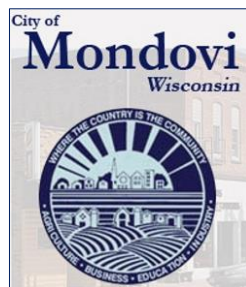


City of Mondovi Comprehensive Plan 2019-2039



Prepared by Mississippi River Regional Planning Commission under the direction of the Mondovi City Planning Commission and City Council

ABSTRACT

Title: City of Mondovi Comprehensive Plan 2019-2039

Summary: The City of Mondovi Comprehensive Plan 2019-2039 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

Mayor: Brady L. Weiss

City Council: Ginny Gunderson
Angie Risen
David Schultz
Nathan Nelson
Greg Bauer
Duey Bauer
Gary Stanton

Planning Commission: Brady L. Weiss, Chairperson
Nancy Polzer
Greg Bauer
Diane Franzen
Ginny Gunderson
Dan Johnson

City Administrator/Clerk: Bradley J. Hanson

Planning Staff: Mississippi River Regional Planning Commission
Greg Flogstad, Director
Peter Fletcher, Senior Planner
Dave Bonifas, Senior Planner
Sarah Ofte, Administrative Assistant

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1. Issues and Opportunities

This section of the City Plan includes the background information as specified in State Statutes for the Issues and Opportunities Element of the Comprehensive Plan. The City's history, demographic, social, economic and education information are reported in this section. For planning and comparison purposes social and economic information is also provided for the surrounding towns, Buffalo County, the State and Nation. Overall objectives, policies, goals and programs for the City are presented at the end of this section.

City of Mondovi's History and Background

Tribes of First Nations Neutral Zone. In the late 1600's to the mid 1700's the Chippewa and Sioux (Santa Fe Dakota) Tribes were the major inhabitants of Western Wisconsin and Eastern Minnesota and influenced greatly the exploration and development activity of this vast and bountiful woodland region.

These Tribes of First Nations often contested the white man's intrusions into their hunting and fishing grounds. The Chippewa and the Sioux were also bitter enemies and often fought against one another for territorial dominance. To prevent hostilities these warring Tribes of First Nations agreed to a neutral territory upon which neither side was to hunt, trap, fish, or fight. Buffalo County and the Beef River Valley were included in this zone. Early French explorers and traders learned of this neutral ground designation and used it for their own ends. This neutral zone designation served therefore in a sense as a modern day enterprise zone in that French hunters and trappers and traders may have targeted this area for economic purposes because of the abundance of game and lesser chance of altercation with these Tribes of First Nations. These explorations by the French and their subsequent knowledge of the area in all likelihood quickened the pace for settlement of the area once the Tribes of the First Nations threat began to subside during the late 1700s and early 1800s.

From Pancake Valley to Farringtons. In the early and mid 1800's the Mondovi area was known as "Pancake Valley". Harvey R. Farrington first visited this area in search of new farmland on May 29th, 1855, and was so impressed with the richness and beauty of this valley that he decided to make it his home and convinced his three brothers and a friend to do so as well. It is reported that here in Pancake Valley he found just what he was looking for; a large expanse of good soil; availability of water power; streams teeming with speckled trout; and large numbers of elk, deer, and bear roaming the surrounding countryside. Mr. Farrington's party then convinced another group of men who came into the area in search of lost horses to stake land claims here as well. The first land claims to be staked out comprised of all that land now lying west of Eau Claire Street and north of Main Street and a mile each way. Some of the land was preempted, (the practice of settling on public land to obtain the right to buy before others) and some was bought at a cost of \$1.25 per acre. Harvey Farrington registered the land claims for him and others at the U.S. land office in La Crosse. After this land claim registration, this area became known as "Farringtons".

Early Land Development Activity. In 1858 the Farrington area was platted by Harvey P. Farrington, Lorenzo D. Farrington, and Jay Bump. Lots were offered for sale at \$25.00. In 1858 this new platted village became known as Mondovi. This new name was selected from a site where a Napoleonic battle took place in Italy against the Sardinians in 1796.

At the time of the start of the Civil War in 1861 there were only three houses east of the creek: Farringtons, Trowbridges, and Gordons. The first commercial building was a hotel located on the northeast corner of Main and Eau Claire Streets. The first building put up as a store was the Hawkins building on the southwest corner of Main and Eau Claire Streets.

Mills, Cheese, and Syrup. Mondovi's water resources became more extensively used for economic purposes in 1858 with the establishment of a grist mill to grind grain. In 1873 a second "lower" flour and feed mill was established which was also used as a machine shop and planing mill. In 1875 a cheese factory was constructed. "Leggy" Olson's

sorghum mill was also in operation at this time. Many acres of sorghum were raised in Mondovi and residents "raised cane" so they could have an ample supply of Leggy Olson's syrup on hand. Stalks from the cane were used to cover the sand roads in the area.

Churches, Schools, Medicine, and Mail. In 1867 construction of Mondovi's first church was completed by the Methodist Society with partial funding assistance of \$150.00 provided by two other congregations. This church was erected on the southwest corner of Eau Claire and Hudson Streets. In 1870 the Congregational church was erected. In 1872 a Baptist Church was completed.

In 1857 the first school in the Mondovi area was constructed. This school was located one and one-half miles southwest of Mondovi. The first school within the present corporate city limits was constructed on the site of the Lincoln School. This school was a "board shanty" with a slanting roof. In 1871 this school was vacated, and a new frame building was erected in its place.

The first doctor to practice medicine in Mondovi was Dr. Hebard who arrived in 1877. Prior to establishing his practice in Mondovi, he served as a military doctor during the Civil War. Before Dr. Hebard's coming, medical needs were largely handled by women. The medicines used were generally concoctions of liquids usually called teas brewed from roots, leaves, and in some cases blossoms of wild plants. Some of the hardy males of the community made up a "Spring Tonic" which involved soaking bark trees or shrubbery in whiskey or grain alcohol for a week or more. "Makes a Saw Horse Walk" was a boastful statement made at the time by one extolling the virtues of this particular pet tonic.



A historic church in Mondovi

In 1882 a dentist by the name of Dr. G. F. Knowles established the first dental office in Mondovi then after several years moved on to Illinois. It has been recorded that upon the departure of Dr. Knowles community residents depended upon a traveling dentist "who used mostly a pair of pliers". How far the community has come in this area is significant if you compare the pliers of the traveling dentist of the late 1800's to the Midwest Dental Care of today with their elaborate offices and laboratories located in Mondovi along with their numerous dental offices throughout the Midwest with employment of over 300.

Robert Nelson settled in Mondovi in 1856 and later became the first postmaster. It is reported that his route of 1858 was to Durand and back. From Durand the mail continued on to Whitehall and then on to Sparta. Years later a stage coach mail service was available. An advertisement in the Mondovi Herald in 1879 reported that the Eau Claire and Mondovi mail line stage leaves Eau Claire at 2:00 p.m. and arrives at Mondovi the same day at 6:00 p.m. The mail stage would leave Mondovi Monday, Tuesday, Thursday, and Saturday mornings and connect with the trains at Eau Claire.

Cash Crops and Commerce. The period of mid to late 1800's saw much of the surrounding countryside as open pasture for deer and elk or being used by pioneer farmers of the day as oat and wheat fields. Much of the unforested area of the time was created by fire started by either the Native American Tribes to provide more natural pasture for wild game or by settlers who were interested in clearing the land for crop production. A Mondovi paper published in 1879 reported that the best wheat sold at 80 cents, but many received only 40 cents to 50 cents a bushel and that nearly all the wheat raised in this community was hauled to the Alma market.

The lumber industry began to take hold in the area economy in the late 1800's. Much of the farmers produce was being sold to lumber camps and mills on the Eau Claire and Chippewa Rivers. Local blacksmith shops, wagon shops, and livery stables also received benefits in the form of increased sales as a result of the burgeoning lumber industry. Factories began to make their presence known in Mondovi with the establishment of a cheese factory in 1875. A brick factory was also established about this time due to a rich deposit of clay near Whelandale. Mondovi's

population stood at 300 people in 1876 as a result of this growth in business activity.

Boomtown 1884-1914. Mondovi experienced booming growth and development between 1884 and 1914. Highlights of the events and activities of this period are summarized below.

1884 - The Buffalo County Fair moved to Mondovi from Alma.

1886- Schooling arrangements consisted of four graded schools in Buffalo County. The school in Mondovi had been built in 1871 at a cost of \$3,000. In 1890-91 this building burned. On March 29, 1890, the State Superintendent of Schools, J. B. Thayer issued to Jas. T. Brownlee, Clerk, a certificate to the Free High School at Mondovi. In the fall of 1891, a new high school was built on the same site of the burned building at a cost of \$14,000 with a heating plant costing \$2,000.

1888 - The first bank in Mondovi was established by Frank H. Dillon. Then in February 1891 F. H. Dillon and J. W. Whelan incorporated the Bank of Mondovi with a capital of \$15,000. In February 1901 the bank received a charter as First National Bank of Mondovi with a capital of \$25,000 and a surplus of \$5,000.

1889 - Mondovi became officially incorporated. J. W. Whelan, assemblyman introduced the incorporation bill and it was approved and signed by Governor William D. Hoard. The city boundaries included the south three quarters of sections 11 and 12 and the north three quarters of sections 13 and 14 and all of Township Number 24 North, Range 11 West. The city's first mayor was B. S. Lockwood, who was elected in April 1889.

1890 - The Sault Ste. Marie and Southwestern Railroad came to Mondovi in June from Osseo. The railroad was built by N. C. Foster Fairchild. As a condition for construction of the railroad to Mondovi he required a bonus payment to be paid for from the city and Town of Mondovi.

1892 - The Mondovi Creamery Association was formed.

1894 - The Mondovi Fire Department was organized with a volunteer membership of 42.

1895 - The population of Mondovi stood at 928, an 85% increase since 1890 when the population stood at 503.

1895 - The extension of electricity and lighting to residences in the city was completed by N. K. Fisher and Son. By 1898 power was furnished by the Lockwood Electric Light Company which reportedly had assets valuing \$8,000. Generating equipment consisted of two dynamos operated by a 40 horsepower corliss engine.

1896 - A stage coach line was being operated between Mondovi and Alma. The stage coach would leave Mondovi at 6:00 a.m. and arrive in Alma at noon.

1898 - The population of Mondovi increased to 1,100. Nationalities represented included English, Irish, Scotch, French, German, Norwegian, and Polish.

1900 - The city's population grew to 1,208.

1902 - The city's first public water supply system was installed consisting of a 180,000 gallon capacity reservoir, a power house, 415 foot deep well, and 17,000 feet of main was completed at a cost of \$19,051. A public sewer system was also installed at this time at a cost of \$4,152.

1904 - Mondovi was gaining national recognition as a draft horse center through the purchase of several businessmen of a Percheron stallion named Greely. This stallion provided foundation stock for this business. The area was also known at this time as a dairy center as well as for production of wool and pork. Mondovi, for a

considerable length of time, was the heaviest livestock shipping point on the Wisconsin Division of the Omaha Railway Company. Total shipments ran as high as 600 cars per year.

1904 - The Mondovi Telephone Company was incorporated with a capital stock of \$24,000.

1906 - The first passenger automobile made its way down the sandy streets of the city.

1913 - The city's first hospital was established. The hospital was formerly a popular boarding house located where the Gillette Hospital was located.

1914 - Installation of electrical lighting on the city's streets occurred. The Mondovi Light and Power Company installed a 400 candle power lamp at each of the four principal intersections in the city. This was followed in 1915 with the first piece of permanent street pavement nine feet wide and extending from the east city limits to the west on U.S. Highway 10 for 2000 feet.

Acknowledgments for most of the above information is owed to the various authors whose writings on Mondovi's history were published in the Mondovi's Centennial 1855-1955 - Mondovi's Turn of Century. Acknowledgements are also owed to the late Houser Rockwell - principal author of West Central Wisconsin and Mondovi Area History published in 1988 by the University of Wisconsin Eau Claire with assistance provided by the Mondovi Area Historical Society.

During the period of 1915 to 1955 Mondovi continued to experience exceptional growth despite the depression of the 1930s and the economic pressures of World War I and II.

Public Services and Institutions – The City Council passed a resolution to pave the streets of the City. The project was interrupted however as a result of World War I. In 1921 the street paving project started again and was underway for six years. Curb, gutter, sewer and water lines were also constructed on an intermittent basis. In 1947 water and sewer was extended into Farrington Addition and in 1948 a water filtering system was installed to take care of a high concentrations of iron and manganese. A new bridge on East Main across Mirror Creek was constructed in 1941. This bridge was 102 feet long with a 30-foot roadway and had a pedestrian walk on each side. It was a two span type built of steel and concrete at a cost of \$35,000. In 1947 street signposts were erected at all street intersections as a uniform address numbering system was put in place in preparation for delivery of city mail inaugurated on April 1, 1948. In 1939 Northern States Power Company improved lighting by replacing the four foot pipe mast lighting fixtures with the then modern twelve and twenty foot arm fixtures. Bowl type reflectors were also installed at this time to improve distribution.

In 1935 a new city building was completed at a cost of \$22,000. If construction was completed today, the Bureau of Labor Statistics (https://www.bls.gov/data/inflation_calculator.htm) calculates the building costs of this construction to be \$405,000 in 2018 dollars. This building housed the fire department, council room, and library. 1938 saw the construction of a new high school on Jackson Street. Cost of the high school was \$153,000. A Works–Progress–Administration (WPA) grant of \$6,250 helped in defraying local costs. A local National Guard medical unit was established in 1949.

In 1946 Rodger Marten started Marten Transport with him as the only employee. In 1986 this trucking company went public and started trading on NASDAQ. By 2008 Marten Transport had over 2,600 employees nationwide and terminals in five states.

In 1948 a new trench type dump opened on the old Sherman Stanley property across the river on South Eau Claire Street. The dump south of the depot was closed. In 1949 a new city fire truck was purchased and in 1951 a new fire siren was installed on top of the city hall.

Recreation Facility Improvements – This period of 1915 through 1955 also saw some major improvements made to the outdoor recreation life in the city. In 1928 a farm two miles northeast of the city on Highway 37 was purchased by a group of businessmen and developed into a nine hole golf course. Later on in the 1930s the city’s first municipal pool was constructed. Night lighting for the school athletic fields was installed in 1949. The west part of the old mill dam on Mirror Lake went out in June 1949. The recreational importance of this lake was immediately brought to the attention of all and \$9,000 was raised through local civic groups, private donations, and the city to repair the dam. With the dam fully reconstructed, 1,000 Large Mouth Bass fingerling were planted along with Trout, Bluegills, and Crapies in 1953.

Lumber Industry – During the period of 1935-1944 Mondovi’s economy benefited from the lumber industry. Lumber companies purchased timber deeds from farmers to harvest this resource. In 1936 a new industry was born in Mondovi, when Clinton D. Jackson built the first Jackson Lumber Harvester in his welding shop. The invention centered on the concept of taking the sawmill into the woods where the logs would not have to be moved as far and then utilizing trucks to transport the sawed lumber out of the woods. In 1944, the Jackson Lumber Harvester Company was officially established, and the Harvester continues to be manufactured in Mondovi to this day.

Mondovi in the Late 20th Century – Over the period of 1955 to 1992, Mondovi’s population continued to steadily grow. Mondovi served as an agri-service center but also became more popular as residential community for the Eau Claire and Menomonie work force. Three local entrepreneurs also had very successful business endeavors. The three businesses were: 1) Marten Transport – a major transport company, 2) Midwest Dental Care – a dental appliance fabricator and dental office management group, and 3) Heike auction and real estate services.

On July 8, 1999 Mondovi was struck by a F-1 tornado that caused damage to buildings and injured three people.

In the last half of the 20th century, Mondovi’s economy benefited considerably from the health care industry even with the closure of the Buffalo Memorial Hospital in 1989. Today the City of Mondovi is home to American Lutheran Home and the Homeplace, quality skilled nursing home facilities as well as several assisted living facilities.

Population Trends and Projections

The City of Mondovi’s population is projected to increase from 2,777 residents as of the census in 2010 to 2,810 residents by the year 2040. This projection is based on the State of Wisconsin-Department of Administration-Demographic Services Center projection who used U.S. Census Bureau statistics. Table 1.01 shows this projection.

					% Chg						
	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	80-90	00-10	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
T. Canton	359	309	304	305	-13.9	-0.3	310	315	315	315	310
T. Dover	455	451	484	486	-0.9	0.4	495	505	510	510	505
T. Gilmanton	498	469	470	426	-5.8	-9.4	420	420	415	405	390
T. Modena	436	360	318	354	-17.4	-11.3	350	355	355	355	350
T. Mondovi	511	544	449	469	6.5	-4.5	465	465	465	460	450
T. Naples	580	494	584	691	-14.8	-18.3	725	750	765	790	785
C. Mondovi	2,545	2,494	2,634	2,777	-2.0	5.4	2,785	2,825	2,845	2,860	2,810
Buffalo Co.	14,309	13,584	13,804	13,587	-5.1	-1.6	13,485	13,530	13,470	13,380	13,000
STATE	4,705,642	4,891,599	5,363,715	5,686,986	4.0	6.0	6,005,080	6,202,850	6,375,910	6,476,270	6,491,635
U.S.	226,542,199	248,709,873	281,421,906	308,745,538	9.8	9.7	NA	NA	NA	NA	NA

Source: U.S. Census Bureau ⁽¹⁾; State of Wisconsin – Department of Administration-Demographic Services Center ⁽²⁾

Racial Characteristics

The City and Buffalo County have white race populations of 96.7% and 97.5% respectively. This is a much higher percentage than the State of Wisconsin and the Nation with white race populations of 86.2%, and 72.4% respectively. Blacks or African Americans, Native Americans and Asian Americans in that order were the next three highest recorded races in the City and Buffalo County. See Table 1.02.

RACE	C. Mondovi	%	Buffalo Co	%	State of WI	%	U.S.	%
One Race	2,739	98.6	13,478	99.2	5,582,669	98.2	299,736,465	97.1
White	2,684	96.7	13,253	97.5	4,902,067	86.2	223,553,265	72.4
Black or African American	18	0.6	37	0.3	359,148	6.3	38,929,319	12.6
American Indian and Alaska Native	17	0.6	38	0.3	54,526	1.0	2,932,248	0.9
Asian	14	0.5	28	0.2	129,234	2.3	14,674,252	4.8
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	1,827	0.0	540,013	0.2
Some other race	6	0.2	122	0.9	135,867	2.4	19,107,368	6.2
Two or more races	38	1.4	109	0.8	104,317	1.8	9,009,073	2.9
Totals	2,777	100	13,587	100	5,686,986	100	308,745,538	100

Source: U.S. Bureau of the Census, 2010

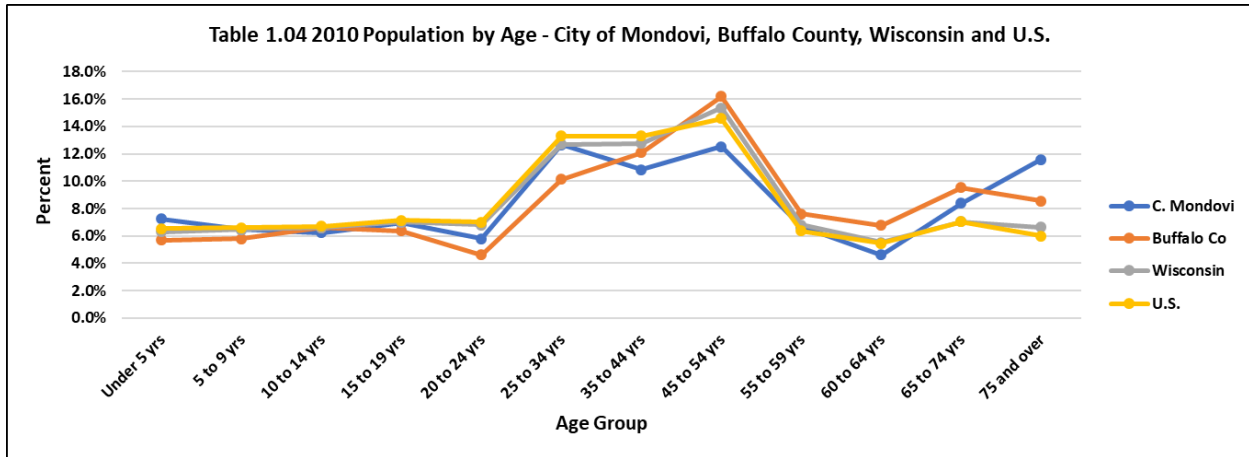
Age Trends

The City has a larger elderly population. Table 1.03 below shows that the City has a higher percentage of their population in the 75 and over age group and a lower percentage of their population in the 35-54 age group than the County, State, or Nation.

Age Group	City of Mondovi	%	Buffalo Co	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	201	7.2%	775	5.7%	358,443	6.3%	20,201,362	6.5%
5 to 9 yrs	180	6.5%	789	5.8%	368,617	6.5%	20,348,657	6.6%
10 to 14 yrs	173	6.2%	896	6.6%	375,927	6.6%	20,677,194	6.7%
15 to 19 yrs	193	6.9%	866	6.4%	399,209	7.0%	22,040,343	7.1%
20 to 24 yrs	161	5.8%	629	4.6%	386,552	6.8%	21,585,999	7.0%
25 to 34 yrs	352	12.7%	1,375	10.1%	721,694	12.7%	41,063,948	13.3%
35 to 44 yrs	301	10.8%	1,644	12.1%	725,666	12.8%	41,070,606	13.3%
45 to 54 yrs	348	12.5%	2,201	16.2%	873,753	15.4%	45,006,716	14.6%
55 to 59 yrs	185	6.7%	1,034	7.6%	385,986	6.8%	19,664,805	6.4%
60 to 64 yrs	128	4.6%	919	6.8%	313,825	5.5%	16,817,924	5.4%
65 to 74 yrs	233	8.4%	1,295	9.5%	400,496	7.0%	21,713,429	7.0%
75 and over	322	11.6%	1,164	8.6%	376,818	6.6%	18,554,555	6.0%
Totals	2777	100	13,587	100	5,686,986	100	308,745,538	100
Median Age	39.9		44.1		38.5		37.2	

Source: U.S. Bureau of the Census, 2010

The City's age cohorts generally follow the county, state, and nation with the exception of the 75 and over age cohort. This cohort, of 11.6% of the population, is much higher than other jurisdictions. This can be attributed to the presence of American Lutheran Homes, a large nursing care facility and The Homeplace nursing care facility. Table 1.03 above shows that the City's largest population cohort in 2010 was the 25 to 34 year age group at 12.7%.



Educational Attainment

Table 1.05 shows that educational attainment levels in the City are lower than the County and State. The percentage of the population with bachelor's degrees is of notable difference. The state of Wisconsin is trying to develop strategies to reduce its brain drain problem and grow the number of state residents with bachelor's degrees because of increased income levels that occur with a higher knowledge work force.

	% High School Graduate or Higher	% Bachelors Degree or Higher
City of Mondovi	87.9	16.3
Buffalo County	91.5	18.2
State of Wisconsin	91.4	28.4
U.S.	87.0	30.3

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Est.

Housing Unit Trends and Projections

The housing unit projections in Table 1.06 below were derived using the projected population estimates in Table 1.01 and dividing them by the average number of people per housing unit as of the 2010 census. The average number of people living in each Mondovi housing unit in 2010 was 2.1. Using this technique, the city's housing stock is projected to grow from 1,303 in 2010 to 1,338 by the year 2040, an increase of 35 homes.

Jurisdiction	TOTAL HOUSING UNITS						HOUSING UNIT PROJECTIONS				
	1980	1990	2000	2010	% Change 80-90	% Change 00-10	2020	2025	2030	2035	2040
T. Canton	115	109	112	126	-5.2	12.5	129	131	131	131	310
T. Dover	158	147	156	199	-7.0	27.6	206	210	213	213	210
T. Gilmanton	176	173	180	190	-1.7	5.6	191	191	189	184	177
T. Modena	154	148	155	161	-3.9	3.9	159	161	161	161	159
T. Mondovi	166	183	165	200	10.2	21.2	202	202	202	200	196
T. Naples	182	190	231	278	4.4	20.3	290	300	306	316	314
C. Mondovi	1,031	1,082	1,232	1,303	4.9	5.8	1326	1345	1355	1362	1338
Buffalo Co.	5,478	5,586	6,098	6,664	2.0	9.3	6,743	6,765	6,735	6,690	6,500
State	1,863,897	2,055,676	2,321,144	2,624,358	10.3	13.1	2,729,582	2,819,477	2,898,141	2,943,759	2,950,743
U.S.	88,410,627	115,904,641	115,904,641	131,704,730	31.1	13.6	NA	NA	NA	NA	NA

Source: U.S. Census Bureau

Table 1.07 below shows the building permit activity in the City over the 10-year period from 2008 through 2018. During this 10-year period the City averaged approximately 1.7 single-family homes, .9 duplex units 0 multi-family units, 1.3 commercial buildings and .4 industrial buildings.

Table 1.07 Building Permits Issued 2008-2018

	Single Family Housing Units	Duplex Housing Units	Multi Family Housing Units	Commercial Buildings	Industrial Buildings
2008	3	0	0	1	0
2009	2	0	0	5	0
2010	1	0	0	1	1
2011	0	0	0	1	0
2012	3	0	0	1	0
2013	3	2	0	0	0
2014	1	0	0	0	0
2015	1	2	0	0	1
2016	1	2	0	1	0
2017	1	2	0	1	0
2018	0	1	0	2	2
Total	16	9	0	13	4

Source: City of Mondovi

Employment Characteristics

Table 1.08 shows the sectors of the economy residents of the City were employed in 2010 and 2016 based on the U.S. Census Bureau “American Community Survey” (ACS). The ACS is an ongoing survey by the U.S. Census Bureau that regularly gathers information previously contained only in the long form of the decennial census, such as educational attainment, income, employment, housing characteristics, etc. Based on ACS data, the major employment sectors in 2010 for the City of Mondovi were: Educational, Health and Social Services with 285

employees, Transportation and warehousing with 221 employees, Manufacturing with 192 employees, and Construction with 191 employees. In 2016 the Major employment sectors were similar but in a different order with Educational, Health and Social Services being the highest with 339 employees, Manufacturing coming in second with 196 employees, Arts Entertainment, Accommodations and Food Service being third with 145 employees and the Construction sector coming in fourth with 128 employees.



Eau Claire St. in Mondovi's Business District

Employment Sector	2010 ACS # Employed	2010 ACS % Employed	2016 ACS # Employed	2016 ACS % Employed	2010 to 2016 # Change	2010 to 2016 % Change
Agriculture, forestry fishing, hunting, and mining	17	1.2%	25	2.1%	8	47.1%
Construction	191	13.7%	128	10.8%	-63	-33.0%
Manufacturing	192	13.8%	196	16.5%	4	2.1%
Wholesale Trade	0	0.0%	18	1.5%	18	100%
Retail Trade	125	9.0%	57	4.8%	-68	-45.6%
Transportation and warehousing, and utilities	221	15.8%	90	7.6%	-131	-59.3%
Information	23	1.6%	14	1.2%	-9	-39.1%
Finance and insurance and real estate and rental and leasing	158	11.3%	53	4.5%	-105	-66.5%
Professional scientific and management and administrative and waste management	40	2.9%	12	1.0%	-28	-70%
Educational services and health care and social assistance	285	20.4%	339	28.5%	54	18.9%
Arts entertainment and recreation and accommodation and food services	65	4.7%	145	12.2%	80	123%
Other services except public administration	45	3.2%	72	6.1%	27	60%
Public administration	34	2.4%	39	3.3%	5	14.7%
Total Employed	1396	100%	1188	100%	-208	-14.9%
<i>Source: U.S. Census Bureau; 2006-2010, 2012-2016 American Community Survey 5-Year Estimates</i>						

Income Levels

Table 1.09 below shows that both the City's Median Family Income and Per Capita Income for both 2010 and 2016 were below the County, State and Nation. The higher number of residents with low and moderate incomes living in the American Lutheran Homes, a large nursing care facility contributes to these lower income levels in the City.

Jurisdiction	2010 Median Family Income \$	2016 Median Family Income \$	2010-2016 Median Family Income % Change	2010 Per Capita Income \$	2016 Per Capita Income \$	2010-2016 Per Capita Income % Change
City of Mondovi	49,400	51,250	3.7	20,220	24,085	19.1
Buffalo County	55,095	62,669	13.7	22,579	26,973	19.5
State of Wisconsin	64,869	69,925	7.8	26,624	29,253	9.9
Nation	62,982	67,871	7.8	27,334	29,829	9.1
<i>Source: U.S. Census Bureau; 2006-2010, 2012-2016 American Community Survey 5-Year Estimates</i>						

Issues and Opportunities

A key component of this element is identifying issues and opportunities that when addressed will aid in the future development of the City. Information from the 2008 plan provides some insight into residents' attitudes towards various issues. Public input in the plan update process aided in shaping the goals of the City of Mondovi moving forward.

Issues and Opportunities Identified by the 2007 City of Mondovi Household Survey

During the preparation of the City of Mondovi Comprehensive Plan in 2007 the City conducted a 23-question survey of property owners asking their opinions on issues and opportunities relating to city services, lifestyle and community needs. Of the 1,294 surveys mailed out, 281 were returned that included 404 residents responding to the survey since each survey allowed two people in each household to respond separately on the same survey.

In general, the issues and opportunities identified in survey responses showed that residents:

- **Are pro growth relating to business, manufacturing and housing development**
- **Are mostly satisfied with city services**
- **Desire open lands and natural areas to be protected**
- **Desire houses to be better maintained**
- **Are concerned about speeding traffic in neighborhoods**
- **Believe business issues and development are important**
- **Believe the city is blessed with many social assets**
- **Believe there are social concerns to overcome**

During the 2018 Comprehensive Plan update process the City held a public open house and Plan Commission meeting on February 21, 2019 to gather public and Commissioner input on plan goals and determine if resident's attitudes on future development of the City of Mondovi has changed over the last ten years. At the meeting participants reaffirmed the previous plans issues/opportunities and recognized that progress has been made in addressing the issues/opportunities in the last ten years. Meeting participants discussed other issues/opportunities including support for affordable and diversified housing opportunities, technology innovation/opportunities, local healthcare providers, more multi-use trails connecting residents to community and regional destinations, and the general promotion of the City of Mondovi and its assets. The City's efforts to develop a new eco-friendly wastewater treatment plant that will provide opportunities for the community to grow as well as attract/accommodate new and/or existing businesses was discussed and supported. The public input from the meeting is integrated throughout the plan elements.

City of Mondovi 2019 Plan Goals

Goals are broad statements that the City desires to achieve. The goals were derived from public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. In the ensuing plan elements objectives/actions or policies, etc. are illustrated that were developed to assist in achieving the listed goals.

Land Use Goals

1. Promote the Redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
3. Provide adequate infrastructure, public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
4. Balance individual property rights with community interests and goals.
5. Plan and develop land uses and community infrastructure that create or preserve varied and unique urban and rural communities.

Housing Goals

1. Provide an adequate supply of affordable housing for individuals of all income levels.
2. Promote the use of innovative housing techniques such as planned unit developments, clustering, conservation subdivisions and accessory apartments that are compatible with existing neighborhoods and are designed to better protect the natural environment.



Apartment complex in the City

Transportation Goals

1. Develop a high quality transportation system that balances the needs to move people and goods with preserving neighborhoods and the City's quality of life.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

Economic Development Goals

1. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities in the City.
2. Focus economic development efforts on retention and growth of existing businesses, recruiting new businesses, and creating entrepreneurship opportunities.
3. Promote tourism uses and opportunities.



Mondovi's Downtown Business District

Utilities and Community Facilities Goals

1. Maintain and enhance existing community facilities and public services to meet the future needs of the community.
2. Investigate how to capitalize on the City's lower income levels and poverty level due to the high concentration of residents living in nursing facilities and assisted living facilities. The City's lower income levels could position the City to become more competitive in receiving housing rehabilitation funds or economic development infrastructure funding.

Agricultural, Natural and Cultural Resources Goals

1. Protect natural areas, including wetlands, wildlife habitats, lakes, rivers, woodlands, open spaces and groundwater resources.
2. Preserve cultural, historic and archaeological sites.
3. Protect economically productive areas including farmland and forests.



Playground equipment at Mirror Lake

Intergovernmental Cooperation Goals

1. Encourage coordination and cooperation with and among nearby units of government.
2. Investigate ways on how the City may be able to improve cost sharing and resource pooling on programs, projects and products with other municipalities and counties.

2. Land Use

To plan for the future land use of the City, it is important to have a good understanding of the existing land uses. This section analyzes existing land uses, residential densities, and the supply and demand for land. Table 2.01 illustrates a land use inventory for the City based on 2017 property assessment records. These records indicate that the largest land use by far is Agriculture. Over 930 acres are in agricultural use in the City. Much of this land surrounds the developed part of the city providing opportunity for the city to grow its residential, commercial and manufacturing base within its existing city boundary.

Real Estate Class	Parcel Count			Land Assessment \$	Improvement Assessment \$	Total Assessment \$	Avg Land Value per Parcel \$	Average Improvement Value per Parcel \$	Total Average Value per Parcel \$
	Land	Improvements	Acres						
Residential	1,220	1,010	250	15,676,300	84,479,600	100,155,900	12,849	83,643	96,493
Commercial	190	147	159	5,223,000	23,993,800	29,216,800	27,489	163,223	190,713
Manufacturing	5	4	11	143,100	1,764,400	1,907,500	28,620	441,100	469,720
Agricultural	50	0	931	179,700	0	179,700	3,594	0	3,594
Undeveloped	2	0	8	7,200	0	7,200	3,600	0	3,600
Ag Forest	2	0	26	13,000	0	13,000	6,500	0	6,500
Forest	2	0	37	66,400	0	66,400	33,200	0	33,200
Other	2	2	2	36,000	556,200	592,200	18,000	278,100	296,100
Totals	1,473	1,163	1,424	21,344,700	110,794,000	132,138,700	14,491	95,266	109,756

Source: Wisconsin Department of Revenue, 2017

Supply, Demand and Price of Land

Table 2.02 below illustrates the projected demand for residential, commercial and industrial construction activity based on building permits issued from 2008-2018. This shows that based on the historical growth trend, the City can expect 48 housing units, 22 commercial buildings, and 12 more industrial buildings by 2040.

Table 2.02 Building Permit Projections Based on 2008-2018 City Building Permit Rate Trends

Type of Building	2020	2025	2030	2035	2040	Total
Single Family Homes	3	15	10	10	10	48
Duplex Homes	2	10	5	5	5	27
Multi Family Homes	0	1	2	2	1	6
Commercial Buildings	2	5	5	5	5	22
Industrial Buildings	1	5	2	2	2	12
Total Additional Permits Per Period Since	8	36	24	24	23	115

Source: City of Mondovi

Table 2.03 on the next page shows the City's land use make up in 2019 and the recommended land use acreage for 2040. The far column on the right reporting the change in acreage indicates the city has identified an appropriate amount of land to meet future residential, commercial and industrial acreage needs for the planning period. Map 1 (Appendix 1) shows existing land uses and Map 2 (Appendix 1) shows the projected land uses for the year 2040.

Table 2.03 City of Mondovi 2019 Existing Land Use and 2040 Recommended Acres

Land Use Category	2019 # of Acres	2019 % of Total	2040 Recommended Acres	2040 % of Total	2019-2040 # of Acres Changed
Agriculture	827.02	32.48	388.66	15.27	-438.36
Business, Shopping, Trade	54.03	2.12	63.92	2.51	9.89
Flood Plain	NA	NA	519.29	20.40	NA
Grasslands	242.05	9.51	21.64	0.85	-220.42
Industrial, Manufacturing, Storage & Handling	110.40	4.34	267.20	10.50	156.80
Internment	15.32	0.60	16.88	0.66	1.56
Recreation, Leisure	171.67	6.74	206.02	8.09	34.36
Residential	394.22	15.48	681.82	26.78	287.60
Social, Institutional, Health Care, Public Safety	51.59	2.03	44.92	1.76	-6.68
Solid Waste	18.62	0.73	19.91	0.78	1.29
Transportation	187.57	7.37	196.96	7.74	9.40
Water	59.06	2.32	-	-	NA
Woodlands	414.40	16.28	118.73	4.66	-295.67
Total Acres	2545.95	100.00	2,545.95	100.00	

Notes: Floodplain was not determined as an existing land use and water is included within the floodplain category in the recommended land use category

Goals, Objectives/Actions or Policies For Land Use

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Promote the Redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

Objectives/Actions or Policies

- a. Identify "Smart Growth Areas". Smart growth areas are defined by Wisconsin Statutes as an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities that have relatively low municipal, state governmental and utility costs.

2. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

Objectives/Actions or Policies

- a. Update the City of Mondovi's Comprehensive Zoning Ordinance to assist in implementation of the City of Mondovi Comprehensive Plan.

- b. Modify residential zoning districts to separate single family dwellings, two and three family dwellings, and multi-family dwellings into separate districts.
 - c. Develop a City of Mondovi Emergency Management Plan readying the City in case of unforeseen natural or hazardous events.
- 3. Provide adequate infrastructure, public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
 - Objectives/Actions or Policies
 - a. Maintain, update, and adhere to the City of Mondovi's Future Land Use Map (Appendix 1 – Map 3).
- 4. Balance individual property rights with community interests and goals.
 - Objectives/Actions or Policies
 - a. Provide opportunities for public input through public meetings, public announcements, and general public awareness of the City's comprehensive plan. Providing for public review will ensure that balance in the form of public input and opinions will be achieved during the plan development and implementation process.
 - b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.
- 5. Plan and develop land uses and community infrastructure that create or preserve varied and unique urban and rural communities.
 - Objectives/Actions or Policies
 - a. Support technology advances for the community that will keep Mondovi residents and businesses technologically competitive with other rural communities and urban centers.
 - b. Identify bike/pedestrian trail opportunities to connect neighborhoods, business areas (downtown), and community facilities throughout the City.

3. Housing

Where people live impacts transportation, community services, and the local economy. This element analyzes the condition of housing and housing issues in the City of Mondovi, surrounding municipalities, County, State and Nation.

Housing Units by Type and Year Built

The following is an analysis of the current housing situation in the City based on 2016 U.S. Census American Community Survey statistics. Table 3.01 provides information on the type of housing structures in the City, the State of Wisconsin and the U.S. As of the 2012-2016 American Community Survey 63.1% of Mondovi's housing units were single family units. Buffalo County and the State of Wisconsin had more, reporting 79.6% and 66.6% respectively and the Nation had less single-family units reporting 61.6%. The second largest housing group in the City of Mondovi was 2 units at 12%.

Table 3.01 City of Mondovi, Housing Units by Type, 2012-2016 ACS Est.

Type	City of Mondovi	%	Buffalo County	%	State of WI	%	U.S.	%
1 unit detached	775	63.1	5,323	79.6	1,763,711	66.6	82,631,864	61.6
1 unit attached	67	5.5	100	1.5	114,870	4.3	7,812,612	5.8
2 units	148	12.0	299	4.5	172,510	6.5	4,961,792	3.7
3 or 4 units	15	1.2	154	2.3	99,520	3.8	5,927,797	4.4
5-9 units	29	2.4	111	1.7	130,486	4.9	6,417,429	4.8
10-19 units	29	2.4	71	1.1	89,778	3.4	6,027,469	4.5
20 or more units	117	9.5	186	2.8	183,978	6.9	11,712,558	8.7
Mobile Home	49	4.0	442	6.6	94,171	3.6	8,454,133	6.3
Other	0	0.0	1	0.0	573	0.0	109,245	0.1
Total	1,229	100.0	6,687	100.0	2,649,597	100.0	134,054,899	100.0

Source: U.S. Census; 2012-2016 American Community Survey

Table 3.02 provides information on the age of housing. Just over 20% of Mondovi's housing stock has been constructed since 1980 (23.4%) as compared to the County, State and Nation which reported 32%, 38.5% and 44.7% during this same time period.

Table 3.02 City of Mondovi Year Structure Built, 2012-2016 ACS Est.

Year Built	City of Mondovi	%	Buffalo County	%	State of WI	%	U.S.	%
2014 or later	0	0.0	5	0.1	6,516	0.2	525,051	0.4
2010 to 2013	9	0.7	72	1.1	37,368	1.4	2,573,002	1.9
2000 to 2009	55	4.5	667	10.0	344,300	13.0	19,705,347	14.7
1990 to 1999	71	5.8	740	11.1	372,022	14.0	18,762,073	14.0
1980 to 1989	152	12.4	649	9.7	263,304	9.9	18,355,676	13.7
1970 to 1979	172	14.0	939	14.0	392,006	14.8	20,901,765	15.6
1960 to 1969	96	7.8	536	8.0	259,547	9.8	14,563,783	10.9
1950 to 1959	79	6.4	439	6.6	297,525	11.2	14,255,447	10.6
1940 to 1949	254	20.7	553	8.3	153,101	5.8	6,954,604	5.2
1939 or earlier	341	27.7	2,087	31.2	523,908	19.8	17,458,151	13.0

Table 3.02 City of Mondovi Year Structure Built, 2012-2016 ACS Est.

Year Built	City of Mondovi	%	Buffalo County	%	State of WI	%	U.S.	%
Total Structures	1,229	100.0	6,687	100.0	2,649,597	100.0	134,054,899	100.0

Source: U.S. Census; 2012-2016 American Community Survey

Housing Units Lacking Facilities and Services

Table 3.03 shows that zero homes in Mondovi lacked plumbing facilities, 84 lacked complete kitchen facilities, and 8 housing units had no telephone service as of the 2012-2016 American Community Survey. On a percentage basis the City’s situation regarding these statistics was lower in comparison to Buffalo County, the State and Nation with the exception of complete kitchen facilities, where the City was five percentage points or more higher than Buffalo County, the State, and the Nation.

Table 3.03 Housing Units Lacking Facilities and Services, 2012-2016 ACS Est.

Governmental Unit	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		No Telephone Service	
City of Mondovi	0	0.0%	84	7.1%	8	0.7%
Buffalo County	41	0.7%	121	2.1%	123	2.2%
Wisconsin	10,249	0.4%	20,079	0.9%	58,216	2.5%
United States	463,649	0.4%	963,148	0.8%	2,996,352	2.5%

Source: U.S. Census Bureau; 2012-2016 American Community Survey 5-Year Estimates

Median Housing Unit Value

The median value of a home in the City of Mondovi was \$109,500 in 2016, compared to Buffalo County at \$151,400 (See Table 3.04). The City of Mondovi’s median housing unit value was less than the County, State and Nation values.



Single-family housing in Mondovi neighborhoods

Table 3.04 Median Value of Owner Occupied Units for Selected Units of Government 2012-2016 ACS Est.

Governmental Unit	2016 Median Housing Value
T. Canton	164,800
T. Dover	160,400
T. Gilmanton	149,300
T. Modena	140,900
T. Mondovi	172,000
T. Naples	183,800
C. Mondovi	109,500
Buffalo County	151,400
State	167,000
U.S.	184,700

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est.

Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.05 and 3.06 illustrate housing unit occupancy characteristics and vacancy rates for the City of Mondovi, adjacent towns, Buffalo County, the State and Nation. In the City of Mondovi, 57% of houses are owner occupied housing units compared to 75.1% in Buffalo County, 67% in the State, and 63.6% in the Nation. As of the 2012-2016 American Community Survey, the City of Mondovi has a 0% vacancy rate for available housing. The housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

Table 3.05 Housing Unit Occupancy Rates, 2012-2016 ACS Est.

Governmental Unit	Total Occupied Housing Units	% Owner Occupied	% Total Renter Occupied
T. Canton	116	81.9	18.1
T. Dover	169	89.3	10.7
T. Gilmanton	166	81.3	18.7
T. Modena	136	88.2	11.8
T. Mondovi	184	87.5	12.5
T. Naples	248	71.4	28.6
C. Mondovi	1,177	57.0	43.0
Buffalo County	5,707	75.1	24.9
State of WI	2,310,246	67.0	33.0
U.S.	117,716,237	63.6	36.4

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est.

Table 3.06 Housing Unit Vacancy Rates, 2012-2016 ACS Est.

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Canton	0.0	0.0
T. Dover	0.0	0.0
T. Gilmanton	0.0	13.9
T. Modena	3.2	0.0
T. Mondovi	0.0	0.0
T. Naples	4.5	0.0
C. Mondovi	0.0	0.0
Buffalo County	1.6	6.0
State of WI	1.7	4.9
U.S.	1.8	6.2

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est.

Table 3.07 City of Mondovi, Year Householder Moved In, 2012-2016 ACS Est.

Year Moved in	Percent
2015 or Later	7.6
2010 to 2014	38.9
2000 to 2009	32.4
1990 to 1999	10.5
1980 to 1989	5.5
1979 or Earlier	5.1

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Yr Est.

Table 3.07 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household between 2010 and 2014 at 38.9%. Between 2000 and 2009, 32.4% of residents moved into their present household.



Duplexes on North Creek Lane

Affordability of Housing

Table 3.08 and 3.09 illustrate the affordability of housing in the City, surrounding municipalities, Buffalo County, the State of Wisconsin and the Nation. Just over 15% of City of Mondovi residents with a mortgage spent more than 35% of their income on their housing units. This was a lower percentage than the County (20.5%), State (19.7%)

and Nation (23.3%). In the City of Mondovi 49.3% of residents with a mortgage spend less than 20 percent of their household income on their housing units.

Governmental Unit	Total Owner Occupied Units with Mortgage	Less than 20 percent	20.0 to 24.9 percent	25.0 to 29.9 percent	30.0 to 34.9 percent	35.0 percent or more	Excludes units where SMOCAPI cannot be Computed
T. Canton	41	24.4	22.0	22.0	2.4	29.3	0
T. Dover	93	26.9	23.7	12.9	6.5	30.1	0
T. Gilmanton	87	34.5	25.3	20.7	2.3	17.2	1
T. Modena	59	49.2	16.9	0.0	1.7	32.2	0
T. Mondovi	99	35.4	14.1	8.1	11.1	31.3	2
T. Naples	106	34.0	17.0	14.2	8.5	26.4	2
C. Mondovi	416	49.3	17.3	4.8	12.9	15.9	0
Buffalo Co.	2,253	41.5	18.0	10.8	9.3	20.5	8
State	1,004,504	43.6	17.8	11.6	7.3	19.7	3,320
U.S.	47,766,759	42.1	16.0	11.1	7.5	23.3	249,781

Governmental Unit	Total Owner Occupied Units w/o Mortgage	Less than 10 percent	10.0 to 14.9 percent	15.0 to 19.9 percent	20.0 to 24.9 percent	25.0 to 29.9 percent	30.0 to 34.9 percent	35 percent or more	Excludes units where SMOCAPI cannot be Computed
T. Canton	54	25.9	18.5	16.7	7.4	5.6	7.4	18.5	0
T. Dover	58	37.9	17.2	15.5	1.7	10.3	0.0	17.2	0
T. Gilmanton	47	27.7	21.3	2.1	14.9	6.4	6.4	21.3	0
T. Modena	61	18.0	29.5	3.3	13.1	11.5	9.8	14.8	0
T. Mondovi	59	55.9	13.6	8.5	3.4	3.4	0.0	15.3	1
T. Naples	69	40.6	11.6	13.0	13.0	5.8	2.9	13.0	2
C. Mondovi	255	18.8	21.2	11.8	3.9	8.6	3.9	31.8	0
Buffalo Co.	2,006	34.1	20.5	12.4	8.1	5.1	4.0	15.8	21
State	534,556	36.1	22.0	13.2	8.5	5.3	3.6	11.3	5,253
U.S.	26,495,644	42.8	19.6	11.6	7.1	4.6	3.1	11.1	368,884

Source: 2012-2016 American Community Survey 5-yr Estimates. (Data are based on a sample and are subject to sampling variability) Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

Governmental Unit	Occupied units paying rent	Less than 15 percent	15.0 to 19.9 percent	20.0 to 24.9 percent	25.0 to 29.9 percent	30.0 to 34.9 percent	35 percent or more	Excludes units where GRAPI cannot be Computed
T. Canton	6	0.0	16.7	83.3	0.0	0.0	0.0	15
T. Dover	12	41.7	33.3	25.0	0.0	0.0	0.0	6
T. Gilmanton	18	11.1	16.7	5.6	0.0	22.2	44.4	13
T. Modena	7	28.6	57.1	0.0	0.0	0.0	14.3	9
T. Mondovi	19	31.6	5.3	15.8	10.5	36.8	0.0	4
T. Naples	49	20.4	4.1	4.1	0.0	12.2	59.2	22
C. Mondovi	506	12.1	26.7	11.7	15.2	2.0	32.4	0
Buffalo Co.	1,182	17.3	19.0	11.5	13.0	5.6	33.5	237
State	717,118	14.3	14.0	13.3	11.8	8.7	38.0	45,495
U.S.	39,628,951	12.3	12.4	12.7	11.5	9.1	42.0	3,206,218

Source: 2012-2016 American Community Survey 5-yr Estimates. (Data are based on a sample and are subject to sampling variability) Note: (GRAPI) = Gross Rent as % of Household Income

Table 3.10 portrays renter occupied units and percent of gross income spent on such units in the City of Mondovi, surrounding towns, Buffalo County, the State of Wisconsin, and the Nation. Most Mondovi residents who occupy a rental unit spend less than 30% of their household income on their renter occupied units. Mondovi residents that spend 35% or more of their household income on their rental units is 32.4% which is lower than the County (33.5%), State (38.0%) and the Nation (42.0%).

City of Mondovi Peeso Creek Terrace (PCT) Property Disposition Policy

The City acquired thirty-three residential lots in a settlement with North Creek Developers (NCD) which was unable to meet the terms of a development agreement they had with the City for a residential development in Tax Incremental Financing District #2 (TIF #2). The City met their terms of the development agreement in the form of a \$2,300,000 bond for infrastructure improvements, which were to be repaid with tax increment revenue from future housing growth in TIF #2. Without the housing growth in TIF #2 the burden to retire the bond falls to City taxpayers. In an effort to spur housing growth and reduce the financial implications to City residents resulting from the City's settlement with NCD within TIF#2, the City developed a Peeso Creek Terrace (PCT) Property Disposition Policy in 2018. The policy reduces the sale price of residential lots by 25% of fair market value and offers a rebate provided homes constructed reach a specified assessed value. As part of the purchase agreement with the City, residential lot owners are required to construct a home within 24-months of the purchase or pay an annual special assessment on the property.



Residential lots available in Peeso Creek Terrace

Goals, Objectives/Actions or Policies for Housing

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Provide an adequate supply of affordable housing for individuals of all income levels.

Objectives/Actions or Policies

- a. Utilize the City's Public Utilities and Community Facilities; Agricultural, Natural and Cultural Resources and Recommended Land Use Map to help identify locations for new housing development alternatives.
- b. Restrict all residential development within the FEMA recognized "100 year" floodplains (Zone A or AE).



Assisted living center in Mondovi

2. Promote the use of innovative housing techniques such as planned unit developments, clustering, conservation subdivisions and accessory apartments that are compatible with existing neighborhoods and are designed to better protect the natural environment.

Objectives/Actions or Policies

- a. Continue implementation of the Peeso Creek Terrace Property Disposition Policy.
- b. Market the availability of housing and affordability of housing in the City of Mondovi (City website, community brochure, economic development literature, etc).

4. Transportation

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To begin to understand these concerns the existing transportation system needs to be analyzed. This element inventories all the various modes of transportation that exist in the City of Mondovi or that are readily available to City residents and businesses.

Public Road Inventory

The City of Mondovi participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the City of Mondovi by jurisdiction, classification and number of miles. An inventory of the City of Mondovi roads is shown in Table 4.01.



U.S. Highway 10 in Mondovi

Public roads are classified as arterial, collector and local based on functionality. Arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors. Collector roads provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. Local roads provide the lowest level of mobility and provide direct access to collectors and arterials.

Within the City of Mondovi there are 19.91 miles of public road that are under the jurisdiction of either Buffalo County or the City of Mondovi. The City of Mondovi maintains 18.05 miles of public road, of which .91 miles are classified as collector roads and the remaining 17.13 miles are classified as local roads. Buffalo County has 1.86 miles of public road in the City of Mondovi.

Street Functional Classification System

A city's street system can be defined by way of a functional hierarchy, that takes into consideration traffic volume and the street's function, pertaining to how it is utilized by the majority of the public. The purpose of classifying streets is to assist the city in making judicious investment decisions when it comes to maintaining or extending them. Street projects should be based on economics or cost benefit analysis. The more often a street is used the more important it becomes economically to the city. A higher used street having the same deterioration problems as a lower used street should receive reconstruction repair prior to the lower used street. Map 4 (Appendix 1) shows the locations of these streets.

Arterial Street – It is a road used or intended to be used primarily for fast and/or heavy volumes of through traffic that connect the city with outlying communities.

Collector Street – Serves internal traffic movements within an area of the city such as a subdivision and connects these areas with the arterial system. Collectors do not handle long through trips and are not, of necessity continuous for any great length. In gridiron street patterns, like Mondovi's a street in excess of a mile in length may serve as a collector rather than an arterial if the predominant use is to reach the next junction with an arterial and there turn off. As the name "collector" suggests a collector street's purpose to collect traffic from local streets and channel the traffic to arterials. In general, average daily traffic counts and speed on these roads would be in the medium range.

Local – The sole function of local streets is to provide access to adjacent land (houses, stores). These streets make up a large percentage of the total street mileage of the city but carry a small proportion of vehicle miles of travel. In

and around the central business district local streets may carry traffic volumes measured in thousands, but this is the exception. Local residential streets in most cases carry daily volumes of 1,000 or less.

Table 4.01 City of Mondovi Street Inventory, As of April 30, 2018

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Badger Ave	0.40		0.40						0.40
Buffalo Street	0.21		0.21						0.21
Canal Street	0.13		0.13						0.13
Cattail Ln	0.20		0.20						0.20
Cleveland St	0.15		0.15						0.15
Cloverleaf Ln	0.21		0.21						0.21
Columbia Ave	0.17		0.17						0.17
Commercial Ave	0.20		0.20						0.20
Cottage St	0.16		0.16						0.16
Countryside Dr	0.12		0.12						0.12
Countryside Pkwy	0.06		0.06						0.06
CTH A	0.31	0.31	0.00		0.31				0.00
CTH H	1.54	1.54	0.00		1.54				0.00
Dell Dr	0.15		0.15						0.15
Eisenhower St	0.15		0.15						0.15
Evergreen Ct	0.03		0.03						0.03
Franklin St	0.67		0.67						0.67
Garfield St	0.07		0.07						0.07
Gaylord Ave	0.33		0.33						0.33
Gilman St	0.14		0.14						0.14
Glen Ave	0.08		0.08						0.08
Golf View Dr	0.18		0.18						0.18
Harrison St	0.68		0.68						0.68
Hehli Way St	0.09		0.09						0.09
Highland Ave	0.36		0.36						0.36
Howard St	0.17		0.17						0.17
Hudson St	0.68		0.68						0.68
Industrial Dr	0.66		0.66						0.66
Jackson St	0.52		0.52					0.21	0.31
Jefferson St	0.58		0.58						0.58
Joel St	0.09		0.09						0.09
Kennedy St	0.16		0.16						0.16
Komro Ct	0.22		0.22						0.22
Lakewood Dr	0.06		0.06						0.06
Lambeau Ct	0.06		0.06						0.06
Lincoln St	0.11		0.11						0.11
Madison St	0.23		0.23						0.23
Marten St	0.07		0.07						0.07
McKinley St	0.14		0.14						0.14
Memorial Dr	0.21		0.21						0.21
Mill St	0.87		0.87					0.25	0.62
Milomere Dr	0.07		0.07						0.07
Mirror Lake Dr	0.26		0.26						0.26
Monroe St	0.21		0.21						0.21
Morningside Dr	0.10		0.10						0.10
Ness Dr	0.15		0.15						0.15
Nordic Cir	0.07		0.07						0.07
North Creek Lane	0.15		0.15						0.15
Oak St	0.67		0.67						0.67
Parker Ave	0.37		0.37						0.37
Parkview Ave	0.25	0.01	0.24			0.01			0.24

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Peeso Creek Ln	0.17		0.17						0.17
Poeden Pl	0.12		0.12						0.12
Prairie Ave	0.16		0.16						0.16
Riverside Ave	0.08		0.08						0.08
State St	0.45		0.45					0.45	0.00
Tower Ln	0.06		0.06						0.06
Truman St	0.16		0.16						0.16
Union St	0.10		0.10						0.10
Valley Estate Rd	1.23		1.23						1.23
Van Buren St	0.11		0.11						0.11
Vernon St	0.09		0.09						0.09
Vine St	0.80		0.80						0.80
Washington St	1.49		1.49						1.49
Water St	0.97		0.97						0.97
Total Miles	19.91	1.86	18.05	0.00	1.85	0.01	0.00	0.91	17.13

Traffic Counts

Limited traffic counts are available for the City of Mondovi. Table 4.02 illustrates the traffic counts for the years of 2009, 2012, 2015 and 2018 for selected roads in the City of Mondovi. As the traffic counts indicate, traffic on the roads serving the City of Mondovi have fluctuated over the years. The counts were taken from the following locations: 1) US Highway 10 between Washington Street and Madison Street, 2) State Highway 37 at Union Street, and 3) County H between Main Street and Mill Street.

<i>Location</i>	2009	2012	2015	2018
US 10 – Runs East-West through City of Mondovi	NA	8,500	7,400	7,500
State Hwy 37 – Runs North-South through Mondovi	3,100	NA	2,100	NA
County H – Runs North South through Mondovi	2,100	NA	NA	NA

Interstate Highways: Interstate 94 is located 25 miles north of the City of Mondovi.

Highways: U.S. Highway 10 passes through the City of Mondovi in and east-west direction. State Hwy. 37 meanders along the Buffalo River between Alma and Mondovi and runs north-south through the City.

Para Transit Service

Taxis: There are no taxi's operating in the City of Mondovi.

Intercity Bus Service: There is no inter-city bus service in the City of Mondovi. The closest terminal is in Eau Claire about 27 miles to the north

Freight Rail Service

The nearest freight rail service (27 miles) is the Union Pacific and Wisconsin Central at Eau Claire Wisconsin.

Passenger Rail Service

Daily passenger service (AMTRAK) is available in Winona, Minnesota 35 miles from the City of Mondovi. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul.

High Speed Passenger Rail Service for the region continues to be a possibility as the Midwest Regional Rail Initiative (MWRRI) has a nine state plan intended to improve passenger rail transportation in the Midwest. The project is in the early stages and the preferred route is connecting the Twin Cities with Chicago/Milwaukee via the existing AMTRAK route on the Canadian Pacific Santa Fe Rail Line through La Crosse and Winona.

Airports

There are no public airports located in the City of Mondovi. The Chippewa Valley Regional Airport is located 27 miles Northeast of the City of Mondovi. This airport is served by United Airlines/SkyWest Airlines.

Water Transportation

The City of Mondovi is not located on a commercial waterway. The nearest water transportation is located at a port in Winona, Minnesota, 35 miles southwest of Mondovi. This harbor contains docks, fleeting areas for barges, grain terminals and the Port Authority commercial dock. The municipal dock was originally established by the City of Winona in 1956 and is now operated by the Port Authority of Winona. It is used for loading and unloading barges in the transport of commodities such as fertilizer, salt and coal. The Port Authority currently leases the facility.

Trucking

The City of Mondovi is home to the Marten Transport LTD corporate headquarters. Marten Trucking LTD is a trucking and warehousing company that employs over 2,600 employees nationwide. Marten Transport started out by Roger Marten in 1946 and today has over 400 contractors with terminals in Wisconsin, Oregon, California, Arizona, Kansas, Texas, Tennessee, Pennsylvania, Georgia, Florida, Virginia, and Indiana.

Pedestrian/Bike Trails

The Buffalo River State Trail, a multi-use trail, located in West Central Wisconsin follows the Buffalo River valley for 36.4 miles between Mondovi and Fairchild. The trail is built on a former railroad corridor and passes by farmlands, woods, hills and wetlands while traveling through the communities of Eleva, Strum and Osseo. The trail surface is a combination of railroad ballast and limestone screenings and is suitable for a variety of uses including walking, mountain biking, snowmobiling, horseback riding and all-terrain vehicle use.



Buffalo River State Trail in Mondovi

STATE AND REGIONAL TRANSPORTATION PLANS

The following transportation plans were reviewed as part of the City of Mondovi planning process. The plans were reviewed to insure consistency with other governing jurisdictions with regard to the future transportation improvements.

Connections 2030

The State of Wisconsin Department of Transportation plan develops an overall vision for transportation systems for the State of Wisconsin for a 20-year period. The multi-modal transportation plan “Connections 2030” addresses all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 is a policy-based plan. The policies are tied to “tiers” of potential financing levels. The plan has a series of system-level priority corridors. No corridors specifically include the City of Mondovi. The nearest priority corridor to Mondovi is the *Trempealeau River Corridor – La Crosse to Eau Claire* follows State Highway 93. A detailed description of the corridors is available at the Wisconsin Department of Transportation website.

Wisconsin State Highway Plan – February 2000

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas; traffic movement, safety, and pavement preservation. The plan is updated every six years. When this Plan was approved in 2000 it identified one concern relating to the City. This involved the intersection of State Highway 37 and US Highway 10 experiencing moderate congestion problems. Proposed improvements to this intersection to reduce this problem along with other projects are described below in the Wisconsin DOT Six Year Highway Improvement Program.

Wisconsin DOT Six Year Highway Improvement Program

The state maintains a Six-Year Highway Improvement Plan which identifies state and federal highway projects through 2023. A listing of highway projects in Buffalo County are illustrated in the Wisconsin DOT Six Year Highway Improvement Program. A total of 2 projects are scheduled to take place in or near the City.

1. **2018, STH 37, Alma - Mondovi:** Reinforce access roads and sediment basins \$100,000 - \$249,000.
2. **2008, STH 88, Cream - Mondovi:** Roadway improvement, mill and overlay, widen shoulders \$3,000,000 – \$3,999,999.

Wisconsin Bicycle Transportation Plan 2020 – December 1998

The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. This plan points out that both STH 37 and USH 10 that serve Mondovi have adequate shoulder widths for bicycling and the entire length of STH 88 as it runs south from the City to US Hwy 35 is a bicycling concern due to narrow shoulder width and to remedy this it has been designated in the State Bicycle Plan as a State Highway Priority Linkage Route.

The Wisconsin Pedestrian Policy Plan 2020 – March 2002

"The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage more pedestrian travel in road planning. No specific projects are mentioned for Mondovi or other communities in the State. This is a policy plan that encourages pedestrian needs when any mode or facet of transportation planning is being considered as it can reduce road congestion, reduce carbon emissions, improve health, improve the environment, and save public and private transportation funds.

Wisconsin's Great River Road Bicycle Suitability Report – May 2001

This report was prepared by the Mississippi River Regional Planning Commission under contract with the Wisconsin Department of Transportation. It identifies specific deficiencies regarding shoulder widths on the marked Great River Road in Buffalo County. No projects impacting Mondovi were mentioned in this report, but the report's existence and the fact that US Hwy 35 is even with these deficiencies an exceptional bicycling route makes it an attractive recreation alternative for city residents. Plus, in the future if shoulder width improvements to STH 88 are made bicyclists could safely bike the 34 mile route to the Great River Road - US HWY 35 and then head north up to STH 37 and back to the City for a loop of 60 miles.

Goals, Objectives/Actions or Policies For Transportation

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Develop a high-quality transportation system that balances the needs to move people and goods with preserving neighborhoods and the City's quality of life.

Objectives/Actions or Policies

- a. Work in conjunction with the Wisconsin Department of Transportation for the enhancement and maintenance of State/Federal highways serving the City of Mondovi and surrounding areas.
 - b. Discourage any efforts to develop a bypass of State/Federal Highways around the City of Mondovi and/or the downtown business district.
2. Encourage neighborhood designs that support a range of transportation choices.
- Objectives/Actions or Policies
- a. Improve the walkability of the community City wide and create a natural trail system.
3. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.
- Objectives/Actions or Policies
- a. Ensure transportation infrastructure improvements are ADA accessible and are sensitive to the needs of the elderly/disabled.
 - b. Promote awareness and accessibility of the Chippewa Valley Regional Airport to residents and visitors.

5. Economic Development

Economic Development Planning means identifying activities that will create more income for residents of the City that are designed to lead to a higher quality of life. Creating opportunities for business expansion and creating quality jobs are key to the City's economic development planning. This chapter analyzes the City's existing economic condition and identifies opportunities and goals on how the City proposes to try to increase income levels and its quality of life.

Employment and Household Income Information

As of the 2012-2016 American Community Survey, the City of Mondovi had 1,280 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (83.6%) of the workers (Table 5.01). Government workers made up 12.7% of the workforce and 3.7% of workers were self-employed.

Table 5.01 City of Mondovi Employment Status, Occupation, and Class of Worker, ACS 2012-2016 Est.

Employment Status	Number	Percent
Population 16 years and over	2052	100.0
<i>In Labor Force</i>	1280	62.4
Civilian Labor Force	1280	62.4
employed	1188	57.9
unemployed	92	4.5
Armed Forces	-	-
<i>Not in Labor Force</i>	772	37.6
Occupation	Number	Percent
Management, business, science, and arts occupations	341	28.7
Service Occupations	248	20.9
Sales and Office Occupations	209	17.6
Natural resources, construction, and maintenance occupations	165	13.9
Production, Transportation and Material Moving Occupations	225	18.9
Class of Worker	Number	Percent
Private wage and salary workers	993	83.6
Government workers	151	12.7
Self-employed workers	44	3.7
Un-paid family workers	-	-

Source: U.S. Census, 2012-2016 American Community Survey 5-Year Estimates

Unemployment Rates

Annual unemployment rates are only available at the County, State and National level, (Table 5.02). The rates in Buffalo County over the last eight years have ranged from a low of 3.7 in 2017 to a high of 7.8 in 2010.

Table 5.02 Buffalo County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate

	2010	2011	2012	2013	2014	2015	2016	2017
Buffalo Co.	7.8	6.9	6.3	6.6	5.6	4.9	4.4	3.7
State of Wis.	8.7	7.8	7.0	6.7	5.4	4.5	4.0	3.3
U.S.	9.6	8.9	8.1	7.4	6.2	5.3	4.9	4.4

Source: Wisconsin Department of Workforce Development; US Department of Labor – Bureau of Labor Statistics

Income and Poverty

Table 5.03 illustrates the median household, median family income, per capita income and poverty rates in the City, County, State and Nation. The family median income for city residents increased by \$1,850 from 2010 to 2016. The County, State and Nation reported increases of \$7,574, \$5,056 and \$4,889 respectively. During this same time period per capita income increased by \$3,865 in the City. The County, State and Nation reported increases of \$4,394, \$2,629 and \$2,495 respectively. The City of Mondovi's poverty rate increased to 15.3% in 2016, a .1% increase from 2012. The City's poverty rate of 15.3% in 2016 is higher than the County, State, and the Nation who had poverty rates of 10.8%, 12.7% and 15.1% respectively.

Table 5.03 Median Household and Family Income, Per Capita Income & Percent in Poverty 2010-2016

	2010				2016			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty 2012	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
City of Mondovi	41,327	49,400	20,220	15.2	42,112	51,250	24,085	15.3
Buffalo County	45,302	55,095	22,579	11.4	52,447	62,669	26,973	10.8
Wisconsin	51,598	64,869	26,624	12.5	54,610	69,925	29,253	12.7
U.S.	51,914	62,982	27,334	14.9	55,322	67,871	29,829	15.1

Source: U.S. Census Bureau; 2006-2010, 2008-2012, 2012-2016 American Community Survey 5-Yr Estimates

Commuting to Work

Table 5.04 illustrates how the residents in the City of Mondovi get to work. The majority of workers drove alone 71.6%, while 18.9% carpooled, and 3.2% walked to work. The mean travel time to work for City of Mondovi workers was a little over 29 minutes.



A major employer in Mondovi

Table 5.04 Commuting to Work – City of Mondovi

Means of Travel	Percent
Car, Truck, Van – Drove Alone	71.7
Car, Truck, Van – Carpooled	18.9
Public Transportation (includes taxicab)	0.7
Walked	3.2
Other Means	0.4
Worked at Home	5.1
Mean Travel Time to Work 29.2 minutes	

Source: U.S. Census Bureau; 2012-2016 American Community Survey 5-Yr. Est.

Table 5.05 City of Mondovi Major Employers

Establishment	Product or Service	Size
Marten Transport	Gen. Freight trucking, long-dist, truckload	250-499
Mondovi Public Schools	Education / Public K-12 School	100-249
American Lutheran Homes	Nursing care facilities	100-249
Midwest Dental Care Mondovi Inc	Offices of dentists	50-49
Builder's Millwork	Moldings, Millwork	20-49
Gilmanton Schools	Education / Public K-12 School	20-49
Hansen's IGA	Grocery store/supermarket	20-49
Tractor Central	Farm equipment / lawn tractors	20-49
Lindstrom Equipment	Agricultural Equipment	20-49

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information * Marten Transport has over 2,600 employees nationwide.

Buffalo County's Top Employment Sectors

In 2016, Buffalo County's largest industries were Educational services, and health care and social assistance (20.8% of labor force), Manufacturing (19.5% of labor force), Agriculture, forestry, fishing and hunting and mining (11.7% of labor force), Retail trade (9.4% of labor force) and both Transportation and warehousing and utilities and Arts entertainment, recreation and accommodation and food services (6.5% of labor force).

	Number	Percent of Civilian Employed Population
Civilian employed population 16 years and over	6,909	100%
Industry Sectors		
Agriculture, forestry, fishing and hunting and mining	806	11.7%
Construction	495	7.2%
Manufacturing	1,346	19.5%
Wholesale trade	167	2.4%
Retail trade	651	9.4%
Transportation and warehousing and utilities	449	6.5%
Information	72	1.0%
Finance and insurance, and real estate and rental leasing	283	4.1%
Professional, scientific, and management, and administrative and waste management services	261	3.8%
Educational services, and health care and social assistance	1,437	20.8%
Arts, entertainment, and recreation, and accommodation and food services	447	6.5%
Other services, except public administration	288	4.2%
Public administration	207	2.9%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Industry Projections

Industry projections are available for the Western Workforce Development Area, which includes Buffalo County from the Wisconsin Department of Workforce Development. Table 5.07 indicates that in 2014 the area's three largest industry sectors were the Trade, Transportation, and Utilities; Education and Health Services; and Manufacturing. Together, these sectors represented 55.1 percent of jobs in 2014 and are expected to be the three largest industries in 2024. The Education and Health Services sector is projected to gain more jobs than the other two leading sectors. Overall, these sectors are projected to add 3,772 jobs by 2024, a 3.9 percent increase from 2014.

Table 5.07 Industry Projections for Western Workforce Development Area*, 2014-2024

Industry Title	2014 Estimated Employment	2024 Projected Employment	2014-2024 Employment Change	2014-2024 Percentage Change
All Industries	174,129	182,391	8,262	5%
Natural Resources	9,393	9,692	299	3%
Construction	4,903	5,643	740	15%
Manufacturing	23,500	23,966	466	2%
Trade, Transportation, and Utilities	31,161	32,773	1,612	5%
Information	1,476	1,390	-86	-6%
Financial Activities	5,806	6,634	828	14%
Professional and Business Services	9,354	10,128	774	8%
Education and Health Services	41,308	43,002	1,694	4%
Leisure and Hospitality	12,826	13,883	1,057	8%
Other Services	7,036	7,103	67	1%
Public Administration	13,194	12,661	-533	-4%
Self-Employed and Unpaid Family Workers	14,172	15,516	1,344	9%

**Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties*

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, November 2016

Occupations Projections

Table 5.08 illustrates the occupation groups with the most potential for growth between 2014 and 2024.

Table 5.08 Occupation Projections for Western Workforce Development Area*, 2014-2024								
Occupation Group	Employment				Average Annual Openings			Median Annual Wage
	2014	2024	Change (2014-2024) Number	Change (2014-2024) Percent	Due to Growth	Due to Replacement	Total Openings	
All Occupations	174,129	182,391	8,262	5%	983	4,111	5,094	\$33,255
Management	13,252	14,153	901	7%	93	270	363	\$74,039
Business and Financial	5,557	6,046	489	9%	56	116	172	\$53,931
Computer and Mathematical	1,832	1,998	166	9%	56	116	172	\$57,577
Architecture and Engineering	1,676	1,754	78	5%	10	41	51	\$62,618
Life, Physical, and Social Science	1,252	1,349	97	8%	12	38	50	\$50,820
Community and Social Science	2,201	2,295	94	4%	10	48	58	\$45,466
Legal	536	535	-1	0%	1	10	11	\$43,628
Education, Training, and Library	13,636	13,996	360	3%	37	296	333	\$41,992
Arts, Entertainment, and Media	2,718	2,768	50	2%	9	70	79	\$32,186
Healthcare Practitioners	10,700	11,166	466	4%	49	226	275	\$55,682
Healthcare Support	4,807	5,161	354	7%	39	106	145	\$28,518
Protective Service	3,008	3,023	15	0%	3	83	86	\$39,494
Food Preparation and Serving	13,265	14,166	901	7%	99	493	592	\$18,806
Building & Grounds Maintenance	5,364	5,674	310	6%	31	110	141	\$25,750
Personal Care and Service	7,703	8,358	655	9%	66	160	226	\$21,471
Sales and Related	14,358	14,951	593	4%	62	430	492	\$23,687
Office and Administrative Support	21,378	21,558	180	1%	66	452	518	\$31,197
Farming, Fishing, and Forestry	5,237	5,279	42	1%	11	136	147	\$36,376
Construction and Extraction	6,094	6,771	677	11%	68	99	167	\$42,313
Installation, Maintenance, Repair	7,334	7,731	397	5%	46	172	218	\$40,050
Production	16,986	17,289	303	2%	72	374	446	\$32,770
Transportation & Material Moving	15,235	16,370	1,135	7%	122	352	474	\$31,220

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties
Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015



Numerous businesses in the City Industrial Park

Economic Base Analysis

Table 5.09 shows the sectors of the economy residents of the City were in employed in 2010 and 2016. The major employment sectors in 2010 for the City of Mondovi were: Educational Services and Health care and Social Assistance with 285 employees, Transportation and Warehousing with 221 employees and Manufacturing with 192 employees. In 2016 the Major employment sectors were Educational services, and Health care and social assistance, Manufacturing coming in second with 118, Health Services being third with 113 employees and the Agricultural sector coming fourth with 79 employees.

Employment Sector	2010 # Employed	2010 % Employed	2016 # Employed	2016 % Employed	2010-2016 # Change	2010-2016 % Change
Agriculture, forestry, fishing and hunting, and mining	17	1.2	25	2.1	8	4.7
Construction	191	13.7	128	10.8	-63	-33.0
Manufacturing	192	13.8	196	16.5	4	2.1
Wholesale trade	0	0.0	18	1.5	18	100
Retail trade	125	9.0	57	4.8	-68	-54.4
Transportation and warehousing, and utilities	221	15.8	90	7.6	-131	-59.3
Information	23	1.6	14	1.2	-9	-39.1
Finance and insurance, and real estate and rental and leasing	158	11.3	53	4.5	-105	-66.5
Professional, scientific, and management, and administrative and waste management services	40	2.9	12	1.0	-28	-70.0
Educational services, and health care and social assistance	285	20.4	339	28.5	54	19.0
Arts, entertainment, and recreation, and accommodation and food services	65	4.7	145	12.2	80	81.3
Other services, except public administration	45	3.2	72	6.1	27	60.0
Public administration	34	2.4	39	3.3	5	14.7
Total civilian employed population 16 years and over	1,396	100	1,188	100	-208	-14.9

Source: U.S. Census Bureau, 2006-2010, 2012-2016 American Community Survey 5-Year Estimates

Strengths and Weaknesses for Fostering Economic Growth: The following is a listing of strengths and weaknesses relating to fostering economic development in the city.

Strengths

- Low unemployment rate
- Modern industrial park with high quality building sites
- Three local banks that provide business loans and personal loans and other banking services
- Three financial institutions providing personal loans and other financial services
- Access to three revolving loan funds
- Access to agri-business tax credits
- High quality recreation opportunities and facilities
- High quality elementary and secondary school system
- Close proximity to Chippewa Valley Technical College, Western Technical College, Southeast Minnesota State Technical College, UW-Eau Claire, UW-Stout, UW-River Falls, UW-La Crosse, Winona State University and University of Minnesota
- Interstate access within 17 miles of Mondovi
- Chippewa Valley Regional Airport within 40 minutes
- Trucking and warehousing jobs
- High quality transportation system, directly served by US Highway 10 and State Highway 37.
- Close proximity to Eau Claire, La Crosse, Menominee, Winona and Minneapolis – St. Paul Metro Area
- Access to Buffalo River State Trail, a multi-use trail

Weaknesses

- No direct rail access
- Lower household and family incomes than County, State and Nation*
- Aging population and workforce
- Higher poverty rate than the County, State and Nation.

* A major reason for the City's lower income levels is the amount of its population in nursing facilities, assisted family housing, and community based residential facilities.

Environmentally Contaminated Sites in the City of Mondovi: The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the City of Mondovi. Four contaminated sites in the City of Mondovi were identified in the database as having an “open” status. Table 5.10 lists these sites and their status. When these sites are appropriately closed the City will give consideration to redeveloping them as brownfields in cooperation with the land owners.

Table 5.10 BRRTS Sites – City of Mondovi

Site	Activity Type	Location	Spill Information	Site Status
Marten Transport	LUST	129 Marten Street	Engine waste oil-Soil Contamination	Open

Source: Wisconsin Department of Natural Resources

As part of the planning process the DNR’s “Registry of Waste Disposal Sites in Wisconsin” was reviewed. No waste disposal sites were listed for the City of Mondovi.

There are two waste facility locations listed in DNR’s “Waste Management Facility” database for the City, Table 5.11.

Table 5.11 Waste Management Facilities – City of Mondovi

Facility Name	Location or Legal Description	Status	Wastes Handled
City of Mondovi	156 S Franklin SW SE S1424N 11W	Operating	Water treatment
City of Mondovi- Demo LF	N of Mondovi LF SW SE S14 24 N 11W	Closed	Transfer site for solid waste, demolition solid waste and recyclables

Source: Wisconsin Department of Natural Resources

County, Regional and State Economic Development Programs

Numerous county, regional and state economic development programs apply to the City of Mondovi. The following is a list of selected programs that could be beneficial to economic development in the City of Mondovi.

City Programs

- Mondovi Industrial Park Land Development Incentive Program
- The City has two revolving loan funds

Regional Programs

- Mississippi River Regional Planning Commission - Business Capital Fund Revolving Loan Fund
- U.S. Department of Commerce - Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission Economic Development District Program. The City is eligible for economic development related public facility projects and research and development technical assistance grants.

State Programs

- Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- Wisconsin Department of Transportation -Transportation Alternatives Program (TAP)
- Value Added Dairy Initiative (Grow Wisconsin)
- Wisconsin Department of Commerce Enterprise Development Zone Program
- Wisconsin Department of Commerce Milk Volume Production Program

- Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- Wisconsin Department of Commerce Rural Economic Development Program
- Wisconsin Department of Commerce Entrepreneurial Training Grant
- Wisconsin Department of Commerce - Community Development Block Grant For Public Facilities (CDBG-PF)
- Wisconsin Department of Commerce - CDBG Grant Planning Grant Program (CDBG-PLNG)
- Wisconsin Business Retention and Expansion Study Program (WIBRES)
- Wisconsin Department of Commerce - Blight Elimination and Brownfield Redevelopment Program (BEBR)
- Wisconsin Department of Commerce – Agricultural Development Zone (Buffalo and Pepin Counties)
- Wisconsin Main Street Program

Types of New Business and Industries Desired by the City

The City is willing to consider and discuss economic development opportunities and incentives with any business. The resources the City has available to help business and industry expand will be based on the following types of desired industries. The industries identified with an asterisk are industries with a high concentration and specialty in the region or in the state of Wisconsin or are targeted because of their suitability for locating in the City or region because of existing concentration levels, location attributes and/or regional assets available to serve them.

Traded Industries: Traded industries are industries that are not as dependent on local markets or natural resources to succeed. They export their product or service out of the community and import new capital into it that is shared with other sectors of the economy through deep economic multiplier effects. Examples include:

- Equipment, Machinery and Metal Manufacturers*
- Plastic and Composite Material Manufacturers*
- Transportation and wholesaling Service Businesses*
- Computer programming, data processing, software development*
- Medical or dental laboratory services*
- Research and development or testing services*

Natural Resource Based Industries: Natural resource industries are dependent upon the location of a resource and employment in these industries is primarily located where these resources are found.

Examples include

- Agricultural and Food Processing Industry*
- Forest and Wood Product Industries*
- Farmers Markets and Direct to Consumer Agriculture Businesses*



Mondovi's Downtown

Local Industries: These industries are present in almost every community and their employment levels are roughly proportional to their regional population. These industries provide goods and services primarily within a local market area. The number and size of local industries in a community is influenced greatly by the number and size of Traded Industries and Natural Resource Based Industries in a community. Examples include:

- Retail businesses
- Lodging and Food Service
- Health Care*
- Construction
- Communications
- Public Utilities
- Professional, Scientific and Technical Services

- Real Estate, Rental and Leasing
- Insurance and Finance

Mondovi Industrial Park

The City's industrial park provides opportunities for business and industrial growth. This 94-acre park is located in the Northeast part of the City. There are still five (5) parcels of approximately one and a half acres each and one (1) 40 acres, rolling hills, parcel available. All of these lots have water, waste water, electrical (3-phase), natural gas, and transportation adjacent to them. The Park is zoned light industrial and has a very attractive land pricing policy that is described below.



Several healthcare facilities available in Mondovi

Industrial Park Land Pricing Policy: Using tax incremental financing for land acquisition and development of the park allows the City to offer an attractive land acquisition package. The City will provide an interest free subordinated loan for three years to business and industry based on a price of \$15,000 per acre. At the end of the three-year period the land cost will be reduced by an amount equal to \$5,000 per employee. Finance costs on the balance of the land acquisition costs will be at 8% for seven years.

Business/Industrial Park Opportunity

The City of Mondovi is in the process of evaluating sites for a new Waste Water Treatment Plant. It would be advantageous for the City in reviewing Waste Water Treatment Plant sites to consider adjacent properties for the potential of being utilized as an additional business/industrial park for the City to aid in spurring economic development.



Lots available in the Mondovi Industrial Park

Goals, Objectives/Actions or Policies for Economic Development

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities in the City.

Objectives/Actions or Policies

- a. In replacing the City's waste water treatment plant consider adjacent properties for the potential of being utilized as an additional business/industrial park for the City to aid in spurring economic development.
- b. Actively promote the assets of the City on the City website, social media, etc. as well as promote economic development and housing opportunities.

2. Focus economic development efforts on retention and growth of existing businesses, recruiting new businesses, and creating entrepreneurship opportunities.

Objectives/Actions or Policies

- a. Continue the enhancement of the City website to identify/promote existing businesses.

- b. Support efforts to improve technology infrastructure in/or to the City of Mondovi.
- 3. Promote tourism uses and opportunities.
 - Objectives/Actions or Policies
 - a. Promote recreational opportunities in/around the City of Mondovi (Mirror Lake, Buffalo River State Trail – Trailhead, etc.).

6. Utilities and Community Facilities

Providing safe and efficient utilities and community facilities is a major responsibility of the City. This chapter explains the existing delivery system for these services and how the City plans to maintain and expand these services in the future. The table below inventories and analyzes the numerous utilities and community facilities in the city and also identifies objectives, goals and programs to maintain and further develop these facilities. Maps 5, 6, 7, and 8 (Appendix 1) show the location of these facilities as well as future expansion and improvement initiatives.



Mondovi City Hall

Table 6.01 Utilities and Community Facilities			
Utility or Community Facility	Location and Level of Use and Capacity	20 Year Expansion or Rehabilitation Needs	Objectives and Policies Relating to Utility or Community Facility
Wastewater Treatment Plant			
The following is a listing of the facilities and buildings that make up the City's Waste water treatment plant: 1) digester blower building, 2) primary and final settling tank building, 3) rotating biological contractor building, 4) chlorine contact chamber building, 5) generator building and 6) disposal plant testing building.	Located Southwestern part of City. Off State Highway 37. City operates a rotating biological contractor (RBC) wastewater treatment system with a surface water discharge to the Buffalo River. The average design flow for wastewater facility is 385,000 gallons per day (gpd) and the average daily flow in 2017 was 209,000 gpd. The wastewater treatment plant permit limit for average monthly effluent C. B.O.D. is 25 (mg/l).	The City's waste water treatment plant is in need of replacement/upgrades to meet future City growth and environmental standards. As of the Fall of 2018 the City is pursuing an oxidation ditch type plant to be located on the west side of the City. It is anticipated that construction on a new waste water treatment plant will begin within five years.	Continue to provide scheduled maintenance and upkeep as needed.
Sanitary Sewer Distribution System			
Sewer System	The city has approximately 9.4 miles of sewer lines. One quarter of these lines are cleaned every year. If there is a problem the problem line is televised for a diagnosis and a solution determined on how to remedy the situation.	Expansion or rehabilitation projects will occur based on sewer line expansion demand and annual evaluation of the sewer distribution system.	Continue to provide scheduled cleaning and televising service as required under existing City policy and undertake expansion and rehabilitation projects as needed.
Lift Station 1	Located in South Central part of City, on Lot 436B So. Eau Claire St. and South of Buffalo River	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
Lift Station 2	Located in North Central part of City, near the West end of Mirror Lake Drive	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
Lift Station 3	Located in the North east part of the City on the south end of Industrial Drive and on its East side.	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
Storm Water System			
Storm Water System	The city has approximately 9.5 miles of storm water lines. Existing lines are evaluated annually. The 600-800 block of East Main Street has capacity concerns.	Expansion projects will take place based on proposed projects being cost beneficial. Rehabilitation projects will take place on an as needed basis or in conjunction with road water or sewer line projects if needed.	The City has a subdivision ordinance that requires a storm water management plan for new development activity.

Table 6.01 Utilities and Community Facilities			
Utility or Community Facility	Location and Level of Use and Capacity	20 Year Expansion or Rehabilitation Needs	Objectives and Policies Relating to Utility or Community Facility
Water Supply System			
Water Distribution System	The City pumps water from three wells. These wells all penetrate and pull water from the Wonowoc, Eau Claire and Mt Simon aquifers. All three of these formations are sandstone with various lenses of shale in a couple locations. The water is relatively soft with high iron and manganese that the City removes through treatment.	All City water lines are cast iron lined with concrete or ductile. All service connections are copper or plastic material. Expansion projects will take place based on demand and a project being cost beneficial. Rehabilitation projects will take place on an as needed basis or in conjunction with road, sewer line or storm water projects if needed.	Continue to provide scheduled maintenance and upkeep and provide new service based on a given project being cost beneficial.
Well Number One	Located at City Hall. Well depth = 834 ft. Pumping Capacity 580,000 gpd; actual capacity gpm = 300	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Well Number Three	Located on Hudson Street. Well depth = 373 ft. Pumping Capacity 648,000 gpd; actual capacity gpm = 450	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Well Number Four	Located on Harrison Street. Well depth = 485 ft. Pumping Capacity 787,000 gpd; actual capacity gpm = 457. This well has the most capacity and serves as the main well.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Water Pumping Station	2006: Avg. # of general customers = 1,217; thousands of gallons of water sold = 79,202; total KWH used for pumping = 193,283. The total 2006 annual pumpage amount for the City was 106,548,000 gallons or approximately 291,912 gpd. Maximum gallons pumped by all methods in any one day was 653,000 gallons (7/17/2006) and the minimum gallons pumped by all methods on any one day was 105,000 gallons (10/7/2006).	The City's rated pumping capacity from its three wells totals 1,738,080 gpd. The city therefore has future water growth pumping capacity availability of 1,446,168 gallons per day (1,738,080 – 291,912 = 1,446,168).	Continue to provide scheduled maintenance and upkeep as needed.
Pump House Building	Located at 223 E. Hudson Street. Mondovi water reservoir capacity = 750,000 gallons	No major expansion or rehabilitation projects are planned	Continue to provide scheduled maintenance and upkeep as needed.
Water Storage Tank	Located at the Northwest part of the City at the end of Harrison Street. Has a 750,000 gallon holding capacity or 276 gallons per capita based on the City's 2006 population of 2,716. This storage tank was constructed in 1972.	It is conceivable that over the next 20 years a new storage tank may be needed. Preliminary analysis shows that the Valley Estates are in the northeast part of the City may be the likely location for this water storage tank.	Continue to monitor residential, commercial and industrial demand for water usage and plan for new water tank accordingly. On existing water tank provide scheduled maintenance and upkeep as needed. Existing water tower will need to be repainted in next 3-4 years.
Solid Waste Disposal and Recycling Services			
	Mondovi residents individually contracts with Durand Sanitation or Veolia for solid waste pickup on a weekly basis. Garbage is hauled to Xcel Energy's refuse derived fuel facility in La Crosse. Recyclable center is open to collect recyclable materials 3:00-6:00 p.m. Thursdays and 8:00 a.m. – 1:00 p.m. Saturdays.	No major expansion needs are planned for solid waste disposal or recycling services	Continue to monitor residential, commercial and industrial solid waste and recycling generation rates and plan for new services accordingly
Parks			
Mirror Lake Park	Located between Eau Claire Street (STH 37) & west shore of Mirror Lake. Three acres in size with 1,000 feet of lake shoreline; picnic shelter, pier, water and restrooms.	No major expansion projects are planned. Hydraulically dredging of lake may need to take place in the future.	It is recommended that park development and maintenance be consistent with the City of Mondovi's Outdoor Recreation plan. <u>Specific goals include:</u> -Establish and maintain high quality parks and recreational services.
Sharps Point Park	Located on south & east side of Mirror Lake. ¾ acre in size with shoreline fishing; picnic shelter; restrooms.	No major expansion or rehabilitation projects are planned.	
Tourist Park	Located on Eau Claire Street (STH 37) on south edge of City. 10 acres in size; 6 camping sites with electricity; school museum; log building; pole building; water and restrooms.	No major expansion or rehabilitation projects are planned.	
Lion's Park	Located on East Water Street between Howard Street and South Washington Street. 3.2 acres with small playground equipment and open space.	No major expansion or rehabilitation projects are planned.	

Table 6.01 Utilities and Community Facilities			
Utility or Community Facility	Location and Level of Use and Capacity	20 Year Expansion or Rehabilitation Needs	Objectives and Policies Relating to Utility or Community Facility
Veteran's Memorial Park	Located on the southeast corner of Mirror Lake at Oak Street and contains 3.4 acres. Facilities include a veteran's memorial wall, memorial benches and an M60A3 tank.	No major expansion or rehabilitation projects are planned.	-Provide residents with safe and reliable recreation equipment throughout the community park system. -Ensure that the community's existing open space, recreational facilities and programs are designed to meet the special needs of all residents regardless of age, gender or ability.
Memorial Park and Arboretum	Located at the corner of West Mill Street and North Harrison Street, 10.7 acres. Facilities include two softball/youth baseball fields, tennis courts and the city arboretum.	No major expansion or rehabilitation projects are planned.	
School Athletic Field	Located on school district property. Football field, outdoor basketball court, ball fields, tennis courts, swimming pool.	The City does not have operational authority over these facilities.	Continue to coordinate any City services related to any improvements planned for these facilities.
Buffalo County Fairgrounds	Buffalo County Fairgrounds are located at the northeast corner of Mill and Harrison Street. Ten acres in size with several exhibition buildings and restrooms.	The City owns this property and leased it to Buffalo County for 25 years for \$1.00.	Continue to monitor and coordinate any City services related to any improvements needed for the fairgrounds.
Telecommunication Facilities			
Frontier Communications	217 S. Eau Claire St. Services: telephone, cable & Internet.	The City has limited authority over these services	Coordinate any City services related to any improvements planned by this utility.
NTEC	NTEC located in Durand provides high speed broadband, digital cable television, etc. to Mondovi residents and businesses.	The City has limited authority over these services	Coordinate any City services related to any improvements planned by this utility.
Energy Utilities			
Electrical Service	There are no Power generating plants in the City. Riverland Energy Cooperative and Excel Energy provide electrical services to the City.	The City has limited authority over these services	Coordinate any City services related to any improvements planned for this utility.
Natural Gas	Midwest Natural Gas provides natural gas to Mondovi.	The City has limited authority over these services.	Coordinate any City services related to any improvements planned for this utility.
Cemeteries			
Oak Park	Located in the Central part of the City	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this cemetery organization.
Riverside	Located on the East side of the City, South of U.S. Highway 10	The City has ownership over one of three sections of this cemetery. The Catholics and Lutherans have ownership over the other two sections.	Continue to cooperate and coordinate services and improvements planned in this cemetery.
Health Care Facilities			
Midelfort Clinic	Located at 700 Buffalo Street. In East Central part of City. Four hospitals are located in easy driving distance: Chippewa Valley Hospital, 1220 3 rd Avenue West, Durand; Osseo Area Medical Center, 13025 8 th Street, Osseo; Luther Hospital, 1221 Whipple Street, and Sacred Heart Hospital, 900 West Claremont Avenue in Eau Claire.	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this health service organization.
American Lutheran Home	A Skilled Nursing Facility (SNF/NF) dually certified located at 200 Memorial Drive, has 110 beds and over 75 employees.	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this health care service organization.

Table 6.01 Utilities and Community Facilities			
Utility or Community Facility	Location and Level of Use and Capacity	20 Year Expansion or Rehabilitation Needs	Objectives and Policies Relating to Utility or Community Facility
Prevea Mondovi Health Center	Prevea Health Center opened its 7,300 square foot facility in 2017 and provides family medicine, physical therapy, laboratory and radiology services to Mondovi residents.	The City has limited authority over these services.	Coordinate any City services related to any improvements planned for this center.
Child Care Facilities			
Johnson's Family Day Care	Address: 351 Franklin St. Class: Family Capacity: 8	The City has no operational authority over this service	Coordinate any City services related to any improvements planned by this child care service organization.
Sharon's Family Child Care	Address: 363 S. Washington St. Class: Family Capacity: 8	The City has no operational authority over this service	Coordinate any City services related to any improvements planned by this child care service organization.
Toys-N-Joys Family Day Care Center	Address: 538 N Harrison St. Class: Family Capacity: 8	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this child care service organization.
Police Facilities			
Mondovi Police Department	Located at 221 E. Main Street. 4 full time officers 5 reserve officers 2 police cars 24 - hour coverage	The City has established a program of replacing one car every other year.	Continue to monitor police and public safety needs and make personnel changes and capital improvements as needed.
Fire and Rescue Facilities			
Mondovi Fire Department	Located at 131 W. Riverside Ave. Volunteer fire department with 30 volunteers; 186 fire hydrants operated during 2006. Mondovi Ambulance Service based in Mondovi provides emergency medical services.	Existing building, vehicles and equipment fulfill existing and foreseeable needs. Improvements and upgrades will be considered during the annual budget process.	Continue to monitor fire, rescue and emergency response needs and make personnel changes and capital improvements as needed.
Schools			
Mondovi Elementary School	Located at 337 N. Jackson Street. Elementary schools 2015-2016 enrollment = 458	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Mondovi Middle School	Located at 337 N. Jackson Street. 2015-2016 enrollment = 198	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Mondovi High School	Located at 337 N. Jackson Street. 2015-2016 enrollment = 258. Swimming pool and tennis courts are located next to high school.	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Churches			
A full listing of churches in the Mondovi area is available on the City's website: www.mondovi.com	Churches in the City of Mondovi: Central Lutheran Church, 221 W Main St.; Zion Lutheran Church 264 E Main St.; Our Savior's Methodist Church, 210 N Eau Claire St.; Friendship Baptist Church, 970 Oak St.; Sacred Heart Catholic Church, 503 W Hudson St.; and Harvest Time 838 N State Hwy. 37	The City has no operational authority over churches.	Coordinate any City services related to any improvements planned by Churches in the City.
City Administrative Buildings			
Mondovi City Hall	Located at 156 S. Franklin Street. City has eight elected officials including Mayor, 7 aldermen. The city administrator/clerk and city treasurer are appointed. The city employs 6 ft public works employees.	The City Hall building fulfills existing and future foreseeable needs	Continue to monitor City administrative needs and make personnel changes and capital improvements as needed.

Table 6.01 Utilities and Community Facilities			
Utility or Community Facility	Location and Level of Use and Capacity	20 Year Expansion or Rehabilitation Needs	Objectives and Policies Relating to Utility or Community Facility
Libraries			
Mondovi Library	Located 146 West Hudson St. (Located in the same building as the City Hall)	The City Library fulfills existing and future foreseeable needs. According to the 2019 Capital Improvement Plan the City of Mondovi intends to build a new library in 2023.	Continue to monitor library needs and make personnel changes and capital improvements as needed.
City Maintenance Building			
City Garage	Located at 131 W. Riverside Ave. City owns 2 dump trucks, 3 pickup trucks, 1 street sweeper, 1 tractor, 2 large riding mowers, 1 front end loader and 1 grader.	The City Maintenance Building fulfills existing and future foreseeable needs	Continue to monitor city Maintenance building, vehicles and equipment needs and make personnel changes and capital improvements as needed.

Goals, Objectives/Actions or Policies for Utilities and Community Facilities

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve.

In 2014 the City completed a Needs Assessment through the Winding Rivers Library System, of which the City of Mondovi Library is a member. In 2018 Mondovi conducted a survey from the City’s residents and users, which resulted in an overwhelming result for their desire to have a new library building. Due to the results of the survey in 2018 the City retained the services of Keller Builds to draft plans and assist with direction. Finally, in 2019 the City of Mondovi Library Board created a Capital Campaign Committee.

A Capital Campaign fund has been established for a new library building. Land has been donated and the site has been selected. According to the 2014 Needs Assessment and the citizen survey, the needs of the current population require more space and Americans with Disabilities Accessibility improvement.

Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Maintain and enhance existing community facilities and public services to meet the future needs of the community.

Objectives/Actions or Policies

- a. Plan for a water tower in the Northeast part of the City to serve expected growth in that area.
- b. Plan for sewer lift station in the Northeast part of the City to serve expected growth in that area.
- c. Mechanically dredge and increase the dam capacity as directed by Wisconsin DNR of Mirror Lake during the 2019 – 2020 time period and plan on dredging catch ponds every 5-7 years.
- d. Plan for expansion of Tourist Park.
- f. Undertake annual street and utility improvement projects as planned in the City’s five-year capital improvement plan.
- g. Adhere to the recommendations included in Table 6.01 to maintain and improve community facilities and utilities.



Eau Claire St. businesses in the downtown area

- h. Follow and implement the recommendations and actions of the 2018 Mondovi Comprehensive Outdoor Recreation Plan.
- i. Develop a new eco-friendly wastewater treatment plant that will provide opportunities for the community to grow as well as attract/accommodate new and/or existing business expansions.
- j. Promote and support healthcare facilities in the City of Mondovi as vital services for City residents.

2. Investigate how to capitalize on the City's lower income levels and poverty level due to the high concentration of residents living in nursing facilities and assisted living facilities. The City's lower income levels could position the City to become more competitive in receiving housing rehabilitation funds or economic development infrastructure funding.

Objectives/Actions or Policies

- a. Continue evaluating/pursing housing rehabilitation funding programs and economic development infrastructure funding programs for the City.

7. Agricultural, Natural and Cultural Resources

This chapter presents information on resources that impact the quality of life and play an important role in defining the character of the City.

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, and Programs for Conservation and Promotion of Effective Management of Resource
Western Coulee and Ridges Ecological Landscape	<p>The City of Mondovi lies within the Western Coulee and Ridges ecological landscape. This landscape runs north and south along the Mississippi River from the south in Grant and Iowa County to the north in Dunn, Barron and Chippewa County. Its 9,640 square miles cover 17% of Wisconsin's land area. It is characterized by highly eroded unglaciated topography. Its steep sided valleys are heavily forested with hardwoods and agricultural activities, primarily dairy and beef farming, are confined to the valley floors and ridge tops. Large and small meandering rivers and streams are also a characteristic. Brown and Brook Trout are common in the spring fed and coldwater streams. Soils are typically silt loams, and sandy loams in the uplands and alluvial or terrace deposits on the valley floors.</p>	<p>Resource management activities for this ecological landscape are detailed below for each specific component of this resource that is found in the City.</p>
Soils Major soil types in the City include: <ul style="list-style-type: none"> • Waukegan Silt Loam • Meridan Loam • Trempe Loamy Fine Sand • Meridan Fine Sand Loam • Bertrand Silt Loam • Plainfield Loamy • Loamy Alluvial 	<p>The soils in the City are comprised of a combination of loams, sands, silts and alluvials. In general the majority of soil types have moderate permeability with some having excessive permeability. There are some loamy alluvial soils along the floodplain of the Buffalo River and a concentration of limestone or sandstone outcropped in the northeast portion of the City.</p>	<p>The Buffalo County Soil Survey maps should be consulted when new development is being proposed to prevent groundwater contamination, erosion, and excessive building foundation deterioration and roadway destruction.</p>
<p>Surface Waters and Stream Corridors: The City's location was largely influenced by the Buffalo River and the number of tributary streams that flow into it.</p>		
<ul style="list-style-type: none"> • Ground Water 	<p>The City pumps water from three wells. These wells all penetrate and pull water from the Wonowoc, Eau Claire and Mt Simon aquifers. All three of these formations are sandstone with various lenses of shale in a couple locations. The water is relatively soft with high iron and manganese that the City removes through treatment.</p>	<p>Continue to regularly monitor and treat the City's well water and make improvements to the system as needed.</p> <p>Investigate the merits of developing a well-head protection ordinance to protect the City's Groundwater.</p>
<ul style="list-style-type: none"> • Buffalo River 	<p>Categorized as a Warm Water Sport Fish Stream/ 41 in the Black, Buffalo and Trempealeau River Water Basin Plan. Northern Pike, Small Mouth Bass, Rock Bass, Small Mouth Bass, Gizzard Shad were surveyed south of City in 2002. Sedimentation harming fishery and other aquatic habitats was noted as a concern in the Basin Plan.</p>	<p>Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>
<ul style="list-style-type: none"> • Peeso Creek 	<p>Not officially categorized by the Wisconsin DNR. Sedimentation harming fishery and other aquatic habitats was noted as a concern in the Basin Plan.</p>	<p>Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, and Programs for Conservation and Promotion of Effective Management of Resource
<ul style="list-style-type: none"> Mirror Lake 	<p>Classified as a Drainage Lake from drainage of Peeso Creek. Wisconsin Lakes Inventory reports its size as 29 acres with a mean depth of 3 feet with deepest area reported as 7 feet. A trail and handicapped fishing pier provide access to the lake. Large Mouth Bass, Panfish and trout are reported as "Common" species in the lake. No species were reported to be "Abundant" or "Present".</p>	<p>Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants and continue to protect and maintain the lakes quality for fishing. The City dredged the lake in 1975 and hydraulically dredged the lake in 2004.</p>
<ul style="list-style-type: none"> Harvey Creek 	<p>Categorized as a Cold Water Class 3 Brown Trout Stream in the Black, Buffalo and Trempealeau River 2002 Water Basin Plan. Requires annual stocking. Threat to its existing use, sedimentation and temperature fluctuations noted as concerns. Rated low in its ability to respond and/or be protected even if nonpoint source pollution controls are implemented.</p>	<p>Continue to enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>
<ul style="list-style-type: none"> Brownlee Creek 	<p>Not officially codified by Wisconsin DNR.</p>	<p>Continue to enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>
<p>Wetlands</p>	<p>With a river and three creeks flowing through the City wetlands are an important natural resource. Most of these wetlands are associated with the Buffalo River on the south side of the City.</p> <p>Wetlands are defined in Wisconsin Statutes 23.32 as areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.</p> <p>Wetlands are environmentally sensitive due to the many values and functions they provide. Wetlands filter and replenish groundwater used for drinking and bathing, provide protection from flooding, act as filters for certain kinds of wastes and soluble contaminants generated from runoff that protects rivers and creeks. Wetlands also provide food and habitat for all sorts of plant and wildlife, which benefits hunting, fishing, sightseeing and other recreational and tourism interests. Wetlands also protect shorelines from erosive wave action and enhance the quality of life by providing spacious and scenic open spaces.</p>	<p>Continue to enforce the City's Wetland and Shoreland-Wetland Zoning Ordinance as promulgated from the following two regulatory authorities.</p> <p><u>State Administrative Codes NR 115 & 117:</u> With the loss of one-half our State's wetlands totaling approximately 5 million wetland acres, the State legislature directed the DNR to create rules to protect wetlands located near lakes and streams. State Administrative Codes NR 115 and 117 were the end result of this directive. These codes set the minimum wetland protection standards that have been delegated by the State legislature for counties, cities and villages to administer.</p> <p><u>Section 404 of the Federal Clean Water Act:</u> The primary goal of the Federal Clean Water Act is to "restore and maintain the chemical, physical and biological integrity of the Nation's waters". Section 404 of the Clean Water Act regulates the disposal of dredged or fill material into U.S. waters, including wetlands. This is the primary Federal law that regulates the filling and draining of wetlands. Section 404 is administered by the U.S. Army Corps of Engineers with guidance and oversight by the U.S. Environmental Protection Agency. In Wisconsin the Department of Natural Resources has developed water quality standards for wetlands identified in NR 103, Wisconsin Administrative Code. The Department is responsible for determining if the Section 404 permit application complies with these standards. The U.S. Army Corps of Engineers cannot make a decision on these wetland alteration permits until the Department grants, denies, or waives water quality certification.</p> <p>In conclusion it should be pointed out that it is a violation to physically alter any wetland no matter its size without regulatory approval and that at least a 404 permit is needed to do so. An additional shoreland-wetland permit may also be required from the local government if the activity being</p>

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, and Programs for Conservation and Promotion of Effective Management of Resource
		proposed is impacting a wetland within the shoreland boundary.
Floodplains (Map 9, Appendix 1)	<p>The Buffalo River, Harvey, Brownlee, Peeso and Harvey creeks all have floodplains whether officially mapped by the Federal Emergency Management Agency or not.</p> <p>Floodplains are environmentally sensitive from a water quality perspective because nature has always been able to extract a price for the use of floodplains. This price is in the form of damaged buildings and structures, sewer backups, exposing hazardous materials and increased storm water runoff, all of which contribute to degradation of water quality. The Nation's annual flood recovery costs are excessive and the human hardship beyond this is immeasurable. It is for this reason that the federal, state, and local governments encourage hazard mitigation planning that discourage floodplain development. The purpose for regulating floodplains is to protect life, health and property from flooding.</p>	<p>Continue to enforce the City's Floodplain Zoning Ordinance as promulgated from Chapter NR 116 of the Wisconsin Administrative Code and the National Flood Insurance Program.</p> <p>Counties, cities and villages are responsible for administering floodplain zoning in accordance with regulatory standards of Chapter NR 116 of the Wisconsin Administrative Code and the standards of the National Flood Insurance Program. Areas regulated by floodplain zoning include all areas that would be covered by the regional flood and include floodplain islands designated on the official map where emergency rescue and relief routes would be inundated by the regional flood.</p> <p>Floodplains are land areas, which have been or may be covered by floodwater during the "regional flood". <u>The regional flood</u> is a flood determined to be representative of large floods known to have occurred in Wisconsin or which may be expected to occur on a particular lake, river or stream. The regional flood is based upon a statistical analysis of lake level or stream flow records available for the watershed or an analysis of rainfall and runoff characteristics in the watershed or both. In any given year, there is a 1% chance that the regional flood may occur or be exceeded. During a typical 30-year mortgage period, the regional flood has a 26% chance of occurring.</p> <p>The floodplain is made up of the floodway and flood fringe areas. The floodway is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The <u>flood fringe</u> is that portion of the floodplain outside of the floodway, which is covered by floodwater during the regional flood. The term flood fringe is generally associated with standing water rather than flowing water. Prohibiting further development in the floodway, buyouts and relocation, and using flood-proofing techniques in conjunction with flood insurance for buildings in the flood fringe are typical ways of mitigating flood damages.</p>
<p>Unique Wildlife Habitat</p> <ul style="list-style-type: none"> Eastern Massasauga Rattle Snake (Swamp Rattler) 	Endangered Species	Protect its open to forested wetlands and adjacent uplands habitat.
Metallic and Nonmetallic Mineral Resources	No viable metallic or nonmetallic mineral resources exist in the City.	NA

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, and Programs for Conservation and Promotion of Effective Management of Resource
<p>Historical and Cultural Resources</p>		
<p>A search of the Wisconsin National Register of Historic Places revealed 13 registered buildings or sites in Buffalo County. None of these sites are located in the City. A search of the Wisconsin's Architecture and History Inventory (AHI) was also conducted. This search identified Forty-seven properties in the City that are listed below. Three of these were later deleted since they were verified as no longer being in existence. The State Historical Society's Division of Historic Preservation assembled this list of properties over the period of more than 25 years. It contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. It documents a wide range of historic properties such as round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that make up Wisconsin's distinct cultural landscape. Approximately 120,000 properties in Wisconsin are on this list that is maintained by the Wisconsin Historical Society.</p>		
<p>Wisconsin's Architecture and History Inventory Listed Properties in City. ID #</p>	<p>314 Columbia Avenue 120 Eau Claire Street 122 Eau Claire Street - Union Block 141 W. Eau Claire Street 278 Eau Claire Street 353 Eau Claire Street 405 Eau Claire Street 557 Eau Claire Street 671 Eau Claire Street 119 S. Eau Claire Street 129 S. Eau Claire Street 131-9 S. Eau Claire Street – Herald Block 162 S. Eau Claire 201 S. Eau Claire 207-9 S Eau Claire Street – Lockwood Block 210 S. Eau Claire Street W. Side Eau Claire Street, 100 ft. N. of Main Street NE Corner Eau Claire St & Vine St – First Methodist Episcopal Church 153 Franklin Street 261 Franklin Street 455 Franklin Street 540 Franklin Street E Side Franklin St, 50 ft. S. of Glen Street E Side Franklin St, 70 ft. N. of Glen Hudson E Side of Howard Street 676 Hudson Street N Corner Hudson Street and State Street SW Corner Hudson Street and State Street 259 Jackson Street 267 Jackson Street 225 E Main Street 312 E Main Street S Side E Main Street, 100 ft. W of Madison Street N Side E Main, 0.25 miles E of Eau Claire Street 155 Washington Street 162 Washington Street Washington Street 315 Water Street S Side US Hwy 10, E of Business District Mirror Lake Park Jackson Street W Hudson Street E Water Street</p>	<p>Review this list when new development activity is proposed on or near these sites and take appropriate protection and development mitigation actions as determined necessary. It should be noted that none of these properties are on the Wisconsin National Register of Historic Places.</p>

Goals, Objectives/Actions or Policies For Agricultural, Natural and Cultural Resources

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Protect natural areas, including wetlands, wildlife habitats, lakes, rivers, woodlands, open spaces and groundwater resources.

Objectives/Actions or Policies

- a. Provide an opportunity for farmers within a specified radius financial assistance to plant buffer zones around feeder creeks to prevent sediment within Mirror Lake. (Review and evaluate Iowa State University research regarding buffer zones and the cost/benefit over continual dredging.)
- b. Adhere to the recommendations included in Table 7.01 to protect and preserve natural areas.



Dam portage and crossing

2. Preserve cultural, historic and archaeological sites.

Objectives/Actions or Policies

- a. Adhere to the recommendations included Table 7.01 to preserve cultural, historic and archaeological sites.

3. Protect economically productive areas including farmland and forests.

Objectives/Actions or Policies

- a. Promote efficient residential and business development and redevelopment in the City of Mondovi minimizing the need to expand the City to adjacent productive farmland and forests.



Scenic Mirror Lake Park

8. Intergovernmental Cooperation

This section of the plan will address the intergovernmental cooperation of City of Mondovi with federal and state agencies, municipal jurisdictions, and/or agencies. Intergovernmental cooperation is continually recognized as a very important component to future planning and meeting future needs. Cooperative relationships with local units of government and neighboring jurisdictions and agencies may be able to reduce the cost of providing needed services to residents.

Regional, State and Federal Agencies

Mississippi River Regional Planning Commission: The City of Mondovi and Buffalo County are located in the multi-county boundary of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin; Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding. They also provide planning and development assistance to local governments including comprehensive planning and zoning assistance, economic development assistance, geographic information system mapping, and grant writing.

Wisconsin Department of Natural Resources (WDNR): Wisconsin municipalities work with the Wisconsin Department of Natural Resources on many different levels. The Department of Natural Resources regulates municipal and industrial operations discharging wastewater to surface or groundwaters through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit Program. Within the DNR The Office of Energy is the central point for coordinating most energy and utility projects and another DNR program, the Solid Waste Program strives to increase waste reduction, reuse and recycling.

The City of Mondovi is also eligible to apply for State Stewardship funds through the DNR. The conservation and recreation goals of the Stewardship Program are achieved through the acquisition of land and easements, development of recreational facilities, and restoration of wildlife habitat.

Wisconsin Department of Transportation (WIDOT): The City of Mondovi participates in the WIDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the City of Mondovi by jurisdiction, classification and number of miles. This program assists in the facilitation of state funding for road maintenance.

In partnership with local governments and other groups, the Wisconsin Department of Transportation (WIDOT) administers a variety of state and federal programs for projects that enhance the State of Wisconsin's transportation network.

Federal Emergency Management Agency (FEMA): The City of Mondovi has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The City recognizes this and is participating in the development of the Buffalo County All Hazards Mitigation Plan.

Local Governments

Town of Mondovi: The City is bounded on the North, South and West by the Town of Mondovi

Town of Naples: The City is bounded on the east by the Town of Naples.

City –Town Joint Ambulance Commission: The City partners with the Buffalo County towns of Naples, Canton, Dover, Gilmanton, Modena, Mondovi, the Pepin County Town of Albany and the Eau Claire County Town of Drammen in a Commission designed to provide ambulance service to these local governments.

City – Town Fire Department Service: The City's Fire Department has service agreements with the same towns mentioned above under their Joint Ambulance Commission.

Buffalo County: The City of Mondovi participated in the Buffalo County All Hazards Mitigation Plan. City of Mondovi residents also have access to Buffalo County's Department of Aging specialized transportation services. Buffalo County has mini buses operated through a volunteer driver program. Mondovi residents also have access to the Buffalo County Solid Waste and Recycling Center that is located in the South Central part of the City.

Buffalo County Recycling: The City partners with the Buffalo County Recycling program. It also provides a location for its transfer station on the City's solid waste transfer site on the City's south side.

School Districts: Public education in the city is provided by the Mondovi School District. The City will continue to coordinate and cooperate with the school district on projects and programs as they arise.

Comprehensive Planning

Buffalo County: Buffalo County adopted a Comprehensive Plan for the County in 2013. The plan addresses growth and development in the unincorporated areas of the county for the 2013-2033 time period. In 2018 Buffalo County adopted a comprehensive revision to the County's Zoning Ordinance implementing one of the significant recommendations of the Buffalo County Comprehensive Plan.



Mondovi Public Schools

Goals, Objectives/Actions or Policies For Intergovernmental Cooperation

The City of Mondovi developed goals based on public input from past survey information, public meeting input, Plan Commission, Common Council, and resident knowledge. As previously described, in the context of this plan goals are broad statements that the City desires to achieve. Following the goals are objectives/actions or policies, etc. that are recommended to address the goals.

1. Encourage coordination and cooperation with and among nearby units of government.
Objectives/Actions or Policies
 - a. Continue open communication with neighboring local units of government to aid in the efficient development of the City and the provision of services to residents and businesses.

2. Investigate ways on how the City may be able to improve cost sharing and resource pooling on programs, projects and products with other municipalities and counties.
Objectives/Actions or Policies
 - a. Continue researching opportunities for shared municipal services such as municipal court, curbside solid waste/recycling collection, joint transportation projects and a one bid process.

9. Implementation

This Comprehensive Plan will only be beneficial if it influences how City officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and this Plan will create increased habits for use and become a key policy document for local officials. This chapter identifies actions that need to be undertaken to implement this Comprehensive Plan.

Plan Implementation Element

Wisconsin Statutes call for all Comprehensive Plans to include an Implementation Element. This element will address the implementation of the City of Mondovi comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan.

The City's comprehensive planning review process involved: public meetings/hearings, reviewing drafts of each element independently and for consistency with the other elements; and reviewing the City's goals, policies and program's collectively for each of the elements for accuracy and consistency purposes. The City Planning Commission was in charge of the planning update process. The City Council is the responsible party that is charged with implementing the City's comprehensive plan goals through use of the city's Planning Commission, other committees and boards, the City Administrator, and other city staff.

Plan Update and Amendments

State Statutes call for all Comprehensive Plans to be updated at least once every ten years. An update is a comprehensive review of the entire plan and maps. An amendment can be made at any time as long as appropriate public notices and meetings have occurred to allow for the amendment. Moving forward the City will evaluate the Plan's need for amendments at least every five years and update it pursuant to State Statutes every ten years.

Comprehensive Plan Implementation Schedule

State Statutes call for Comprehensive Plans to develop a compilation of programs and specific actions in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps or subdivision ordinances to implement the goals policies and objectives listed in a local governmental unit's comprehensive plan and provide a mechanism to measure the local governmental unit's progress toward achieving all aspects of their Comprehensive Plan. The following is the City of Mondovi's Comprehensive Plan Implementation schedule. The schedule is based on analysis of the information reported on in earlier sections of this Plan.

The schedule includes items identified in previous elements as objectives/actions or policies. Following each objectives/actions or policies is a time frame description "Short-Term" referencing 1-5 years, "Long-Term" referencing 6-10 years, or "Throughout the Planning Period" referencing continuous.

Land Use Element

Objectives/Actions or Policies

1. a. Identify "Smart Growth Areas". Smart growth areas are defined by Wisconsin Statutes as an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities that have relatively low municipal, state governmental and utility costs. **Throughout the Planning Period**
2. a. Update the City of Mondovi's Comprehensive Zoning Ordinance to assist in implementation of the City of Mondovi's Comprehensive Plan. **Short-Term**
2. b. Modify residential zoning districts to separate single family dwellings, two and three family dwellings, and multi-family dwellings into separate districts. **Short-Term**

- 2. c. Develop a City of Mondovi Emergency Management Plan readying the City in case of unforeseen natural or hazardous events. **Short-Term**
- 3.a. Maintain, update, and adhere to the City of Mondovi's Future Land Use Map (Appendix 1 – Map 3). **Throughout the Planning Period**
- 4. a. Provide opportunities for public input through public meetings, public announcements, and general public awareness of comprehensive plan. Providing for public review will ensure that balance in the form of public input and opinions will be achieved during the plan development and implementation process. **Throughout the Planning Period**
- 4. b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years. **Long-Term**
- 5.a. Support technology advances for the community that will keep Mondovi residents and businesses technologically competitive with other rural communities and urban centers. **Throughout the Planning Period**
- 5. b. Identify bike/pedestrian trail opportunities to connect neighborhoods, business areas (downtown), and community facilities throughout the City. **Short-Term**

Housing Element

Objectives/Actions or Policies

- 1. a. Utilize the City's Public Utilities and Community Facilities; Agricultural, Natural and Cultural Resources and Recommended Land Use Map to help identify locations for new housing development alternatives. **Throughout the Planning Period**
- 1. b. Restrict all residential development within the FEMA recognized "100 year" floodplains (Zone A or AE). **Throughout the Planning Period**
- 2. a. Continue implementation of the Peeso Creek Terrace Property Disposition Policy. **Throughout the Planning Period**
- 2. b. Market the availability of housing and affordability of housing in the City of Mondovi (City website, community brochure, economic development literature, etc. **Throughout the Planning Period**

Transportation Element

Objectives/Actions or Policies

- 1. a. Work in conjunction with the Wisconsin Department of Transportation for the enhancement and maintenance of State/Federal highways serving the City of Mondovi and surrounding areas. **Throughout the Planning Period**
- 1. b. Discourage any efforts to develop a bypass of State/Federal Highways around the City of Mondovi and/or the downtown business district. **Throughout the Planning Period**
- 2. a. Improve the walkability of the community City wide and create a natural trail system. **Throughout the Planning Period**
- 3. a. Ensure transportation infrastructure improvement and ADA accessible and are sensitive to the needs of the elderly/disabled. **Throughout the Planning Period**
- 3. b. Promote awareness and accessibility of the Chippewa Valley Regional Airport to residents and visitors. **Throughout the Planning Period**

Economic Development Element

Objectives/Actions or Policies

- 1. a. In replacing the City's wastewater treatment plant consider adjacent properties for the potential of being utilized as an additional business/industrial park for the City to aid in spurring economic development. **Short-Term**
- 1. b. Actively promote the assets of the City on the City website, social media, etc. as well as promote economic development and housing opportunities. **Throughout the Planning Period**
- 2. a. Continue the enhancement of the City website to identify/promote existing businesses. **Throughout the Planning Period**
- 2. b. Support efforts to improve technology infrastructure in/or to the City of Mondovi. **Throughout the Planning Period**

3. a. Promote recreational opportunities in/around the City of Mondovi (Mirror Lake, Buffalo River State Trail – Trailhead, etc.). **Throughout the Planning Period**

Utilities and Community Facilities Element

Objectives/Actions or Policies

- 1. a. Plan for a water tower in the Northeast part of the City to serve expected growth in that area. **Long-Term**
- 1. b. Plan for sewer lift station in the Northeast part of the City to serve expected growth in that area. **Long-Term**
- 1. c. Mechanically dredge and increase the dam capacity as directed by Wisconsin DNR of Mirror Lake during the 2019 – 2020 time period and plan on dredging catch ponds every 5-7 years. **Long-Term**
- 1. d. Plan for expansion of Tourist Park. **Throughout the Planning Period**
- 1. f. Undertake annual street and utility improvement projects as planned in the City's five-year capital improvement plan. **Throughout the Planning Period**
- 1. g. Adhere to the recommendations included in Table 6.01 to maintain and improve community facilities and utilities. **Throughout the Planning Period**
- 1. h. Follow and implement the recommendations and actions of the 2018 Mondovi Comprehensive Outdoor Recreation Plan. **Throughout the Planning Period**
- 1. i. Develop a new eco-friendly wastewater treatment plant that will provide opportunities for the community to grow as well as attract/accommodate new and/or existing business expansions. **Short-Term**
- 1. j. Promote and support healthcare facilities in the City of Mondovi as vital services for City residents.
- 2. a. Continue evaluating/pursing housing rehabilitation funding programs and economic development infrastructure funding programs for the City. **Throughout the Planning Period**

Agricultural, Natural and Cultural Resources Element

Objectives/Actions or Policies

- 1. a. Provide an opportunity for farmers within a specified radius financial assistance to plant buffer zones around feeder creeks to prevent sediment within Mirror Lake. (Review and evaluate Iowa State University research regarding buffer zones and the cost/benefit over continual dredging.) **Long-Term**
- 1. b. Adhere to the recommendations included Table 7.01 to protect and preserve natural areas. **Throughout the Planning Period**
- 2. a. Adhere to the recommendations included Table 7.01 to preserve cultural, historic and archaeological sites. **Throughout the Planning Period**
- 3. a. Promote efficient residential and business development and redevelopment in the City of Mondovi minimizing the need to expand the City to adjacent productive farmland and forests. **Throughout the Planning Period**

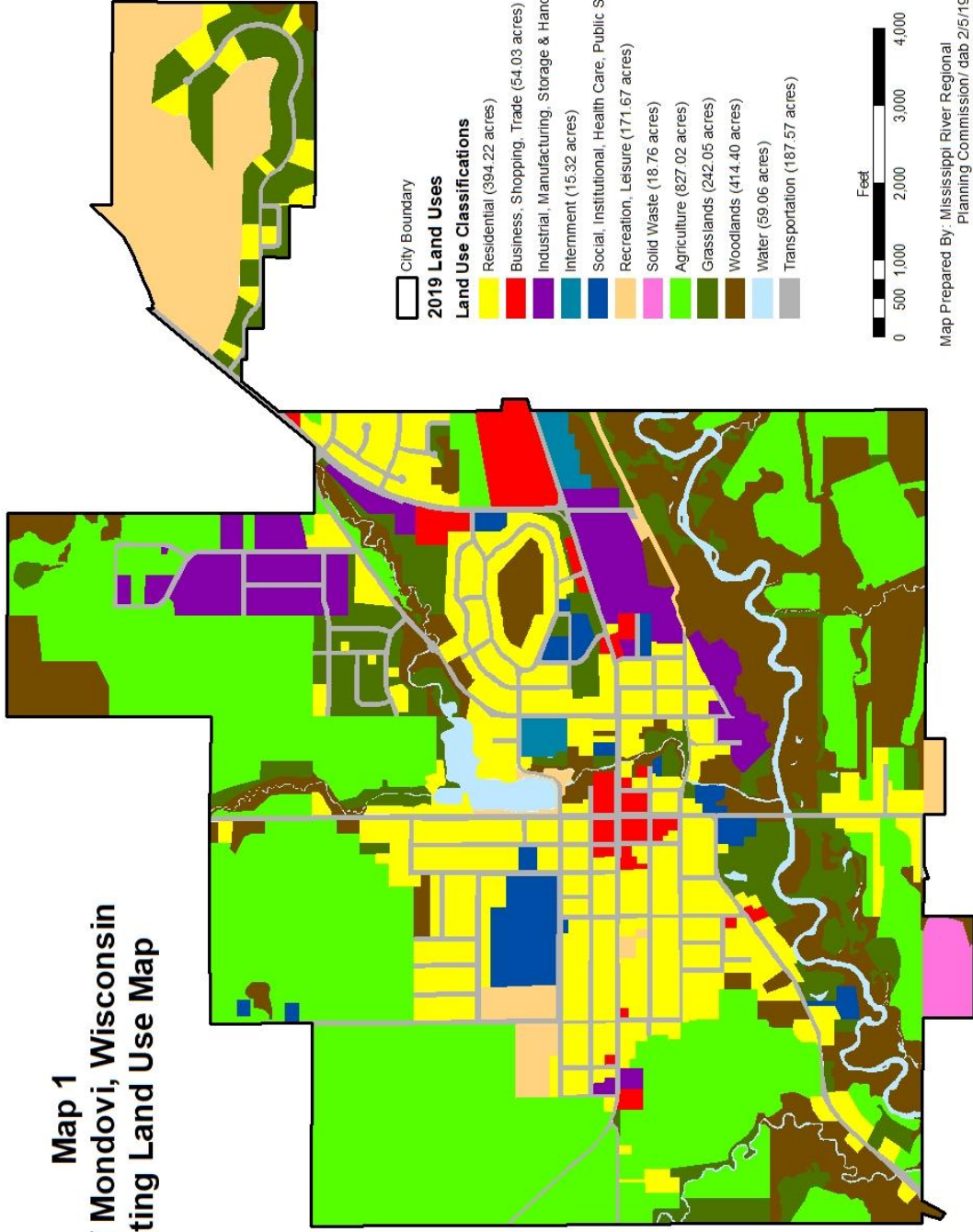
Intergovernmental Cooperation Element

Objectives/Actions or Policies

- 1. a. Continue open communication with neighboring local units of government to aid in the efficient development of the City and the provision of services to residents and businesses. **Throughout the Planning Period**
- 2. a. Continue researching opportunities for shared municipal services such as municipal court, curbside solid waste/recycling collection, joint transportation projects and a one bid process. **Throughout the Planning Period**

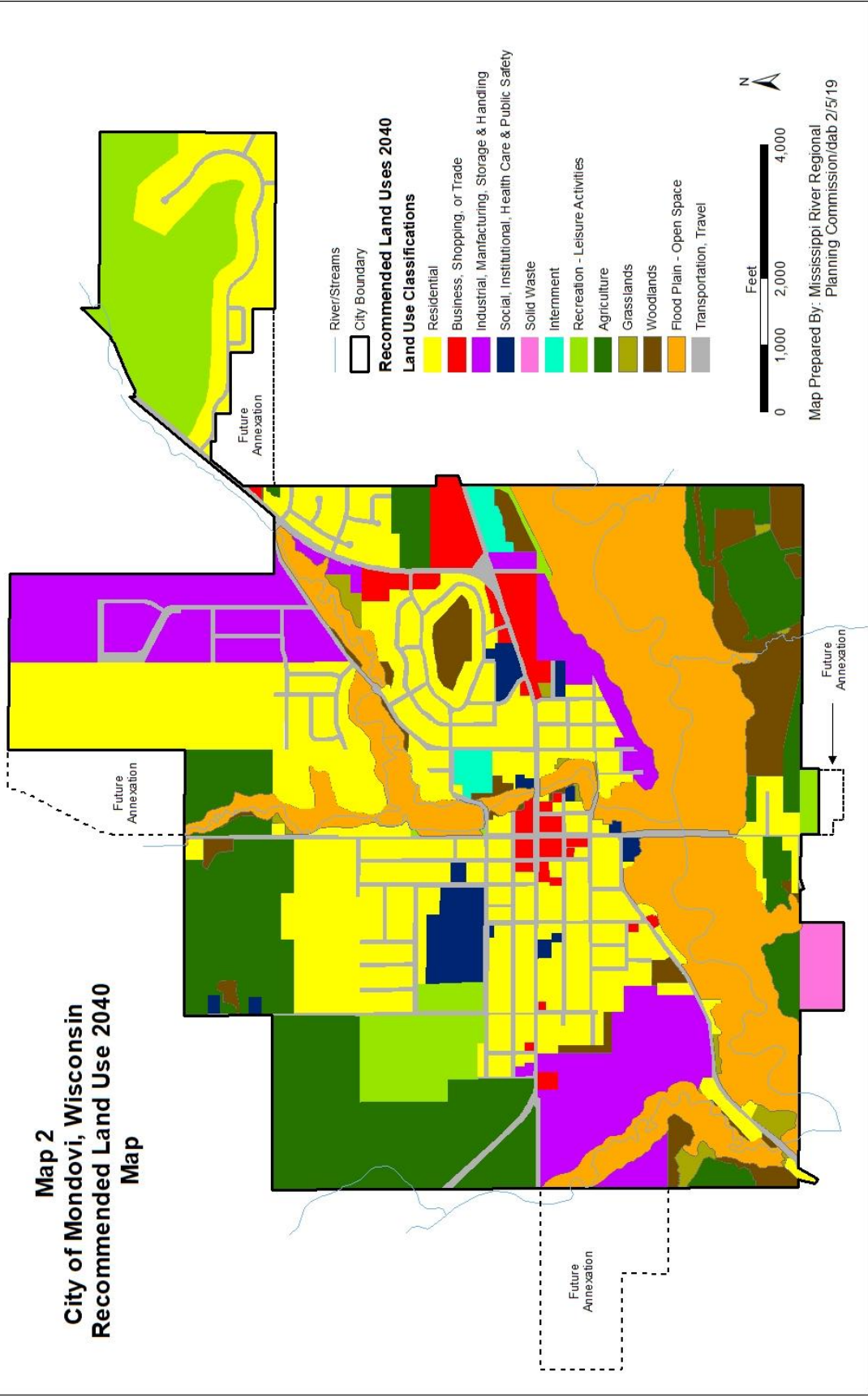
APPENDIX 1 – MAPS

Map 1 City of Mondovi, Wisconsin Existing Land Use Map

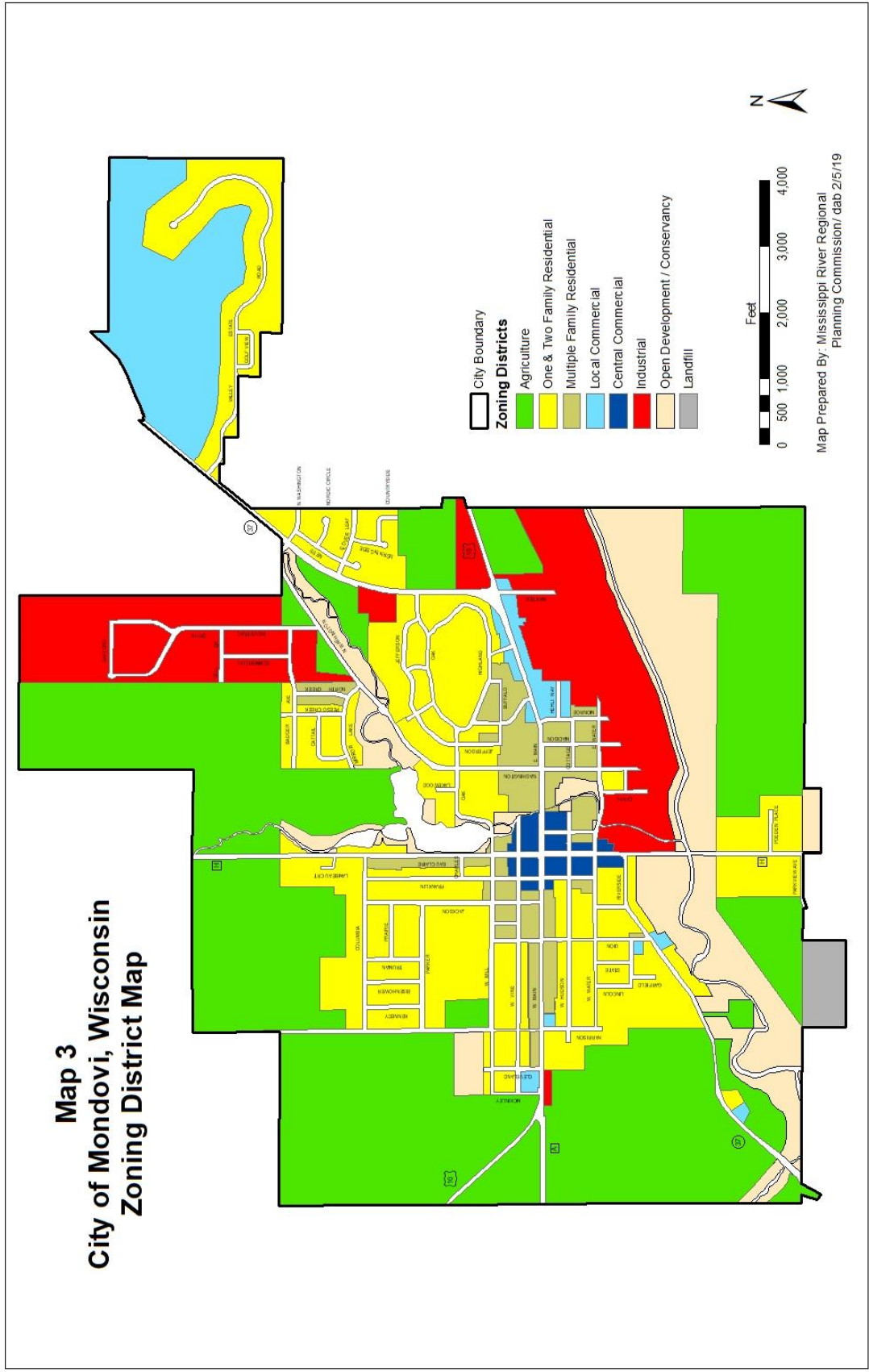


Map Prepared By: Mississippi River Regional
Planning Commission/ dab 2/5/19

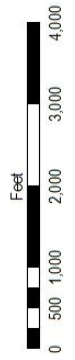
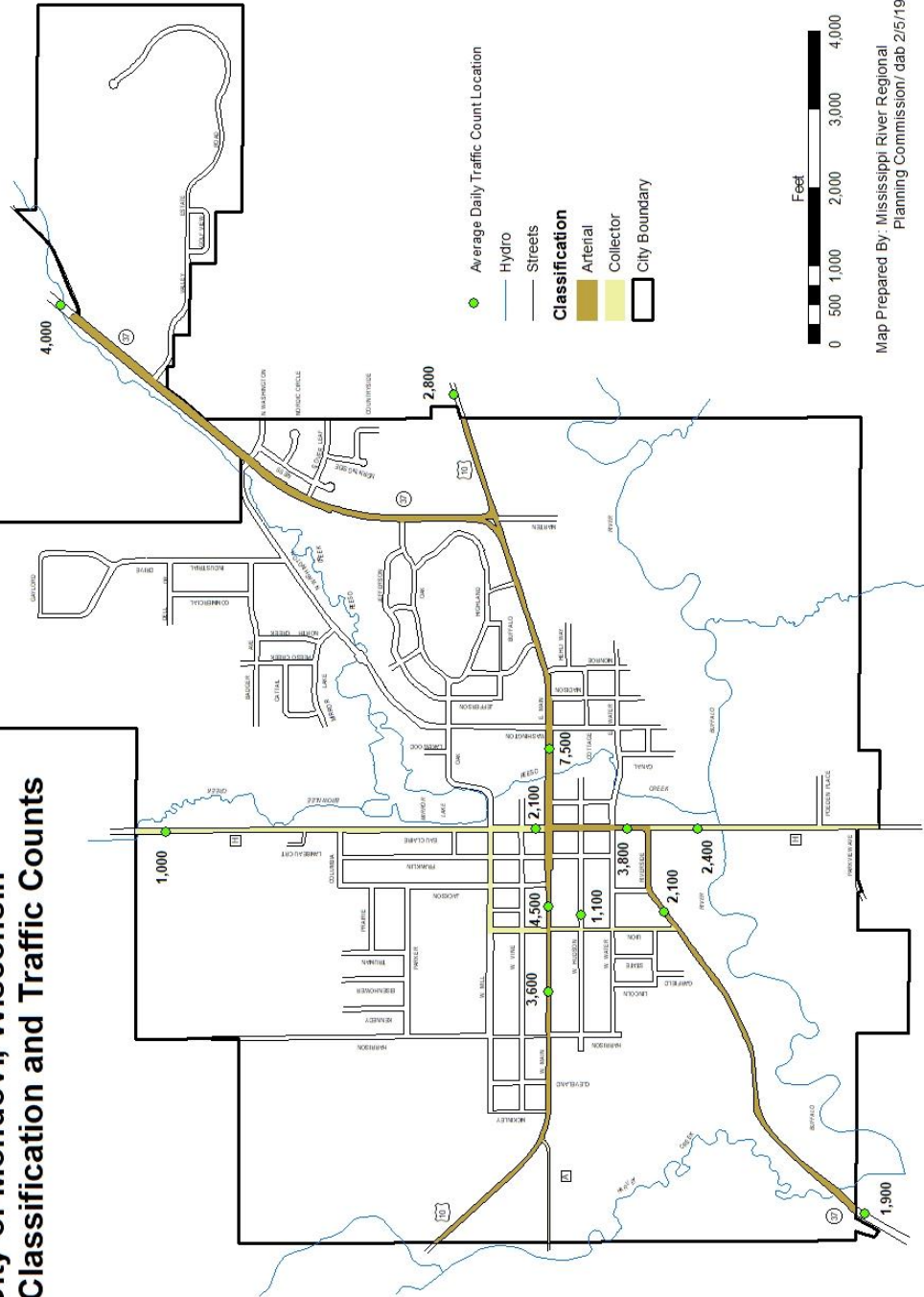
**Map 2
City of Mondovi, Wisconsin
Recommended Land Use 2040
Map**



Map 3 City of Mondovi, Wisconsin Zoning District Map

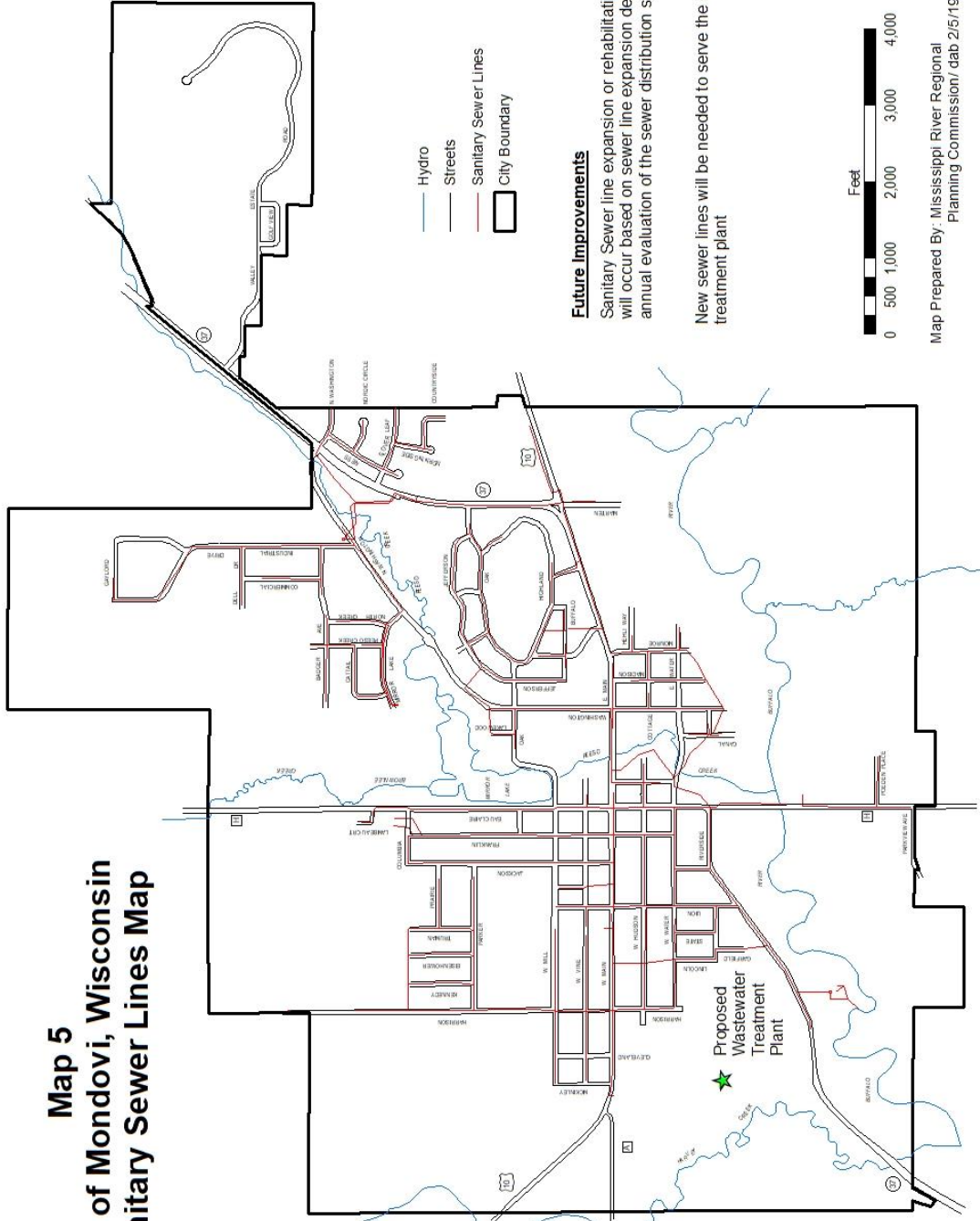


Map 4 City of Mondovi, Wisconsin Street Classification and Traffic Counts



Map Prepared By: Mississippi River Regional
Planning Commission / dab 2/5/19

Map 5 City of Mondovi, Wisconsin Sanitary Sewer Lines Map

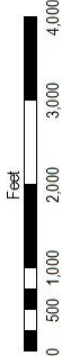


- Hydro
- Streets
- Sanitary Sewer Lines
- City Boundary

Future Improvements

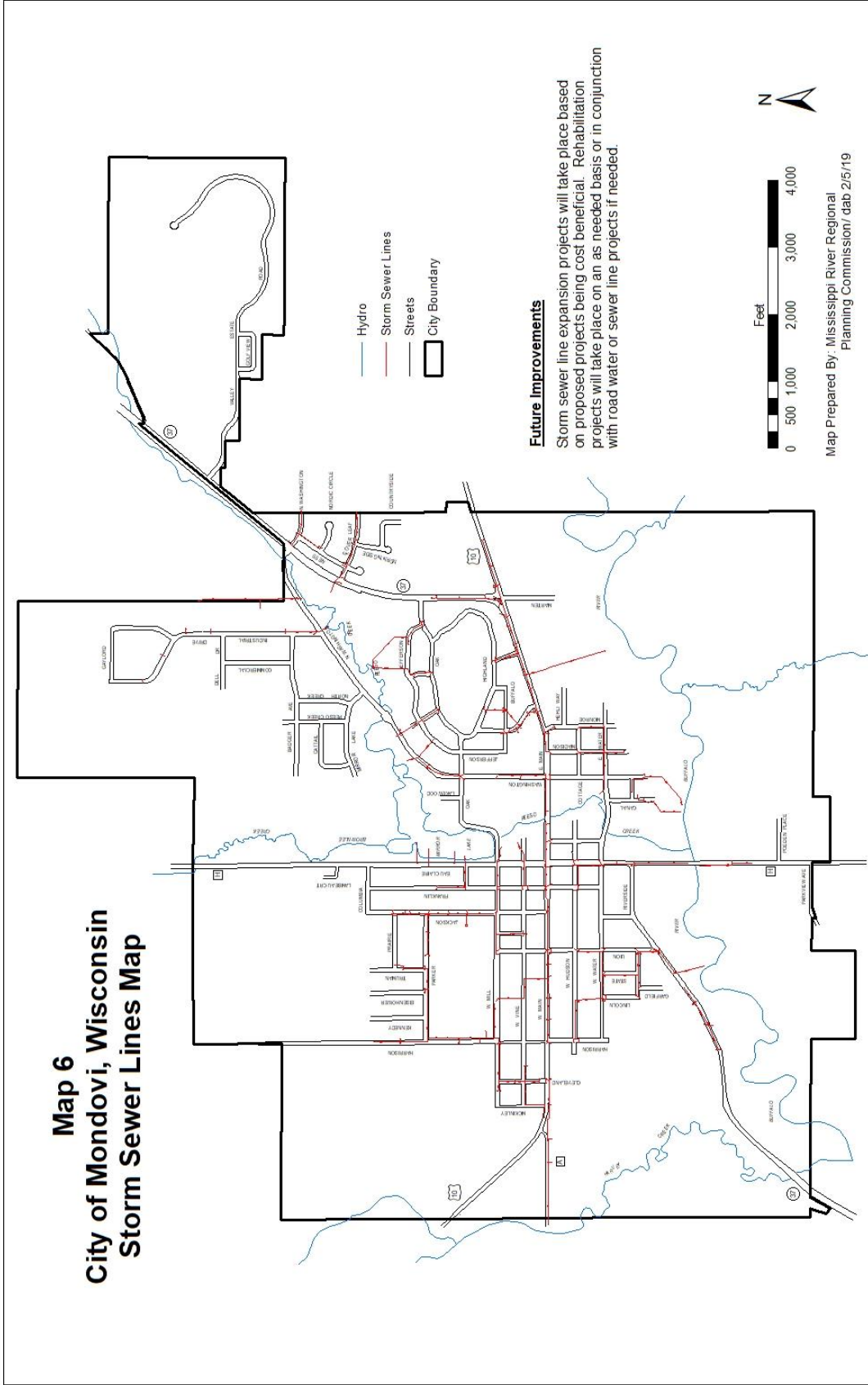
Sanitary Sewer line expansion or rehabilitation projects will occur based on sewer line expansion demand and annual evaluation of the sewer distribution system.

New sewer lines will be needed to serve the new wastewater treatment plant



Map Prepared By: Mississippi River Regional Planning Commission/ dab 2/5/19

Map 6 City of Mondovi, Wisconsin Storm Sewer Lines Map

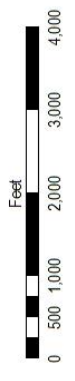


Map 7 City of Mondovi, Wisconsin Water Main Map

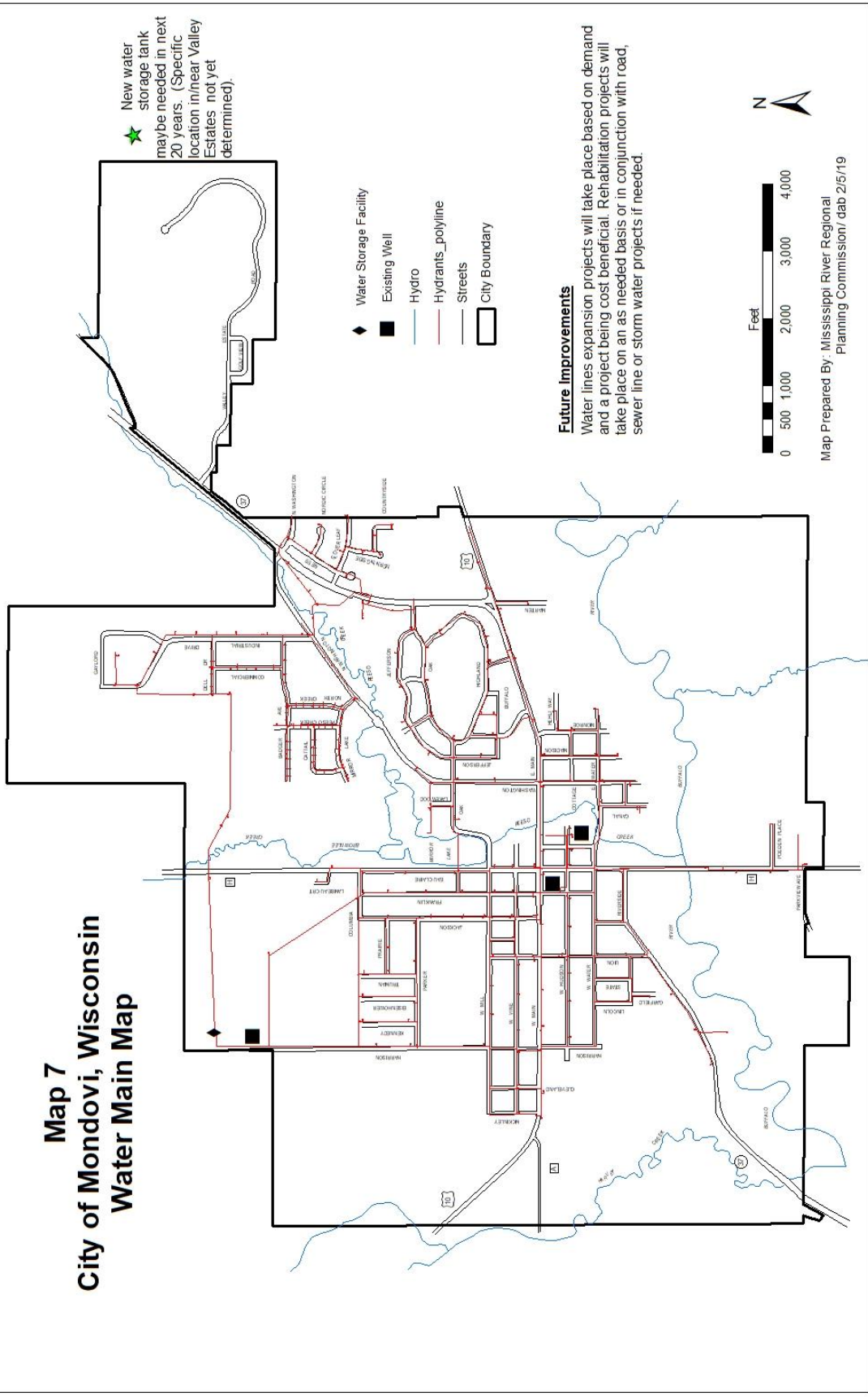
★ New water storage tank may be needed in next 20 years. (Specific location in/near Valley Estates not yet determined).

- ◆ Water Storage Facility
- Existing Well
- Hydro
- Hydrants_polyline
- Streets
- City Boundary

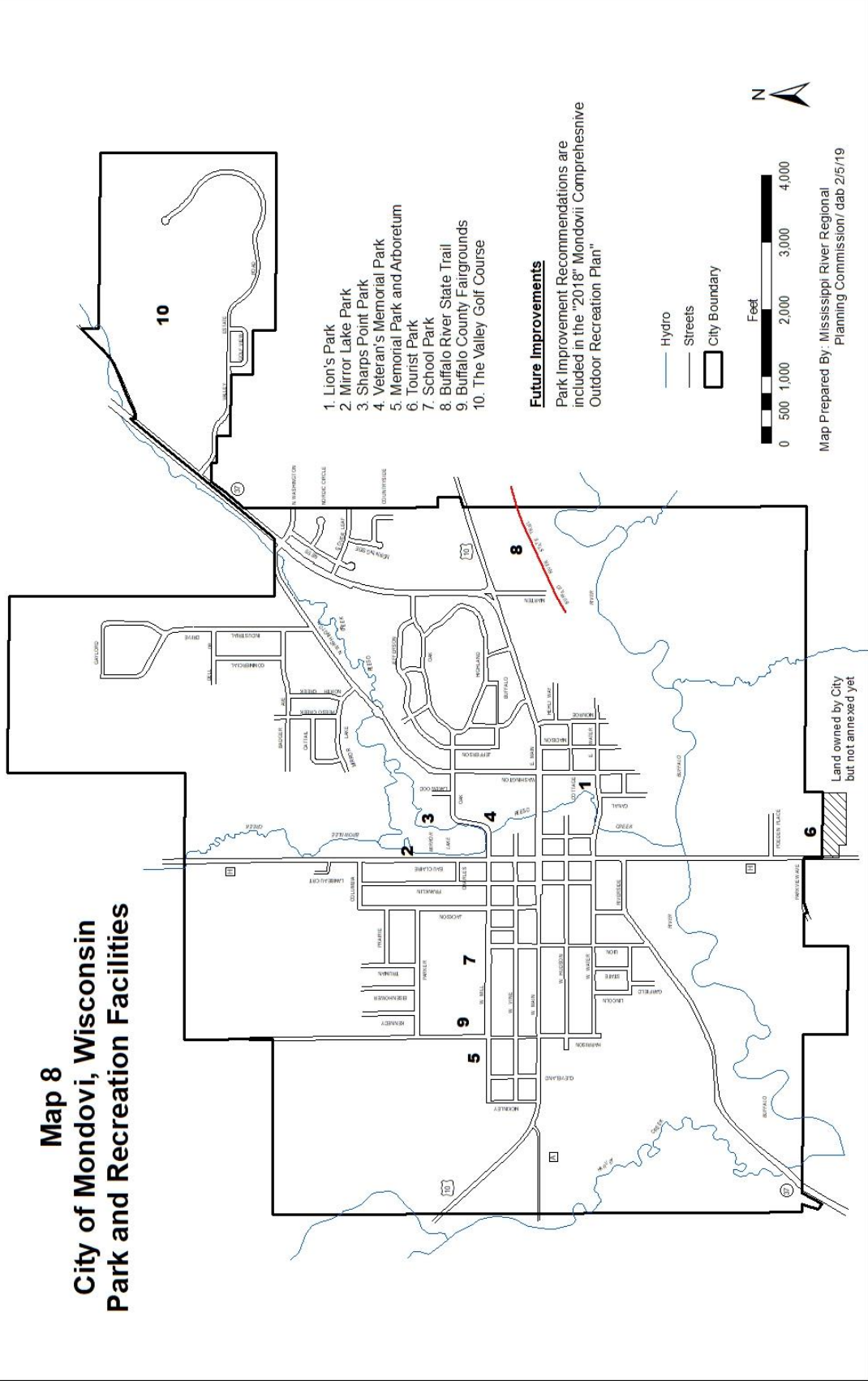
Future Improvements
Water lines expansion projects will take place based on demand and a project being cost beneficial. Rehabilitation projects will take place on an as needed basis or in conjunction with road, sewer line or storm water projects if needed.



Map Prepared By: Mississippi River Regional Planning Commission/ dab 2/5/19



Map 8 City of Mondovi, Wisconsin Park and Recreation Facilities

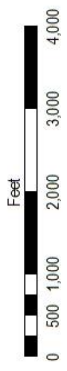


1. Lion's Park
2. Mirror Lake Park
3. Sharps Point Park
4. Veteran's Memorial Park
5. Memorial Park and Arboretum
6. Tourist Park
7. School Park
8. Buffalo River State Trail
9. Buffalo County Fairgrounds
10. The Valley Golf Course

Future Improvements

Park Improvement Recommendations are included in the "2018" Mondovi Comprehensive Outdoor Recreation Plan"

- Hydro
- Streets
- City Boundary



Map Prepared By: Mississippi River Regional Planning Commission/ dab 2/5/19

Land owned by City but not annexed yet

Map 9 City of Mondovi, Wisconsin FEMA Floodplain

