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 year 2024 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 non-sampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

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

Table 5.1 displays population statistics and Table 5.2 contains projections prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, can be found in their corresponding chapters.

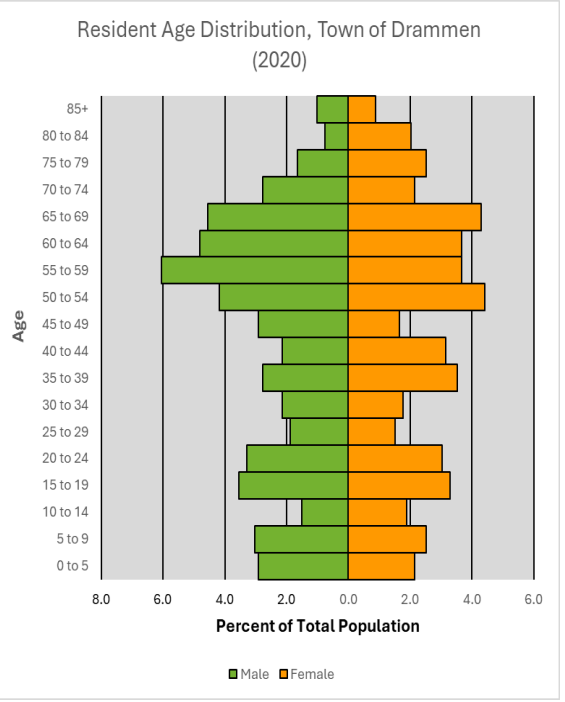
Table 5.1: Population & Age Distribution

Population	Town of Drammen Number	Town of Drammen Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	672	100.0%	67,219	100.0%	4,417,821	100.0%
Total Population (1980)	725	100.0%	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	767	100.0%	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	800	100.0%	93,142	100.0%	5,363,715	100.0%
Total Population (2010)	783	100.0%	98,736	100.0%	5,686,986	100.0%
Total Population (2020)	792	100.0%	105,710	100.0%	5,893,718	100.0%
Total Population (2023)*	794	100.0%	108,807	100.0%	5,951,400	100.0%
SEX AND AGE (2020)						
Male	411	51.9%	51,911	49.1%	2,931,605	49.7%
Female	381	48.1%	53,799	50.9%	2,962,113	50.3%
Under 5 years	40	5.1%	5,898	5.6%	322,285	5.5%
5 to 9 years	44	5.6%	6,178	5.8%	352,714	6.0%
10 to 14 years	27	3.4%	6,263	5.9%	380,649	6.5%
15 to 19 years	54	6.8%	8,426	8.0%	386,233	6.6%
20 to 24 years	50	6.3%	10,823	10.2%	379,451	6.4%
25 to 34 years	58	7.3%	14,394	13.7%	741,123	12.6%
35 to 44 years	92	11.6%	12,618	12.0%	724,339	12.3%
45 to 54 years	104	13.1%	10,830	10.3%	709,021	12.0%
55 to 59 years	77	9.7%	6,300	6.0%	424,014	7.2%
60 to 64 years	67	8.5%	6,086	5.8%	413,872	7.0%
65 to 74 years	109	13.7%	10,513	9.9%	628,325	10.6%
75 to 84 years	55	7.0%	5,026	4.8%	304,879	5.2%
85 years and over	15	1.9%	2,355	2.2%	126,813	2.2%
Median Age (2020)	49.3		35.6		40.1	

Source: US Census, *WIDOA Estimate.

The Town of Drammen 2023 estimated population is 794, ranking 685th out of 1,245 Wisconsin towns and 1084th out of Wisconsin's 1850 municipalities in total population. From year 1970 to 2023, the population for the Town of Drammen increased by 18.2%, compared to a 61.9% increase for the County and a 34.7% increase for the State. Excluding the incorporated communities, the population in Eau Claire County increased by 49.8% since 1970. The steady population increase in the Town can be attributed to the lack of population loss due to annexation, since there are no incorporated municipalities located within the Town. The average growth rate for a Wisconsin town from year 1970 to 2020 was 33.4%.

Figure 5.1: Population Age Distribution (2020)



Source: US Census (Decennial, 2020)

According to the 2020 Census, the age group (cohort) with the highest population is those 55 to 59 years old (9.7%). The median age is 49.3, which is higher than the County and the State median age. In year 2020, approximately 31.1% of the population was at or near retirement age (60+), which is higher than the County (22.7%) and State (25.0%).

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2013). In the report, the WIDOA provided population projections for all municipalities and counties in the state out to the year 2040. Table 5.2 indicates the total population for the Town of Drammen will reach 805 by 2040, an increase of 2.8% since year 2010. The data suggests a stable population, with a rate of population growth near zero over the next 30 years.

Table 5.2: Population Projections

Population	Town of Drammen	City of Mondovi	City of Eau Claire	Eau Claire County	Wisconsin
Total Population (1970)	672	2,338	43,662	67,219	4,417,821
Total Population (1980)	725	2,545	49,852	78,805	4,705,642
Total Population (1990)	767	2,494	55,130	85,183	4,891,769
Total Population (2000)	800	2,634	59,794	93,142	5,363,715
Total Population (2010)	783	2,777	63,902	98,736	5,686,986
Total Population (2020)	792	2,845	67,238	105,710	5,893,718
Projection					
Total Population (2020)	805	2,785	67,200	104,095	6,005,080
Total Population (2025)	810	2,825	68,850	106,750	6,203,850
Total Population (2030)	815	2,845	70,200	109,005	6,375,910
Total Population (2035)	810	2,860	71,050	110,400	6,476,270
Total Population (2040)	805	2,810	71,750	111,610	6,491,635
Percent Growth (2010-2040)	2.8%	1.2%	12.3%	13.0%	14.1%

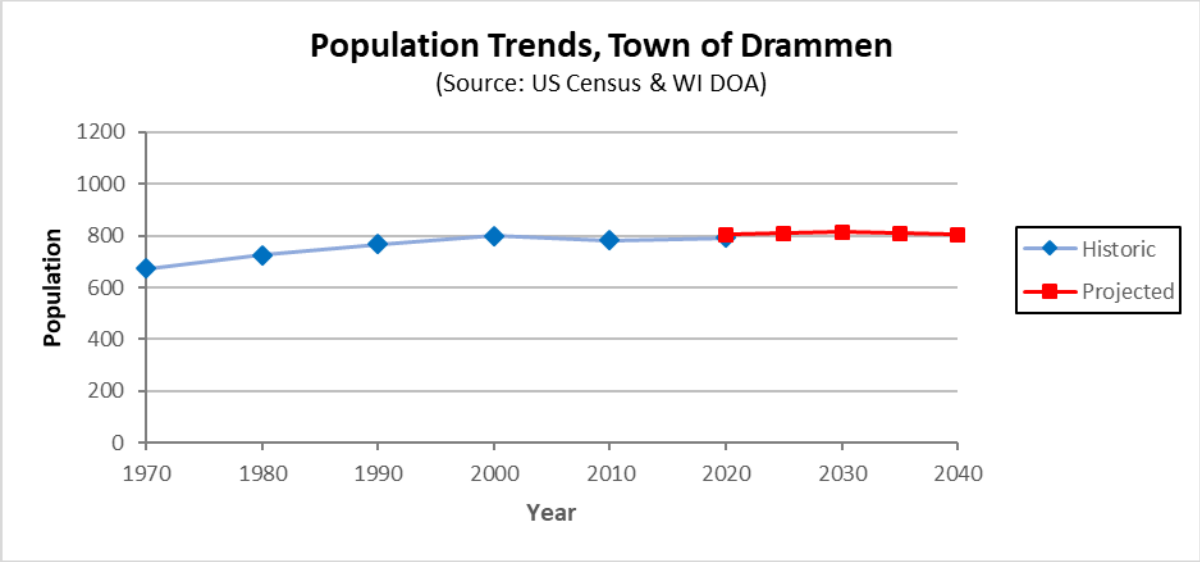
Source: US Census, Projection WIDOA 2013;
City of Mondovi is located in Buffalo County, City of Eau Claire numbers only include that portion in Eau Claire County.

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."

Early indication may reveal that the population projections are slightly high for the Town of Drammen as there were 13 fewer residents in 2020 than projected by the WIDOA for year 2020.

Figure 5.2: Population Trends



5.2 HOUSING

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

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

In year 2020, there were 328 households in the Town of Drammen, an increase of 87.4% since 1970. During that same period, total households increased by 113.3% for Eau Claire County and 82.7% for the State. The higher growth in households (87.4%) vs. population (17.9%) from year 1970 to 2020 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Town of Drammen	Eau Claire County	Wisconsin
Total Households (1970)	175	20,101	1,328,804
Total Households (1980)	224	27,330	1,652,261
Total Households (1990)	265	31,282	1,822,118
Total Households (2000)	294	35,822	2,084,544
Total Households (2010)	318	39,493	2,279,768
Total Households (2020)	328	42,880	2,428,361
People per Household (1970)	3.8	3.3	3.3
People per Household (1980)	3.2	2.9	2.8
People per Household (1990)	2.9	2.7	2.7
People per Household (2000)	2.7	2.6	2.6
People per Household (2010)	2.5	2.4	2.4
People per Household (2020)	2.4	2.5	2.4
Housing Units (1970)	182	21,209	1,482,322
Housing Units (1980)	249	28,973	1,863,857
Housing Units (1990)	275	32,741	2,055,774
Housing Units (2000)	318	37,474	2,321,144
Housing Units (2010)	334	42,151	2,624,358
Housing Units (2020)	356	44,966	2,727,726

Total Households include any unit that is **occupied.*
***Housing units are all those available, including occupied **and** vacant units or seasonal units.*

Source: US Census

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

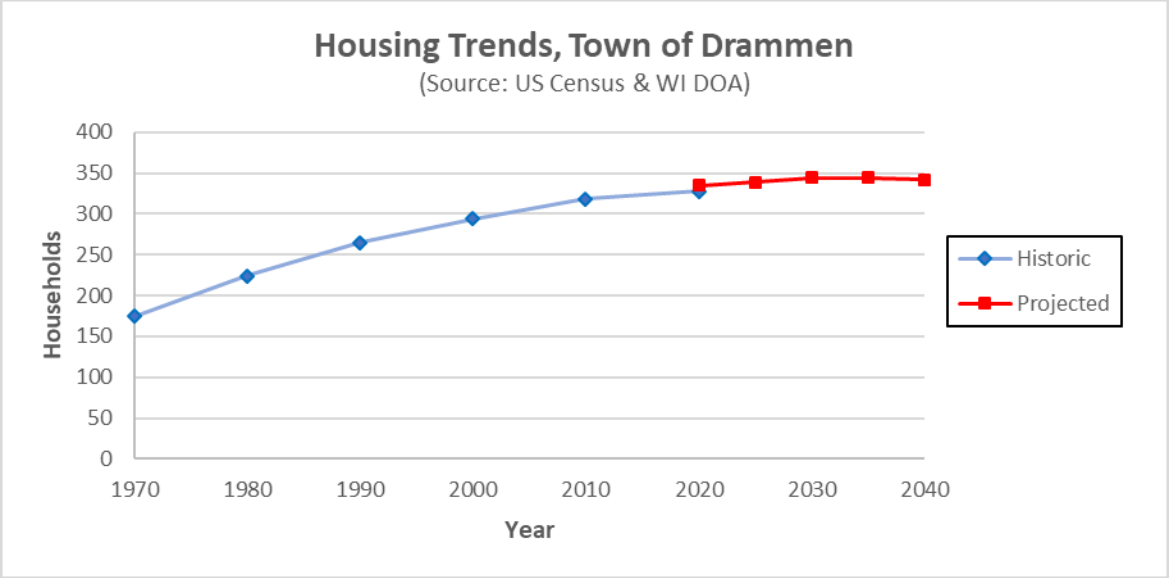
Table 5.4 indicates that the total households for the Town of Drammen could reach 342 by 2040, an increase of 7.5% since year 2010. This rate of household growth is lower than the expected rate for the County (18.3%) and the State (22.4%).

Table 5.4: Projected Households

Households	Town of Drammen	City of Mondovi	City of Eau Claire	Eau Claire County	Wisconsin
Total Households (2010)	318	1,194	26,071	39,493	2,279,768
Total Households (2020)	328	1210	28,039	42,880	2,428,361
Projected Households					
Total Households (2020)	335	1,241	28,142	42,721	2,491,982
Total Households (2025)	339	1,278	29,037	44,131	2,600,538
Total Households (2030)	344	1,299	29,788	45,331	2,697,884
Total Households (2035)	344	1,319	30,321	46,182	2,764,498
Total Households (2040)	342	1,305	30,635	46,719	2,790,322
Percent Growth (2010-2040)	7.5%	12.0%	17.5%	18.3%	22.4%

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

Figure 5.3: Housing Trends



5.2.2 Age & Structural Characteristics

Table 5.5: Housing Age Characteristics

Year Structure Built	Percent
1939 or Earlier	23.8%
1940 to 1959	8.8%
1960 to 1969	2.7%
1970 to 1979	16.5%
1980 to 1989	11.9%
1990 to 1999	18.0%
2000 to 2009	14.3%
2010 or later	4.0%
Total	100.0%

Source: US Census, Town of Drammen

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 Drammen's 356 housing units, 35.3% were built before 1970 and 23.8% were built before 1940. With 35.3% of the housing stock 50+ 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 less than the County's average of 39.3% (50+ 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 administered by the Wisconsin Department of Commerce.

As of the 2020 US Census, 88.5% of the Town of Drammen's 356 housing units were single-family homes. This figure is higher than the County average of 64.2%. In addition, 10.8% of the housing units are mobile homes or trailers; the County average for this category is 2.9%.

5.2.3 Occupancy & Tenure Characteristics

According to the 2020 Census, the Town of Drammen had 356 housing units. Of these, 85.5% were owner occupied at the time of the Census (County average is 64.2%), an increase of 5.9% since 1990. There were 28 vacant housing units, and nine of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Figure 5.4: Housing Unit Types

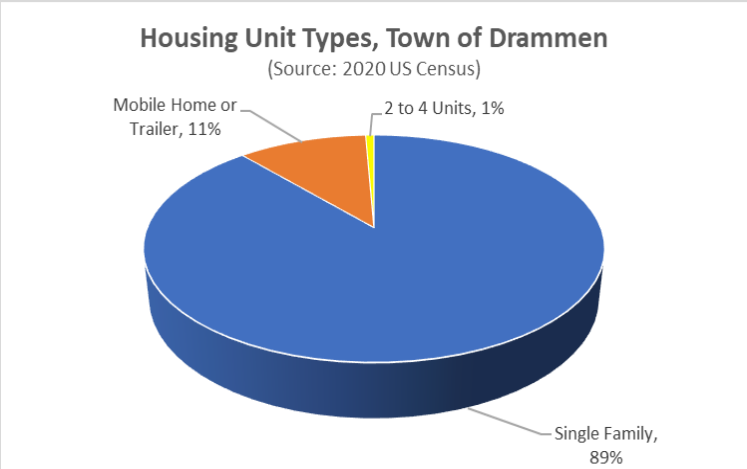


Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2020 Number	2020 Percent
Owner Occupied Housing Units	219	79.6%	291	81.7%
Renter Occupied Housing Units	46	16.7%	37	10.4%
Vacant Housing Units	10	3.6%	28	7.9%
Homeowner Vacancy Rate	-	0.5%	-	0.7%
Rental Vacancy Rate	-	4.2%	-	11.9%

Source: US Census, Town of Drammen

Of the occupied housing units, 10.4% have been occupied by the same householder for five or fewer years (2018-2022) and 28.3% for 12 or fewer years (2010-2022). Of the population five years and older, 72.3% have lived in the same house since 2010, and 15% of the population didn't live somewhere within Eau Claire County in 2010. This data suggests that those Town of Drammen housing units that have become occupied within the last ten years (2010-2020) consists largely of residents that already lived within Eau Claire County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 2019	Percent of Head of Households
1989 or earlier	23.6%	Same House in 2019	96.2%
1990 to 1999	19.9%	Different House in US in 2019	3.8%
2000 to 2009	28.7%	Same County	0.6%
2010 to 2014	10.1%	Different County	2.9%
2015 to 2018	16.2%	Same State	3.5%
2019 or later	1.4%	Different State	0.3%

Source: US Census, Town of Drammen

5.2.4 Value & Affordability Characteristics

In year 2020, the median value for a home in the Town of Drammen was $98,800, compared to $93,300 for Eau Claire County and $112,200 for Wisconsin. The median value increased 99.6% from 1990, the County and State increased 80% and 81% respectively. In contrast, median household income only increased 52% for Town households from year 1990 to 2000 (see Economic Development). Most homes, 49.3%, ranged in value between $50,000 and $99,999. The median rent in the Town of Drammen was $555, compared to $486 for Eau Claire County and $540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	2010 Percent	2020 Percent	Gross Rent for Occupied Units	2010 Percent	2020 Percent
Less than $50,000	19.7%	2.8%	Less than $500	33.3%	20.9%
$50,000 to $99,999	12.3%	6.3%	$500 to $999	0.0%	27.9%
$100,000 to $149,999	14.5%	15.0%	$1,000 to $1,499	33.3%	37.2%
$150,000 to $199,999	15.5%	12.3%	$1,500 to $1,999	0.0%	4.7%
$200,000 to $299,999	22.3%	35.6%	$2,000 to $2,499	0.0%	0.0%
$300,000 to $499,999	14.2%	18.6%	$2,500 to $2,999	0.0%	0.0%
$500,000 to $999,999	1.6%	9.5%	$3,000 or more	0.0%	0.0%
$1,000,000 or more	0.0%	0.0%	No cash rent	33.3%	9.3%
Median Value	$159,800	$242,100	**Median Rent**	$725	$925

Source: US Census, Town of Drammen

Table 5.9: Recent Home Sales, Eau Claire County

Year	Number of Home Sales	Median Sale Price YTD
2014	1,257	$138,000
2015	1,662	$147,950
2016	1,540	$155,750
2017	1,544	$170,000
2018	1,546	$178,375
2019	1,528	$189,900
2020	1,543	$213,000
2021	1,615	$242,500
2022	1,446	$277,500
2023	1,148	$290,000
Average	1,483	$198,402

Source: WI Realtors Association, Eau Claire County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2014 to 2023. Since year 2014, the median price of home sales in Eau Claire County has increased by 110.1%.

In the Town of Drammen, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town and through its large percentage of mobile home units. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, only 11.6% exceeded the "affordable" threshold in year 2022. In year 2022, the median percentage of household income spent on owner occupied units with a mortgage was 18.3%, compared to 20.2% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 20%	75.1%	Less than 20%	38.5%
20% to 24.9%	9.5%	20% to 24.9%	23.1%
25% to 29.9%	2.8%	25% to 29.9%	0.0%
30% to 34.9%	4.0%	30% to 34.9%	0%
35% to 39.9%	0.8%	35% to 39.9%	0.0%
40% to 49.9%	1.6%	40% to 49.9%	23.1%
50% or more	5.5%	50% or more	0.0%
Not computed	0.8%	Not computed	15.4%
Median (2010) with mortgage	22.9%	**Median** (2010)	40.0%
Median (2022) with mortgage	18.3%	**Median** (2022)	20.8%

Source: US Census, Town of Drammen

5.3 TRANSPORTATION

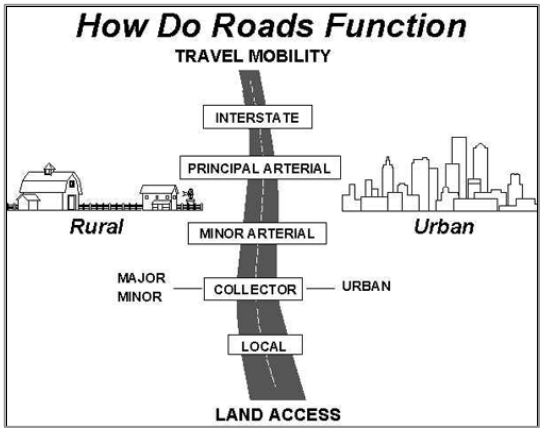
This element provides a baseline assessment of the Town of Drammen transportation facilities and contains information required under *SS*66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Drammen.

5.3.1 Existing Transportation Facilities

5.3.2.1 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 Drammen Transportation Facilities Map)

Figure 5.5: Functional Classifications



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

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

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

Table 5.11: Miles by Roadway

Roadway	Miles
Interstate	0
US & State Highways	6.8
County Highways	28.88
Local Roads	30.18
Total	65.86

Source: WisDOT

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

5.3.1.2 Commuting Patterns

Table 5.12 shows commuting choices for resident workers over age 16. Nearly 94% of local workers use automobiles to commute to work, with nearly 11% carpooling to work. Over 5% of residents worked at home and did not commute to work. The average commute time for Drammen residents is 29.1 minutes. This is higher than the State of Wisconsin average of 21 minutes, and over 10 minutes higher than the County average of 17.3 minutes. The higher commuting times are due to

the time necessary to commute to the City of Eau Claire and employment centers outside of the County.

Table 5.12: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Percent
Car, Truck, Van (alone)	76.9%
Car, Truck, Van (carpooled)	9.0%
Public Transportation (excluding taxicab)	0.5%
Taxicab, Motorcycle, Bicycle, or Other Means	1.0%
Walked	3.3%
Worked at Home	9.3%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	25.2

Source: US Census, Town of Drammen

Figure 5.6: Commuting Time

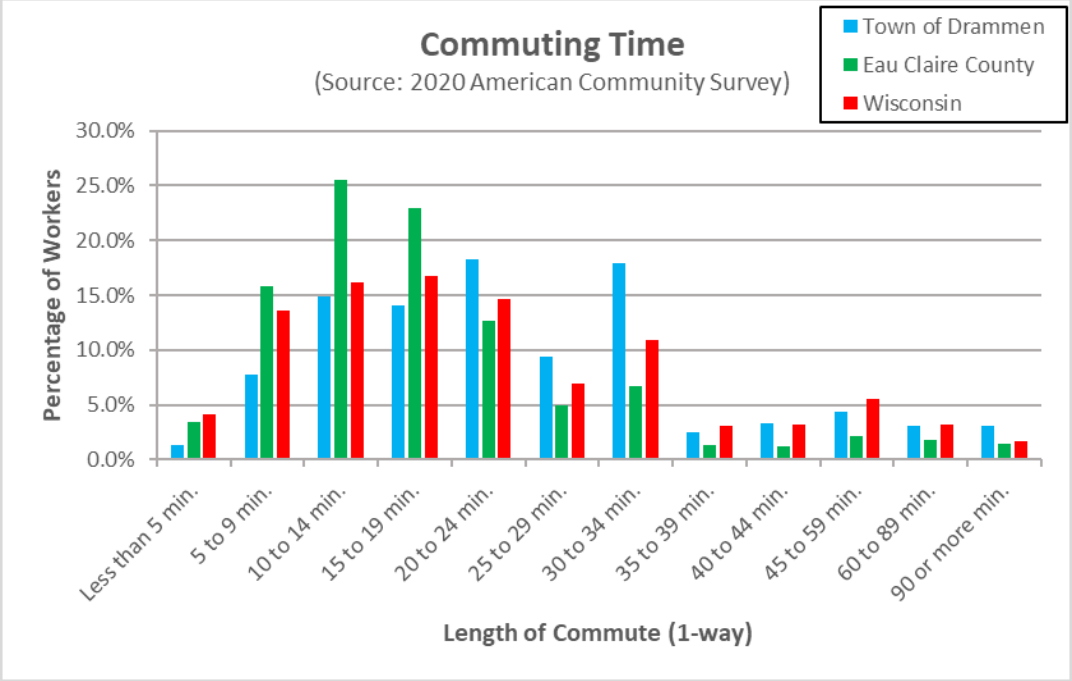


Table 5.13: Residents Place of Work

Place of Work, Working Residents 16 Years or Older	Town of Drammen Workers	Eau Claire County Workers
Within Eau Claire County	67.2%	81.1%
Outside of County, Within State	29.3%	17.9%
Outside of State	3.5%	1.0%

Source: 2020 American Community Survey

5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. AADT counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. 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 Drammen Transportation Facilities Map)

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a local road can have quite an impact on safety and vehicle mobility.

Table 5.14: Trip Generation Estimates

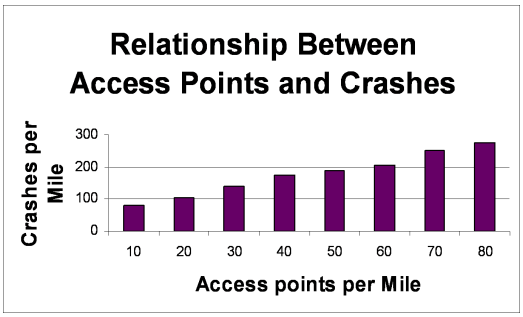
		Rates		
Land Use	**Base Unit**	**AM Peak**	**ADT**	**ADT Range**
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Townhome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile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

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

5.3.1.4 Access Management & Safety

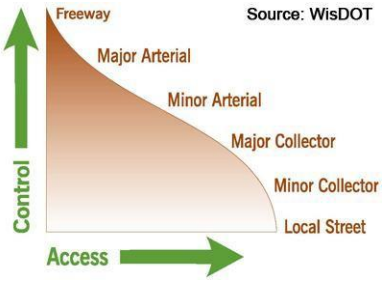
Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.7: Relationship Between Access Points and Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted Access Management System Plan, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

Figure 5.8: Relationship Between Access and Functional Classification



The WisDOT State Access Management Plan divides the state highway system into one of five "Tiers," each with its own level of access control. Within the Town of Drammen STH 37 is designated as a Tier 3 roadway. There are no Tier 1, 2A, 2B, or 4 roadways within the Town.

Figure 5.9: WisDOT Guidelines for Access along State Highways

Goal for access and traffic movement	Type of new access allowed
Tier 1 maximizes Interstate/Statewide traffic movement	• Interchanges • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2A maximizes Interregional traffic movement	• 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	• At-grade public road intersections • Lower volume residential, commercial, and field
Tier 3 maximizes Regional/Intra-urban traffic movement	• At-grade public road intersections • Higher volume residential, commercial, and field
Tier 4 balances traffic movement and property access	• All types, provided they meet safety standards

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

Table 5.15: Eau Claire County Access Controls

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

Source: Eau Claire County Zoning Code,

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the Town of Drammen. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire. The ECT's *Transit Development Plan* (2020) does not anticipate adding or extending routes to serve the Town of Drammen. 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.

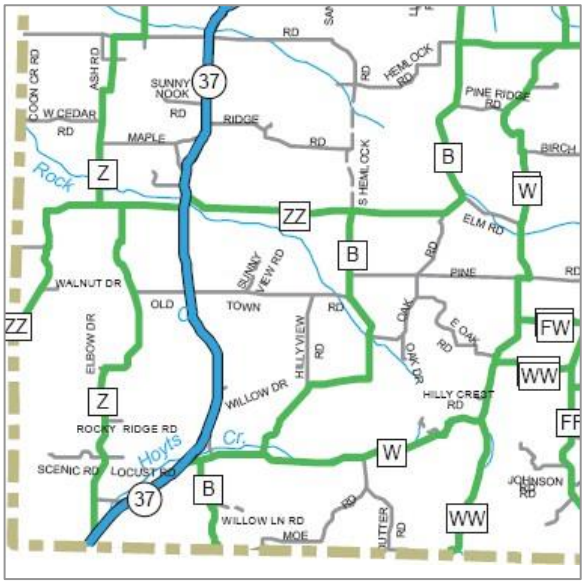
5.3.2.2 Transportation Facilities for the Disabled

The Eau Claire County Department on Aging & Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.16 displays total ridership for the past five years. Total ridership is down 52% over the last five years, although this can be attributed to the lingering effects of the COVID-19 pandemic on transit ridership. Given the aging population of Eau Claire County and the Town of Drammen, it is expected that paratransit ridership will recover and begin to increase again in the future.

Table 5.16: Eau Claire County Paratransit Ridership, 2017-22

County Paratransit Ridership					
2017	**2018**	**2019**	**2020**	**2021**	**2022**
22,207	**24,521**	**28,728**	**10,429**	**10,104**	**10,644**

Figure 5.10: Bicycling Conditions in Drammen



5.3.2.3 Pedestrian & Bicycle Transportation

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

The WisDOT maintains a map of bicycling conditions for Eau Claire County. This map has been recently updated in 2020 based on the 2020 Wisconsin State Bicycle Map. https://wisconsindot.gov/Documents/travel/bike/bike-maps/county/eauclaire.pdf. Figure 5.10 displays the portion of the map for the Planning Area. Green routes indicated roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions. In addition, Eau Claire County has one off road trail, the Chippewa River State Trail, which spans from the City of Eau Claire to the City of Durand. The

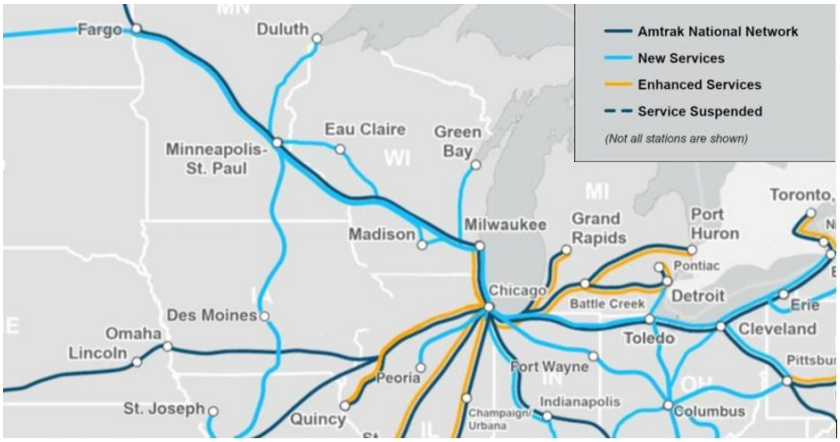
Chippewa River State Trail also links to the Red Cedar State Trail and the Old Abe Trail, connecting the cities of Eau Claire and Menomonie (via Red Cedar), as well as the cities of Eau Claire, Chippewa Falls, and Cornell (via Old Abe).

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. These two plans are in the process of being updated and combined into the *Active Transportation Plan 2050*.

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. Freight rail does not pass through the Town, but Union Pacific maintains a line through the City of Augusta, Village of Fall Creek, City of Altoona, and City of Eau Claire. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 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.

Figure 5.11: Proposed Passenger Routes in Amtrak 2022 Corridor ID Program



Amtrak currently operates three passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; the Hiawatha Service between Milwaukee and Chicago; and the Borealis between St. Paul and Chicago. The City of Tomah is the closest Amtrak station to Eau Claire County residents. Although no passenger train service currently serves Eau Claire County, three separate proposals envisioning passenger service through Eau Claire County have been selected by the Federal Railroad Administration (FRA) in their FY22 Corridor Identification and Development (Corridor ID) Program. These proposals will receive up to $500,000 in funding to be utilized for developing a scope, schedule, and cost estimate for preparing, completing, or documenting service development plans. The FRA intends the Corridor ID Program to guide the development of intercity passenger rail by creating a pipeline of projects ready for implementation, however proposals under the Corridor ID Program are subject to change or cancellation at any point in the planning process. The three proposals which would provide passenger service to Eau Claire are as follows in Table 5.17:

Table 5.17: FY22 Corridor ID Proposal Selections with Service to Eau Claire County

Proposal	Sponsors	Proposed Stops
Eau Claire-Twin Cities Corridor	Eau Claire County	St. Paul, MN (terminus); Eau Claire, WI (terminus)
Milwaukee-Madison-Eau Claire-Twin Cities Corridor	Wisconsin Department of Transportation	Milwaukee, WI (terminus); Madison, WI; Eau Claire, WI; Minneapolis, MN (terminus)
North Coast Hiawatha	Big Sky Passenger Rail Authority	Chicago, IL (terminus); Milwaukee, WI; La Crosse, WI; Eau Claire, WI; St. Paul, MN; Fargo, ND; Bismarck, ND; Dickson, ND; Glendive, MT; Billings, MT; Bozeman, MT; Butte, MT; Helena, MT; Missoula, MT; St. Regis, MT; Sandpoint, ID; Spokane, WA; Pasco, WA; and either Seattle, WA or Portland, OR (terminus)

Source: U.S Department of Transportation, Federal Railroad Administration

5.3.2.5 Aviation Service

As of February, 2015, the State Airport System is comprised of 93 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2030*, the WisDOT does not forecast any additional airports will be constructed by year 2030. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. In 2017 there were 20,155 total general aviation and corporate aircraft operations. Air service is provided by Sun Country, with weekly service to the Twin Cities (MSP). Sun Country airline also provides less-than-daily, nonstop seasonal flights to Las Vegas, Orlando, and Fort Myers. The airport has two paved runways, one 7,301 ft the other 4,999 ft, which are in good to excellent condition, handling approximately 50,000 total operations a year. The *CVRA Master Plan* (2013) estimates total general aircraft operations will rise to 25,432 by year 2031. The WisDOT does not anticipate CVRA will change in classification from Air Carrier/Cargo by year 2031. CVRA is included in the FAA's *National Plan of Integrated Airport Systems* (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. The 2007-2011 NPIAS Report estimates that by year 2011 90 locally owned aircraft will be hangered or based at CRVA. In addition, the WisDOT *5-Year Airport Improvement Program* lists several terminal reconstruction projects for CRVA, but no additional runways.

5.3.2.6 Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. 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. Within the Town of Drammen STH 37 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 Drammen does not have its own access to water transportation but is 100 miles from Mississippi River access, via the Twin Cities. Port access can be found farther down the river in La Crosse & Prairie du Chien.

5.3.3 Maintenance & Improvements

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

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 sign of aging. Sound structural condition. Could extend with sealcoat
7, Good	First signs of aging. Maintain with routine crack filling
8, Very Good	Recent sealcoat or new road mix. Little or no maintenance required
9, Very Very Good	Recent overlay, like new
10, Excellent	New Construction

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. 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 Drammen as of year 2023 was 4.9.

5.3.3.2 State & Regional Transportation Plans

Figure 5.12: Transportation Plans & Resources

- WisDOT Connections 2030
- WisDOT Connect 2050
- WisDOT Strategic Highway Safety Plan
- 6-Year Highway Improvement Plan
- WisDOT Transportation Asset Management Plan
- WI Access Management Plan 2020
- WI State Airport System Plan 2030
- WI State Freight Plan, 2023
- WI Active Transportation Plan 2050
- WI Rail Plan 2050
- Eau Claire Transit, Transit Development Plan 2020
- Chippewa Valley Regional Airport Master Plan, 2013
- Chippewa-Eau Claire, Long Range Transportation Plan 2045
- Eau Claire County Capital Improvement Plan 2023-2029

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from *Connections 2030*, Wisconsin's long-range transportation plan for the 21st Century.

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

The WisDOT *Six Year Improvement Plan* (2023-2028) lists no projects within the Town of Drammen. The *Eau Claire County Capital Improvement Plan 2023-2029* however lists one project located within the Town of Drammen: this project is a pavement replacement along County Highway B (CTH B) between the intersection of CTH B and Hillview Road and the intersection of CTH B and CTH ZZ scheduled for 2028. Additionally, a section of County Highway HH (CTH HH) is set to be repaved between the intersections of CTH B and CTH HH and STH 93 and CTH HH in 2026.

In follow-up to *Connections 2030*, The WisDOT has released its new plan: *Connect 2050*. The plan lays out 8 goals, and 35 related objectives, that guide the State of Wisconsin as it meets the challenge to provide a high-quality transportation network. The eight goals are organized not by mode of transportation, but instead as overarching ideals:

- Pursue sustainable long-term transportation funding
- Focus on partnerships
- Pursue continuous improvement and expand data-driven decision-making processes
- Increase options, connections, and mobility for people and goods
- Maximize technology benefits
- Maximize transportation safety
- Maximize transportation system resiliency and reliability
- Balance transportation needs with those of the natural environment, socioeconomic, historic, and cultural resources

Throughout the creation of Connect 2050, WisDOT has emphasized the need to improve the ongoing relevancy of long-range transportation planning further into the lifespan of the plan as compared to previous long-range plans, thereby ensuring the 35 recommended objectives remain a priority for the lifespan of *Connect 2050*. In order to achieve this goal, in *Connect 2050* WisDOT has adopted a vision plan approach: WisDOT identified the primary goals and objectives for Wisconsin's transportation system to year 2050, and will continually update ten major plans that *Connect 2050* relies upon to ensure that *Connect 2050* will stay current and relevant. The ten plans *Connect 2050* relies upon represent all appropriate modes of passenger, pedestrian, and freight transportation. Corridors within Eau Claire County are included within all dependent plans of *Connect 2050*, although there are no projects identified within the Town of Drammen.

5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the Town of Drammen utility & community facilities and contains information required under *SS*66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Town of Drammen.

5.4.1 Sanitary Sewer System

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

5.4.2 Storm Water Management

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

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within Indian Country, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. On August 1, 2004, the DNR received authority under revised Ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage.

The Eau Claire County Department of Planning and Development – Land Conservation Division is responsible for reviewing and issuing stormwater management and erosion control permits in unincorporated areas of the County. Permits are required when a proposed land development activity meets any of the following permit thresholds:

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

In the Town of Drammen, stormwater is managed mainly by the use of drainage ditches, although stormwater from subdivisions is managed by Eau Claire County. The development of new stormwater management facilities is driven by development.

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

A private hauler is contracted for waste pick-up and disposal. Residents and businesses rely on a County drop-off site at Town Hall for recycling, where 33 tons of materials were collected in 2005. Priorities for solid waste management in Eau Claire County are:

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 an annual Clean Sweep Program, often in concert with adjacent counties. More information is available on the County website.

5.4.5 Parks, Open Spaces & Recreational Facilities

There are no formal parks within Town boundaries, although Anthony Elementary School's playground is accessible to the public during non-school hours. There are no County parks in the Town. The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Excluding the school site, there are zero acres of parkland in the Town. Table 5.19 suggests a continued deficit in the number of acres of parkland within the Town. Some of this deficit can be mitigated through recreational opportunities in other portions of the County.

Table 5.19: Park Acreage Compared to Population & Forecasts

	2010	2020	2030	2040
Population	783	792	815	805
Demand (12 acres/1,000 people)	9	10	10	10
Total Supply (public use areas only)	0	0	0	0
Surplus/Deficit	-9	-10	-10	-10

Source: MSA GIS

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

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

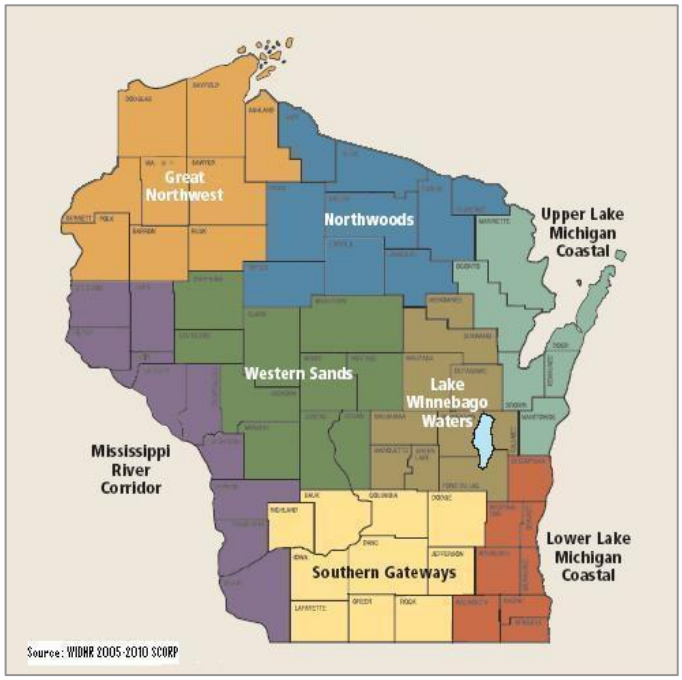
There are no recommendations within the plan for the Town of Drammen.

The *2019-2023 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)* provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Snowmobile, and Team Sports are decreasing in demand.
- Bicycling, camping, mountain biking, ATV/UTV riding, canoeing/kayaking, picnicking, paddle boarding, dog walking, hiking, trail running, and fishing are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides $50 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. 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:

Figure 5.13: WIDNR SCORP Regions



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

In 2021, the Town of Drammen partnered with 24-7 Telecom Inc., Downsville, WI, and the Tri-County Communications Cooperative to build out 58 miles of fiber-optic broadband network.

5.4.7 Energy Facilities & Resources

The Town of Drammen 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. The Town has one power substation, located at the corner of CTH ZZ and CTH B. There are no known plans for additions or expansions currently. 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 hot water systems. How much energy a photovoltaic (PV) or solar hot water (SHW) system produces in Wisconsin depends on the size of the system (i.e., area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing). Currently there are no commercial or public solar energy systems in use in the Town of Drammen.

Figure 5.14: Wisconsin Wind Energy Sources

Wind

Wind energy production is optimized when wind turbines are located at the place with the highest, steadiest wind speeds (the energy produced is related to the cube of the wind speed). As Figure 5.14 illustrates, most of the Eau Claire County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems in the 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 Drammen.

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 Drammen.

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 regarding 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 Drammen.

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 Drammen.

5.4.8 Cemeteries

The Town maintains one cemetery, for which there are no plans beyond normal maintenance. Local churches maintain three others, and there are one or two very small private plots as well. Town of Drammen 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 Drammen 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. The Town of Drammen 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 childcare facilities within the Town; however, they are a regulated use through the Eau Claire County Zoning Code.

5.4.11 Police & Emergency Services

The Town relies on the Eau Claire County Sheriff Department for law enforcement needs and the nearby Mondovi Fire Department for fire protection. Ambulance service for Town residents is split between Gold Cross (northern half) and Mondovi Ambulance (southern half). There is currently no rescue or first responder coverage for the Town, and the need for this should be closely monitored, especially as Gold Cross cut service in 2007 to 1 full-time and 1 on-call crewmember.

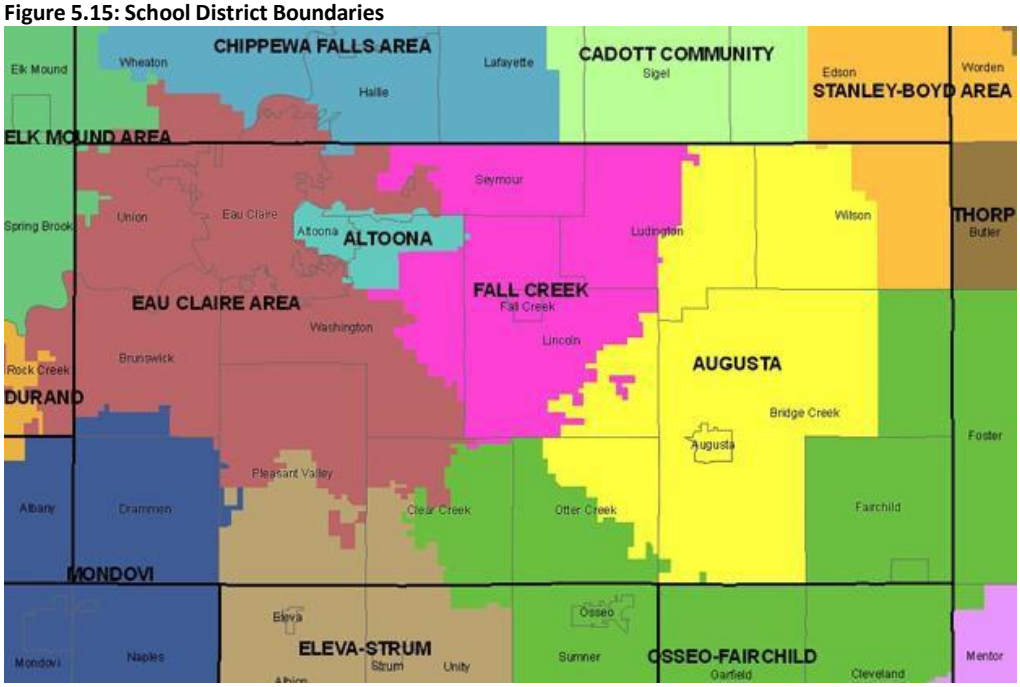
5.4.12 Libraries

Although no public libraries exist within the Town, residents can currently access L.E. Phillips Library in Eau Claire due to a contract agreement. Some residents opt for the Mondovi public library to the south. There are no plans to build a library within the Town currently.

5.4.13 Schools

All Town of Drammen residents are included in the Mondovi School District, where enrollment has remained relatively stable, increasing from 924 to 972 between 2015 and 2023. Anthony Acres School, located on STH 37, serves grades 6-12, and had approximately 51 students in 2022.

Figure 5.15: School District Boundaries



5.4.14 Other Government Facilities

Town Hall, located at W6505 CTH ZZ is in good condition, and generally meets the needs of residents, except when large meetings are held. For snow removal and maintenance, the Town owns and operates a grader, truck, roadside mower, and snowplows. There are no plans for expansion of Town Hall or addition of equipment currently.

5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of Drammen agricultural, natural, & cultural resources and contains information required under *SS*66.1001. 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 Drammen.

5.5.1 Agricultural Resource Inventory

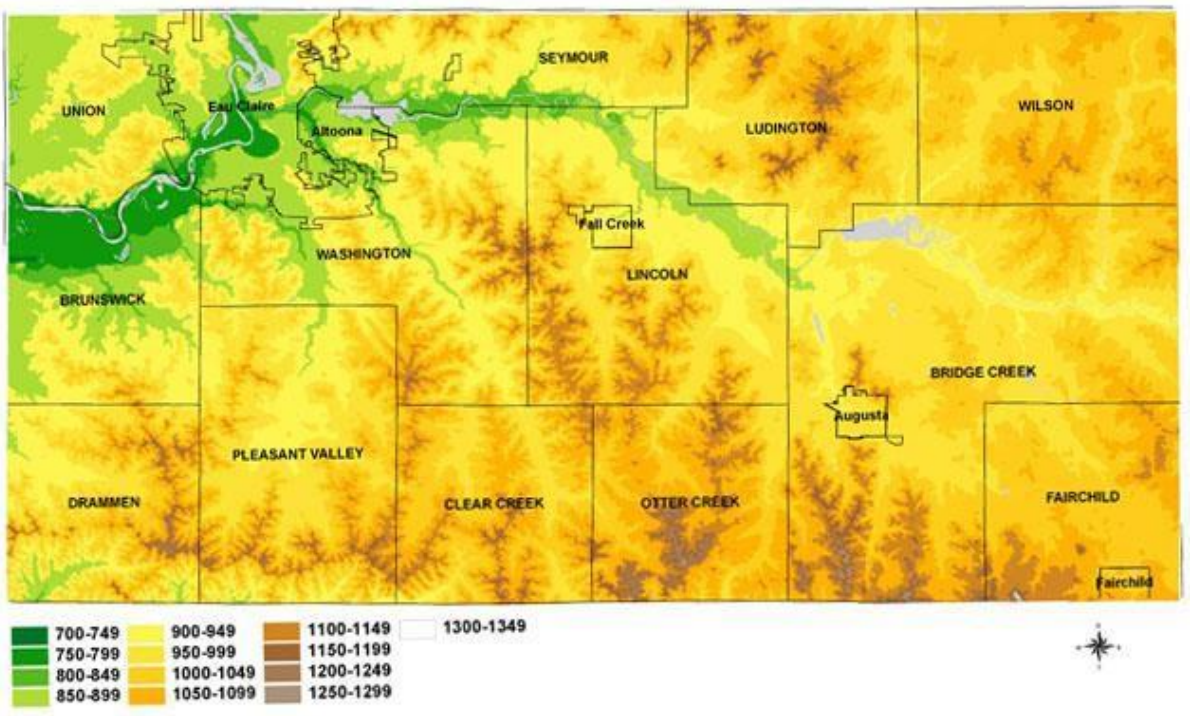
The following section details some of the important agricultural resources in the Town of Drammen and Eau Claire County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Eau Claire County Department of Land Conservation. Several other relevant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

- Eau Claire County Land and Water Resource Management Plan, 2012-2022
- Eau Claire County Farmland Preservation Plan, 2015
- Soil Survey of Eau Claire County 1977

5.5.1.1 Geology and Topography

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

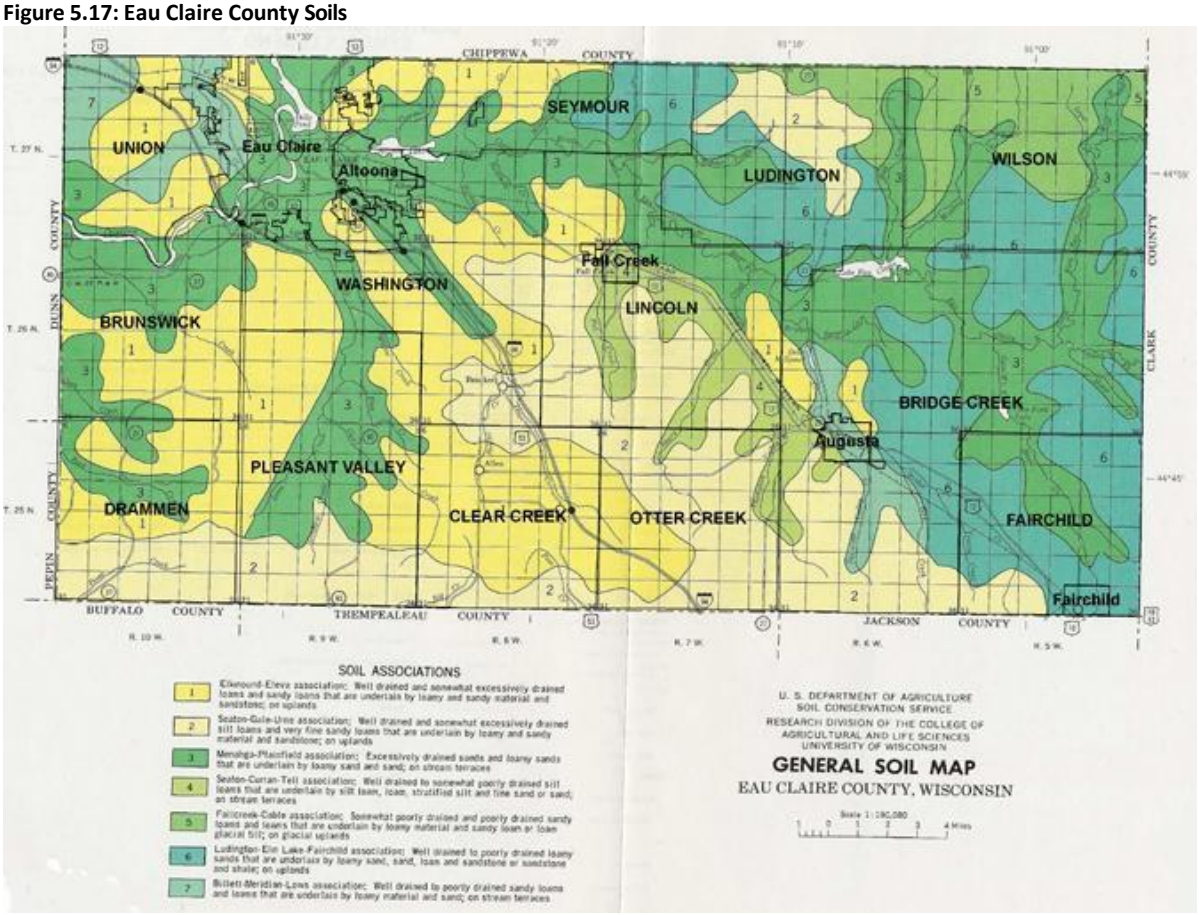
Figure 5.16: Eau Claire County Elevations (ft)



5.5.1.2 Productive Agricultural Areas

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

Figure 5.17: Eau Claire County Soils



The Town of Drammen Productive Agricultural Areas Map depicts the location of prime farmland. The "prime farmland" designates land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resources Conservation Service. In general, prime farmlands: have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, few or no rocks, they are permeable to water and air, they are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

The Natural Resources Conservation Service also identifies soils according to their capability class. Capability classes show, in a general way, the suitability of soils for most kinds of field crops. The soils are classed according to their limitations when they are used for field crops, the risk of damage when they are used, and the way they respond to treatment. Soil capability classes are related to yields of specific crops with classes I through III being considered soils highly suited to agricultural

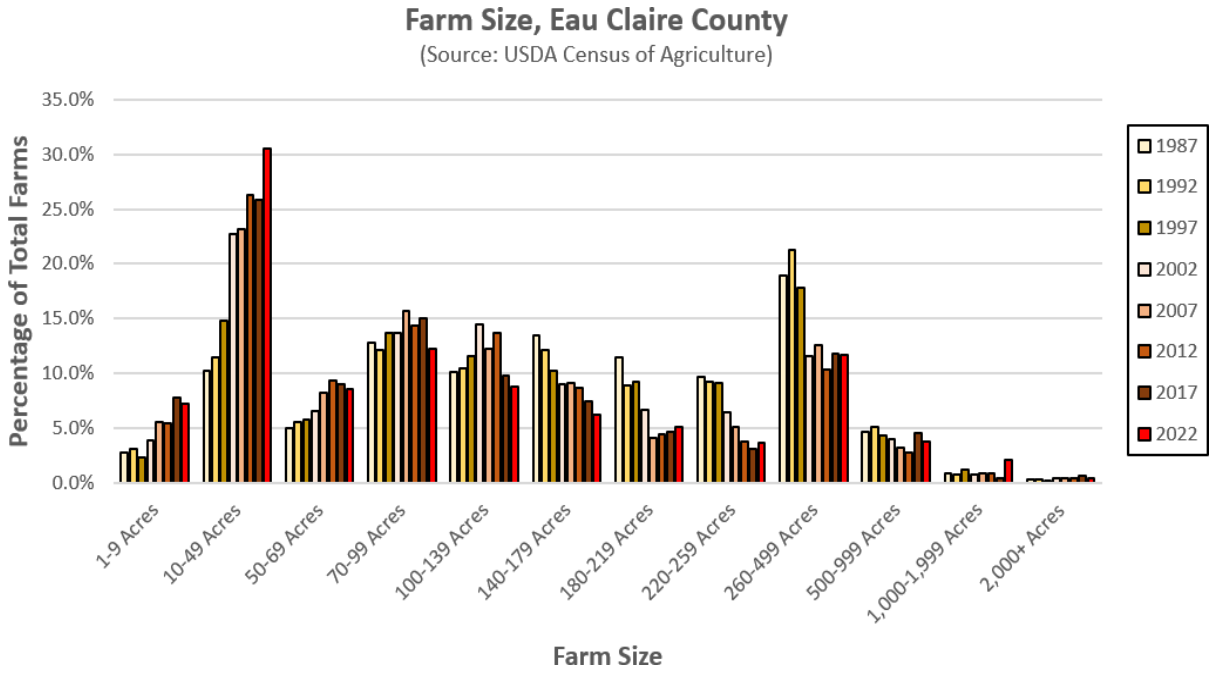
activity. In general, soil capability class I & II correspond to those soils also designated as prime farmland. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The "prime farmland" designation simply indicates that these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

5.5.1.3 Farming Trends

Most farming data is not collected at the township level. However, assumptions can be made based on data collected at the County level. Figure 5.18 and Table 5.20 provide information on the number and size of farms in Eau Claire County from 1987 to 2022. 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 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 5.18: Farm Size 1987-2022, Eau Claire County



On the opposite end, the number of large farms over 500 acres (sometimes referred to as "factory farms,") has increased since 1987 in Eau Claire County, particularly within the past 5 years. 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 2022, they accounted for only 30.2%.

Table 5.20 shows that overall, average farm size has remained relatively stable in the past two decades, while farm values and value per acre have increased significantly. An analysis of the most recently recorded trends (between 2007 and 2022) shows that the total number of farms in Eau Claire County decreased by 17.7%, while the acreage of farmland has decreased by 37,359 acres (18.2%). During this most recent period, the average farm size decreased from 168 to 167 acres.

Table 5.20: Farms and Land in Farms 2007-2022

Farms and Land in Farms	Eau Claire County 2007	Eau Claire County 2012	Eau Claire County 2017	Eau Claire County 2022	Percent Change 2007-2022
Number of Farms	1,223	1,313	1,069	1,006	-17.7%
Land in Farms (acres)	205,375	203,705	172,256	168,016	-18.2%
Average Size of Farms (acres)	168	155	161	167	-0.6%
Market Value of Land and Buildings					
Average per Farm	$469,888	$465,939	$735,990	$1,017,658	116.6%
Average per Acre	$2,798	$3,003	$4,567	$6,093	117.8%

Source: USDA Census of Agriculture, Eau Claire County

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 2017 and 2022 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 consistent with the percentages for the State.

Table 5.21: Number of Farms by NAICS

Types of Farms by NAICS	Eau Claire County				Wisconsin			
	Number of Farms 2017	Percentage of Farms 2017	Number of Farms 2022	Percentage of Farms 2022	Number of Farms 2017	Percentage of Farms 2022	Number of Farms 2022	Percentage of Farms 2022
Oilseed and grain (1111)	250	23.39%	260	25.84%	16,730	25.82%	16,685	28.51%
Vegetable and melon (1112)	49	4.58%	24	2.39%	1,611	2.49%	1,596	2.73%
Fruit and tree nut (1113)	21	1.96%	29	2.88%	1,451	2.24%	1,638	2.80%
Greenhouse, nursery, and floriculture (1114)	26	2.43%	26	2.58%	1,699	2.62%	1,750	2.99%
Tobacco (11191)	-	0.00%	-	0.00%	25	0.04%	23	0.04%
Cotton (11192)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Sugarcane, hay, and all other (11193, 11194, 11199)	320	29.93%	260	25.84%	15,140	23.37%	13,463	23.01%
Beef cattle ranching (112111)	153	14.31%	123	12.23%	10,464	16.15%	8,367	14.30%
Cattle feedlots (112112)	9	0.84%	11	1.09%	1,017	1.57%	830	1.42%
Dairy cattle and milk production (11212)	86	8.04%	61	6.06%	8,099	12.50%	5,319	9.09%
Hog and pig (1122)	21	1.96%	19	1.89%	518	0.80%	591	1.01%
Poultry and egg production (1123)	18	1.68%	29	2.88%	935	1.44%	1,937	3.31%
Sheep and goat (1124)	18	1.68%	37	3.68%	1,913	2.95%	1,619	2.77%
Animal aquaculture and other animal (1125, 1129)	98	9.17%	127	12.62%	5,191	8.01%	4,703	8.04%
Total	1,069	100.00%	1,006	100.00%	64,793	100.00%	58,521	100.00%

Source: US Census of Agriculture

5.5.2 Natural Resource Inventory

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

- Eau Claire County Land and Water Resource Management Plan, 2012-2022, 1999, and 2007
- Soil Survey of Eau Claire County, 1977
- The State of the Lower Chippewa River Basin Report, 2001
- State of the Black Buffalo-Trempealeau River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2019-2023
- 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:

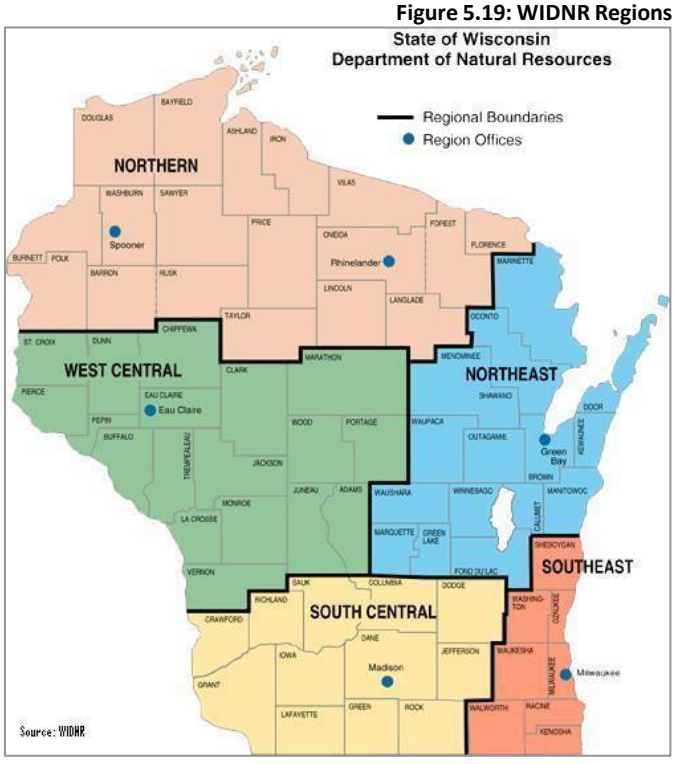
Rural:

- 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 streambanks

Urban:

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

Figure 5.19: WIDNR Regions



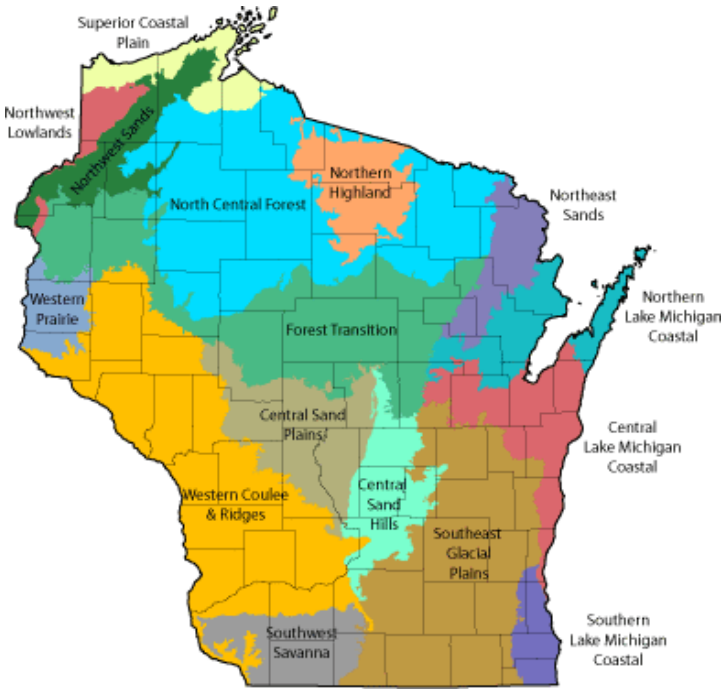
Eau Claire County is located within the West Central Region of the WIDNR. The Regional Office is in the City of Eau Claire.

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 *Wisconsin Land Legacy Report*. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used to identify the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The seven criteria were:

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

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.

Figure 5.20: WIDNR Ecological Landscapes & Legacy Places



Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.20 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The Town of Drammen, 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 Drammen 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 Drammen generally ranks "medium-low" for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

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

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

And point source pollution as:

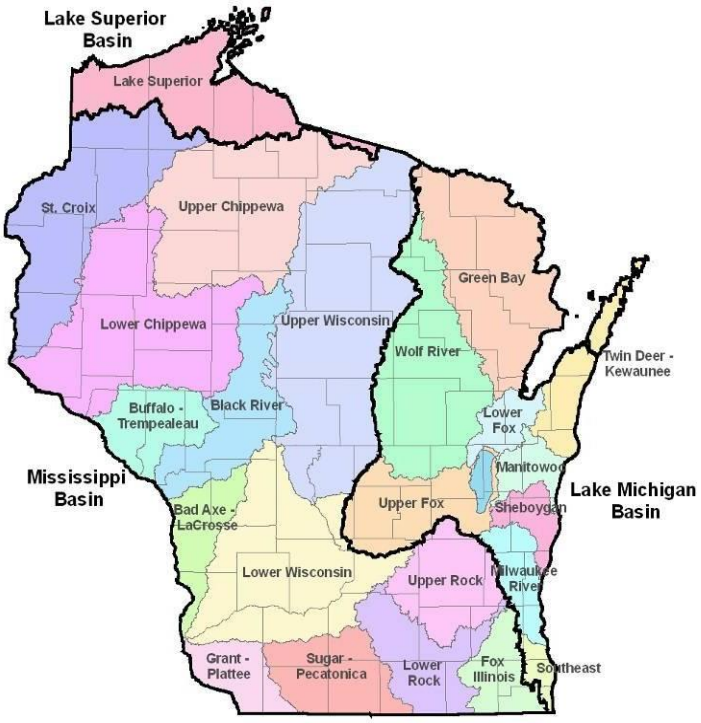
> ''Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe."

According to the EPA, 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

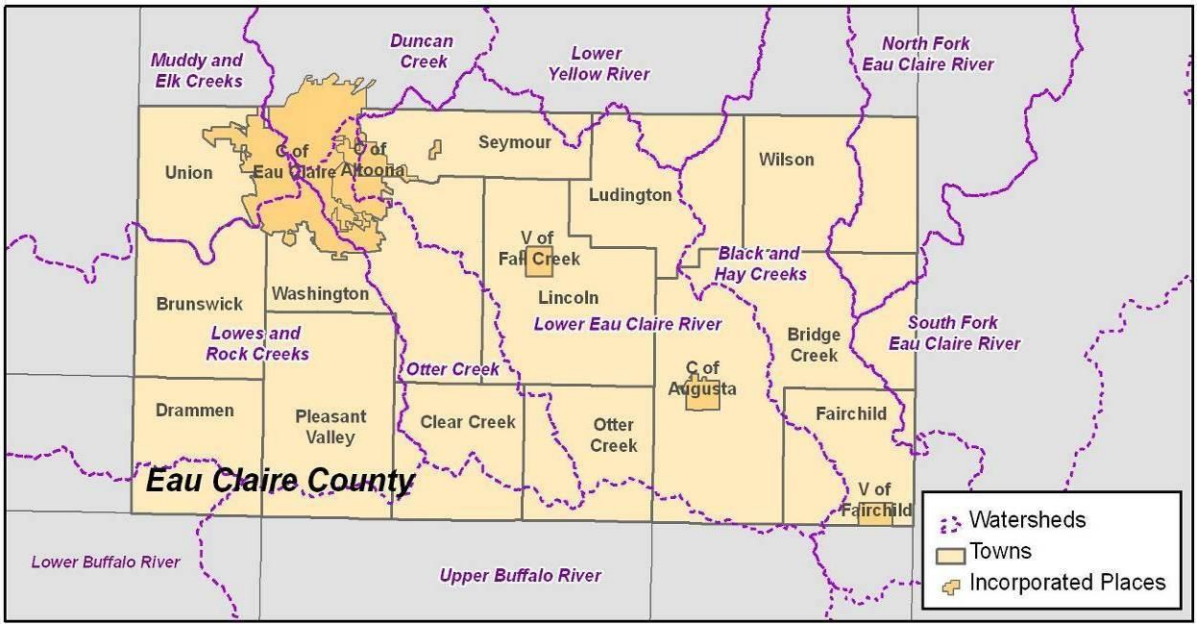
Figure 5.21: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.21). 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 Drammen is located entirely within the Lower Chippewa WMU. Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The Town of Drammen lies within two watersheds, the Lower Buffalo and the Lowes-Rock Creeks (Figure 5.22). In 2001, the WIDNR released the first *State of the Lower Chippewa River Basin Report*, and in 2002, the *State of the Black-Buffalo-Trempealeau River Basin Report*. The goal of the reports is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the basins. Refer to these reports for more information.

Figure 5.22: Eau Claire County Watersheds



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

5.5.2.3 Surface Water

Except for 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 thirteen of these totaling 50 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 Drammen. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers, streams, and lakes constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Surface water resources are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff, runoff from construction sites, and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of surface water areas

combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

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

Outstanding & Exceptional Waters

The Wisconsin Department of Natural Resources has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). ORWs and ERWs differ in the types of discharges each receives and the level of protection established for the waterway after it is designated, with ORWs typically not having any point sources discharging pollutants directly to the water. ORWs receive the state's highest protection standards, with ERWs a close second. According to the WI DNR (2020), Eau Claire County has two ORWs, and eleven ERWs as follows:

Table 5.22: Eau Claire County Outstanding & Exceptional Resource Waters

Official Waterbody Name	Local Waterbody Name	ORW / ERW	Mileage
Beaver Creek	Beaver Creek	ERW	8.05
Clear Creek	Clear Creek	ERW	9.14
Darrow Creek	Darrow Creek	ORW	2.55
Elk Creek	Elk Creek	ORW	3.23
Elk Creek*	Elk Creek	ERW	16.36
Hay Creek	Hay Creek (T25N R6W)	ERW	7.07
Lowes Creek	Lowes Creek	ERW	12.29
Lowes Creek*	Lowes Creek	ERW	11.31
Sevenmile Creek	Sevenmile Creek	ERW	4.72
Unnamed	Creek 16-12 (T27n, R7w)	ERW	3.03
Unnamed	Beaver Creek	ERW	1.41
Unnamed	Beaver Creek	ERW	0.79
Unnamed	Creek 15-2 (T27n, R7w)	ERW	1.1

Source: WIDNR Outstanding and Exceptional Waters Report (2020)
*Some water bodies have multiple sections listed as ORWs or ERWs by the WIDNR in Eau Claire County

According to the *2007 Land and Water Resource Management Plan*, there are 25 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for Wisconsin surface waters.

Impaired Waters

The listing of waters under the *Clean Water Act* (s.303(d)) must occur every two years under current U.S. Environmental Protection Agency (EPA) requirements. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs)

under the provisions of section 303(d)(1)(c) of the Act. Impaired waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. According to the WI DNR 2024 Water Conditions List, 20 distinct water bodies fully or partially within the County are classified as impaired waters. These bodies of water which have been classified as impaired are listed in Table 5.23 as follows:

Table 5.23: Impaired Bodies of Water in Eau Claire County

Waterbody Name	Water Type	Pollutants (Causes)	Impairments (Observed Effects)	TMDL Priority
Altoona Lake	Impoundment	Phosphorus, Total	Excess Algal Growth	Low
Bears Grass Creek	River	Phosphorus, Total	High Phosphorus Levels	Medium
Beaver Creek	River	Phosphorus, Total	Impairment Unknown	Low
Bridge Creek	River	Phosphorus, Total	Impairment Unknown	Low
Chippewa River	River	Metals Polychlorinated Biphenyls (PCBS)	Unspecified Metals Contaminated Sediments PCBs Contaminated Fish Tissue	Low
Coon Fork Flowage	Impoundment	Phosphorus, Total	High Phosphorus Levels Excess Algal Growth	Low
Diamond Valley Creek	River	Phosphorus, Total Cause Unknown	High Phosphorus Levels Elevated Water Temperature Degraded Habitat	Low
Eau Claire Lake	Impoundment	Phosphorus, Total	High Phosphorus Levels Excess Algal Growth	Low
Elk Creek	River	Phosphorus, Total	High Phosphorus Levels	Low
Fall Creek	River	Phosphorus, Total	High Phosphorus Levels	Medium
Hay Creek	River	Phosphorus, Total Cause Unknown	Elevated Water Temperature Degraded Habitat Degraded Biological Community	Low
Lowes Creek	River	Phosphorus, Total	High Phosphorus Levels	Low
North Fork Eau Claire River	River	Phosphorus, Total	Impairment Unknown	Low
Otter Creek	River	Phosphorus, Total	High Phosphorus Levels	Low
Sevenmile Creek	River	Phosphorus, Total	High Phosphorus Levels	Medium
Sherman Creek	River	Cause Unknown	Degraded Biological Community	Low
South Fork Paint Creek	River	Phosphorus, Total	Impairment Unknown	Low
Thompson Valley Creek	River	Phosphorus, Total Cause Unknown	High Phosphorus Levels Elevated Water Temperature Degraded Habitat	Medium
Rock Creek	River	Phosphorus, Total	High Phosphorus Levels	Low
Wolf River	River	Phosphorus, Total	High Phosphorus Levels	Low

Source: WI DNR Water Condition Lists (2024)

5.5.2.4 Floodplains

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

Direct Costs:

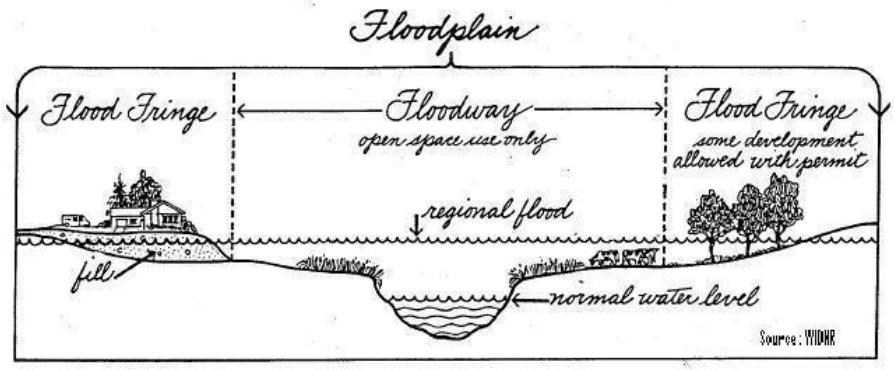
- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs:

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

The Water Resources Map displays the floodplain areas in the Town of Drammen. 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)

Figure 5.23: Diagram of a Floodplain



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

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

5.5.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. The Water Resources Map displays the wetland areas in the Town of Drammen. 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, and
- Provision of educational and recreational activities.

The *Wisconsin Wetland Inventory (WWI)* was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. According to an interpretation of WiscLand satellite imagery provided by the WI DNR, Eau Claire County currently has approximately 46,939 acres of wetlands covering 11.4% of the land area in the county.

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 Bureau of Natural Heritage Conservation 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 5.24 list those elements contained in the NHI inventory for the Town of Drammen. 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 Bureau of Natural Heritage Conservation website.

- 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.

Table 5.24: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
BIRD	LANIUS LUDOVICIANUS	LOGGERHEAD SHRIKE	END	1973
PLANT	HUPERZIA POROPHILA	ROCK CLUBMOSS	SC	-

Source: WIDNR NHI, Town of Drammen

Loggerhead Shrike

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

5.5.2.8 Environmentally Sensitive Areas & Wildlife Habitat

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

The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's 694 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 Drammen; but there are six located in Eau Claire County. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information about each location.

1. Putnam Park (111 acres, UW-Eau Claire Campus)
2. Coon Fork Barrens (580 acres, T26N –R5W, Sections 19,20,28,29,30)
3. South Fork Barrens (120 acres, T26N-R5W, Section 14 SW ¼)
4. Pea Creek Sedge Meadow (200 acres, T25N-R5W, Sections 3,4)
5. North Fork Eau Claire River (367 acres, T25N-R5W, Sections 2,3,10,11)
6. Canoe Landing Prairie (44 acres, T26N-R5W, Sections 15,16)

5.5.2.9 Metallic & Non-Metallic Mineral Resources

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

5.5.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of Drammen and Eau Claire County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. 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 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. In May of 1874, the Town of Lant was created, and was renamed as the Town of Drammen in February 1877. 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 three registered historical markers in Eau Claire County:

- Silver Mine Ski Jump, Wayside #4 STH 85, .5 miles west of STH 37
- Dells Mill, Dells Mill Museum, STH 27
- Eau Claire River Dam, Lake Eau Claire County Park, County Road SD

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 because 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.

Table 5.25: Architecture and History Inventory, Town of Drammen

AHI ID #	T,R,S	Location	Resource Type - Style	Historic Name
		No AHI Inventory Records for the Town of Drammen		

Source: State Historical Society AHI Inventory, Town of Drammen

The *Archaeological Site Inventory (ASI)* is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Like 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.

Table 5.26: Archaeological Site Inventory, Town of Drammen

ASI ID #	T,R,S	Site Name	Site Type
14258	25, 10, W, 14	DRAMMEN CHURCH AND CEMETERY	Cemetery/burial
14259	25, 10, W, 14	TOWNSHIP CEMETERY	Cemetery/burial
14260	25, 10, W, 24	PLEASANT VALLEY CHURCH AND CEMETERY	Cemetery/burial
27766	25, 10, W, 28	PIONEER CEMETERY	Cemetery/burial
27862	25, 10, W, 28	SHELDON FAMILY CEMETERY	Cemetery/burial
62798	25, 10, W, 28	L. Larson	Lithic scatter
27837	25, 10, W, 31	NUTTING STONE SITE	Campsite/village
27838	25, 10, W, 32	ANDRESS VIEW	Campsite/village
27839	25, 10, W, 32	ANGEL GIRL	Campsite/village
27840	25, 10, W, 32	PIG WILBUR	Isolated finds
27841	25, 10, W, 32	HUGGING BOY	HCM concentration
29309	25, 10, W, 32	Andress Mound Group	Mound(s) - Conical

Source: State Historical Society ASI Inventory, Town of Drammen

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.

5.5.3.2 Community Design

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 Drammen does not have CLG status currently.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of Drammen economic development and contains information required under *SS*66.1001. 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 Drammen.

5.6.1 Labor Market

Table 5.27: Employment Status of Civilians 16 Years or Older

Community	Town of Drammen	Eau Claire County	Wisconsin
In Labor Force (2000)	431	53,384	2,996,091
Unemployment Rate	2.6%	3.2%	3.4%
In Labor Force (2010)	451	56,502	3,076,287
Unemployment Rate	6.2%	5.6%	6.7%
In Labor Force (2020)	410	58,872	3,095,154
Unemployment Rate	2.7%	3.9%	3.6%

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

Table 5.27 details the employment status of workers in the Town of Drammen as compared to Eau Claire County and the State.

Table 5.28: Class of Worker

Class of Worker	Town of Drammen	Eau Claire County	Wisconsin
Private Wage & Salary	82.5%	81.8%	82.5%
Government Worker	8.0%	12.6%	12.3%
Self-Employed	9.5%	5.4%	5.1%
Unpaid Family Worker	0.0%	0.2%	0.2%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.28 indicates the percentage of workers by class for the Town of Drammen, Eau Claire County and the State, in year 2020. As shown, percentages in the Town closely resemble those of Eau Claire County, except for self-employed and government workers. Figure 5.24 and Table 5.29 describes the workforce by occupation within the Town, County and State in year 2020. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed Drammen residents is in the Management, Professional & Related category, which also ranks highest for Eau Claire County and the State.

Table 5.29: Employment by Occupation, 2020

Occupations	Town of Drammen Number	Town of Drammen Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	46	11.5%	9,755	17.2%	531,055	17.8%
Const, Extraction & Maintenance	59	14.8%	3,552	6.3%	254,428	8.5%
Sales & Office	60	15.0%	12,479	22.1%	604,533	20.3%
Services	49	12.3%	10,168	18.0%	482,609	16.2%
Mgmt, Prof & Related	185	46.4%	20,620	36.4%	1,110,652	37.2%
Total	399	100%	56,574	100%	2,983,277	100%

Source: US Census, Town of Drammen

Figure 5.24: Employment by Occupation

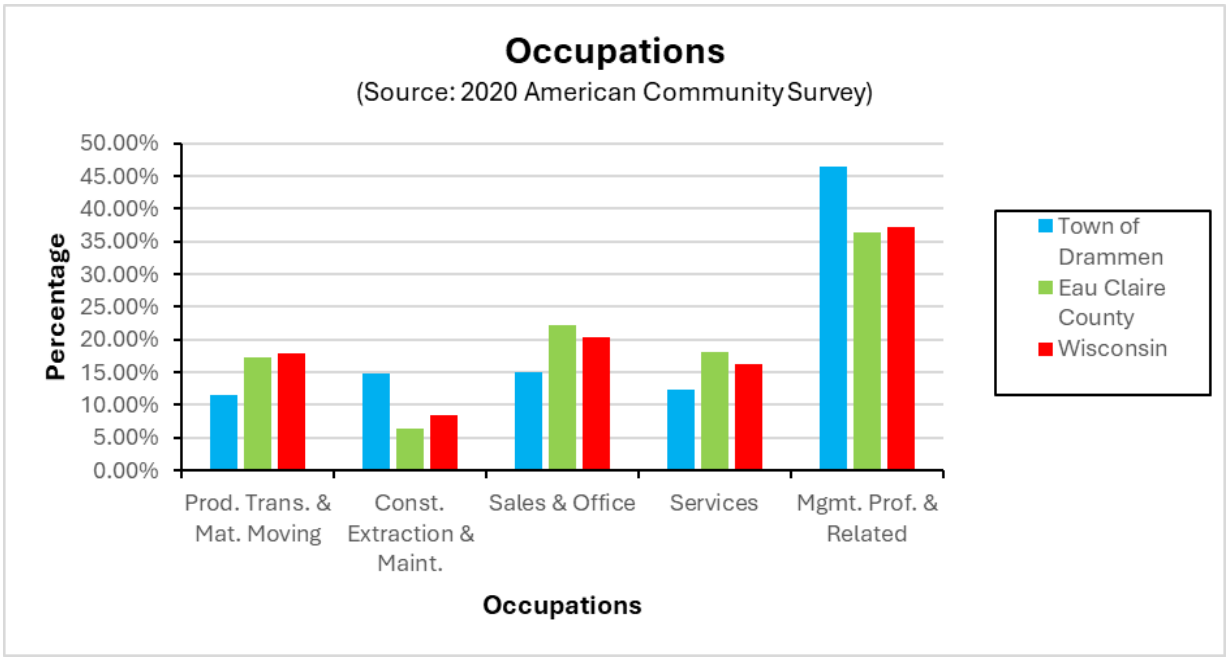


Figure 5.25 and Table 5.30 show the earnings for workers within the Town, County and State, in years 2010 & 2020. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). For per capita income, the Town of Drammen ranks slightly higher than average for the County but lower than average for the State in 2010, and higher than both in 2020. For median family income, the Town ranks lower than average for the County, while it ranks higher than both the County and the State in the case of median household income.

Table 5.30: Income

Income	Town of Drammen 2010	Town of Drammen 2020	Eau Claire County 2010	Eau Claire County 2020	Wisconsin 2010	Wisconsin 2020
Per Capita Income	$26,076	$34,597	$24,826	$33,039	$26,624	$34,450
Median Family Income	$60,000	$82,969	$64,507	$83,518	$64,869	$80,844
Median Household Income	$55,313	$70,000	$45,846	$62,508	$51,598	$63,293
Individuals Below Poverty	3.3%	8.9%	14.7%	13.1%	11.6%	11.0%

Source: US Census

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

Figure 5.25: Income, Year 2020

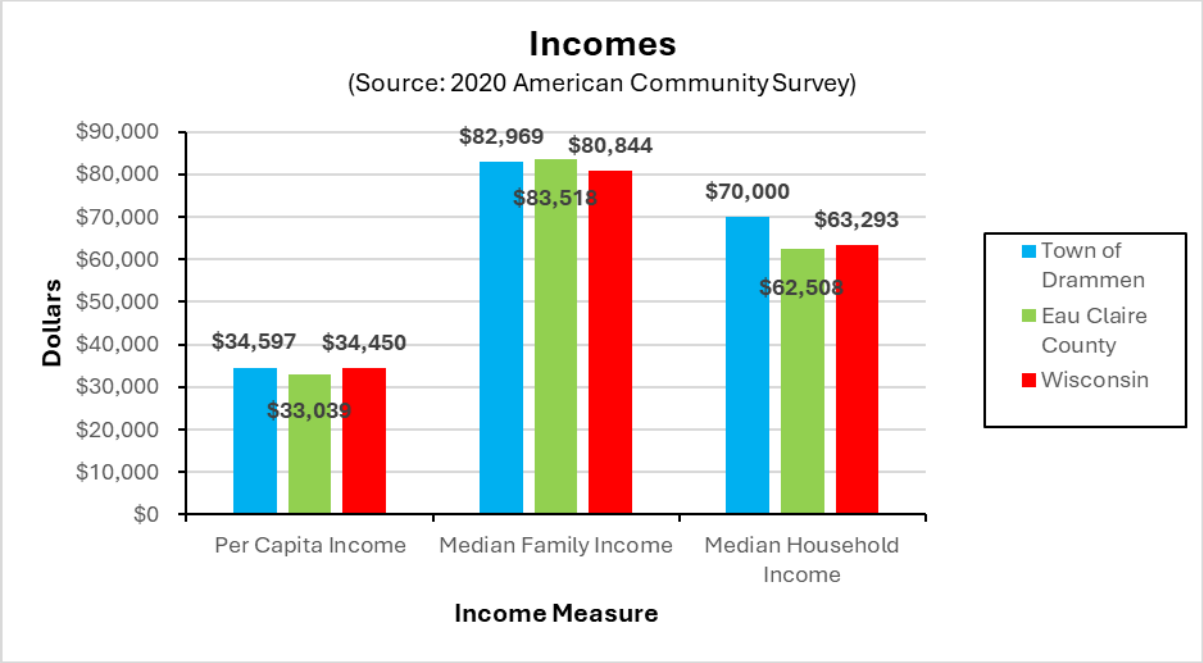


Table 5.31 details the educational attainment of Town of Drammen, Eau Claire, and State residents 25 years and older according to the 2010 & 2022 American Community Survey (5-year estimates). In year 2020, 93.4% of Town of Drammen residents 25 years or older, had at least a high school diploma. This figure is close to that for Eau Claire County (96.1%) and the State (93.1%). However, the Town lags behind both the County and the State slightly in graduate/professional degrees.

Table 5.31: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Town of Drammen 2010	Town of Drammen 2022	Eau Claire County 2010	Eau Claire County 2022	Wisconsin 2010	Wisconsin 2022
Less than 9th Grade	3.2%	1.2%	3.4%	1.6%	3.7%	2.4%
9th to 12th No Diploma	11.2%	5.4%	4.7%	2.3%	6.9%	4.5%
HS Grad	36.4%	27.1%	29.9%	26.1%	34.0%	29.9%
Some College	21.0%	14.8%	20.1%	19.5%	20.6%	20.0%
Associate's Degree	12.1%	21.4%	11.7%	15.1%	9.0%	11.1%
Bachelor's Degree	9.9%	20.2%	20.2%	23.1%	17.1%	21.1%
Graduate/Prof. Degree	6.2%	9.8%	10.0%	12.3%	8.6%	11.0%
Percent High School Grad or Higher	85.6%	93.4%	91.8%	96.1%	89.4%	93.1%

Source: US Census

5.6.2 Economic Base

Table 5.32 lists the top 15 employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2024.

Table 5.32: Top 15 Employers in Eau Claire County

Rank	Employer	Industry Type	Number of Employees
1	Menard Inc	Home centers	1,000+
2	Eau Claire Area School District	Elementary & secondary schools	1,000+
3	UW-Eau Claire	Colleges & universities	1,000+
4	Mayo Clinic Health system Eau Claire	General medical & surgical hospitals	1,000+
5	Midwest manufacturing	Other millwork	1,000+
6	City of Eau Claire	Executive & legislative offices, combined	500-999
7	Chippewa Valley Technical College	Junior colleges	500-999
8	Wal-Mart Associates Inc.	Warehouse clubs & supercenters	500-999
9	County of Eau Claire	Executive & legislative offices, combined	500-999
10	Royal Credit Union	Credit unions	500-999
11	Nestle USA Inc.	Dry, condensed, & evaporated dairy products	250-499
12	Xcel Energy Services Inc.	Other technical consulting services	250-499
13	McDonald's	Limited-service restaurants	250-499
14	Target Corporation	Warehouse clubs & supercenters	250-499
15	Festival Foods	Supermarkets & other grocery stores	250-499

Source: WI Department of Workforce Development via Data Axle, Eau Claire County, July 2024

Table 5.33 and Figure 5.26 describe the workforce by industry within the Town, County and State in year 2022. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker's employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales")

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in

total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

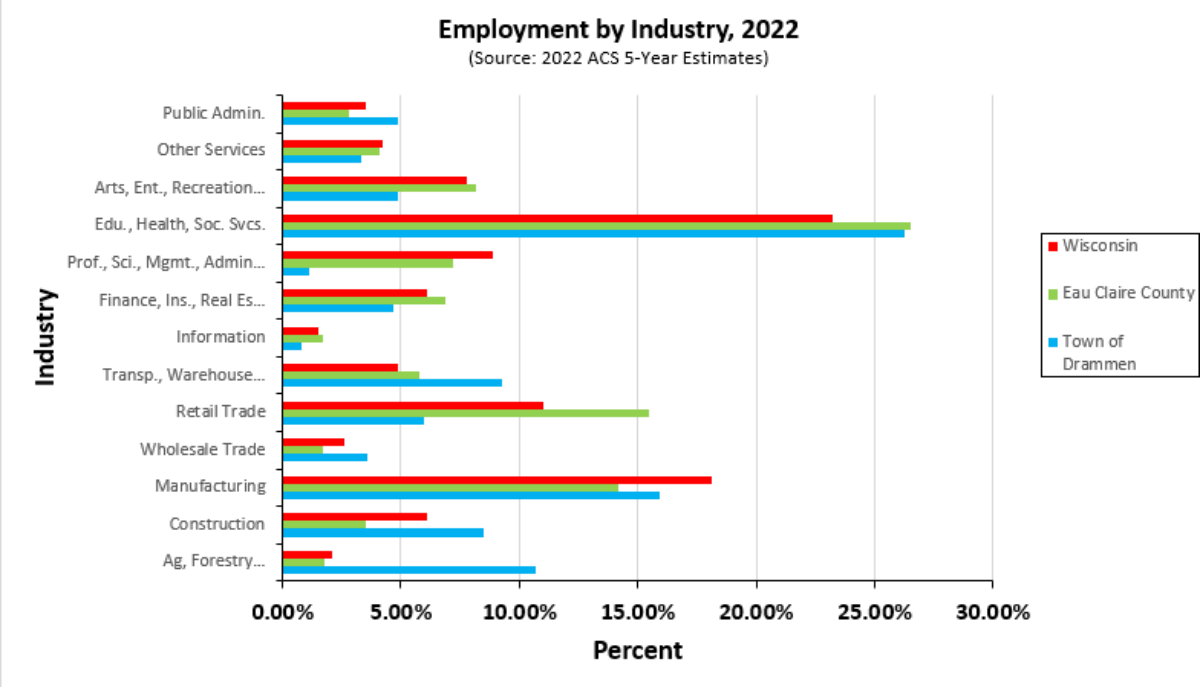
The highest percentage of employment by industry for Drammen residents is in the Educational, Health, and Social Services category. This category is also the most prominent industry of employment for Eau Claire County and the State.

Table 5.33: Employment by Industry, Civilians 16 Years & Older

Industry	Town of Drammen Number	Town of Drammen Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	39	10.7%	1,019	1.8%	63,753	2.1%
Construction	31	8.5%	2,028	3.5%	185,329	6.1%
Manufacturing	58	15.9%	8,262	14.2%	546,510	18.1%
Wholesale Trade	13	3.6%	1,008	1.7%	77,367	2.6%
Retail Trade	22	6.0%	8,976	15.5%	332,371	11.0%
Transp, Warehousing & Utilities	34	9.3%	3,359	5.8%	147,025	4.9%
Information	3	0.8%	957	1.7%	45,736	1.5%
Finance, Insurance, Real Estate, Rental & Leasing	17	4.7%	4,005	6.9%	183,855	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	4	1.1%	4,146	7.2%	267,918	8.9%
Educational, Health & Social Services	96	26.3%	15,391	26.5%	702,204	23.2%
Arts, Entertainment, Recreation, Accommodation & Food Services	18	4.9%	4,781	8.2%	234,981	7.8%
Other Services	12	3.3%	2,403	4.1%	128,242	4.2%
Public Administration	18	4.9%	1,644	2.8%	105,599	3.5%
Tota	365	100%	57,979	100%	3,020,890	100%

Source: ACS 5-Year Estimates (2022), Town of Drammen

Figure 5.26: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.34 details average employee wages for industries. In Eau Claire County, employees working in Management of Companies and Enterprises earn the highest average wage, while employees working in Arts, Entertainment, and Recreation earn the lowest average wage. In all but two categories, Health Services and Manufacturing (NAICS 31), the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

Table 5.34: Wage by Industry

NAICS Code	Industries	Eau Claire County Average annual Wage 2022	Wisconsin Average Annual Wage 2022	Eau Claire County Wage as Percentage of Wisconsin Wage
22	Utilities	$89,732	$103,647	87%
23	Construction	$65,887	$72,472	91%
31	Manufacturing	$70,434	$58,903	120%
32	Manufacturing	$57,105	$66,925	85%
33	Manufacturing	$57,699	$68,883	84%
42	Wholesale Trade	$76,203	$84,752	90%
44	Retail Trade	$39,284	$39,895	98%
48	Transportation & Warehousing	$48,169	$55,775	86%
51	Information	$65,064	$103,645	63%
52	Finance and Insurance	$80,873	$95,363	85%
53	Real Estate & Rental & Leasing	$46,012	$55,264	83%
54	Professional, Scientific, & Technical Services	$69,258	$90,067	77%
55	Management of Companies & Enterprises	$95,590	$112,274	85%
56	Admin. & Support & Waste Mgmt. & Remediation	$36,174	$44,910	81%
61	Educational Services	$53,584	$55,399	97%
62	Health Care & Social Assistance	$70,289	$60,035	117%
71	Arts, Entertainment, & Recreation	$16,388	$37,914	43%
72	Accommodation & Food Services	$19,908	$20,902	95%
81	Other Services	$32,847	$40,328	81%
92	Public Administration	$53,864	$55,865	96%
-	**All Industries**	$55,339	$59,203	93%

Source: WI Department of Workforce Development, WisConomy LMI Data

5.6.3 Analysis of Business & Industry Parks

Eau Claire County has six business and industry parks consisting of approximately 1,015 acres, of which approximately 40% is for sale. The three parks within the City of Eau Claire comprise the majority of the acreage. Of the 915 acres within the City, 39% is still for sale. There does not appear to be an immediate need to develop additional business and industry parks. Commercial and industrial properties within the Town of Drammen are shown on the Existing Land Use Map.

Table 5.35: Eau Claire County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Utilities to Site
City of Eau Claire	Gateway Northwest Business Park	591	297	294	Yes
City of Eau Claire	Gateway West Business Park	202.4	177	25.4	Yes
City of Eau Claire	Sky Park Industrial Center	120	78.2	41.8	Yes
City of Altoona	Altoona Business Park	21.5	19.9	1.6	Yes
City of Augusta	Augusta Business Park	31.4	25.6	5.8	Yes
Village of Fall Creek	Fall Creek Business Park	48	24.1	23.9	Yes

Source: WCWRPC; Eau Claire Area Economic Development Corporation

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. As of May, 2024, there was one incident (1,000gal manure spill) recorded in the Town of Drammen at the intersection of CTH WW & CTH W. Cleanup efforts on this site were completed in 2018.

5.6.5 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development for Eau Claire County as identified by the Plan Commission and the West Central Wisconsin Regional Planning Commission, via their *Comprehensive Economic Development Strategy (CEDS Report, 2020-2025)*.

Strengths:

- Proactive business environment
- Proximity to Metro/Micropolitan areas
- Diverse and growing regional economy
- Strong K-12 education system
- Proximity to major transportation routes
- Active industrial parks
- Pockets of youthful demographics
- Seasonal markets, festivals, and cultural experiences
- All-season recreation opportunities
- Favorable quality of life
- Agrotourism/Tourism opportunities
- Up-to-date Hazard Mitigation Plans
- Outdoor Recreation Plans/opportunities
- Bike and Pedestrian Plans/opportunities
- Favorable business tax climate
- Significant investment in renewable energy
- Opportunities for higher education
- Business financing programs
- High quality/passionate elected local officials
- Priority on community placemaking
- Active regional and local planning
- Cooperation/coordination of resources for economic development
- Abundant natural resources

Weaknesses:

- Aging population/workforce
- Lack of workers
- Instability of economic development funding sources
- Inadequate housing availability
- Lack of cultural amenities
- Little recognition of regional potential for new businesses
- Aging infrastructure
- Lack of rural broadband coverage
- Existing pockets of poverty
- Lack of large serviced land parcels for business development
- Need for more inclusive engagement with underrepresented populations
- High health care costs
- Political divisiveness at the state and national levels
- Tightening of revenues for local governments, school districts, and universities/colleges

5.6.6 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.36 identifies which occupations with a base year (2020) employment of 1,000 or greater are expected to experience the most growth over a ten-year period from year 2020 to 2030. According the DWD, occupations in Leisure and Hospitality, Construction, and Education and Health Services are expected to have the highest growth rate. Occupations in Natural Resources and Mining, Government, and Financial Activities are expected to have the lowest growth rate.

Table 5.36: Fastest Growing Occupations 2020-2030

SOC Code	Occupational Title	WI Employment 2020	WI Employment 2030	Percent Change 2020-2030	2022 Average Annual Salary
39-3031	Ushers, Lobby Attendants, and Ticket Takers	1,740	2,790	60.3	$23,750
35-2014	Cooks, Restaurant	17,020	25,360	49.0	$32,010
29-1171	Nurse Practitioners	5,090	6,990	37.3	$121,070
51-9162	Computer Numerically Controlled Tool Programmers	1,160	1,540	32.8	$60,200
13-1081	Logisticians	4,430	5,870	32.5	$72,940
39-9031	Fitness Trainers and Aerobics Instructors	10,350	13,320	28.7	$41,450
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	1,200	1,520	26.7	$42,950
39-3091	Amusement and Recreation Attendants	3,200	4,050	26.6	$28,190
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	4,490	5,680	26.5	$24,850
19-1042	Medical Scientists, Except Epidemiologists	1,600	2,010	25.6	$81,050
49-9041	Industrial Machinery Mechanics	12,420	15,580	25.4	$60,470
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	6,490	8,090	24.7	$24,900
11-9111	Medical and Health Services Managers	5,630	7,000	24.3	$139,510

SOC Code	Occupational Title	WI Employment 2020	WI Employment 2030	Percent Change 2020-2030	2022 Average Annual Salary
35-3011	Bartenders	22,390	27,670	23.6	$28,030
35-1011	Chefs and Head Cooks	1,910	2,350	23.0	$55,130
31-2011	Occupational Therapy Assistants	1,050	1,290	22.9	$57,820
53-3058	Passenger Vehicle Drivers, Except Bus Drivers, Transit, and Intercity	15,570	19,090	22.6	$34,940
27-3091	Interpreters and Translators	1,410	1,720	22.0	$57,620
15-2031	Operations Research Analysts	2,090	2,540	21.5	$87,410
31-9011	Massage Therapists	2,650	3,220	21.5	$47,350
27-2022	Coaches and Scouts	5,790	7,030	21.4	$46,670
39-2021	Nonfarm Animal Caretakers	8,660	10,450	20.7	$27,600
29-1071	Physician Assistants	2,720	3,270	20.2	$121,000
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	15,580	18,680	19.9	$39,470
39-5092	Manicurists and Pedicurists	2,350	2,810	19.6	$31,030
31-2021	Physical Therapist Assistants	1,610	1,920	19.3	$59,800
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	6,540	7,800	19.3	$24,190
29-1126	Respiratory Therapists	2,290	2,730	19.2	$71,570
35-3031	Waiters and Waitresses	29,630	35,320	19.2	$31,820
31-1120	Home Health and Personal Care Aides	77,810	92,320	18.6	$36,740
21-1018	Substance Abuse, Behavioral Disorder, and Mental Health Counselors	6,440	7,630	18.5	$54,260

Source: WI Department of Workforce Development, US Department of Labor Projections Central

Table 5.37 identifies which industries are expected to experience the most growth over a ten-year period from year 2020 to 2030. According to the DWD, industries in Arts, Entertainment, and Recreation, Mining, and Accommodation and Food Services categories are expected to have the highest growth rate. Industries in Management of Companies and Enterprises and Utilities categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of Drammen 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 5.37: Fastest Growing Industries 2020-2030

NAICS Code	Industries	WI Employment 2020	WI Employment 2030	Percent Change 2020-2030
711	Performing Arts, Spectator Sports, and Related Industries	5,614	9,634	71.6%
512	Motion Picture and Sound Recording Industries	1,961	2,845	45.1%
493	Warehousing and Storage	24,521	32,074	30.8%
492	Couriers and Messengers	13,967	17,578	25.9%
713	Amusement, Gambling, and Recreation Industries	28,264	35,239	24.7%
721	Accommodation, including Hotels and Motels	23,161	28,862	24.6%
624	Social Assistance	86,808	106,648	22.9%
722	Food Services and Drinking Places	172,410	208,139	20.7%
485	Transit and Ground Passenger Transportation	11,066	13,253	19.8%
712	Museums, Historical Sites, and Similar Institution	1,775	2,118	19.3%
519	Other Information Services	1,016	1,157	13.9%
326	Plastics and Rubber Products Manufacturing	32,082	36,513	13.8%
325	Chemical Manufacturing	19,392	21,959	13.2%
812	Personal and Laundry Services	23,245	26,188	12.7%
453	Miscellaneous Store Retailers	13,888	15,593	12.3%
312	Beverage and Tobacco Product Manufacturing	4,686	5,252	12.1%
488	Support Activities for Transportation	6,355	7,081	11.4%
332	Fabricated Metal Product Manufacturing	71,265	79,216	11.2%
236	Construction of Buildings	28,934	32,081	10.9%
562	Waste Management and Remediation Services	6,636	7,341	10.6%
532	Rental and Leasing Services	5,720	6,313	10.4%
339	Miscellaneous Manufacturing	14,194	15,603	9.9%
511	Publishing Industries (except Internet)	20,105	22,001	9.4%
621	Ambulatory Health Care Services	123,998	134,894	8.8%
237	Heavy and Civil Engineering Construction	15,037	16,256	8.1%
561	Administrative and Support Services	124,531	134,361	7.9%
423	Merchant Wholesalers, Durable Goods	70,824	76,284	7.7%
541	Professional, Scientific, and Technical Services	113,860	122,626	7.7%
811	Repair and Maintenance	23,582	25,365	7.6%
448	Clothing and Clothing Accessories Stores	12,310	13,193	7.2%

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 Drammen intergovernmental relationships and contains information required under *SS*66.1001. 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 Drammen.

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 5.38 lists the Town of Drammen existing and potential areas of cooperation as identified by the Plan Committee.

Table 5.38: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Mondovi	Fire Service and ambulance service
Eau Claire County	Law Enforcement provided by County Sheriff, zoning services provided by Co Planning & Development, Recycling services provided by County
Eau Claire Co	Respond to Hazardous Materials issues within the Town
Eau Claire Co	Library contract with LE Phillips Library in City of Eau Claire. Current 5-year contract involves a cost of $3 per item checked out charged to the Town. Fees are assessed to PV residents annually on top of general property tax to pay for this.
Gold Cross	Ambulance service for northern half of Town
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
	Nothing mentioned

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

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.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned, or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

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

Annexation: Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. Cities and village cannot annex property without the consent of landowners as required by the following petition procedures:

- Unanimous Approval – A petition is signed by all the electors residing in the territory and the owners of all of the real property included within the petition.

- Notice of Intent to Circulate Petition (Direct Petition for Annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

- Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.

Detachment: Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

Incorporation: Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

Consolidation: Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning: Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile 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.

Extraterritorial Zoning: Extraterritorial Zoning allows a first-, second- or third-class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth-class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three members from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision "Plat" Review: Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

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

General Agreements: This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

Cooperative Boundary Agreements: This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.

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

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.4 Intergovernmental Conflicts & Potential Solutions

No intergovernmental conflicts were identified.

5.8 LAND USE

This element provides a baseline assessment of the Town of Drammen land use and contains information required under *SS*66.1001. 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 Drammen.

5.8.1 Existing Land Use

Table 5.39: Existing Land Use, 2006

Existing Land Use	Acres	Percentage
Agricultural	15,225.5	66.2%
Residential- Single Family	2,114.5	9.2%
Residential- Two Family	0.0	0.0%
Residential - Multifamily	0.0	0.0%
Residential - Mobile Homes	14.3	0.1%
Farmstead	4,389.7	19.1%
Commercial	0.0	0.0%
Commercial - Outdoor Rec (e.g., golf)	0.0	0.0%
Industrial	0.0	0.0%
Public / Institutional - Non-Recreational	32.4	0.1%
Public - Recreational	12.9	0.1%
Cemeteries	0.7	0.0%
Utilities & Communications	4.9	0.0%
Wooded Lands	507.7	2.2%
Significant Water Bodies	0.0	0.0%
Vacant	96.1	0.4%
Transportation	612	2.7%
Total	23,011	100.0%

Source: WCWRPC/Eau Claire County

Table 5.39 approximates the existing land uses in the Town of Drammen as of year 2006. Land use codes are no longer available through the county's land records system, so there was no readily available data to update Table 5.39. However, although the data is old, land use in the town has changed very little, and the table can still be considered substantially valid. 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 Drammen's existing land use pattern is indicative of an agricultural community. At 84% of the total land area, agricultural uses dominate the landscape. Residential parcels (which may in many cases be agriculture-based residences) comprise 8% of the land area, and land used for transportation accounts for just under 3%. The Town has no land in commercial or industrial use.

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 (MRCS), 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 Drammen 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 D indicates those areas within the Town of Drammen 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 2023, there were 23,011 acres of land within the Town of Drammen. It is anticipated that the land supply in the Town will remain the same over time, since there are no annexation pressures from nearby cities and villages. Table 5.40 indicates that there are approximately 9,424 acres of developable land within the Town. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation or utility access, and zoning regulations.

Table 5.40: Land Supply Based on Existing Land Use Inventory

Land Use Categories	Acres	Percentage
Developed	2,792	12.1%
Undevelopable	10,795	46.9%
Developable	9,424	41.0%
Tota	23,011	100%

Source: MSA GIS, Town of Drammen

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

5.8.3.2 Land Demand

Table 5.41: Net Change in Housing Units, 2019-2023

Year	Net Housing Units Added
2019	2
2020	3
2021	3
2022	3
2023	2
Total	**13**

Source: Wisconsin Department of Administration as reported by Municipal Clerks

According to the U.S. Census, the Town of Drammen gained 38 housing units between years 2000 and 2020, representing an increase of 12%. Using the WI Dept. of Administration projected household figures for year 2040, the Town is projected to add an additional 7 housing units between years 2020 and 2040, assuming a similar vacancy rate is maintained as in year 2020. This equates to approximately 0.35 housing units per year and 2% growth. This relates to a projected 9.4% growth in the number of housing units Countywide between years 2020 and 2040. Table 5.41 indicates that so far the Town of Drammen has seen a net increase of 13 housing units between 2019 and 2023. If this growth were to continue an additional 44 housing units will be built by year 2040, significantly higher than projected by the WIDOA.

Table 5.42 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “low estimate” has also been prepared.

For the low projection, the residential acreage was calculated by using an average future residential lot size of 1.5 acres to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 58 acres will be needed for new homes by year 2040, and no commercial or industrial development is expected.

The high projection was calculated by using the current median residential lot size in the Town of approximately 6.3 acres. Similar to the low estimate, it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of 6.3 acres per unit, over 238 acres of agricultural land would be developed by the year 2040, over four times greater than the amount of land utilized by a development pattern with an average residential lot size of 1.5 acres.

Table 5.42: Projected Land Use Needs

Low Estimate	2010 Census	2020 Census	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	25 Year Change
Population	783	792	800	805	810	805	800	17
Household Size	2.45	2.41	2.39	2.37	2.35	2.34	2.34	NA
Housing Units	334	356	358	360	368	371	372	38
Residential (acres)	2,129	2,162	2,165	2,168	2,180	2,185	2,187	58
Commercial (acres)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial (acres)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Agricultural (acres)	15,226	15,193	15,190	15,187	15,175	15,170	15,168	-58

Source: US Census, WIDOA population projections and an average residential lot size of 1.5 acres

High Estimate	2010 Census	2020 Census	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	25 Year Change
Population	783	792	800	805	810	805	800	17
Household Size	2.45	2.41	2.39	2.37	2.35	2.34	2.34	NA
Housing Units	334	356	358	360	368	371	372	38
Residential (acres)	2,129	2,268	2,279	2,292	2,342	2,361	2,367	238
Commercial (acres)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial (acres)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Agricultural (acres)	15,226	15,087	15,076	15,063	15,013	14,994	14,988	-238

Source: US Census, WIDOA population projections and median residential lot size of 6.3 acres

With the significant amount of undeveloped (including agricultural) land within Town boundaries, it is likely that new development over the next 25 years can be accommodated. However, projected land demand for development equates to between roughly 1% to 3% of agricultural land in the Town[16]. The tradeoffs, ideal locations, and overall density of these land uses should be carefully considered as the community defines goals for the future

5.8.3.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. From years 2011 to 2020, Eau Claire County has averaged 2 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions was $9,025. During that same period, Eau Claire County averaged 26 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 23.5%, from $3,580 to $4,421.

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

Table 5.43: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
2011	24	1,572	$3,580	2	45	$3,736
2012	31	1,939	$3,833	-	-	-
2013	26	1,604	$3,952	3	81	$14,911
2014	24	1,749	$4,066	3	315	$12,105
2015	26	1,920	$4,389	-	-	-
2016	22	935	$4,889	5	219	$6,208
2017	24	1,213	$5,675	4	160	$7,599
2018	22	1,172	$4,900	2	97	$6,635
2019	32	2,151	$4,648	-	-	-
2020	29	1,979	$4,421	1	37	$5,454
Total	260	16,234	x	20	954	x

Source: National Agricultural Statistics Service

Information regarding the number of forestland sale transactions appears in Table 5.44. Between years 2013 and 2022, Eau Claire County has had an average of roughly 2 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was $4,471. Over the same time period, the County has had an average of 24 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, $3,009.

Table 5.44: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
2013	19	644	$2,398	1	30	$2,633
2014	24	1,004	$2,603	2	38	$13,342
2015	21	547	$2,639	-	-	-
2016	17	762	$2,316	5	179	$5,430
2017	14	444	$2,916	2	55	$4,385
2018	20	586	$2,977	2	66	$5,258
2019	32	1,202	$3,013	3	82	$3,151
2020	31	1,036	$3,162	-	-	-
2021	30	1,132	$3,293	3	219	$2,678
2022	28	1,582	$3,707	-	-	-
Total	236	8,939	x	18	669	x

Source: National Agricultural Statistics Service

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 2017 and 2022. According to the data, the total aggregate assessed value has increased by 43.4% from year 2017 to 2022. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched they way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 5.45: Land Use Assessment Statistics

Land Use	2017			2022		
	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value
Residential	280	1,268	$40,580,100	321	1,374	$65,871,900
Commercial	7	25	$345,000	7	24	$452,300
Manufacturing	0	0	$0	0	0	$0
Agricultural	579	12,523	$1,466,650	585	12,526	$1,903,950
S&W/ Undeveloped	376	2,063	$1,237,700	379	2,103	$1,681,950
AG Forest	285	3,777	$4,953,100	283	3,718	$7,329,400
Forest	57	1,177	$3,004,100	57	1,168	$3,946,400
Other	94	196	$1,173,500	63	126	$9,284,000
Personal Property	x	x	$860,993	x	x	$768,406
Total	1,678	21,029	$63,617,843	1,695	21,039	$91,238,306

Source: WI Dept Revenue, Town of Drammen

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)

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 BRRTS report (Section 5.6.4) the Plan Committee did not know of any locations appropriate for redevelopment at this time.