

Town of Lafayette, Chippewa County,  
Wisconsin

Comprehensive Plan 2010-2030

December 21, 2009





Town of Lafayette - Chippewa County, Wisconsin  
Comprehensive Plan 2010-2030

December 21, 2009

Prepared by:

Town of Lafayette Plan Commission  
5765 197<sup>th</sup> Street  
Chippewa Falls, WI 54729  
715.723.7692

With financial assistance from:

Wisconsin Department of Administration  
101 E. Wilson Street, 10th Floor  
Madison, WI 53702-0001  
608.267.3369

With technical assistance from:

West Central Wisconsin Regional Planning Commission  
800 Wisconsin Street, Mail Box 9, Suite D2-401  
Eau Claire, WI 54703-3606  
715.836.2918

December 21, 2009



**December 14, 2009    Public Hearing**

Prior to the public hearing, copies of the draft Town of Lafayette Comprehensive Plan were sent to all neighboring local governmental units, West Central Wisconsin Regional Planning Commission, and the local library to invite comment. Town residents were provided an opportunity to make comments and ask questions on the draft Plan following a brief presentation on the planning process and Plan scope.

Following the Public Hearing, on December 14, 2009, the Town Plan Commission adopted a resolution recommending to the Town Board the adoption of the *Town of Lafayette Comprehensive Plan 2010-2030*. A copy of this resolution and the subsequent adopting ordinance approved by the Town Board on December 21, 2009, are attached at the beginning of this document.

The Town of Lafayette planning process offered ample opportunities for public participation and followed the public participation resolution adopted in May of 2008, which approved the *Public Participation Procedures For The West Central Wisconsin Multijurisdictional Planning Project*. All meetings were open to the public, properly noticed, and met the requirements of the Wisconsin Open Meetings Law.

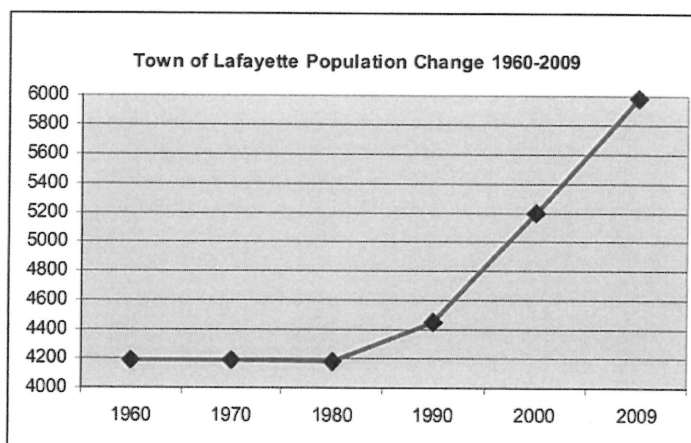
## ISSUES AND OPPORTUNITIES

### CONDITIONS AND TRENDS TRANSITION REPORT

The *Chippewa County and Conditions and Trends Report*, the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*, and the *Chippewa County Resource and Land Use Map Atlas DVD-ROM* provide a compilation of background information for the elements of the Comprehensive Plan. While those reports identify significant information and trends, it often does so in the broad context of greater Chippewa County and does not always identify trends specific to individual communities. Hence, the introduction of the individual community's comprehensive plan requires a transition be made from the Conditions and Trends Report with a brief synopsis of the trends discovered therein specific to the community. The reader can review the *Chippewa County Conditions and Trends Report*, the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*, and the *Chippewa County Resource and Land Use Map Atlas DVD-ROM* if desiring a more detailed look into the community than is provided by the this plan document.

#### DEMOGRAPHIC OVERVIEW

- From 1960 to 1980, the Town's population remained virtually the same. Only more recently, since 1980, has the Town's population begun to increase significantly. From 1990 to 2000, the Town's population grew nearly 17 percent and continued to grow at about the same rate from 2000 to 2009.
- Wisconsin Department of Administration estimates that the 2009 population for the Town of Lafayette was 5,983.
- The Wisconsin Department of Administration population projections completed in 2008 predict the Town will to grow at a steady rate from 6,233 persons in 2010 to 8,209 persons by 2030. The 2009 population estimate indicates that the Town may be growing slightly slower than the projections provide.
- The Town of Lafayette population increased significantly in median age from 34.6 years in 1990 to 38.8 years in 2000; Chippewa County's median age in 2000 was 37.6 years.
- Between 1990 and 2000, the Town of Lafayette saw significant increases in individuals under 20 and 35 to 59 years of age. The largest decreases were in persons 25 to 34 and over 84 years of age.
- The Town of Lafayette has experienced improvements in educational attainment with 90.4 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 87.3 percent in 1990.
- By 2000, approximately 54.8 percent of Lafayette residents over 25 years of age had at least some post-secondary education compared to 46.7 percent in 1990.



- In 2000, 4 percent of persons and 3 percent of families in the Town of Lafayette were below the poverty level. About 8.4 percent of families headed by a single female were below the poverty level.

#### **HOUSING INFORMATION**

- While the Town's population increased by 16.9 percent between 1990 and 2000, the number of housing units increased correspondingly by 17.4 percent.
- In 2000, 40.8 percent of the Town of Lafayette's housing stock was built before 1970, while about a fifth of housing units were built between 1990 and 2000.
- See the *Housing Element* for more information.

#### **Housing Characteristics - 1980 to 2000**

Year	1980	1990	2000
Total Housing Units	1,565	1,789	2,101
Total Seasonal	70	85	88
Total Vacant	139	144	131
Total Occupied Units	1,426	1,645	1,970
Owner Occupied Units	1,185	1,378	1,662
Renter Occupied Units	241	267	308
Single Family Units	1,325	1,526	1,829
Multi-Family Units	158	43	126
Mobile Homes	82	109	146

Source: U.S. Census.

#### **Housing Value of Specified Owner Occupied Units - 2000**

Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 or more	Town Median Value	County Median Value	State Median Value
35	373	478	235	181	69	8	\$124,400	\$88,100	\$113,400

Source: U.S. Census

#### **Contract Rent (Renter Occupied Units) - 2000**

Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 or more
0	15	108	134	38	0

Source: U.S. Census

#### **Owner Occupied Housing Costs as a Percentage of Household Income - 1999**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
605	283	181	96	40	167	15.1%	16%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

#### **Renter Occupied Housing Costs as a Percentage of Household Income-• 1999**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
62	96	17	51	11	58	23.4%	35%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

#### **TRANSPORTATION INFORMATION**

- The major transportation function in the Town is maintaining the 85.34 miles of town road system with the PASER system for pavement management.

- State Highway 29 runs east and west from through the northern part of the Town. East of the Village of Cadott, State Highway 29 had a 2003 average daily traffic count of 12,200, which was a 90.6 percent increase since 1993.
- Four County highways (CTH “X”, “J”, “OO” and “K”) also transect the Town. County Highway “K” north of County Highway “OO” had a 2003 average daily traffic count of 900, which more than doubled since 1993. Highway “K” south of County Highway “O” in the Town of Anson saw a 21.7 percent decrease in traffic between 1993 and 2003.
- The Town of Lafayette owns eight bridges, two of which on Highway 29 eastbound (built in 1994) and westbound (built in 1966) over 190<sup>th</sup> Street are identified as functionally obsolete by Wisconsin DOT. A bridge given a functionally obsolete (older) or structurally deficient status does not mean it is unsafe for travel and a deficiency may have little impact on the bridge’s overall safe function.
- After a recent peak of 113 crashes in 2003, crashes on public roads in the Town fell steadily from 2003 to 2006 down to 62 crashes, with 75 crashes in 2007.
- Of employed residents in 2000, 11.8 percent worked within the Town of Lafayette, and 54.4 percent commuted to locations outside the Town, but within Chippewa County. In 2000, 29.2 percent of employed residents commuted to Eau Claire County. 38.2 and 29.3 percent commuted to the Cities of Chippewa Falls and Eau Claire, respectively.
- Of the 2,904 workers 16 years and over in 2000, 89.8 percent drove alone to work, 6.5 percent carpooled and 2.4 percent worked at home. Mean travel time to work was 20.1 minutes.
- The Wisconsin DOT bicycling conditions assessment identifies County Highways “OO” and “K” as having the best conditions for on-road bicyclers and County Highways “X” and “J” having unfavorable conditions due to high traffic volumes. Bicycling is prohibited on Highway 29.
- The Canadian National Railroad has an active rail line through the Town.

#### ***UTILITIES AND COMMUNITY FACILITIES INFORMATION***

- The Town Hall and associated maintenance structures, Lafayette Sports Park and Ray’s Beach are the primary community facilities located within the Town of Lafayette.
- All buildings and homes are served by private, on-site septic systems. No municipal water is available in the Town.
- About the western four-fifths of the Town of Lafayette lies within the Chippewa Falls Area School District with the eastern one-fifth in the Cadott Community School District. Stillson Elementary School is in the Town.
- Law enforcement is primarily provided by Chippewa County Sheriff’s Department. The Chippewa Fire District – Lafayette and Chippewa Fire District Ambulance – Lafayette provide fire and emergency medical services. The Town of Lafayette maintains and staffs a fire station next to the Town Hall and Sports Park as member of the Chippewa Fire District.
- Public recreation facilities within the Town of Lafayette are the Lafayette Sports Park and Ray’s Beach. Other major recreational facilities in the area are in the City of Chippewa Falls.
- Many community facilities (e.g., health care, libraries, senior housing, parks) and other services used by residents are located in the nearby City of Chippewa Falls.

#### ***AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INFORMATION***

- The Town of Lafayette has significant agricultural lands, particularly in the southern part, with 53 percent of its assessed land assessed as such. It has 28 percent assessed as forest. The Town has lost about 31 percent of assessed agricultural land while seeing a 45 percent increase in assessed forest land between 1987 and 2007.
- The Town of Lafayette has significant areas classified as prime farmlands south of Lake Wissota and Paint Creek, with poorer soils more predominant in wetlands, creek bottoms or on steep slopes.
- Soils are predominately the Menasha-Friendship Association; deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream terraces, with significant Elkmound-Plainbo-Eleva Association soils in the south with lobes extending north into the Menasha-Friendship soils between Frederick, Stillson and South Fork Paint Creeks. Elkmound-Plainbo-Eleva soils are shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy, and sandy soils on uplands, outwash plains, and stream terraces. In the southeastern part of the Town, Kert-Elm Lake-Vesper Association soils are present; deep and moderately deep, nearly level and gently sloping, somewhat poorly drained and poorly drained, silty and sandy soils on uplands.
- The majority of the Town of Lafayette falls within the Yellow River watershed, with areas north, west and southwest in the McCann Creek/Fisher River, Duncan Creek and Eau Claire River watersheds, respectively. These are all part of the Lower Chippewa River Basin. Lake Wissota, an impoundment of the Chippewa River, is the predominant water feature in the Town.
- The most significant wetlands are primarily limited to areas along the creeks and in internally drained areas. However, there are large areas of the Town which have high groundwater tables, posing challenges to new development and limiting the construction of basements. 100-year floodplains are primarily limited to areas along the Yellow River and Frederick, Stillson and Paint Creeks and some lands immediately adjacent to Lake Wissota.
- There are areas with steep slopes throughout the Town of Lafayette, particularly in the south.
- There are fifteen historic structures in the Town of Lafayette on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places.

#### ***ECONOMIC DEVELOPMENT INFORMATION***

- The number of Lafayette residents in the labor force increased from 2,431 to 3,020 from 1990 to 2000. Unemployment declined slightly from 4.0 percent to 3.8 percent during this timeframe.
- In 2000, the largest percentage of working Town residents were employed in the manufacturing sector (25.5%). The educational, health, and social services sector at 18.7 percent made up the next largest percentage of employment by industry in 2000. The retail trade sector was third highest at 13.6 percent of the work force.
- In 2000, 29.5 percent of the Town's working residents were employed in sales and administrative support occupations. An additional 28.4 percent were employed in

management, professional, technician, and related occupations while 16.1 percent were employed as machine operators, assemblers, material movers, handlers, and in production. 14.3 percent were employed in service occupations and 10.7 percent in construction, extraction and maintenance occupations.

- Most of the Town's workforce (77.8%) were employed by private firms in 2000. Self-employed workers in a non-incorporated business constituted 7.5 percent, while 14.1 percent were employed by government entities.
- The median household income in the Town of Lafayette increased 54.6 percent between 1989 and 1999, above the County and State average increases of 53.1 and 47.1 percent, respectively. The median household income in 1989 was \$34,183 and in 1999 it was \$52,850, compared to the 1999 County average household income of \$39,596.
- See the Economic Development Element for more information.

#### **LAND-USE INFORMATION**

- The Town of Lafayette has about 53 percent of its assessed land assessed as agricultural and 28 percent as forest. The Town has lost about 31 percent of assessed agricultural land while seeing a 45 percent increase in assessed forest land between 1987 and 2007.
- In 2007, the Town had 12.4 percent of its assessed land assessed as residential.
- The number of assessed agricultural parcels decreased from 558 to 412 (or -26.2%) between 1987 and 2007. However, during the same period assessed agricultural land decreased by 4,496 acres from 14,722 to 10,226 acres.
- The number of assessed forest parcels increased from 202 to 422 (or +109%) between 1987 and 2007, while assessed forested acreage increased from 3,706 to 5,384.
- The Town experienced a 61 percent increase in improved residential parcels and a 162 percent increase in assessed residential acreage since 1987. There is considerable lakeshore and back lot development in the Town along Lake Wissota.
- There was also a 38 percent increase in improved commercial parcels during between 1987 and 2007.
- The unincorporated settlement of Batemen is located in the Town. The Town borders the City of Chippewa Falls at the Town's northwest corner.
- See the Land Use Element for more information.

#### **Land-use Acreage and Assessed Value Per Acre - 2009**

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing
Acres	10,395 *	3,607 +	2,032	883 #	2,517	383	11
Land Value per Acre	\$110 **	\$1,819 ++	\$2,040	\$1,683 #	\$44,408	\$13,488	\$2,367

Source: Wisconsin Department of Revenue \* includes undeveloped fallow land and agricultural homesites \*\*reflects 2008 land use value assessment, does not include undeveloped fallow land and agricultural homesites + includes tax program forest ++ does not include tax program forest # does not include fallow land



## **PUBLIC OPINION SURVEY**

In the Fall of 2008 the Town of Lafayette with the assistance of the Survey Research Center (SRC) at the University of Wisconsin – River Falls sent out a community opinion survey. The purpose of the survey was to measure opinions and attitudes about a variety of land use issues. This survey was designed as a method to gain information that could be used in the development of a comprehensive plan for the Town of Lafayette.

From late-October to mid-November 2008, the SRC mailed surveys to 981 Town of Lafayette residences. The SRC received 651 completed surveys, which is a strong 66 percent response rate. With 651 responses, the estimates contained in this report are expected to be accurate to within plus or minus 2.2 percent. Statistical tests did not indicate that “non-response bias” is a problem with this sample.

The SRC compiled the survey and produced a report of its results. A summary of the responses received are presented on the following pages. The full SRC report is available from the Town of Lafayette.

**Quantitative Summary of Responses by Question**  
**TOWN OF LAFAYETTE COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY**  
**PLEASE RETURN BY xxxxxxxxxx, 2008**

Fill the circle that most closely describes your perspective toward the following statements:

Like this: ● Not like this: (✓) (X) (/)

**BACKGROUND**

1. Do you own or rent your place of residence in the Town of Lafayette? <u>Mark (•) all that apply.</u>	Own	Rent	Own land, but do not have a dwelling on it	
	96%	1%	5%	
2. How long have you owned or rented property in the Town of Lafayette?	Less than 5 years	5 to 10 years	11 to 20 years	More than 20 years
	19%	23%	21%	37%
3. You are a Town of Lafayette.... <u>Mark (•) one only.</u>	Seasonal Resident	Year-Round Resident	Non-Resident Property Owner	
	5%	89%	6%	
4. Do you own waterfront property in the Town of Lafayette?	Yes	No		
	33%	67%		

**PLANNING**

5. The population of the Town of Lafayette has grown by about 736 people or 14% since 2000, and is expected to be 7,167 people by the year 2025. How do you feel about this amount of growth? <u>Mark (•) one only.</u>	<b>Too much growth</b> 33%	<b>Right amount of growth</b> 39%	<b>Too little growth</b> 1%	<b>Not Sure</b> 27%	
6. How would you rate the <u>overall quality of life</u> in the Town of Lafayette? <u>Mark (•) one only.</u>	<b>Excellent</b> 32%	<b>Good</b> 58%	<b>Fair</b> 6%	<b>Poor</b> 1%	<b>No Opinion</b> 3%
7. How should public infrastructure and services needed to support growth and development be funded? <u>Mark (•) all that apply.</u>	<b>Development Impact Fees</b> 31%	<b>User Fees</b> 49%	<b>Taxes</b> 19%	<b>Do not support such funding</b> 23%	
8. To protect the Town’s tax base and boundaries from annexations and conflicting land uses, should the Town of Lafayette pursue...?	<b>Incorporation of the Town to a Village</b> 52%	<b>Boundary Agreement with the City of Chippewa Falls</b> 42%	<b>Boundary Agreement with the Village of Lake Hallie</b> 6%		

9. Rate the current adequacy of the following services and facilities in the Town of Lafayette:		Adequate	Inadequate	No Opinion	
a.	Hotels/Motels	44%	36%	20%	
b.	Fast Food/Drive Thru	46%	40%	14%	
c.	Full Service - Casual Restaurants	57%	36%	7%	
d.	Full Service - Fine Dining Restaurants	71%	21%	8%	
e.	Fuel Dispensing for Boats/Marina	50%	27%	23%	
f.	Medical Facilities - Clinics, Pharmacy, Optical, etc.	49%	33%	18%	
g.	Dental Services	47%	28%	25%	
h.	Banking Services	85%	6%	8%	
i.	Law Enforcement	72%	18%	10%	
j.	Fire Department/Emergency Medical Services	89%	4%	7%	
k.	Town Hall Facility	88%	5%	7%	
l.	Recycling	89%	5%	6%	
m.	Organized Recreation Programs	69%	8%	23%	
n.	Other (specify: <b>See comments</b> )	14%	20%	65%	
10.	In terms of law enforcement, with a population nearing 6,000, should the Town of Lafayette explore the possibility of: <u>Mark (•) one only.</u>	<b>A contract with the Chippewa County Sheriff's Department for dedicated patrol</b> 34%	<b>Joint police services with the Village of Lake Hallie</b> 3%	<b>Establishing its own Law Enforcement Department</b> 8%	<b>No change, stay with the status quo</b> 54%
11.	Lafayette Fire Station is currently manned 6:30 am to 5:00 pm, Monday through Friday with one person as a first responder for medical and backup for fire protection. Should the Town of Lafayette expand these services to include 24-7 on-duty fire protection services?	<b>Yes</b> 19%	<b>No</b> 51%	<b>Not Sure</b> 29%	
12.	Would you support increased Town taxes to fund the additional services suggested in Questions 10 and 11?	<b>Yes</b> 22%	<b>No</b> 56%	<b>Not Sure</b> 22%	

### **HOUSING**

13. Do you feel housing is affordable for you in the Town of Lafayette?	Yes	No	Not Sure		
	78%	9%	13%		
14. What does the term "affordable housing" mean to you? <u>Mark (•) one only.</u>					
Homes under \$100,000	Homes between \$100,000 - \$200,000	Homes between \$200,001 - \$300,000	Homes between \$300,001 - \$400,000	Homes \$400,001 and Above	Not Sure
11%	62%	17%	3%	0%	6%

15. What does the term "affordable rent" per month mean to you? Mark (•) one only.

Rentals under \$500	Rentals between \$500 - \$1,000	Rentals between \$1,001 - \$1,500	Rentals \$1,501 and above	Not Sure
17%	60%	3%	0%	20%

16. Please rate the current supply of housing by category in the Town of Lafayette:  
Mark (•) one only.

	Too Much	About Right	Too Little	No Opinion
a. Single family homes	10%	69%	4%	17%
b. Second/Vacation homes	13%	51%	3%	33%
c. Mobile homes	49%	30%	0%	20%
d. Luxury homes	15%	57%	3%	24%
e. Rental housing	16%	44%	10%	30%
f. Condominiums	14%	49%	6%	31%
g. Elderly/Assisted Living	2%	22%	42%	34%
h. Affordable housing	1%	56%	20%	23%

17. The Town of Lafayette first adopted its subdivision ordinance in 1996 and has made minor revisions since. The Town of Lafayette should strengthen its regulations for future subdivision development.

Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
23%	35%	13%	4%	25%

## **TRANSPORTATION**

18. How would you rate the general condition of roads in the Town of Lafayette?

Excellent	Good	Fair	Poor	No Opinion
10%	68%	20%	2%	1%

19. The Town of Lafayette should consider assessing properties which front a road to help defray local street repair and reconstruction costs.

Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
1%	9%	44%	33%	12%

## **AGRICULTURAL AND NATURAL RESOURCES**

20. In your opinion, how has the quality of the natural environment in the Town of Lafayette changed in the past 5 years?

Improved	Stayed about the same	Declined	Not Sure
7%	47%	33%	13%

21. Which of these statements concerning groundwater quality would you agree with?  
Mark (•) one only.

Groundwater quality is good	There are problems with the groundwater	Not Sure
57%	20%	23%

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
22. It is important to support the preservation of productive agricultural land in the Town of Lafayette.	30%	56%	6%	1%	7%
23. It is important to support the preservation of green space and natural areas in the Town of Lafayette.	43%	48%	4%	1%	5%
24. <u>If you agree with Question 23</u> , do you support preserving these areas if it resulted in increased Town taxes? Keep in mind that there are matching funds available from State and Federal sources to offset Town costs.	Yes		No		Not Sure
	44%		33%		23%
25. The Town of Lafayette should support increased development of these forms of recreation:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Cross country ski trails	10%	32%	27%	10%	21%
b. Bike trails	18%	43%	18%	9%	12%
c. Pedestrian trails	17%	44%	18%	8%	13%
d. Equestrian trails	5%	16%	34%	16%	29%
e. Multi-use trails	12%	38%	20%	12%	18%
f. ATV and snowmobile trails	14%	24%	25%	21%	16%

#### **LAND USE**

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
26. Which statement best describes your opinion concerning these land use issues?					
a. The Town should develop a "downtown" or core business and civic area.	3%	15%	50%	18%	13%
b. The Town of Lafayette should purchase additional land to ensure space for future growth.	2%	17%	48%	14%	19%
c. Lakes and rivers within the Town of Lafayette are being over-developed.	16%	45%	24%	2%	13%
d. The Town needs more private recreational development (golf courses, sports facilities, etc.)	2%	16%	54%	15%	12%
e. The Town needs more public recreational development (campgrounds, boat landings, etc.)	5%	27%	47%	11%	9%
f. Ordinances governing outside lights and light pollution are enforced in the Town of Lafayette.	4%	22%	22%	6%	46%
g. The Town of Lafayette should support the construction of additional communication towers.	5%	28%	32%	12%	23%
h. Zoning ordinances are enforced in the Town of Lafayette.	5%	50%	11%	3%	30%
i. The Town of Lafayette needs to manage development in order to preserve our natural environment.	25%	58%	6%	2%	9%
j. The Town of Lafayette has an adequate amount of public parks.	8%	52%	25%	2%	13%

## **ECONOMIC DEVELOPMENT**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
27. The Town of Lafayette should actively pursue new retail and commercial businesses.	5%	35%	37%	11%	12%
28. The Town of Lafayette should promote an industrial park for light industry.	4%	30%	37%	18%	11%
29. The Town of Lafayette should encourage development of an expanded Marina and associated services (fuel, slips, food service, etc.)	9%	34%	28%	12%	17%

## **COMMUNITY FACILITIES AND SERVICES**

30. How many times did you use these facilities in the Town of Lafayette in 2008?	Have not used facility in 2008	1-5 times	6-10 times	11 or more times	
a. Boat Landings	45%	41%	8%	7%	
b. Ray’s Beach	53%	37%	7%	3%	
c. Lafayette Sports Park	77%	12%	5%	6%	
d. Recycling Center	32%	32%	15%	21%	
31. Within the <u>next 10 years</u> , the Town of Lafayette will need to build, expand, or develop:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Law Enforcement	8%	47%	25%	7%	13%
b. Fire Department/Emergency Medical Services	6%	50%	26%	5%	13%
c. Parks	4%	33%	39%	7%	17%
d. Community Center	2%	23%	44%	11%	20%
e. Lafayette Sports Park	4%	22%	42%	10%	21%
e. Town Hall Facility	2%	29%	43%	8%	18%
f. Other (please specify: <b>See comments</b> )	17%	12%	12%	1%	59%
32. The Town of Lafayette should employ sustainable practices in purchasing and operations for energy efficiency and cost-savings.	24%	60%	3%	1%	12%
33. At the current development rate, the Town of Lafayette needs to explore the completion of a water or sanitary district for the Lake area.	11%	31%	24%	12%	22%

## **COMMUNICATION**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
34. The Town of Lafayette communicates adequately with residents.	6%	68%	14%	2%	10%
35. What is the <u>best way</u> for the Town to communicate with residents? <u>Mark (•) one only.</u>					
<b>Website</b>	<b>Email</b>	<b>Newsletters</b>	<b>Newspaper Articles</b>	<b>Public Meeting</b>	<b>Other: See comments</b>
9%	5%	80%	2%	3%	0%
36. Is there anything else you would like to tell us regarding the Town of Lafayette Comprehensive Plan?					
<b>See comments</b>					

**DEMOGRAPHICS:** Please tell us some things about you:

	Male	Female
37. Gender:	64%	36%

	18-24	25-34	35-44	45-54	55-64	65 and older
38. Age:	0%	7%	17%	27%	28%	21%

	Employed Full Time	Employed Part Time	Self Employed	Unemployed	Retired	Other: See Appendix B
39. Employment Status:	53%	8%	11%	1%	27%	1%

40. If you are a resident and currently employed, which community do you work in? Mark (•) one only.

Town of Lafayette	Eau Claire	Chippewa Falls	Stanley	Cadott	Bloomer	Other: specify See comments
12%	29%	39%	1%	2%	1%	15%

	0	1	2	3	4	5+
41. Number of Adults (18 or older) in Household:	3%	12%	76%	6%	2%	0%

42. Number of Children (under 18) in Household:	68%	10%	16%	4%	1%	0%
---	-----	-----	-----	----	----	----

	Less than \$25,000	\$25,000 – \$49,999	\$50,000 – \$74,999	\$75,000 – \$99,999	\$100,000 – \$199,999	\$200,000 - \$299,999	\$300,000 or More
43. Household Income Range:	7%	21%	29%	21%	19%	2%	2%

**Thank You for Completing the Survey!**

Please return your survey in the enclosed postage-paid envelope by xxxxxxxxx, 2008 to:

**Survey Research Center**

University of Wisconsin - River Falls

124 Regional Development Institute, 410 S. Third St.

River Falls, WI 54022-5001

## Town of Lafayette Comprehensive Planning Public Opinion Survey – Written Comments

### Q9 Rate the current adequacy of the following services and facilities in the Town of Lafayette.

#### 'Other' responses (31 Comments)

The scale used for Question 9 was adequate or inadequate with a 'no opinion' option. The rating given for the items listed below was 'inadequate'.

- Cable TV (2x)
- Dog control (2x)
- Lake Access (2x)
- Parks (2x)
- Public transportation (2x)
- Shopping (2x)
- Amtrak
- Auto parts store
- Bike trails, sidewalks, or walkways
- Boat Landing
- Control of burning and noise pollution
- Drunk driving enforcement
- High Speed Internet
- Is so close to Chippewa Falls, we use their services
- Keep drunk drivers off road
- Landing for boats
- Lines on County Hwy X almost nonexistent at night
- No need for curbs on country roads - waste of road funds
- Park for kids
- Small business rental property. I have looked for a place to rent, and there is nothing.
- Snow plowing
- Staff response at town hall
- Town planning
- Walking trail
- Waste water treatment facility

### Q31 Within the next 10 years, the Town of Lafayette will need to build, expand, or develop:

#### 'Other' responses (36 Comments)

- Walking trails/walkways/pedestrian trails (4x)
- Sewage facility/ Waste water treatment facility/sewer system (3x)
- Street lights/some street lights (2x)
- Bike trails (2x)
- Airport
- ATV-snow trails
- Benches, landings
- Boat landing
- Brush facility
- Business growth
- Cross country skiing
- Eco friendly power, possible energy, land use, wind power
- High Speed Internet Cable/DSL
- Improved land use plan
- Lake access
- Larger recycling center/dump
- Leave as is
- Light industry
- Local businesses
- Metro/Amtrak
- Private enterprise
- Public works
- Recycling centers
- Roadside bike lanes
- School
- Small business rental property
- Smaller government
- Too many unneeded services, too high of taxes
- Walk on public access for ice fishermen

### Q35 What is the best way for the Town to communicate with residents?

#### 'Other' response (1 Comment)

- Surveys and questionnaires



**Q36 Is there anything else you would like to tell us regarding the Town of Lafayette Comprehensive Plan?**  
**Responses (209 Comments)**

**Development (51 responses)**

**GROWTH (15 RESPONSES)**

- I would like to see Lafayette stay small and quiet!!
- I would like to see growth with young families and in moderate income levels.
- Forward planning is always to be encouraged.
- Growth rate is okay-but expanding at a higher rate will reduce quality of life.
- I like living in the "country". Too many houses close together does not appeal to me.
- I support any developments that would encourage citizens to be outdoors and physically active.
- Keep South 29 rural. Restrict development in agricultural and woodland areas.
- Keep township growth at a minimum.
- Lafayette is going to continue to grow and the township needs to nurture that. However, in a time of economic downturn, the town must be very cautious and deliberate when picking ideas and projects to fund and support.
- Lafayette is not a city. People moved here for the rural lifestyle that we enjoy. Why is it that there always has to be some people that want to change this? Why make Lafayette bigger? Leave it alone!
- Less is best.
- "Quality" of life is preferred over population growth, clean/well cared for properties/neighborhoods.
- There has been too much building close to Lake Wissota as well as too many subdivisions. The lake and green space has declined in recent years. There has been more pollution and litter in the lake. Also, more light pollution and traffic. I hope that the population does not increase anymore!
- Way too much growth, we are losing our small town atmosphere.
- We like the small town feel of Lafayette. Increased growth of low cost housing/rentals/developments create excess demand on infrastructure and should be limited.

**ZONING (14 RESPONSES)**

- Alarming number of apartments/duplexes being built.
- Building codes and zoning doesn't seem to be enforced in regards to lakes, light pollution etc.
- Building housing on 5 acres of land or more.
- Decrease multi-family zoning, do not allow key holing by developers into Lake Wissota.
- I would like this township to remain as rural as possible. If we had wanted to live in town, we would have purchased a house in town. No more farm fields into housing developments. Thank You!
- If I wanted to live in a town, I would move to one we are close enough to a town that we shouldn't have to become one. I'm in the country, I don't want to be in a city. Zoning is a little lax and so are the burning restrictions.
- No more duplex or multi-family housing.
- Please enforce the zoning laws and laws we already know.
- Stop allowing multi-family (duplexes), housing developments.
- Stop development of farm and forest lands. Stop people from building multiple homes in Lafayette, once you build one home in Lafayette that's it, you don't get to sell it and build another one. It would stop people from building for profit. Larger minimum land site to build on - 40 acres minimum.
- There are too many duplexes being built that encourage transient living and no sense of ownership and responsibility in our township. We need to support tougher zoning regulations to encourage people to stay here permanently, not just temporarily.
- Too much residential development in rural areas, especially those zoned as agricultural. It is destroying the environment and for example look at the Apple Orchards now. Please change so that homes must be on more than one acre--suggest 20 acres.
- We enjoy fabulous natural beauty, but with continued growth and inadequate planning, our community is at grave risk of becoming a jumble of ugly sprawl. New regulations on signage, zoning, burning by residents and residential land usage such as limiting junk cars will be more and more essential.

- Yes, be able to construct without going to zoning board.

#### **SEWER/WATER DISTRICT (10 RESPONSES)**

- Developers should bear the costs of any infrastructure improvements (roads, lighting, sewer/water, etc.) Resulting in township expense. Pass through cost/building prices to their customers, not burden other township residents.
- I believe having water and sewer services to the properties around and near the lake should be a high priority.
- I would like to know if there are any plans to put in city water/sewage-as we just spent a considerable amount of money on a new septic system.
- If the Township is allowed to continue its current growth, we must get going with a water and sanitary district now, let us not do as Lake Hallie has done - put both systems in together. Yes, cost, let taxes and state and federal funding help.
- In my opinion, the residential areas growing around the lake should be slowed down until the increased tax revenue can accommodate a treatment facility.
- Sanitary sewer is not feasible due to sparsely located improvements.
- Sewers should be brought up to date on the lake. All sewers should have to be pumped every three years.
- Sounds like someone has plans for public water & sewer. Strongly against it.
- The lake area needs to seriously consider a wastewater treatment facility. The amount/size of the commercial development is limited by the septic systems.
- Water/sewer district will become more and more necessary as development (subdivisions) increase. Some sub-park areas could benefit greatly from water/sewer utilities.

#### **BUSINESS AND INDUSTRIAL DEVELOPMENT (8 RESPONSES)**

- A small industrial park away from the lake would be great for revenue.
- I'd like to see a little more diversity in the way of services, businesses, etc. but keeping a spacious, open air feel to the community. I feel I'm close enough to metropolitan areas to shop and for entertainment. I like it here!
- It really would be nice for someone to start up an auto parts store.
- No porn shops/strip joints.
- Road improvements in 2008 with fantastic business development is steady with needs.
- The current owner of the View needs to be shut down. He is running the business in a way that is a disgrace to the Lafayette community and an embarrassment.
- The focus should be that the Town of Lafayette is now primarily a residential community. We are surrounded by other communities that have many of the commercial, industrial and recreational services we need and use, thus the need for these in Lafayette is limited and what we have is adequate for our growth projections.
- We have only lived here for one year. I believe the town should focus on bringing in light industry to help the job situation.

#### **ANNEXATION (4 RESPONSES)**

- Annex into city. Town government is an anachronism. A level of government which is expensive and useless - worse than that - it's only purpose is to stop progress.
- Annex into the city of Chippewa Falls and eliminate town government.
- Forget about protecting boundaries. Let people annex if it is what they want.
- We think the town should annex to Chippewa Falls in return for water and sewer services. It is a duplication of local government to maintain and support town government. This survey should've asked whether there is support for annexation.

#### **Taxes (26 Responses)**

- All improvements cost a lot of money, it will mean higher taxes, can we afford it now, we cannot be taxed out of our homes!
- Be more honest with residents. We have heard and agree with the fact that if you have more money you can do more with the lakeshore. If people have less money, they are told no to lakeshore developing.
- Don't increase taxes!
- Don't raise taxes.

- Get the taxes down so people can live in comfort and not fear of being taxed off their property. It costs me over \$300 a month to support the government. How property taxes have to come down listen to both presidential candidates - too much taxes and government interference.
- I am a retired senior, with a small moderate home, and with the taxes as they are and increasing like they have over the years, my wife and I will not be able to live in our home. I think that retired seniors should get some type of property tax relief. We sure do not get much for the taxes we pay.
- I can't understand all of the \$250,000 homes being built in Lafayette and my taxes keep going up!
- I have lived in Lafayette area since 1962, watched it grow. The most difficult experience has been the high taxes. I have been especially hard since I have retired and they are raising taxes every year.
- In these fragile economic times, we should be looking for ways to save money, not increase taxes for more spending.
- Keep taxes low.
- Let's just keep in mind here that we are dealing with a very fragile economy. We are also nearly the highest taxed state in the Union. Be careful!
- Lower taxes.
- Many people I've talked to complain of the taxes being too high (more now with the economy like it is). Also too many "city folk" moving to the country side think they can just go wherever they want on private land without permission maybe help property owner protect what they have worked hard to get and lower taxes to help them keep it (economy again).
- No new taxes!
- Pursuing a police department is a completely bad idea. You already have adequate county support. The last thing that is needed is increased taxes to pay for this. As we all have seen with an over funded fire department.
- Quality of life is good in Lafayette and with the current economy and projected economy, I believe keeping taxes low for current residents and not raising them because of people that have not even moved here yet should be number one priority.
- Road use taxes should be paid by all, not discriminated by taxes for people who happen to live along the edges of the road.
- Stop trying to find new ways to spend. Look for things to eliminate, to cut taxes!
- Taxes are high enough; do not get any stupid ideas.
- Taxes are too high now.
- Taxes in Lafayette are very high already. I don't want them raised to accommodate all these proposals implied on this survey. I'd like to keep Lafayette a small Township. That's why we don't live in a town or city.
- Taxes should not increase because town growth has increased tax base and therefore revenue. Taxes should decrease.
- Tell me taxes on apple orchards pays as much as homes.
- The taxes are way out of line for lake property. I pay more for our little place on the lake than I do at my other home.
- The town should be cutting back on expenditures and services, not considering expanding them. That includes government pay rolls. Instead of looking for more ways to spend money, you should be looking at ways to conserve money. With all the new construction within the past 10 years, the taxes should have dropped dramatically, due to increased taxes from that construction, instead, they have risen. Some thing is very wrong with that scenario. Stop spending-start cutting programs and services.
- We are retired. We would like better use of our tax base. With no sewer and city water, where is all of the tax money used? How can we ask for anything when property taxes will drive everyone out of their homes? More goodies, more tax right.

#### **Transportation (25 responses)**

- Almost impossible to drive Co X at night and see road lines-dangerous.
- Ask for railroad bridge to be raised for boat traffic on big lake (my boat clears, but many do not).
- Closer regulation of parking in CTH X wayside.
- CTH X and CTH J convert to a roundabout.
- CTH X Bridge when replaced between the lakes increase the height over the water for navigation on the waterway and accommodate pedestrian walking on both sides of the bridge.
- Evaluate drainage on road system - civil engineering. Convert CTX to a four-lane roadway.

- Future subdivisions built by private developers should follow a strict set of specifications and pass inspections prior to the road being turned over to the township.
- I would like to see sidewalks near the Stillson School area for the children who walk.
- It would really exceed time and planning to develop a station in town for existing Metro and Amtrak station where you can have tourism and local based residents can enjoy for leisure and business. It wouldn't be that difficult or expensive to build and manage. The track is already there.
- On and off ramps to Highway 29 at County K or Town Line Rd.
- Please explain to citizens why curbs and gutters are being added where they are not only unnecessary, but where they are also "counter productive"--ruin road drainage to ditch, get in the way of plows, ruin the rural look--why isn't this money spent on other road related costs. Who wants these costs and who decides to do this (or not)? Perhaps an article in the next newsletter?
- Speed bumps on 53rd Ave. are not needed and are a nuisance.
- Spend more on snowplowing.
- Stop wasting money on curb and gutter when doing road projects.
- Streetlights for safety reasons and so many new development areas of homes or at least some major corners.
- The airport should be expanded to support tourism.
- There is much wasteful spending going on in the Town of Lafayette. Many places where two roads cross, now have curb and gutter for approximately 20 feet in both directions at each corner. This is truly wasteful spending. Just look at all the new curb and gutter work on the road in front of the town hall. What a waste of taxpayer's money.
- The town should try to get the railroad to re-design the bridge so people can use the whole lake.
- The use of speed bumps should and ought to be a consensus decision by all those affected by daily use of them and not one or two people.
- The way housing developments are being built, there are few to no inter connecting roads. Children must go out on busy main roads to get from one development to another. This is poor pre-planning by developers.
- Too many drunk drivers!
- Very adequate snow plowing and prompt after a snowfall-excellent.
- Walking, sidewalks, and or bike trails need to be built. There is no way to walk to the town hall, ball diamond, beach, restaurants, gas stations, or anything else without walking on the road.
- What about the walking and biking space in the wide roads that was supposed to have been put in 16 years ago or more?
- Would like to see a bike trail designated from Gordy's to the Town Hall. The road is too busy to ride on and the bridge is too narrow.

### **Natural Resources (19 responses)**

- Continue to control invasive water-borne species in lakes and rivers.
- Find a way to resolve algae problem. Water causing scum and large infections.
- Green water in small lake looks awful.
- Have to look for sustainability. The future belongs to the efficient long-term not short term.
- I am concerned about the quality of our groundwater with all the new housing developments.
- I am very concerned about groundwater contamination from pesticide and herbicide usage on neighboring yards.
- I would hope that in the future we could have more green space and less pavement when doing road improvement projects. We were let down about brush that was replaced with asphalt around Paint Creek Bridge.
- I would like Lafayette to take more interest in water quality of area rivers, lakes, and creeks.
- If the town needs a project, then why not fight the water quality problem we have in Lake Wissota. The DNR isn't doing anything about it. Perhaps one thing that might help would be putting some laws into affect that would outlaw fertilizer run off. If something isn't done soon, we will be able to walk across Wissota.
- If you can keep development down or at least intelligent the water, air clean, light pollution less then have enough of the beautiful Wisconsin land and trees that's why we moved here and why we'll stay. If it changes too much we'll go elsewhere. Thanks for your efforts.

- It's important to preserve the quality of our water (lakes and rivers) the land (farming and development) at the level we have now or improve it. Not over-develop and create urban sprawl.
- Lake Wissota is too green!
- Make sure we keep nature in mind when we develop for the future.
- One of the town amenities that we appreciate the most is the brush disposal facility. We are concerned about shoreline erosion and lake water quality.
- Research and correct ever-increasing run off problems associated with Lake Wissota's feeder streams. The agriculture issue must be addressed. The blue-green growth is a problem now. Where is the enforcement?
- The density of residential homes will soon start to pollute the shallow ground water with nitrates.
- The lake shore area (wayside area) at top of bank starting across from the view past Ray's beach is a very nice visual asset and should be maintained by keeping brush cut down along the fence line for the best view. Change the orientation of the light turn it off at Ray's beach it is one of the worst nighttime light polluters on that bay area of Lake Wissota.
- Water quality of lake. Fertilizer limitation on Lake/River shore property.
- Yes - the lake needs replenishment of walleye mainly and other fish. Restock lake so our kids can fish too.

#### **Ordinances, Rules, etc. (17 responses)**

- Address the problem of light pollution from glaring yard lights.
- Animal control enforcement is not adequate.
- Boat landing across from the view should be close with the gate at 10:00 every weeknight. Too much noise and traffic after 10:00 Monday nights to Thursday nights.
- Dirt bikes on open land causing noise levels where you cannot enjoy your own outdoors. Outlaw small parcels under 5 acres to have a course used by many (or) Set ordinances of at least 25-50 acres to keep the dirt bike courses out of residential areas.
- Enforce garbage-burning ordinances please!!
- I would like to see burning of garbage enforced. The air around the lake is really bad some days-especially early in the mornings.
- If the town is going to ban fireworks as stated in their newsletter, then they should enforce it. Just because some big wigs want to have these doesn't mean the rest of the community wants to listen to this all night.
- Noise ordinance for ATV, snowmobiles.
- Outlaw Brown Excavating trucks from driving on residential streets, specifically 166th street.
- Remove old worn out signage or require upkeep for pleasant clean appearances. Similar to the new school first signage.
- Some residential zoning rules for such concerns as set back for houses, 18-wheelers parked in residential, wood burners for heating, old cars and other junk.
- Stronger enforcement of fireworks ordinance during Fourth of July. Stronger enforcement of boating laws in unmarked boats.
- Stronger ordinances on "junk" i.e., cars, etc. around residences.
- There are junk cars and old school buses used for storage - the law needs to be enforced. It's a very poor image to have neighbors next door with their junked vehicles, when you want to take pride in your home.
- There should be a noise ordinance. The planes that fly over on weekends (Town of Lafayette) are mind-boggling and should be shot down. Talk about disturbing the peace. Yuck!
- To maintain property values, it would be most helpful for the town to develop ordinances which address the issue of people using their yards as storage areas for their unused junk...to apply the same to gulleys and vacant land, where people dump their tires, car parts, etc. Any complaints I have voiced about this in the past have been referred to the county zoning commission, which has virtually no ordinances to this effect.
- Township needs to have definite regulations pertaining to fireworks, where they can be set off, where not, taking into considerations proximity to buildings, density of buildings, etc. Permit currently needed but what are guidelines to get one and how does current procedure protect residents.

#### **Lake Access (16 responses)**

- Consider season pass for boat launch.

- Current public access points to Lake Wissota should be preserved, upheld, and developed. In order for the township to encourage family growth, it should look to how it is serving its youth. People who live next to and claim these access points are not paying taxes on this property and are in effect stealing. This must stop. The current town board must either take a stand and enforce the access points or resign en masse.
- Do not open the public access to the Lake. It will attract a lot of problems.
- I feel there should be more/better access to Lake Wissota for those who don't have lake property.
- I would like clear descriptions of public easements into the little part of Lake Wissota. There seems to be a lot of controversy over the easement on 55th avenue.
- Keep access open to the land and waterways. Post public access to the lake.
- More boat landings need to be added/fixed up. Local businesses have declined on the lake, help them out. With only two beaches there is a need for it.
- Need to clean up all public access and mark as such for the public to use.
- Please create/allow for trails for those not living on the lake to use ATV's to get to the boat landing, etc.
- Please keep the public land in Lake Wissota, other public and post it is it is known by all.
- Should be user fee for Ray's Beach if not a Town of Lafayette resident.
- There is no Marina or place to gas our boats on the big Lake Wissota. Some of us have pontoons or boats that won't fit under X railroad bridge.
- We need more boat landings.
- We should be charging \$2 per person to use Ray's Beach. I've talked to a lot of people who feel this way. One suggestion was \$2 a carload. I checked strongly disagree on question 19 because lets all share the cost of the roads. It's a lot to pay out at one time if it's in front of your house.
- What fees are being freely received from the public using Ray's Beach?
- What was happened to the long awaited, supposed 50-foot public access every half mile on Lake Wissota?

#### **Recreation (13 responses)**

- A gym similar to south view Elementary should be added at Stillson Elementary.
- Allow ATV's to use road system. Surrounding townships do.
- Focusing on recreation and tourism is key to the future. Especially regarding fundraising. However, it is important to incorporate to keep CF at bay.
- I prefer to discourage ATV and snowmobiles because of the loud noise and the damage the snowmobiles cause to my property.
- In general, I think things are moving in the right direction. The addition of Ray's Beach and the update to Goizay's is good.
- Let's strive to maintain a country life style with parks, trails and great green spaces.
- Stop spending money on recreation.
- Thank you to all who have helped with Ray's Beach, good call!
- There needs to be a larger playground area to include equipment for younger kids and older kids.
- We need to look at ATV's as a plus for the town so we are not looking only to walkers and bike trails. Tax the people that ride the bike trails as we do cars and make them be more respectful of others who don't utilize the trail.
- What activities are available for senior citizens or teenagers? Do we need to have a skateboard park or bike park in the old gravel pit at the town hall?
- What attracts most people to this area is "green-ness". We need to preserve and expand park and water use areas.
- Where is the preservation of hunting?

#### **Communication (7 responses)**

- At this time, a newsletter would be the best way to reach the most residents. After this is established, a website or email notification could be worked in to go paperless.
- I think the best way to communicate with residents is a website but that should be combined with a newsletter for those who do not have internet especially the elderly.
- Please communicate well when public meetings are coming up.
- Please put survey results in the newsletter.



- Since I do not live in the Town of Lafayette (only own property) I cannot answer many of these questions. No knowledge of what is happening in the township. I do appreciate any newsletters that keep us informed of what is going on since we have family members living on the property we own.
- Would be good to provide information educating regarding advantages and disadvantages of incorporating as a village with an honest discussion of services vs. taxes.
- Would like to see a more "news" type letter. More personal and about what's going on in the town. The newsletter does not come out enough. Call it "Wissota Whispers".

#### **Government (7 responses)**

- Ask the government of the township to work for the people and disallow the people to be made to work for the government. Fiscal responsibility along with small government will work!
- Don't pursue large government programs.
- Get rid of liberals on the town board.
- I do not believe in the expansion of government. Having said that, I would have to know the demographics of the population to determine the size of government services needed.
- Keep a better eye on town workers.
- Leave it alone, make government smaller, equalize market values, fire town assessor, term limits on town board members.
- Let the private sector do more and government do less. More government = more taxes, more regulation, less freedom. Lafayette is great just the way it is.

#### **Restaurants (4 responses)**

- It would be nice to have more restaurant choices near by and a nice community center.
- More restaurants serving healthy foods, such as Native Bay.
- New restaurant, good pizza joint.
- We need more casual restaurants, not everyone can afford High Shores and Connells--more "Asian Oriental" restaurants.

#### **Miscellaneous (24 responses)**

- A couple of things: Why would the town of Lafayette need a downtown or core area? A failing Chippewa Falls downtown area is just down the street. Who would support it? We have a sports park? With all the questions about land use, borders, zoning, etc. you might have included a map to show where the "town of Lafayette" actually is. I've been here 6 years and don't know what land makes up our township.
- Amending #35. Reaching community via only one source does not reach all. Combine w/radio and website would raise awareness.
- Beautiful community, but homes are too expensive on the lake.
- Dead trees next door should be cut down.
- Encourage tourism.
- Explore the possibility of putting in some type of sound barrier in Blue Spruce Estates-Highway 29 is rather noisy.
- I do not have enough information, or description of proposals made in questions 8 and 10, to make an informed decision!
- I feel we need some control of gun use!
- I had difficulty with many of the questions in this survey. Specially related to the information and the wording of some of the questions.
- I think that there could be more than one first responder on duty overnight but not a full-fledged 24/7 on duty fire protection services. Although I am unaware as to how busy the fire department is overnight. As we grown, a 24/7 service may be necessary.
- It is difficult to give an opinion on these questions without knowing the facts. I feel these surveys are very poor indicators based upon peoples opinions, no facts are given to allow people to give an informed response.
- Less personal use of town equipment.
- Monday - Thursday hours make it impossible for me to ever get to the town hall when it's open.
- Need pro/com background for 7, 8, 10, 12, 17.
- Nice work at the cemetery, running water and a new sign were needed/future project should be continuation of the road and fence.
- Quality of life I associate with the state of Wisconsin (which is good) not specifically to the town of Lafayette.

- Should have included a boundary map and explained questions.
- Thanks you for asking for input.
- The recycling center hours are very inconvenient. As a result, less recycling is being done by residents. This is for big items like scrap metal and yard waste or brush.
- The recycling center is great. Lots of participation.
- We don't live in Lafayette, My mother signed the farm over to her children and she still pays the taxes to live there. I feel we can't answer this survey, as we will never live there.
- We have a big enough fire department and enough police driving up and down X all day and night long! And a very nice and big enough town hall.
- Who is paying for this survey??
- Your efforts are appreciated!

### **Q39 Employment Status**

#### **'Other' responses (3 Comments)**

- Disabled (2x)
- House wife

### **Q40 If you are a resident and currently employed, which community do you work in?**

#### **'Other' responses (56 Comments)**

- |                                  |                     |
|----------------------------------|---------------------|
| • Menomonie (7x)                 | • Twin Cities       |
| • Hallie (6x)                    | • Varies            |
| • All (5x)                       | • Wausau            |
| • Altoona (3x)                   | • Western Wisconsin |
| • Anson (2x)                     |                     |
| • Augusta (2x)                   |                     |
| • Barron (2x)                    |                     |
| • Cornell (2x)                   |                     |
| • Area                           |                     |
| • Bruce                          |                     |
| • California                     |                     |
| • Chippewa County                |                     |
| • Dunn Cty                       |                     |
| • Durand                         |                     |
| • Fall Creek                     |                     |
| • Illinois                       |                     |
| • Jacksonville, FL               |                     |
| • LaCrosse                       |                     |
| • Ladysmith                      |                     |
| • Lafayette and surrounding area |                     |
| • Madison                        |                     |
| • Minneapolis, MN                |                     |
| • Minnesota                      |                     |
| • Mosinee                        |                     |
| • Northern WI/MN                 |                     |
| • On the road                    |                     |
| • Out of town                    |                     |
| • Owen                           |                     |
| • Owen-Withee                    |                     |
| • Retired                        |                     |
| • Several                        |                     |



## THE HOUSING ELEMENT

This section contains an inventory and analysis of housing characteristics in the Town of Lafayette. Included or referenced is information regarding the current housing stock, housing affordability, housing forecasts, and programs/policies that are available to promote a wide variety of housing options.

An analysis of housing conditions will help the Town of Lafayette to gain a better understanding of the changes that have occurred over the past 20-25 years. It will also provide insight into future changes that can be anticipated. Those anticipated changes are reflected in the household projections found in the *Chippewa County Conditions and Trends Report* prepared by the West Central Wisconsin Regional Planning Commission on page 77 and in discussion in this Element. This information will create a foundation from which decisions regarding future housing development can be based.

### HOUSING OVERVIEW

- While the Town's population increased by 16.9 percent between 1990 and 2000, the number of housing units increased correspondingly by 17.4 percent.
- In 2000, 40.8 percent of the Town of Lafayette' housing stock was built before 1970, while about a fifth of housing units were built between 1990 and 2000, and 59 percent were less than 30 years old.
- Housing appears to be quite affordable in the Town, with the percentage of the housing stock in affordable units for both owner occupied and rental housing higher than countywide levels, even with median housing values above those of both the County and the State.
- There is a good mix of housing in the community with about 87 percent of housing in owner-occupied units, adequate numbers of rental units, and a range of prices.

### HOUSING CHARACTERISTICS AND TRENDS

**TABLE 1 Housing Characteristics - 1980 to 2000**

Year	1980	1990	2000
Total Housing Units	1,565	1,789	2,101
Total Seasonal	70	85	88
Total Vacant	139	144	131
Total Occupied Units	1,426	1,645	1,970
Owner Occupied Units	1,185	1,378	1,662
Renter Occupied Units	241	267	308
Single Family Units	1,325	1,526	1,829
Multi-Family Units	158	43	126
Mobile Homes	82	109	146
Persons per Household	2.91	2.70	2.63

Source: U.S. Census.

General housing characteristics for 1980, 1990 and 2000 are found in Table 1. It can be seen that the Town of Lafayette saw increases in housing units, owner-occupied units, seasonal/vacant units and mobile homes, while percentage of rental units, percentage of multi-family units and persons per household declined. As shown, between 1980 and 2000, 536 housing units were added or a 34 percent increase, with most of that growth occurring in the 1990s.

Table 2 shows indicators of the age of the housing stock in the Town of Lafayette. In 2000, a high percentage of the Town's housing stock was less than 30 years old.

**TABLE 2 Year Structure Built, 2000**

Town of Lafayette	
1990 to March 2000	415
1980 to 1989	206
1970 to 1979	622
1960 to 1969	199
1940 to 1959	418
1939 or earlier	241

Source: U.S. Census

**TABLE 3 Units in Structure, 2000**

Town of Lafayette	
1-unit, detached	1,793
1-unit, attached	36
2 units	90
3 to 4 units	28
5 or more units	8

Source: U.S. Census

Table 3 shows the number of housing units by the number of units in the structure. The Town of Lafayette is certainly characterized by the prevalence of single-family housing.

**TABLE 4 Housing Value of Specified Owner Occupied Units - 2000**

Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 or more	Town Median Value	County Median Value	State Median Value
35	373	478	235	181	69	8	\$124,400	\$88,100	\$113,400

Source: U.S. Census

**TABLE 5 Contract Rent (Renter Occupied Units) - 2000**

Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 or more
0	15	108	134	38	0

Source: U.S. Census

The value/cost of housing is indicated by Table 4 *Owner-occupied Housing Value* and Table 5 *Contract Rent*. In 2000, 408 owner-occupied houses were reported to be worth less than \$100,000 in the Town or about a quarter of all owner-occupied housing, while 258 owner-occupied houses, or about 16 percent, were valued \$200,000 or more. Indeed, Table 4 shows that the median value of owner-occupied housing was \$124,400 in 2000. Regarding rental

housing in the Town, Table 5 shows that the rents for rental units in the Town above \$500 accounted for 58 percent of all rental units.

**TABLE 6 Median Housing Value of Owner Occupied Units – 2000**  
**Town of Lafayette and surrounding communities**

Community	2000
Chippewa County	\$ 88,100
<b>Town of Lafayette</b>	<b>\$124,400</b>
Town of Anson	\$104,000
Town of Eagle Point	\$122,000
Town of Goetz	\$ 76,500
Town of Hallie	\$ 97,400
Town of Ludington	\$ 70,000
Town of Seymour	\$111,300
Town of Sigel	\$ 84,000
Village of Lake Hallie	\$ 64,800
City of Chippewa Falls	\$ 81,300

Source: U.S. Census

Lafayette area owner-occupied housing value can be seen in Table 6, which shows median housing value for the Town of Lafayette and area communities. The Town has a significantly higher median housing value than the surrounding communities and the county. This is likely due to the presence of high value homes in the Lake Wissota area.

## HOUSING AFFORDABILITY

Housing affordability is concern of fairness in our society. Besides just considering low and moderate income people, young working families, often just starting out, elderly or other people on fixed incomes require housing within their means in a rapidly changing housing market. If housing becomes too expensive in a community we can find people's parents or grandparents or their children can have a hard time affording to live where they grew up or close to family.

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as that housing which does not cost a household more than 30% of their monthly or annual income. This affordability standard is not an underwriting standard; it does not say that households are unable to pay more than that amount. Households may choose to pay more to get the housing they need or want. However, according to HUD standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income.

As shown in Table 7, a majority (85%) of owner occupied households in the Town of Lafayette pay less than 30% of their household income towards housing costs. A slightly higher percentage of renters find their housing costs "affordable" (Table 8). Of those owner-occupied units, an indeterminate number of those people could be spending more than 30% of their gross income on housing cost as a lifestyle choice.

**TABLE 7 Owner Occupied Housing Costs as a Percentage of Household Income - 1999**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
605	283	181	96	40	167	15.1%	16%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

**TABLE 8 Renter Occupied Housing Costs as a Percentage of Household Income-• 1999**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
62	96	17	51	11	58	23.4%	35%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

## HOUSING PROJECTIONS

Household projections developed for the *Chippewa County Conditions and Trends Report* are repeated in Table 9. However, the number of potential future housing units relates to not only dwellings occupied by households but also to those dwellings that are vacant or used seasonally.

**TABLE 9**
**HOUSEHOLD PROJECTION • 2010 to 2030**  
**Town of Lafayette**

2000 Census	2005 Estimate	2010	2015	2020	2025	2030
1,980	2,230	2,476	2,727	2,976	3,214	3,430

Source: Town of Lafayette Comprehensive Plan, WCWRPC 2009

Combining the household and vacancy rate projections yields the potential number of housing units in the Town in five-year increments to the year 2030 found below in Table 10.

**TABLE 10**
**HOUSING UNIT PROJECTION • 2010 to 2030**  
**Town of Lafayette**

2000 Census	2005 Estimate	2010	2015	2020	2025	2030
2,112	2,300	2,642	2,908	3,175	3,428	3,701

Source: Town of Lafayette Comprehensive Plan, WCWRPC 2009

Based on the population, household, vacancy rate and persons per household projections, the housing unit projections reveal that the Town of Lafayette could see a 40% increase in housing units in the 20 year period between 2010 and 2030.

## HOUSING PROGRAMS

Housing programs that affect the Town of Lafayette are described in the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin* prepared by the West Central Wisconsin Regional Planning Commission beginning on page 3.

## HOUSING GOALS AND OBJECTIVES

---

### *Housing Goals*

To provide an adequate housing supply that meets existing and future housing demand in the Town of Lafayette.

Manage residential development in a manner that allows for affordable, quality housing choices consistent with the rural nature of the community.

---

### *Objectives:*

- 1) Ensure land is zoned for appropriate density residential development.
- 2) Encourage conservation design residential development which helps preserve open space and maintain rural character.
- 3) Preserve rural character by utilizing existing transportation routes and encouraging the protection of agricultural land and natural features.
- 4) Provide for a range of housing opportunities for persons of all age groups, income levels, and special needs. Encourage safe, accessible, quality housing development and housing stock, while maintaining affordability for young families, the disabled and seniors.
- 5) Carefully design residential subdivision developments to be cost-efficient, environmentally responsible and meet the daily living and recreational needs of residents.

## HOUSING POLICIES

- 1) Encourage residential development in areas closest to existing roadways to minimize the construction of new roads.
- 2) Maintain viable, properly planned and zoned areas available for needed affordable residential development as determined by housing and land-use forecasts.
- 3) Through careful site plan review, encourage landowners to consider alternatives to new home development on good farmland, hilltops and slopes greater than 20%, and productive forests and interior woodland habitat, in order to preserve the rural nature of the community.
- 4) New residential subdivision development must be carefully planned and analyzed, based on the cost-efficiency of community services, compatibility with adjacent uses, environmental impacts, and consistency with the vision, goals, and objectives of this Comprehensive Plan.

- 5) Continue to enforce applicable State and local building regulations to encourage safe, quality housing development.
- 6) Update regulations for mobile homes and mobile home parks, including establishing periodic inspection of mobile homes.
- 7) Manufactured homes shall be allowed as a single family dwelling unit anywhere in the Town where single family residences are allowed. Such manufactured homes must be HUD certified and labeled under the National Manufactured Home Construction and Safety Standards Act of 1974 (U.S.C. Title 42, Chapter 70), be at least 24 feet in width and length, be set on and anchored to an approved foundation, have a pitched roof of 3:12 pitch or steeper, and have roof eaves that are enclosed with fascia and vented soffit that extend at least eight inches beyond the exterior walls.
- 8) To protect the public health, safety and welfare, manufactured homes that are not HUD certified and labeled under the National Manufactured Home Construction and Safety Standards Act of 1974 (U.S.C. Title 42, Chapter 70) shall be not be allowed in the Town.
- 9) Develop a housing occupancy and maintenance code to enforce minimum community standards for the habitation and upkeep of the Town's housing stock.
- 10) Current and future land-use policy and decisions in the Town should promote affordable housing opportunities and alternatives.
- 11) Support assisted-living, elderly housing and group facilities that may be appropriately accommodated in the Town and those that may be more appropriately accommodated in nearby incorporated communities.
- 12) Promote Federal and State home ownership and rehabilitation programs to help increase housing affordability and quality. Work with Federal, State and County agencies, local financial institutions, and other service providers to increase resident knowledge of available housing financial assistance and homebuyer counseling programs.
- 13) Implement those policies related to new housing development as noted under the Land-Use Element and the Agricultural, Natural, and Cultural Resources Element of this Plan.

## ***THE TRANSPORTATION ELEMENT***

Transportation can directly influence a community's growth, or it can be a tool to help guide and accommodate the growth that a community envisions. Like the other elements in the Plan, transportation is interconnected, especially with land use. Economic development, housing, and land use decisions can increase or modify demands on the various modes of transportation (e.g., highways and roads, air, rail, pedestrian). Likewise, transportation decisions, such as the construction of new roadways or a bypass, can impact accessibility, land values, and land use.

This element of the *Town of Lafayette Comprehensive Plan* identifies a goal, objectives, and policies for the transportation infrastructure of the Town. These objectives and policies are then compared with those of other local, regional, and State transportation plans.

### **TRANSPORTATION OVERVIEW**

- The major transportation function in the Town is maintaining the local road system. The Wisconsin Information System for Local Roads is used for facility inventory and pavement management.
- State Highway 29, a four lane, limited access facility, runs east and west through the northern part of the Town of Lafayette.
- The eastern terminus of County Trunk Highway X begins in the Town of Lafayette and runs east and west through the northern part of the Town. County Trunk Highway OO winds its way generally east and west through the southwestern part of the Town. County Highway K runs north and south through the eastern part of the Town. County Trunk Highway J runs generally east and west from Chippewa Falls to County Highway K.
- A Canadian National rail line runs through the Town of Lafayette north of and parallel with County Trunk Highways J and X.

The Town of Lafayette has a reliable transportation system made up of 112.51 miles (2008) of state, county and local streets and highways and 6 miles of rail line. There are 27.17 miles of highways under County jurisdiction, which includes State Highway 29, and 85.34 miles under Town jurisdiction. Table 3.3 on page 107 of the *Chippewa County Conditions and Trends Report* has the breakdown of the roads according to jurisdictional and functional classification. The report has additional transportation background information and is included here by reference. The entire transportation system comprises approximately 5.2 percent (1,101.9 acres) of the total land area in the town.

One of the benefits of the Town of Lafayette Comprehensive Plan will be the planned land use information in the Land Use Element that will be available for determining the location or type of road improvements that may be necessary. One of the most important steps in designing street and highway improvements is determining the potential type or intensity of land use(s) that the facility will serve. The plan should help these decisions by providing the land use information required to determine a level of service that will be necessary to serve the property owners.



The town is also aware of the impact that transportation improvements can have on land use. The East Bridge (Seymour Cray Boulevard) and Highway 29 projects have had evident effects on the growth and development activities in the town. Completion of these projects has improved access to the western part of the town and reduced travel times, possibly increasing the appeal of the adjacent land for development.

## RELEVANT TRANSPORTATION PLANS

The relevant transportation plans are documented in the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin* prepared by the West Central Wisconsin Regional Planning Commission and are included by reference.

## COMPARISON WITH OTHER TRANSPORTATION PLANS

The related transportation plans discussed in the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin* were reviewed and the transportation goal, objectives, and policies for Town of Lafayette were determined to be compatible with these other related transportation plans. The goals and policies of these other plans are not expected to have impacts on the community which require action within the scope of this planning effort.

The Town of Lafayette has one major U.S. highway, State Highway 29, and five County highways for which the Town will continue to cooperate with the Wisconsin Department of Transportation and Chippewa County on planning and access controls. This includes possible discussions with the Wisconsin Department of Transportation, the City of Chippewa Falls and the Village of Lake Hallie for the plans for Park and Ride lots along State Highway 29. The Town and Wisconsin Department of Transportation will plan a Park and Ride lot for the State Highway 29 and County Highway J area. The County Highway J bridge and split interchange over State Highway 29 is currently scheduled for a deck replacement beginning in early 2013. No other work is currently scheduled for this interchange and no work is in the current 6-year program for the State Highway 29 and 50<sup>th</sup> Avenue split interchange. County Highways K and OO in the Town of Lafayette have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling. The Town also contains three established snowmobile routes, State Corridor Route 31 and locally maintained K and Lake Hallie trails. These recreational transportation activities are not inconsistent with this Plan, though the Town expresses an interest to participate in the planning and review of any future recreational trails and transportation routes.

## TRANSPORTATION GOAL AND OBJECTIVES

---

### *Transportation Goal*

Provide a safe, efficient transportation system that meets the needs of the community while encouraging development near the primary transportation arterials and collectors.

---

### *Objectives:*

- 1) Coordinate road improvements based on current and future land uses and land use plans.



- 2) Town roads serve the needs of its residents and agricultural community in a manner consistent with the rural character of the community.
- 3) Town's road system is managed in a cost-effective manner, utilizing the existing road network to accommodate future development whenever possible.
- 4) Encourage a variety of safe transportation options.

### **TRANSPORTATION POLICIES**

- 1) Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.
- 2) Require new roads serving more than two residences to be built to Town road specifications.
- 3) Promote shared driveway entrances for clustered development and subdivision development.
- 4) Require developers to pay the costs associated with new roads or streets.
- 5) The Town should explore potential for development of recreational trails to include possible bike, pedestrian or multi-use trails.
- 6) Maintain an ongoing plan for future roadway improvements and road maintenance equipment purchases. Consider incorporating such information into a capital improvements plan.
- 8) The Town will work with the Wisconsin Department of Transportation and the Chippewa County Highway Department to improve the configuration of the County Highway J and State Highway 29 interchange.
- 9) Promote transportation services for the elderly and those with special needs that are provided in Chippewa County.
- 10) Support the development of Park and Ride lots near highway interchanges or other appropriate locations.
- 11) The Town should consider how alternative modes of transportation can be accommodated on the Towns road network, including bicycles, pedestrians and neighborhood electric vehicles.
- 12) Promote inter-city transit between major destinations in Eau Claire, Lake Hallie and Chippewa Falls.



## ***THE UTILITIES AND COMMUNITY FACILITIES ELEMENT***

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities may include sanitary sewer, storm water, and water systems, as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals). Special services deemed to be vital to a community, such as day care, may also be included as a community facility.

Utilities and community facilities can also be used to guide growth, encourage development, or help establish community identity. Combined with roads, the construction, maintenance, and operation of public utilities and community facilities often constitute the largest proportion of a community's budget.

### **REVIEW OF EXISTING FACILITIES**

- The Town Hall and associated maintenance structures, Lafayette Sports Park and Ray's Beach are the primary community facilities located within the Town of Lafayette.
- All buildings and homes are served by private, on-site septic systems. No municipal water is available in the Town.
- About the western four-fifths of the Town of Lafayette lies within the Chippewa Falls Area School District with the eastern one-fifth in the Cadott Community School District. Stillson Elementary School is in the Town.
- Law enforcement is primarily provided by Chippewa County Sheriff's Department. The Chippewa Fire District – Lafayette and Chippewa Fire District Ambulance – Lafayette provide fire and emergency medical services. The Town of Lafayette maintains and staffs a fire station next to the Town Hall and Sports Park as member of the Chippewa Fire District.
- Public recreation facilities within the Town of Lafayette are the Lafayette Sports Park and Ray's Beach. Other major recreational facilities in the area are in the City of Chippewa Falls.
- Many community facilities (e.g., health care, libraries, senior housing, parks) and other services used by residents are located in the nearby City of Chippewa Falls.
- There are several cemeteries in the area. Bateman Cemetery is located south of County Highways X and east of County Highway K where it turns south of X. St. Rose Cemetery is located just east of the Town near 67<sup>th</sup> and 68<sup>th</sup> Avenues. Home Park Cemetery is located just south of the railroad tracks east of Seymour Cray Boulevard. Union Cemetery is a couple miles north of the Town, south of County O and west of County XX.
- Residents contract directly with private firms for solid waste disposal and have access to recycling through the Chippewa County Recycling Program.

- County Highways K and OO in the Town of Lafayette have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling.
- The Town contains three established snowmobile routes, State Corridor Route 31 and locally maintained K and Lake Hallie trails.
- Xcel Energy owns an island in Lake Wissota and there have been discussions regarding giving it to the Town.
- There is a public access for Lake Wissota south of County Highway X, off of 176<sup>th</sup> Street.
- Other than roads, the fire station, parks and the Town Hall, community facilities in the Town of Lafayette are limited.

Utilities and facilities of regional significance (e.g., health care, emergency services, recycling facilities, telecommunications, electric utilities, child care, libraries, parks, and schools) are identified and discussed in the *Chippewa County Conditions and Trends Report*. The Town of Lafayette has very little or no control or responsibility regarding the planning and operation of these facilities. This is also true for private wells, and private sanitary sewer systems that are regulated by Chippewa County and the State of Wisconsin, and not the Town of Lafayette. However, the Town has an agreement with Chippewa County Land Conservation for their review of land divisions to implement the Town's stormwater management standards.

## **ASSESSMENT OF FUTURE NEEDS**

Other than normal maintenance, no future expansion, rehabilitation, or construction needs regarding Town of Lafayette community facilities were identified during the planning meetings, except for the realization that there may be recreational needs in certain areas of the Town. Future needs for those utilities and facilities of regional significance and for privately owned facilities (e.g., cemeteries, solid waste disposal) are assessed and planned for by the providers and are not considered a normal responsibility of the Town.

The Town wants to explore acquisition and development of additional sites for possible parks. Setting aside such land for public use is important to the Town.

## **UTILITIES AND COMMUNITY FACILITIES GOAL AND OBJECTIVES**

---

### ***Utilities and Community Facilities Goal***

Maintain and provide needed community facilities and services in a safe and cost-effective manner that is consistent with the Town's vision.

---

### ***Objectives:***

- 1) Infrastructure improvements should be done in a manner that is compatible with the Town's rural character.

- 2) New development should be financially responsible for corresponding increases in community services and infrastructure.
- 3) Maintain current levels of public works and community services, while protecting the health of Town residents and the natural environment.

## **UTILITIES AND COMMUNITY FACILITIES POLICIES**

- 1) For all new residential development, require developers to pay related Town costs, including dedication of land, or payment-in-lieu of such dedication, for parks or open space land.
- 2) Integrate, when feasible, future community facilities improvements into a capital improvements plan.
- 4) Continue to work with Chippewa County to ensure the proper installation of new private septic systems, the continued maintenance of existing systems, and the identification of failing private septic systems.
- 5) Continue to work with Chippewa County to ensure the Town's stormwater management standards are implemented for new development.
- 6) Support Chippewa County programs on solid waste, recycling, and the proper disposal or recycling of hazardous materials and electronic equipment.
- 7) Continue to improve the management and financing of Town of Lafayette park and recreation areas and facilities. The Town needs to keep its options open for further park development in the areas of the Town where it may be needed.
- 8) Incorporate all new park plans in the Chippewa County Outdoor Recreation Plan.
- 9) Continue the relationships with the Chippewa Fire District, Chippewa County, the Village of Lake Hallie and the City of Chippewa Falls for Police, Fire and Ambulance service.
- 10) The Town should update information for the previously completed study of the feasibility for a sanitary/water district for the Lake Wissota area of the Town, including demand, advantages and disadvantages, service alternatives and cost effectiveness.
- 11) The Town will explore implementing sustainable practices in purchasing and operations.
- 12) Encourage the expansion of broadband communications capacity in the Town, such as wireless, satellite and cable technologies.



## ***THE AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT***

This element of the *Town of Lafayette Comprehensive Plan* presents the goal, objectives, and policies for three resources important to any community—Agricultural, Natural, and Cultural Resources. For the past century and a half, agriculture has been an important land use in the Town of Lafayette; and the responses to the public opinion survey demonstrates the importance the community places on preserving productive agriculture. Natural resources, such as the Lake Wissota, the Yellow River and Paint Creek, and the wooded hillsides also add to the natural amenities and recreational qualities which local residents desire. Cultural resources are the important third sub-element that nurtures a “sense of place,” provides an important context for planning, and fosters civic pride.

### **ELEMENT OVERVIEW**

- The Town of Lafayette has significant agricultural lands, particularly in the southern part, with 53 percent of its assessed land assessed as such. It has 28 percent assessed as forest. The Town has lost about 31 percent of assessed agricultural land while seeing a 45 percent increase in assessed forest land between 1987 and 2007.
- The Town of Lafayette has significant areas classified as prime farmlands south of Lake Wissota and Paint Creek, with poorer soils more predominant in wetlands, creek bottoms or on steep slopes.
- Eighty-six (86) percent of the respondents to the public opinion survey agreed or strongly agreed that it is important to support the preservation of productive agricultural land in the Town of Lafayette.
- Soils are predominately the Menasha-Friendship Association; deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream terraces, with significant Elkmound-Plainbo-Eleva Association soils in the south with lobes extending north into the Menasha-Friendship soils between Frederick, Stillson and South Fork Paint Creeks. Elkmound-Plainbo-Eleva soils are shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy, and sandy soils on uplands, outwash plains, and stream terraces. In the southeastern part of the Town, Kert-Elm Lake-Vesper Association soils are present; deep and moderately deep, nearly level and gently sloping, somewhat poorly drained and poorly drained, silty and sandy soils on uplands.
- The majority of the Town of Lafayette falls within the Yellow River watershed, with areas north, west and southwest in the McCann Creek/Fisher River, Duncan Creek and Eau Claire River watersheds, respectively. These are all part of the Lower Chippewa River Basin. Lake Wissota, an impoundment of the Chippewa River, is the predominant water feature in the Town.
- The most significant wetlands are primarily limited to areas along the creeks and in internally drained areas. However, there are large areas of the Town which have high

groundwater tables, posing challenges to new development and limiting the construction of basements. 100-year floodplains are primarily limited to areas along the Yellow River and Frederick, Stillson and Paint Creeks and some lands immediately adjacent to Lake Wissota.

- There are areas with steep slopes throughout the Town of Lafayette, particularly in the south and along parts of Lake Wissota.
- Ninety-one (91) percent of the respondents to the public opinion survey agreed or strongly agreed that it is important to support the preservation of green space and natural areas in the Town of Lafayette.
- Of those expressing an opinion in the public opinion survey, fifty-seven (57) percent said they would support additional Town taxes to preserve green spaces and natural areas in the Town.
- Eighty-three (83) percent of the respondents to the public opinion survey agreed or strongly agreed that Town of Lafayette needs to manage development in order to preserve the natural environment.
- There are fifteen historic structures in the Town of Lafayette on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places.
- Complete background information for the Agricultural, Natural, and Cultural Resources Element can be found in the *Chippewa County Conditions and Trends Report*, the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*, and the *Chippewa County Resource and Land Use Map Atlas DVD-ROM*.

## **AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES GOAL AND OBJECTIVES**

---

### ***Agricultural, Natural, and Cultural Resources Goal***

Agricultural activity is evident in the Town and the community's natural resources and cultural assets are protected.

---

#### ***Objectives:***

- 1) Encourage farmland preservation, viable farm operations, and the maintenance of the Town's rural character.
- 2) Preserve and protect valuable farmland from development by limiting development in areas identified as prime agricultural land.
- 3) Work cooperatively to protect natural resources.
- 4) Support efforts to preserve buildings and sites of historical or cultural significance.



## **AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES**

- 1) Implement those applicable policies in the Land Use Element of this Plan that will help preserve and protect the Town's working farmlands, productive forestlands and natural resources.
- 2) To show support for local farmers, while helping reduce nuisance complaints, continue to require newly created residential lots within one-thousand (1000) feet of land zoned as Agricultural to have recorded with the deed, CSM or Plat a covenant or deed restriction stating that the new lot created for residential purposes is in or near a pre-existing agricultural area where agricultural uses predominate and are favored by the Town of Lafayette and owners of said lot are forewarned they are moving into a pre-existing agricultural area with its associated accepted normal agricultural practices, including but not limited to, animal and plant husbandry, broad hours of operation, farm equipment traffic, farming debris on roads, farm equipment lights, odors, dust, smoke, noise, and manure, sludge, chemical, pesticide and herbicide application.
- 3) Support State programs which encourage the preservation of farmland and forest lands, such as farmland preservation planning, farmland preservation zoning, farmland tax credits, agricultural enterprise areas, purchase of agricultural conservation easements, use value assessment, forest crop law and other such farmland and forest land preservation programs.
- 4) Development should be discouraged in areas where environmental factors pose severe limitations and mitigation or best management practices should be required to address harmful environmental impacts.
- 5) Protect and enhance the natural resources and environment of the town for the benefit of current and future generations.
- 6) Significant open space and unique natural areas should be preserved and remain undeveloped.
- 7) Preserve the role of wetlands and woodlands as essential components of the community that contribute to the character and quality of life of the town.
- 8) Maintain communication with Chippewa County Land Conservation Department and Chippewa County UW-Extension on efforts to protect surface water and groundwater quality, preserve farmlands, prevent soil erosion, and prevent the spread of invasive species.
- 9) Maintain communication with Chippewa County regarding the enforcement of the County Zoning Ordinance, Land Division Ordinance, Waste Treatment and Disposal and Sanitation Ordinance, Floodplain Ordinance, and Shoreland Ordinance.

- 10) Maintain communication with Chippewa County, the Wisconsin Department of Natural Resources, watershed communities and interested private conservation organizations regarding the protection and water quality management of and future planning for the Lake Wissota, the Yellow River and Frederick, Stillson and Paint Creeks.
- 11) Support efforts by the Chippewa County Historical Society, other local groups and property owners to identify and preserve existing and viable buildings and sites of historical or cultural significance.
- 12) Provide community and resident input in decisions regarding the siting of large livestock feedlot operations in the Town.
- 13) Mining of high value non-metallic sites should be considered before other development occurs. Those sites should only be considered for pre-development extraction with appropriate environmental protections and if it is determined that they can be properly reclaimed so that subsequent development can occur.
- 14) Develop a non-metallic mining ordinance which addresses siting, operations, potential negative impacts on surrounding properties and community infrastructure, and reclamation.
- 15) Metallic mining (dredge, shaft, pit or strip mining for the recovery of metallic elements or minerals containing metallic elements) should not be allowed in the Town. The Town will evaluate its legal authority to control the location and operation of metallic mines within the Town and consider adoption of an ordinance exercising such authority.
- 16) Encourage conservation design subdivisions to help preserve natural resources and retain rural character.
- 17) The Town of Lafayette should explore the issue of backlot development and determine if regulations to control it are necessary.

## ***THE ECONOMIC DEVELOPMENT ELEMENT***

Through planning, a community can anticipate economic change and guide development to the best of its abilities to achieve the economic vision and objectives for the community. Economic development is about working together to maintain a strong economy that provides a good standard of living for individuals and a reliable tax base for the community. A community's economic development plan should reflect the values of the community, a realistic view of its influence and resources, and must be carefully linked to the goals, objectives, and policies of the other Plan elements.

### **LOCAL ECONOMIC DEVELOPMENT PLANS AND PROGRAMS**

The Town of Lafayette currently has no local economic development plans and programs other than economic related policies in its previous Land Use Plan. However, residents, businesses and the community do have access to the myriad of County, regional, and State economic development programs identified in the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*.

### **NEW BUSINESSES OR INDUSTRY DESIRED**

The types of new businesses or industry desired are largely determined by location. Principally, it is envisioned that the rural area of the Town will continue to be primarily rural in nature, including agricultural and recreational lands, with many residents from low-density rural residences continuing to commute to employment centers in the area. Commercial activities that do occur within the rural area are envisioned to be small enterprises or in-home cottage businesses that compliment agricultural and recreational uses or serve local residents. In addition, traditional, family-owned and family corporate farms are desired in the rural area instead of higher-impact feedlot operations and factory farms that are viewed more as industrial uses and could threaten the community's water resources.

Along County Highway X, County Highway J north of State Highway 29, and State Highway 29 there is potential for well-planned commercial or light industrial development. In addition, commercial and light industrial development is anticipated for certain areas surrounding the City of Chippewa Falls and Village of Lake Hallie. Heavy industry that uses a lot of water or has substantial pollution, waste or emissions is perhaps more appropriate for an incorporated area with public services.

Town of Lafayette residents would likely take advantage of a variety of local convenience and destination establishments. A pharmacy/drug store, optical store, family restaurant open at night, fast food restaurant, laundromat, doctor's office or urgent care clinic, computer/technology store, shoreline marina and home center (building supplies and equipment, and hardware) are some of the kinds of businesses that would likely be in demand.

## **ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES**

---

### ***Economic Development Goals***

To attract and maintain light industry that will provide local employment opportunities and contribute to the Town's tax base, without adversely affecting other areas of the community or the environment.

To develop the commercial sector of the local economy that best serves the needs of local residents.

---

### ***Objectives:***

- 1) Promote economic development strategies to achieve diverse and appropriate business and industry types and sizes, including small business development strategies and promoting high-tech infrastructure.
- 2) Encourage orderly, planned economic development which minimizes conflicting uses, is convenient to patrons and workers, encourages investment in the community, and is consistent with the Town's values.
- 4) Work with economic development agencies, local businesses, services, financial institutions, and residents to meet the Town's economic development goals and objectives through collaboration and by maximizing strategic business contacts.
- 5) Promote the continued success of farming, forestry, and appropriately-scaled farm-related businesses.
- 6) Support the maintenance and development of in-home, cottage businesses that complement the Town's rural character and comply with applicable regulations.
- 7) Discourage larger, "higher impact" commercial and industrial development without access to municipal wastewater services.

## **ECONOMIC DEVELOPMENT POLICIES**

- 1) Encourage only those commercial developments that enhance the character and quality of the town.
- 2) Maintain adequate land area for the development of commercial use. Future commercial development should be located in those areas designated for such activity according to the Land Use Plan.
- 3) Limit commercial development to only those goods and services that are necessary to provide for the basic needs of the local residents.

- 4) Encourage the clustering of commercial uses in existing areas in order to maximize consumer convenience, enhance traffic safety and flow, and minimize the cost of providing public services.
- 5) Efforts should be made to assure that adequate off-street parking is provided in commercial developments in order to lessen the dependence upon on-street parking.
- 6) Promote the town as a good place for small, low-impact industry to locate, through the efforts of the Chippewa County Economic Development Corporation, local government and residents.
- 7) Actively seek and encourage the entry of non-nuisance and non-polluting type industries into the town.
- 8) Maintain adequate land area for industrial development and expansion in order to minimize or eliminate conflicts with other land uses. Industrial development should be limited to those areas designated for such use through the Land Use Element, in order to minimize adverse impacts upon surrounding land use, particularly residential uses.
- 9) Concentrate industrial activity, wherever possible, (i.e. in industrial parks), to minimize land area requirements, conflicts with other land uses, and the cost of providing public services.
- 10) Encourage industrial development along appropriate transportation routes in order to limit necessary infrastructure improvements.
- 11) Where appropriate, require industrial and commercial establishments to provide a buffer of landscaping or screening to the development from adjacent, incompatible land uses.
- 12) Research and develop commercial design and landscaping standards and a design/landscaping plan for gateway/entrances into the Town.

## ***THE INTERGOVERNMENTAL COOPERATION ELEMENT***

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, and other resources across jurisdictions. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit (e.g., school district). And the decisions, plans, and policies of one community can impact neighboring jurisdictions. The environmental, economic, and social health of a community and the region are interconnected.

Intergovernmental cooperation exists in varying forms among many different levels of government. This cooperation is a daily activity as governments perform their functions. However, the actions of a particular governmental unit can impact another governmental unit resulting in undesirable consequences and conflict between them. Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies in order to identify potential solutions or agreements to mitigate such conflicts. The most common approach to these conflicts has been communication between governmental units as each tries to relate their position and arrive at a mutual understanding at the least and a mutually beneficial resolution at best. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources to everyone's benefit. There is also enabling legislation which gives local governmental units some tools to cooperate in the provision of services and others to resolve certain conflicts. This element will review the Town of Lafayette's position in relation to other units of government, identify potential intergovernmental conflict, and propose ways that those conflicts can be reduced or eliminated.

*The Chippewa County Conditions and Trends Report* and the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin* contain information that helps describe some of the relationships between jurisdictions which can serve as background for this discussion.

## **GROWTH TRENDS AND PLANNING ACTIVITIES IN ADJACENT COMMUNITIES**

### **Unincorporated Communities**

Most adjacent unincorporated towns have been experiencing population and housing growth and loss of farmlands to residential or recreational use, though agriculture remains an important, evident land use in the area. Residential development pressure has been greatest near Chippewa Falls and along transportation routes with access to State Highway 29.

The Town of Hallie borders the Town to the west. In 2007, the Town of Hallie was predominantly agricultural with 57 percent of its land assessed as agricultural. The Town experienced incorporation of the Village of Lake Hallie in 2003, which removed about 7,000 acres from the Town. The amount of assessed agricultural land has remained steady since incorporation. Before incorporation, between 1987 and 2003, the Town experienced a 41 percent decrease in assessed agricultural acres while seeing an 18 percent increase in

assessed residential acres. The Town has only increased by two more improved residential parcels between 2003 and 2007. The Town of Hallie completed a land use plan in 2000 but it probably became obsolete with the incorporation of the Village of Lake Hallie.

The Town of Seymour in Eau Claire County is south of the Town and in 2007 it had 31 percent of its assessed land assessed as agricultural and 34 percent assessed as forested. Assessed residential acreage accounts for 24 percent of all assessed lands in the Town. The Town ranks second in Eau Claire County in assessed residential acres (3,639 acres). The Town lost a third of its assessed agricultural land and 17 percent of its assessed forest land between 1987 and 2007. The Town saw a 31 percent increase in improved residential parcels and a 67 percent increase in assessed residential acreage since 1987. The Town borders the City of Eau Claire on its western edge and the northern shore of Lake Altoona. The Town adopted a Comprehensive Plan in 2009.

The Town of Sigel is located along the eastern border of the Town. In 2007 it had 48 percent of its assessed land assessed as agricultural and 36 percent assessed as forest. The Town lost 12 percent of its assessed agricultural land and 13 percent of its assessed forest land between 1987 and 2007 (both less than one percent per year). The Town experienced a 92 percent increase in improved residential parcels and an 85 percent increase in assessed residential acreage since 1987. The Village of Cadott borders the northern part of the Town. The Town of Sigel does not have a land use or comprehensive plan.

The Town of Anson is north of Lafayette across the Yellow River. In 2007 the Town of Anson was predominantly agricultural, with 58 percent of its assessed land assessed as agriculture. The Town lost 23 percent of its assessed agricultural acreages between 1987 and 2007. A considerable amount of land area is also covered by forest (15 percent), surface water and wetlands. The town borders the Chippewa River and Lake Wissota along its western edge. From 1987 to 2007, assessed residential acreage increased by 57 percent and the number of improved residential parcels increased by 63 percent. The unincorporated village of Jims Falls is within the Town. The Town adopted its Comprehensive Plan in 2009.

The Town of Eagle Point is actually located to the northwest across Lake Wissota, technically bordering Lafayette. In 2007 it had 47 percent of its assessed land as agricultural and 39 percent assessed as forested. Eagle Point has lost about a third of its assessed agricultural land between 1987 and 2007. However, the Town experienced a 62 percent increase (5600 acres) in assessed forest acreage during the same period. The Town saw an 85 percent increase in improved residential parcels and a 120 percent increase in assessed residential acreage since 1987. The unincorporated village of Eagleton is within the Town. The Town borders the Chippewa River on its entire eastern boundary and the City of Chippewa Falls is at its southern edge. The Town of Eagle Point adopted its Comprehensive Plan on March 13, 2009.

The Town of Goetz only touches Lafayette at its northeast corner. In 2007 it had 63 percent of its assessed land assessed as agricultural and 24 percent assessed as forested. In the last 20 years the Town has lost 18 percent of its land assessed as agricultural, while assessed forest land increased by 16 percent. The Town of Goetz experienced an 88 percent increase in



improved residential parcels and a 130 percent increase in assessed residential land since 1987. The Town abuts the northern border of the Village of Cadott. The Town prepared a Land Use Plan in 2001 but never adopted it.

The Town of Ludington in Eau Claire County technically borders Lafayette at its southeast corner. In 2007 it had 45 percent of its assessed land assessed as agricultural, with 41 percent of its assessed land assessed as forested and over 2,000 acres of mostly forested public natural resource lands. Between 1987 and 2007, the Town lost one-fifth of its assessed agricultural land, and lost about 13 percent of assessed forest land. The Town experienced an 86 percent increase in improved residential parcels and a 138 percent increase in assessed residential acres between 1987 and 2007. During this period assessed residential acreage in Ludington grew faster than any other town in Eau Claire County. The Town adopted its Comprehensive Plan in 2003.

### **Incorporated Communities**

#### *Chippewa Falls*

The City of Chippewa Falls borders the Town of Lafayette to the northwest in the area of County Highway J and west of Lake Wissota. The City also surrounds Town jurisdiction west of State Highway 178 (Seymour Cray Boulevard) near County Highway J. In 2007 the City had about 32 percent of its assessed land assessed as residential, 36 percent as commercial and 18 percent as manufacturing. Approximately 6 percent of the assessed land in the City is assessed as agriculture. Since 1987, the City had a 15 percent increase in improved residential parcels and a small decline in assessed residential acreage. During the same period, the City saw a 54 percent increase in improved commercial parcels, a 373 percent increase in assessed commercial acreage (133 acres to 629 acres), and saw manufacturing acreage increase by 29 percent. The City has a Comprehensive Plan adopted in 1999.

There has been and will be significant development associated with the East Bridge Interchange Area, including east and west of State Highway 178/Seymour Cray Boulevard and north of State Highway Business 29 between State Highways 178 and 124. To demonstrate the serious impact development in these areas will have on the Town of Lafayette excerpts of the *City of Chippewa Falls Comprehensive Plan* are included as follows:

#### **East Bridge Interchange Subarea Plan**

A second key area that will become one of the major development areas over the next two decades is the land in the vicinity of the new interchange of STH 29 Chippewa Falls Bypass and the East Bridge Corridor (Seymour Cray Sr. Boulevard), and the State-owned Northern Wisconsin Center property.

The majority of the land north of the planned interchange is part of the State-owned Northern Wisconsin Center. The State owns a total of approximately 274 acres south of CTH J and 152 acres north of CTH J.

Other major landowners of the quadrants north of the planned interchange are the City of Chippewa Falls, E & B Engel, and Premium Waters. The 148.1 acres owned by Premium Waters are being held for conservancy purposes to protect the natural springs utilized by Premium Waters, a bottler and distributor of bottled water.



The key landowner of parcels south of the interchange is the Town of Hallie (now the Village of Lake Hallie).

Wisconsin Department of Transportation has acquired approximately 80 acres for the interchange and associated stormwater management facilities.

The key elements of the plan for the East Bridge Interchange Subarea include:

1. The portion of State-owned Northern Wisconsin Center campus north of CTH J is anticipated to remain in institutional land use.
2. The existing mid-rise dormitory building south of CTH J is proposed for use by the Wisconsin Department of Corrections as a geriatric facility. The subarea plan assumes that approximately 40 acres of land adjacent to the geriatric facility will be retained by the State of Wisconsin for either future correctional facility expansion or other institutional use.
3. The subarea plan assumes the existing armory facility on CTH J will remain in its current use or a similar institutional use.
4. Approximately 234 acres of State-owned land south of the armory and geriatric facility should be planned for future development. The planned land uses include approximately 100 acres of commercial development and 120 acres of residential development.
5. Potential commercial uses include retail development, offices, and highway-related businesses. The interchange area is an optimal site for a motel or lodging facility.
6. The commercial areas, as shown on the subarea plan, should be accessed by a frontage road system intersecting with the East Bridge Corridor (Seymour Cray Sr. Boulevard) at a controlled intersection north of the interchange. The east frontage road should connect to Townline Road. The west frontage road should connect with Mall Drive.
7. Approximately 100 acres north of STH 29 immediately west of Townline Road are proposed for future residential development. This site would be suitable for a mix of single family and multifamily development.
8. Portions of the State-owned land west of the East Bridge Corridor (Seymour Cray Sr. Boulevard) are planned for residential development. The residential district would adjoin the existing residential neighborhood along Summit Avenue.
9. The Premium Waters land is anticipated to remain in conservancy status for the foreseeable future in order to protect the quality of natural springs in the area. If and when all or any portion of this property is developed, the planned land use is residential.
10. Adams Park should be improved as the neighborhood park for the surrounding residential district. As land adjoining the park site is platted, the City should acquire additional land for park expansion through the land dedication requirements of the City's Subdivision Ordinance.
11. The land owned by the Town (Village) of Hallie south of the interchange and north of 50<sup>th</sup> Avenue is planned for future commercial development. Potential uses include highway-related services and retail stores.
12. The City, Chippewa County, and Town (Village) of Hallie should adopt architectural design standards for development at the interchange area and along the frontage roads to assure that the area develops as an attractive entrance into Chippewa Falls. (See the commercial development guidelines on page 56.)
13. Land south of 50<sup>th</sup> Street and adjacent to the rural subdivision on Townline Road should remain in rural residential development or agricultural use with densities not to exceed one dwelling unit per acre.
14. At the time that the State of Wisconsin decides to dispose of all or portions of the State-owned land, a site master plan for the entire ownership holding should be developed. The planning process for the State-owned land should be similar to the master planning that has occurred for the Chippewa County Farm Property where the City and County have jointly agreed on a land use plan and plan for extending municipal services to the area.

#### **Southeast Residential Expansion Area**

There is a large area south of Park Avenue and the Northern Wisconsin Center suitable for residential development. Much of this area is part of State-owned property. The owners of Premium Water are reserving another large parcel in this area as a "spring protection" conservancy.

This area is not presently serviceable by gravity flow sanitary sewers or public water supply. However, the area is likely to become serviceable if utility lines are extended to serve commercial development in the vicinity of the east interchange. Downstream utility improvements are being made in coordination with the construction of Seymour Cray Sr. Boulevard to provide the needed capacity to serve this area.

#### **USH 53 - STH 29 - STH 124 Corridors and Highway Interchanges**

The USH 53 - STH 29 - STH 124 corridors have become the primary retail districts in the City for many types of commercial development. The high traffic volumes and accessibility from the highway system have provided the site and market conditions for "big box" retail development such as K-Mart, Farm and Fleet, and Shopko, and for a wide range of highway-oriented businesses.

With the development of two new interchange areas on the STH 29 Chippewa Falls Bypass, additional sites will be created that are likely to be prime locations for new highway-oriented commercial development and "big box" retailers.

One of the key planning issues for the City and the general area is preventing new commercial sites from making some of the older sites obsolete. This occurred several years ago when the businesses in Chippewa Mall were no longer able to compete successfully with newer commercial development that was more readily accessible from STH 124/29.

The problem of controlling both the rate of development and the type and character of new development at the interchanges is made more difficult by the fact that the interchange areas have mixed jurisdictions between the Cities of Chippewa Falls and Eau Claire and the Town of Hallie. From a long-range land use planning perspective, the interchange areas should be annexed and served with municipal services.

The following are development guidelines for new commercial development along the highway corridors and at key interchanges:

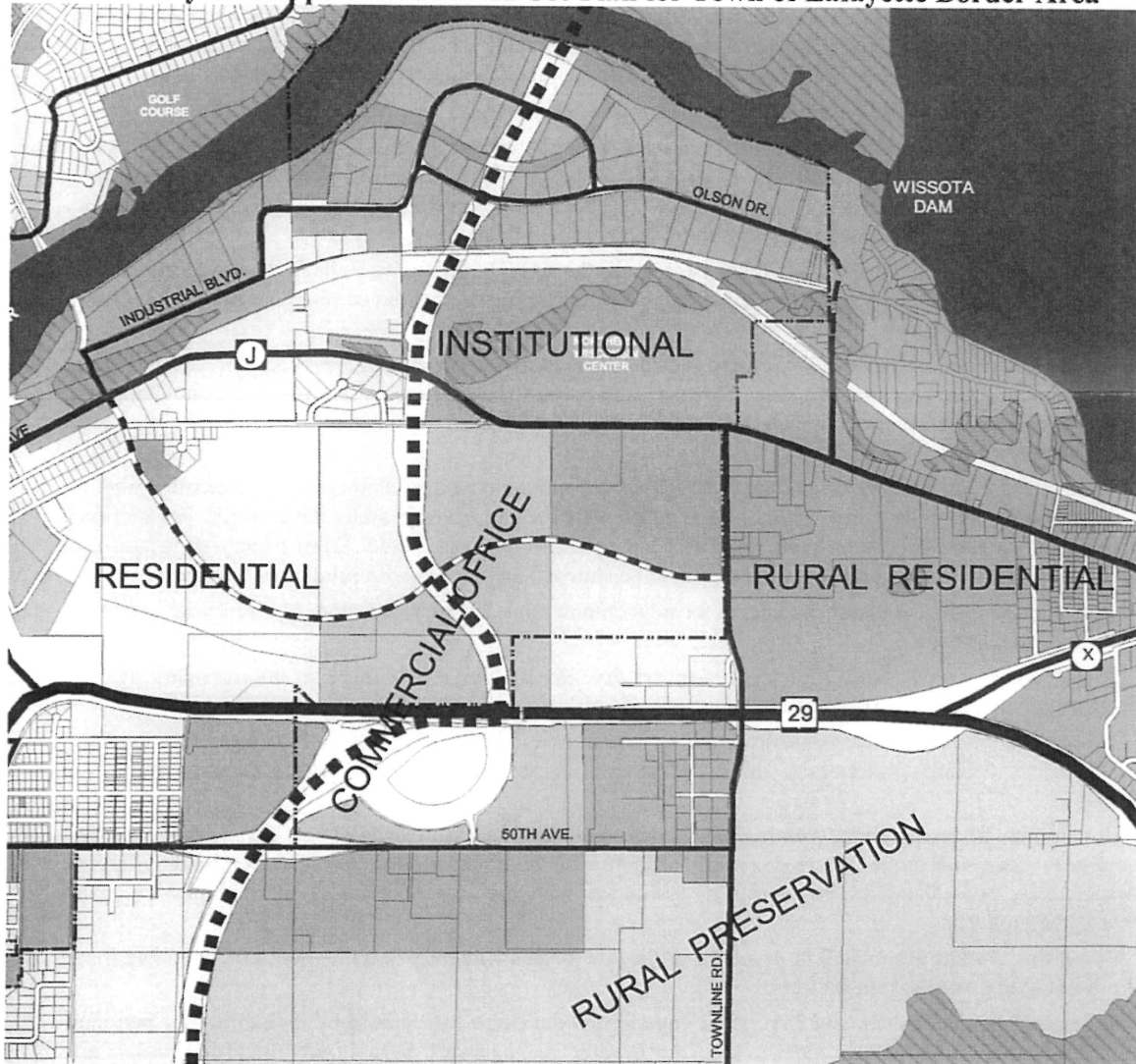
1. Public water supply and sanitary sewer service should serve commercial development at key interchanges and along the highway corridors.
2. Commercial developments visible from the interchanges and major highway corridors entering the City should utilize masonry materials or other comparable architectural materials on the facades facing the highway.
3. All commercial development with highway frontage should have the facade facing the highway corridor as either the most attractive facade or equally attractive as the other facades. Avoid facing loading docks, storage areas, and other features normally associated with the rear of commercial buildings oriented towards the highway.
4. All outdoor storage areas shall be screened or located in such a manner that they will not be visible from the adjoining highway or public street.
5. At least 25 percent of the site area of all commercial developments should be maintained as pervious landscaped area. Such areas may include stormwater management basins providing the basins are landscaped and vegetated to have an attractive appearance.
6. Require site landscaping equivalent to one canopy tree per 12 parking stalls. Such landscaping may be in the form of either tree "islands" or perimeter landscaping. In order to meet this requirement, deciduous trees must be at least 2.5-inch calipers and conifer trees must be at least 6 feet in height at the time of planting.

#### **Economic Development Areas**

The key economic development areas for the City of Chippewa Falls for the next planning period will be the former Chippewa County Farm property, which is being developed as the Lake Wissota Business Park, and the East Bridge Corridor Interchange Area south of the Northern Wisconsin Center at the new east interchange entrance into Chippewa Falls from the STH 29 Bypass.

The Chippewa Falls Comprehensive Plan poster land use plan shows planned land uses for the City and surrounding area. Discussion above for the East Bridge Interchange Subarea Plan and Southeast Residential Expansion Area are illustrated in Figure X.

**FIGURE 1 City of Chippewa Falls Land Use Plan for Town of Lafayette Border Area**



Source: JJR Incorporated

Due to the numerous impacts these plans will have on the Town of Lafayette it is imperative that the Town of Lafayette and City of Chippewa Falls pursue a Memorandum of Understanding (MOU) regarding development in the area, and potential sewer and water or other service delivery issues which could be addressed. The MOU document can help build trust between the parties by declaring past relationships and establishing each jurisdiction's positions and expectations, areas of mutual agreement, issues yet to be resolved and a process for moving forward toward solving those issues.

#### *Lake Hallie*

The Village of Lake Hallie was incorporated in February of 2003. The Village borders Lafayette for a mile and a half just south of its border with Chippewa Falls. Lake Hallie

currently has about 36 percent of its assessed land assessed as residential, 17 percent as commercial and about 2 percent as manufacturing. Approximately 12 percent of the Village is undeveloped, and 20 percent is in agriculture. The Village lost about 26 percent of its assessed agricultural land since 2004. The Village had a 12 percent increase in improved residential parcels and an 8 percent increase in assessed residential acreage between 2004 and 2007. The Village has an extensive commercial area in proximity with U.S. Highway Business 53 and State Highway 124. The Village is preparing a comprehensive plan.

As pointed out in the discussion from the City of Chippewa Falls Comprehensive Plan above, the Village of Lake Hallie owns property in the Highways 29 and 178 interchange area. The Town of Hallie Land Use Plan showed this area intended for commercial use. The Town of Lafayette should get the Village's new comprehensive plan once it is available to determine its intentions for this area. The Town of Lafayette should also pursue an MOU with the Village of Lake Hallie.

## **REVIEW OF OTHER GOVERNMENTAL UNITS**

### **County Government**

The Town and its citizens access many services and programs of County government in the Chippewa Falls which is within about 13 miles by road from the farthest reaches of the Town. The Town has adopted Chippewa County Zoning. The Town also cooperates with the Chippewa County Land Records Department for the review of land divisions. The Chippewa County Land Conservation Department does the stormwater reviews for land divisions in the Town and reviews all land divisions for accuracy. The Town receives law enforcement services from the Chippewa County Sheriffs Department. The Town of Lafayette also is a participant in the Chippewa County Recycling Program.

### **Cities and Villages**

The Village of Lake Hallie is a member of the Chippewa Fire District with the Towns of Lafayette, Hallie Wheaton and Howard. There is concern that the Village of Lake Hallie is exploring alternatives to the relationship with the Fire District including merging its emergency services with the City of Chippewa Falls. If Lake Hallie were to pull out of the District it would make it difficult for the remaining members to provide effective services. The Town of Lafayette also has a snowplowing agreement with the Village of Lake Hallie for some border roads. There are no formal agreements between the City of Chippewa Falls and the Town of Lafayette. There are significant issues because the Town borders two incorporated communities as previously discussed. The Town will seek proactive communications and understanding between these jurisdictions.

### **Town Government**

The Town of Lafayette is technically bordered by seven towns, although only four have significant or functional boundaries. There boundary road maintenance agreements with the

Towns of Hallie and Sigel. The Town of Lafayette belongs to the Chippewa Fire District with the Towns of Hallie, Wheaton and Howard. The Town of Lafayette also belongs to the Wisconsin Towns Association.

### **Other Local or Quasi-governmental Entities**

Indianhead Federated Library System provides services to Town of Lafayette residents. The Lake Wissota Improvement and Protection Association was created to preserve and protect Lake Wissota and its surroundings, and to enhance the water quality, fishery, boating safety, and the aesthetic value of Lake Wissota as a public recreational facility for future generations.

### **Regional Planning Commission**

The Town of Lafayette is within the jurisdiction of the West Central Wisconsin Regional Planning Commission (RPC). The Commission provides services and programs to the seven county region of Barron, Chippewa, Clark, Dunn, Eau Claire, Polk and St. Croix Counties. The Regional Planning Commission serves its member communities with economic development, transportation, community development, housing, land use, environmental protection, hazard mitigation, and recreation planning. The Commission also operates the Regional Business Fund. The RPC has provided a variety of services to the Town.

### **School Districts**

About the western four-fifths of the Town of Lafayette lies within the Chippewa Falls Area School District with the eastern one-fifth in the Cadott Community School District. Stillson Elementary School is in the Town. There is no interaction between the Town and the School Districts other than some information exchange from the Chippewa Falls Area School District regarding Stillson Elementary School.

### **Chippewa Valley Technical College**

The Chippewa Valley Technical College (CVTC) provides educational programs resulting in Associate Degrees and Certificates. There are campus facilities in Eau Claire and Chippewa Falls.

### **University of Wisconsin – Eau Claire and University of Wisconsin – Extension**

The University of Wisconsin – Eau Claire (UWEC) provides undergraduate, limited graduate and continuing education courses which support the fine arts, liberal studies, technology, business and industry. The Town has a good working relationship with the University of Wisconsin – Extension Barron/Chippewa County Community, Natural Resource and Economic Development Agent.



### **Wisconsin Department of Transportation**

The Wisconsin Department of Transportation (WDOT) is organized into eight district offices located throughout the state. Chippewa County and the Town of Lafayette are located in District 6 which has offices in Eau Claire, Wisconsin. Projects are now organized by WDOT region. Chippewa County and the Town are in the WDOT Northwest Region. The Town has infrequent contact with WDOT District 6 staff regarding transportation projects and issues that affect the Town of Lafayette, especially those regarding access and interchanges on State Highway 29.

### **Wisconsin Department of Natural Resources**

The Wisconsin Department of Natural Resources (WDNR) is organized into five regions. Chippewa County and the Town of Lafayette are situated in the Department's 18-county West Central Region. There is a region service center and regional administrative offices in Eau Claire, Wisconsin.

### **Wisconsin Departments of Administration, Commerce, Revenue and Agriculture, Trade and Consumer Protection**

The Town of Lafayette has working relationships with these agencies in the normal course of governmental operations and activities.

### **EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICT**

The greatest concern regarding intergovernmental conflict is with relations between the Town of Lafayette and City of Chippewa Falls and Village of Lake Hallie. Annexation, service delivery problems and the impacts from City and Village developments emphasize the need for better cooperation. Fifty-two percent of respondents to the public opinion survey favored incorporation of the Town into a Village, while 42% favored a boundary agreement with the City of Chippewa Falls. Perhaps the least disruptive, effective and equitable way to address these issues is the Cooperative Boundary Agreement according to Section 66.0307, Wisconsin Statutes. Incorporation of the Town into a Village would likely result in increased costs to residents and leaving a significant portion of the Town unincorporated to deal with the same issues. The Cooperative Boundary Agreement has the potential to address the Town's concerns in the most cost-effective and equitable way.

The Town of Lafayette wants to pursue a Memorandum of Understanding with both Chippewa Falls and Lake Hallie toward ultimate cooperative boundary agreements that set forth negotiated annexations and service area expansion, shared revenue and services and other potential areas of cooperation. In addition, there is concern about the possible dissolution of the Chippewa Fire District if the Village of Lake Hallie were to pull out. The Town of Lafayette is encouraging continued dialogue amongst its members to build upon the strengths of the Fire District and address its perceived weaknesses and inequities.

## **INTERGOVERNMENTAL COOPERATION AND PLANNING**

The Town of Lafayette already has a history of working with state, county and local governments. Perhaps the best thing that the Town of Lafayette can do to continue to foster intergovernmental cooperation is to keep communications open amongst the various units of government. Ongoing dialogue will at least keep the parties informed as to each other's position and at most provide opportunities to resolve the pertinent issues facing these communities. It is hoped that the mutually beneficial outcomes sought result in real progress on identified issues through a concerted effort of exploration, dialogue, cooperation and consensus. The memorandum of understanding is a significant tool the Town wants to pursue to move forward with other jurisdictions in an agreed upon manner toward mutually beneficial relationships designed to build trust, improve the efficiency and effectiveness of governmental operations and increase certainty in uncertain times.

There are opportunities the Town should try to take advantage of in planning with other jurisdictions. The Town and City of Chippewa Falls could possibly address the City's future demand for drinking water and the potential need to serve certain areas in the Town with sewer should local onsite wastewater systems fail. The Chippewa Fire District's future definitely needs a full discussion which may reveal even better ways emergency services could be provided in the area. The next section identifies the goal, objectives and policies designed to move the Town of Lafayette ahead toward improved governmental relations and operations in the spirit of cooperation and collaboration.

The map on the previous page shows general land use for 2008 based on assessment real estate class and in some cases zoning. The Wisconsin Department of Revenue assessment real estate class data has five levels. Some properties, for instance, may have a residence on a small portion of the parcel while the majority is in agriculture. These are represented on the map as "Residential w/agricultural" and the location of the residence is undetermined. A revaluation and reclassification of property for tax assessment purposes is underway in the Town of Lafayette and will be completed in 2012. The existing land use map, Figure 2, will be updated when this new information is approved and becomes available.

During the planning process, the Plan Commission supplemented the above information with additional local data for additional insight into land use trends. It is known that most of the residential land use change is occurring near the lake, Lake Wissota. However, the available land around the lake is diminishing and development pressure will likely shift to the rural areas of the Town, especially south of State Highway 29. For further perspective, almost 30 percent of the Town would be in residential use within 50 years if trends continue. This might suggest that there will be more pressure to rezone land out of the AG district to those residential districts that allow higher density.

### **OPPORTUNITIES FOR REDEVELOPMENT**

As a suburban and rural, unincorporated community, no opportunities for brownfield redevelopment were evident in a review of the Wisconsin Bureau for Remediation and Redevelopment Tracking System. The system provides an inventory of the contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater and sites are reported by zipcode. Sites reported by the system include leaking underground storage tanks (LUST) and environmental repair (ERP) sites which have contaminated soil or groundwater requiring long-term attention from non-LUST activities, such as industrial spills, dumping, buried containers, and landfills. Many, if not most, of the sites identified by the system may currently be in active use and may not be available for redevelopment activities.

Redevelopment opportunities are not limited to contaminated sites, however. The Town should identify those deteriorating structures and under-utilized properties within their community which have potential for re-use. Finally, the Town expects full reclamation of non-metallic mining sites to a more natural setting and to be made available for development once environmentally sound mining activities cease.

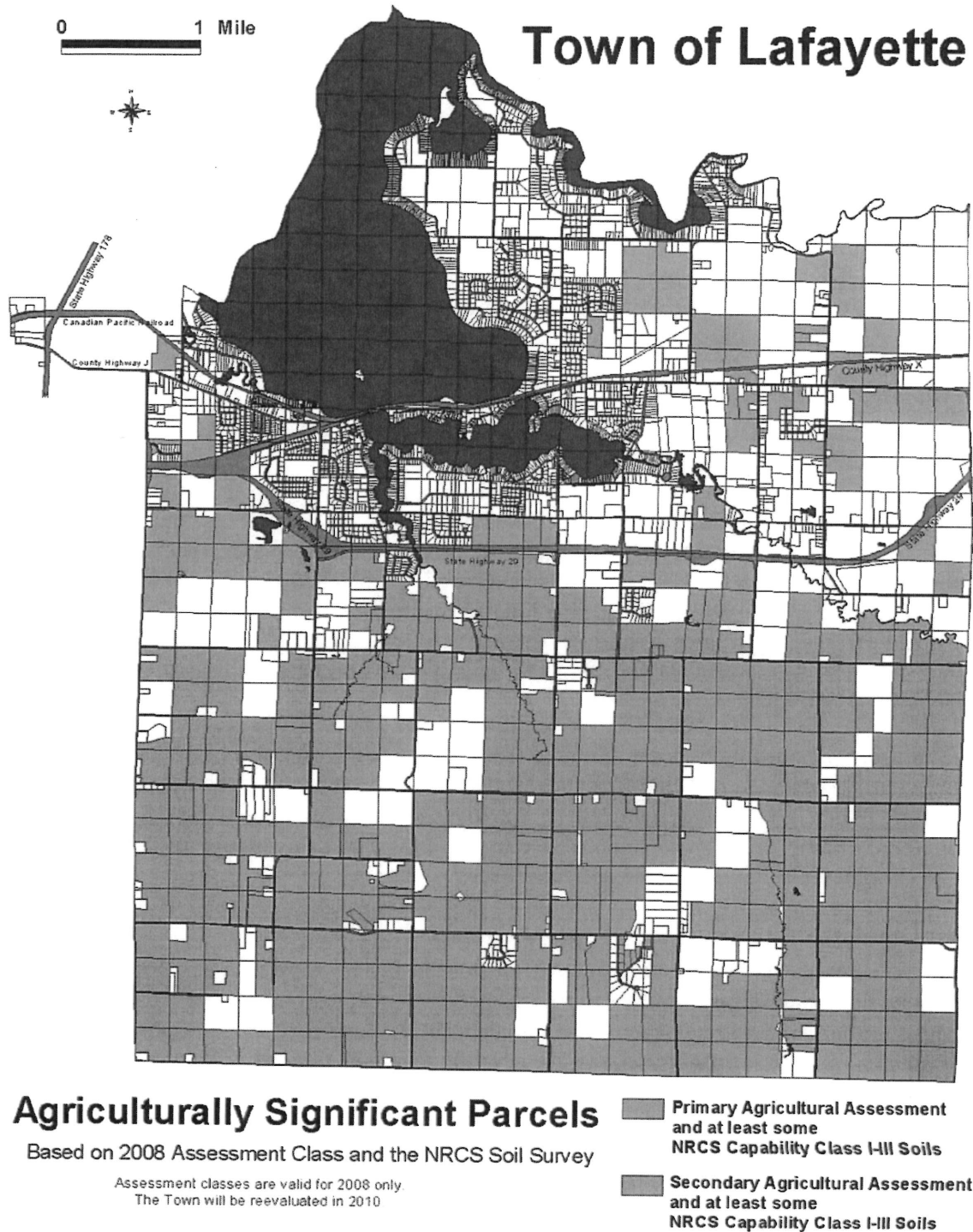
### **LAND USE CONFLICTS**

During the planning process, the attitudes of Town of Lafayette were assessed through the public opinion survey. It is clear that there is concern for potential land use conflicts. Overdevelopment of lakes and rivers was a concern for 70 percent of those respondents expressing an opinion. In addition, the preservation of productive agricultural land was important to 92 percent of respondents expressing an opinion. Indeed, 91 percent of all respondents said it was important to support the preservation of green space and natural areas, and 91 percent of respondents expressing an opinion thought the Town should manage development in order to preserve the natural environment. At the same time a majority felt in general that the current rate of development was appropriate. It will take a balancing act to address the potential impacts of development on the community while allowing a reasonable



amount of development to occur in an orderly and planned way. There was strong support for the Town to become more involved in managing land use and working toward striking that balance.

**FIGURE 3 Significant Agricultural Parcels**



Sources: Chippewa County Land Information and Treasurer, NRCS

The map on the previous page shows parcels that were assessed as agricultural in 2008 and have at least some NRCS Soil Capability Class I-III soils, soil considered to be productive agricultural soils. It is apparent that agriculture is still an important activity in the Town of Lafayette. The parcels shown on the map are those that could face residential development pressure in the future. Some of these parcels have another use other than agriculture, such as residential, and are reflected by those noted with "Secondary Agricultural Assessment." There are also other parcels that have been previously subdivided for development but are yet undeveloped and currently being used for agriculture. The Town will be reevaluated and reclassified in 2010 and it is likely that some parcels shown on the map will no longer be assessed as agricultural. This map will be updated after reclassification.

There is also information in the *Intergovernmental Cooperation Element* about the City of Chippewa Falls Land Use Plan and what it anticipates for development at the northwestern border between the City and the Town.

## **LAND USE PLAN**

The Town of Lafayette Land Use Plan is intended to be a guide for efficiently and effectively managing growth and development in the town. It should provide the local citizenry and officials with information and a proposed set of guidelines for the future development of the town. The plan was developed by the Lafayette Planning Commission, with technical assistance provided by the West Central Wisconsin Regional Planning Commission. The plan addresses the period from the year 2010 to the year 2030. This 20 year period is long enough to provide the necessary perspective for the future, while remaining short enough to be relevant to the residents of the town and to the town officials who will implement the plan.

The Land Use Plan is comprised of two distinct, but interrelated components. These components are the Planned Land Use Map, shown in Figure 11, and the Goals and Policies section contained in this element. Neither of the components should be used as a stand-alone document. They are complimentary to each other and necessary in order to better, and more fully, understand the intent of the overall plan.

The Planned Land Use Map is a graphic representation of the desired land use pattern. Shown on the map are the general location, character, and intensity of existing and future land uses. The Planned Land Use Map is not intended to be a rigid end product document, but a useful planning tool to help the community clarify and better evaluate land use issues and alternatives. This would enable the community to formulate policies which will best achieve the local objectives in an effective, but flexible manner.

In addition to the Planned Land Use Map are the Land Use Plan Goals and Policies for the town. The goals and policies are descriptions of the town's direction that are reflected on the map. The goals and policies provide a more detailed explanation of the Planned Land Use Map and guidelines that the town can follow to achieve the desired land use results. Similar to the map, the goals and policies are intended to be flexible in order to respond to future changes that may occur.

The Town of Lafayette Comprehensive Plan, including the Land Use Element should be reviewed and updated, if necessary, on a periodic basis to ensure that the forecasts and assumptions, on which the plan is based, are still accurate, and that the desires, goals, and needs of the residents and officials of Lafayette are still consistent with the original plan. It is recommended that the plan is reviewed on a regular basis and that a formal reevaluation and update is completed at least every ten years.

## **GOALS AND POLICIES**

As stated earlier, the goals and policies are only one component of the Lafayette Land Use Plan. The intent of the goals and policies are to provide a more detailed explanation of the Planned Land Use Map and to provide direction to the community in order to achieve the most desirable growth and development results. The goals and policies statements are intended to be reviewed and interpreted in conjunction with the Planned Land Use Map, shown in Figure 11. For the purposes of this element, the following are the definitions of a goal and policy.

**GOAL:** A long-term end toward which programs or activities are ultimately directed, but might never be attained. It represents a general statement which outlines the most preferable situation which could possibly be achieved if all of the policies were developed to their fullest degree.

**POLICY:** The way in which programs and activities are conducted to achieve an identified goal. They are courses of action selected to guide and determine present and future decisions.

The policies stated in this plan represent an effort to improve the quality of life in the Town of Lafayette. Those policies that direct action using words such as "will" and "shall" are mandatory and regulatory aspects of the Town of Lafayette Land Use Plan. In contrast, those policies that direct action using words such as "should" are advisory and are intended to serve as a guide that reflect a common vision of the area. Lafayette can effect these policies by implementing the regulatory tools that they are authorized to use, such as, planning, zoning, subdivision controls, and site plan review.

The goals and policies were developed for the following areas of land use and land use planning: residential, commercial, industrial, government and institutional, recreational, conservancy, transportation, agricultural, and general land use planning.

### **RESIDENTIAL** (*also see the Housing Element*)

#### **Goal 1**

To maintain and preserve the natural and rural character and quality of existing and new residential neighborhoods. Provide for and encourage homes for the residents of the Town of Lafayette within a physical environment that is quiet, healthy, safe, convenient, attractive and afford opportunities for comfortable living.

***Policy 1.1***

Promote the development of primarily larger lot, single-family homes, with a mix of two-family.

***Policy 1.2***

Residential areas should be provided with adequate and readily accessible community facilities such as schools, parks, fire and police protection, and water and sewer systems.

***Policy 1.3***

The Town of Lafayette will review creation of new lots for site specific impacts on the rural, agricultural and natural characteristics of the Town associated with the development.

***Policy 1.4***

Evaluate proposed residential developments in terms of fiscal and environmental impacts. Developments which display immediate or projected costs in excess of benefits, either economically or environmentally, should be discouraged.

***Policy 1.5***

Where appropriate, higher density residential developments should ensure that adequate neighborhood park or open space area is available.

***Goal 2***

Promote orderly and planned residential development in economically and environmentally sound locations.

***Policy 2.1***

Future residential development should be located in those areas designated for such activity according to the Land Use Plan.

***Policy 2.2***

Encourage those areas zoned for single family residential use to be developed primarily with single family residences. A limited amount of low density multiple family housing, such as duplexes, may be allowed in single family residential neighborhoods if the units are compatible with existing homes and the integrity of the neighborhood is maintained.

***Policy 2.3***

Limited higher density multi-family residential development will be encouraged, and shall occur in only those areas appropriate for multiple family residential and where it can be served adequately by the appropriate public utilities.

***Policy 2.4***

Encourage "infill" residential development of vacant lands in order to promote contiguous growth and maintain lower infrastructure and public service costs.

***Policy 2.5***

Maintain adequate land area for the development of residential use.

**COMMERCIAL** (*also see the Economic Development Element*)

***Goal 1***

To develop the commercial sector of the local economy in a manner that best serves the needs of the local residents.

***Policy 1.1***

Encourage only those commercial developments that enhance the character and quality of the town.

***Policy 1.2***

Future commercial development should be located in those areas designated for such activity according to the Land Use Plan.

***Policy 1.3***

Limit commercial development to only those services that are necessary to provide for the basic needs of the local residents.

***Policy 1.4***

Encourage the clustering of commercial uses in existing areas in order to maximize consumer convenience and enhance traffic safety and flow and minimize the cost of providing public services.

***Policy 1.5***

Efforts should be made to assure that adequate off-street parking is provided in commercial developments in order to lessen the dependence upon on-street parking.

***Policy 1.6***

Maintain adequate land area for the development of commercial use.

**INDUSTRIAL** (*also see the Economic Development Element*)

***Goal 1***

To attract and maintain light industry that will provide local employment opportunities and contribute to the town tax base, without adversely affecting other areas of the community and the quality of the environment.

***Policy 1.1***

Promote the town as a good place for small industry to locate, through the efforts of the local government and residents.

***Policy 1.2***

Actively seek and encourage the entry of non-nuisance and non-polluting type industries into the town.

***Policy 1.3***

Industrial development should be limited to those areas designated for such use through the land use plan, in order to minimize adverse impacts upon surrounding land use, particularly residential uses.

***Policy 1.4***

Concentrate industrial activity, wherever possible, (i.e. in industrial parks), to minimize land area requirements, conflicts with other land uses, and the cost of providing public services.

***Policy 1.5***

Maintain adequate land area for industrial development and expansion in order to minimize or eliminate conflicts with other land uses.

***Policy 1.6***

Encourage industrial development along appropriate transportation routes in order to limit necessary infrastructure improvements.

***Policy 1.7***

Where appropriate, require industrial establishments to provide a buffer of landscaping or screening to the development from adjacent, incompatible land uses.

**GOVERNMENT/INSTITUTIONAL** (*also see the Utilities and Community Facilities Element*)

***Goal 1***

To provide the public with safe and convenient access to the various types of governmental and institutional land uses and to insure that this type of land use is compatible with surrounding land uses.

***Policy 1.1***

Governmental and institutional land development proposals should be reviewed in order to ensure that they will be compatible with surrounding land uses.

***Policy 1.2***

The siting of a government or institutional structure should be reviewed in order to optimize the service that is provided, and to minimize the possible negative impacts such as increased traffic generation and parking demands.

**RECREATIONAL** (*also see the Utilities and Community Facilities Element*)

***Goal 1***

Provide adequate and quality open space, park and recreation facilities that effectively and economically serve the needs of the community's residents.

***Policy 1.1***

Ensure that adequate park and recreational facilities are available to meet the current and future needs of the town.

***Policy 1.2***

Where possible, playgrounds and neighborhood parks should be located adjacent to school sites and designed to meet the various needs of the school and the surrounding neighborhood.

***Policy 1.3***

Provide adequate access and parking for community parks and recreation facilities.

***Policy 1.4***

Promote an ongoing facility development program to maintain or improve existing parks and recreation areas.

**NATURAL RESOURCES** *(also see the Agricultural, Natural and Cultural Resources Element)*

***Goal 1***

Development should be discouraged in areas where environmental factors pose severe limitations. The Town will consider the location of and impact on environmentally sensitive lands (wetlands, steep slopes 20 percent or greater, shorelands and floodplains) when reviewing development proposals.

***Policy 1.1***

Protect and enhance the natural resources and environment of the town for the benefit of current and future generations.

***Policy 1.2***

Significant open space and unique natural areas should be preserved and remain undeveloped. The Town will consider impacts on open space and scenic views when reviewing development proposals and encourage development that takes those characteristics into account.

***Policy 1.3***

Preserve the role of wetlands and woodlands as essential components of the community that contribute to the character and quality of life of the town.

**TRANSPORTATION** *(also see the Transportation Element)*

***Goal 1***

Provide a safe, efficient, and economical transportation system that serves the needs of the community.

***Policy 1.1***

Ensure that new development can be integrated into the existing or proposed transportation system.

***Policy 1.2***

Ensure that future road improvements are adequate to serve the adjacent land uses.



**AGRICULTURAL** (*also see the Agricultural, Natural and Cultural Resources Element*)

**Goal 1**

Preserve and protect valuable farmland from development.

**Policy 1.1**

Limit development in areas identified as productive agricultural land.

**Policy 1.2**

Review development to ensure that it is consistent with the Chippewa County Farmland Preservation Program Plan.

**Policy 1.3**

The Town of Lafayette will evaluate rezonings that propose converting productive farmland to non-farm use to ascertain if it would negatively impact other farms or detract from the rural character of the Town. Any rezoning granted that increases the residential density on a farm parcel will be encouraged to incorporate conservation design principles to keep productive farm fields viable or maintain open space.

**GENERAL** (*also see the Intergovernmental Cooperation Element*)

**Goal 1**

Promote and protect the health, safety, welfare, economy, and appearance of the Town of Lafayette by managing development.

**Policy 1.1**

Guide new development into areas where it will be compatible with existing uses and development.

**Policy 1.2**

Review new developments to ensure that they are consistent with the existing and desired characteristics of the local residents.

**Policy 1.3**

Review new developments in order to determine the impacts on the environmental quality of the town.

**Policy 1.4**

Development with on-site wastewater treatment facilities shall be placed on lots with sufficient area to accommodate replacement drainfields. Based on the majority of soil types in the Town of Lafayette, the Plan Commission has determined the minimum sufficient lot area to be 30,000 square feet for single and two-family residential development.

**Policy 1.5**

Make available adequate land area for various types of land use development in order to reduce or eliminate conflicts.



***Goal 2***

Development should be planned so that public services can be provided in the most economical manner.

***Policy 2.1***

Promote development in areas where existing public service facilities have excess capacity or where service could be made available economically.

***Policy 2.2***

Effectively manage development to promote orderly, contiguous development.

***Policy 2.3***

Encourage "infill" development of vacant lands in order to promote contiguous growth and maintain lower infrastructure service costs.

***Goal 3***

Utilize a continuous land use planning process to provide for the orderly growth of the Town of Lafayette.

***Policy 3.1***

Review and update if necessary subdivision regulation and approval process ordinances to meet the objectives of the Lafayette Land Use Plan.

***Policy 3.2***

Annually review and periodically (at least every ten years) update the Land Use Plan in order to maintain consistency with the socio-economic and attitudinal changes that have occurred.

***Policy 3.3***

Include the general public and their elected representatives in all phases of the continuous planning process, including study and analysis, plan development and plan implementation.

***Policy 3.4***

Cooperate with other governmental units to coordinate land use planning activities.

## LAND USE PROJECTIONS

In accordance with State planning law, comprehensive plans must include 20-year land use projections in 5-year increments. The land use projections for the Town of Lafayette are based upon real estate class from the Wisconsin Department of Revenue and the land use change trend. The land use projections are consistent with comparisons to population growth, household size and the land area per household and the policy recommendations within this Comprehensive Plan.

These land use projections for the Town of Lafayette can be found in the table below:

<b>TABLE 12</b> <b>Land Use</b> <b>Projections</b>	2010 parcels/ acreage	2015 parcels/ acreage	2020 parcels/ acreage	2025 parcels/ acreage	2030 parcels/ acreage
Residential	2,826 2,537	3,054 2,759	3,301 3,000	3,568 3,263	3,856 3,548
Agricultural	411 10,089	401 9,837	391 9,591	381 9,351	371 9,117
Commercial	100 332	106 339	113 346	120 353	127 360
Industrial	1 11	1 11	2 17	2 17	3 23
Projected Population	6,233	6,759	7,286	7,776	8,209

*Sources: U.S. Census & Wisconsin Departments of Administration and Revenue*

The above projections are based on existing trends and assumes implementation of the Plan recommendations. However, given the rural nature of most of the Town and the relatively dense population in other areas, one or two large changes in land use can have substantial impacts on these projections. For instance, a major residential subdivision development could dramatically increase the number of homes, while decreasing the average lot size. As such, these projections should be used cautiously.

### Residential Use Projections

Residential land use projections can be tied to population projections, a forecast of household size and determining the average amount of land utilized by each housing unit. However, there can be trends that are not anticipated by the population projections.

According to the Wisconsin Department of Administration, the projected population growth rate during the next 20 years is expected to increase in the Town of Lafayette. However, those optimistic figures have been tempered by recent event and the economic situation. Hence, it is very possible that these population and housing growth rates will be not be reached, especially for the short-term, and the number of building permits per year will more closely resemble recent trends rather than those housing unit projections based on the Wisconsin Department of Administration population projections.

The trends indicated by the assessment data are valuable. While there was an apparent surge between 1997 and 2002 in land assessed as residential, those parcels with actual development between 2002 and 2008 indicate that the Town is currently seeing about 45 new dwellings a

year. The average parcel size for residential land use has been increasing slowly. This may in large part be due to more large parcels such as whole 40s having single houses built on them. It is anticipated that, even with the potential for large lot development, that average parcel size for residential development will fairly remain constant. It is expected and hoped that the land use policies recommended in this Plan will reverse the increasing lot size trends of the past eleven years.

Since the projections are based, in part, on tax assessment data, they typically reflect the principal use(s) of a property. As such, many in-home businesses or cottage industries would also likely be reflected as residential uses.

### **Agricultural Use Projections**

For the Town of Lafayette, a loss of agricultural land is expected to continue, though it is the community's goal that the rate of decrease be slowed and the loss of prime farmlands be minimized. Some portions of the farmland in Lafayette is actually marginal for farming, and it appears to be more sought for its recreational value than for conversion to developed uses. Recreational parcels do not diminish the open space natural amenity that contributes to the scenic beauty of the Town as residential development has a potential to do. Hence, the loss of farmland attributed to acquisition for recreational parcels will have less actual impact on agriculture and open space values than conversions to residential uses.

### **Commercial Use Projections**

Commercial growth is expected to be minimal for the planning horizon, consisting of primarily of new commercial development near existing commercial development and in areas described in the *Economic Development Element*.

### **Industrial Use Projections**

Currently, little acreage in the Town of Lafayette is assessed as an industrial or manufacturing use; and it is unlikely that even light industrial activity will be significant in the future.

## **PLANNED LAND USE MAP**

The community currently utilizes zoning to guide land uses by location. However, a Planned Land Use map should not be considered a zoning map. While the Planned Land Use Map can generally reflect zoning districts, it is intended to be a general guide for development and a basis for applying the Goals and Policies. There is variation intended within planning areas that describe the predominate nature of the uses found there. Hence, future development will follow the guidance and performance standards and general location provided in this Comprehensive Plan. This guidance includes policies that promote agriculture, open space, productive forests, and natural resources while minimizing use conflicts where allowing high-quality and compatible development to occur. Given this approach, identifying the net density of planned land uses by specific location is not possible.

Much of the residential development is located along the shores of Lake Wissota and Little Lake Wissota. However, in recent years, in addition to development along the lakefront property, there has been a growth in rural residential developments consisting of homes on 1 to 5 acre lots located throughout the town. The town's proximity to the Chippewa Falls/Eau Claire area allows much of the commercial development and activity to occur in those areas while requiring only limited development to help serve the more immediate needs of the community. This type of commercial development and activity is preferred by the residents of Lafayette. Input that was received during the planning process indicated that the residents of Lafayette favored having the intensive commercial development occur in the metropolitan area, not in Lafayette. However, as the town's population continues to grow, development pressures may make more services available. Commercial development pressure will likely occur in the northwestern part of the town, close to Chippewa Falls, initially and then spread as other development occurs. Subsequently, the town also indicated that if commercial development was to occur, they would prefer to have it take place in predetermined areas.

Scattered throughout the south-central area of Lafayette is land determined to be productive agricultural land. This is valuable agricultural producing land that the town would like to preserve as long as there are other areas of the town that can handle the current development pressures.

One of the benefits of the Land Use Plan will be the future land use information that will be available for determining the location or type of road improvements that may be necessary. One of the most important steps in designing street and highway improvements is determining the future type or intensity of land use(s) that the facility will serve. The plan should help these decisions by providing the land use information required to determine a level of service that will be necessary to serve the property owners.

The town should also be aware of the impact that transportation improvements can have on land use. Past transportation improvements, such as the East Bridge (Highway 178) and Highway 29 projects, as well as, recent improvements to State Highway 124 and Business 29 can have dramatic affects on the growth and development activities in the town. Completion of these projects will improve access to the western part of the town and reduce travel times, possibly increasing the appeal of the adjacent land for development.

Based on past trends, residential and tourism-based commercial development pressure is expected to be highest along or near Lake Wissota, with more intensive residential and commercial development pressure occurring near State Highway 29 and in areas closer to the City of Chippewa Falls.

The planned land use map should be used for general planning purposes only. For development management purposes, each specific site, property, or proposed subdivision should be analyzed on a case-by-case basis to determine the actual location and extent of public rights-of-way, surface waters, wetlands, shorelands, floodplains, steep slopes, and other significant features.

It is the intention of the Town of Lafayette to update the planned land use map (Figure 4) after its land classification and land revaluation process is completed (scheduled completion is 2012), providing ample time for accurate interpretation and mapping, meaningful input by affected citizens and landowners through Board of Review hearings and Open Book inspections, and thorough review and approval by the Town.

## **Planning Areas**

### *Residential*

The Residential Planning Area has, or is suited to, predominately single-family residential uses with some duplexes and multi-family development. Lots are required to have an area of at least 30,000 square feet to accommodate a replacement septic system drain field. Some areas may require one acre as a minimum lot size.

### *Agriculture Residential*

The Agriculture Residential Planning Area has evident agricultural activity with residential uses present. While many lots can be one acre or larger, a minimum area of at least 30,000 square feet is required to accommodate a replacement septic system drain field.

### *Commercial and Industrial*

The Commercial and Industrial Planning Areas are appropriate for commercial and industrial uses, respectively.

### *Public/Institutional*

The Public/Institutional Planning Area has uses such as municipal buildings, fire stations, cemeteries, churches, hospitals, etc.

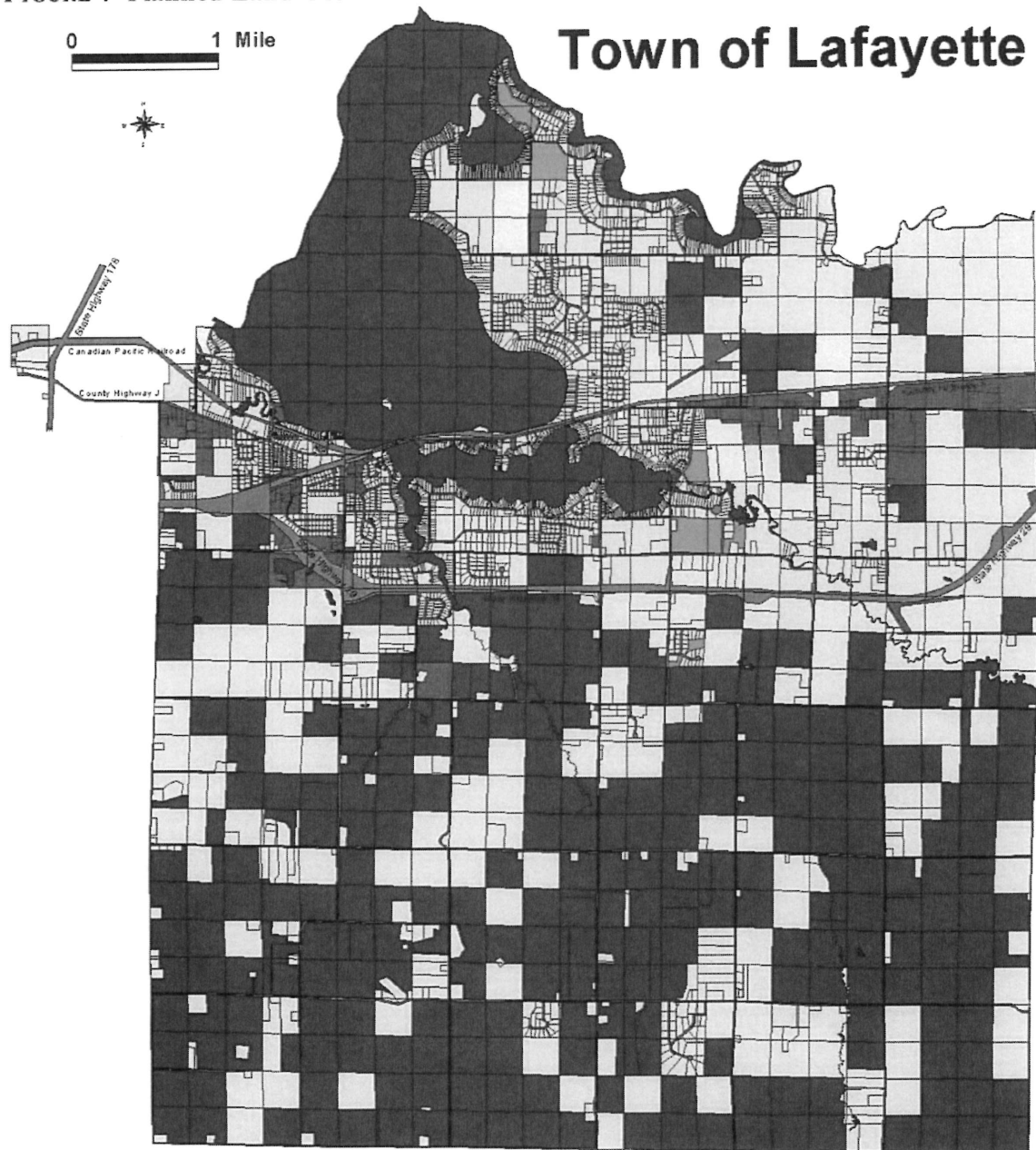
### *Recreation and Conservation*

The Recreation and Conservation Planning Area exhibits parks and greenspace, and areas set aside for conservation.

### *Agriculture*

The Agriculture Planning Area is predominately agricultural in character and is intended to establish or identify areas in the Town that should be made available for the State of Wisconsin Working Lands Initiative Programs. Residential uses are allowed after careful consideration of their impacts on existing agricultural operations. One acre minimum lots are preferred unless conservation subdivision design is employed where lot sizes can be determined by site planning considerations.

**FIGURE 4 Planned Land Use**



## Planned Land Use

**DRAFT**

Residential	Rights-of-Way
Agriculture Residential	Recreation and Conservation
Commercial	Agriculture
Industrial	Water
Public/Institutional	

Sources: WCWRPC, Chippewa County Land Information and Treasurer, NRCS



## ***THE IMPLEMENTATION ELEMENT***

The comprehensive plan provides a design for attainment of the goals and objectives set forth by the community. In a practical sense, however, the plan is not complete until the steps to implement that plan are identified. After formal adoption of the comprehensive plan, realization of the plan will require long-term dedication to the underlying objectives by the Town officials concerned with its implementation. Therefore, the adoption of the plan is only the beginning of a series of required actions necessary to achieve the objectives expressed in this plan. The plan, and in particular the land use element, should be used as a guide for making decisions concerning land development in the Town.

To achieve the community's vision, the Comprehensive Plan must be put into action. This section identifies a timeline of specific actions to be completed in order to achieve the Plan's goals, and objectives and policies. This includes a description of how each of the Plan's elements is integrated and consistent with each other.

The Comprehensive Plan must also be a flexible, dynamic document that considers or allows for change in the community. Plan monitoring and evaluation lets the Town gauge progress towards achieving the intent of the Comprehensive Plan and monitors progress as the Town faces the challenge of inevitable change. Plan amendments and updates may be required or suggested by the information gathered by monitoring and evaluation.

## **REGULATORY MECHANISMS**

### **Zoning**

Zoning is probably the single most commonly used legal device available for implementing the land use plan of a community. Zoning is essentially a means of insuring that land uses in a community are compatible with one another with regard to the type, location, and spacing of development. Zoning regulates the development density in each area so that property can be adequately serviced by such governmental facilities as streets, schools, recreation, and utility systems. Zoning can direct new growth into appropriate areas and protect existing property by requiring development to meet acceptable development standards.

The Town of Lafayette has adopted the Chippewa County Comprehensive Zoning Ordinance. Hence, the County administers and enforces the ordinance in the Town, while the Town can by resolution deny zoning amendments. The existing zoning ordinance and map have been periodically updated since their adoption, and there was a comprehensive revision of the zoning ordinance undertaken and adopted by Chippewa County in 2006. Because of changes that have occurred since that time, which not only include changing land uses in the County, but also changing conditions related to the economy, public facilities, housing needs, and the development of multiple local government comprehensive plans, a revision of the zoning ordinance and map should be done. Changes to the zoning ordinance should be a collaborative process between the County and Towns to coincide with the



policies and maps of the land use elements presented in the completed comprehensive plans of the Towns. The review and update of the zoning ordinance is the next logical step to follow the comprehensive planning process, and the Plan Commission has the primary responsibility for making recommendations regarding desired changes in zoning for the Town.

### **Subdivision Regulations**

Subdivision regulation enables a community to control the subdivision of land by a developer to ensure that development patterns are consistent with community standards. They can also ensure the adequacy of existing and planned public utilities and facilities such as roads, sewer and water, and schools to accommodate new growth. In addition, environmental protection considerations can be made during the development process. The Town of Lafayette adopted a subdivision ordinance in 1996.

### **Nuisance Ordinances**

The Town has village powers which gives it authority to act to protect the public health, safety and welfare of Town residents. There are many activities that have negative impacts that eventually become apparent by adversely affecting residents in the community. If the Town recognizes that something must be done about a particular activity, it can develop ordinances to address the negative impacts that are associated with the activity. The Town can develop a rationale for addressing the issue, possibly licensing the activity and controlling it with actions necessary to mitigate its negative impacts.

### **Building and Housing Codes**

Building codes are sets of regulations that establish standards for the construction of buildings to ensure that new and altered buildings will be safe. New and renovated structures must conform to the state building, plumbing and electrical codes. The Town has a building inspector who ensures that these codes are followed. Housing codes define standards for how a dwelling unit is to be used and maintained after it is built. A housing or occupancy code helps to keep housing from becoming dilapidated and neighborhoods from becoming blighted. The Town should periodically review the need for a local housing or occupancy codes in light of changing conditions and be prepared to act if the community determines such regulations are necessary.

### **Aesthetic Controls**

Aesthetic controls influence the appearance of a community and contribute to its overall character. Ordinances that address the placement of signs in a community, or help to preserve historic places and maintain a particular design appearance are considered aesthetic controls. A *sign ordinance* restricts the type, size and location of signs within a community. It also often restricts the types of materials that can be used to construct signs. *Historic preservation ordinances* are intended to protect historic buildings and districts. Of the fifteen listed historic landmarks in the Town of Lafayette it is believed none require such protection

at this time. However, there are cultural features of the Town that may need consideration after implementation of the limited cultural resources activities declared in the plan. *Design standards and review* involve the review and regulation of the design of buildings and their sites based on design standards developed to reflect community values. Design standards and review are often included as part of zoning or subdivision ordinances. Its application is intended to protect communities from development which would detract from the appearance of the community and reduce property values. In the future, the Town may need to consider the use of the appropriate aesthetic controls, in combination with zoning and subdivision ordinances, to enhance the community's appearance and property values.

## **LOCAL ACTION ROLES**

### **The Town Board**

Lafayette's growth and development has been and will continue to be substantially influenced by governmental decisions. An important step in plan implementation is the formal adoption of the comprehensive plan by the Town Board. The Town Board is assigned the legislative power to adopt the comprehensive plan and implement development regulations and programs. Upon such adoption, the comprehensive plan becomes the official guide for decision-making by Town officials. As chief policy makers, the Board is also responsible for establishing and actively sponsoring a continuing planning and development management program. It confers much of the land development implementation and review to the Plan Commission.

### **The Plan Commission**

The Lafayette Plan Commission's role in carrying out the plan is advisory to the Town Board. It is their responsibility to review all pertinent information that is available on a particular planning issue and to develop an objective recommendation which is then given to the Board. To acquire assistance in making land use and other planning decisions, the Lafayette Town Board should use the Plan Commission to the fullest extent possible. The recommendations of the Lafayette Plan Commission that are contained in this document can guide the future direction of growth and development in Lafayette, and the present environment of a urban-fringe rural community can be maintained while providing for a safe, healthy and comfortable living environment for local citizens, institutions, businesses and industries. A principal purpose for the existence of the Plan Commission is to help assure that benefits to local taxpayers are maximized and that governmental expenditures are minimized.

The Plan Commission will review all matters regarding development in the Town, including subdivision or development proposals and site plans to assure that they conform to the pertinent ordinances and policies. In addition, the Commission must review and make recommendations to the Town Board on zoning amendments which affect the Town and should make recommendations on any requests for conditional uses. The Commission will examine all matters before it and determine their consistency with the comprehensive plan.

Due to the community's size, the Lafayette Plan Commission must function without a full-time professional planning staff. Nevertheless, planning issues do arise from time to time that require concentrated attention from professional planners. The Chippewa County Land Conservation Department already does land division reviews for the Town to ensure accuracy and stormwater management compliance. In addition, the Town of Lafayette, as an active member in the West Central Wisconsin Regional Planning Commission, can rely upon assistance provided by the planning staff of the Regional Planning Commission as part of its technical assistance program. The role of the planner does not stop with the completion of the comprehensive plan, but will continue in an advisory capacity when the community is working with the tools of implementation. These tools of implementation include things such as a zoning ordinance, subdivision regulations, other ordinances and other more specialized tools. The Town can also call upon the services of professionals from private consulting firms.

### **The Citizen**

The Lafayette Plan Commission seeks to prepare plans that are acceptable to the local citizens and that they will support. Public participation is encouraged throughout the planning process and is extremely important to the acceptance and successful implementation of local plans. Each citizen has an opportunity to take an active part in the development of plans for the future of the community. The Town of Lafayette Public Opinion Survey was one such opportunity. By attending meetings of the Plan Commission, citizens may review plans or projects in-progress and provide input to affect their outcome.

Other methods of citizen participation include press releases to the local newspaper on the Plan Commission meetings and its progress on various plan elements or implementation programs. Citizens are encouraged to attend and voice opinions at public hearings which are held before the plan is adopted by the Town Board. The Plan Commission may also wish to use advisory committees comprised of local residents in future planning efforts. The democratic privilege of citizen participation should be used to contribute to and support the Lafayette Comprehensive Plan, as it is the community's plan. The Town's residents should also stay involved in the planning and development process and help the Plan Commission and Town Board implement the plan to achieve the community goals it represents.

### **ACTION PLAN**

The action plan identifies short-term and long-term activities for implementation of the plan. Identified timeframes are approximate and implementation of the individual action items is subject to available resources and conditions at the time of implementation. The Town Board has the responsibility for implementation of the action plan, though some actions may be delegated to the Town Clerk, Plan Commission, and other Town employees at the Board's discretion. For instance, the Town Board will often delegate to the Plan Commission the responsibility of drafting new ordinances or code changes for review and approval by the Board.

The Plan Commission will review the action plan and all comprehensive plan goals, objectives and policies annually to evaluate progress on plan implementation and monitor the consistency of ongoing operations and proposed new policies with the goals, and objectives of the plan.

Prior to implementation, the Town will consider and reassess each action item to further determine if each is in the best interests of the community. Changing conditions in the community may necessitate an addition or modification to the implementation actions identified below.

The action plan is organized into the following categories of implementation actions:

- Public Information and Participation
- Planning Activities
- Codes and Ordinances
- Cooperative Efforts

There are implementation tasks associated with plan policies which are not stated in the Action Plan. The Plan Commission and Town Board still need to periodically review the plan to ensure that relevant policies are considered as ongoing decisions are made.

**TABLE 13 Implementation Action Plan**

<b>Information and Participation</b>		
<b>1.1</b>	Continue to monitor governmental procedures to ensure opportunities for community participation during all phases of plan, program, and regulation development and implementation.	<b>ongoing</b>
<b>1.2</b>	Develop information to increase public awareness about community building and nuisance regulations regarding property renovation and maintenance as well as available housing financial assistance, housing rehabilitation and homebuyer counseling programs for eligible property owners.	<b>2011-2012</b>
<b>1.3</b>	Utilize University of Wisconsin-Extension and other available resources to increase resident and Plan Commission understanding of planning regulations, techniques, and livable communities.	<b>2010, periodically thereafter</b>
<b>Planning Activities</b>		
<b>2.1</b>	Annually reassess and update 5-year capital improvement plans for future public utilities and facilities, road improvements, and equipment purchases.	<b>ongoing</b>
<b>2.2</b>	Support the Building Inspector in aggressively enforcing existing housing and building codes to ensure quality rental housing and maintenance of the community's housing stock.	<b>2010 and ongoing as needed</b>
<b>2.3</b>	Ensure that Comprehensive Plan policies are incorporated into the Town's development management program. This should involve reflecting on relevant plan policies when making decisions.	<b>2010-2014</b>
<b>2.4</b>	Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.	<b>ongoing</b>

<b>Planning Activities, cont'd</b>		
<b>2.5</b>	Update information for the previously completed study of the feasibility for a sanitary/water district for the Lake Wissota area of the Town, including demand, advantages and disadvantages, service alternatives and cost effectiveness.	<b>2011</b>
<b>2.6</b>	Support State programs which encourage the preservation of farmland and forest lands, such as farmland preservation planning, farmland preservation zoning, farmland tax credits, agricultural enterprise areas, purchase of agricultural conservation easements, use value assessment, forest crop law and other such farmland and forest land preservation programs.	<b>ongoing</b>
<b>2.7</b>	Explore the issue of backlot development and determine if regulations to control it are necessary.	<b>2015</b>
<b>2.8</b>	Research and develop commercial design and landscaping standards and a design/landscaping plan for gateway/entrances into the Town.	<b>2014-2016</b>
<b>2.9</b>	Work cooperatively with adjacent municipalities, Chippewa County and the State of Wisconsin on hazards mitigation and emergency planning.	<b>ongoing</b>
<b>2.10</b>	Evaluate rezonings that propose converting productive farmland to non-farm use to ascertain if it would negatively impact other farms or detract from the rural character of the Town.	<b>ongoing</b>
<b>2.11</b>	Develop a facility development program for Town parks and recreational areas and submit it for inclusion in the Chippewa County Outdoor Recreation Plan.	<b>2012</b>
<b>2.12</b>	Explore implementing sustainable practices in purchasing and operations.	<b>2013</b>
<b>2.13</b>	Work with the Wisconsin Department of Transportation to develop park and ride lots near the existing Highway 29 and County J interchange.	<b>ongoing</b>
<b>2.14</b>	Explore the development of a Memorandum of Understanding between the Town of Lafayette and both the City of Chippewa Falls and the Village of Lake Hallie towards mutually beneficial outcomes in land use planning, municipal growth, service delivery, farmland and natural resources protection, and cooperative relations.	<b>2011</b>
<b>2.15</b>	The Town, through its Plan Commission, will continually monitor land use changes in the community and assess the compatibility of these changes with the Plan's vision, goals, and objectives. If such changes conflict with the Plan and a change is needed, the Town will use a public planning process to update the Plan.	<b>annually, and more frequently as needed</b>
<b>2.16</b>	Update Plan maps after property reevaluation and reclassification.	<b>2012-2013</b>

<b>Codes and Ordinances</b>		
<b>3.1</b>	The Town Board, Plan Commission, and employees of the Town of Lafayette will continue to enforce applicable codes and ordinances. The Town will evaluate all development proposals based on the comprehensive plan, including the goals, objectives and policies, and its overall intent.	<b>ongoing</b>
<b>3.2</b>	The Town will review the comprehensive plan goals, objectives and policies to determine how land management regulations will need to be amended to effectively implement the plan.	<b>ongoing</b>
<b>3.3</b>	Update regulations for mobile homes and mobile home parks, including establishing periodic inspection of mobile homes.	<b>2011-2013</b>
<b>3.4</b>	Develop a housing occupancy and maintenance code to enforce minimum community standards for the habitation and upkeep of the Town's housing stock.	<b>2015-2017</b>



<b>Codes and Ordinances, cont'd</b>		
3.4	With the Town Board's discretion, require new residential development provide a dedication of land or a fee in lieu of dedication for new parks demanded by that development.	2011-2012
3.5	Modify Town ordinances to require, at the Town's discretion, developers to pay Town costs related to a development (e.g., special studies, roads, parks) and be financially responsible for potential environmental impacts.	2013-2015
3.6	Work with Chippewa County to amend the Zoning Ordinance to address Town comprehensive plan land use objectives, including encouraging conservation design subdivisions to help preserve natural resources and retain rural character.	2010-2014
3.7	Evaluate whether the subdivision process and standards continue to meet Town needs. If necessary, the Town may develop new land division ordinance provisions to address Town needs.	ongoing
3.8	Develop updated manufactured home, mobile home and mobile home park regulations.	2011-2013

<b>Cooperative Efforts</b>		
4.1	Continue to work with Chippewa County to ensure the proper installation of new private septic systems, the continued maintenance of existing systems, and the identification of failing private septic systems.	ongoing
4.2	Continue to work with Chippewa County to ensure the Town's stormwater management standards are implemented for new development.	ongoing
4.3	Continue the relationships with the Chippewa Fire District, Chippewa County, the Village of Lake Hallie and the City of Chippewa Falls for Police, Fire and Ambulance service. Work to maintain the viability of the Chippewa Fire District.	ongoing
4.4	Work with local utility providers to ensure the availability of high tech infrastructure to help support the latest Internet-based technologies.	ongoing
4.5	Maintain communication with Chippewa County Land Conservation Department and Chippewa County UW-Extension on efforts to protect surface water and groundwater quality, preserve farmlands, prevent soil erosion, and prevent the spread of invasive species.	ongoing
4.6	Maintain communication with Chippewa County regarding the enforcement of the County Zoning Ordinance, Land Division Ordinance, Waste Treatment and Disposal and Sanitation Ordinance, Floodplain Ordinance, and Shoreland Ordinance.	ongoing
4.7	Maintain communication with Chippewa County, the Wisconsin Department of Natural Resources, watershed communities and interested private conservation organizations regarding the protection and water quality management of and future planning for the Lake Wissota, the Yellow River and Frederick, Stillson and Paint Creeks.	ongoing
4.8	Support efforts by the Chippewa County Historical Society, other local groups and property owners to identify and preserve existing and viable buildings and sites of historical or cultural significance.	ongoing
4.9	Work cooperatively with adjacent municipalities, the Chippewa Falls Area and Cadott Community School Districts and Chippewa County when mutually beneficial opportunities for cost-sharing for needed facilities or services arise.	ongoing
4.8	Work with Chippewa County, the City of Chippewa Falls and the Village of Lake Hallie to improve notification and coordinate timing of County, Town and Town land use decision-making.	2011

<b>Cooperative Efforts, cont'd</b>		
<b>4.10</b>	Participate in discussions with the City of Chippewa Falls, the Village of Lake Hallie and area towns on the potential expansion of wastewater and/or water services to unincorporated areas, the establishment of sanitary districts and potential City of Chippewa Falls water supply from the Town.	<b>2012</b>
<b>4.11</b>	Work cooperatively with other area communities to identify routes appropriate for the potential development of linked recreational trails.	<b>2012</b>
<b>4.12</b>	Maintain communication with the area municipalities on land use and growth issues, including providing input to the City of Chippewa and Village of Lake Hallie on their use of extraterritorial powers and annexation.	<b>ongoing</b>

## **PLAN INTEGRATION AND CONSISTENCY**

The Town of Lafayette Comprehensive Plan has an important role as a guide and determinant for future action and policy decisions in the community. All development proposals and capital expenditures should be reviewed against the conclusions, goals, objectives and policies of the plan for consistency. When the Town is requested or desires to comment on proposed policy changes at a municipal, county, regional, State or Federal level, the plan can provide important guidance to Town officials.

The elements of the Comprehensive Plan are also internally consistent. Indeed, there is much overlap in issues and policy between many of the elements. A review of all plan data, analysis and conclusions, and of plan goals and policies has been performed to ensure consistency. As the plan developed, major consistent themes emerged which moved the plan toward consistent conclusions and compatible approaches to solving identified problems among the elements. Any future plan amendments should be evaluated for consistency with the overall Comprehensive Plan.

## **PLAN MONITORING AND EVALUATION**

Any plan is subject to the passage of time possibly making its policies and recommendations obsolete. The Town of Lafayette Plan Commission is responsible for monitoring changing conditions and plan implementation to evaluate whether a plan amendment or update is needed.

The Plan Commission will conduct an annual review and evaluation on: (a) progress of plan implementation, (b) growth trends in past year, (c) issues and conflicts with the plan, (d) any needed plan amendments, and (e) any ordinance or program development or changes necessary to implement the plan. The Plan Commission will report its findings of each annual review to the Town Board.