

Town of Lincoln Eau Claire County, Wisconsin

Comprehensive Plan 2015 – 2035



**Prepared by The Town of Lincoln Comprehensive Planning Committee
with assistance from Eau Claire County Planning & Development Department
Adopted August 10th, 2015**

Ordinance No. 15.005

An Ordinance to Adopt the Comprehensive Plan of the Town of Lincoln, Eau Claire, Wisconsin.

The Town Board of the Town of Lincoln, Eau Claire County, Wisconsin, do ordain as follows:

Section 1. Pursuant to section [59.69(2) and (3)(for counties)/62.23(2) and (3)(for cities, and Towns exercising Village powers under 60.22(3))] of the Wisconsin Statutes, the Town of Lincoln, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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

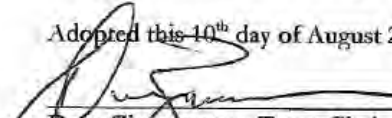
Section 3. The Plan Commission of the Town of Lincoln, by a majority vote of the board recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Lincoln, Eau Claire County, Wisconsin Comprehensive Plan 2015-2035," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

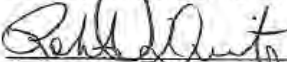
Section 5. The Town Board of the Town of Lincoln, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Town of Lincoln, Eau Claire County, Wisconsin Comprehensive Plan 2015-2035," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

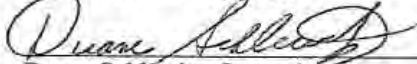
Adopted this 10th day of August 2015.



Dean Zimmerman, Town Chairman

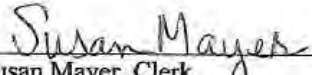


Robert Dewitz, Supervisor



Duane Schlewitz, Supervisor

Attested:



Susan Mayer, Clerk

RESOLUTION PC 2015-01

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF LINCOLN PLAN COMMITTEE

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

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Lincoln Plan Committee; and

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

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

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

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

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, local subdivision regulations (s. 236.45 or 236.46), county zoning ordinances (s. 59.69(5)), town zoning ordinances (s. 60.61, 60.62, 60.23 (7)), zoning of shorelands or wetlands in shorelands under s. 59.692, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Town of Lincoln; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Town of Lincoln Plan Committee that the recommended Comprehensive Plan is hereby adopted as the Town of Lincoln Comprehensive Plan pursuant to s. 66.1001(4)(b), s.60.62 (4), s.61.35 and s.62.23, Wis. Stats. and that the Plan Committee recommends said Comprehensive Plan to the Town Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

APPROVED:

Lori L. Bechar
Chairperson
Plan Committee

Date: July 15, 2015

ATTEST:

Susan Mager

PLAN AMENDMENTS

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

Amendment Date

Page #

Summary

TOWN BOARD

Dean Zimmerman, Chairperson

Duane Schlewitz, Supervisor

Robert Dewitz, Supervisor

Land Use Planning Committee

Lori Bechard, Land Use Committee Chair

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Vic Price

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EXECUTIVE SUMMARY

This plan is a guidebook for managing land use and development in the Town of Lincoln. It provides the most recent available statistics and survey data, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies, and actions to be pursued by the Town 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 2035, but it should be reviewed annually and fully updated every ten years.

Over the course of two years, the Plan Committee met over 15 times with their consultant (Eau Claire Planning & Development), and held numerous other local meetings to review project materials and to make policy recommendations. Residents were consulted in the development of this plan through public meetings, a Citizen Survey, an advisory referendum, and a formal public hearing held prior to adoption of the plan. All Land Use Planning Committee working sessions were also open to public attendance and comment. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

Reinforce the rural character of the Town by ...

- *Promoting agriculture and exclusive agricultural zoning*
- *Protecting sensitive natural resources*
- *Minimizing land use conflicts between incompatible uses through zoning and site design guidelines*
- *Preserving productive agricultural and forestry land*

This plan is organized into five chapters:

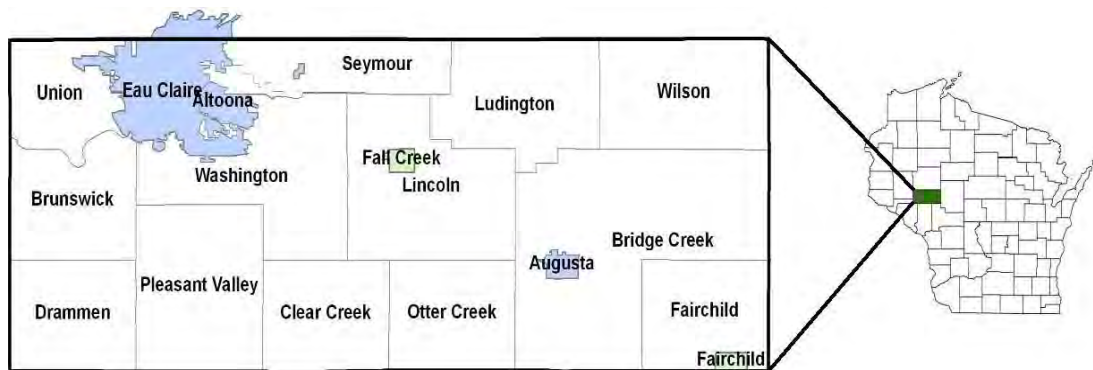
- **Chapter 1: Introduction** – describes the Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** -describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Town of Lincoln.
- **Chapter 4: Implementation** -a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2 & 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 Town (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Lincoln.

1. INTRODUCTION

1.1 REGIONAL CONTEXT

The Town of Lincoln is located in west-central Wisconsin (Eau Claire County), bordered on its west by the Town of Washington (pop. 7,223) and to its east by the Town of Bridge Creek (pop. 1,885). On its southern border are the Towns of Otter Creek (pop. 500) and Clear Creek (721); while the Towns of Seymour (pop. 3,265) and Ludington (pop. 1,067) border on the north. The Town of Lincoln entirely surrounds the Village of Fall Creek (1,304 pop.).

Figure 1.1: Eau Claire Communities



The Town is approximately 37,385 acres (58.4 sq. mi.) in size with the predominant land use being agricultural. In 2014, the population of the Town was estimated to be 1,115 by the Wisconsin Department of Administration. The population density of the Town is estimated to be approximately 19.1 persons per sq. mi., lower than the neighboring Towns of Washington (127.8 persons per sq. mi.), Seymour (101.4 persons per sq. mi.), Otter Creek (33.3 persons per sq. mi.), Clear Creek (36.4 persons per sq. mi.), Ludington (23.2 persons per sq. mi.), the Village of Fall Creek (623.9 persons per sq. mi.), and is slightly higher than the Town of Bridge Creek (18.1 persons per sq. mi.). The Town of Lincoln’s population density is also significantly lower than that of Eau Claire County as a whole (146.1 persons per sq. mi.).

Established in 1856, Eau Claire County is bordered on the west by Pepin & Dunn Counties, on the south by Buffalo, Trempealeau, & Jackson Counties, on the east by Clark County, and on the north by Chippewa County. The county is approximately 408,320 acres, or 638 square miles. The population in 2014 was 100,477. Thirteen towns, two villages, and three cities make up the county. The City of Eau Claire (pop. 66,834), located in the northwest part of the county, is the largest city and is the county seat. Current major industries are in health care, education and retail trade.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the Town of Lincoln 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 shoreland areas under s. 59.692, 61.351 or 62.231

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. Agricultural Utilities and Community Facilities | 9. Implementation |
| 5. Natural & 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. The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance. In addition to ensure local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission, public libraries serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for the Town of Lincoln

This planning document is a “living” guide for the future overall development of the Town of Lincoln. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- It provides a means of measuring progress for existing and future Town leaders.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Town of Lincoln’s implementation tools.
- It can be used as supporting documentation for Town policies and regulations as well as grant funding requests for public & private projects
- The most important function the plan will serve is as a resource manual to assist in the evaluation of land use related development requests. It establishes a standard by which all land use decisions in the Town of Lincoln will be based. Communities that 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.

1.3 PUBLIC PROCESS

In 2014, the Town of Lincoln requested the assistance of Eau Claire County Planning and Development to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. The key components of the public participation plan are outlined below:

1. **Kick-off Meeting (June 2014):** This meeting was attended by the newly appointed Land Use Planning Committee Members from the Town of Lincoln and included an overview of the planning process and a summary of the public participation process.
2. **Community Key Assets Meetings (July/August 2014):** This meeting engaged the community in a discussion about issues and opportunities that should be address through the comprehensive planning process and that would help establish a vision for the future of the community.
3. **Citizen Survey on Land Use (August 2014):** With input from the Plan Committee, a citizen survey was developed and distributed to households within the town and sought information regarding the opinions of citizens about the various development issues identified during the existing conditions analysis. Results from the survey are incorporated into the comprehensive plan (Refer to Appendix A)
4. **Land Use Planning Committee Meetings (Periodically):** A discussion on concerns, disagreements or inconsistencies between neighboring jurisdictions draft Comprehensive Plans. Inconsistencies were addressed at the Planning Committee level.
5. **Public Informational Meetings (June thru July 2015):** Led by County staff, a public informational meeting was conducted to facilitate input on draft components of the comprehensive plan. Comments received at these meetings were presented to the Planning Committee and incorporated into the plan.
6. **Public Hearing and Final Adoption (July thru August 2015):** A public hearing on the proposed Comprehensive Plan, and a recommendation and adoption by the Town. Information on the Plan's adoption procedures is detailed in Chapter 4.
7. **Website:** Throughout the planning process the County maintained a publicly accessible website which published meeting notices and draft planning documents for public review. The web site also included a link to submit public comments.
8. **Media:** Throughout the planning process, the Planning Committee identified opportunities to inform town residents regarding planning progress and issues, including notice of the community survey, advisory referendum, informational meeting and public hearing.
9. **Meeting Notices:** Meeting notices were posted in a timely manner at accessible locations.

1.4 SELECTION OF THE PLANNING AREA

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

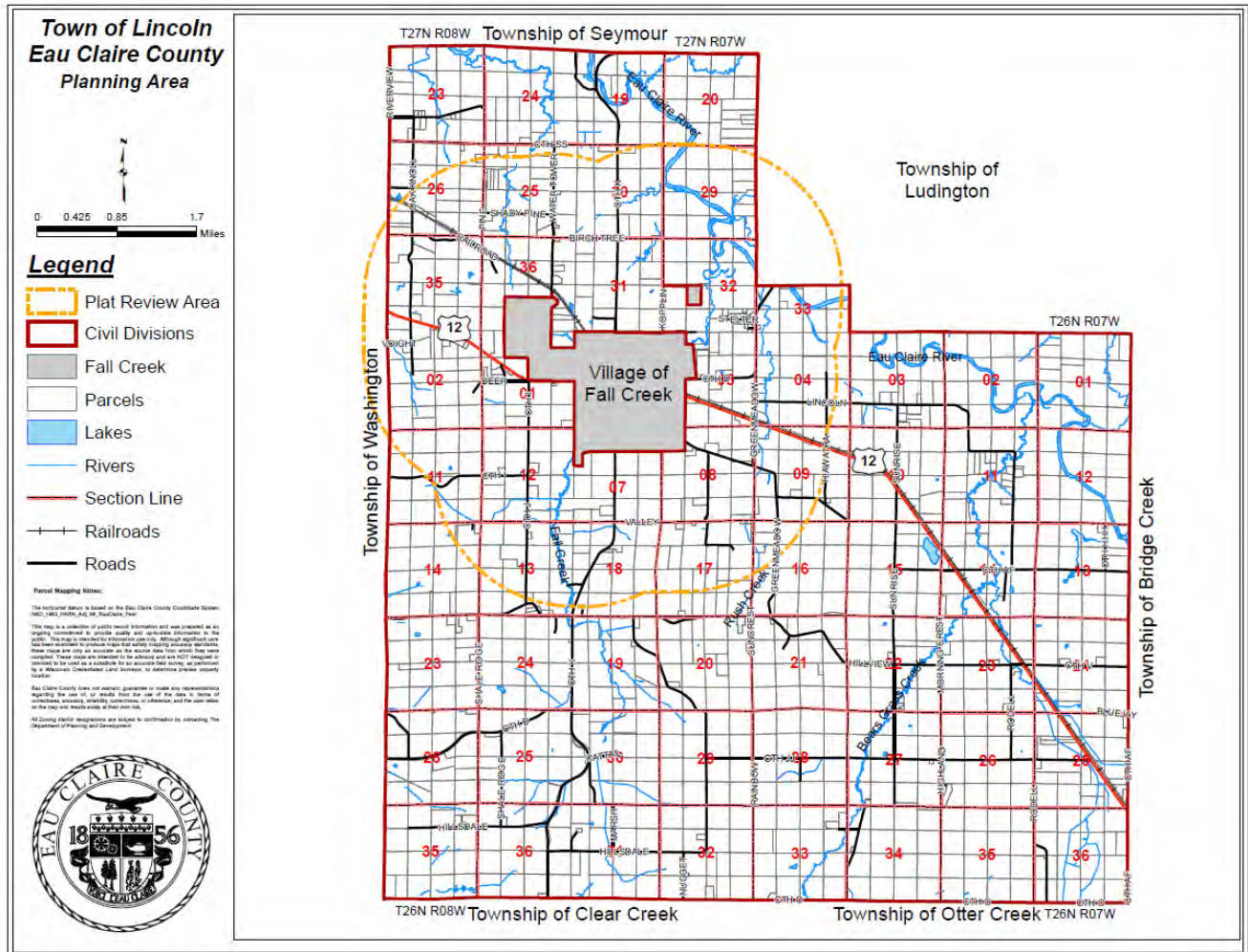


Figure 1.2: Town of Lincoln Planning Area

1.5 COMMUNITY STRENGTHS & WEAKNESSES

As a component of the first three meetings, the Planning Committee discussed certain aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (STRENGTHS) and those things the community wishes to minimize or change (WEAKNESSES). Additional issues and opportunities are discussed in Chapter 2.

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

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

This plan contains a series of goals, objectives and policies which strive to enhance or promote key assets while minimizing or eliminating liabilities in order to achieve the end goal or vision.

Key Issues - Town of Lincoln	
What do you like most about the Town of Lincoln?	
1. Proximity	6. Accessible & effective Town governance
2. Clean air and ground water resources	7. Friendly neighbors with strong sense of community
3. Commitment to preserving productive agricultural lands	8. Scenic rural landscape with abundant wildlife & limited residential development
4. Rural country living – peaceful and private	9. Good community facilities, including: schools, fire dept, library, parks, open space, new Town Hall, etc.
5. Quality of town roads – including maintenance	
What do you like least about living in the Town of Lincoln?	
1. Town road upgrades meet future needs – keep residents informed about roads	
2. Technological limitations – reliable access to internet, cell phone, tv/cable, etc	
3. Better or more clear rules and procedures for new development – particularly silica sand	
What would you like the Town of Lincoln to look like in 10 years, 20 years?	
1. Maintain rural character & appearance	6. Embrace alternative forms of energy, including wind turbines, solar, etc
2. Preserve productive agricultural lands and managed forest lands	7. Balance landowner rights with community interests
3. Limited rural residential growth while directing subdivision development to occur in nearby villages or cities	8. Encourage diverse agricultural operations as basis for local economy including CSA's, organic farms, green houses, etc
4. Encourage commercial/industrial uses to locate in more urban areas where infrastructure exists or can be efficiently provided to meet needs	9. Ensure that any development activity is held to high standards and held accountable by the Town/County with opportunities for communication/input with town residents
5. Maintain high-quality air and water (both ground and surface) resources	

Table 1.1: Key Issues

2. VISION, GOALS, OBJECTIVES, & POLICIES

The vision statement below describes an image of what the Town of Lincoln should look like in the future, and how the Town intends to meet the future needs of its citizens. The vision statement incorporates a shared understanding of the nature and purpose of the Town and uses this understanding to move towards a greater purpose together. The statement, written in present tense, describes an ideal future condition.

The Town of Lincoln is a community composed of active farms, rural housing, open spaces, streams, and woodlands set among rolling hillsides. It is a community of residents committed to the preservation of the Town's significant agricultural heritage and economy while providing opportunities for sustainable, environmentally sensitive development. Non-farm residential development is carefully managed, and commercial development is directed to locate in appropriate locations near and within the Village of Fall Creek. Industrial and mining activities are strictly regulated to preserve agriculturally productive lands and maintain the rural character and environmental integrity of the community. Rural roads are well maintained to support safe and efficient local travel and the movement of agricultural goods. Local leaders continue to work with adjacent municipalities to manage development and the delivery of basic services for the betterment of the Town, Eau Claire County, and region.

General Goals

Each section of this chapter contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, will guide actions the Town of Lincoln makes in the future. If there is a question regarding a land use decision, not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the vision statement and the general goals. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Town of Lincoln. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Town of Lincoln, a sustainable future will create conditions that:

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

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

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words "shall" or "will" are mandatory aspects of the implementation of the Town of Lincoln Comprehensive Plan. Those policies using the words "should," "encourage," "discourage," or "may" be advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues and Opportunities Raised During the Planning Process

The Planning Committee felt that the population & housing projections presented in Section 5.2 were reasonable, but the median price of homes was somewhat inflated due to the values placed on agricultural residences and to a few large new homes constructed in the last 10 years. The Plan Committee felt that housing stock and type was adequate and meeting the needs of residents, although the costs of housing as a percentage of income was of concern. The Plan Committee acknowledged a desire to limit non-farm residential growth specifically within the Preservation Areas of the Town. The preferred type of housing is farm residences within the Preservation Areas delineated on the Future Land Use Map.



According to the *Citizen Survey*, 72.3% of respondents felt that the Town should establish a minimum lot size for rural housing. Q#22

Photo Insert – Typical Rural Development in Lincoln (Stelter Addition)

2.1.2 Goals, Objectives & Policies

GOAL 1

Provide flexible opportunities for rural residential development in the Town of Lincoln that preserve or reinforce its rural character while conserving Agriculturally Productive Soils.

Objectives:

1. Retain farm-based residences as the preferred type of housing in the Preservation Areas of the Town of Lincoln.
2. Encourage higher density residential land uses within and near existing residential and urban areas of Eau Claire County and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.
3. Manage residential development to prevent land use conflicts between farms and non-farm residences.
4. Ensure that residential land divisions largely avoid impacts to Agriculturally Productive Soils.
5. Emphasize control of residential density and site design rather than lot size alone.

Policies:

1. Protection of Agriculturally Productive Soils - Limit residential growth in the Preservation Areas of the Town to ag-related housing, AR rezones, or large lot (over 40 acres) development.

2. Farm Consolidations - The Town supports adaptive reuse of existing farmsteads for non-agricultural related residential use through farm consolidations created in accordance with the zoning provisions of Eau Claire County.
3. Subdivisions - The Town will direct the development of higher density residential subdivisions to locate in the Village of Fall Creek where adequate utilities and facilities can be provided. If proposals for residential subdivisions are introduced within the mapped Rural Residential or Rural Transition Areas as depicted on **Map 9 Future Land Use** in Appendix E, the Town supports conservation subdivisions that will prevent or minimize conversion of agricultural or open space land and maintain the Town's rural character. In order to encourage conservation subdivision design, a 20% density bonus incentive may be considered by the Town if certain design and preservation objectives are met.
4. Lots created through the AR rezone process (including Rural Clustering) - the Town will enforce the following site and design guidelines for new non-agricultural residences that aim to reinforce the rural character of the Town by minimizing land use conflicts with agricultural operations, the conversion of productive agricultural land, and the disruption of environmentally sensitive areas as follows:
 - Lots created through an AR rezone process should avoid inclusion of Agriculturally Productive Soils whenever possible. No more than 20% of any newly created non-agricultural residential lot may contain Agriculturally Productive Soils (meaning Class I-III soils) as identified within the Soil Survey of Eau Claire County.
 - Lots created through an AR rezone process should be sized between 1 and 3 acres. The Town of Lincoln may consider requests to exceed this maximum lot size per County Code.
 - The Town will permit the creation of one lot through an AR process every 5 years per farm (defined as contiguous land under common ownership). The Town of Lincoln may consider the creation of two lots over a 10-year period at one time under the following circumstances and conditions:
 - a. Accommodating two lots would minimize impacts to environmentally sensitive areas
 - b. Accommodating two lots would minimize land disturbance of the property
 - c. Accommodating two lots would allow the use of shared driveways, wells, septic systems, or other similar infrastructure needs.
 - Development of lands with slopes exceeding 30% or that negatively affect other environmentally sensitive areas (including shoreland areas, wetlands, floodplains, or similar areas) shall be prohibited.

GOAL 2

Promote high quality residential development in the Town of Lincoln to meet the needs of current and future residents.

Objectives:

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

Policies:

1. Affordable Housing - The Town encourages the development of affordable single-family housing, and may explore opportunities to provide incentives for homebuilders that create affordable housing for low and moderate-income households, including smaller, high-quality farmsteads and single-family homes.
2. High-Density Housing - The Town discourages development of multi-family apartment buildings, senior housing and special needs facilities within the Town of Lincoln.

The Town of Lincoln shall encourage and support these types of intensive development projects to locate within the Village of Fall Creek and other urban areas of the County, where there is easier access to public services and facilities needed to support such developments.

3. Housing Integrity - The Town supports Eau Claire County's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
4. Elderly Accommodations - The Town supports improvements to existing residences that will allow elderly or special needs citizens to remain within their residence, provided improvements meet building code requirements.
5. Maintenance - The Town supports programs that maintain or rehabilitate the local housing stock. The Town encourages homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.

2.2 TRANSPORTATION

2.2.1 Issues and Opportunities Raised During the Planning Process

Planning Committee members questioned the accuracy of the average daily traffic (ADT) counts provided by WisDOT (Refer to Section 5.3) as they seemed to underestimate local perceptions. There is growing concern over the ability to maintain local roads with reduced budgets and higher material costs. The Planning Committee also repeatedly expressed concerns regarding backups at railroad crossing caused by increased rail use and the potential for excessive trucking traffic on local roads due to the industrial sand industry.



2.2.2 Goals, Objectives & Policies

GOAL 1

Provide a safe, efficient, and well-maintained transportation network to meet the needs of all residents, farmers, area businesses, and emergency service providers.

Objectives:

1. Maintain the Town’s transportation network at a level of service desired by Town residents and businesses.
2. Coordinate major transportation projects with land development, neighboring communities, Eau Claire County and WisDOT.

Policies:

1. Protection of Town Roads_– The Town encourages traffic patterns that do not increase traffic on Town roads unnecessarily, and may require roadway agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements. The Town may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional engineer prior to approving new development. Where appropriate, the Town may designate weight restrictions and truck routes, to protect local roads.
2. New Roads & Driveways_– The Town supports the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development. New roads shall be built according to Town standards and inspected before acceptance for dedication. In conjunction with Eau Claire County, the Town will maintain site and design requirements for new roads and driveways that aim to reinforce the rural character of the Town and safe transportation facilities.
3. Coordination of Improvements to State and County Highways – Keep informed of WisDOT & Eau Claire County efforts to maintain and improve US, State, and County highways, and provide local input as needed. The Town will coordinate improvements to adjacent local roads whenever feasible.
4. Joint Planning of Roads that Cross Jurisdictions – The Town will work with neighboring towns and the Village of Fall Creek to plan, construct and maintain those roadways that cross jurisdictional boundaries, including cost sharing where appropriate.
5. Incorporation of Pedestrian & Bicycle Planning_– The Town will provide input on any bicycle routes or trails proposed through the Town by Eau Claire County, WisDOT, or other local organizations.
6. Future Cooperation and Planning_– The Town will actively participate in planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives involve the Town in the future.

7. Maintain Condition Standards for Town Roadways – The Town will strive to maintain an average PASER rating of 7 for all Town Roads, and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans.
8. Adequate funding for maintenance – The Town shall strive to continue current levels of funding, adjusted for inflation, for road maintenance in the future.

“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.

GOAL 2 Ensure all residents have safe and convenient access to the transportation network.

Objectives:

1. Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of Town roads.
2. Support the development of alternative transportation options that may serve Town residents.

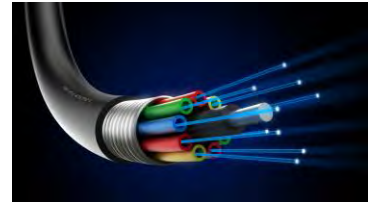
Policies:

1. Direct Access - Require all new parcel splits to abut public roads or establish public road rights-of-way from land-locked parcels to existing road rights-of-way.
2. Visibility – Through the issuance of a Town of Lincoln Driveway Permit, require driveways to be highly visible to traffic and to be accessible to all emergency service vehicles.
3. Transportation Alternatives for Disabled & Elderly Residents_– The Town will collaborate with Eau Claire County and urban municipalities in the region to provide transportation services for disabled and elderly residents through public and/or private service providers.

2.3 ENERGY, UTILITIES & COMMUNITY FACILITIES

2.3.1 Issues or Opportunities Raised During the Planning Process

Through the planning process, several key services were identified as being in need of repair or improvement within the Town of Lincoln, including: internet access, cable TV, cell coverage, and garbage collection. Collectively, the telecommunication service provisions in the Town of Lincoln were deemed inadequate, with more than 38% of Town Survey respondents indicating the service was “not satisfactory”. There were also concerns expressed with regard to response times for ambulance service, which is now provided by Eau Claire Fire and Rescue.



GOAL 1

Protect public health, safety and welfare of town residents by ensuring adequate public or private services are available to accommodate existing and new development

2.3.2 Goals, Objectives & Policies

Objectives:

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

Policies:

1. Sanitary Sewer_– Density and minimum lot sizes will be properly managed to ensure adequate space for replacement of private on-site sewage systems. The Town encourages property owners to maintain and inspect their private on-site sewage systems on a regular basis as necessary or required by Eau Claire County or WDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WDNR regulations
2. Water Supply_– The Town will require landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Eau Claire County or WDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WDNR regulations.
3. Stormwater Management_– The Town will work with Eau Claire County and the WDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control during and after site preparation and construction activities in accordance with Eau Claire County’s Code of Ordinances. Use of Best Management Practices (BMPs) is highly encouraged.
4. Solid Waste & Recycling_– The Town will review annually levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses. The Town will encourage participation in Eau Claire County’s Recycling & Clean Sweep programs for the disposal of hazardous materials. The Town may consider working with

Eau Claire County to expand the hours of service for recycling and consider including garbage collection as an option at the Town’s collection center.

5. Parks – The Town will continue to participate in the development of the Eau Claire County Five-Year Outdoor Recreation Plan to determine if there are needs for future parks and natural areas in the Town. If there is clearly broad support among the Town residents for such facilities, work with the WDNR and the County to determine the most effective and efficient way to proceed with development.
6. Energy & Gas Facilities – The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers. Underground placement and co-location (or corridor sharing) of new utilities is encouraged. The use of alternative forms of energy and energy-efficient materials or designs are highly encouraged, including LEED certification. The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment.
7. Telecommunications & Television – The Town will actively encourage the upgrade of existing transmission lines to fiber optics that can provide high-speed internet and reliable cable television service to all residents within the Town. The Town will carefully consider requests for new cell towers that can demonstrate an improvement in service levels for town residents.
8. Cemeteries – The Town will collaborate with local church associations regarding the need for additional or expanded cemeteries
9. Emergency Services -Work with Eau Claire Fire & Rescue, the Eau Claire County Sheriff’s Department, as well as the Fall Creek Fire Department to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and review service provision levels with the appropriate agencies annually
10. Schools -Collaborate with the Fall Creek, Altoona & Augusta School Districts to provide high quality educational facilities and opportunities for Town residents. The Town will actively participate in the planning and siting or expansion of school facilities.
11. Libraries -Work with Eau Claire County, the Village of Fall Creek and the cities of Altoona and Augusta to maintain and improve access to public library facilities for Town residents.
12. Town Facilities - Periodically evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs. Upgrades for handicap accessibility will be considered for all Town facilities (including future parks) whenever changes are made to those facilities.

GOAL 2

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

Objectives:

1. Residents should be informed on the norms and expectations for the delivery of services in the Town of Lincoln, which may differ from services they have received in the past.

Policies:

1. Access to information - The Town will provide an annual newsletter, and/or information on the town’s website describing policies and community norms in the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and expectations for residents.

2.4 AGRICULTURAL RESOURCES

2.4.1 Issues or Opportunities Raised During the Planning Process

The Planning Committee noticed a trend in the decrease of family dairy farms and increases in hobby, beef, sheep, and horse farms. Based on a review of the statistical information available to the Committee, it was presumed this may be due to several factors, including: an aging population involved in agriculture, changes in market trends that support direct farm sales to the consumer, and an increase in farm consolidations by corporations that are better able to take advantage of economies of scale in today's agricultural market. However, the Planning Committee believes landowners (rather than renters) are still managing most agricultural fields in the Town. The Planning Committee expressed a desire to maintain the agricultural community to the greatest extent possible, including maintain A1 Exclusive Agricultural Zoning, guiding new non-farm development to non-prime/productive agricultural soils, and to limit the fragmentation of agricultural cropland. The preservation of woodlands was also an issue raised during the planning process.



Photo Insert – Cattle grazing in Lincoln

2.4.2 Goals, Objectives & Policies

GOAL 1

Reinforce the Town's rural character by preserving Agriculturally Productive Soils, farm operations, environmentally sensitive areas, wildlife habitat, rural vistas, and local cultural resources for the use and benefit of future generations

Objectives:

1. Limit conversion of Agriculturally Productive Soils and managed forest lands within the Rural Preservation Area of the Town to non-agricultural purposes.
2. Limit the fragmentation of productive agricultural or forested land, and other significant natural areas.

According to the *Citizen Survey*, 81.5% of respondents felt that preserving farms and farmland for agricultural purposes was either critical or very important. Q#10

Policies:

1. A maximum of 10% of the area mapped for Rural Preservation as identified on the Future Land Use Map for the Town of Lincoln may be considered for rezoning into a district other than a certified farmland preservation zoning district.
2. Strictly limit the rezoning of lands from an agricultural district to a non-agricultural district outside of the designated Rural Residential, Commercial/Industrial, or Rural Transition future land use areas.
3. Support the use of a density-based rural clustering zoning program that allows for a limited amount of future non-agricultural residential development on smaller parcels in exchange for farmland protection to provide farmers a viable option to converting large parcels of productive agricultural land to a non-agricultural use. The residential density policy of the Town of Lincoln shall be as follows: one residential housing unit permitted per five (5) acres of land within the Rural Residential and Rural Transition areas; one residential housing unit permitted per thirty-five acres within the Rural Preservation area.
4. Where non-farm residential development is allowed, the Town will manage the density and site design to discourage development from locating near existing farm facilities or on historically productive farmland or soils in accordance with the Housing Policies of this Plan. In addition, the Town will

discourage the fragmentation of productive agricultural or forested land, and other significant natural areas to protect the continuity of these areas for future use.

5. Development is prohibited in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams which are protected by Eau Claire County Code. The Town shall require natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of these environmentally sensitive areas.
6. Support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.

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

Objectives:

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



Photo Insert – Rural Housing in Lincoln

Policies:

1. Encourage all farming or forestry operations 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. Eau Claire County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service
2. Require the owner of any new non-agricultural residence located within the Preservation Area to sign and record in the Eau Claire County Register of Deeds Office a Right-To-Farm disclosure at the time the lot is created and/or purchased, 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. An example of a “Right to Farm” disclosure acknowledgement is included in Appendix B of the Eau Claire County Comprehensive Plan.
3. The Town shall consider working with Eau Claire County to develop specific policies or regulations relating to the siting of large livestock facilities within the Town of Lincoln to limit or reduce impacts on existing and/or future development which may include:
 - a. Establishment of buffers from existing development and from environmentally sensitive areas
 - b. Filing of Nutrient Management (590) Plans with Town as an open record
 - c. Use of Best Management Practices (BMPS) to protect high quality water resources
 - d. Issuance of a Town of Lincoln Road Licensing Agreement which could limit number of trucks, time frames, and clean-up procedures should spills or tracking occur.

Wisconsin’s Right to Farm Law (s 823.08, Stats) The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmers to responsibly continue producing food and fiber for the nation and the world.

2.4 NATURAL, & CULTURAL RESOURCES

2.4.1 Issues and Opportunities Raised During the Planning Process

Through both the community survey and SWOT analysis, some of the most important assets identified in the town include: high-quality air and water (both ground and surface) resources, night skies, and scenic rural landscape with abundant wildlife. According to the Community Survey, protecting ground and surface water quality was rated as the single most important policy item the Town should consider, by a large margin. Both the Eau Claire River corridor and the Bears Grass Creek were specifically noted for having significant habitat and recreation potential. The Planning Committee also discussed several cultural assets and key landmarks within the Town of Lincoln.

GOAL 1 Protect and conserve Environmentally Sensitive Areas in the Town of Lincoln.

Objectives:

1. Avoid detrimental impacts that existing or new development could have on natural resources, environmental corridors, or habitat areas.
2. Promote preservation of environmental corridors that provide critical habitat and foster movement/migration of a diverse wildlife throughout the Town of Lincoln and region.

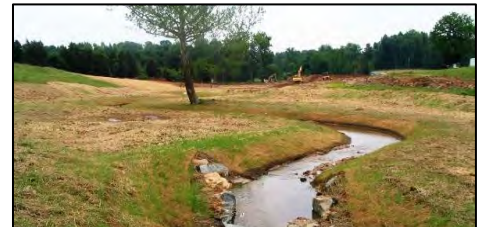


Photo Insert – Creek in Lincoln

Policies:

1. Preserve wetlands in the Town of Lincoln for wildlife habitat and for the natural environmental functions they perform, including filtration of surface waters, storage of water during flooding, and as groundwater recharge areas.
2. Identify floodplain areas in the Town of Lincoln and prohibit development in these areas to protect persons from harm and property from damage during times of flooding.
3. Discourage development on slopes of 20% or greater in the Town. If development is considered, it should be carefully planned to avoid or mitigate erosion and other problems that could emerge. Per County Code, development on slopes in excess of 30% is prohibited.
4. Development should be discouraged in areas where soils have severe development limitations that cannot be corrected or overcome without major soil reclamation, special designs or intensive maintenance.
5. Promote preservation of areas that are natural in character (such as the Eau Claire River or Bear's Grass Creek corridors), limiting development in these areas to maintain natural features and to retain or restore natural ecosystems. Forest, wetlands, stream corridors, and wildlife habitat should be preserved as valuable assets for current and future generations to enjoy.

GOAL 2 Preserve important cultural resources or local landmarks within the Town of Lincoln for current and future residents.

Objectives:

1. Identify and preserve important local landmarks and other cultural or historical resources that contribute to the Town's rural character.

Policies:

1. Encourage maintenance and rehabilitation of historic areas and buildings, including barns and silos.
2. The Town will ensure that any known cemeteries, human burials or archaeological sites are protected

from encroachment by roads or other development activities.

3. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such discovery immediately (meaning within 48 hours.)
4. Pursue the establishment of an historical place marker for the former Roddell, as an important historical rail stop area within the Town of Lincoln.

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues and Opportunities Raised During the Planning Process

The Planning Committee identified several opportunities for economic development in the Town. First, support for agricultural-related businesses and agricultural retail (road-side stands, direct marketing, wineries) remains strong in the Town of Lincoln as a means to enhance and support the local economy. Community residents strongly support directing more intensive commercial and industrial development to locate in urban centers where adequate utilities and infrastructure can be provided. Should there be demand for new businesses that are rural or agricultural in nature that would be better accommodated in the Town of Lincoln and near major transportation networks, the Planning Committee identified a future Commercial/Light Industrial area within the Future Land Use Map that could accommodate new development that furthers the goals and vision of the Town. The Planning Committee acknowledged any new business should be aesthetically pleasing and



Photo Insert – Town of Lincoln Co-Op

According to the *Citizen Survey*, 85.8% of respondents support agricultural based retail developments in Lincoln. (Refer to Appendix A)

designed to screen or minimize any potential negative aspects of appearance/operations on agriculturally productive soils and existing or planned residences.

2.5.2 Goals, Objectives & Policies

GOAL 1

Preserve and promote the predominately agricultural based economy within the Town of Lincoln

Objectives:

1. Maintain agriculture and agricultural-related businesses as the major economic development type in the Town.
2. Direct new commercial or industrial development that requires municipal utilities or significant infrastructure to locate in the Village of Fall Creek or other urban areas throughout Eau Claire County.
3. Provide opportunities for appropriate commercial and light industrial development that fits within the Town’s rural context and that: enhances the tax base, creates employment, provides needed goods and services to residents, or supports the agricultural & forestry industries.
4. Work with area economic development organizations to support economic growth and vitality throughout the County and to bring the “voice” of the farmer to discussions about economic development.

Policies:

1. Support of agriculture, agriculturally related businesses, cottage industries, direct sale operations, agri-tourism, and home-based businesses as the primary economic climate in the Town of Lincoln.
2. Commercial and industrial businesses which do not fit the Town’s rural context or that create a high demand for water and wastewater services, or that require significant transportation improvements shall be directed to the Village of Fall Creek or other urban locations where adequate services can be efficiently provided.
3. Encourage existing commercial and agriculture-related businesses to remain within the community as essential elements of the “neighborhood” that makes up the Town of Lincoln.

4. For commercial or light industrial uses that fit within the Town’s rural context and therefore may be considered for areas designated as CI on the Future Land Use Map, the following Eau Claire County zoning districts will be considered for approval: C-1 Neighborhood Business District, C-2 General Business District, C-3 Highway Business District, I-1 Non-Sewered Industrial District, and the I-2 Sewered Industrial District.
5. Use of public sanitary systems or group/community on-site wastewater systems may be required when located in an area where such service is available for businesses with high water and wastewater demands. Responsibility for long-term maintenance of these systems shall be determined prior to approval.
6. Collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to encourage programs and marketing initiatives that support or grow agricultural endeavors.

GOAL 2 Minimize land use conflicts between business and non-business uses

Objectives:

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

Policies:

1. The Town discourages development of non-agricultural related commercial and industrial development within rural portions of the Town and encourages it near urban areas where there is easier access to public services and facilities to support such developments.
2. In conjunction with Eau Claire County, the Town will maintain design guidelines for businesses that are allowed in Lincoln to address landscaping, aesthetics, lighting, noise, parking, and access while minimizing any potential impacts to adjacent land uses. *Please refer to Section 2.8 Community Design Guidelines.*
3. Provide opportunities for agriculture-related businesses, cottage industries and home-based businesses, as allowed by code, so long as the residential character of the property and neighborhood are not adversely impacted and that establishing the businesses would not cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, odor, traffic, and lighting, unless these detrimental effects can be sufficiently addressed.



2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues and Opportunities Raised During the Planning Process

The Plan Committee did not identify any pressing intergovernmental issues within the Town. One cooperative effort worth mentioning is with regard to roadway maintenance. The Town of Lincoln produces and sells winter road salt-sand to nearby Towns. The Town also shares staffing and equipment with adjacent towns. The Town Board would like more input on zoning decisions, particularly setbacks, as this is sometimes a problem.

GOAL 1

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

2.6.2 Goals, Objectives & Policies

Objectives:

1. Coordinate Town planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
2. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Identify existing and potential conflicts between neighboring municipalities and establish procedures to address them.

Policies:

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with Eau Claire County's and the Village of Fall Creek's, as well as with adjacent towns.
2. The Town will request that School District officials keep the Town informed of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
3. Actively participate with, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town.
4. Continue to work with other towns and governmental units in areas of transportation, road maintenance, schools, fire prevention and response, ambulance service, recycling and solid waste management to identify opportunities for shared services or other cooperative efforts.
5. Investigate the possibility of developing a boundary plan and entering into a boundary agreement with the Village of Fall creek to manage annexations of land from the Town of Lincoln to the Village.

2.7 LAND USE

2.7.1 Issues and Opportunities Raised During the Planning Process

The Plan Committee thought there may only be minimal demand for new rural housing in the next 20 years given the projected population figures (See Section 5.1) and recent market trends. No planned or expected developments were known at the time the Plan Committee reviewed the existing land uses within the Town. The Plan Committee acknowledged Eau Claire County Zoning, particularly A-1 Exclusive Zoning, has done a sufficient job of minimizing land use conversions and maintaining the rural character of the Town of Lincoln. In recognition of these outcomes, there is a strong desire to maintain current agricultural zoning within the Rural Preservation areas of the Town. Limiting new development in order to maintain the rural character of the Town, while still respecting individual landowner's rights, was acknowledged as an ongoing issue of concern for residents within the Town.



Photo Insert – Agriculture in Lincoln

2.7.2 Land Use Goals, Objectives & Policies

GOAL 1

Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's rural character & sense of place through the implementation of this Comprehensive Plan

Objectives:

1. Maintain a comprehensive future land use plan and map that provides for the growth of agriculture and the protection of natural resources, while guiding rural residential housing and commercial or light industrial business unrelated to agriculture to specific and desirable locations within the Town.
2. Preserve the Town's rural character, inclusive of quiet and peaceful atmosphere, abundant wildlife, dark evening skies, clean air, wetlands, stream corridors, and scenic natural beauty.

Policies:

1. The Town will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (Refer to Maps 5 & 8 in Appendix E). The Town will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for conservation or protection where development is severely limited. The Town will review and update regulations that protect these areas consistent with any county, state or other applicable laws, and the policies of this Chapter.
2. The Town will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Maps 3 & 4 in Appendix E). The Town will review and update regulations that support continued agricultural use in these areas. The Town will consider limited non-farm residential development in areas slated for agricultural use, consistent with the policies of the Housing Chapter.
3. Support development that maintains open space and undeveloped areas that help define the Town of Lincoln's rural character, including the development of farms, hobby farms, widely dispersed rural cluster residences and low-density conservation subdivisions.
4. Non-agricultural land uses shall avoid lands that contain a majority (meaning 51% or more) of Agriculturally Productive Soils as well as lands actively engaged in forest management practices.

- 5 No more than 10% of the area mapped for Rural Preservation as identified on the Future Land Use Map for the Town of Lincoln may be considered for rezoning into a district other than a certified farmland preservation zoning district.

GOAL 2

Balance land use regulations and individual property rights with community interests to protect property values

Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
3. Maintain policies for interpreting mapping boundaries.



Policies:

1. Discourage or prohibit development that adversely affects its immediate surroundings and neighboring properties or that poses potential health problems.
2. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See Section 3.1.3 for Future Land Use Map amendment procedures.*
3. Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
4. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design. (Please refer to Section 2.8 Community Design Principles)
5. Town Fees: – The Town may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the Town. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).
6. Map Boundaries: Where uncertainty exists as to the boundaries of features 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.

2.7.3 Non-metallic Mining Goals, Objectives & Policies

Throughout the development of this Comprehensive Plan, significant discussion and effort has been spent on addressing concerns and the potential impacts of large-scale (greater than 40 acres) non-metallic mining operations within the Town of Lincoln. Specifically, concerns relating to transportation safety on roads and highways located within the Town, high-quality water and air resources, noise, agricultural operations, property values, environmentally sensitive areas and other natural areas, wildlife, and rural character are just several examples of the myriad of local issues that must be considered and analyzed to ensure that any potential operation can exist in harmony with the existing community of the Town of Lincoln. In recognition of the potential economic benefit a large-scale industry can bring, a full cost-benefits analysis should be considered.

GOAL 1

Preserve property values and protect adjacent properties from conflicting land uses.

Objectives:

1. Adequate separation and buffering of mining sites to sensitive land uses shall be maintained.
2. Limit impacts of trucking of mineral resources on Town Roads and County Highways.

Policies:

1. Minimum buffers of at least 300 feet from the mining site to adjacent property lines shall be provided when adjacent to property developed for rural residential, commercial, industrial, agriculture, or forestry, unless adjacent property owners agree, in writing, to a reduced buffer.
2. Use of Best Management Practices (BMPs) shall be required for all mining operations to minimize erosion, sedimentation or other adverse impacts to adjacent properties.
3. All mining operations shall be located and designed to minimize the conversion, disruption or limitation of agricultural operations or other permitted and legal land uses within proximity (at least one (1) mile) of a proposed mining site.
4. The rezoning, conditional use permit and Town of Lincoln Licensing Agreement processes shall ensure that no mining operation may locate in close proximity (closer than one (1) mile) to an area identified as Rural Residential or Commercial/Industrial on the Town of Lincoln's Future Land Use Map (Map 9), or from any incorporated village or city. The boundary shall be measured from the property line, lease line or operational boundary of the mining operation to the property line, zoning boundary, or future land use boundary of a rural residential area, or corporate boundary of a village or city.
5. Transportation of mineral resources shall be accomplished by either conveyor or similar mechanism from the mining site through the processing facility. Trucking of mineral resources over Town Roads shall be restricted to temporary periods when other methods of conveyance are not available due to maintenance or operational issues, and shall be limited to the operational parameters defined by the Town of Lincoln Licensing Agreement. If roadway crossings are required, all conveyance systems must be closed over the roadway portion to prevent leakage.
6. The Town shall encourage Eau Claire County to prohibit or strictly limit transport of materials via County Highways in the Town of Lincoln.

GOAL 2

Preserve and protect the Town’s high quality air and water resources.

Objectives:

1. Mining operations shall be located and designed to avoid and/or fully mitigate adverse air quality impacts (i.e. emissions of dust, smoke or other airborne pollutants); reduce drawdown and prevent pollution of groundwater aquifers; and protect surface waters from pollution, runoff, and sedimentation.

Policies:

1. Use of grassed waterways, stormwater diversions, sediment detention facilities and other Best Management Practices (BMPs) shall be required to ensure protection of surface water resources.
2. Ambient air monitoring stations shall be required at **all** mining sites (both upwind and downwind) to monitor levels of air pollutants, including PM10 and PM2.5 particulates.
3. A minimum of a 10 foot buffer from the mining floor elevation to groundwater shall be maintained.
4. Wet-processing of mineral resources in conjunction with a mining operation shall utilize a closed-loop system to maximize reuse of production water in order to minimize drawdown impacts to groundwater aquifers, wetlands and surface waters.

GOAL 3

Protect and conserve Environmentally Sensitive Areas of the Town.

Objective:

1. Mining operations shall be located and designed to conserve and protect Environmentally Sensitive Areas of the Town, including wetlands, floodplains, and slopes of 20% or greater, in addition to any surface waters.

Policy:

1. Adequate buffers shall be provided to preserve, protect, and minimize impacts to Environmentally Sensitive Areas (300 foot minimum) and navigable streams or creeks.

GOAL 4

Closely coordinate approvals and permitting of any large-scale non-metallic mining operation with Eau Claire County to ensure the goals, objectives, and policies of this plan are fully considered and adhered to.

Objectives:

1. Large-scale non-metallic mining operations shall follow the Eau Claire County approval process which requires an overlay rezone approval of the Non-metallic Mining Overlay District, approval of a Conditional Use Permit, and approval of a reclamation plan before a non-metallic mining operation in excess of ten (10) acres may proceed.

Policies:

1. The Town supports Eau Claire County’s non-metallic mining permitting process and will require all resource extraction activities to have a reclamation plan that emphasizes protection of environmentally sensitive areas, ground and surface water resources, and agriculturally productive soils with the expectation that lands will be reclaimed to a productive agricultural end use consistent with the purposes and requirements of the Farmland Preservation Program.
2. Non-agricultural land uses shall avoid lands that contain a majority (meaning 51% or more) of Agriculturally Productive Soils as well as lands actively engaged in forest management practices.

2.8 COMMUNITY DESIGN PRINCIPLES

2.8.1 Issues & Opportunities Identified During the Planning Process

In general, the Plan Committee felt development should strive to enhance the community's character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles.

2.8.2 Goals, Objectives & Policies

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

Objective:

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

Policies:

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

Figure 2.1: Building Layout



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

Buildings should be designed and located to blend into the natural environment. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development. Only enough area for the house, immediate yard, and driveway should be cleared. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes.

- c. **Conservation Subdivisions:** The Town discourages residential subdivisions; however, if one is ever proposed, the Town encourages the use of conservation subdivisions, rather than the conventional designs (see Figure 2.2 and 2.3). A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

CHAPTER TWO: VISION, GOALS, OBJECTIVES, & POLICIES

Figure 2.2: Conventional vs. Conservation Subdivision Design

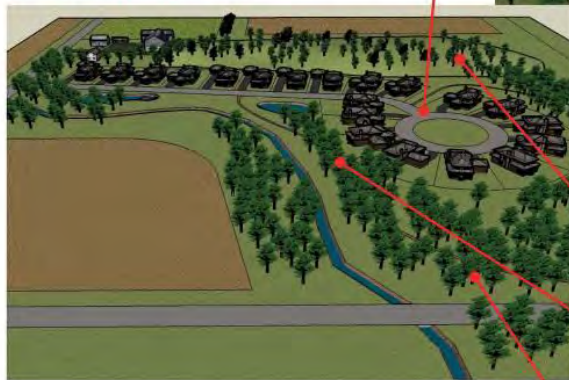


Figure 2.3: Conservation Subdivision Design Principles



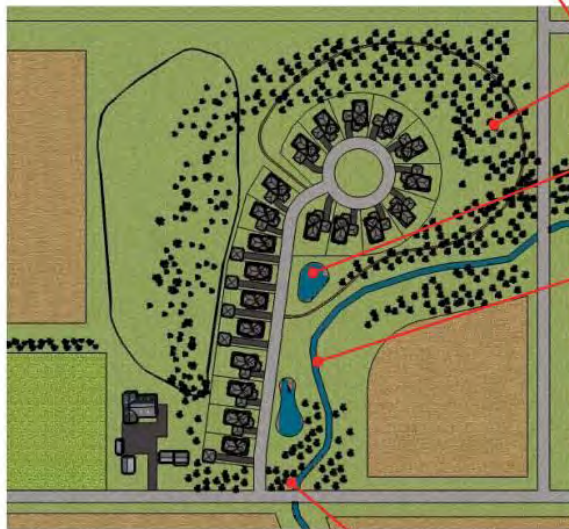
Create pedestrian trails through common open space areas

Design streets and lot layouts to blend with natural and land contours



Arrange lots so that houses are not placed on exposed hilltops or ridgelines

Provide vegetative buffers between building sites, wetlands and streams beyond the minimum setback standards

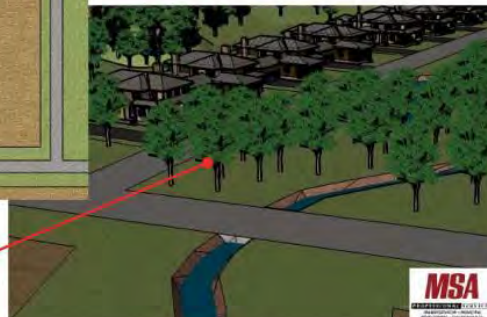


Preserve mature trees, stone rows and tree lines

Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs)

Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands

Hiding development from main roads to the extent possible through natural topography (tree lines, wooded edges, etc.), landscaped buffers, and setbacks



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

Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from

incompatible adjacent uses. Illumination from lighting should be kept on site through use of cut-off fixtures. High-quality signage based on the area of the building frontage, road frontage, or façade area should be used. The use of pole signs or signs projecting higher than the highest point on the associated building is discouraged. (see Figure 2.4)

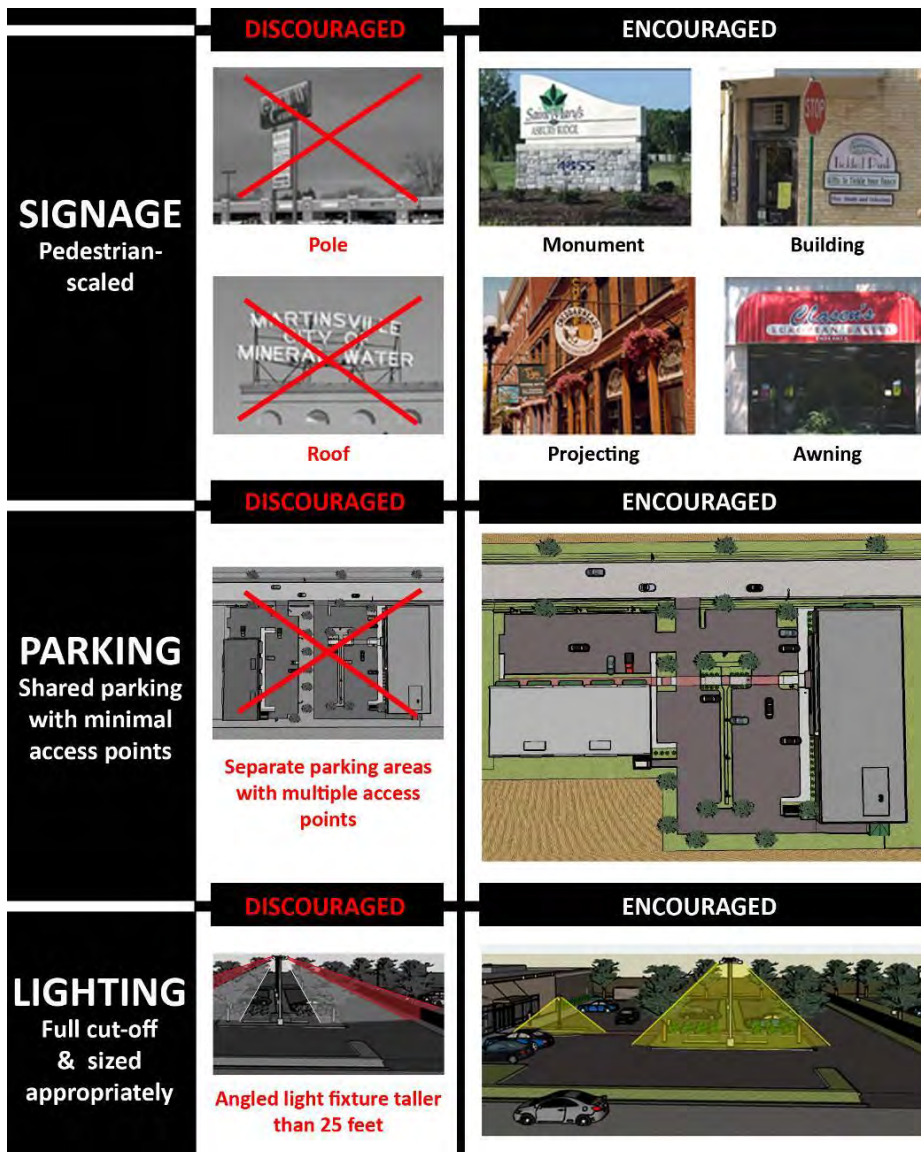


Figure 2.4: Signage, Parking & Lighting

CHAPTER TWO: VISION, GOALS, OBJECTIVES, & POLICIES

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

3. FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Town of Lincoln and contains information required under §66.1001. The information is intended to provide a written explanation of the Town of Lincoln Future Land Use Map (See Map 9 in Appendix E), which depicts the desired pattern of land use and establishes the Town’s vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts from the *Eau Claire County Zoning Code* that may be approved within each future land use classification.

The Future Land Use Map supports the retention and growth of farming in the Town of Lincoln, and anticipates and supports growth in the number of farmers residing within the Town. The Map does not delineate areas specifically slated for non-farm residential neighborhoods but does allow for consideration of non-farm residential development on a case-by-case basis provided it does not interfere with or disrupt farming. The Town does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development.

3.1.1 Future Land Use Map

Upon completion of the existing conditions analysis, Citizen Survey, planning policies, and a working session with the Plan Committee, a draft future land use map was prepared for review by the Plan Committee and the public.

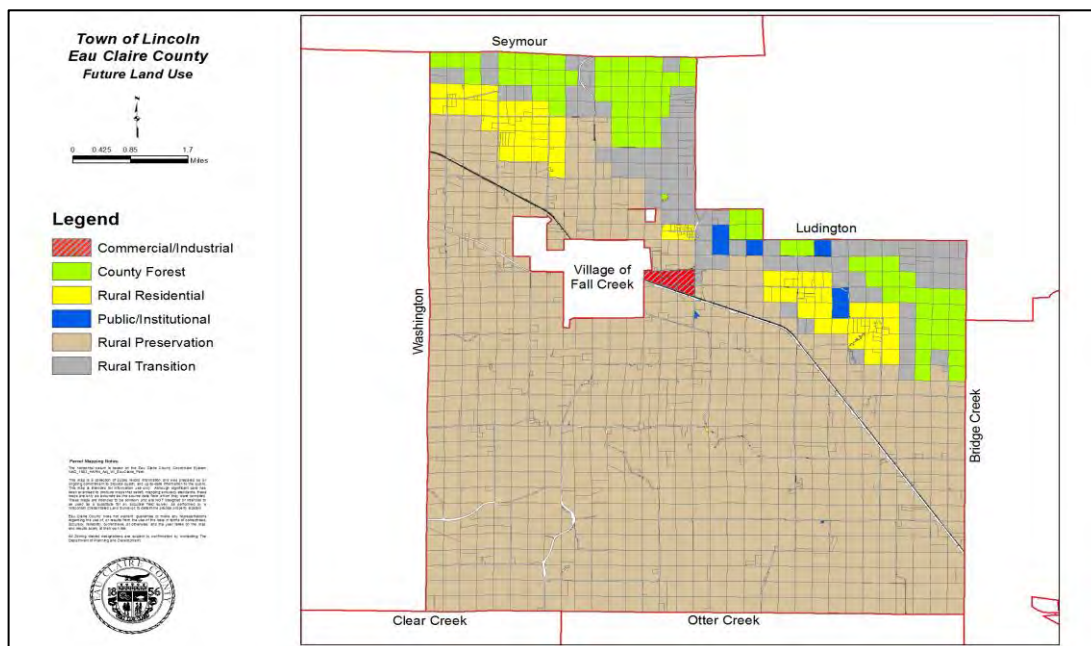


Figure 3.1: Future Land Use Map

Based on feedback received from the public and the Plan Committee, a final Future Land Use Map was prepared and is described in Section 3.1.2.

3.1.2 Future Land Use Plan

The Town of Lincoln Plan Committee developed a future land use plan focused on retaining and preserving rural lands, while recognizing the need to designate lands appropriately situated for commercial/industrial development as well as areas to accommodate future non-farm residential development. The following provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

Natural Resource Protection (NRP) – The NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by County, State, or Federal agencies. Mapped 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, or
- 100-Year Floodplains based on FEMA maps, or
- Areas within steep slopes greater than 20%, or
- Areas within Eau Claire County’s Shoreland Overlay District (1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater).

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. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. 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 Otter Creek, and thus development in areas designated NRP shall be severely limited.

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Rural Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be complied with.
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. Permit agricultural and silviculture operations where in accordance with the requirements of the Eau Claire County Floodplain, Shoreland, & Wetland Zoning Ordinance. Best Management Practices are highly encouraged in these areas.
4. Permit recreational development and activities, which are compatible with natural resource protection, in accordance with the requirements of the *Eau Claire County Floodplain, Shoreland, & Wetland Zoning Ordinance*.

Rural Preservation (RP) – The primary intent of this classification is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife

habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas.

As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and existing non-farm single-family residences. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Requests to change the future land use designation of parcels shall be considered using the criteria listed within this chapter. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Lincoln. The following policies shall apply in areas designated as RP:

1. Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production
2. Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas (See policy 4 below).
3. Proposals for any new non-farm residential development shall be consistent with the following policies:
 - a. The maximum gross density for non-farm residential lots shall be one (1) unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one (1) acre. The balance of the land not included for residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.
 - b. Any new non-farm residential lot shall have a "Right to Farm" disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin "Right to Farm" statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.
 - c. Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Highly Productive Soils as defined in this plan. In addition, it is the preference of the Town of Lincoln that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.
4. The following Eau Claire County zoning districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-1 Forestry District, and F-2 Forestry District. The following additional policies shall apply to zoning petitions:
 - a. Policies for the Rural Preservation areas only apply to rezoning, land division, or subdivision

petitions. Lands currently zoned as a different classification than those prescribed above are considered preexisting nonconforming land uses and therefore unaffected by the requirements of this subsection.

- b. Rezoning land to the A-2 Agriculture District is discouraged for new non-farm residential development unless findings can be made that the proposed rezoning will not interfere with, disrupt, or be incompatible with farming or agricultural use, and will not remove land suitable for cultivation or other agricultural use out of production. Rezoning land to the A-R Floating Agricultural-Residential District is preferred over additional non-farm A-2 parcels.
- c. In addition to the criteria listed herein, rezoning land from A-1 Exclusive Agriculture to one of the classifications listed above shall require adherence to Section 18.04.055 of the *Eau Claire County Zoning Code* and *Section 91.66 Wis. State Statutes* if subject to a farmland preservation agreement.

Rural Transition (RT) – The primary intent of this classification is to identify certain lands in proximity to developed areas and areas appropriately situated for low-density residential development, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation may include farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, and limited low density single-family residential development. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development; however, it is anticipated that over time these lands may be transitioned to more intensive development. The following policies shall apply in areas designated as RT:

1. Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Preservation classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive development using the following criteria.
 - a. When considering rural residential uses, the Town may limit development to areas where the parcel is located along collector or arterial roadways.
 - b. The preferred housing density within RT areas is one (1) dwelling unit per five (5) acres.
2. If and when development is warranted, areas within the RT classification shall be limited in accordance with all policies applicable to the approved future land use classification, which may include Rural Residential or Ag-Residential.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when it determines that land within the RT classification is appropriate for more intensive development. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development. Map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4, *Implementation*).
4. The following Eau Claire County zoning districts will be considered for approval within RT areas: F-1 Forestry District, F-2 Forestry District, A-2 Agriculture Residential and RH Rural Homes (in conjunction with approved conservation subdivisions).

Rural Residential (RR) – 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. The following policies shall apply in areas designated as RR:

1. The preferred housing density within RR areas is one (1) unit per five (5) acres.
2. Cluster development or conservation subdivisions are required in conjunction with additional land divisions to maintain the rural character and preferred community design principles in the Town of Lincoln. Within conservation subdivisions, an increase of density or award of “bonus lots” are used as an incentive for the preservation of areas with natural, agricultural, or cultural importance.
3. The following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District (with approved conservation subdivisions) or A-2 Agriculture-Residential.

Commercial/Industrial (CI) – The primary intent of this classification is to identify areas for a mix of commercial or industrial development that enhances the tax base, creates employment and provides needed goods and services to residents. The CI area includes land along U.S. Highway 12 located adjacent to the Village of Fall Creek. The following policies shall apply in areas designated as RT:

1. The County or local community might 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. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. 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, and the I-2 Sewered Industrial District.

County Forest (CF) – 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. The following policies shall apply in areas designated as CF:

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. The following Eau Claire County zoning district will be considered for approval within CF areas: F-1 Forestry District.

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

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

3.1.3 Amending the Future Land Use Map

The Town of Lincoln recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition for a change to the Future Land Use Map. The Town 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 may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities. Existing transportation facilities can adequately support the proposed development, including both capacity and design. The Town may require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional. Petitioners must also demonstrate how they will assist the Town with any shortcomings in transportation facilities.
6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners must demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire,

EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.

7. Intergovernmental Cooperation Criteria: Petitioners must demonstrate that a change in the Future Land Use Map is consistent with the Eau Claire County Comprehensive Plan and Zoning Code.
8. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this Plan.

3.1.4 Definitions

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

Agriculturally Productive Soils: “Agriculturally Productive Soils” means all soils within the Class I, II and III Land Capability Classifications as defined by the Natural Resources Conservation Service (NRCS).

Conservation Subdivision: A Planned Unit Development (PUD) residential development that is characterized by compact lots and common open space based on an applicable density policy, and where the natural features of land are maintained to the greatest extent possible.

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

Cottage Industry: means a small business or service operation 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. A cottage industry will have less than 5 employees, generate low traffic volumes, and have little or no noise, smoke, odor dust glare, or vibration detectable at any property line.

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

Density Bonus: A density bonus is an incentive-based planning tool that allows developers to increase the maximum permitted development on a property in exchange for utilizing specific design strategies, such as a conservation subdivision design.

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

Environmentally Sensitive Areas: “Environmentally sensitive areas” are defined as being of the following areas:

- a. Wetlands, as defined and designated as wetlands on the Wetlands Inventory Maps, and regulated by Chapter 18.19 of this code.
- b. Floodplains, as identified on the official maps and revisions and regulated by Chapter 18.20 of this code.
- c. Slopes of 20 % or greater. For the purposes of application of these regulations, slope shall be measured over a horizontal distance of 50 feet. Slopes shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent.

Farm Residences: A farm residence built before January 1, 2009 shall not count against the plan’s density policies. A replacement of such a farm residence shall not count against these policies either. New residential structures built after January 1, 2009 shall count against the density policies.

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

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

Home Occupation: The term “home occupation” refers to office types of uses that do not alter the residential character of a home and its neighborhood.

Large-Scale Mining Operation: “Large-Scale Mining Operation” means any mining operation larger than 40 acres.

LEED: Leadership in Energy & Environmental Design (LEED), is a green building certification program administered by the US Green Building Council. The LEED program evaluates the design, construction, operation, and maintenance of buildings, homes, and neighborhoods.

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

Mining Operation: “Mining Operation” means all activities conducted on or beneath the surface of land for the purpose of, or in connection with, the extraction of any mineral resource. The area of a mining operation shall include all property leased, purchased, or utilized in connection with the extraction, processing, storage or transportation of mineral resources.

Mining Site: “Mining Site” means an area where extraction of mined mineral resources is permitted. The mining site shall not include areas utilized for the storage, transportation or processing of mined mineral resources.

Rural Preservation Area: “Rural Preservation Area” means an area where the Town supports continued agricultural and open space use, with some residential development at a density of one (1) unit per five (5) acres.

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

SWOT Analysis: A “SWOT Analysis” is a tool used to identify the Strengths, Weaknesses, Opportunities and Threats involved in a project or program.

4. IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation chapter describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter also addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Town and how local decisions must be consistent with this plan. In addition, this chapter describes the process for reviewing implementation progress and amending the plan in future years. Finally, this chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears at the end of this section.

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are 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 Town Board is responsible for amending and adopting these local ordinances in conjunction with Eau Claire County. This plan provides guidance for land use and zoning changes.

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable 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.

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

4.2.2 Official Maps

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

- The Town does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12), and there are no immediate plans to create one.

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

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

4.2.4 Erosion/Stormwater Control Ordinances

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

- The Town does not have a local erosion or stormwater control ordinance, and does not have plans to create one. Stormwater management and erosion control are regulated within the Town under the County’s Land Conservation & Surveying Code.

4.2.5 Historic Preservation Ordinances

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

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

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

4.2.6 Site Plan Regulations

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

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

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated

area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations. The Town does not have a design review ordinance, and it does not intend to create one. However, Section 2.8 of this plan contains specific site and design principals that should be considered during the development review process.

4.2.8 Building Codes and Housing Codes

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

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

4.2.9 Mechanical Codes

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

- The Town requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

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

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

4.2.11 Land Division & Subdivision Ordinance

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

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

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Town Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Town Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing.

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

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

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

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

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

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

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

- 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.
- The clerk of every town, city, village, and county that borders the Town.
- The regional planning commission in which the Town is located.
- The public library that serves the area in which the Town is located.

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

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

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

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

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community’s land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin’s Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Lincoln engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

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

An action will be deemed consistent if:

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

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

Inconsistencies with the 2010 Eau Claire County Comprehensive Plan

The Town of Lincoln Land Use Plan is consistent with the 2010 Eau Claire County Comprehensive Plan. Subsequent to the adoption of the Town of Lincoln Comprehensive Plan, the Eau Claire County Future Land Use Map will be amended to reflect the adopted Town of Lincoln Future Land Use Map, including the “Commercial/Industrial” area located east of the Village of Fall Creek on the North Side of US Highway 12.

Inconsistencies with comprehensive plans from neighboring jurisdictions

The Town of Lincoln borders six towns in Eau Claire County (Seymour, Ludington, Bridge Creek, Otter Creek, Clear Creek, and Washington) and one village (Village of Fall Creek). Known inconsistencies or potential conflicts with those towns are identified below. Note, the Town of Bridge Creek does not have a comprehensive plan at this time.

Village of Fall Creek: The area located east of the Village of Fall Creek on the North Side of US Highway 12 is designated as “Commercial/Industrial” (CI) on the Town of Lincoln Future Land Use Map and “General Industrial” (GI) on the Village of Fall Creek’s Future Land Use Map. The difference between these designations is that the Town of Lincoln CI envisions a mix of commercial and industrial, while the Village of Fall Creek GI envisions primarily industrial, with commercial permitted with a conditional use permit.

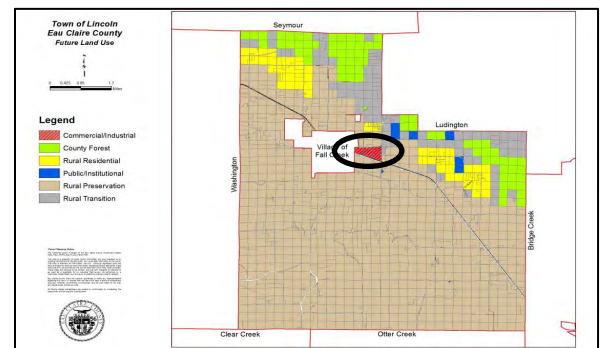


Figure 4.1: Village of Fall Creek Inconsistencies

In addition, the Village of Fall Creek designates this area as a location for “Community Gateway Features” that “*should be designed to reinforce the community’s character and unique sense of place*”. While no specific location is designated, this is an area that the Village contemplates locating gateway features.

The Town of Lincoln should coordinate and cooperate with the Village of Fall Creek to identify a suitable location for the gateway features and ensure that development that occurs in this area is designed to reinforce the image and identify of the Town of Lincoln while recognizing the importance of the area to the Village of Fall Creek.

Town of Washington: There are some differences in land use designations between the Town of Lincoln Future Land Use and the Town of Washington Future Land Use in the vicinity of County Highway SS and Riverview Drive. For example, the Town of Lincoln Rural Residential (RR) and Rural Transition (RT) designations include a preferred density of one dwelling unit per five (5) acres, while the Town of Washington Rural Residential Cluster Development (RRCD) designation specifies a gross density of up to two (2) dwelling units per acre, with additional density allowed when designed as a conservation subdivision with 40% of the gross acreage placed under a permanent conservation easement.



Figure 4.2: Town of Washington Inconsistencies

The potential higher density in the Town of Washington RRCD area may create some degree of conflict with development in the Town of Lincoln. However, the impacts can be avoided or significantly reduced through context-sensitive site planning that avoids placement of higher-density development immediately adjacent to lower-density residential development. Strategies to achieve this include use of buffers, increased building setbacks, and clustering of higher-density lots.

Other Townships: No conflicts or inconsistencies have been identified with the Towns of Seymour, Ludington, Otter Creek, or Clear Creek Comprehensive Plans.

4.5 PLAN MONITORING, AMENDING & UPDATING

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future conditions in the Town. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Town will review its content prior to any important decisions, especially those that will affect land use. From time to time, the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Should the Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

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

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

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

4.6 SEVERABILITY

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

4.7 ACTIONS BY ELEMENT

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

Definition of timelines:

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

4.7.1 Housing Actions

1. **Promote conservation or cluster subdivision design for non-agricultural residential development in the Rural Residential and Rural Transition planning areas.** The Town will cooperate and coordinate with the County in informing developers regarding the use of zoning standards that permit, encourage, and incentivize conservation or cluster subdivision design. *(Continual)*
2. **Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages.** The Town will identify eligible properties and will pursue CDBG funds and other available grant funding opportunities to improve the quality and safety of older housing stock in the Town. *(Continual)*

4.7.2 Transportation Actions

1. **Continue to schedule and budget for street maintenance with a Capital Improvement Plan.** The Town will continue its road evaluation program using WisDOT's WISLR program. Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Continual)*
2. **Develop and promote transit service alternatives.** Collect information from Eau Claire County programs and private vendors that offer alternative transportation options for Town residents, and make this information available at Town Hall or on the Town website. Coordinate with other jurisdictions and service providers to provide alternative transit services, such as dial-a-ride and shuttles to medical and shopping services in Eau Claire, for Town residents. *(Continual)*

4.7.3 Energy, Utilities & Community Facilities Actions

1. **Create and Maintain a Capital Improvement Plan.** Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure (roads, parks, buildings, etc.) and facilities (trucks, plows, etc.). The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. *(Short term, Continual)*

2. **Participate in the development of the County five-year Outdoor Recreation Plan. If needs for future parks and natural areas are identified, work with the WDNR and the County to determine the most effective and efficient way to proceed with development. (Continual)**
3. **Provide an annual newsletter, and/or information on the Town's website describing policies and community norms in the Town.** The Town will provide a pamphlet, newsletter, or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and obligations of residents. *(Short Term)*
4. **Develop a "welcome packet" for new residents that contains information about community services, programs and policies.** This information should be sent to all new residents and should also be available on the website *(Short Term, Continual)*

4.7.4 Agricultural Resource Actions

1. **Promote "buy local" programs, including local food cooperatives, farmers markets, Community Supported Agriculture (CSA) organizations, featuring locally-produced food in area supermarkets, and other distribution and marketing efforts aimed at promoting locally-produced agricultural products. (Continual)**
2. **Continue to require the owner of any new non-agricultural residence located within the Preservation Area to sign and record a right-to-farm disclosure at the time of purchase. The disclosure form available from the Planning and Development Department, must be signed and recorded with the County Register of Deeds. (Continual)**

4.7.5 Natural and Cultural Resource Actions

1. **Preserve and protect areas that are natural in character, such as the Eau Claire River or Bear's Grass Creek corridor, through consistent enforcement of the County's floodplain, erosion control, storm water management, and shoreland and wetlands regulations. (Continual)**

4.7.6 Economic Development Actions

1. **Develop a strategy to attract needed and desirable businesses and industries that provide services and products to serve the needs of agriculture and the community.** The Town should develop policies and programs aimed at attracting ag-related business and industries to the Town. The Town should work with County economic development organizations to achieve this objective. *(Continual)*
2. **Develop design guidelines for commercial and industrial businesses to address landscaping, aesthetics, lighting, noise, parking and access to reduce potential impacts to adjacent land uses.** The Town should develop minimum performance and design guidelines to improve compatibility, maintain property values and ensure community fit. These guidelines are intended to be used in conjunction with the County Zoning Ordinance. *(Short Term, Continual)*

4.7.7 Intergovernmental Cooperation Actions

1. **Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials.** Prior to the adoption of this Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Eau Claire County. In addition, the Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town. *(Continual)*
2. **Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.** The Town will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts. The Town will meet at least once per year with officials from neighboring communities to discuss opportunities for sharing services. *(Continual)*

4.7.8 Land Use Actions

1. **Direct commercial and industrial businesses to locate in the Commercial/Industrial-designated area located along Highway 12 adjacent to the Village of Fall Creek, or to the Village of Fall Creek, where appropriate.** The Future Land Use Plan includes a Commercial/Industrial area to accommodate primarily ag-related businesses and industries that the Town deems needed and appropriate for the context and character of the community *(Continual)*
2. **Amendments to the Future Land Use Map should be considered at a single meeting by the Town Board annually. This meeting date should be designated and advertised to all potential petitioners.** Consideration of Future Land Use Map amendment on an annual basis allows the Town to consider requests collectively and to adequately weigh the community impacts and effects of the proposed amendment on the overall land use mix and balance in the Town. *(Continual)*

4.7.9 Large-Scale Mining

1. **Utilize the Town's licensing agreement process to ensure compliance with all Town policies and regulations relative to large-scale mining, including restriction of trucks on Town roads, use of Best Management Practices (BMPs), location of mining operations in proximity to incompatible uses, and**

monitoring and mitigation of air, water, and noise and visual impacts to adjacent property owners and the Town. The Town’s licensing agreement, in tandem with the County’s Conditional Use Permit, provides important tools to identify, quantify, regulate, and mitigate potential impacts of proposed large-scale mining operations. *(Continual)*

4.7.10 Implementation and Plan Amendment Actions

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

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

Table 4.1: Summary of Community Actions

Community Actions	Related Goals	Timeline
Promote conservation or cluster subdivision design for non-agricultural residential development in the Rural Residential and Rural Transition planning areas	Housing Goal 1	Continual
Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages	Housing Goal 2	Continual
Continue to schedule and budget for street maintenance with a Capital Improvement Plan	Transportation Goal 1	Continual
Develop and promote transit service alternatives	Transportation Goal 2	Continual
Conduct annual review of solid waste disposal and County recycling service level of service and meet with service providers to address concerns.	Energy, Utilities & Community Facilities Goal 1	Continual
Participate in the development of the County five-year Outdoor Recreation Plan. If needs for future parks and natural areas are identified, work with the WDNR and the County to determine the most effective and efficient way to proceed with development	Energy, Utilities & Community Facilities Goal 1	Short Term, Continual
Provide an annual newsletter, and/or information on the Town's website describing policies and community norms in the Town.	Energy, Utilities & Community Facilities Goal 2	Short Term

Community Actions	Related Goals	Timeline
Continue to require the owner of any new non-agricultural residence located within the Preservation Area to sign and record a right-to-farm disclosure at the time of purchase	Agricultural Resources Goal 2	Continual
Preserve and protect areas that are natural in character, such as the Eau Claire River or Bear's Grass Creek corridor, through consistent enforcement of the County's floodplain, erosion control, storm water management and shoreland and wetlands regulations	Natural & Cultural Resources Goal 1	Continual
Develop a strategy to attract needed and desirable businesses and industries that provide services and products to serve the needs of the agricultural industry and the community.	Economic Development Goal 1	Continual
Develop design guidelines for commercial and industrial businesses to address landscaping, aesthetics, lighting, noise, parking and access to reduce potential impacts to adjacent land uses	Economic Development Goal 2	Short Term, Continual
Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials	Intergovernmental Cooperation Goal 1	Continual
Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government	Intergovernmental Cooperation Goal 1	Continual
Direct commercial and industrial businesses to locate in the Commercial/Industrial-designated area located along Highway 12 adjacent to the Village of Fall Creek, or to the Village of Fall Creek, where appropriate	Land Use Goal 1	Continual
Amendments to the Future Land Use Map should be considered at a single meeting by the Town Board annually. This meeting date should be designated and advertised to all potential petitioners.	Land Use Goal 2	Continual
Utilize the Town's licensing agreement process to ensure compliance with all Town policies and regulations relative to large-scale mining, including restriction of trucks on Town roads, use of Best Management Practices (BMPs), location of mining operations in proximity to incompatible uses, and monitoring and mitigation of air, water, and noise and visual impacts to adjacent property owners and the Town	Large-Scale Mining Goals 1 & 2	Continual
Hold one annual comprehensive plan review meeting with the Town Board, Planning Committee. Invite School District officials and representatives from neighboring Towns, the Village of Fall Creek, and Eau Claire County to attend this meeting.	Intergovernmental Cooperation Goal 1	Continual
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Implementation & Plan Amendment	Mid Term

5. EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during years 2014 & 2015, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the Town of Lincoln past, current, and projected population statistics and contains information required under S566.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Lincoln. Table 5.1 displays the population, gender and age statistics as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, can be found later in this chapter.

Table 5.1: Population & Age

Population	Town of Lincoln	Percent	Eau Claire County	Percent	State of Wisconsin	Percent
Total Population (1970)	962	100.0%	67,219	100.0%	4,417,821	100.0%
Total Population (1980)	1,012	100.0%	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	956	100.0%	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	1,080	100.0%	93,142	100.0%	5,363,715	100.0%
Total Population (2010)	1,096	100.0%	98,736	100.0%	5,648,124	100.0%
Sex and Age						
Male	576	52.6%	48,351	49.0%	2,822,400	49.6%
Female	520	47.4%	50,385	51.0%	2,864,586	50.4%
Under 5 years	55	5.0%	5,859	5.9%	358,443	6.3%
5 to 9 years	76	6.9%	5,674	5.7%	368,617	6.5%
10 to 14 years	98	8.9%	5,698	5.8%	375,927	6.6%
15-19 years	95	8.7%	8,284	8.4%	399,209	7.0%
20-24 years	38	3.5%	12,373	12.5%	386,552	6.8%
25-29 years	48	4.4%	7,369	7.5%	372,347	6.5%
30-34 years	30	2.7%	5,762	5.8%	349,347	6.1%
35-39 years	82	7.5%	5,258	5.3%	345,328	6.1%
40-44 years	93	8.5%	5,623	5.7%	380,338	6.7%
45-49 years	124	11.3%	6,489	6.6%	437,627	7.7%
50-54 years	97	8.9%	6,429	6.5%	436,126	7.7%
55-59 years	76	6.9%	6,173	6.3%	385,986	6.8%
60-64 years	72	6.6%	5,310	5.4%	313,825	5.5%
65-74 years	73	6.6%	6,222	6.3%	400,496	7.0%
75-84 years	29	2.7%	4,172	4.2%	258,313	4.5%
85 years and over	10	0.9%	2,041	2.1%	118,505	2.1%
Percent Growth (2015-2035)	1,096	100.0%	98,736	100.0%	5,686,986	100.0%

Source: US Census, *WIDOA

The Town of Lincoln 2010 population was 1,096 according to US Census. From year 1970 to 2010, the population for the Town of Lincoln increased by 13.9%, compared to a 46.9% increase for the County and a 27.8% increase for the State. The slight decline in population from 1970 to 1990 is assumed to be the result of out-migration of baby boomers to urban areas for employment in non-agricultural occupations. It should be noted, the average growth rate for a Wisconsin town from year 1970 to 2000 was 46.2%.

According to the 2010 Census, the age group (cohort) with the highest population is those 45 to 49 years old (11.3%). The median age is 40.9, which is higher than both the County and State median age. In year 2010, approximately 16.8% of the population was at or near retirement age (60+), which is lower than the County (18%) and State (19.1%).

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2014). In the report, the WIDOA provided population projections for all municipalities in the state out to the year 2040, and county level projections to the year 2040. Table 5.2 indicates the total population for the Town of Lincoln will reach 1,200 by 2035, an increase of 9.5% since the last complete census in year 2010. The data suggests a slightly higher rate of population growth over the next 20+ years compared to the last 30 years.

Table 5.2: Population Projections

Population	Town of Lincoln	Village of Fall Creek	City of Eau Claire	Eau Claire County	Wisconsin
Total Population (1970)	962	825	43,662	67,219	4,417,821
Total Population (1980)	1,012	1,148	49,852	78,805	4,705,642
Total Population (1990)	956	1,080	55,130	85,183	4,891,769
Total Population (2000)	1,080	1,236	59,794	93,142	5,363,715
Total Population (2010)	1,096	1,315	63,950	98,736	5,648,124
Projection					
Total Population (2015)	1,120	1,315	65,450	101,255	5,783,015
Total Population (2020)	1,145	1,335	67,200	104,095	6,005,080
Total Population (2025)	1,170	1,355	68,850	106,750	6,203,850
Total Population (2030)	1,190	1,370	70,200	109,005	6,375,910
Total Population (2035)	1,200	1,370	71,050	110,400	6,476,270
Percent Growth (2015-2035)	7.10%	4.20%	8.60%	9.00%	12.00%

Source: US Census, Projection WIDOA 2013; City of Eau Claire numbers represent only that portion in Eau Claire County

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.”

5.2 HOUSING

This element provides a baseline assessment of the Town of Lincoln current housing stock and contains information required under S566.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Lincoln.

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

In year 2000, there were 385 housing units in the Town of Lincoln, an increase of 22.6% since 1980. During that same period, total households increased by 45.5% for Eau Claire County. The higher growth in households (22.6%) vs. population (8.3%) from year 1980 to 2000 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Total Households	Town of Lincoln	Eau Claire County	Wisconsin
Total Households (1970)	286	20,101	1,328,804
Total Households (1980)	291	27,330	1,652,261
Total Households (1990)	310	31,282	1,822,118
Total Households (2000)	380	35,822	2,084,544
Total Households (2010)	385	39,493	2,279,768
People per Household			
People per Household(1970)	3.30	3.30	3.30
People per Household(1980)	3.22	2.90	2.80
People per Household(1990)	2.94	2.70	2.70
People per Household(2000)	2.84	2.60	2.60
People per Household(2010)	2.84	2.38	2.43
Housing Units			
Housing Units (1970)	294	21,209	1,482,322
Housing Units (1980)	314	28,973	1,863,857
Housing Units (1990)	325	32,741	2,055,774
Housing Units (2000)	380	37,474	2,321,144
Housing Units (2010)	409	42,151	2,624,358

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

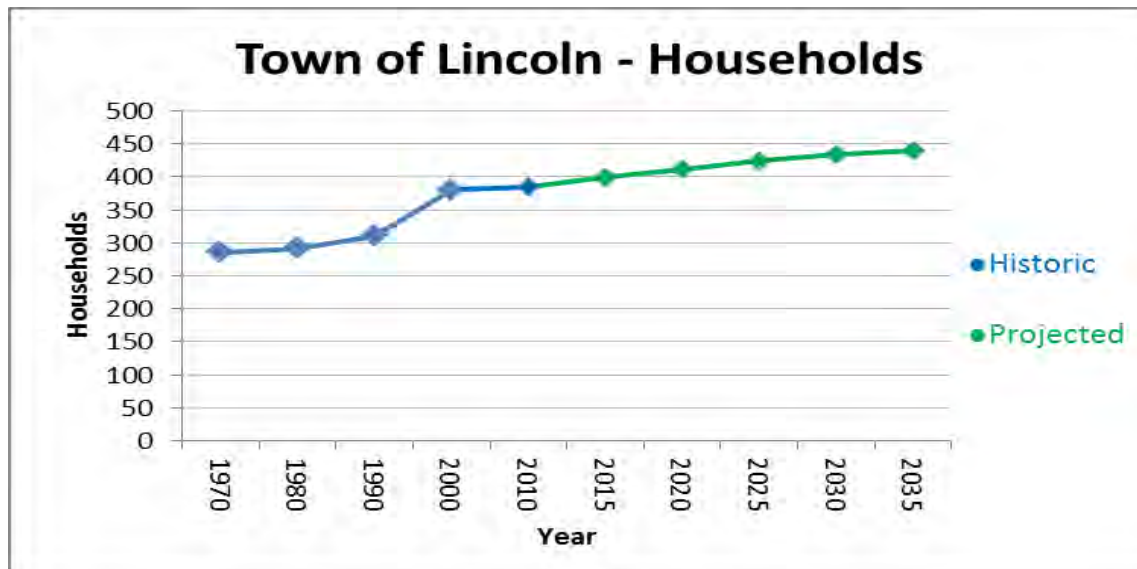
Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2013), which provided household projections at the municipal and county levels to year 2040. Table 5.4 indicates that the total households (meaning occupied households) for the Town of Lincoln could reach 440 by 2035, an increase of 14.3% since year 2010. Bearing in mind that this is occupied housing, the total number of housing units is estimated at 468 based on a similar occupancy rate (94%) by 2035. This rate of housing growth is lower than the expected rate for the County (16.9%) and the State (21.3%).

Table 5.4: Projected Households

Projected Households	Town of Lincoln	Village of Fall Creek	City of Eau Claire	Eau Claire County	Wisconsin
Total Households (2010)	385	517	26,071	39,493	2,279,768
Total Households (2015)	399	525	27,136	41,150	2,371,815
Total Households (2020)	412	538	28,142	42,724	2,491,982
Total Households (2025)	424	550	29,037	44,130	2,600,538
Total Households (2030)	434	560	29,788	45,331	2,697,884
Total Households (2035)	440	563	30,321	46,183	2,764,498
Percent Growth (2010-2035)	<i>14.30%</i>	<i>8.90%</i>	<i>16.30%</i>	<i>16.90%</i>	<i>21.30%</i>

Source: US Census, Projection WIDOA; City of Eau Claire numbers represent only that portion in Eau Claire County

Figure 5.1: Housing Trends



Source: US Census, Projection WIDOA

5.2.2 Age & 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 the Town of Lincoln’s 409 housing units, 45% were built before 1970 and 36% were built before 1940. With 45% 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 more than the County’s average of 43.6% (40+ years in age).

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 regulated by the Wisconsin Department of Safety and Professional Services (SPS) and administered locally by Eau Claire County.

As of the 2010 US Census, 96.3% of the Town of Lincoln’s 409 housing units were single-family homes. This figure is higher than the County average of 68.6%. In addition, 2.4% of the housing units are mobile homes or trailers; the County average for this category is 3.6%.

Table 5.5: Housing Age Characteristics

Year Structure Built	Town of Lincoln	Percent	Eau Claire County	Percent
1939 or earlier	138	33.7%	7,807	18.5%
1940 to 1949	16	3.9%	2,625	6.2%
1950 to 1959	3	0.7%	4,084	9.7%
1960 to 1969	15	3.7%	3,878	9.2%
1970 to 1979	44	10.8%	7,524	17.9%
1980 to 1989	28	6.8%	4,431	10.5%
1990 to 1999	64	15.6%	6,145	14.6%
2000 to 2010	72	17.6%	5,551	13.2%
2010	29	7.1%	106	0.3%
Total	409	100.0%	42,151	100.0%

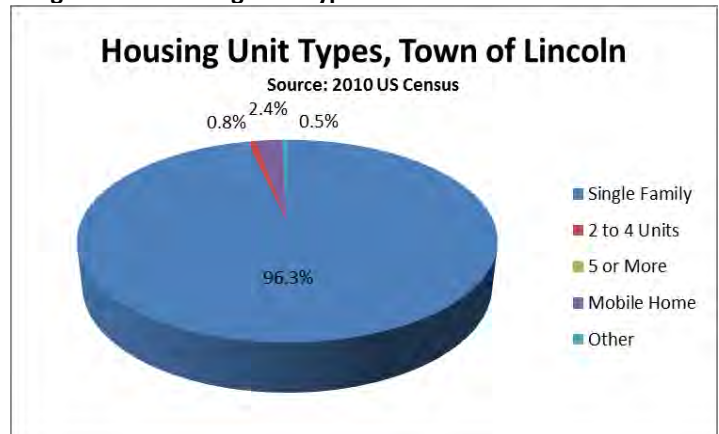
Source: US Census, Town of Lincoln

5.2.3 Occupancy & Tenure Characteristics

According to the 2010 Census, the Town of Lincoln had 409 housing units. Of these, 94.1% were single family type housing units, 2.4% were mobile homes, and .8% were 2 to 4 unit structures.

In terms of occupancy, 90.6% were owner-occupied units while 9.4% were renter-occupied. There were 24 vacant housing units, including: eight of the units in transition (meaning for sale, for rent, or sold not yet occupied), eight were vacant, and eight units 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.

Figure 5.2: Housing Unit Types



Source: US Census 2010

Table 5.6: Housing Occupancy

Occupancy	Number of Units	Percent
Owner Occupied	349	90.6%
Renter Occupied	36	9.4%
Total Occupied	385	94.1%
Vacant Units	24	5.9%
- For Rent	2	0.5%
- For Sale	3	0.7%
- Sold - Not Occ.	3	0.7%
- For Seas/Rec Use	8	2.0%
- All Other Vacants	8	2.0%
Total Units	409	100.0%

Source: US Census 2010

Of the occupied housing units, only 2.7% have been occupied by the same householder for five or fewer years (201 or later) according to Table 5.7. However, more than 46% have resided in their current home since the year 2000, meaning that nearly half of all town residents have moved into their home in the last 15 years. This data compares favorably to Eau Claire County statistics, although the Town of Lincoln does have a much larger percentage of residents who have resided in their current home at least 20 years (before 1990) at 33.9% compared to only 19.1% for Eau Claire County. This data is largely consistent with Housing Age Characteristics presented in Table 5.5 which suggests fewer new housing starts in more recent years, therefore fewer move-ins.

Table 5.7: Housing Tenure

Year Head of Household Moved Into Unit	Town of Lincoln Number of Housing Units	Percent	Eau Claire County Number of Housing Units	Percent
Occupied Units	375	100.0%	39,710	100.0%
1969 or earlier	28	7.5%	1,935	4.9%
1970 to 1979	48	12.8%	2,160	5.4%
1980 to 1989	51	13.6%	3,487	8.8%
1990 to 1999	75	20.0%	7,210	18.2%
2000-2009	163	43.5%	20,383	51.3%
2010 or later	10	2.7%	4,535	11.4%

Source: US Census 2010

5.2.4 Value & Affordability Characteristics

In year 2010, the median value for a home in the Town of Lincoln was \$204,900, compared to \$150,600 for Eau Claire County. Most homes in the Town of Lincoln (54.8%) ranged in value between \$150,000 to \$300,000, as compared to 41% for Eau Claire County for the same value range. The median value more than doubled in the Town of Lincoln from the year 2000, when the median value was \$90,700 compared to \$96,300 for Eau Claire County. Of note, nearly 5% of the occupied homes in the Town of Lincoln have a value in excess of \$500,000, compared to just over 2% for Eau Claire County. The percentage of homes valued over \$200,000 in the Town of Lincoln is 51.3% compared to only 27.2% for Eau Claire County.

Table 5.8: 2010 Home Values

Value of Owner-Occupied Units	Town of Lincoln	Percent	Eau Claire County	Percent
Owner Occupied Units	336	100.0%	25383	100.0%
Less than \$50,000	14	4.2%	1547	6.1%
\$50,000 to \$99,999	17	5.1%	3468	13.7%
\$100,000 to \$149,999	49	14.6%	7605	30.0%
\$150,000 to \$199,999	84	25.0%	5845	23.0%
\$200,000 to \$299,999	100	29.8%	4570	18.0%
\$300,000 to \$499,000	56	16.7%	1811	7.1%
\$500,000 to \$999,999	5	1.5%	392	1.5%
\$1,000,000 or more	11	3.3%	145	0.6%
2010 Median Value	\$204,900		\$150,600	
2000 Median Value	\$90,700		\$96,300	

Source: US Census 2010

Table 5.9: Recent Home Sales, Eau Claire County

Year	Median Sale Price	Number of Sales
2007	\$132,000	1,524
2008	\$133,250	1,316
2009	\$128,000	1,414
2010	\$130,450	1,272
2011	\$126,500	1,199
2012	\$129,900	1,202
2013	\$142,900	1,266
2014	\$138,500	1,071

Source: WI Realtors Association, Eau Claire County

Similarly, median rental costs in the Town of Lincoln were much higher than those throughout Eau Claire County in 2010. Table 5.10 compares rental statistics of the Town of Lincoln and Eau Claire County. Median rent increased by roughly 42% during the ten-year period in Eau Claire County while it increased by more than 120% in the Town of Lincoln during that same timeframe. In contrast, median household income increased 32.5% for Town households from year 2000 to 2013 (see Economic Development).

In the Town of Lincoln, affordable housing opportunities are often provided through either the sale of older housing units located throughout the Town or through rent. 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, 30.3% exceeded the “affordable” threshold in year 2010. This result is a significant increase from 2000, when only 18.1% exceeded the 30% threshold. In comparison, 15.8% of renters exceeded this threshold, while the remainder of the rental market remained below the 20% of income threshold. Renter occupied housing cost also increased substantially over this ten-year time frame from just 6.9% in the year 2000. This data indicates that housing as a whole has become much less affordable in the Town of Lincoln since 2000. This trend should be carefully monitored in coming years to determine if the issue is becoming worse or improving.

Table 5.11: Housing Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Number of Units	208	Number of Units	19
Less than 20%	25.0%	Less than 20%	84.2%
20% to 24.9%	21.2%	20% to 24.9%	0.0%
25% to 29.9%	23.6%	25% to 29.9%	0.0%
30% to 34.9%	8.2%	30% to 34.9%	0.0%
35% or more	22.1%	35% or more	15.8%
Not computed	3	Not computed	20

Source: US Census

Table 5.9 displays the number of home sales and median sale price for housing transactions in Eau Claire County from year 2007 to 2014 (YTD). Since 2007, the median price of home sales in Eau Claire County has increased moderately by 4.9%. Data for the Town of Lincoln is not available for comparison purposes. However, several general assumptions can be made with regard to the Town of Lincoln’s housing stock. First, home values should have remained relatively constant since 2010 in the Town of Lincoln. Second, home values are most likely still higher than the median values for Eau Claire County.

Table 5.10: 2010 Rental Statistics

Gross Rent for Occupied Units	Town of Lincoln	Percent	Eau Claire County	Percent
Renter Occupied Units	19	100.0%	13,731	100.0%
No Rent Paid	20		596	
Less than \$200	0	0.0%	112	0.8%
\$200 to \$299	0	0.0%	441	3.2%
\$300 to \$499	3	15.8%	1,930	14.1%
\$500 to \$749	3	15.8%	5,619	40.9%
\$750 to \$999	10	52.6%	3,638	26.5%
\$1,000 to \$1,499	0	0.0%	1,595	11.6%
\$1,500 or more	3	15.8%	396	2.9%
2010 Median Rent	\$835		\$692	
2000 Median Rent	\$375		\$486	

Source: US Census

5.3 TRANSPORTATION

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

5.3.1 Existing Transportation Facilities

5.3.1.1 Highways & the Local Street Network

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation’s network of streets and highways are ranked according to the type of service they provide. It determines how travel is "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 Town of Lincoln Transportation Facilities Map)

- **Arterials** - accommodate interstate and inter-regional 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 the Town of Lincoln is shown on the Transportation Facilities Map. Within Eau Claire County, the WisDOT has identified I-94 and USH 53 as Backbone Routes, and USH 12 as a Connector Route. The two designations are intended to identify high value transportation facilities, which connect major economic centers. Table 5.12 indicates the amount of road miles by jurisdiction and classification.

Table 5.12: Roadway Miles Comparison

HIGHWAY FUNCTIONAL CLASSIFICATION, BY LOCAL JURISDICTION IN EAU CLAIRE COUNTY (EXCLUDING STATE HIGHWAYS AND FOREST ROADS)															
	TOTAL Mileage (1)	COUNTY MILES	MUNICIPAL MILES	COUNTY ARTERIAL	% ARTERIAL	COUNTY COLLECTOR	% COLLECTOR	COUNTY LOCAL	% LOCAL	MUNICIPAL ARTERIAL	% ARTERIAL	MUNICIPAL COLLECTOR	% COLLECTOR	MUNICIPAL LOCAL	% LOCAL
Bridge Creek	122.04	54.30	67.74	1.26	2.0%	37.31	30.6%	15.73	12.9%	-	0.0%	2.00	1.6%	65.74	53.9%
Brunswick	63.82	16.24	47.58	-	0.0%	8.70	13.6%	7.54	11.8%	-	0.0%	3.91	6.1%	43.67	68.4%
Clear Creek	56.40	24.34	32.06	-	0.0%	17.03	30.2%	7.31	13.0%	-	0.0%	0.00	0.0%	32.06	56.8%
Drammen	59.06	28.88	30.18	-	0.0%	7.95	13.5%	20.93	35.4%	-	0.0%	0.92	1.6%	29.26	49.5%
Fairchild	40.96	12.57	28.39	-	0.0%	9.13	22.3%	3.44	8.4%	-	0.0%	0.00	0.0%	28.39	69.3%
Lincoln	92.08	44.11	47.97	-	0.0%	22.02	23.9%	22.09	24.0%	-	0.0%	0.00	0.0%	47.97	52.1%
Luddington	72.85	38.20	34.65	-	0.0%	23.40	32.1%	14.80	20.3%	-	0.0%	0.35	0.5%	34.30	47.1%
Otter Creek	60.74	32.13	28.61	5.41	8.9%	12.02	19.8%	14.70	24.2%	-	0.0%	0.00	0.0%	28.61	47.1%
Pleasant Valley	106.24	40.33	65.91	-	0.0%	14.88	14.0%	25.45	24.0%	-	0.0%	5.92	5.6%	59.99	56.5%
Seymour	83.63	30.46	53.17	0.74	0.9%	26.66	31.9%	3.06	3.7%	-	0.0%	4.06	4.9%	49.11	58.7%
Union	70.55	24.56	45.99	0.51	0.7%	23.05	32.7%	1.00	1.4%	-	0.0%	9.67	13.7%	36.32	51.5%
Washington	132.41	34.66	97.75	1.86	1.4%	24.99	18.9%	7.81	5.9%	0.67	0.5%	6.66	5.0%	90.42	68.3%
Wilson	58.80	23.47	35.33	-	0.0%	21.49	36.5%	1.98	3.4%	-	0.0%	0.00	0.0%	35.33	60.1%
TOWNS	1,019.58	404.25	615.33	9.78	1.0%	248.63	24.4%	145.84	14.3%	0.67	0.1%	33.49	3.3%	581.17	57.0%
Fairchild	8.16	2.27	5.89	-	0.0%	1.52	18.6%	0.75	9.2%	-	0.0%	0.03	0.4%	5.86	71.8%
Fall Creek	10.94	2.76	8.18	-	0.0%	1.99	18.2%	0.77	7.0%	-	0.0%	0.00	0.0%	8.18	74.8%
VILLAGES	19.10	5.03	14.07	-	0.0%	3.51	0.0%	1.52	8.0%	-	0.0%	0.03	0.2%	14.04	73.5%
Altoona	40.82	4.56	36.26	2.83	6.9%	1.42	3.5%	0.31	0.8%	2.61	6.4%	3.43	8.4%	30.22	74.0%
Augusta	13.36	1.48	11.88	-	0.0%	0.83	6.2%	0.65	4.9%	-	0.0%	0.58	4.3%	11.30	84.6%
Eau Claire	328.63	5.39	323.24	1.63	0.5%	3.27	1.0%	0.49	0.1%	43.76	13.3%	43.57	13.3%	235.91	71.8%
CITIES	382.81	11.43	371.38	4.46	1.2%	5.52	31.3%	1.45	0.4%	46.37	12.1%	47.58	12.4%	277.43	72.5%
TOTAL COUNTY	1,421.49	420.71	1,000.78	14.24	1.0%	257.66	18.1%	148.81	10.5%	47.04	3.3%	81.10	5.7%	872.64	61.4%

Source: Wisconsin DOT

5.3.1.2 Commuting Patterns

Table 5.13 shows commuting choices for resident workers over age 16. About 72% of local workers use automobiles to commute to work, with 11% reporting the use of a carpool. Over 9% of residents avoided a commute by working at home. The average commute time is 22 minutes, slightly higher than both the State of Wisconsin average of 21 minutes and the County average of 17 minutes. The higher commuting times are due to the time necessary to commute to the City of Eau Claire and other employment centers outside of the County.

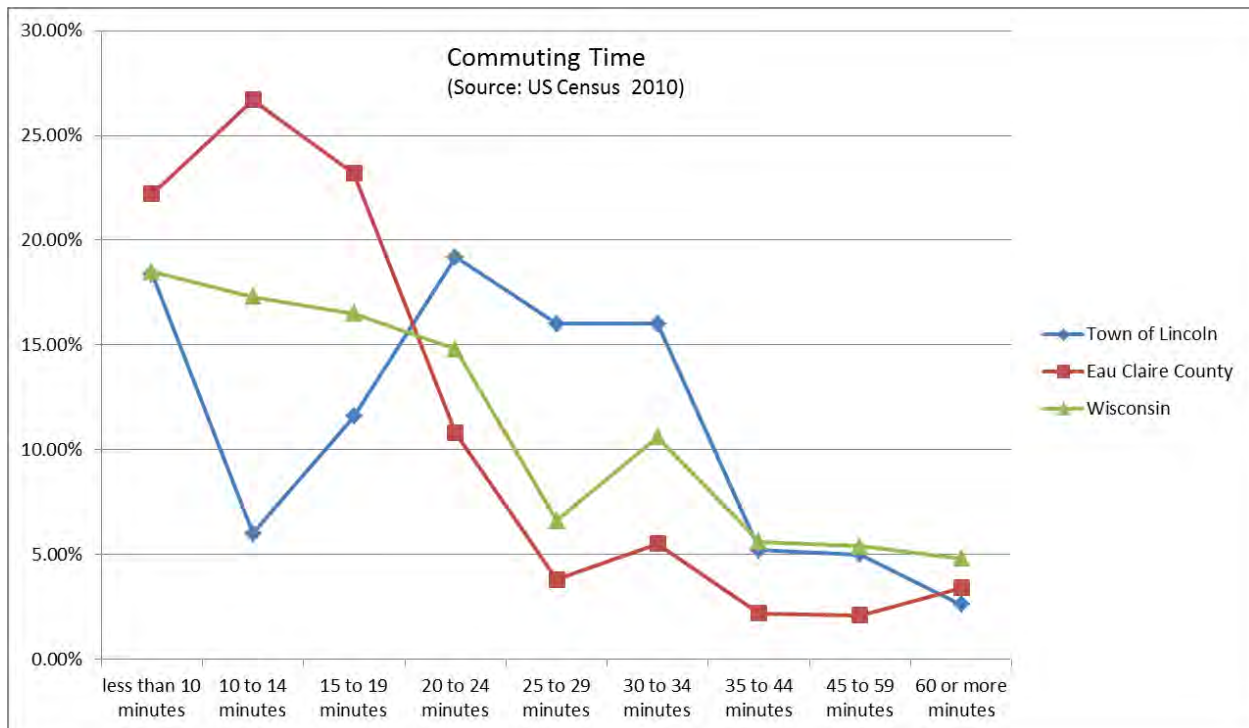
Table 5.13: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Percent
Car, Truck, Van (alone)	76.4%
Car, Truck, Van (carpooled)	7.8%
Public Transportation (including taxi)	0.0%
Motorcycle	0.0%
Bicycle	0.0%
Walked	6.3%
Other Means	0.0%
Worked at Home	9.4%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	21.9

As seen in Figure 5.3, most residents either have a less than 10 minute commute, 20-24 minute commute, or a 30-34 commute. Those residents with a commute of less than 10 minutes are likely traveling to the cities of Fall Creek or Augusta or working from home, while those with a 20-24 minute commute are likely traveling to the City of Eau Claire.

Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 5.3: Commuting Time



5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. AADT counts are 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 roads and streets for all communities in the state once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Refer to the Town of Lincoln Transportation Facilities Map)

Table 5.14: Residents Place of Work

Place of Work, Working Residents 16 Years or Older	Town of Lincoln Workers	Eau Claire County Workers
Within Eau Claire County	81.6%	81.9%
Outside of County, Within State	18.4%	17.1%
Outside of State	0.0%	1.0%
	100.0%	100.0%

Source: 2013 American Community Survey

Table 5.15: Trip Generation Estimates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	0.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	0.41	6.63	2.00-11.81
Condo/Townhome	per dwelling unit	0.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	0.29	5.86	
Mobile Home Park	per dwelling unit	0.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	0.3	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GFA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant	per 1,000 GFA	9.27	130.34	73.5-246
Convenience Mart w/Gas	per 1,000 GFA		845.6	578.52-1084.72
Convenience Market (24 hr)	per 1,000 GFA	65.3	737.99	330-1438
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	0.45	4.04	3.25-8.19
General Office Bldg	per employee	0.48	3.32	1.59-7.28
R&D Center	per employee	0.43	2.77	.96-10.63
Medical-Dental	per employee	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	0.43	3.34	1.24-8.8
Manufacturing	per employee	0.39	2.1	.60-6.66
Warehousing	per 1,000 GFA	0.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73-306
City Park	per acre	1.59	N/A	N/A
County Park	per acre	0.52	2.28	17-53.4
State Park	per acre	0.02	0.61	.10-2.94
Movie Theatre	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

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.

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

5.3.1.4 Access Management & Safety

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

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.

The WisDOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Town of Lincoln USH 12 is a designated Tier 2A roadway. There are no Tier 1, 2B, 3, or within the Town.

Figure 5.4: Relationship Between Access Points & Crashes

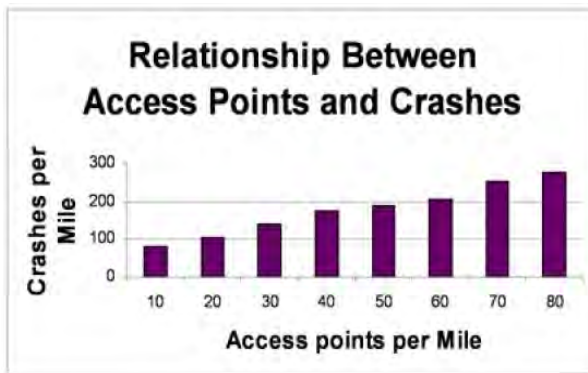


Figure 5.5: Access and Functional Classifications



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

Table 5.16: Eau Claire County Access Controls

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

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

Source: Eau Claire County Zoning Code

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the Town of Lincoln. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire. The ECT’s *Transit Development Plan* and *Long Range Plan (2003)* does not anticipate adding or extending routes to serve the Town of Lincoln nor Village of Fall Creek. The need for this service should be monitored and coordinated with Eau Claire County. 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 Elderly & Disabled

The Eau Claire County Department on Aging, Disability & Resource Center (ADRC) is the policy, planning, and community organizing focal point for activities related to the disabled or elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.16 displays total ridership for the past four years. Ridership is further broken down by “trip purpose”. Outside of the Specialized Transportation program, another program available to the public is New Freedom, which is a volunteer driver program operated through the Center for Independent Living. This program serves as a back-up for needs that may fall between the cracks in qualifying for other transportation programs.

Table 5.17: County Specialized Transportation Funding

Specialized Transportation	Budget	Levy		FTE's
The county partners with the City of Eau Claire to provide transportation for people age 60+ and adults with disabilities who do not have access to transportation. Rides are provided for medical, nutrition, social, and employment purposes. The program is funded with a WI Department of Transportation grant and levy match.				
OUTPUTS				
<i>(YTD column = Jan-Sept results)</i>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>YTD 2014</u>
Total number of trips	26,774	24,657	26,332	18,280
Trip purpose: Employment	14,293	13,254	14,255	8,512
Social	7,518	7,087	8,167	5,877
Medical	3,619	3,215	2,621	2,360
Education	479	365	139	63
Nutrition	382	165	189	222
Shopping/Personal business	402	568	554	697
Total number of rides for people age 60+	10,965	9,712	9,841	6,213
Total number of rides for adults with disabilities	15,809	14,350	16,844	12,085
Source: 2014 Annual Report - Eau Claire County				

5.3.2.3 Pedestrian and Bike Transportation

The 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/bikefoot/countymaps.htm>. Figure 5.9 displays the portion of the map for the Plan Area. Green routes indicated roadways considered to be in the best condition for biking, brown routes indicate moderate conditions for biking, and yellow routes indicate undesirable conditions. Most county highways are rated as moderate condition for biking in the Town of Lincoln. In addition, Eau Claire County has one off road trail, the Chippewa River Trail, which links with the Red Cedar Trail to connect to the City of Menomonie (Dunn and Pepin Counties) and the Old Abe Trail to connect to the City of Chippewa Falls (Chippewa County).

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

Figure 5.6: Bicycling Conditions in Lincoln



Source: Wisconsin DOT

5.3.2.4 Railroad 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.

In terms of freight rail, the Union Pacific maintains a line through the Town of Lincoln that runs throughout Eau Claire County, from the Village of Fairchild in the southeast corner of the County to the City of Eau Claire in the northwest corner of the County. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2003 WisDOT commodity report estimates that rail accounts for only 4% (440,316 tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties, although that has likely increased in recent years due to the industrial sand industry.

Figure 5.7: Proposed Midwest Regional Rail System



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

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service. The City of Tomah is the closest Amtrak station to Eau Claire County residents. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. A commuter bus is

expected to connect the City of Eau Claire to this system, although options exist for potential rail from Eau Claire to the Twin Cities, La Crosse, and Tomah. (Source: WisDOT Rail Issues and Opportunities Report)

Figure 5.8: Alternative Passenger Rail Service - Wisconsin

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



5.3.2.5 Aviation Service

As of Fall 2011, the State Airport System is comprised of 94 publicly owned, public use airports and four privately owned, public use airports. In its *State Airport System Plan 2030*, the WisDOT does not forecast any additional airports will be constructed by year 2030. Airports are classified by the Federal Aviation Administration (FAA) into three categories: 1) Commercial Service (CS), 2) Reliever (R), and 3) General Aviation (GA).



Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. In year 2013 there were 23,373 total aircraft operations. Air service is provided by United Express (SkyWest Airlines), using 50-passenger jet aircraft, with daily flights to the Chicago O'Hare. Approximately 15 annual charter flights to Laughlin and Wendover, Nevada are also provided by Sun Country and Allegiant Airlines. The airport has two paved

runways, one 8,101 ft the other 5,000 ft. (which are in good to excellent condition) handling approximately 30,000 total operations a year. The *CVRA Master Plan* estimates total operations will rise to 30,165 by year 2031. The WisDOT does not anticipate CVRA will change in classification from Commercial Service by year 2030. The *State Airport System Plan* estimates that by 2032, 82 locally owned aircraft will be hangered or based at CRVA. In addition, the *WisDOT 5-Year Airport Improvement Program* lists several airfield reconstruction projects for CRVA, but no additional runways. The *CVRA Master Plan* does not anticipate adding any new runways by year 2030.

5.3.2.6 Trucking

Although freight movement by rail and air has seen an increase in recent years, the trucking industry still remains the predominant industry for freight transportation services in the county. According to 2003 commodity movement data provided by WisDOT, trucking accounts for 96% (10 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties. I-94 is Designated Long Truck Routes by the WisDOT. (Source: Long Range Transportation Plan, Chippewa-Eau Claire MPO)

5.3.2.7 Water Transportation

The Town of Lincoln does not have its own access to water transportation facilities, but is only 100 miles from access to the Mississippi River, via ports in the Twin Cities, La Crosse and Prairie du Chien.

5.3.3 Maintenance & Improvements

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

5.3.3.1 Pavement Surface Evaluation & Rating

Table 5.18: PASER Ratings

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

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Town are evaluated and rated in terms of their surface condition, drainage, and road crown. The average pavement condition of local roads in the Town of Lincoln as of year 2013 was 4.9. Currently, town roads are resurfaced at a rate of 1 to 1½ miles per year, at an annual cost of \$300K.

Source: Wisconsin DOT

5.3.3.2 State & Regional Transportation Plans

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

Figure 5.12: Transportation Plans & Resources

- Translink 21
- WI State Highway Plan 2020
- 6-Year Highway Improvement Plan
- WI State Transit Plan 2020
- WI Access Management Plan 2020
- WI State Airport System Plan 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

The WisDOT has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated frequently to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The WisDOT Six Year Improvement Plan for Eau Claire County lists one project located in the Town of Lincoln. Interstate 94 is scheduled for pavement and asphalt replacement from Eau Claire to Osseo. Construction is estimated to begin in 2009-2011. I-94 also scheduled for some bridge and ramp improvement near Osseo. Although not part of the six-year plan, the WisDOT District Six staff does not anticipate any new interchanges along I-94.

The Eau Claire County *Six-Year Road and Bridge Improvement Plan (2015-2020)* indicates several projects are scheduled for improvements in the Town of Lincoln including CTH K, AF, I and D. CTH K from Kopplin Street in Fall Creek to CTH SS is scheduled for 2015, then continuing north to CTH Q in 2016.

In follow-up to *Translinks 21*, The WisDOT has recently released its new plan: *Connections 2030*. While still in a draft form, the plan lays out 7 themes, and 37 related policies, that will guide the State of Wisconsin as it meets the challenge to provide a high quality transportation network. 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. Projects identified near the Town of Lincoln include:

- Mid Term: I-94 – Replace bridges at Buffalo River (near Eau Claire/Trempealeau County line)

5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

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

5.4.1 Sanitary Sewer System

The Town of Lincoln is serviced entirely by private sanitary sewers, which are thought to be in good condition with no known issues at this time. Permits for private waste disposal systems are reviewed and issued by the Eau Claire City/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 once every three years by a person licensed by the state to provide this service.

5.4.2 Storm Water Management

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

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. 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 Wisconsin Department of Natural Resources (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)

In the Town of Lincoln, stormwater is managed mainly by the use of drainage ditches, although stormwater from any new subdivisions would be reviewed and permitted by Eau Claire County.

5.4.3 Water Supply

Similar to sanitary sewer, water needs in the Town are met entirely by private wells. Water quantity is currently sufficient to meet local needs, and there are no known issues with regard to water quality at this time. 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 & Recycling Facilities

Advanced Disposal Services, a private solid waste hauler from the City of Eau Claire, is contracted by individual Town residents for curbside pick-up of waste and recycling within the Town. off site in the Town for recycling. Priorities for solid waste management in Eau Claire County are:

According to the Citizen Survey, 87.1% of the respondents rated recycling services as "satisfactory" (refer to 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 safe disposal of household hazardous waste, the County offers four Clean Sweep Program events between the months of April and November each year. More information is available on the County website.

5.4.5 Parks, Open Spaces & Recreational Facilities

The Town of Lincoln does not own or maintain parkland. However, several park properties are easily accessible to and serve residents, including:

Harstad Park: 43-acre park owned and maintained by Eau Claire County is located on the eastern edge of the Town of Lincoln roughly 5 miles east of the Village of Fall Creek with frontage on the Eau Claire River. The park is developed with a ball field, shelter, canoe landing, restrooms, dump station, trails, and a 27-unit primitive campground. This park is adjacent to other county lands, which provide additional recreational opportunities for visitors to enjoy.

In addition to Harstad Park, Eau Claire County also owns several large tracts of land in or adjacent to the Town, including **Beaver Creek Reserve** (adjacent to County Road K) and **Big Falls Park**, both to the north in the Town of Seymour. The Village of Fall Creek also provides several park facilities that could be used by Town residents, including **Randall Park, Keller Memorial Park, Fall Creek Valley Memorial Park, and Crystal Creek Park**; totaling just over 15 acres.

The National Recreation and Park Association (NRPA) recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Based on these recommended acreages, the Town population is adequately served by existing parkland facilities within or adjacent to the Town.

Table 5.19: Park Acreage Compared to Population Forecasts

Community	2010	2020	2030
Population	1,096	1,145	1,190
Parkland demand (12 acres/1,000 people, in acres)	24	24	24
Total parkland supply (acres)	43	43	43
Surplus/Deficit (acres)	19	19	19

Source: US Census/National Recreation and Park Association

Table 5.19 suggests a surplus in the number of acres of parkland within the Town. Note that the total acres of parkland includes both passive and active recreational areas. While the total acreage of parkland may be adequate, there appears to be a lack of developed active recreation (i.e. ball fields, etc.).

According to the Citizen Survey, 60% of respondents indicated that more parks, open space areas, and outdoor recreational facilities are not needed in the Town of Lincoln.

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

The Eau Claire County *Outdoor Recreational Plan (2011-2015)* serves as a guide for the development of parks and outdoor recreation facilities in 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

There are no specific recommendations within the plan for the Town of Lincoln. However, several recommendations exist for both Harstad Park and the parks within the Village of Fall Creek.

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

Figure 5.9: WIDNR SCORP Regions



The following are a few highlights of the plan:

- Walking for pleasure is rated as the activity with the most participation.
- ATV riding, birdwatching, canoeing, gardening, geocaching, paintball games, road biking, RV camping, hiking, water parks, wildlife viewing, and photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program, created in 1989 by Act 31, and updated in 2011 by Act 32, provides bonding authority of up to \$60 million annually for outdoor recreation purposes.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types (See Figure 5.9). 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

5.4.6 Telecommunication Facilities

Many Town of Lincoln residents have satellite television and high-speed Internet. Cellular phone service is adequate, and there are no known needs at this time. The location of new telecommunication facilities are regulated through the Eau Claire County Zoning Code.

5.4.7 Energy Facilities & Resources

The Town of Lincoln receives electrical service from Xcel Energy and the Eau Claire Energy Cooperative. The nearest electrical power plant is the Xcel Energy dam at Dells Pond in Eau Claire. No substations lie within Town boundaries. There is a natural gas pipeline, which runs through the Town from Osseo to Augusta. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

5.4.7.1 Renewable Energy Sources

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

Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar thermal hot water systems. The energy produced by photovoltaic (PV) or solar thermal hot water (SHW) systems 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 no commercial or public solar energy systems in use in the Town of Lincoln.

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 5.10 illustrates, most of the Eau Claire County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems in the Town. A certified wind site assessment can 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 the Town of Lincoln.

Figure 5.10: Wisconsin Wind Energy Resources



Geothermal

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

Biofuel

Biofuels offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources. Bio-fuels are derived from bio-mass and can be used for liquid bio-fuel or bio-gas production. Crops and crop residues are the main source of biomass for the production of liquid bio-fuels. The primary food crops used for biofuel production in Wisconsin is corn (for ethanol production) and soybeans (for biodiesel production); although other sources can also be used such as: agronomic crops (e.g. switchgrass), forestry crops (e.g. poplar), or residues (unused portions of crops or trees).

The main sources of biomass for biogas (methane) production are animal waste, landfills and wastewater treatment facilities. Animal waste is a persistent and unavoidable pollutant produced primarily by the animals housed in industrial sized farms. The use of digesters to produce methane from animal waste is growing as both an energy source and a means of waste management. Biogas production from animal waste is most effective in commercial size dairy farms (Refer to Section 5.5.1.3). Landfill gas can be burned either directly for heat or to generate electricity for public consumption. The same is true with regard to the secondary treatment of sewage in wastewater treatment facilities where gas can be harvested and burned for heat or electricity. Currently there are no biodiesel production facilities in the Town of Lincoln.

Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. A micro-hydro system can produce enough electricity for a home, farm, or ranch. 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. Currently there are no hydroelectric facilities in the Town of Lincoln

5.4.8 Cemeteries

Three small cemeteries – Lincoln Cemetery, St. John’s Cemetery, and St. Peter Cemetery, lie within the Town and are currently in good condition. None is currently at capacity. The Town of Lincoln does not initiate the development or expansion of cemeteries; however, they are regulated through the Eau Claire County Zoning Code.

5.4.9 Health Care Facilities

The Town of Lincoln has no hospitals, general medical clinics, or nursing homes, although residents have access to an array of health care options in the City of Eau Claire and other nearby communities. The Town of Lincoln does not initiate the development or expansion of health care facilities. However, they are regulated through the Eau Claire County Zoning Code.

5.4.10 Child Care Facilities

There are currently no licensed child care facilities within the Town. However, there are several licensed facilities in Fall Creek nearby. Child care facilities are a regulated use through the Eau Claire County Zoning Code.

5.4.11 Police & Emergency Services

Eau Claire County Sheriff’s Department polices the Town of Lincoln, which has a very low crime rate. Fire response is primarily provided via the Fall Creek Fire Department. Ambulance service is provided by Eau Claire Fire and Rescue. When comparing satisfaction rates for emergency services, response time for ambulance service is the largest area of concern.

According to the Citizen Survey, 90.1% of respondents rated police and fire protection as “satisfactory” and 75.6% of respondents rated ambulance service as “satisfactory”

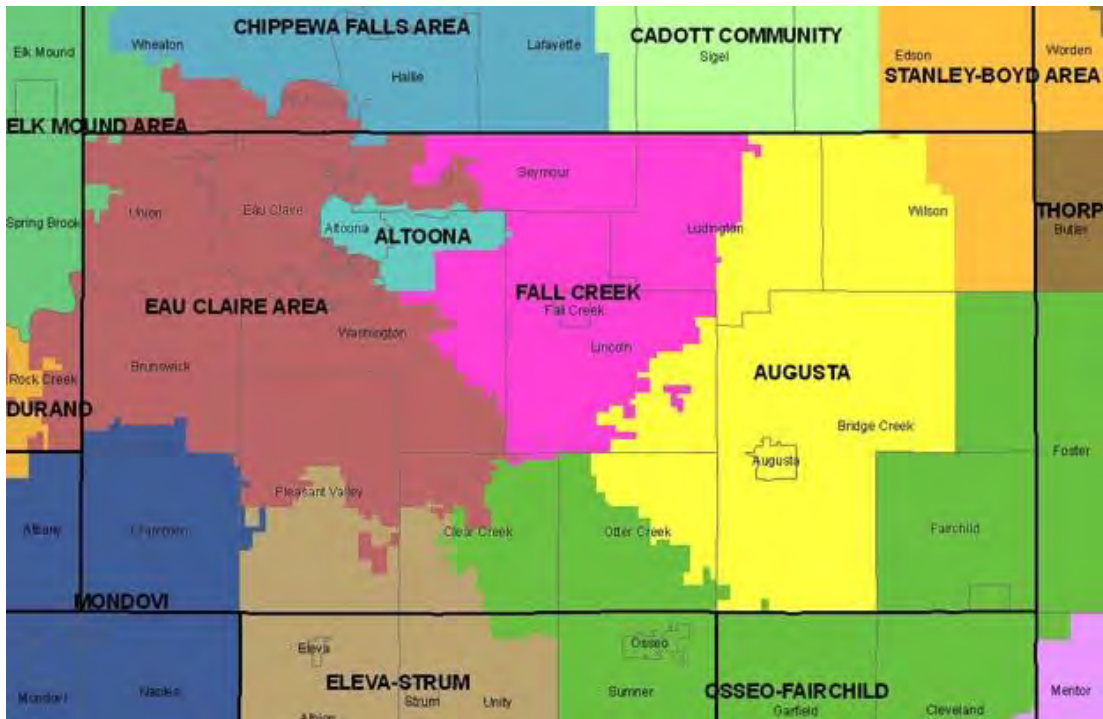
5.4.12 Libraries

Although no public libraries exist within the Town, all residents can currently access the Fall Creek Public Library as well as the Augusta Public Library and the L.E. Phillips Public Library in Eau Claire. There are no plans to construct a library within the Town at this time.

5.4.13 Schools

Most Town of Lincoln residents are included in the Fall Creek School District, where enrollment has decreased between 2005 and 2012 from 890 to 849 (-4.8%). Those living in the southeast portion of the Town attend the Augusta School District, where enrollment has increased from 597 to 666 (11.6%). A very small portion of the Town of Lincoln is included within the Altoona School District in the northwest corner of the Town. Each district has an elementary school, middle school, and high school serving students in grades K-12. In addition, the Augusta School District offers the Wildlands Charter School in partnership with the Beaver Creek Reserve for grades 7 through 12. Figure 5.11 depicts existing school district boundaries.

Figure 5:11: School District Boundaries



5.4.14 Other Government Facilities

Town Hall, located at S5555 Green Meadow Rd., has sufficient facilities to meet the needs of residents, including a meeting room, kitchen and restrooms.

5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of Lincoln agricultural, natural, & cultural resources and contains information required under 5566.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of Lincoln.

5.5.1 Agricultural Resource Inventory

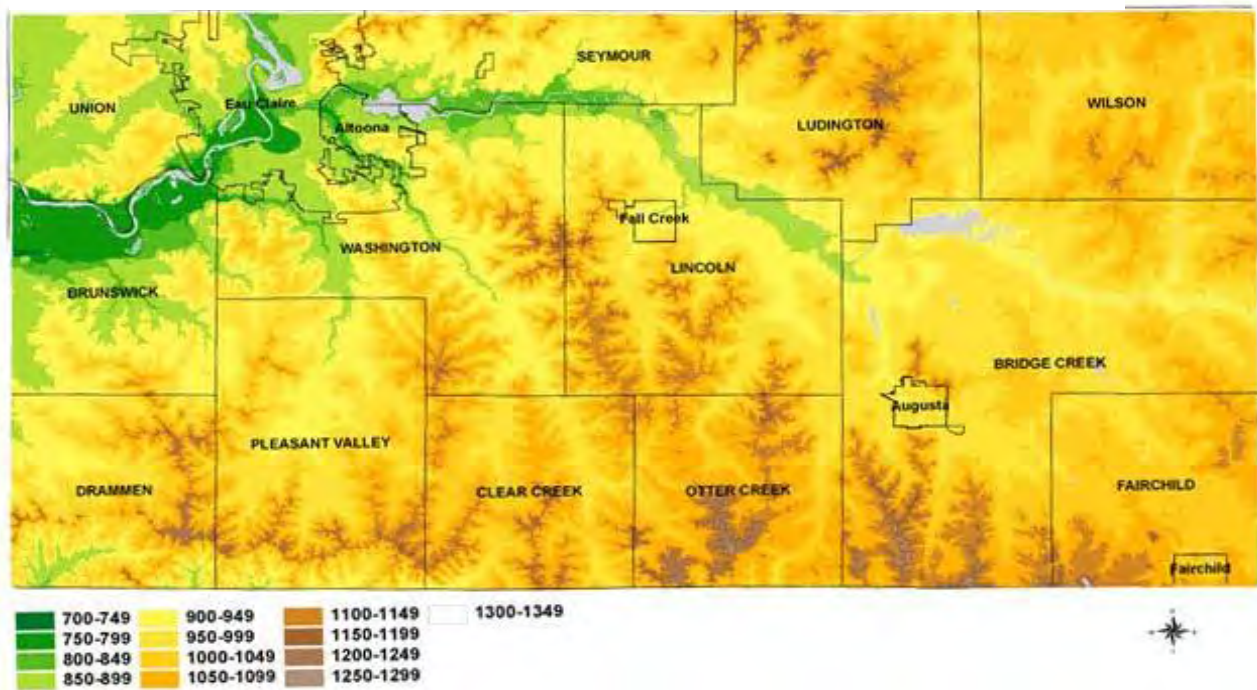
The following section details some of the important agricultural resources in the Town of Lincoln and Eau Claire County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Eau Claire County Department of Land Conservation. Several other relevant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

- Eau Claire County Land and Water Resource Management Plan, 1999 & 2007
- Eau Claire County Farmland Preservation Plan, 2014 draft
- Soil Survey of Eau Claire County, 1977

5.5.1.1 Geology and Topography

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

Figure 5.12: Eau Claire County Elevations (ft)



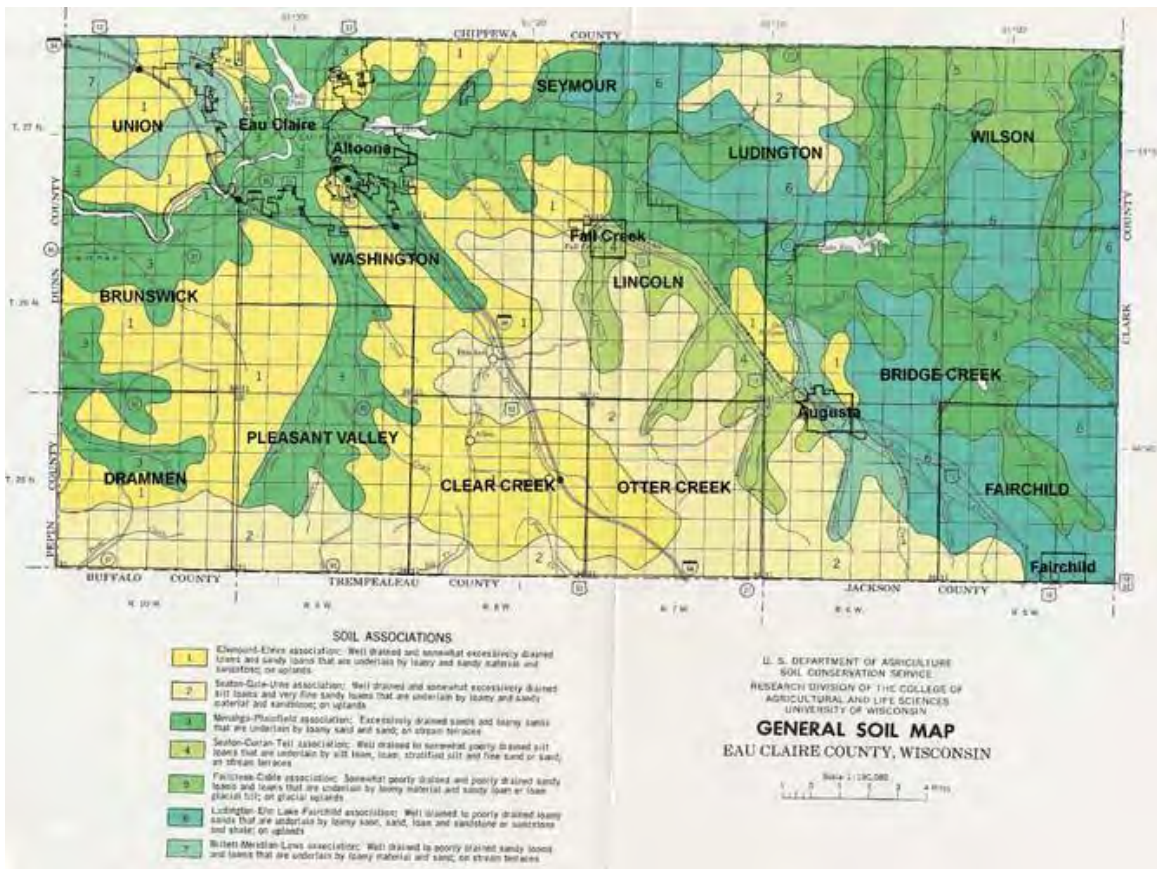
Source: Eau Claire County Land and Water Resource Management Plan

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

The Town of Lincoln 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,

Figure 5.13: Eau Claire County Soils



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

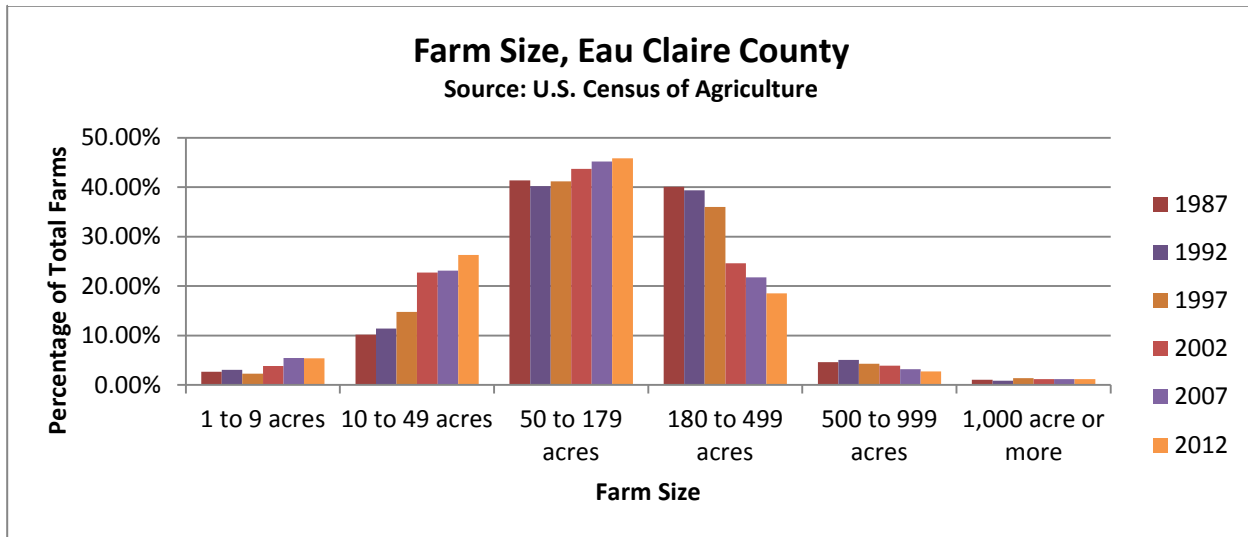
considered soils highly suited to agricultural activity. In general, soil capability Class I, II and III correspond to those soils also designated as prime farmland. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good for productive farming; however, there are many factors such as historic agricultural activity, land cover, ownership patterns, interspersed natural or development limitations, and parcel fragmentation that contribute to or limit agricultural activity.

5.5.1.3 Farming Trends

Most farming data is not collected at the town level. However, assumptions can be made based on data collected at the County level. Figure 5.18 and Table 5.19 provide information on the number and size of farms in Eau Claire County from 1987 to 2012. Figure 5.18 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.

Figure 5.14: Eau Claire County Farm Size, 1987-2012



On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 1987 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms-those between 140 and 500 acres. In 1987, these farms comprised 54% of all farms in the County, while in 2012, they accounted for only 18.5%.

Table 5.20: Farms and Land in Farms 1987-2012

Farms and Land in Farms	1987	1992	1997	2002	2012	% Change 1987-2012
Number of farms	1,001	886	1,162	1,174	1,313	31.2%
Land in farms (acres)	215,964	189,905	213,767	204,298	203,705	-5.7%
Average size of farm (acres)	216	214	184	174	155	-28.2%
Market Value of Land and Buildings						
Average per farm	\$139,507	\$169,264	\$181,016	\$305,577	\$465,939	334.0%
Average per acre	\$654	\$769	\$959	\$1,783	\$3,003	459.0%

Source: 2012 US Census of Agriculture

Table 5.20 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 1997 and 2012) shows that the total number of farms in Eau Claire County increased significantly, increasing by (31.2%), while the acreage of farmland has decreased by 12,259 acres (5.7%). During this most recent period, the average farm size decreased from 216 to 155 acres.

Table 5.21 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2012 Census of Agriculture. The largest percentage of farms in Eau Claire County is in the Sugarcane, Hay, and All Other category. Overall, the percentage of farms by category is fairly consistent with the percentages for the State.

Table 5.21: Types of Farms by NAICS

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	Number of Farms 2012	Percentage of Farms 2012	Number of Farms 2012	Percentage of Farms 2012
Oilseed and grain farming (1111)	359	27.3%	19,730	28.3%
Vegetable and melon farming (1112)	26	2.0%	1,318	1.9%
Fruit and tree nut farming (1113)	22	1.7%	1,264	1.8%
Greenhouse, nursery and floriculture (1114)	28	2.1%	1,754	2.5%
Tobacco farming (11191)	0	0.0%	57	0.1%
Cotton farming (11192)	0	0.0%	0	0.0%
Sugarcane, hay and all other (11193, 11194, 11199)	383	29.2%	15,662	22.5%
Beef cattle ranching and farming (112111)	186	14.2%	10,241	14.7%
Cattle feedlots (112112)	15	1.1%	892	1.3%
Dairy cattle and milk production (11212)	133	10.1%	10,401	14.9%
Hog and pig farming(1122)	9	0.7%	475	0.7%
Poultry and egg production (1123)	44	3.4%	1,591	2.3%
Sheep and goat farming (1124)	20	1.5%	1,555	2.2%
Animal aquaculture and other animal (1125, 1129)	88	6.7%	4,814	6.9%
Total	1,313	100.0%	69,754	100.0%

Source: 2012 US Census of Agriculture

5.5.2 Natural Resource Inventory

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

- Eau Claire County Land and Water Resource Management Plan, 1999, 2007 & 2012
- Soil Survey of Eau Claire County, 1977
- The State of the Lower Chippewa River Basin Report, 2001
- State of the Black Buffalo-Trempealeau River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2011-2016
- Wisconsin DNR Legacy Report, 2006

The 1999 *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 stream banks

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.

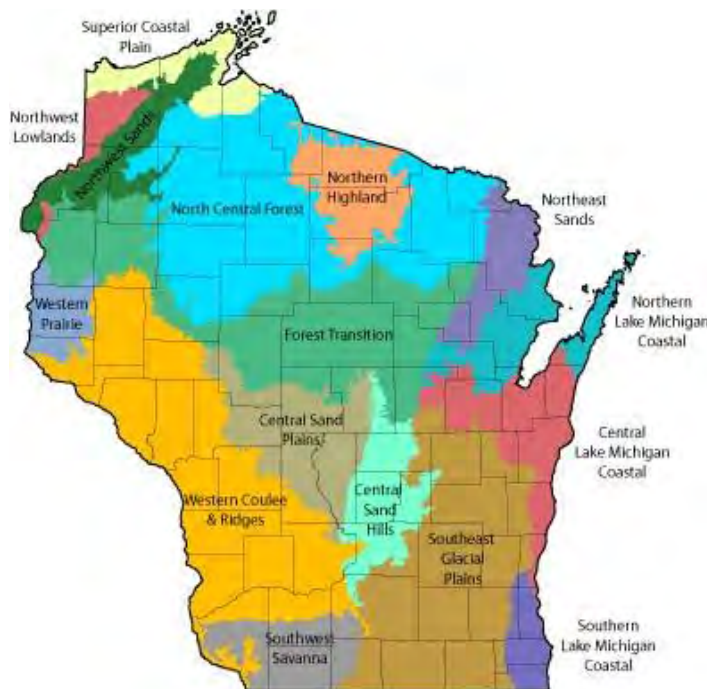
In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2006, after a three-year period of 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 identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The seven criteria are:

Figure 5.15: WIDNR Regions



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 5.16: WIDNR Ecological Landscapes & Legacy Places



The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Eau Claire County contains portions of three legacy places: Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River.

Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.16 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The Town of Lincoln, along with most of Eau

Claire County, is located within the Western Coulee & Ridges ecological landscape. Refer to the report for specific information. (Source: WIDNR Legacy Report, 2006)

5.5.2.1 Groundwater

Groundwater is the primary source of drinking water in the Town of Lincoln and the County as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water 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 shown), the Town of Lincoln generally ranks a moderately susceptible 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:

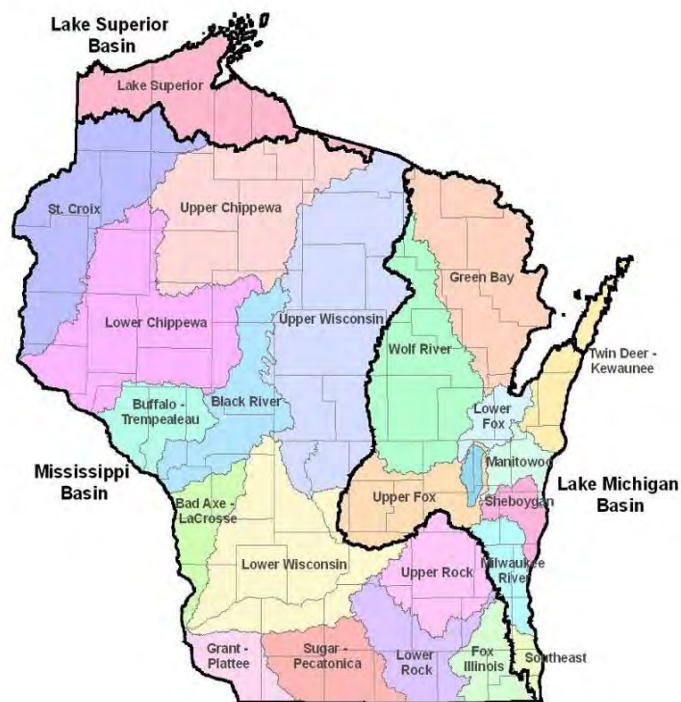
“Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

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

Figure 5.17: WIDNR Geographic Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.17). All of Eau Claire County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units. Eau Claire County is located within two WMUs, the Lower Chippewa WMU & Buffalo-Trempealeau WMU. The Town of Lincoln lies within the Lower Chippewa WMU. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The Town of Lincoln lies within two watersheds, the Lower Eau Claire River and the Lincoln (Figure 5.22). In 2001, the WIDNR released the first *State of the Lower Chippewa River Basin Report*, and in 2002. 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.

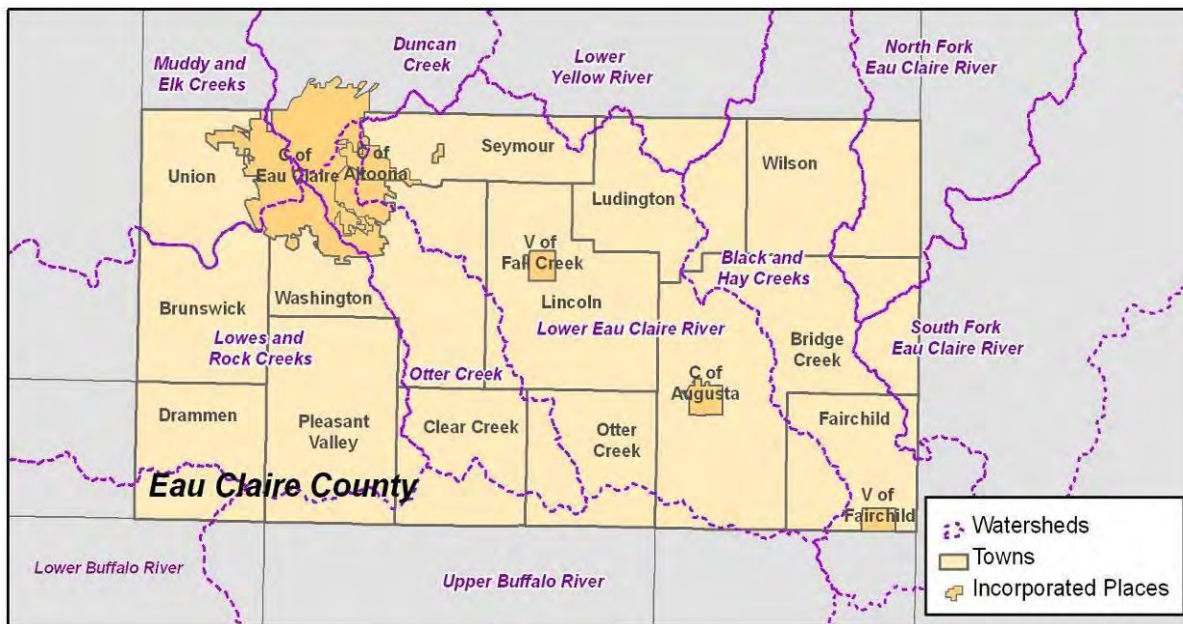
From 1983 to 1994, the Lower Eau Claire River watershed was the focus of a large-scale WIDNR Priority watershed project focused on agricultural conservation practices such as no-till farming, fencing stream banks. Goals regarding reduction in soil erosion and animal waste run-off were met or exceeded during the project.

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 15 miles are Class 1 Trout Streams. Of eleven lakes in the County, four are over 100 acres in size and include Altoona (840 acres), Eau Claire (860 acres), Dells Pond (739 acres), and Half Moon (132 acres).

Surface water resources, consisting of rivers, streams, lakes, and associated floodplains, form an integral element of the natural resource base of Eau Claire County and the Town of Lincoln. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic

Figure 5.18: Eau Claire County Watersheds



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 the Town of Lincoln are shown on the Water Resources Map.

Outstanding & Exceptional Waters

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

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

According to the *Wisconsin Department of Natural Resources*, there are 44.89 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 and do not require stocking of hatchery 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 Federal *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 2014 Proposed Impaired Waters list*, nine water bodies within the County are impaired waters. In addition to portions of the Chippewa River and Halfmoon Lake in the City of Eau Claire, seven additional creeks have been listed since 2012. A summary of these waters is provided in Figure 5.23, *Impaired Waters in Eau Claire County*.

Table 5.22: Impaired Waters of Eau Claire County

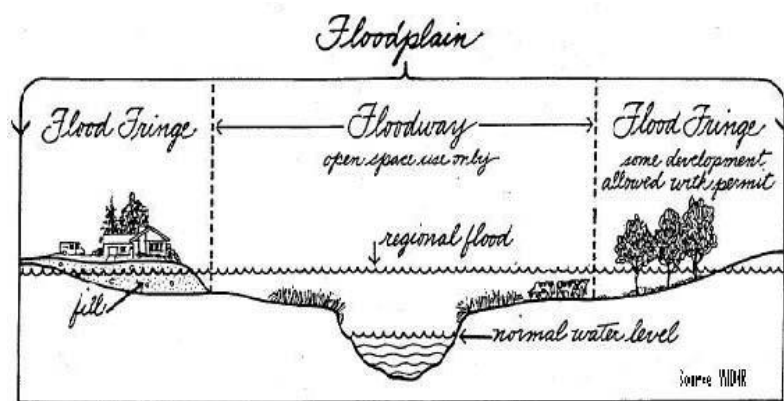
Local Waterbody Name	Pollutants	Impairment Indicators	Date Listed
Chippewa River	Unspecified Metals & PCBs	Contaminated Sediment & Fish Tissue	4/1/1998
Halfmoon Lake	Total Phosphorus	Eutrophication	4/1/1998
Lowes Creek	Total Phosphorus	Water Quality Use Restrictions	4/1/2012
Sherman Creek	Unknown	Degraded Biological Community	4/1/2014
Otter Creek	Total Phosphorus	Water Quality Use Restrictions	4/1/2012
Bridge Creek	Total Phosphorus	Impairment Unknown	4/1/2014
Thompson Valley Creek	Total Phosphorus	Water Quality Use Restrictions; Water Quality Use Restrictions; Degraded Habitat	4/1/2014
Diamond Valley Creek	Total Phosphorus	Water Quality Use Restrictions; Water Quality Use Restrictions; Degraded Habitat	4/1/2014
Hay Creek (T25N R6W)	Total Phosphorus	Degraded Biological Community; Degraded Habitat	4/1/2014

Source: Wisconsin DNR

5.5.2.4 Floodplains

Floods are the most common natural disaster in Wisconsin and the U.S., and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Figure 5.19: Floodplain Cross Section



Source: Wisconsin DNR

Direct Costs: Indirect Costs:

- Rescue and Relief Efforts
- Business Interruptions (lost wages, sales, clean-up operations production)
- Rebuilding Public Utilities & Construction & Operation of Flood Control Facilities Structures
- Rebuilding Uninsured Homes and Cost of Loans for Reconstructing Damaged Businesses Facilities
- Temporary Housing Costs for Flood
- Declining Tax Base in Flood Blight Areas Victims
- Subsidies for Flood Insurance

The Water Resources Map displays the floodplain areas in the Town of Lincoln. 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 flood fringe, 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 flood fringe, 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 & 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.

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

5.5.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils (soils which are seasonally or permanently saturated by water) and by the hydrophytic plants (plants that grow partially or completely in water) such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. The Water Resources Map displays the wetland areas in the Town of Lincoln. Wetlands accomplish important natural functions, including:

- 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
- 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 the 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 5.21 list those elements contained in the NHI inventory for the Town of Lincoln. 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 & 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.



Photo Insert - Karner Blue Butterfly

Table 5.23: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status
Bird	<i>Botaurus lentiginosus</i>	American Bittern	SC/M
Bird	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR
Bird	<i>Falco peregrinus</i>	Peregrine Falcon	END
Bird	<i>Tympanuchus cupido</i>	Greater Prairie-Chicken	THR
Community	Floodplain Forest	Floorplain Forest	NA
Mayfly	<i>Eurylophella aestiva</i>	Spiny Crawler Mayfly	SC/N
Plant	<i>Arabis missouriensis</i>	Missouri Rock-cress	SC
Plant	<i>Penstemon pallidus</i>	Pale Beardtongue	SC
Turtle	<i>Emydoidea blandingii</i>	Blanding's turtle	SC/H
Turtle	<i>Glyptemys insculpta</i>	Wood Turtle	THR

Source: WIDNR NHI, Town of Lincoln

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 & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection. Refer to the Land Cover Map for the locations of woodlands in the Town of Lincoln. 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 & 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 **673** 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. (Source: WIDNR)

There are no SNAs in the Town of Lincoln, but there are six located in Eau Claire County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

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

5.5.2.9 Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Non-metallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for non-metallic 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. Refer to the Bedrock Geology Map for information on potential sand and gravel deposits in the Town of Lincoln.

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 Watter” in early documents), when Chippewa County was divided into three parts. Less than one year later, the name was changed to the Town of Eau Claire, and by fall of 1856, Eau Claire County was officially created. Over the next several years, towns within the county formed, and in November, 1860, the Town of Fall Creek was formed. After a few years, the town name was changed to Lincoln, with the village retaining the name of Fall Creek. For more history on the Town, consult “*History of Eau Claire County, Wisconsin, Past and Present, 1914.*”

5.5.3.1 Historical Resources

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

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

Source: State Historical Society AHI Inventory, Town of Lincoln

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. 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. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Some resources are deemed so significant that they are listed as part of the *State and National Register of Historic Places*. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts

that are significant in national, state, or local history. There are no resources within the Town on the National Register of Historic Places.

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

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

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

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of Lincoln economic development and contains information required under S66.1001. Information includes: labor market statistics, economic base statistics, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Lincoln.

5.6.1 Labor Market

Table 5.24: Employment Status of Civilians 16 Years or Older

Community	Town of Lincoln	Eau Claire County	Wisconsin
In Labor Force (2000)	618	51,987	3,082,381
Unemployment Rate	3.0%	3.3%	3.2%
In Labor Force (2013)	602	57,226	\$3,082,381
Unemployment Rate	4.5%	4.0%	5.4%

Source: WI Department of Workforce Development; US Census for Town

Table 5.24 details the employment status of workers in the Town of Lincoln as compared to Eau Claire County and the State. Unemployment rates for towns are only collected during the U.S. Decennial Census. However, unemployment rates for Eau Claire County tend to be below the State and national rates.

Table 5.25: Class of Worker

Class of Worker	Town of Lincoln	Eau Claire County	Wisconsin
Private Wage & Salary	77.5%	80.6%	81.9%
Government Worker	8.3%	13.7%	12.6%
Self-Employed	14.2%	5.6%	5.3%
Unpaid Family Worker	0.0%	0.1%	0.2%
Total	100.0%	100.0%	100.0%

Source: 2009-2013 American Community Survey

Table 5.25 indicates the percentage of workers by class for the Town of Lincoln, Eau Claire County and the State, in year 2010. As shown, the Town has substantially more self-employed workers than the County average, likely due to higher employment in farming.

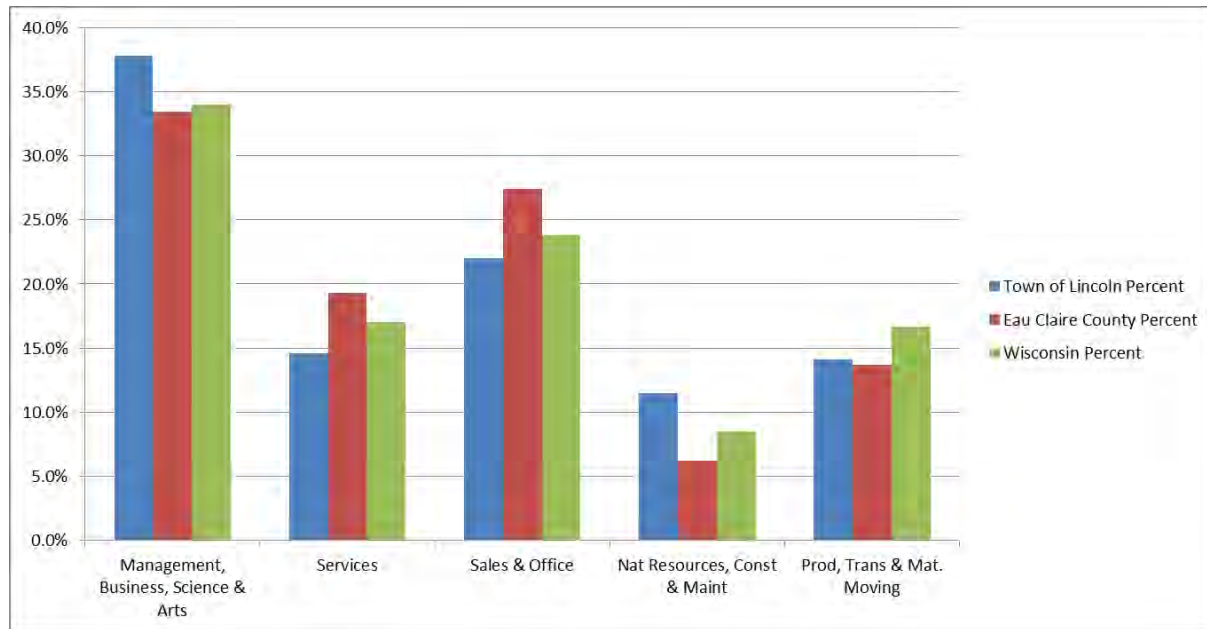
Figure 5.24 and Table 5.26 describes the workforce by occupation within the Town, County and State in year 2000. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed Lincoln residents is in the Management, Professional & Related category (34%), which also ranks highest for Eau Claire County and the State. This occupation type is followed by Sales and Office (22%).

Table 5.26: Employment by Occupation

Occupations	Town of Lincoln Number	Town of Lincoln Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Management, Business, Science & Arts	218	37.8%	17,864	33.4%	963,978	34.0%
Services	84	14.6%	10,328	19.3%	482,179	17.0%
Sales & Office	127	22.0%	14,657	27.4%	676,268	23.8%
Nat Resources, Const & Maint	66	11.5%	3,293	6.2%	242,773	8.5%
Prod, Trans & Mat. Moving	81	14.1%	7,396	13.7%	474,438	16.7%
Total	576	100.0%	53,538	100.0%	2,839,636	100.0%

Source: US Census, Town of Lincoln

Figure 5.20: Employment by Occupation



Source: US Census

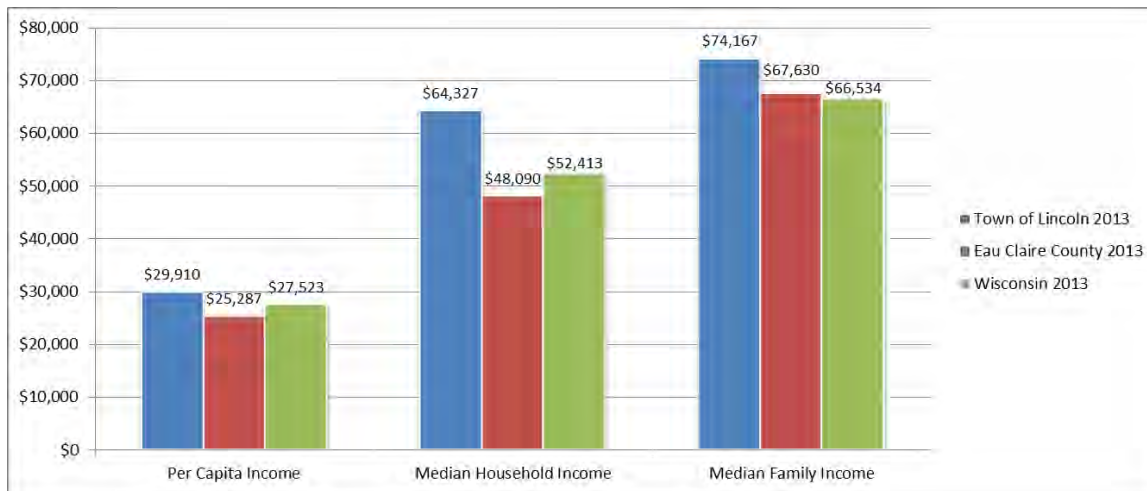
Figure 5.20 and Table 5.26 show the earnings for workers within the Town, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). Town of Lincoln per capita income and median family income are lower than County and State averages, while median household income is slightly higher. Compared to Eau Claire County and the State, the rate of growth between 1989 and 1999 was much higher in the Town of Lincoln for both median family income and median household income, but similar for per capita income.

Table 5.27: Income

Income	Town of Lincoln 2000	Town of Lincoln 2013	Eau Claire County 2000	Eau Claire County 2013	Wisconsin 2000	Wisconsin 2013
Per Capita Income	\$20,678	\$29,910	\$19,250	\$25,287	\$21,271	\$27,523
Median Household Income	\$48,542	\$64,327	\$39,219	\$48,090	\$43,791	\$52,413
Median Family Income	\$51,944	\$74,167	\$50,737	\$67,630	\$52,911	\$66,534
Percent Individuals Below Poverty Level	3.3%	9.0%	10.9%	15.7%	8.7%	13.0%

Source: 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 5.21: Income in 2013



Source: 2013 Community Survey

Table 5.28 details the educational attainment of Town of Lincoln, Eau Claire, and State residents 25 years and older according to the 2000 Census & 2013 American Community Survey. In the year 2013, 94.9% of Town of Lincoln residents 25 years or older had at least a high school diploma, which is somewhat higher than the County and Wisconsin rates. The proportion of Town residents with Bachelor’s degrees is slightly less than the County and similar to the State, while the proportion of graduate/professional degrees in the Town is slightly lower than the County and the State.

Table 5.28: Educational Attainment Persons 25 Years and Over

Educational Attainment Persons 25 Years and Over	Town of Lincoln 2000	Town of Lincoln 2013	Eau Claire County 2000	Eau Claire County 2013	Wisconsin 2000	Wisconsin 2013
Less than 9th grade	6.5%	2.7%	5.1%	3.5%	5.4%	3.3%
9th to 12th grade (no diploma)	8.0%	2.4%	6.1%	3.3%	9.6%	6.2%
High school graduate (includes equivalency)	37.2%	36.6%	31.1%	28.2%	34.6%	32.8%
Some college (no degree)	19.3%	21.6%	14.3%	21.9%	7.3%	21.2%
Associate degree	10.6%	12.1%	9.7%	12.1%	7.5%	9.6%
Bachelor's degree	14.1%	17.6%	18.3%	20.3%	15.3%	17.7%
Graduate/Professional degree	4.4%	7.1%	8.7%	10.7%	7.2%	9.1%
Percent high school grad or higher	85.5%	94.9%	94.2%	93.2%	85.1%	90.4%

Source: US Census

5.6.2 Economic Base

Table 5.29 lists the top employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2014.

Table 5.29: Top Employers in Eau Claire County, 2014

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

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

Table 5.30 and Figure 5.22 describe the workforce by industry within the Town, County and State in the year 2013. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers 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.

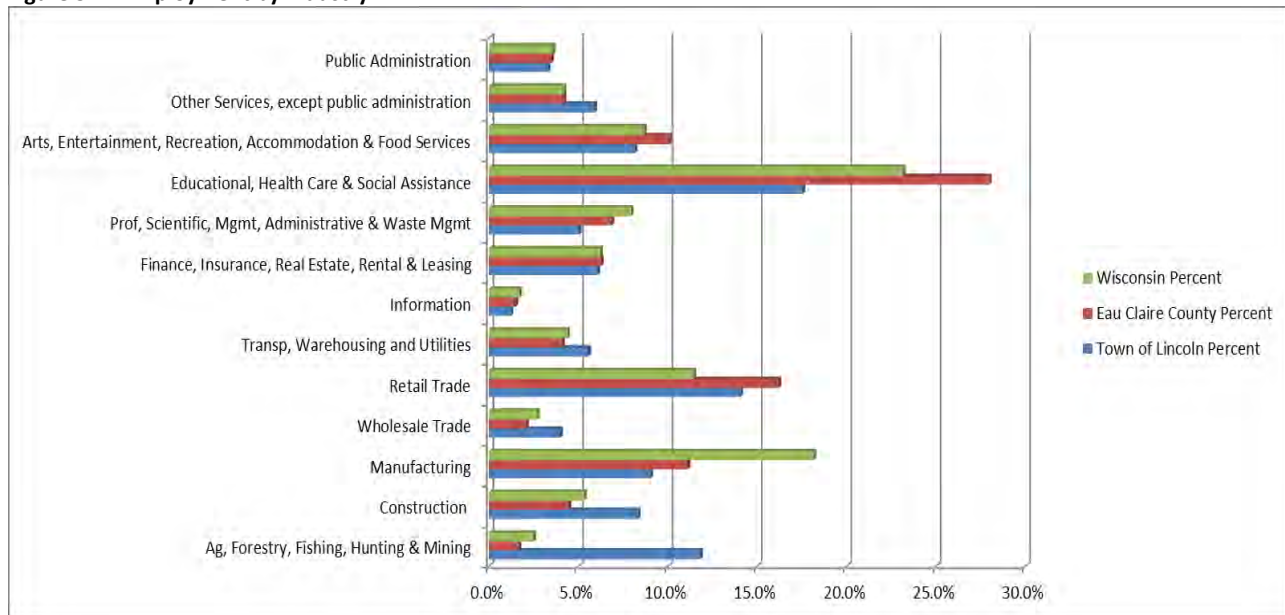
The highest percentage of employment by industry for Lincoln residents is in “Educational, Health Care & Social Assistance” (17.5%). This is, however, lower than the County and State (28% and 23.2%, respectively). “Retail Trade” and “Agriculture, Forestry, Fishing, Hunting & Mining” follow as the next most significant employers of Town residents.

Table 5.30: Employment by Industry, Civilians 16 Years & Older

Industry	Town of Lincoln Number	Town of Lincoln Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	68	11.8%	894	1.7%	70,743	2.5%
Construction	48	8.3%	2,395	4.5%	151,201	5.3%
Manufacturing	52	9.0%	5,954	11.1%	515,649	18.2%
Wholesale Trade	23	4.0%	1,113	2.1%	77,035	2.7%
Retail Trade	81	14.1%	8,670	16.2%	324,973	11.4%
Transp, Warehousing and Utilities	32	5.6%	2,196	4.1%	124,407	4.4%
Information	7	1.2%	800	1.5%	48,652	1.7%
Finance, Insurance, Real Estate, Rental & Leasing	35	6.1%	3,355	6.3%	176,812	6.2%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	29	5.0%	3,675	6.9%	225,521	7.9%
Educational, Health Care & Social Assistance	101	17.5%	14,977	28.0%	657,565	23.2%
Arts, Entertainment, Recreation, Accommodation & Food Services	47	8.2%	5,399	10.1%	246,390	8.7%
Other Services, except public administration	34	5.9%	2,239	4.2%	119,054	4.2%
Public Administration	19	3.3%	1,871	3.5%	101,634	3.6%
Total	576	100.0%	53,538	100.0%	2,839,636	100.0%

Source: US Census, Town of Lincoln

Figure 5.22 Employment by Industry



Source: US Census 2010

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 Management Occupations earn the highest average wage, while employees working in Transportation and Material Moving Occupations earn the lowest average wage. The average wage is lower for Eau Claire County workers in most industries compared to State averages, with a few exceptions including Healthcare Practitioners and Technical Occupations and Community and Social Service Occupations.

Table 5.31: Wage by Industry

Occupation Code	Industries	Eau Claire County Average Annual Wage 2013	Wisconsin Average Annual Wage 2013	Eau Claire County Wage as Percentage of Wisconsin Wage
11-0000	Management Occupations	\$90,370	\$97,920	92.3%
13-0000	Business and Financial Operations Occupations	\$55,200	\$59,920	92.1%
15-0000	Computer and Mathematical Occupations	\$61,940	\$69,770	88.8%
17-0000	Architecture and Engineering Occupations	\$62,310	\$66,130	94.2%
19-0000	Life, Physical, and Social Science Occupations	\$59,330	\$58,150	102.0%
21-0000	Community and Social Service Occupations	\$45,730	\$43,410	105.3%
23-0000	Legal Occupations	\$81,200	\$81,050	100.2%
25-0000	Education, Training, and Library Occupations	\$49,380	\$50,360	98.1%
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	\$33,100	\$43,550	76.0%
29-0000	Healthcare Practitioners and Technical Occupations	\$77,520	\$72,350	107.1%
31-0000	Healthcare Support Occupations	\$27,330	\$28,660	95.4%
33-0000	Protective Service Occupations	\$39,860	\$39,820	100.1%
35-0000	Food Preparation and Serving Related Occupations	\$19,670	\$20,220	97.3%
37-0000	Building and Grounds Cleaning and Maintenance Occupations	\$26,050	\$25,730	101.2%
39-0000	Personal Care and Service Occupations	\$21,490	\$23,380	91.9%
41-0000	Sales and Related Occupations	\$30,330	\$36,780	82.5%
43-0000	Office and Administrative Support Occupations	\$31,470	\$33,700	93.4%
45-0000	Farming, Fishing, and Forestry Occupations	\$28,270	\$31,260	90.4%
47-0000	Construction and Extraction Occupations	\$45,830	\$48,670	94.2%
49-0000	Installation, Maintenance, and Repair Occupations	\$39,900	\$43,580	91.6%
51-0000	Production Occupations	\$31,930	\$35,120	90.9%
53-0000	Transportation and Material Moving Occupations	\$28,730	\$32,070	89.6%
All Industries		\$44,861	\$47,345	94.8%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

Eau Claire County has six business and industry parks consisting of 1,353 acres, of which slightly less than half is currently available. Nearly 95% of the business & industry park acreage in the County is located within the City of Eau Claire. Of the 1,280 acres within the City, approximately 45% is currently available. Based on these data, there does not appear to be an immediate need to develop additional business and industry parks in the County.

Table 5.32: Eau Claire County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale
City of Eau Claire	Gateway Northwest Business Park	533	38	495
City of Eau Claire	Gateway West Business Park	202	200	3
City of Eau Claire	Chippewa Valley Industrial Park	425	395	30
City of Eau Claire	Sky Park Industrial Center	120	74	46
City of Altoona	Altoona Business Park	22	20	2
City of Augusta	Augusta Business Park	31	24	8
Village of Fall Creek	Fall Creek Business Park	20	0	20
Total		1,353	750	603

Source: WCWRPC; Eau Claire Area Economic Development Corporation

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.33 provides BRRTS data for sites located within the Town of Lincoln.

Table 5.33: BRRTS Sites

BRRTS Number	Activity Type	Site Name	Address	T.R.S.	Status
09-18-000042	N.A.	FALL CREEK LANDFILL	BIRCH RD	27/7/30	NO ACTION NEEDED
04-18-173343	SPILL	SUNRISE DR IN LINCOLN	SUNRISE DR	N.A.	CLOSED
09-18-296918	TANK CLOSURE	LINCOLN TOWN SHOP	S5555 GREEN MEADOW RD	N.A.	CLOSED

Source: WIDNR, BRRTS, Town of Lincoln, as of September 2006

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred.

Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.

Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly.

General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property.

Liability Exemption (VPLE), VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development as identified by the Plan Commission and the West Central Wisconsin Regional Planning Commission, via their *Comprehensive Economic Development Strategy (CEDS Report, 2005)*.

Strengths:

- Growing Population (CEDS Report)
- Relatively stable employment level (CEDS Report)
- Excellent recreational opportunities (CEDS Report)
- Good transportation system (CEDS Report)
- Good community infrastructure (CEDS Report)
- Excellent education system (CEDS Report)
- Good health facilities/services (CEDS Report)
- Strong local agricultural sector (Plan Committee)
- Many employment opportunities within proximity of the Town (Plan Committee)

Weaknesses:

- On-going “brain drain” (CEDS Report)
- Lack of entrepreneurial activity – lack of venture capital (CEDS Report)
- Declining agricultural base (CEDS Report)
- Low per capita income levels (CEDS Report)
- Struggling “main street” economy (CEDS Report)
- Lack of skilled manufacturing workers (CEDS Report)

5.6.6 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.34 identifies which occupations are expected to experience the most growth over a ten-year period from year 2012 to 2022. According the DWD, a number of health care-related occupations are expected to have high growth rates.

Table 5.34: Fastest Growing Occupations 2012-2022

Rank	Occupational Title	WI Employment in 2012	WI Employment in 2022	Percent Change 2012-2022	2013 Average Annual Salary
1	Interpreters and Translators	1,740	2,510	44.30%	\$43,190
2	Diagnostic Medical Sonographers	1,050	1,480	41%	\$77,550
3	Physician Assistants	1,760	2,410	36.90%	\$93,580
4	Skincare Specialists	610	810	32.80%	\$34,290
5	Insulation Workers, Mechanical	400	530	32.50%	\$58,290
6	Meeting, Convention, and Event Planners	1,930	2,550	32.10%	\$43,540
7	Septic Tank Servicers and Sewer Pipe Cleaners	690	910	31.90%	\$36,550
8	Health Specialties Teachers, Postsecondary	5,310	6,960	31.10%	\$72,040
9	Actuaries	690	900	30.40%	\$106,080
10	Nursing Instructors and Teachers, Postsecondary	1,830	2,390	30.60%	\$66,700
11	Computer Numerically Controlled Machine Tool Programmers, Metal and Plastic	1,390	1,800	29.50%	\$49,830
12	Veterinary Technologists and Technicians	1,780	2,290	28.70%	\$32,870
13	Medical Secretaries	12,920	16,570	28.30%	\$32,810
14	Nurse Practitioners	1,990	2,550	28.10%	\$89,560
15	Bicycle Repairers	460	580	26.10%	\$24,690
16	Real Estate Brokers	1,100	1,400	27.30%	\$69,230
17	Surgeons	740	940	27%	\$238,020
18	Cardiovascular Technologists and Technicians	1,430	1,810	26.60%	\$56,060
19	Market Research Analysts and Marketing Specialists	9,080	11,480	26.40%	\$55,800
20	Personal Care Aides	47,290	59,760	26.40%	\$21,460
21	Brickmasons and Blockmasons	1,190	1,500	26.10%	\$55,000
22	Information Security Analysts	1,360	1,710	25.70%	\$69,500
23	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	2,830	3,560	25.80%	\$39,270
24	Medical and Clinical Laboratory Technicians	2,540	3,170	24.80%	\$46,140
25	Aircraft Mechanics and Service Technicians	1,310	1,640	25.20%	\$54,820

Source: WI Department of Workforce Development

Table 5.35 identifies which industries are expected to experience the most growth over a ten-year period from year 2012 to 2022. According the DWD, industries in Facilities Support Services, Office Administrative Services, and Support Activities for Road Transportation categories are expected to have the highest growth rate.

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

Table 5.35: Fastest Growing Industries, 2012 -2022

NAICS Code	Industries	WI Employment in 2012	WI Employment in 2022	Percent Change 2012-2022
5612	Facilities Support Services	532	869	63.35%
5611	Office Administrative Services	4,662	7,542	61.78%
4884	Support Activities for Road Transportation	1,121	1,687	50.49%
5172	Wireless Telecommunications Carriers (except Satellite)	1,420	2,126	49.72%
5174	Satellite Telecommunications	21	31	47.62%
3274	Lime and Gypsum Product Manufacturing	203	299	47.29%
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	455	670	47.25%
5331	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	455	670	47.25%
6216	Home Health Care Services	13,665	20,046	46.70%
2379	Other Heavy and Civil Engineering Construction	906	1,329	46.69%
5223	Activities Related to Credit Intermediation	2,820	4,061	44.01%
4243	Apparel, Piece Goods, and Notions Merchant Wholesalers	1,044	1,492	42.91%
3131	Fiber, Yarn, and Thread Mills	79	111	40.51%
5619	Other Support Services	8,588	11,953	39.18%
7212	RV (Recreational Vehicle) Parks and Recreational Camps	2,033	2,764	35.96%
5312	Offices of Real Estate Agents and Brokers	2,842	3,828	34.69%
4241	Paper and Paper Product Merchant Wholesalers	2,939	3,941	34.09%
2372	Land Subdivision	532	713	34.02%
3251	Basic Chemical Manufacturing	2,323	3,089	32.97%
3313	Alumina and Aluminum Production	726	963	32.64%
2361	Residential Building Construction	9,384	12,327	31.36%
5416	Management, Scientific, and Technical Consulting Services	11,167	14,649	31.18%
6211	Offices of Physicians	46,691	61,201	31.08%
236	Construction of Buildings	21,656	28,297	30.67%
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing	949	1,239	30.56%
2362	Nonresidential Building Construction	12,272	15,970	30.13%
3212	Veneer, Plywood, and Engineered Wood Product Manufacturing	2,406	3,127	29.97%
5614	Business Support Services	15,966	20,642	29.29%
4881	Support Activities for Air Transportation	1,160	1,470	26.72%
621	Ambulatory Health Care Services	114,650	144,343	25.90%

Source: WI Department of Workforce Development

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 the Town of Lincoln intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Lincoln.

5.7.1 Advantages & Disadvantages of Intergovernmental Cooperation

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

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

Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. 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 & Potential Areas of Cooperation

Table 5.36 lists the Town of Lincoln existing and potential areas of cooperation as identified by the Plan Committee.

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

1. **Voluntary Assistance:** Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.
7. **Consolidating Services:** Your community could agree with one or more other communities or governmental units to provide a service together.
8. **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.
9. **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.

10. **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.
11. **Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.
12. **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.

13. **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.
14. **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.
15. **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.
16. **Extraterritorial Planning:** Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1.5 to 3 miles of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.
17. **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 member 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.

18. **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.
19. **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.
20. **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.
21. **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.
22. **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 the Town of Lincoln land use and contains information required under SS66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of Lincoln.

5.8.1 Existing Land Use

Table 5.39 approximates the existing land uses in the Town of Lincoln as of year 2014. It is important to note that land use data for Eau Claire County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The Town of Lincoln's existing land use pattern is indicative of an agricultural community. At 59% of the total land area, agricultural uses are the dominant land use. Residential parcels (included farmsteads) comprise approximately 25% of the land area. Less than one percent (0.6%) of the land is used for commercial or industrial purposes.

Table 5.36: Existing Land Use, 2014

Existing Land Use	Acres	Percentage
Agriculture	21437.5	59.0%
Residential - Single Family	4745.7	13.1%
Residential - 2 Family	37.9	0.1%
Residential - Multi-Family	0.5	0.0%
Farmstead	4212.3	11.6%
Commercial	16.5	0.0%
Commercial - Outdoor Recreation	39.1	0.1%
Industrial	193.6	0.5%
Public/Institutional Non-Rec	83.7	0.2%
Public - Recreational	332.1	0.9%
Cemeteries	5.1	0.0%
Utilities & Communications	22.0	0.1%
Wooded Lands	5083.4	14.0%
Significant Water Bodies	0.0	0.0%
Vacant	66.7	0.2%
Transportation	53.8	0.1%
Total	36330.0	100.0%

Source: WCWRPC/Eau Claire County

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.)

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 the Town of Lincoln 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 E indicates those areas within the Town of Lincoln 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 2006, there were 36,330 acres (56.8 square miles) of land within the Town of Lincoln. It is anticipated that the land supply in the Town will remain the same over time, since there are no immediate annexation pressures from the Village of Fall Creek at this time. Table 5.40 indicates that there are approximately 5,810 acres of developable land within the Town. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation, utility access, and zoning regulations.

Table 5.40 Land Supply Based on Existing Land Use Inventory

Land Use Categories	Acres	Percentage
Developed	9,742	26.8%
Development Limitations	7,500	20.6%
Developable	19,088	52.5%
Total	36,330	100.0%

Source: Eau Claire County GIS, Town of Lincoln

1. Developed lands include all categories except agricultural, wooded lands, significant water bodies, and vacant
2. Development limitations include water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.3.2 Land Demand

Table 5.38: Net Change in Housing Units
 Table 5.41: Net Change in Housing Units,

Year	Net Housing Units Added
2000	7
2001	5
2002	1
2003	0
2004	5
2005	4
2006	4
2007	4
2008	2
2009	4
2010	5
2011	8
2012	0
2013	6
Total	55
Average/year	4

Source: Eau Claire County Assessment Office

According to the U.S. Census, the Town of Lincoln gained 41 housing units between years 2000 and 2010, representing an increase of 11.1%. Using the Wisconsin Department of Administration projected household figures for year 2040, the Town is projected to add an additional 41 housing units between years 2010 and 2040, assuming a similar vacancy rate is maintained as in year 2010. This equates to approximately 1.4 housing units per year and 10.4% growth in population. This relates to a projected 18.3% growth in the number of housing units Countywide between years 2010 and 2040.

Table 5.38 indicates that so far the Town of Lincoln has seen an increase of four housing units per year from 2000 to 2013. If this growth were to continue an additional 108 housing units will be built by year 2040, significantly higher than projected by the WIDOA.

Table 5.39 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, the numbers provided are estimates only and are subject to change based on actual lot size.

Table 5.39: Projected Land Use Needs, 2015-2040

Projection	2015	2020	2025	2030	2035	2040	25 Year Change
Population	1120.00	1145.00	1170.00	1190.00	1200.00	1210.00	114.00
Household Size	2.80	2.77	2.75	2.73	2.72	2.72	-0.12
Housing Units	417.58	426.61	435.70	443.02	446.70	450.38	41.38
Residential (acres)	8996.00	9041.00	9086.00	9121.00	9141.00	9156.00	160.00
Commercial (acres)	55.60	56.85	58.10	59.10	59.60	60.10	4.50
Industrial (acres)	193.60	197.85	202.10	205.50	207.20	208.90	15.30
Agricultural (acres)	26520.90	26515.40	26509.90	26505.50	26503.30	26501.10	-19.80

Source: US Census Bureau/Eau Claire County Assessment Office

With the significant amount of undeveloped land within Town boundaries, the anticipated new development over the next 25 years can easily be accommodated while only requiring the conversion of approximately .1% of

the agricultural land in the Town. However, the addition of other industrial-scale land uses, such as sand mines or large-scale livestock facilities, could skew these data significantly.

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.

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.44. 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. (Source: US Census of Agriculture, Eau Claire County)

Trends in land prices can also be derived using the tax assessment data. Table 5.45 displays the aggregate assessed value for various land use categories for year 2001 and 2005. According to the data, the total aggregate assessed value has decreased by 23% from year 2001 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. (Source: Wisconsin Department of Revenue, Town of Lincoln)

- 1. Aggregate Assessed Value** – This is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)
- 2. Equalized Value Assessment** – This is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.4 Existing & Potential Land Use Conflicts

Refer to Section 5.7.4 Intergovernmental Conflicts & Potential Solutions.

5.8.5 Redevelopment Opportunities

Besides those locations listed in the WIDNR BRRS report (Section 5.6.4) the Plan Committee did not know of any locations appropriate for redevelopment at this time.

APPENDIX A: 2014 Town of Lincoln Resident Survey Summary & Results

BACKGROUND

A paper-based survey was administered in order to gain an understanding of the range of opinions and interests of Town of Lincoln residents. The survey results will be instrumental in guiding the development of a community vision, as well as appropriate goals and objectives for the Town of Lincoln Comprehensive Plan.

The Lincoln Plan Committee carefully reviewed and revised a draft survey, was mailed to a sample of households in the Town. The final survey consisted of 33 questions focusing on a range of issues pertinent to the comprehensive plan, including:

- Quality of life
- Agriculture
- Land use
- Residential development
- Economic development
- Community services

A random sample of households received a paper survey complete with instructions and pre-paid return postage

An important goal was to administer the resident survey in a way that would glean statistically valid results. Put simply, the survey effort was designed so that the responses (from randomly selected households) would best represent Lincoln households as a whole. Based on the approach taken and the responses received, the surveys received are representative of all Lincoln households as follows: *One can be 90% sure that the answers provided are within + or -9.2% of the answers that would have been provided by the entire population of Lincoln households.* For example, if 60% of the *respondents* indicated that they strongly agree with something, we can be 90% sure that between 50.8% and 69.2% of all Lincoln householders would strongly agree with it (see details at end of report).

SUMMARY OF RESULTS

Following is a summary of the survey results by topic. Please refer to Appendix A: Citizen Survey for the complete survey results.

Demographics

176 surveys were received from Town of Lincoln households. All respondents indicated that they own their own homes and 82% of respondents indicated that they've lived in Lincoln for more than 10 years. Land claimed to be owned by respondents accounted for a total of 13,745 acres, 74.5% of which is agricultural land.

Quality of Life

When asked to pick the reasons they chose to live in Lincoln the top three responses were "country atmosphere", "natural beauty" and "agriculture". Of those on the list provided, the three *least* frequent responses were "community services", "property tax (low)", and "other".

Agriculture

81.5% of respondents felt that it is “critical” or “very important” to preserve farms and farmland for agricultural purposes. Further, a majority of respondents (44.6%) felt that large-scale “factory” farms or other intensive agricultural operations should not be allowed in the Town of Lincoln and 76.6% of respondents support the regulation of pollution generated by large-scale agricultural operations. The top 3 policy options identified by respondents were:

- Protect ground and surface water quality (rivers, aquifers, etc.)
- Keep productive agricultural land in row crops and dairy
- Preserve rural and small town character

Land Use

A majority of respondents (53.3%) either “agree” or “strongly agree” that current land use regulations have been effective in minimizing land use conflicts in the Town of Lincoln. In addition, 52.4% of respondents indicated that residents should not be allowed to use, develop, or sell their land for any type of approved use, regardless of whether or not conflicts may develop with neighbors.

In terms of resource protection, groundwater, farmland, and air quality were the top three categories identified as “very important” to protect. On the other end of the spectrum, undeveloped hilltops and hillsides, scenic views and endangered species were most commonly identified as “not important” to protect.

Residential Development

Opinions were generally evenly split regarding whether more residential development should be allowed in the Town of Lincoln, with roughly one third of respondents supporting, one third opposing, and one third “not sure” if additional residential development should be allowed. Respondents strongly support (72.4%) the establishment of minimum lot sizes for rural housing, with a range of 1-10 acres for scattered lots and 1-5 acres in subdivisions being the recommended ranges. A majority of respondents (67.9%) stated a preference for conservation subdivisions, if residential subdivisions are allowed in the Town of Lincoln, with 66.5% of respondents agreeing that conservation subdivisions are more effective and desirable than conventional development in maintaining the rural character of the Town.

Economic Development

Responses were split regarding whether the Town of Lincoln should allow commercial or industrial development, with 47.9% supporting, 29.9% not supporting, and 22.2% “not sure” if new commercial or industrial development should be allowed in the Town. In general, agricultural-related businesses and retail, light manufacturing and home-based businesses were supported, while heavy manufacturing, industrial transport, commercial yards and retail were generally opposed.

A majority of respondents (60.1%) felt that non-metallic mining operations should not be allowed in the Town of Lincoln. There was less opposition to small-scale non-metallic mining operations (less than 40 acres; with 51.1% opposed) than large-scale mining operations (greater than 40 acres; with 68.8% opposed). 72.2% of respondents supported the holding of an advisory referendum vote regarding the approval of any mining overlay district for the purpose of the development of a non-metallic mining operation.

Community Services

With the exception of internet/cable/telecommunications, over three-quarters of respondents indicated that community services were “satisfactory”. Following is a summary of “satisfactory” responses by community service type:

Appendix A: 2014 Survey Results

Community Service	Percent Responding "Satisfactory"
Police	90.1%
Fire protection	90.1%
Ambulance	75.6%
Garbage collection	80.8%
Road maintenance	80.5%
Snow removal	92.9%
Schools	90%
Public library	83%
Town hall	86%
Recycling	87.1%
Hospital/Health care	77.2%
Internet/cable/telecommunications	56%

2014 Town of Lincoln Resident Survey Results

CITIZEN SURVEY ON LAND USE IN THE TOWN OF LINCOLN

General

1. **How long have you lived in the Town of Lincoln?** 6 Less than 2 yrs 23 2-10 yrs 133 More than 10 yrs
2. **Do you rent or own your home?** 164 I own my home 0 I rent or lease my home
3. **If employed, where is your place of employment?**
 - 38 Town of Lincoln 32 Elsewhere within Eau Claire County
 - 8 Village of Fall Creek 18 Outside of Eau Claire County
 - 44 City of Eau Claire 3 Outside of Wisconsin
4. **If you own land in Lincoln, please indicate the amount of acreage in each category that best describes your property (Please select all that apply.)**
 - 89 Residential Estimated acres: 837.08
 - 91 Agricultural Estimated acres: 10,234.6
 - 47 Forestry Estimated acres: 2,286.82
 - 12 Other (Please identify): Estimated acres: 386.85
 - 36 I do not own land in Otter Creek.

Quality of Life

5. **What are the three most important reasons you and your family choose to live in Lincoln? (check up to three)**
 - 60 Agriculture 20 Low Crime Rate 52 Near Family and Friends
 - 33 Near Job 21 Cost of Home 114 Country Atmosphere
 - 47 Quality Schools 88 Natural Beauty 2 Community Services
 - 11 Property Tax (Low) 16 Other: _____
6. **What do you like best about living in the Town of Lincoln?** _____

7. **What do you like least about living in the Town of Lincoln?** _____

8. **How do you want the Town of Lincoln to look in the next 10 to 20 years?**

9. **How would you prefer to be informed of Town news or updates like meetings, spring road bans, elections, etc? (check up to three)**
 - 105 Published in Ad-Delite 28 Published in Leader Telegram 28 Posted at Town Hall
 - 56 Posted on Town website 22 Posted on Facebook 73 By email notification
 - 41 Satisfied with current efforts

Agriculture

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

88 critical **24** somewhat important **3** not sure
49 very important **4** not important

Which types of land should be preserved? (Check all that apply)

147 Prime farmlands, defined as areas having soils that are highly productive for crops.

109 Other lands that are still being cultivated but are not considered prime farmlands.

95 Other lands that have had a history of being farmed but are now sitting idle.

11. **Should large-scale "factory" farms or other intensive agricultural operations be allowed in the Town of Lincoln?**

59 yes 74 no 33 not sure

If you answered yes, which types of factory farms should be allowed? (Check all that apply)

55 large-scale cash crop operations **46** large-scale dairy farms
21 large-scale porcine (pork) farms **35** large-scale bovine (beef) farms
20 large-scale poultry farms **20** other large-scale livestock farms
13 stockyards **17** large-scale food processing plants for animal products, such as egg processing plants or slaughterhouses
6 other (please specify) _____

12. **In order to protect or improve the natural environment, would you support or oppose the following?**

	Support	Oppose	Not sure
a. Increased regulations regarding development near streams and rivers	113	34	22
b. Stricter regulations regarding timber harvest	52	61	54
c. Closer monitoring of private septic systems	55	78	32
d. More regulations to protect agricultural lands	101	43	25
e. Better enforcement of existing laws and regulations	87	28	50
f. Regulate the pollution from large-scale "factory" farms or other intensive agricultural operations	128	20	19

13. **From the following list, please mark the FOUR most important policies you think the Town should pursue. (please select no more than 4 items – no more than one in each response column)**

Policy Options:	Most Important	2 nd Most Important	3 rd Most Important	4 th Most Important
a. Protect ground & surface water quality (rivers, aquifers, etc.)	75	33	20	21
b. Keep productive ag land in row crops and dairy	35	31	21	21
c. Promote production of ready-to-consume food for local market (community supported ag, roadside stands, etc.)	13	12	16	15
d. Reduce land use conflicts between agriculture and non-agriculture development	17	22	24	18
e. Preserve rural and small town character	47	26	32	13
f. Promote organic farming operations	8	9	13	13
g. Limit non-ag development to areas adjacent to cities/villages	18	26	17	36

Land Use

14. **How would you direct Town of Lincoln/County civic leaders and planners with regard to land use policies and regulations?**

- 30** Be less restrictive; allow more development
- 71** Be more restrictive; allow less development
- 60** Current policies are okay

15. **Current land use regulations have done an effective job in minimizing land use conflicts in Lincoln:**

- 6** Strongly Agree
- 84** Agree
- 21** Disagree
- 16** Strongly Disagree
- 42** Not Sure

16. **Is there enough being done to preserve productive farmland in Lincoln?**

- 44** Yes
- 43** No
- 81** Not Sure

17. **Should residents be allowed to use, develop, or sell their land for any type of approved use, regardless of whether or not conflicts might develop with neighbors?**

52 yes **88** no **28** not sure

18. **Please share your opinion on how important it is to protect each of the following resources in the Town of Lincoln.**

	Very Important	Somewhat Important	Not Important	Not Sure
a. Wetlands.....	83	63	13	1
b. Farmland.....	128	28	8	0
c. Wildlife habitat.....	99	51	9	2
d. Forests / Woodlands.....	99	50	13	1
e. Buffer areas of lake and river shorelines.....	102	43	12	3
f. Scenic views.....	75	52	27	5
g. Undeveloped hilltops and hillsides.....	69	53	33	5
h. Surface water (rivers, lakes, and streams).....	124	33	4	0
i. Groundwater.....	143	18	2	0
j. Air Quality.....	126	27	8	1
k. Endangered species.....	73	49	31	8
l. Other.....	5	1	2	1

Use the space below if you have any additional comments or concerns relating to land use that you are interested in submitting to the committee.

Residential Development

19. **Should more residential development be allowed in the Town of Lincoln?**

64 yes 55 no 50 not sure

20. **Where would you prefer to see residential development occur?**

Agree Disagree Not Sure

a. In or adjacent to the Village of Fall Creek	132	13	14
b. Scattered throughout the Town	52	70	35
c. Directed away from productive agricultural areas	123	19	18
d. Directed away from active farm operations	115	26	17
e. Within rural subdivisions	80	49	29
f. Anywhere there is a suitable site for development.....	28	109	27

21. **What kind of “housing development” should be allowed in the Town of Lincoln?**

(check all that apply)

99 Single family homes on lots scattered throughout the Town of Lincoln	8 Duplexes/townhouses on lots scattered throughout the Town of Lincoln
9 Multi-family development (3 or more units)	30 Housing for elderly (condos, complexes, etc)
28 Affordable housing	29 Starter (first time buyer) homes
5 Mobile home parks	75 Focus on improving existing housing quality
32 Ag-based housing only	32 No new housing development

22. **Should the Town of Lincoln establish a minimum lot size for rural housing?**

110 yes 21 no 21 not sure

If yes, what should be the minimum lot size? (Check all that apply)

28 1 - 3 acres for scattered lots	37 1 - 3 acres for lots in subdivisions
28 >3 to 5 acres for scattered lots	16 >3 to 5 acres for lots in subdivisions
29 >5 – 10 acres for scattered lots	7 >5 to 10 acres for lots in subdivisions
12 >10 - 20 acres for scattered lots	1 >10 to 20 acres for lots in subdivisions
19 >20 - 40 acres for scattered lots	3 >20 to 40 acres for lots in subdivisions
20 >40 - 100 acres	3 other – please specify: _____

The next three questions refer to the illustrations of “Rural Clusters”, "Conventional Subdivisions" and "Conservation Subdivisions" on the next page:

23. **Which of the following rural development patterns would you prefer to see outside of subdivisions in the agricultural areas of the Town of Lincoln?**

43 Scattered Rural Lots 51 Rural Clustered Lots 66 no Rural Lots allowed (Except Ag/Family)

24. **If residential subdivisions are allowed in the Town of Lincoln, would you prefer to see Conventional Subdivisions or Conservation Subdivisions?**

17 Conventional Subdivisions 106 Conservation Subdivisions 33 not sure

Please explain your answer: _____

25. **In your opinion, would Conservation Subdivisions be more effective and desirable than Conventional Developments in maintaining the rural character of the Town of Lincoln?**

111 yes 16 no 40 not sure

Economic Development

26. **Should the Town of Lincoln allow commercial or industrial development?**

80 yes **50** no **37** not sure

If commercial or industrial development is allowed, where should it be located?

52 in areas planned for comm./ind. devel. **50** in areas zoned for comm./ind. Devel.

54 in Village of Fall Creek **54** adjacent to Village of Fall Creek

26 anywhere in the Town **4** other (please specify) _____

27. **Do you support or oppose the development of the following types of land uses in Lincoln?**

	Support	Oppose	Not Sure
a. Intensive agricultural operations (“factory” farms)	51	96	25
b. Agricultural related businesses (implement dealer, service, etc.)	125	23	23
c. Agriculture based retail (U-pick, wineries, roadside stands, etc.) ...	146	14	10
d. Home based businesses (B&B, day care, beauty salon, etc.)	136	17	17
e. Convenience commercial development (convenience stores)	78	57	33
f. Retail commercial (supermarkets, department stores, etc)	47	92	31
g. Commercial Yards (lumberyards, auto/RV sales, contractors, etc)..	60	84	25
h. Commercial Offices (medical offices, professional office, etc)	73	67	30
i. Industrial Transport (rail yards, warehousing, distribution, etc)	58	96	17
j. Light manufacturing (product fabrication, assembly, etc).....	82	61	27
k. Heavy manufacturing (foundries, processing plants, etc).....	32	123	16
l. Other (<i>please specify</i>) _____	2	8	5

28. **Non-Metallic Mining.** Within the last few years, industrial sand mining has garnered a lot of attention and discussion throughout Eau Claire County and Western Wisconsin. More recently, a proposal was introduced for a mining operation in the Town of Lincoln. Eau Claire County has adopted a process and regulations for zoned towns whereby an applicant would first make application for an overlay rezone which would require approval of both the Town of Lincoln and Eau Claire County. If approved, the applicant would then make application for a Conditional Use Permit, allowing both the Town and County to place certain restrictions or conditions on any mining operation. If both the rezone and conditional use permit are approved, the applicant would then need to complete and submit a reclamation plan for approval by both the Town and County. In addition, the Town of Lincoln has adopted a Licensing Ordinance that would allow the Town to address Town road issues and other local concerns. With these regulations and process already in place, please answer each of the following questions.

	Yes	No	Not sure
a. Should non-metallic mining operations be allowed in the Town of Lincoln in compliance with the regulations set forth by the Town and County?	58	104	11
b. Should large scale non-metallic mining operations for export be allowed in the Town of Lincoln (more than 40 acres)?	43	119	11
c. Should small scale non-metallic mining operations for use regionally be allowed in the Town of Lincoln (less than 40 acres)?	64	89	21
d. Should non-metallic mining processing plant and rail loading operations be allowed in the Town of Lincoln?	49	109	14
e. Should an industrial sand mining operation that conveys materials via a conveyor or pipe system rather than trucking be considered more favorably?	60	94	18
f. Should the Town of Lincoln Board hold an advisory referendum vote regarding the approval of any mining overlay district for the purpose of the development of a non-metallic mining operation?	122	32	15

Community Services

29. **Are the following services in or near the Town of Lincoln satisfactory? Please explain your answers.**

	Satisfactory	Not Satisfactory	Not Sure
a. Police	154	4	13
explanation: _____			
b. Fire Protection	154	1	16
explanation: _____			
c. Ambulance.....	130	11	31
explanation: _____			
d. Garbage Collection	135	15	17
explanation: _____			
e. Road Maintenance	136	26	7
explanation: _____			
f. Snow Removal.....	158	8	4
explanation: _____			
g. Schools.....	153	8	9
explanation: _____			
h. Public Library	142	5	24
explanation: _____			
i. Town Hall	147	6	18
explanation: _____			
j. Recycling	148	6	16
explanation: _____			
k. Hospital/Health Care	129	8	30
explanation: _____			
l. Internet/Cable/Telecommunications	79	53	9
explanation: _____			

30. **If you answered not satisfactory above, which of the following funding options would you support to improve the level of service or facilities?**

9 Property Taxes 43 User Fees 38 Combination of Taxes and Fees

31. **Are more parks, open space areas, and outdoor recreational facilities needed in the Town of Lincoln?**

36 yes 104 no 33 not sure

If you answered yes, which types of facilities are needed? (Check all that apply)

15 picnic areas	6 playgrounds	8 snowmobile trails
7 ballfields	4 soccer/football fields	8 horseback trails
20 natural areas	19 hiking trails	5 campgrounds
22 biking trails	15 ATV trails	2 golf courses
15 rifle ranges	12 archery ranges	9 public hunting lands
4 others (please specify) _____		

32. **There are several alternative forms of energy available to property owners, including wind, solar, water, etc. Should existing regulations be relaxed to accommodate alternative types of technology for energy?**

111 yes 16 no 46 not sure

Appendix A: 2014 Survey Results

33. **Should the Town pursue alternative forms of energy for use in its operations?**
85 yes 31 no 58 not sure

APPENDIX B: 2015 Town of Lincoln Advisory Referendum

On April 7, 2015, an advisory referendum vote was held regarding non-metallic mining operations in the Town of Lincoln. The ballot question read, *“should the Town of Lincoln issue permits which allow mining operations greater than 40 acres?”*. Voters overwhelmingly supported restricting large-scale non-metallic mining operations by a margin of nearly three to one. The response to the ballot question was as follows:

Yes – 87 (26.69%)

No – 239 (73.31%)

Notably, the results of the advisory referendum are consistent with the survey responses received regarding large-scale non-metallic mining operations, with 24.9% of respondents answering “yes”, 68.8% of respondents answering “no”, and 6.3% of respondents indicating that they are “not sure”.

The survey question (Question 28.B), *“Should large scale non-metallic mining operations for export be allowed in the Town of Lincoln (more than 40 acres)?”* reads very similarly to the advisory referendum question.

Following is the full text of the advisory referendum:

Resolution No. 15.002

Resolution
Town of Lincoln
Eau Claire County – Wisconsin

**-ADVISORY REFERENDUM ON NON-METALLIC MINING
OPERATIONS-**

WHEREAS, the Board of the Town of Lincoln has been asked by the Town of Lincoln Comprehensive Plan Committee, to place a non-binding referendum question regarding Non-Metallic Mining Operations in the Town of Lincoln, on the April 7, 2015 ballot, and

WHEREAS, the Town of Lincoln appointed a Comprehensive Plan Committee to update the 2000 Land Use Plan for the Town of Lincoln as a comprehensive plan, in compliance with Wis. Stats. 66.1001, and

WHEREAS, the Comprehensive Plan Committee conducted a public survey of residents of the Town of Lincoln - ” Citizens Survey on Land Use in the Town of Lincoln” in August of 2014, and

WHEREAS, more than 70% of the respondents indicated that the Town of Lincoln should hold an advisory referendum vote regarding mining operations in the Town of Lincoln, and

WHEREAS, this referendum question is being conducted in response to the survey, and

THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Lincoln, Eau Claire County, Wisconsin as follows:

1. The Town Clerk is hereby directed to take such actions as are necessary and prudent to place the following advisory referenda question on the ballot for the Spring Election held on April 7, 2015 in the Town of Lincoln:

Question: Should the Town of Lincoln issue permits which allow mining operations greater than 40 acres?

Explanatory Statement and Effect of Vote

Non-Metallic Mining. Within the last few years, industrial mining has garnered a lot of attention and discussion throughout Eau Claire County and Western Wisconsin. More recently, a proposal was introduced for a mining operation in the Town of Lincoln. Eau Claire County has adopted a process and regulations for zoned towns whereby an applicant would first make application for an overlay rezone which would require approval of both the Town of Lincoln and Eau Claire County. If approved, the applicant would then make application for a Conditional Use Permit, allowing both the Town and County to place certain restrictions or conditions on any mining operation. If both the rezone and conditional use permit are approved, the applicant would then need to complete and submit a reclamation plan for approval by both the Town and County. In addition, the Town of Lincoln has adopted a Licensing Ordinance that would allow the Town to address Town road issues and other local concerns.

A “Yes” vote on this referendum question means that the voter believes the Town Board should consider and/or support applications for mining operations in excess of 40 acres in the Town of Lincoln through the Town and County approval and permitting processes.

A “No” vote on this referendum question means that the voter believes the Town Board should not consider and/or support applications for mining operations in excess of 40 acres in the Town of Lincoln through the Town and County approval and permitting processes.

In either case, please understand that this is an advisory referendum by the Town Board meant to gauge the public sentiment on large scale (greater than 40 acres in size) mining activities in the Town of Lincoln.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. Stats.

Adopted this 22nd day of January, 2015.

Dean Zimmerman, Chairman

Appendix B: 2015 Town of Lincoln Advisory Referendum

Duane Schlewitz, Supervisor

Robert Dewitz, Supervisor

Voting Aye _____

Voting Nay _____

I Attest: _____
Susan Mayer, Clerk

APPENDIX C: Town of Lincoln Extension of Ordinance Regarding Imposition of Moratorium on Permitting of New Non-Metallic Mining Operations

State of Wisconsin

Town of Lincoln

Eau Claire County

Ordinance Regarding Imposition of Moratorium
On Permitting of New Non-Metallic Mining Operations

SECTION 1. TITLE AND PURPOSE

The title of this ordinance is the Town of Lincoln Ordinance to Impose a Moratorium on the Permitting of New Non-Metallic Mining Operations within the Town of Lincoln, Eau Claire County pending the following:

1. The completion acceptance, adoption or renewal of a comprehensive plan for the Town of Lincoln.
2. Determining what if any referendum may be needed to received citizen input and direction regarding future non-metallic mining extraction and processing applications in the Town of Lincoln.
3. Determining what if changes may be needed to the Town Lincoln's current non-metallic mining ordinance or the creation of new ordinances regarding current pending or future changes to town authority regulating non-metallic mining in the Town of Lincoln.
4. Determining what if any definition of public health, safety and welfare needs to be made for incorporation into the Town of Lincoln ordinance regarding non-metallic mining to ensure that the best interests and health, safety and welfare of town residents is being properly considered in future non-metallic mining applications.

The purpose of this moratorium is to allow the Town of Lincoln adequate time to consider, review and determine each of the above four considerations.

SECTION 2. AUTHORITY

The town board has the specific authority granted under the village powers of the town board pursuant to Sec. 60.10 (2) (c), 60.22 of Wis. Statutes and pursuant to Sec. 60.23, 60.61, and 60.62 of Wis. Statutes.

SECTION 3. ADOPTION

This ordinance adopted by a unanimous vote of the town board with a quorum present and proper notice having been given, provides for the imposition of a moratorium on the creation of new non-metallic mining operations within the Town of Lincoln, Eau Claire County by issuance of mining permits.

SECTION 4. DEFINITIONS

- (1) "Non-metallic minerals" means a product, commodity or material consisting principally of naturally occurring, organic, inorganic, non-metallic, non-renewable

material. Non-metallic minerals include but are not limited to stone, rock, sand, gravel, asbestos, beryl, diamond, clay, coal, feldspar, peat and talc.

- (2) "Non-metallic mining" means any of the following:
- a. Extraction from the earth of mineral aggregates or non-metallic minerals for off-site use or sale, including drilling and blasting as well as associated activities such as excavation, grading, and dredging of such materials.
 - b. Manufacturing or processing operation that may involve the use of equipment for the crushing, screening, separation, or blending of the mineral aggregates or non-metallic minerals obtained by extraction from the mining site or with minerals transferred from off-site.
 - c. Manufacturing processes aimed at producing non-metallic products for sale or use by the operator.
 - d. Stockpiling of non-metallic products for sale or use of off-site and stockpiling of waste materials.
 - e. Transport of extracted non-metallic materials, finished products or waste materials to or from the extraction site.
 - f. Disposal of waste materials as defined in this ordinance.
 - g. Reclamation of extraction sites.
- (3) "Waste material" means the non-marketable by-product that results directly from or is displaced by extraction or that is by-product of a manufacturing process that is schedule for disposal at the extraction site of a non-metallic mine site or processing operation. Or some other site as part of a reclamation plan.
- (4) A "mine site" or "site" means land from which mineral aggregates or non-metallic minerals will be extracted for sale or use by the land owner or any agent of the land owner, including all land on which is or will be located any structures, equipment, storage facilities, washing or screening facilities, private roads or haulage ways associated with non-metallic mining operations; and all contiguous lands to the non-metallic operation under common ownership or control of the owner or his/her agent.

SECTION 5. MORATORIUM IMPOSED

The Town Board of the Town of Lincoln, Eau Claire County hereby prohibits the creation of any new non-metallic mining operations or related processing plants in the Town during the pendency of this moratorium. For purposes of this Ordinance, the term "physical dimensions" shall refer to the external footprint of the existing mine site, quarry, pit, or other excavation area within which non-metallic mining or processing operations are occurring as of the date of this Ordinance. Further, there is hereby established a temporary stay on the acceptance, review, and approval by Town officials, staff, consultants of any applications of any permits for non-metallic mining operations after the effective date of this Ordinance until the effective period of the moratorium expires.

SECTION 6. DURATION OF MORATORIUM

This Ordinance shall be effective until March 10, 2015 unless rescinded by town board action sooner.

SECTION 7. ACTION AND STUDY DURING MORATORIUM

During the moratorium imposed by this Ordinance the Town Board or part thereof, its engineer and/or any other Special Study Committee, Comprehensive Planning Committee or any other appointed expert/professional including legal shall consider issues including but not limited to drafting up to date comprehensive plan, holding referendum(s), defining terms of the current non-metallic mining ordinance, researching and investigating new laws, legislative initiatives and changes to the town's ordinances to respond to any and all such changes.

SECTION 8. SEVERABILITY CLAUSE


If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.


SECTION 9. EFFECTIVE DATE


This Ordinance is effective on posting/publication as required under Sec. 60.80 (2) of Wis. Statutes.

Adopted this 10th day of March, 2014.

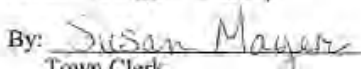
Signatures of Town Board:


Town Chairperson


Town Supervisor


Town Supervisor

Attest: 3-10-2014

By: 
Town Clerk

State of Wisconsin	Town of Lincoln	Eau Claire County
Extension of Ordinance Regarding Imposition of Moratorium On Permitting of New Non-Metallic Mining Operations		No. 15.003

SECTION 1. TITLE AND PURPOSE

The title of this ordinance is the Extension of the Town of Lincoln Ordinance to Impose a Moratorium on the Permitting of New Non-Metallic Mining Operations within the Town of Lincoln, Eau Claire County.

On March 10, 2014 the Town Board by unanimous vote imposed a moratorium on the issuance of non-metallic mining licenses in the Town of Lincoln. The purpose of original moratorium was for the following reasons:

1. The completion, acceptance, adoption or renewal of a comprehensive plan for the Town of Lincoln.
2. Determining what if any referendum may be needed to received citizen input and direction regarding future non-metallic mining extraction and processing applications in the Town of Lincoln.
3. Determining what if changes may be needed to the Town Lincoln's current non-metallic mining ordinance or the creation of new ordinances regarding current pending or future changes to town authority regulating non-metallic mining in the Town of Lincoln.
4. Determining what if any definition of public health, safety and welfare needs to be made for incorporation into the Town of Lincoln ordinance regarding non-metallic mining to ensure that the best interests and health, safety and welfare of town residents is being properly considered in future non-metallic mining applications.

SECTION 2. AUTHORITY

The town board has the specific authority granted under the village powers of the town board pursuant to Sec. 60.10 (2) (c), 60.22 of Wis. Statutes and pursuant to Sec. 60.23, 60.61, and 60.62 of Wis. Statutes.

SECTION 3. ADOPTION

This Ordinance adopted on March 9, 2015 by a unanimous vote of the town board with a quorum present and proper notice having been given provides for the extension of the previous moratorium on the expansion of existing or creation of new non-metallic mining operations within the Town of Lincoln, Eau Claire County by issuance of mining permits.

SECTION 4. EXTENDED MORATORIUM IMPOSED

Appendix C: Extension of Non-Metallic Mining Moratorium Ordinance

The Town Board of the Town of Lincoln, Eau Claire County hereby extends the prohibition of the expansion of any existing non-metallic mining operation or related processing plant beyond its physical dimensions as of the date of the adoption of this Ordinance, and further extends the prohibition on the creation of any new non-metallic mining operation or related processing plant in the Town during the pendency of this moratorium. All restrictions, provisions and stays of the previous moratorium not otherwise in conflict with the provisions of this extension are to remain in full force and affect.

SECTION 5. DURATION OF EXTENSION OF MORATORIUM

This Ordinance shall be effective until September 9, 2015 unless rescinded by town board action sooner.

SECTION 6. ACTION AND STUDY DURING EXTENSION OF MORATORIUM

During the extension of the previous moratorium imposed by the Town Board, its engineer and/or any other Special Study Committee on Non-metallic Mining or appointed expert/professional including legal shall be to consider issues including but not limited to drafting an up to date comprehensive plan for the Town of Lincoln, holding referendum(s), defining terms of the current non-metallic mining ordinance, researching and investigating new laws, legislative initiatives and changes to the town's ordinances to respond to any and all such changes.

SECTION 7. SEVERABILITY CLAUSE



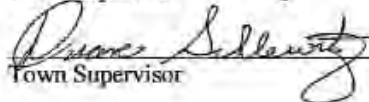
If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

SECTION 8. EFFECTIVE DATE

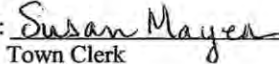
This Ordinance is effective on posting/publication as required under Sec. 60.80 (2) of Wis. Statutes.

Adopted this 9th day of March, 2015.

Signatures of Town Board:


Town Chairperson

Town Supervisor

Town Supervisor

Attest:

By: 
Town Clerk

APPENDIX D: Town of Lincoln Non-Metallic Mining Ordinance, Blasting Ordinance and Citation Ordinance

**TOWN OF LINCOLN
ORDINANCE NON-METALLIC MINING
Ordinance No. 12.001**

A. Purpose and Authority

(1) **Purpose.** The purpose of this Ordinance is to promote the health, safety, prosperity, aesthetics, and general welfare of the people and communities within the Town of Lincoln ("Town"), Eau Claire County, Wisconsin, and set forth the rules and procedures for this municipality regarding non-metallic mines within the Town which are not otherwise set forth in the Eau Claire County Code of Ordinances.

(2) **Authority.** This Chapter is adopted by the powers granted to the Town of Lincoln by the Town's adoption of Village powers under Wis. Stat. §§ 60.10 and 61.34, its authority under § 66.0415, and other authority under the statutes. Any amendment, repeal or recreation of the statutes relating to this Chapter made after the effective date of this Chapter is incorporated into this Chapter by reference on the effective date of the amendment, repeal or recreation.

B. Applicability and Scope

(1) This Chapter shall apply to all non-metallic mining operations and mine sites within the Town of Lincoln and as regulated under the Eau Claire County Code of Ordinances.

C. Definitions

All definitions set forth under Eau Claire County Non-Metallic Ordinance are hereby incorporated into and made a part of this Ordinance. Other definitions are as follows:

(1) "Adjoining landowner" means any property within 1/2 mile of the proposed mine site boundaries regardless of whether there is a residence or structure on the property.

(2) "Town" means the Town of Lincoln.

(3) "Town Board" means the Town Board of the Town of Lincoln.

(4) "Financial Security" means but is not limited to financial assurances, bonds, letters of credit and methods of insurance.

D. Application Fee and Other Expenses

As of June 1, 2012 the application is \$1,500.00. The applicant shall also be responsible for the cost and expense incurred by the Town to hire engineers, hydrologists or other professionals and/or experts reasonably needed by the Town to adequately determine the impact of the applicant's non-metallic mining application on the health, safety and welfare of the people

and communities within the Town. Any such fee or expense must be paid in full before final approval or action on the application is given.

E. Non-Metallic Mining

(1) Non-metallic mining in the Town shall be allowed only as provided for under Eau Claire County Code of Ordinances and as provided for in this ordinance.

(2) The applicant shall apply for a Town permit for a non-metallic mine prior to or contemporaneous with applying for a permit with Eau Claire County and prior to starting work on any mining structure or facility and prior to operating any non-metallic mine in the Town. The application shall be submitted on a form provided to the applicant by the Town Clerk, a copy of which is attached hereto as Appendix A and at the time of application shall also provide a copy of the application required by Eau Claire County. At the time of submission the applicant shall also pay the appropriate application/permit fee.

(3) The Town Board shall be the sole determining body of whether to issue the permit, after review and recommendation by the Town Plan Commission, and after a public hearing has been held by the Town Board, with notice given by U.S. Mail to all adjoining landowners to the proposed non-metallic mine. The Town Board shall grant the permit, either with or without conditions, if it is determined that the development and operation of the non-metallic mine is in the best interests of the citizens of the Town, and will be consistent with the protection of public health, safety and general welfare.

(4) The Town permit shall be void if the permittee violates any conditions of the permit or any conditions of any required Federal, State or County permits.

F. PROCEDURE.

(1) The applicant shall complete a Town of Lincoln Non-metallic Mining Permit Application (Appendix A) and pay the required application fee.

(2) After receiving the application and the application fee, the Town Clerk shall mail a copy of the application to all adjoining landowners to the proposed non-metallic mining site with the date and time of the next Town Plan Commission Meeting.

(3) The Clerk shall then place the application on the agenda for the next Town Plan Commission meeting.

(4) The Plan Commission shall review and consider the application and make a recommendation to the Town board. After a decision has been rendered by the Plan Commission, the application shall be placed on the agenda of the Town board for a public hearing and decision.

(5) At the public hearing held by the Town board, the Town board shall consider the recommendation of the Plan Commission and take public comment on the proposed mine.

Before making a decision on the application, the Town board shall determine whether the application is complete, and whether the applicant has applied for or received any required Federal, State, and County permits for the proposed mine.

(6) The Town Board shall grant the permit, either with or without conditions, if it is determined that the development and operation of the non-metallic mine is in the best interests of the citizens of the Town, and will be consistent with the protection of public health, safety and general welfare.

(7) The Town board may conditionally approve the permit and may attach conditions to protect public health and safety and promote the general welfare of the Town. Such conditions may include, but are not limited to, restrictive provisions and proof of financial security for reclamation, restrictive provisions and proof of financial security for town road maintenance and repair, restrictions on hours of operation, restrictions on truck and traffic volume into and out of the mine site, restrictions to protect groundwater quantity and quality, restrictions to safeguard public and private drinking and agricultural wells, restrictions to control air emissions and dust from the mine and its operations, restrictions on blasting which are in addition to those provided in the Town's Blasting Ordinance, restrictions and/or financial security for protection of property values, and any other restrictions and/or financial security deemed necessary or appropriate by the Town board to protect public health and safety and promote the general welfare of the Town and its citizens.

G. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication.

H. EXCEPTIONS FROM ORDINANCE

A non-metallic mining permit is not required from the Town for non-metallic mines in existence prior to the effective date of this ordinance or for the activities listed in Wis. Admin Code § NR 135.02(3). However, if a pre-existing non-metallic mine is expanded after the effective date of this ordinance in a manner that requires a non-metallic mining reclamation permit from Eau Claire County; the expansion shall be subject to the permitting requirements of this ordinance.

I. ENFORCEMENT AND PENALTIES.

Any violation of this ordinance shall be punishable by a forfeiture of not less than \$100.00 or more than \$2,000.00 per day for every day in violation of this ordinance, plus the costs of prosecution for each and every violation. Each day of violation shall constitute a separate offense.

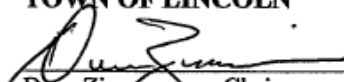
Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

This Ordinance is effective on publishing or posting.


The Town of Lincoln Clerk shall properly post or publish this Ordinance as required under Wis. Stat. 60.80.

ADOPTED this 23rd day of May, 2012.

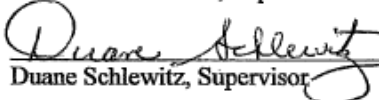
TOWN OF LINCOLN



Dean Zimmerman, Chairman



Dennis Schiefelbein, Supervisor



Duane Schlewitz, Supervisor

Attested to this 23rd day of May, 2012.



Susan Vail-Heisler, Town Clerk

Chapter 12.002

**THE TOWN OF LINCOLN
BLASTING ORDINANCE**

1.01 Title

This Ordinance shall be cited as the "Town of Lincoln Blasting Ordinance" and hereinafter referred to as "this Ordinance".

1.02 Authority

This Ordinance is adopted to protect the public health, safety and welfare of residents of the Town of Lincoln. This Ordinance is authorized by the powers granted to the Town of Lincoln by the Town's adoption of Village powers under sec. 60.10, Wis. Stats., and is in accord with sec. 61.34, Wis. Stats., and Wis. Admin. Code Comm. 7.

1.03 Purpose and Intent

The purpose of this Ordinance is to regulate the use of explosives in non-metallic mining operations, in the erection or placement of structures greater than 15 feet high above the ground surface and in demolition of structures that require a level 3 license or higher. This Ordinance is intended to limit the adverse effects of blasting on persons or property outside any controlled blasting site area.

1.04 Definitions

When used in this Ordinance, the terms below shall be defined and limited as follows:

1. Affected building or structure. A building or structure within a distance extending 1320 feet from the outer perimeter of a controlled blasting site area.

2. Airblast. An airborne shockwave resulting from the detonation of explosives.

3. Blast area. The area of the blast as determined by the blaster in charge within the influence of flying rock missiles, the emission of gases, and concussion as determined by the blaster in charge.

4. Blast site. The area where explosive materials are handled during the loading of blast holes, including 50 feet in all directions from the perimeter formed by the loaded blast holes. A minimum of 30 feet may replace the 50 foot requirement, if the perimeter of loaded blast holes is marked and separated from the non-blast area outside of the site by a protective barrier. The 50 feet or 30 foot distance requirements apply in all directions along the full depth of the blast hole.

5. Blaster. Any individual holding a valid blaster's license issued by the Wisconsin Department of Commerce.

6. Blaster in charge. The qualified person in charge of and responsible for loading and firing the blast.
7. Blasting. The use of explosives to loosen, penetrate, move or shatter masses of solid materials.
8. Blasting resultants. Effects caused by blasting including, but not limited to, projectile matter, vibrations and concussion that cause injury, damage or unreasonable annoyance to persons or property located outside the controlled blasting site area.
9. Controlled blasting site area. An area that surrounds a blast site from which the operator has a legal right and duty to take all reasonable means to assure the safety of persons and property, either because the operator owns the area, or because the operator has leased or has some special agreement with the owner of that area.
10. Flyrock. Rock or karst that is propelled through the air from a blast.
11. Ground vibration. A shaking of the ground caused by the elastic wave emanating from a blast.
12. Karst. An area or surficial geological features subject to bedrock dissolution so that it is likely to provide a conduit to groundwater, and may include areas with soils less than 60 inches thick over bedrock, caves, enlarged fractures, mine features, exposed bedrock surfaces, sinkholes, springs, seeps, swallets, and depressions with no surface drainage.
13. Particle velocity. A measure of ground vibration describing the velocity that a particle of ground vibrates when excited by a seismic wave.

1.05 Applicability

1. This Ordinance shall apply:
 - a. To any person who blasts in the Town of Lincoln in order to establish a footing, foundation, or other method of support for the construction, placement or erection of structures greater than 15 feet high above the ground surface.
 - b. To any person who conducts blasting in the Town of Lincoln as part of a nonmetallic mining operation.
 - c. To any person who blasts in the Town of Lincoln in order to demolish buildings or other structures when these require a level 3 license or higher.
2. Applications for a permit to blast shall only be submitted by and issued to an individual who holds a valid blaster's license issued by the Wisconsin Department of Commerce with the proper classification or who is supervised by a licensed blaster.

3. Applications for a permit to blast may be submitted by and issued to a blasting business, provided that the individual operating under the permit holds a valid blaster's license issued by the Wisconsin Department of Commerce with the proper classification or is supervised by a licensed blaster.

4. No blasting permit shall be issued to any person, unless the operation which blasting supports has all necessary state, county and town permits and is in compliance with all Town, County and State regulations, including but not limited to, the requirements of this chapter.

1.06 Application

1. An applicant shall obtain an application form for a blasting permit from the Town Clerk. The applicant shall submit the completed application form together with all additional documentation to the Town Clerk.

2. The application shall include the following information on the form itself or on documents attached to the form:

a. Name, license number, address, land and cell phone numbers, and email address of the applicant.

b. Name address, license number, land and cell phone numbers, and email address of the blaster in charge of the blast, if other than the applicant.

c. Name address, land and cell phone numbers, and email address of the person in charge of the operation that blasting will be used to support.

d. A map showing the location of the blasting site and a brief description of the operation at the site. Include on this map the location of all buildings located within 500 feet of the controlled blasting site, attaching the names, addresses and land phone numbers of owners of those buildings.

e. Copies of all County and State permits that have been granted to the operator for whose operation blasting is giving support.

f. Proof of financial insurance.

g. A pre-blasting site inspection report.

h. Copies of pre-blast report.

3. An application shall be regarded as "complete" only when the information requested in Section 1.06(2) a-h of this Ordinance has been provided to the Town Clerk on the form or on attachments to the form.

1.07 Pre-blasting Surveys

1. Pre-blasting surveys shall be conducted to determine the condition of all buildings or structures within 1320 feet of the blast site(s) and the quality of water in all wells in that area shall be tested prior to the onset of blasting. The pre-blasting surveys shall be completed at the applicant's expense. Each survey shall provide the name and address and telephone number (if known) of the resident or owner of said buildings, structures and/or wells, and shall document any pre-blasting presence or absence of damage or other physical factors that could reasonably be expected to be affected by the use of explosives. The testing of wells shall determine whether the water is safe for human consumption according to established drinking water quality standards, including standards applicable to children of all ages and pregnant women. If the blasting for which a permit application is being made is part of an operation that has been already permitted and that tested the wells within a time frame acceptable to the Town of Lincoln, information regarding those tests can be submitted instead of testing the wells again.

2. If any new building or structure is added or a new well drilled subsequent to the effective date of the permit, the owner may request a survey to be done of that building or well and the permittee shall conduct that survey, at the permittee's expense. In addition, if a building or structure is improved and the cost of the improvement exceeds 50% of its fair market value prior to the improvement, the owner of that building or structure may request that a pre-blasting survey be completed, at the permittee's expense.

3. Prior to obtaining a blasting permit, the applicant shall notify, in writing, all residents or owners of buildings or other structures (including, but not limited to, wells) located within 1320 feet from the blasting site that the applicant intends to apply for a blasting permit from the Town of Lincoln and will be completing a pre-blasting survey as part of the application and review process. The written notification shall include a statement indicating that the survey provides a baseline record of the pre-existing condition of building or a structure against which the effects of blasting can be assessed and it should include both the interior and exterior of the buildings. It shall also indicate that no survey will be done unless the resident or owner makes a written request for a pre-blast survey and a water quality test for existing wells. The resident or owner shall make this request in writing to the applicant. The applicant shall conduct a pre-blast survey only of requested dwellings or structures and conduct water quality testing for existing wells.

4. If the resident or owner requests a copy of the survey, then, within 48 hours of the request, the blaster shall provide the copy.

5. In cases where a blasting permit is renewed because it is part of a permitted continuing operation that lasts over a number of years, the applicant shall not be required to conduct a pre-blast survey of any dwelling or structure, or conduct a well water quality test more than once every five (5) years.

6. The pre-blast survey and water quality testing shall be conducted by an independent survey company and a laboratory approved by the State of Wisconsin or an

organization selected by the applicant and acceptable to the owner or resident and the Town. Reasonable and reasonably related costs of such independent survey shall be the sole responsibility of the applicant/permittee.

1.08 Procedures

1. Upon receipt of complete application form and the permit fee(s), the Town Clerk shall place the application on the agenda for the next meeting of the Plan Commission. The Plan Commission shall review the application. If it determines that the permit application is complete and the proposed blasting activity will comply with all the applicable provisions of this Ordinance and of Wis. Administrative Code Comm. 7, the Plan Commission will recommend that the Town Board grant a blasting permit. The Plan Commission may also recommend conditions related to the permit, as appropriate. If Plan Commission determines that the application is incomplete or that the proposed blasting activity will not be conducted in conformity with the provisions of this Ordinance or Wis. Administrative Code Comm. 7, the Plan Commission shall recommend the Town Board deny the permit.

2. The Town Clerk will place the Plan Commission's recommendation on the agenda of the next regularly scheduled Town Board meeting for review and action by the Town Board. The Town Board may approve, approve with conditions, deny or request additional information, as appropriate.

1.09 Pre-Blasting Site Inspection

1. The blaster shall visually inspect the controlled blasting site area to determine if there is any evidence of a sinkhole, a cave or a subsurface void in the karst that could be part of a sinkhole or cave. If visual inspection reveals such, no blasting shall occur, nor shall any structure support be placed therein.

2. In addition to a visual inspection, especially if visual inspection is inconclusive and the general area is known to have sinkholes and caves, it is recommended that the blaster use probes (such as borings) or geophysical methods such as resistivity tomography, seismic refraction, microgravity or ground penetrating radar, to ascertain the presence of sinkholes or caves.

3. The blaster shall submit a pre-blasting site inspection report regarding his finding and methods used to the Plan Commission at the time an application for a permit to mine is made.

1.10 Notification of Blasting

Notification must be given to the following persons and by the following means at least 72 hours prior to the initial blasting at a blast site as well as prior to all subsequent blasting events at the blast site:

1. At least 72 hours prior to initial blasting at a blast site, the blaster in charge shall make a reasonable effort to notify all residents or owners of affected buildings, as defined in Section 1.04(1) of this Ordinance. The blaster shall make all reasonable efforts to ensure timely and effective notice that a blasting operation is to begin, using such means as a written notice, a phone call, email or verbally in person.

2. A resident call list shall be established for the purpose of notifying persons living in the vicinity of the blast site at least 72 hours prior to a blasting event. A resident shall be placed on this call list only upon request to be so listed and called. The call list must be maintained and used prior to any blast.

3. Before any blasting operation or blasting event, the blaster in charge shall give notice thereof by the conspicuous display of a fluorescent flag and legible sign displayed within 100 feet of all public roads bordering the blasting site or at least the nearest public road bordering the blasting site. Said sign should also warn against the use of all mobile wireless communication equipment on all roads within 1000 feet of the blasting operations. The flag and sign shall be displayed prior to and during all blasting operations and events.

4. A distinctive warning signal shall be sounded prior to commencing blasting. Automotive or truck horns shall not be used as a warning signal.

5. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam utilities, these utilities shall be notified no less than 72 hours prior to commencing blasting.

6. Verbal (in person or by phone) or written (on hard copy or email) notice shall be given to the Town Clerk, the Town Chairperson, and the Plan Commission Chair at least one full working day prior to the onset of any blasting event. If a schedule including dates and times of blasting events is known at the time of application, making that schedule part of the application can serve as written notice. If part of the application, further notice shall be required only if there is deviation from the schedule.

1.11 Blasting Schedule.

All surface blasting shall be conducted between sunrise and sunset, unless one of the following conditions applies:

1. A more restrictive time period is specified by the Town as a condition of use.
2. The operator has shown that the public will not be adversely affected by noise and other impacts, and the Town Board has approved the deviation from normal blasting hours.

1.12 Blasting Log

An accurate blasting log shall be prepared and maintained for each blast fired, and a true and complete copy of this log shall be kept by the permittee for a period of not less than 5 years

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

and furnished to the Town of Lincoln within 3 working days of a request for a copy of said log by the Town Clerk, Plan Commission or Town Board. The Town of Lincoln may require that the permittee furnish an analysis of any particular blasting log to be prepared by the permittee. Each blasting log shall include, but not be limited to, the following information:

1. Name and License number of the blaster in charge of the blast.
2. Blast location references on an aerial photograph.
3. Date and Time of blast.
4. Weather conditions at the time of blast.
5. Diagram and cross section of blast hole layout.
6. Number of blast holes.
7. Blast hole depth and diameter.
8. Spacing and burden of blast holes.
9. Maximum holes per delay.
10. Maximum pounds of explosives per delay.
11. Depth and type of stemming used.
12. Total pounds and type of explosives used.
13. Distance to nearest inhabited building not owned by the operator/blaster in charge.
14. Distance of blast hole to groundwater.
15. Type of initiation used.
16. Seismographic and air blast records which shall include all of the following:
 - a. Type of instrument and last laboratory calibration date.
 - b. Exact location of instrument and the date, time, and distance from the blast.
 - c. Name of person and firm taking the reading.
 - d. Trigger levels from ground and air vibrations.

- e. The vibration and air blast levels recorded.

1.13 Monitoring

1. The permittee shall monitor all blasts at the closest location to the controlled blast area of any affected building or structure beyond the controlled blast area, provided, however, that the permittee may monitor at another location approximately the same distance from the perimeter of the controlled blast area, if the permittee is unable to obtain permission to conduct the monitoring from the owner of the preferred location.

2. The Town of Lincoln, by its Town Clerk, Plan Commission or Town Board, may, at its discretion, require the relocation of the monitoring equipment to a more suitable site.

1.14 Storage of Explosives

No storage of explosive material on site is allowed.

1.15 Control of Adverse Effects

The permittee and the operation requiring blasting shall be responsible for taking all reasonable actions necessary to control the adverse effects described herein.

1. General requirements. Blasting shall be conducted by the permittee and the operation requiring such blasting so as to prevent injury and unreasonable annoyance to persons and damage to public or private property outside the controlled blasting site area.

2. Flyrock. The permittee and the operation requiring blasting shall take all reasonable actions to assure that flyrock traveling in the air or along the ground meets all of the following conditions:

- a. Remain within the controlled blasting site area.
- b. Not be cast more than one-half the distance to the nearest inhabited building within or outside of the controlled blasting site area.

3. Airblast.

a. An air blast may not exceed 133 peak dB at the location of any dwelling, public building or place of employment outside the controlled blasting site area.

b. The blaster shall conduct monitoring of every blast to determine compliance with the air blast limit. The measuring system used shall have a lower-end flat frequency response of not more than 2 Hz and an upper-end flat frequency response of at least 200 Hz.

4. Ground vibration.

a. The maximum ground vibration at the location of any dwelling, public building or place of employment outside the controlled blasting site area shall be established in accordance with the blasting-level chart of par. (b).

b. All structures in the vicinity of the controlled blasting site area, not listed in subd.1., such as water towers, pipelines and other utilities, tunnels, dams, impoundments and underground mines, shall be protected from damage by establishment by the blaster of a maximum allowable limit on the ground vibration. The blaster shall establish the limit after consulting with the owner of the structure.

c. The blaster shall use the ground vibration limits specified in Figure 7.44 WI Admin. Code Comm. 7(below) to determine the maximum allowable ground vibration. Ground vibration shall be measured as the particle velocity. Particle velocity shall be recorded in 3 mutually perpendicular directions.

d. The blaster shall make and keep a seismograph record including both particle velocity and vibration frequency levels for each blast. The method of analysis shall be subject to discretionary review by the Plan Commission.

e. For quarry operations, the blaster shall report any ground vibration levels to the Town Board that are above 0.75 inch per second with frequencies less than 40 Hz.

1.16 Proof of Insurance

Each application for an explosives use permit as herein stated, or a renewal thereof, shall be accompanied by a certificate of Insurance for a Commercial General Liability Policy and said Policy of Insurance shall have limits of coverage of not less than two million (\$2,000,000.00) dollars in the aggregate and one million (\$1,000,000.00) dollars per occurrence and the Town shall be named as an additional insured on said Policy of Liability Insurance.

1.17 Permit Durations, Renewals and Fees

1. A short-term permit may be issued for a single blasting event and shall be valid for 14 days from the effective date of the permit. The fee for a temporary permit shall be \$100. Only one subsequent short term permit may be granted and the fee for a subsequent short term permit shall be \$100.00.

2. A long term permit shall be granted for period of no more than 180 days. The fee for a 180 day permit, and for a renewal thereof, shall be \$300.00.

3. An application for a renewal of an existing permit shall be made 60 days prior to the expiration date of the existing permit.

1.18 Revocation and Suspension

1. The Town Board, on its own motion or following due review and investigation of a written complaint, may suspend or revoke the blasting permit for any violation of provisions or requirements of this Ordinance or of other applicable State and Federal law. The following persons may file a written complaint and request suspension or revocation:

- a. A resident, lessee or owner of an affected building, structure or well
- b. A building inspector.
- c. The Town Chairperson
- d. A Town Supervisor
- e. The Plan Commission Chairperson
- f. The Town Clerk

2. Where warranted, as determined in the reasonable discretion of the Town Board, a blasting permit may be temporarily suspended without notice or hearing to the permittee. Written or verbal notice of a temporary suspension, and of conditions that must be met to reinstate the permit, shall be promptly given to the permittee at the address contained in the application.

3. In general, the Town Clerk shall provide the permittee with no less than 24 hours notice of a meeting where action to suspend the blasting permit is on the agenda. Permittee's failure to appear at such meeting shall be deemed a waiver of the opportunity to be heard prior to final action of the Town Board. Written or verbal notice of the suspension, and of conditions that must be met to reinstate the permit, shall be promptly given to the permittee at the address contained in the application.

4. Prior to revocation of a blasting permit, the Town Board shall give the permittee no less than 72 hours notice of a meeting where action to revoke is on the agenda. The permittee shall be given a reasonable opportunity to be heard prior to final action by the Town Board. Permittee's failure to appear at such meeting shall be deemed a waiver of the opportunity to be heard prior to final action of the Town Board. Written or verbal notice of the revocation shall be promptly given to the permittee at the address contained in the application.

1.19 Penalties

In addition to the denial, suspension or revocation of a permit issued under this Ordinance, any person who violates any provision of this Ordinance shall be subject to forfeiture in an amount not less than \$100.00 nor more than \$1,000.00 for each day of continued violation, plus costs of prosecution.

1.20 Severability and Interpretation

1. Should any section, clause, provision or portion of this Ordinance be adjudged unconstitutional or invalid, unlawful or unenforceable by a final order of a court of competent jurisdiction, including all applicable appeals, the remainder of this Ordinance shall remain in full force and effect.

2. The provisions of this Ordinance shall be liberally construed in favor of the Town of Lincoln and shall not be construed to be a limitation or repeal of any other power now possessed or granted to the Town of Lincoln.

1.21 No Liability for Damages

This Ordinance shall not be construed as an assumption of liability by the Town of Lincoln for damages because of injuries sustained or property destroyed by any person's failure to comply with the requirements set forth herein.

1.22 Effective Date




Following passage by the Town Board, this Ordinance shall take effect the day after the date of publication or posting as provided by law.

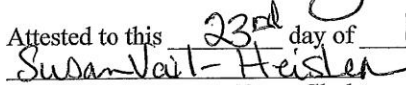
1.23 Blasting Agreement

Any of the provisions of this Ordinance, including the license term, may be modified by agreement between the Town and the blaster if the Town Board determines that the agreement provides protections for the public at least equal to those of this Ordinance.

ADOPTED this 23 day of May, 2012.

TOWN OF LINCOLN


Town Board Chairperson

Supervisor

Supervisor

Attested to this 23rd day of May, 2012.

Town Clerk

Citation Ordinance
Ordinance No. 12.003

STATE OF WISCONSIN
Town of Lincoln
Eau Claire County

SECTION I – TITLE/PURPOSE

The title of this Ordinance is the Town of Lincoln Citation Ordinance. The purpose of this ordinance is to authorize the Town Board of the Town of Lincoln, or its designees, to issue citations for violations of Town of Lincoln ordinances, including ordinances with statutory counterparts.

SECTION II – AUTHORITY

The Town Board of the Town of Lincoln has the specific authority under § 66.0113, Wis. Stats. to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The Town Board of the Town of Lincoln, by this Ordinance, adopted on proper notice with a quorum and by a roll call vote by a majority of the town board present and voting, provides the authority for the Town of Lincoln to issue citations for violations of Town of Lincoln ordinances, including ordinances with statutory counterparts.

SECTION IV – COVERAGE

A. The Town Board prescribes the form for citations to be issued in the Town of Lincoln by the Town Board, or its designees, for violations of Town of Lincoln ordinances shall be as provided in this subsection and shall include all of the following:

1. The name and address of the alleged violator.
2. The factual allegations describing the alleged violation.
3. The time and place of the offense.
4. The section of the ordinance violated.
5. A designation of the offense in a manner that can be readily understood by a person making a reasonable effort to do so.
6. The time at which the alleged violator may appear in court.
7. A statement that in essence informs the alleged violator of all of the following:

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

a. That the alleged violator may make a cash deposit of a specified amount to be mailed to a specified official within a specified time.

b. That if the alleged violator makes a cash deposit he or she need not appear in court unless subsequently summoned.

c. That if the alleged violator makes a cash deposit and does not appear in court, he or she either will be deemed to have tendered a plea of no contest and submitted to a forfeiture, plus costs, fees, and surcharges imposed under ch. 814, Wis. stats., not to exceed the amount of the deposit, or will be summoned into court to answer the complaint if the court does not accept the plea of no contest.

d. That if the alleged violator does not make a cash deposit and does not appear in court at the time specified, the court may issue a summons or a warrant for the defendant's arrest or consider the nonappearance to be a plea of no contest and enter judgment under s. 66.0113 (3) (d), Wis. stats., or the municipality may commence an action against the alleged violator to collect the forfeiture, plus costs, fees, and surcharges imposed under ch. 814, Wis. stats.

e. That if the court finds that the violation involves an ordinance that prohibits conduct that is the same as or similar to conduct prohibited by state statute punishable by fine or imprisonment or both, and that the violation resulted in damage to the property of or physical injury to a person other than the alleged violator, the court may summon the alleged violator into court to determine if restitution shall be ordered under s. 800.093, Wis. stats.

8. A direction that if the alleged violator elects to make a cash deposit, the alleged violator shall sign an appropriate statement that accompanies the citation to indicate that he or she read the statement required under s. 66.0113 (1) (b) 7., Wis. stats., and shall send the signed statement with the cash deposit.

9. Any other information as may be deemed necessary.

B. The Town Board adopts the following schedule of cash deposits that are required for the various Town of Lincoln ordinance violations, which includes for each listed violation costs, fees, and surcharges imposed under ch. 814, Wis. Stats: **See attached List of Violations - Deposits**

C. The Town Board names the following court, clerk of court, or other official to whom cash deposits are to be made and require that receipts be given for cash deposits: State of Wisconsin, Eau Claire County Clerk of Court or person acting in that capacity.

D. The Town Board requires that in traffic regulation violation actions, except for parking regulation violations, the uniform traffic citation specified in s. 345.11, Wis. stats., shall be used by the Town of Lincoln in lieu of the citation form noted above in subsection C.

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

E. The Town Board requires that in actions for violations of Town of Lincoln ordinances enacted in accordance with s. 23.33 (11) (am) or s. 30.77, Wis. stats., the citation form specified in s. 23.54, Wis. stats., shall be used in lieu of the citation form noted above in subsection C.

SECTION V – ISSUANCE AND SERVICE OF CITATION

A. The Town Board may issue Town of Lincoln citations or the Town Board may designate certain Town of Lincoln, County or other municipal officials, with their written approval, to issue such citations.

B. The Town of Lincoln's appointed law enforcement officer and Eau Claire County Sheriff's Department deputies are authorized to issue the Town of Lincoln citations. These officials may also designate a person to issue such Ordinances for the Town of Lincoln and this official may revoke this authority to issue anytime.

C. The Town of Lincoln Town Board has designated the Town Chair or any person approved by the Town Board to serve any citations for the Town of Lincoln upon issuance. Any person specifically authorized by the Town Board to issue citations by the Town Board of the Town of Lincoln may also serve such citations.

SECTION VI – RELATIONSHIP TO OTHER LAWS

The adoption and authorization for use of a citation under this Ordinance does not preclude the Town Board of the Town of Lincoln from adopting any other ordinance or providing for the enforcement of any other law or ordinance or providing for the enforcement of any other law or ordinance relating to the same or any other matter. The issuance of a citation under this Ordinance does not preclude proceeding under any other ordinance or law relating to the same of any other matter. Proceeding under any other ordinance or law relating to the same or any other matter does not preclude the issuance of a citation under this Ordinance.

SECTION VII – SEVERABILITY

If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION VIII – EFFECTIVE DATE

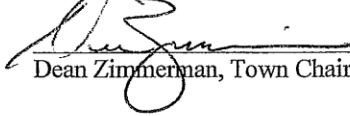
This Ordinance is effective on publication or posting.

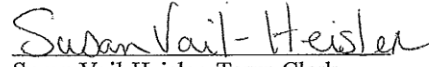
The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 10 day of December 2012.

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

Signed:


Dean Zimmerman, Town Chairperson


Susan Vail-Heisler, Town Clerk

List of Violations - Deposits

Environmental Violations – See Attached

Dog Ordinance Violations

1st Offense - Not less than \$25.00 and no more than \$100.00
Subsequent Offenses - Not less than \$50.00 and no more than \$200.00

Silo Bag Ordinance

Not less than \$25.00 and no more than \$200.00

Blasting Ordinance

Not less than \$100.00 and no more than \$1,000.00

Non-metallic Mining Ordinance

Not less than \$100.00 and no more than \$2,000.00

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

7. A statement which in essence informs the alleged violator:
- a) That a cash deposit with the appropriate court costs and surcharges, based on the schedule established by this Code of Ordinances, may be made which shall be delivered or mailed to the County Clerk of the Court prior to the time of the scheduled court appearance.
 - b) That if the appropriate cash deposit with the appropriate court costs and surcharges is paid, no appearance in court is necessary unless the alleged violator is subsequently summoned.
 - c) That if a cash deposit with the appropriate court costs and surcharges is paid and the alleged violator does not appear in court, the alleged violator will be deemed to have entered a plea of no contest, or if the court does not accept the plea of no contest, a summons will be issued commanding the alleged violator to appear in court to answer the complaint.
 - d) That if no cash deposit with the appropriate court costs and surcharges is made and the alleged violator does not appear in court at the time specified, an action may be commenced to collect the forfeiture.
8. A direction that if the alleged violator elects to make a cash deposit with the appropriate court costs and surcharges, the statement which accompanies the citation shall be signed to indicate that the statement required under (7) above has been read. Such statement shall be sent or brought with the cash deposit.
9. Such other information as the Town Board of the Town of Lincoln deems necessary.

(C) The following are the deposits:

- 1. The offenses in the ordinance entitled "Town of Lincoln Environmental Ordinance" require the following deposits with the appropriate court costs and surcharges to be attached as required by the court and state bar:

ORDINANCE SECTION	OFFENSE	DEPOSIT
Section 4(B)(1)(a)	Failure to obtain waste or Recyclable Material Facility License	\$ 200.00

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

ORDINANCE SECTION	OFFENSE	DEPOSIT
Section 4(B)(1)(c)	Failure to comply with ordinance, license or conditions established in the license	\$ 200.00
Section 4(B)(1)(d)	Failure to obtain negotiated siting agreement or arbitration award	\$ 500.00
Section 4(B)(1)(f)	Improper burning of waste or recyclable materials	\$ 200.00
Section 4(B)(2)(a)	Failure to obtain waste and Recyclable Material Collection License	\$ 200.00
Section 4(B)(2)(c)	Failure to comply with ordinance, license or conditions established in license	\$ 200.00
Section 4(B)(3)(a)	Failure to obtain waste and Recyclable Material Transportation License	\$ 200.00
Section 4(B)(3)(c)	Failure to comply with ordinance, license or conditions established in license	\$ 200.00
Section 4(B)(4)(a)	Failure to obtain Commercial Livestock Facility License	\$ 200.00
Section 4(B)(4)(c)	Failure to comply with ordinance, license or conditions established in license	\$ 200.00
Section 4(B)(5)(a)	Failure to obtain Metallic Mining Facility License	\$ 200.00
Section 4(B)(5)(c)	Failure to comply with ordinance, license or conditions established in license	\$ 200.00
Section 4(C)(1)(a)	Failure to obtain required license or approval	\$ 200.00
Section 4(C)(4)(a)	Failure to post license	\$ 50.00
Section 5(A)(1)	Improper use and traversing of certain roads or roadways	\$ 100.00

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

ORDINANCE SECTION	OFFENSE	DEPOSIT
Section 5(B)(1)	Improper operation or maintenance of motor vehicles and waste containment devices on vehicles	\$ 200.00
Section 5(B)(2)	Operation or maintenance of motor vehicles and waste containment devices without Town Board or designee approval	\$ 200.00
Section 5(C)	Failure to provide certain lists of persons authorized for disposal, storage, treatment or recycling of waste or recyclable materials at facilities	\$ 500.00
Section 5(D)(1)	Failure to report certain occurrences	\$ 200.00
Section 5(E)(1)	Failure to construct, own, operate, control, close or provide long term care of facilities in proper manner, including (a-k) provisions related to specific requirements	\$ 200.00
Section 5(E)(2)	Failure to obtain waste or recyclable material facility license and maintain proper manifests	\$ 500.00
Section 5(E)(3)	Failure to provide copies of manifests to Town Clerk	\$ 100.00
Section 5(F)(1)	Failure to construct, own, operate, control, close or provide long term care of facilities without proper insurance bond	\$ 500.00
Section 5(G)(1)	Improper discharge of waste, recyclable materials, metallic mining materials or special wastes	\$ 200.00
Section 5(G)(2)	Improper transport of waste, recyclable materials, livestock, metallic mining materials or special wastes	\$ 200.00

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

ORDINANCE SECTION	OFFENSE	DEPOSIT
Section 5(G)(3)	Failure to collect, remove and transport waste, recyclable materials, metallic mining materials or special wastes in a timely and proper manner	\$ 200.00
Section 5(G)(4)	Improper discharge of waste, recyclable materials, metallic mining materials or special wastes on or near public lands, ice or water	\$ 200.00
Section 5(G)(6)	Discharge or littering of special wastes upon public beach, road, roadways or other public lands	\$ 200.00
Section 5(G)(8)	Improper discharge of any waste or recyclable material, including toilet or other human waste from motor boat or other vehicle into public waterways	\$ 200.00
Section 5(G)(9)	Improper discharge of waste, recyclable materials, metallic mining materials or special wastes into public water by improper non-point discharge on land	\$ 200.00
Section 5(G)(10)	Improper discharge of waste, recyclable materials, metallic mining materials or special wastes onto the public waterways which may obstruct or destroy navigation	\$ 200.00
Section 5(G)(11)	Improper construction, maintenance or reconstruction of dilapidated buildings or structures near public waters	\$ 200.00
Section 5(G)(12)	Improper construction, maintenance or reconstruction of drains, pipes, culverts, sewer, ditches or other artificial structures for discharge into public waters	\$ 200.00

Appendix D: Non-Metallic Mining, Blasting and Citation Ordinances

ORDINANCE SECTION	OFFENSE	DEPOSIT
Section 5(G)(13)	Improper construction, maintenance or reconstruction of drains, pipes, culverts, sewers, ditches or other artificial outlet of discharge of special wastes, infectious waste, hazardous waste, toxic waste or noxious matter onto public lands	\$ 200.00
Section 5(G)(14)	Improper sewage discharge	\$ 200.00
Section 5(G)(15)	Improper waste, recyclable materials or septage discharge	\$ 200.00
Section 5(G)(16)	Improper landspreading of waste, recyclable material or special waste	\$ 200.00
Section 5(H)(1)	Scavenging prohibited	\$ 100.00
Section 5(I)(1)	Improper deposit or placement of certain waste for collection	\$ 50.00
Section 5(I)(2)	Failure to prevent for collection foreign wastes	\$ 200.00
Section 5(J)(1)	Improper deposit near any transfer station or waste facility	\$ 200.00
Section 5(J)(2)	Improper closure and long term care of facilities	\$ 200.00
Section 5(K)(1)	Improper burning in an incinerator, furnace, stove, barrel or air curtain destructor	\$ 200.00

(D) Deposits shall be made in cash, money order or certified check to the County Clerk of Circuit Court who shall provide a receipt therefor.

(E) The Town Chair, Town Supervisor or the Town Constable of the Town of Lincoln may issue citations for the Town of Lincoln with respect to this Code of Ordinances.

(F) No citation may be issued without the approval and signature of at least two (2) of the above noted officers of the Town of Lincoln. The town officer that issues the citation shall

Appendix E: Maps

Map 1 – Planning Area

Map 2 – Transportation Facilities

Map 3 - Prime Farmland

Map 4 – Soil Capability Class

Map 5 – Water Resources

Map 6 – Land Cover

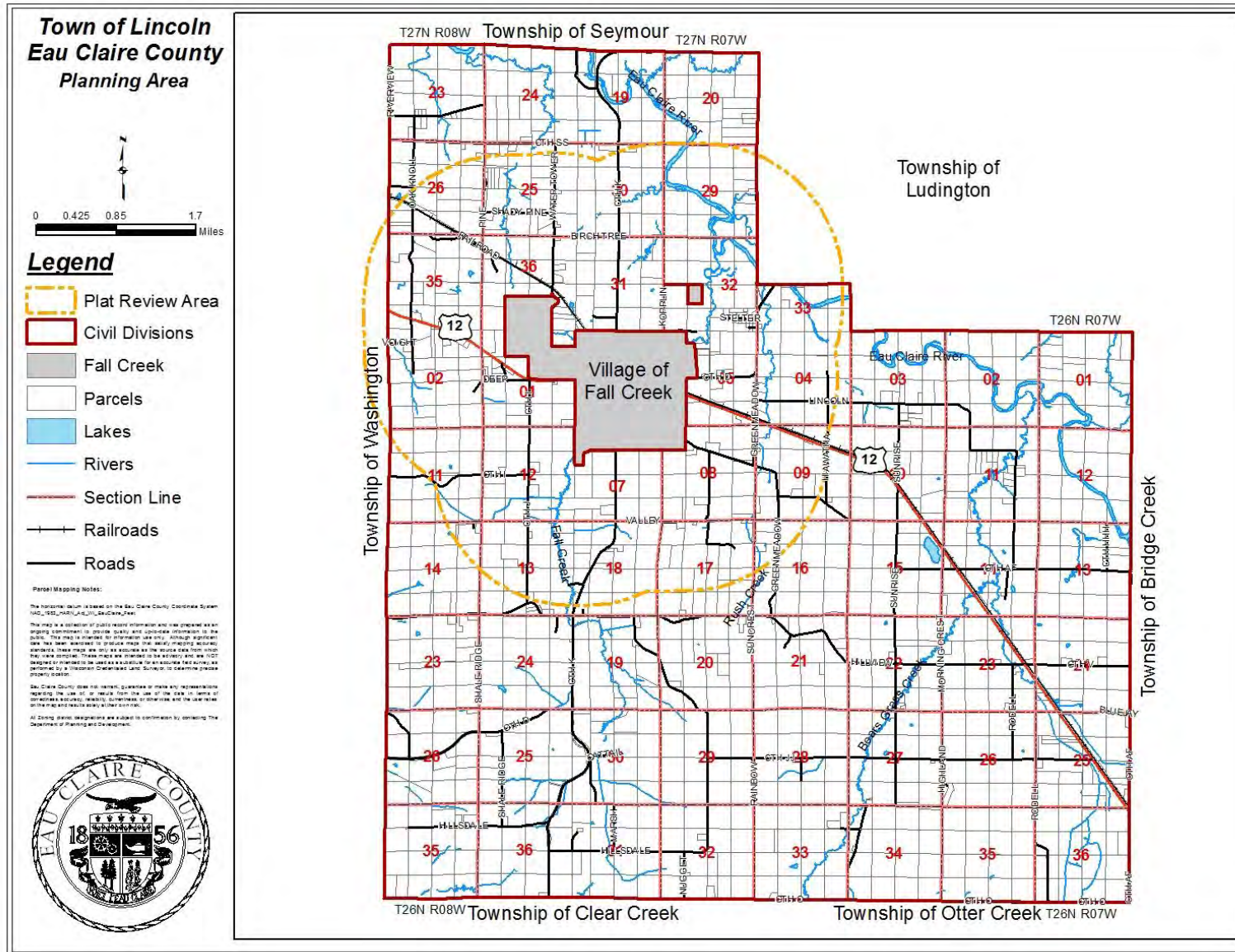
Map 7 – Existing Land Use

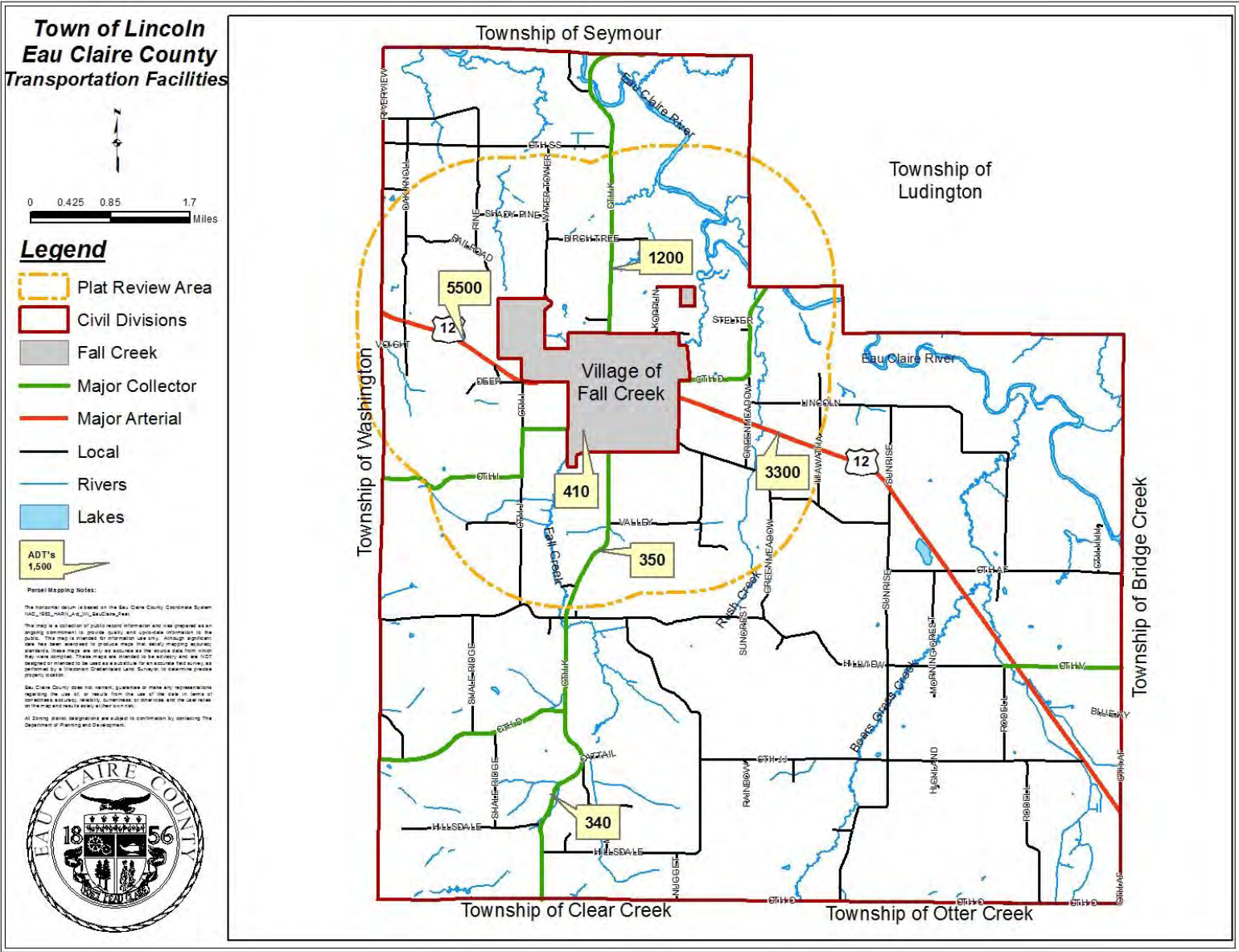
Map 8 – Development Limitations

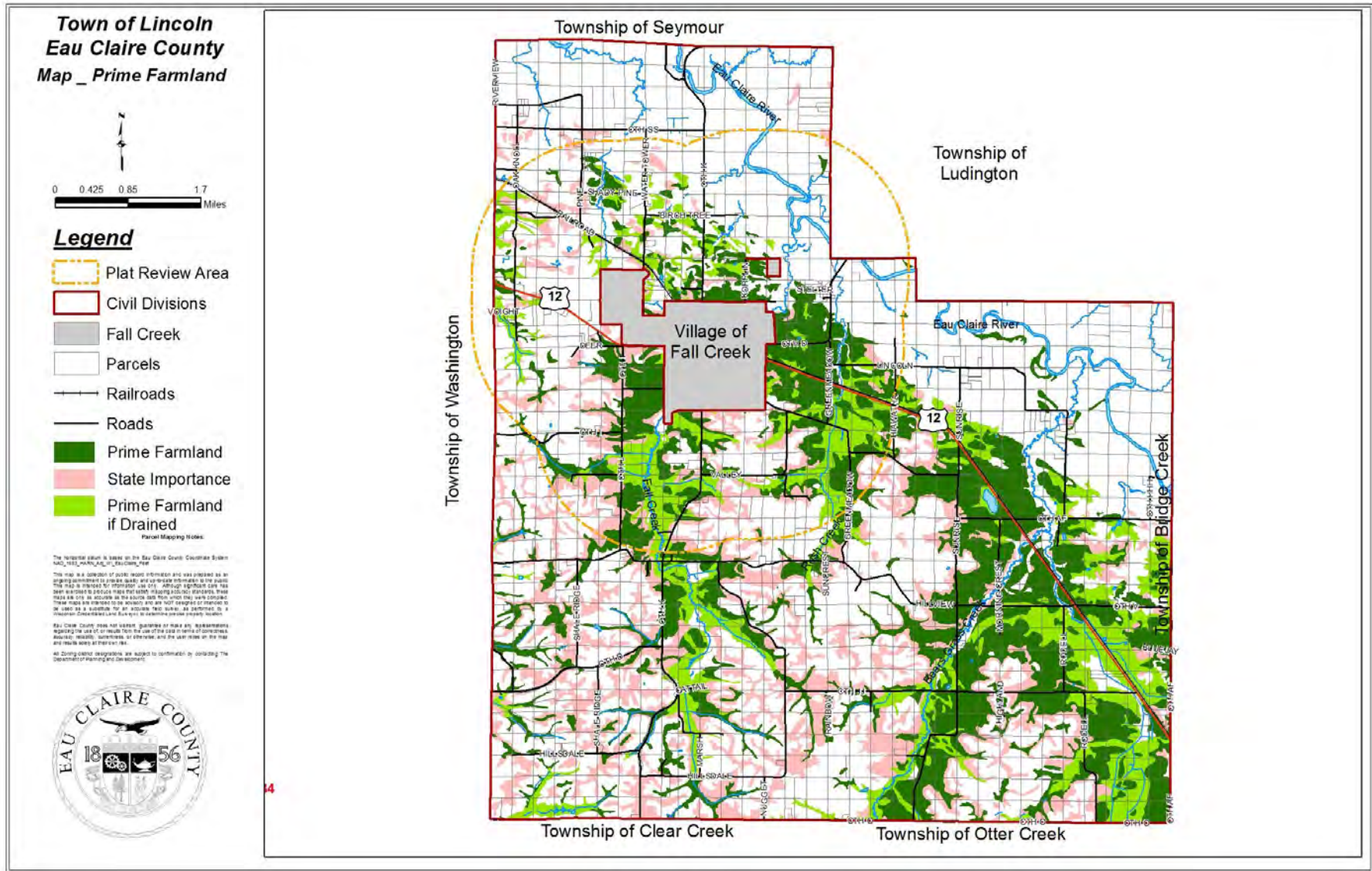
Map 9 – Future Land Use

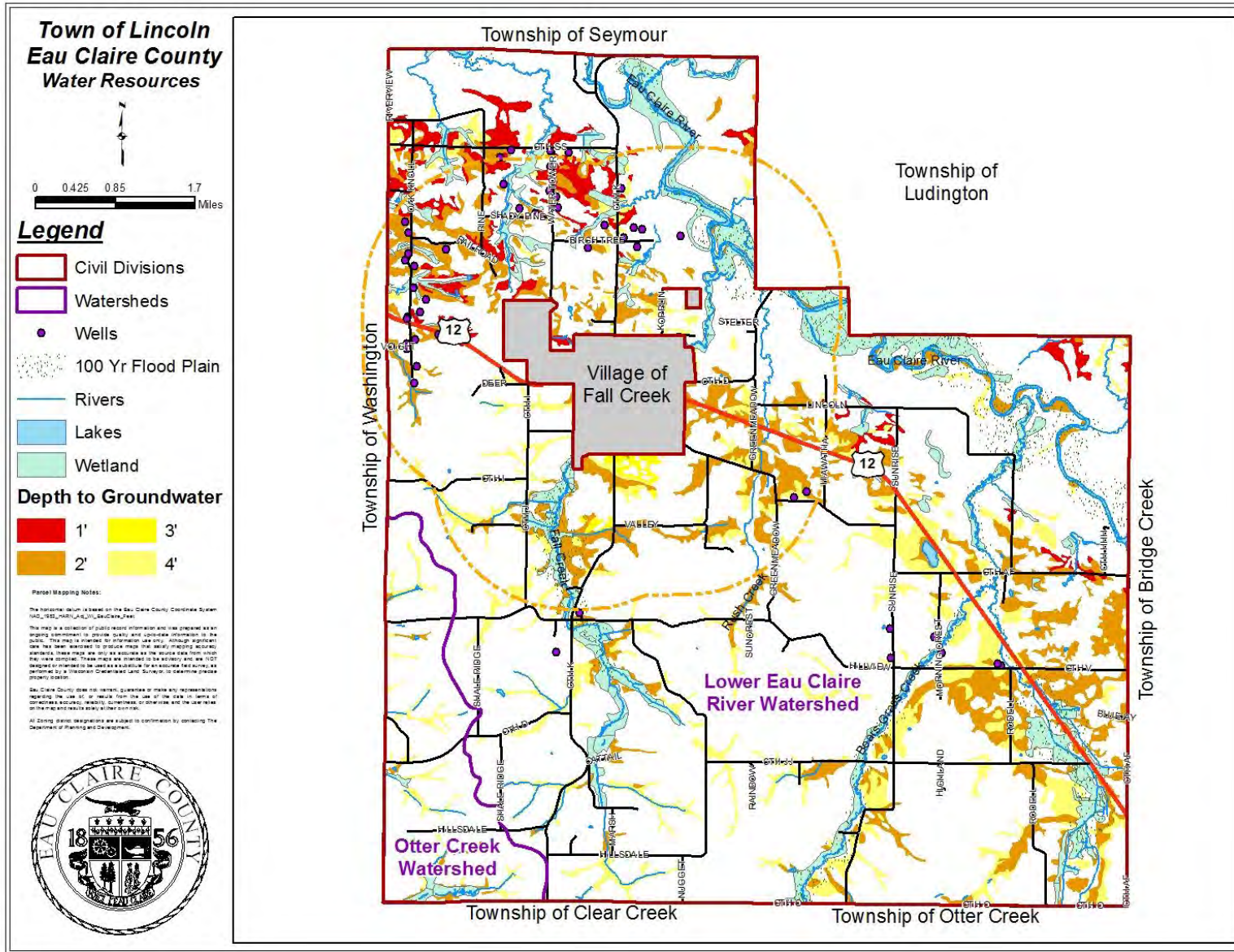
Map 10 – Farmland Preservation

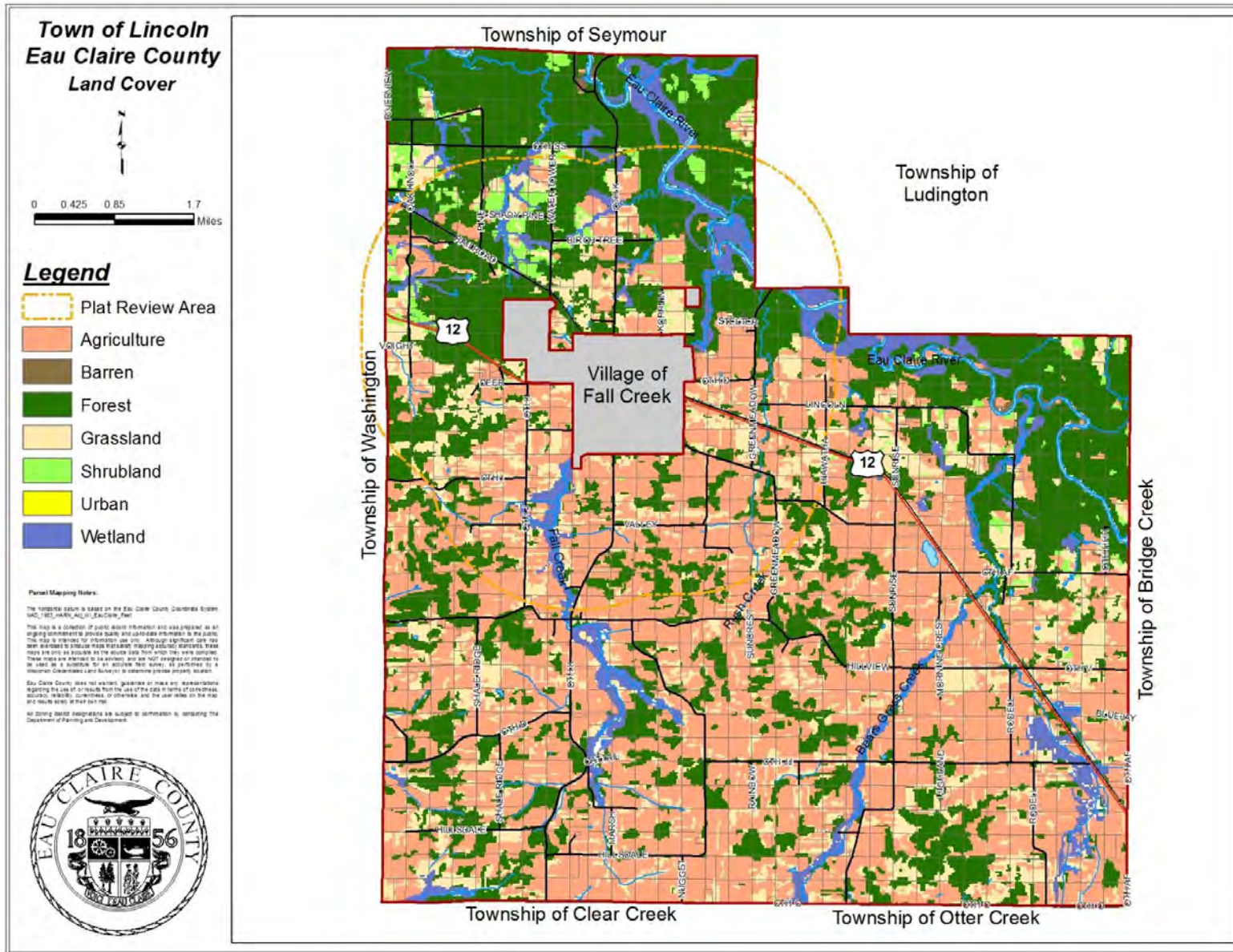
Map 11—Zoning

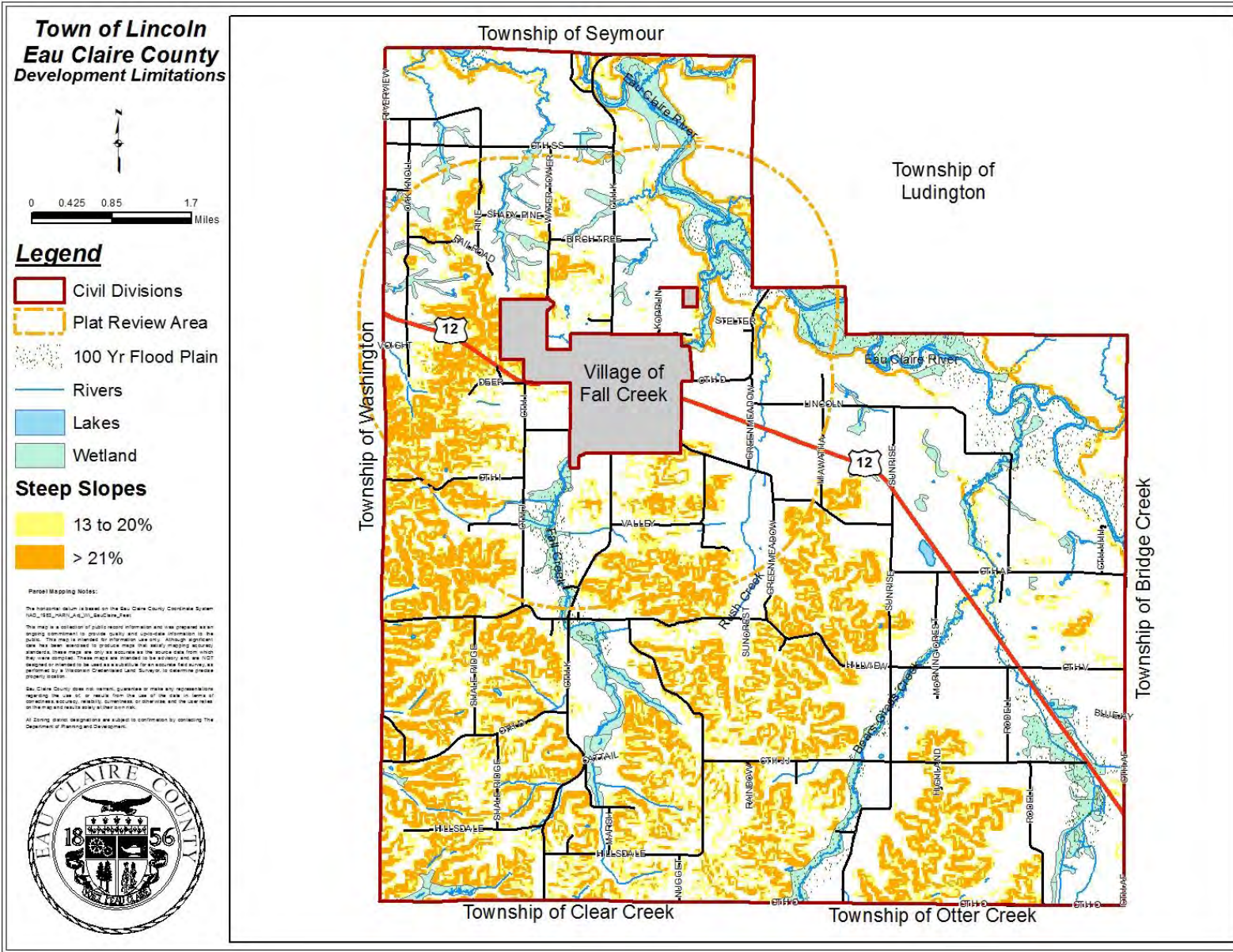


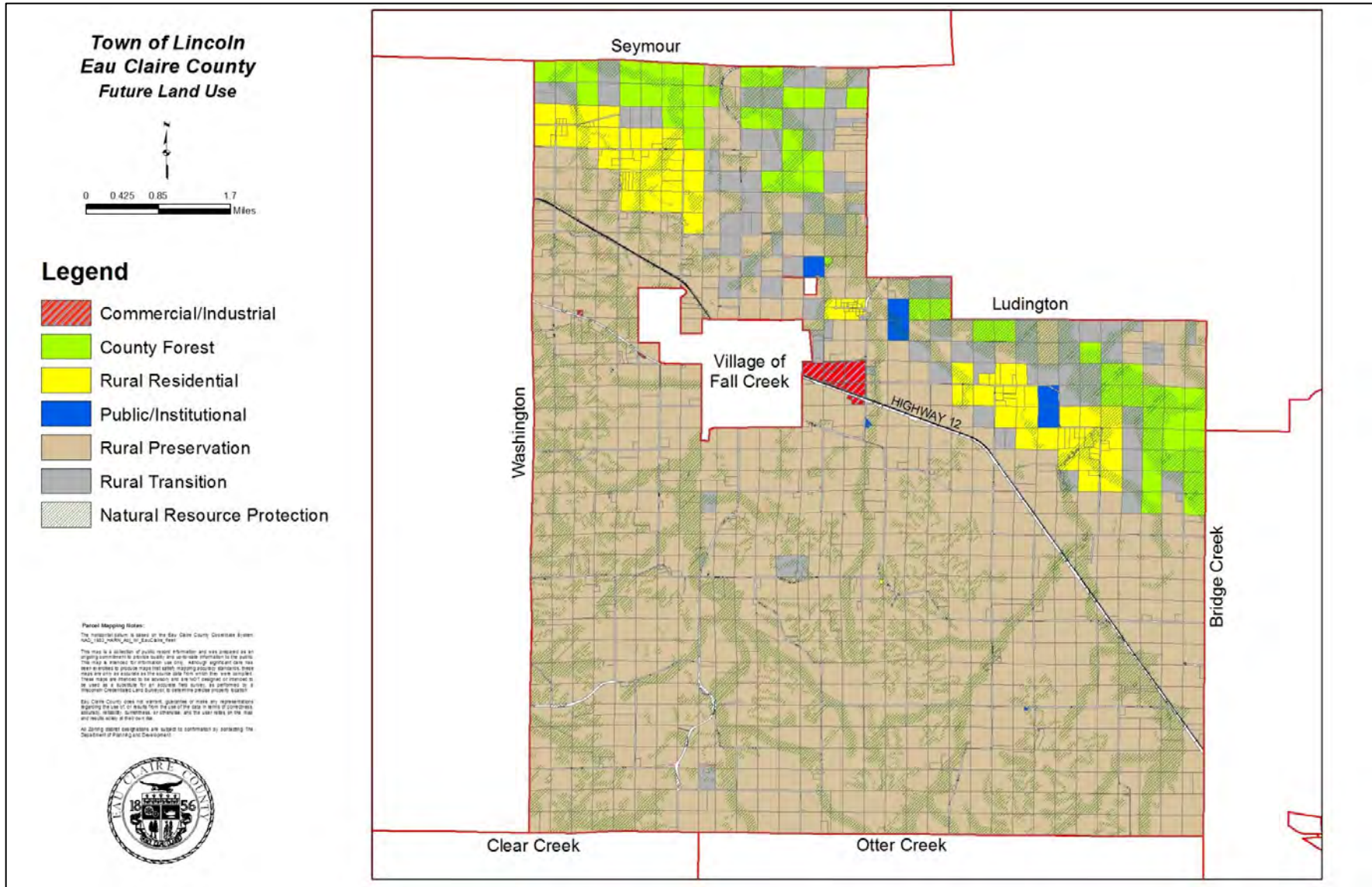






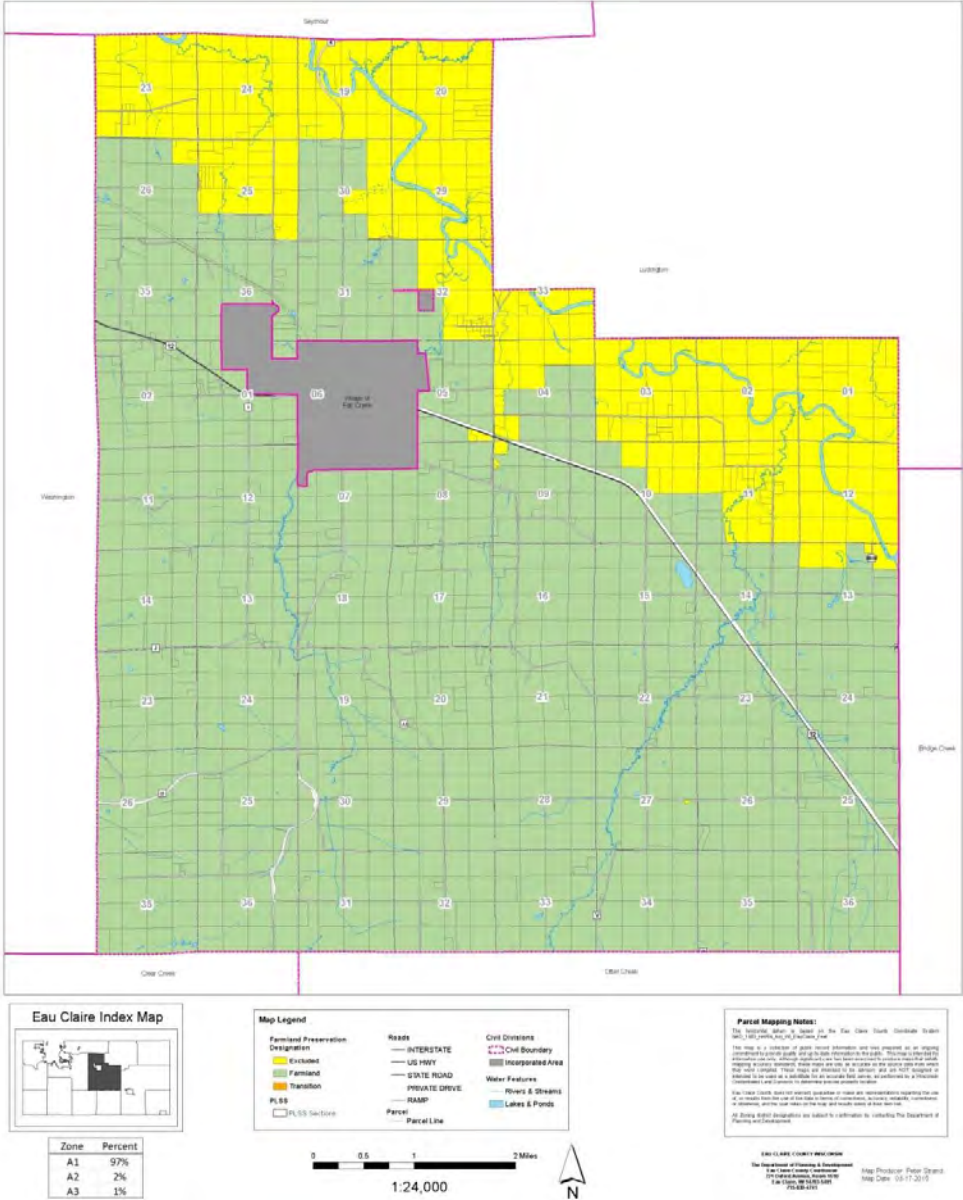


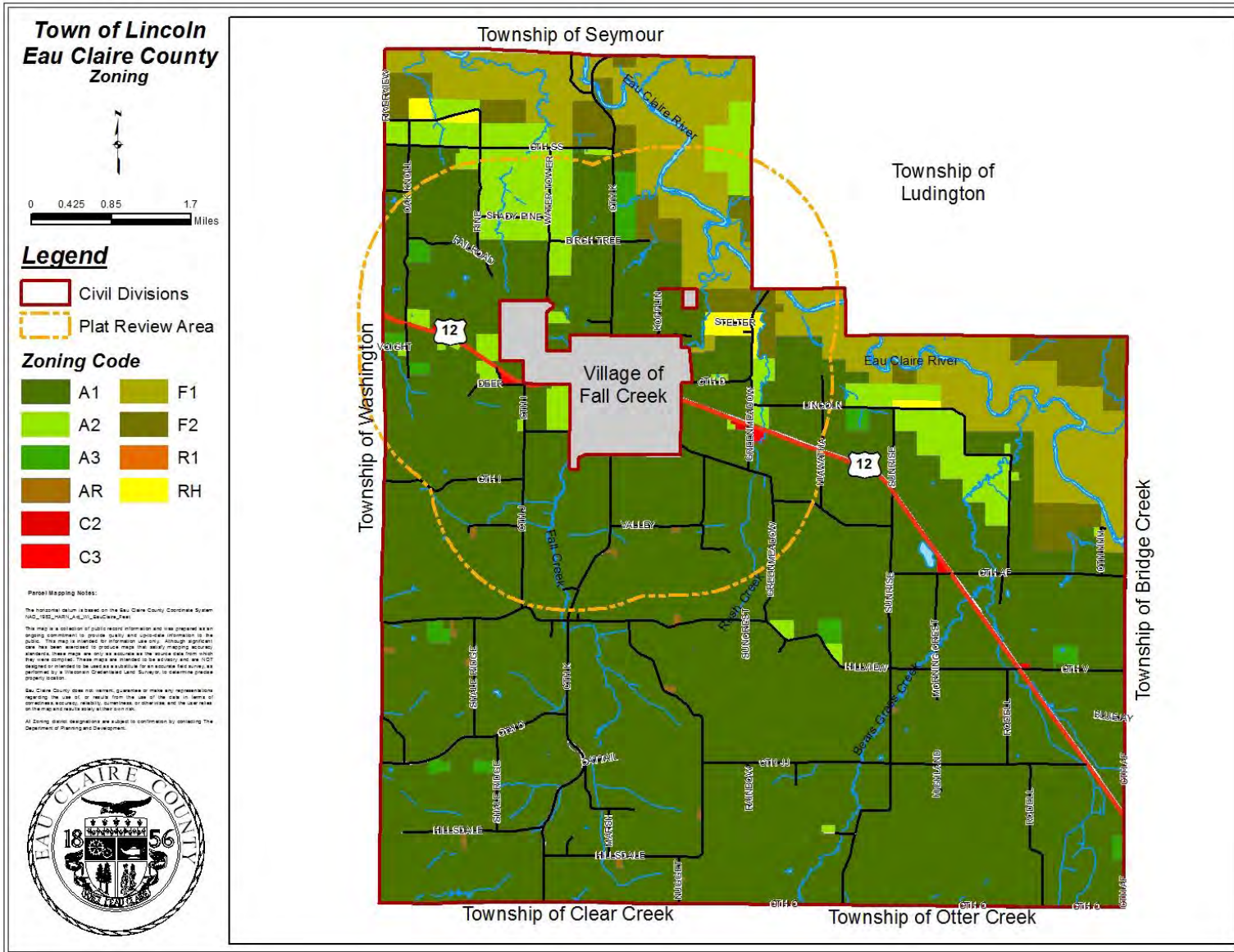




Appendix E: Maps

Map 10 – Farmland Preservation





Map 12 – Slope

Town of Lincoln
Eau Claire County
Slope



Legend

- Civil Divisions
- Plat Review Area
- Roads
- Rivers
- Lakes
- Slope**
- Low
- High

Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System (NAD 83 - 4810, 4811, 4812, 4813, 4814).
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that meet the highest accuracy standards, there may be errors or omissions as the source data from which the maps are derived. These errors may include, but are not limited to, errors in design or intended to be used as a substitute for an accurate field survey as performed by a Licensed Professional Land Surveyor to determine precise property location.
 Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or reliance upon the use of, the data or maps or any of the information contained therein, whether in whole or in part, or the use thereof in any manner or for any purpose.
 All zoning district designations are subject to confirmation by contacting the Department of Planning and Development.

