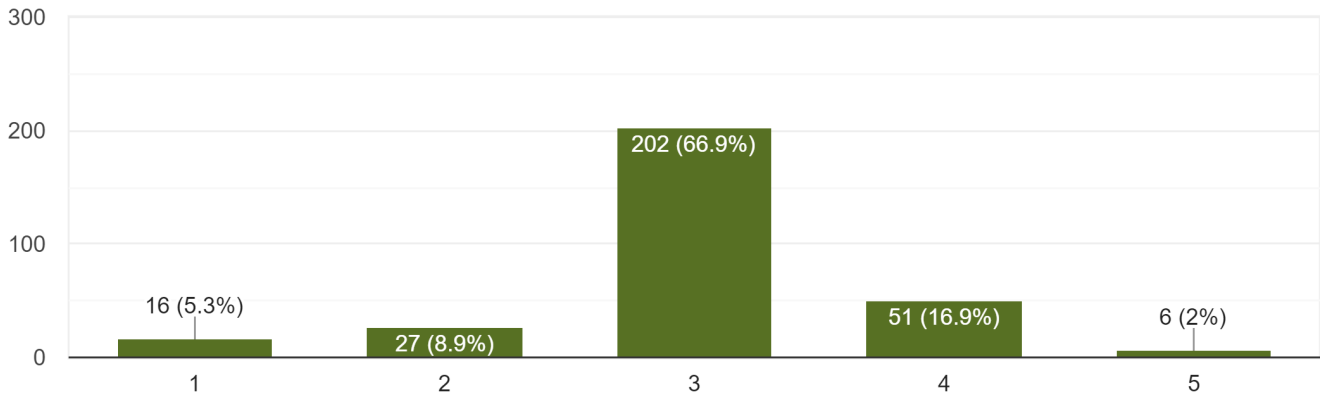
302 responses



LAND USE & ZONING

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 Eau Claire County.

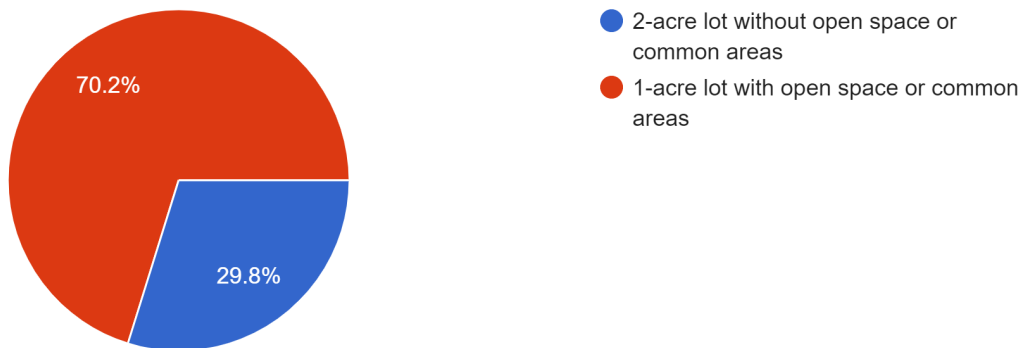
302 responses



LAND USE & ZONING

If given the choice between living in a subdivision on a 2-acre lot with no open space or recreational common areas such as trails, park a...mon areas as described, which would you choose?

302 responses

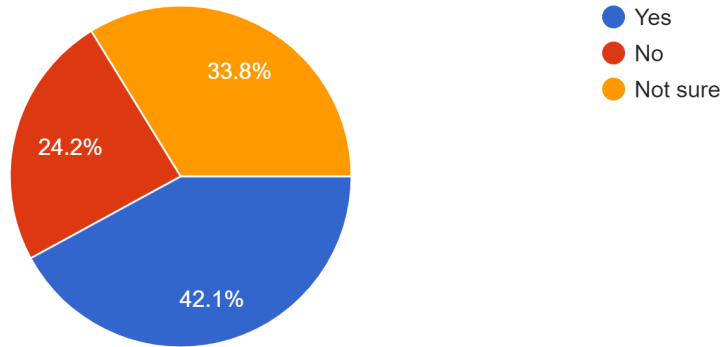




NATURAL RESOURCES

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

302 responses

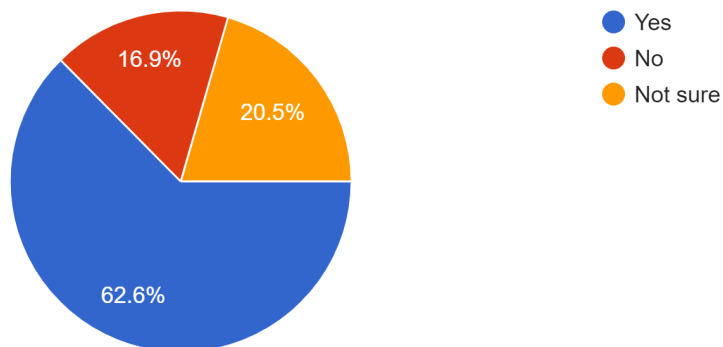


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NATURAL RESOURCES

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

302 responses

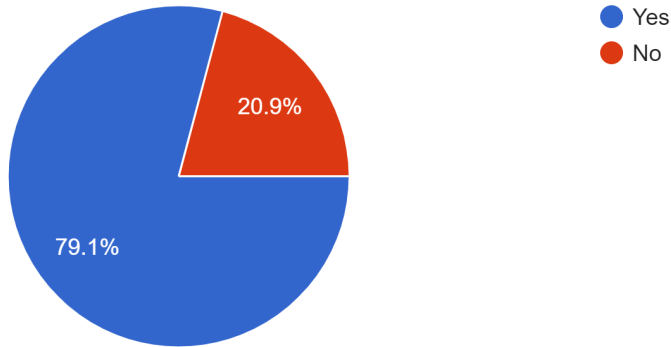


30

NATURAL RESOURCES

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

302 responses

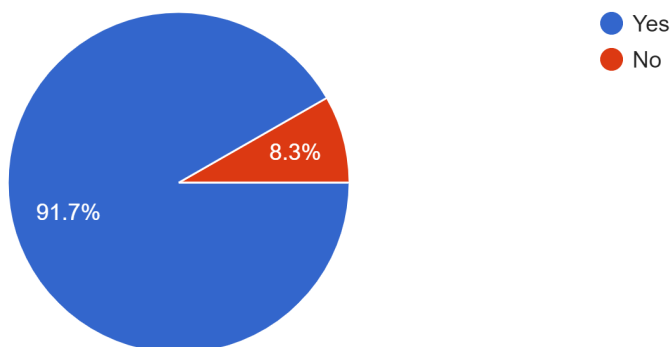


31

NATURAL RESOURCES

Would you support additional regulations or restrictions on development in areas with high groundwater contamination susceptibility?

302 responses

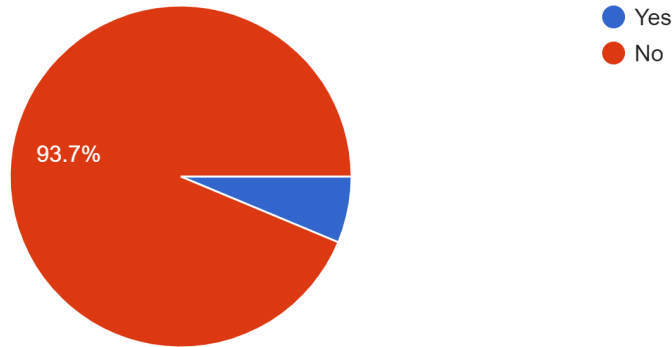


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NATURAL RESOURCES

Do you live on lakeshore property or along a river?

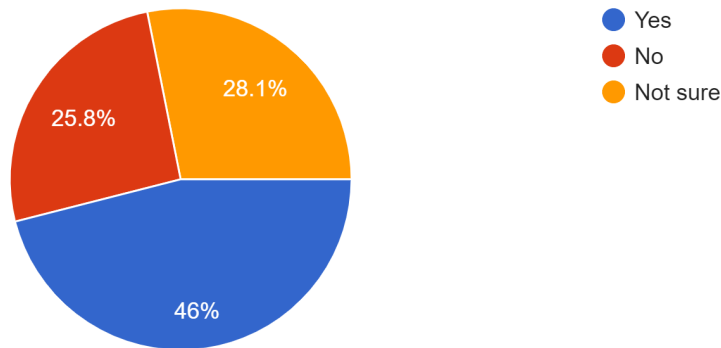
302 responses



TRANSPORTATION & INFRASTRUCTURE

Do the roads and highways in unincorporated areas of Eau Claire County adequately meet the needs of the residents and businesses?

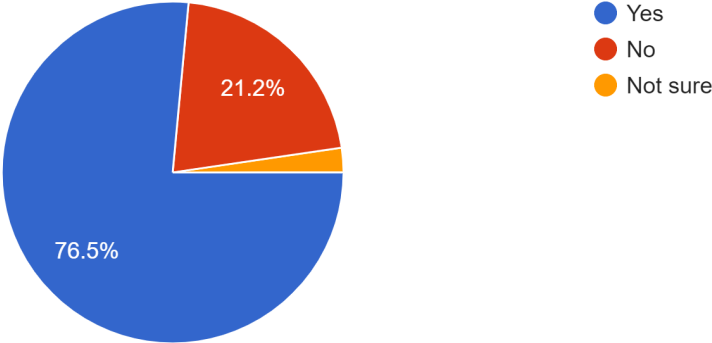
302 responses



TRANSPORTATION & INFRASTRUCTURE

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

302 responses

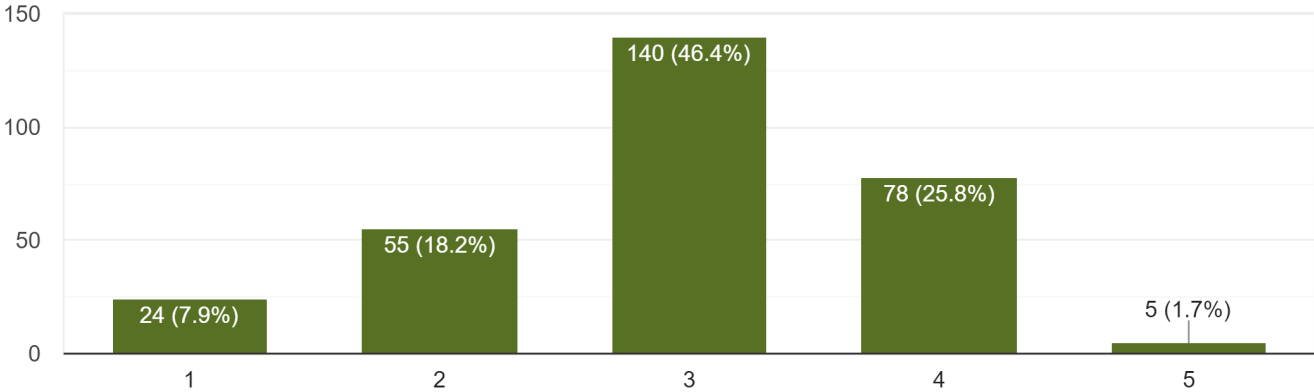


35

TRANSPORTATION & INFRASTRUCTURE

How would you rate the condition of roads and highways in unincorporated areas of Eau Claire County?

302 responses

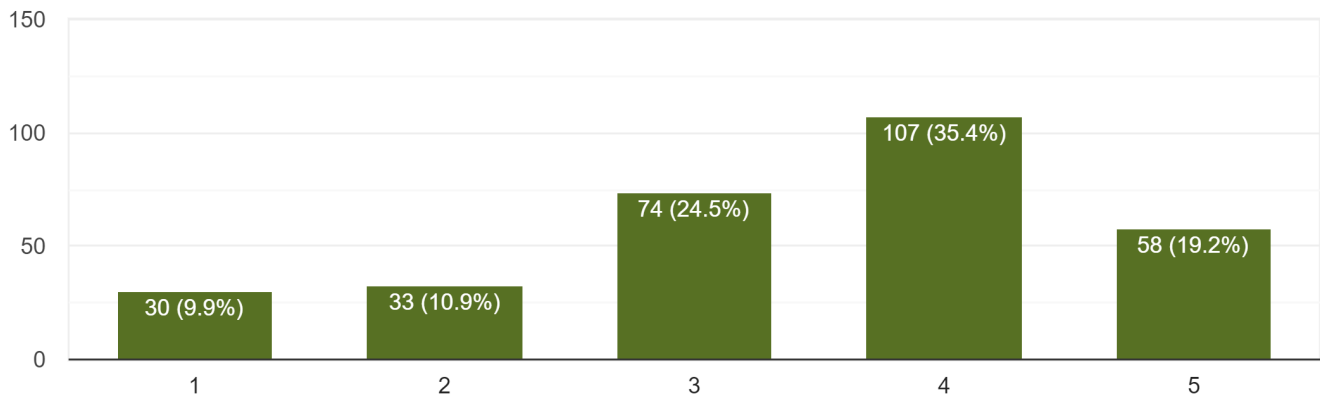


36

TRANSPORTATION & INFRASTRUCTURE

How would you rate the quality of internet service at your home?

302 responses

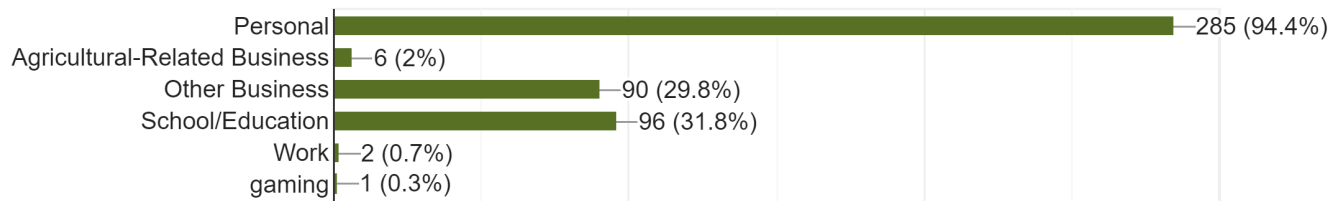


37

TRANSPORTATION & INFRASTRUCTURE

If you have home internet, which of the following categories do you primarily use it for?

302 responses



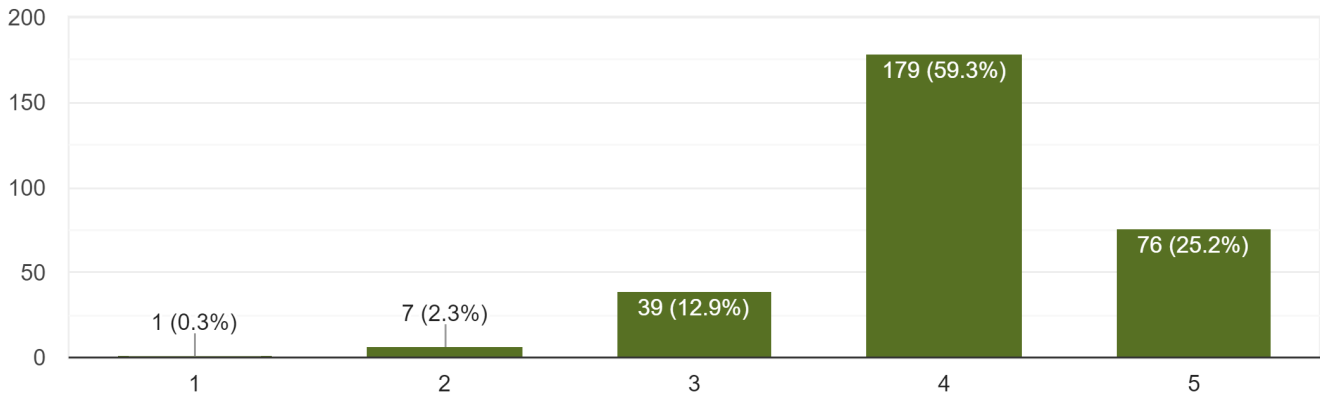
38



RECREATION

How would you rate the quality of Eau Claire County's parks and recreation areas?

302 responses

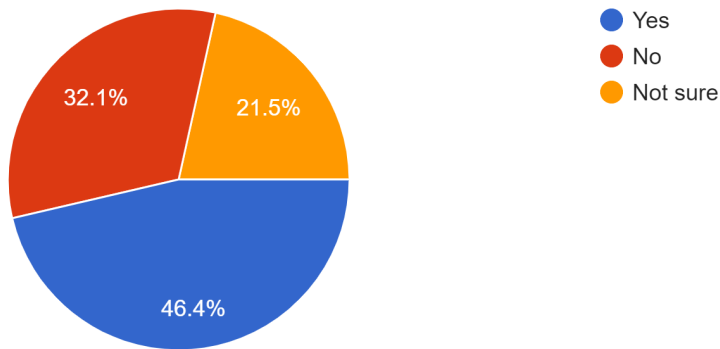


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RECREATION

Are more parks, recreational areas, and open spaces needed in Eau Claire County?

302 responses

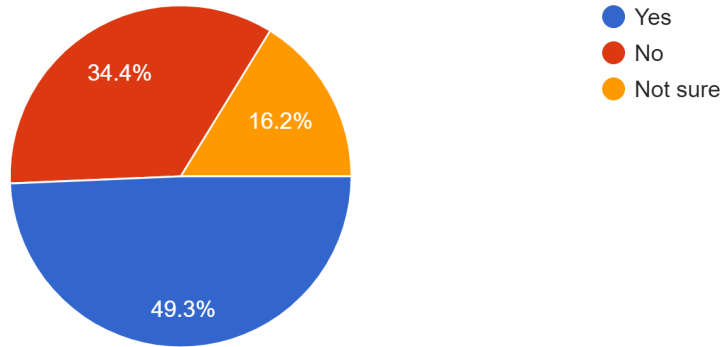


40

RECREATION

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

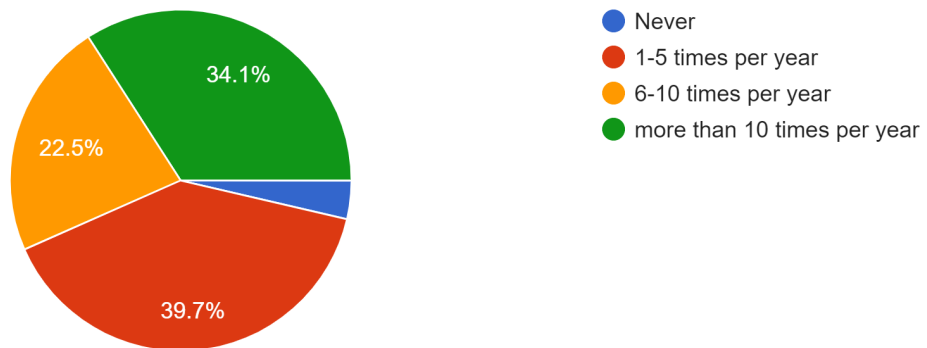
302 responses



RECREATION

How often do you visit Eau Claire County parks?

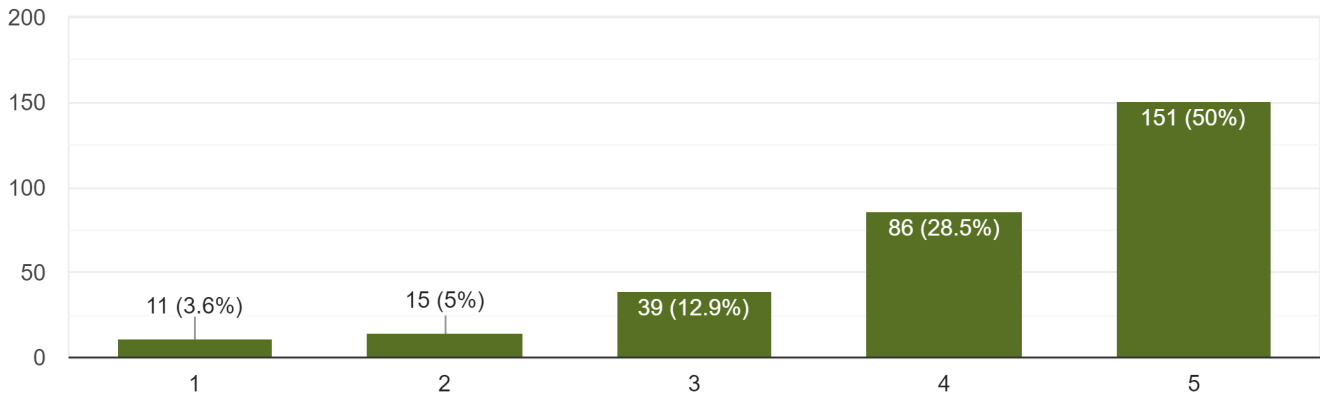
302 responses



AGRICULTURE

How important is it to preserve farms and farmland for agricultural purposes?

302 responses

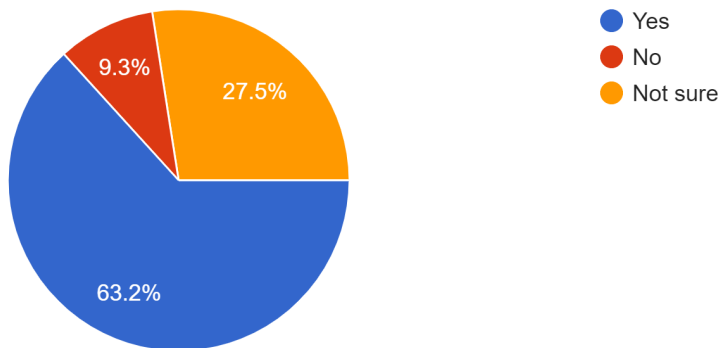


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AGRICULTURE

Should a property owner have the right to sell his or her farmland for purposes other than farming?

302 responses

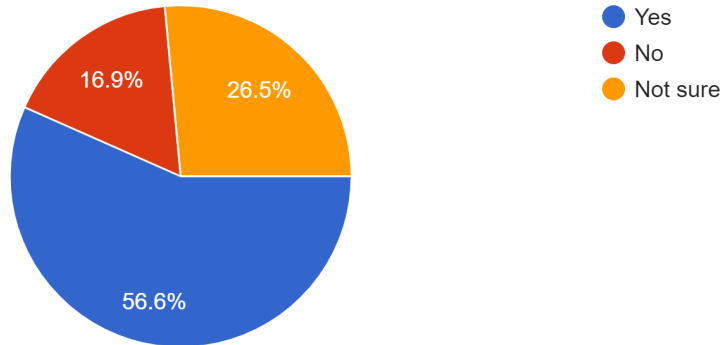


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AGRICULTURE

Should non-farm housing be allowed on agriculturally zoned land that is marginal for agriculture (not highly productive)?

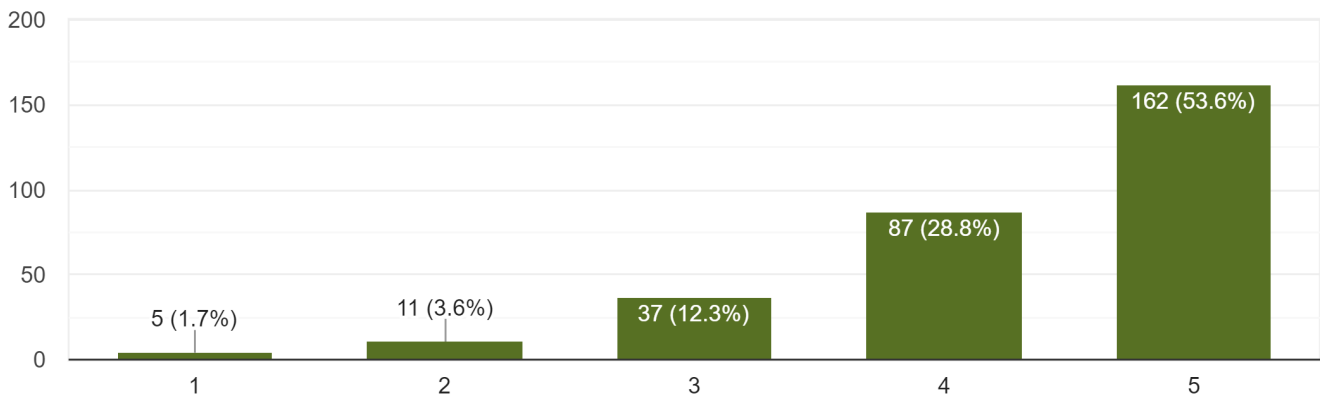
302 responses



AGRICULTURE

How important are sustainable agricultural practices for the health of the environment and economic success of the County?

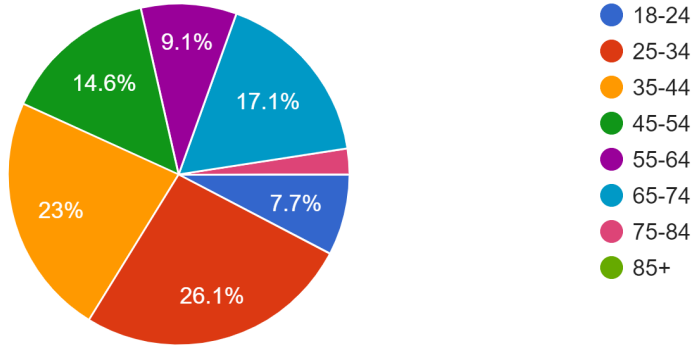
302 responses



DEMOGRAPHIC DATA

Age Range

287 responses

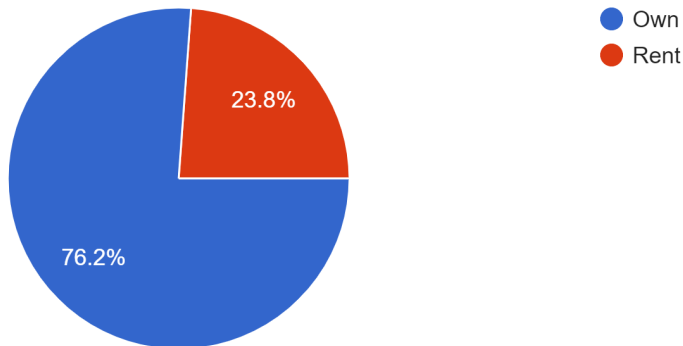


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DEMOGRAPHIC DATA

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

302 responses

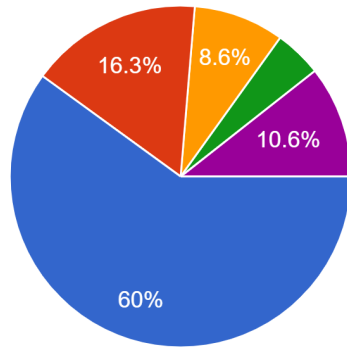


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DEMOGRAPHIC DATA

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

245 responses



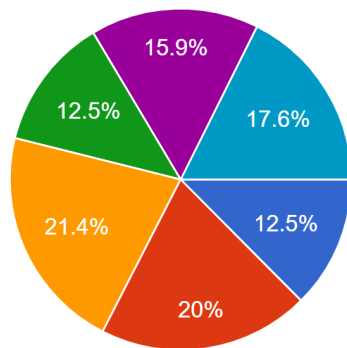
- Less than one acre
- 1-2 acres
- 2-5 acres
- 5-10 acres
- 10 or more acres

50

DEMOGRAPHIC DATA

How long have you lived at your present location?

295 responses



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

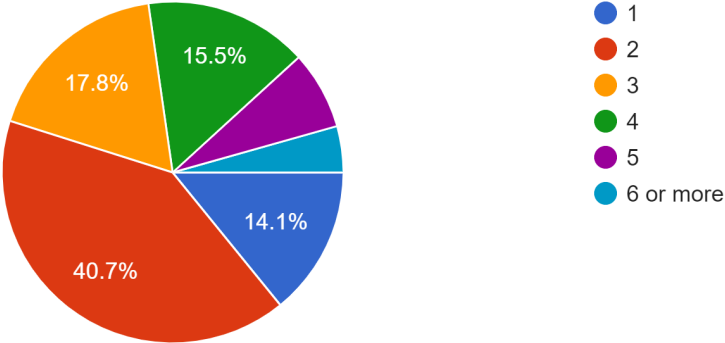
51



DEMOGRAPHIC DATA

Including yourself, how many people live in your household?

297 responses

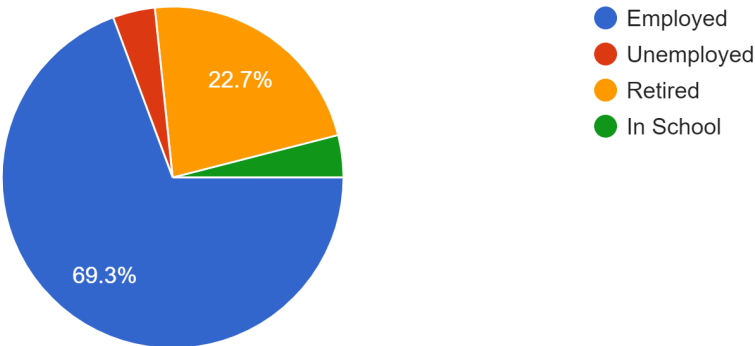


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DEMOGRAPHIC DATA

Are you:

300 responses



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