

VILLAGE OF FALL CREEK

EAU CLAIRE COUNTY

WISCONSIN

COMPREHENSIVE PLAN 2009-2030

Original Plan Adopted September 10, 2009/ Amended August 14, 2023



Prepared by MSA PROFESSIONAL SERVICES, INC.
WITH ASSISTANCE FROM: WEST CENTRAL PLANNING COMMISSION &
EAU CLAIRE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

THIS PLAN IS
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PLAN AMENDMENTS

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

Amendment Date	Page	Summary
08/14/2023		Amendments per 7/6/2022 & 8/3/2022 Plan Commission meetings and updates to funding options. The Plan Commission's intent was to evaluate the goals to make sure they were still in line with the vision of the Village, not to redo the surveys and data regarding existing conditions. Those actions will be at will be done when the next full plan is completed in 2030.
		Village Board and Plan Commission Members Updated
	2-10	§2.4.1 Issues or Opportunities Raised During the Planning Process
	2-16	§2.7.2 Goals, Objectives & Policies, Policies #6
	3-4	§3.1.2 Future Land Use Plan, West Planned Neighborhood
	4-3	§4.2.7 Design Review Ordinances
		Updated Appendix B

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Partial funding support for this planning effort was provided by the
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2023 Amendments done by the Village of Fall Creek

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	xiii
1 INTRODUCTION.....	1-1
1.1 REGIONAL CONTEXT.....	1-1
1.2 WISCONSIN COMPREHENSIVE PLANNING LAW.....	1-2
1.3 PUBLIC PROCESS.....	1-4
1.4 SELECTION OF THE PLANNING AREA.....	1-5
1.5 COMMUNITY ASSETS & LIABILITIES.....	1-5
2 VISION, GOALS, OBJECTIVES, & POLICIES.....	2-1
2.1 HOUSING.....	2-3
2.2 TRANSPORTATION.....	2-5
2.3 ENERGY, UTILITIES & COMMUNITY FACILITIES.....	2-7
2.4 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES.....	2-10
2.5 ECONOMIC DEVELOPMENT.....	2-11
2.6 INTERGOVERNMENTAL COOPERATION.....	2-13
2.7 LAND USE.....	2-15
2.8 COMMUNITY DESIGN PRINCIPLES.....	2-18
3 FUTURE LAND USE.....	3-1
3.1 FUTURE LAND USE SUMMARY.....	3-1
4 IMPLEMENTATION.....	4-1
4.1 IMPLEMENTATION SUMMARY.....	4-1
4.2 IMPLEMENTATION TOOLS.....	4-1
4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES.....	4-4
4.4 CONSISTENCY AMONG PLAN ELEMENTS.....	4-5
4.5 PLAN MONITORING, AMENDING & UPDATING.....	4-6
4.6 SEVERABILITY.....	4-7
4.7 ACTIONS BY ELEMENT.....	4-7
5 EXISTING CONDITIONS.....	5-1
5.1 POPULATION STATISTICS & PROJECTIONS.....	5-1
5.2 HOUSING.....	5-3
5.3 TRANSPORTATION.....	5-8
5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES.....	5-16
5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES.....	5-23
5.6 ECONOMIC DEVELOPMENT.....	5-38
5.7 INTERGOVERNMENTAL COOPERATION.....	5-47
5.8 LAND USE.....	5-52

Appendix A: Community Survey Results

Appendix B: Technical & Financial Resources/Plans & Programs

Appendix C: Planning Maps

LIST OF TABLES

Table 4.1: Consolidated List of Community Actions	4-13
Table 5.1: Population & Age Distribution	5-1
Table 5.2: Population Projections	5-2
Table 5.3: Households & Housing Units	5-4
Table 5.4: Projected Households	5-4
Table 5.5: Housing Age Characteristics	5-5
Table 5.6: Housing Occupancy Characteristics	5-6
Table 5.7: Housing Tenure & Residency	5-6
Table 5.8: Home Value and Rental Statistics	5-7
Table 5.9: Recent Home Sales, Eau Claire County	5-7
Table 5.10: Home Costs Compared to Income	5-7
Table 5.11: Miles by Roadway	5-8
Table 5.12: Commuting Methods	5-9
Table 5.13: Residents Place of Work	5-9
Table 5.14: Trip Generation Estimates	5-10
Table 5.15: Eau Claire City/County Paratransit Ridership, 2002-06	5-12
Table 5.16: PASER Ratings	5-15
Table 5.17: Wastewater Treatment in the Village of Fall Creek	5-16
Table 5.18: Water Supply in the Village of Fall Creek	5-17
Table 5.19: Park Acreage Compared to Population Forecasts	5-18
Table 5.20: Farms and Land in Farms 1987-2002	5-26
Table 5.21: Number of Farms by NAICS	5-26
Table 5.22: Natural Heritage Inventory	5-34
Table 5.23: Architecture and History Inventory, Village of Fall Creek.	5-37
Table 5.24: Archaeological Site Inventory, Village of Fall Creek	5-37
Table 5.25: Employment Status of Civilians 16 Years or Older	5-38
Table 5.26: Class of Worker	5-38
Table 5.27: Employment by Occupation	5-38
Table 5.28: Income.	5-39
Table 5.29: Educational Attainment Person 25 Years & Over.	5-40
Table 5.30: Top 25 Employers in Eau Claire County	5-41
Table 5.31: Employment by Industry, Civilians 16 Years & Older	5-42
Table 5.32: Wage by Industry	5-43
Table 5.33: Eau Claire County Business & Industry Parks	5-43
Table 5.34: BRRS Sites	5-44
Table 5.35: Fastest Growing Occupations 2004-2014	5-45
Table 5.36: Fastest Growing Industries 2004-2014	5-46
Table 5.37: Analysis of Intergovernmental Relationships	5-48
Table 5.38: Analysis of Intergovernmental Relationships	5-51
Table 5.39: Intergovernmental Conflicts & Possible Solutions	5-51
Table 5.40: Existing Land Use, 2008	5-52
Table 5.41: Land Supply Based on Existing Land Use Inventory	5-53
Table 5.42: Net Change in Housing Units, 2000-2005	5-54
Table 5.43: Projected Land Use Needs	5-54
Table 5.44: Agricultural Land Sale Transactions	5-55
Table 5.45: Forest Land Sale Transactions	5-56
Table 5.46: Land Use Assessment Statistics	5-56

LIST OF FIGURES

Figure 1.1: Eau Claire Communities	1-1
Figure 1.2: MSA Problem Solving Model.....	1-4
Figure 2.1: Conventional vs. Conservation Subdivision Design	2-18
Figure 2.2: Conservation Subdivision Design Principles.....	2-19
Figure 2.3: Single-Family Design Guidelines	2-20
Figure 2.4: Multi-Family Design Guidelines	2-22
Figure 2.5: Business Design Guidelines	2-23
Figure 2.6: Desired Sign Types	2-24
Figure 2.7: Desired Outdoor Lighting.....	2-24
Figure 2.8: Traditional v. Cul-de-Sac Street Design	2-25
Figure 3.1: Future Land Use Alternatives 1 & 2.....	3-1
Figure 3.2: Town of Lincoln Future Land Use Map	3-7
Figure 5.1: Population Trends.....	5-3
Figure 5.2: Housing Trends	5-5
Figure 5.3: Housing Unit Types	5-6
Figure 5.4: Functional Classifications.....	5-8
Figure 5.5: Commuting Time.....	5-9
Figure 5.6: Relationship Between Access Points And Crashes	5-11
Figure 5.7: Relationship between Access and Functional Classification	5-11
Figure 5.8: WisDOT Guidelines for Access along State Highways	5-11
Figure 5.9: Bicycling Conditions in Fall Creek	5-12
Figure 5.10: Proposed Midwest Regional Rail System	5-13
Figure 5.11: Proposed MRRS – Eau Claire Alternatives	5-13
Figure 5.12: Transportation Plans & Resources	5-15
Figure 5.13: WIDNR SCORP Regions	5-19
Figure 5.14: Wisconsin Wind Energy Sources.....	5-20
Figure 5.15: School District Boundaries.....	5-22
Figure 5.16: Eau Claire County Elevations (ft).	5-23
Figure 5.17: Eau Claire County Soils	5-24
Figure 5.18: Farm Size 1987-2002, Eau Claire County	5-25
Figure 5.19: WIDNR Regions	5-27
Figure 5.20: WIDNR Ecological Landscapes & Legacy Places.....	5-28
Figure 5.21: WIDNR River Basins & Water Management Units	5-29
Figure 5.22: Eau Claire County Watersheds.....	5-30
Figure 5.23: Diagram of a Floodplain.....	5-32
Figure 5.24: Employment by Occupation	5-39
Figure 5.25: Income, Year 1999	5-40
Figure 5.26: Employment by Industry	5-42

EXECUTIVE SUMMARY

In 2006, the Village of Fall Creek, along with nine other communities including the County, received a grant from the Wisconsin Department of Administration to complete Comprehensive Plans that complied with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The Village requested the assistance of MSA Professional Services, Inc. to facilitate the creation of this plan.

This plan is a guidebook for managing land use and development in and around the Village of Fall Creek. It provides the most recent available statistics and survey data, documents the important issues of concern identified by Village residents, and sets forth goals, objectives, policies, and actions to be pursued by the Village in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2030, but it should be reviewed annually and fully updated every ten years.

Over the course of three years, the Plan Committee met over 12 times with their consultant, and held numerous other local meetings to review project material and to make policy recommendations. Residents were consulted in the development of this plan through public meetings, a community survey, and a formal public hearing held prior to adoption of the plan. All Plan Committee working sessions were also open to public attendance and comment. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

- ❖ Reinforce the Village's "small town character" through land use regulation and design
- ❖ Promote redevelopment within the downtown, including cohesive design guidelines
- ❖ Minimizing land use conflicts between incompatible uses through zoning and site design guidelines
- ❖ Preserve productive agricultural land in the region by directing new development to areas north of USH 12
- ❖ Develop a system of on & off road bicycle and pedestrian trails linking community parks, businesses, and school grounds with residential neighborhoods
- ❖ Preserve sensitive natural resources within the area, with a particular emphasis on protection and enhancement of Mill Pond
- ❖ Attract additional businesses to the existing Fall Creek Business Park

During the development of this Plan, the Village was also working with the Eau Claire Area Economic Development Corporation (EDC) on a joint planning process to develop a community directional plan. The Village of Fall Creek – Blue Ribbon Committee conducted nine meetings that incorporated a walking tour of the community with photos, development of design guidelines, community SWOT analysis, project brainstorming and project prioritization. The entire process was based on National Main Street Program principles and designed to promote a clear roadmap for the Village Board and community organizations in working on future projects. The Village of Fall Creek Directional Study provides a general framework for community priorities and direction, but does not provide specific and actionable plans for project implementation. Many of the issues and opportunities listed in the Direction Study mirror those that were discussed as part of this planning process. As such, there is significant overlap between the policies and recommendations of this Plan and the Directional Study (Refer to Chapter 4).

This Plan is organized into five chapters:

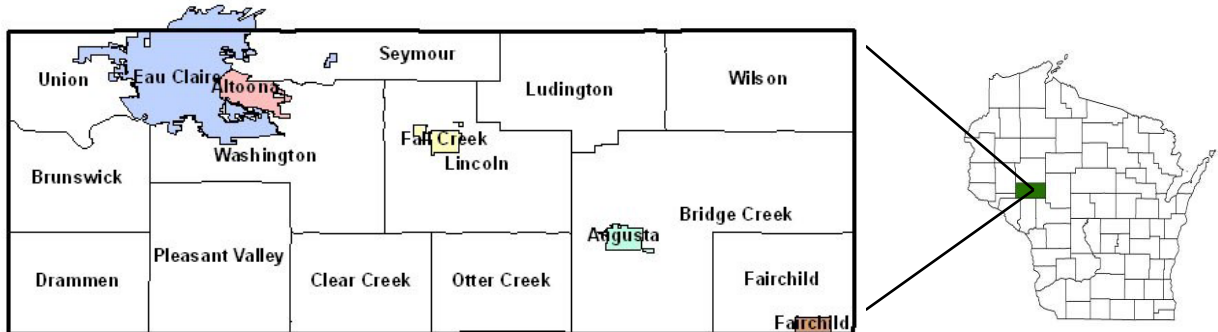
- ❖ **Chapter 1: Introduction** – describes the Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this Plan.
- ❖ **Chapter 2: Vision, Goals, Objectives, & Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- ❖ **Chapter 3: Future Land Use** – a summary of the future land use plan for the Village of Fall Creek.
- ❖ **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2 & 3.
- ❖ **Chapter 5: Existing Conditions** - summarizes historical census and land use data and county, regional, or state planning efforts which may include or affect the Village (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Village of Fall Creek.

1 INTRODUCTION

1.1 REGIONAL CONTEXT

The Village of Fall Creek is located in west central Wisconsin (Eau Claire County), and is surrounded by the Town of Lincoln (pop. 1,156). The Village is about 1,325 acres (2.1 sq.mi.) in size with predominant land uses being agricultural, residential, and vacant parcels. In 2007, the population of the Village was estimated to be 1,302.

Figure 1.1: Eau Claire Communities



The population density of Fall Creek is just below average for a Wisconsin Village. The population density of the Village is estimated to be approximately 848.5 persons per sq.mi.¹, significantly higher than the surrounding Town of Lincoln (19.1 persons per sq.mi.), but slightly lower than the population density of the average Wisconsin Village (984.0 persons per sq.mi.). The Town has a significantly higher population density than that of Eau Claire County (149.2 persons per sq.mi.).

Established in 1856, Eau Claire County is bordered on the west by Pepin & Dunn Counties, on the south by Buffalo, Trempealeau, & Jackson Counties, on the east by Clark County, and on the north by Chippewa County. The county is approximately 408,320 acres, or 638 square miles. The population in 2007 was 98,000. Thirteen towns, two villages, and three cities make up the county. Eau Claire (pop. 63,190), located in the northwest part of the county, is the largest city and is the county seat. Current major industries are in health care/social assistance and retail trade.

¹ Density calculations for Wisconsin communities are based on 2004 data, using the latest available WI DNR Geospatial data for town, village and city areas, and corresponding WI DOA 2004 population estimates.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010, if the Village of Fall Creek engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

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

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|---|----------------------------------|
| 1. Issues and opportunities | 6. Economic Development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities and Community Facilities | 9. Implementation |
| 5. Agricultural, Natural & Cultural Resources | |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the community.

Required Comprehensive Planning Goals - Planning Grant Recipients

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis.Stats. All communities who receive grant funds from the Wisconsin Department of Administration (WIDOA) to complete a comprehensive plan must address these fourteen goals. The Village of Fall Creek did receive WIDOA funds and the content of this plan compliments these fourteen goals.

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.

3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Promoting an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Promoting 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.

The Role of a Comprehensive Plan for the Village of Fall Creek

This planning document is intended to be a “living” guide for the future overall development of the Village of Fall Creek. It serves the following purposes:

- ✓ The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- ✓ It provides a means of measuring progress for existing and future Village leaders.
- ✓ It clearly defines areas appropriate for development, redevelopment, and preservation.
- ✓ It identifies opportunities to update and strengthen the Village of Fall Creek’s land use implementation tools.
- ✓ It can be used as supporting documentation for Village policies and regulations as well as grant funding requests for public & private projects.

The most important function the plan will serve is as a resource manual to assist in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard by which all land use decisions in the Village of Fall Creek need to be based. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

In 2006, the Village of Fall Creek, along with nine other Eau Claire communities including the County, requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. The key components of the public participation plan are outlined below:

Figure 1.2: MSA Problem Solving Model



1. **Kick-off Meeting (September 2006):** This meeting was attended by the Plan Committees from all participating communities and included an overview of the planning process and a summary of the public participation process. In addition, officials from non-participating communities, and the public were invited to attend the meeting.
2. **Visioning Meeting (October/November 2006):** Attended by the Plan Committee and the general public, this meeting engaged the community in a discussion about issues and opportunities that should be addressed through the comprehensive planning process and helped establish a vision for the future of the community.
3. **Planning Committee Cluster Meetings – Existing Conditions (February/March 2007):** Two cluster meetings were held to present and discuss the existing conditions portion of the plan (Refer to Chapter 5). Cluster meetings consisted of the plan committees from the Village of Fall Creek, City of Augusta, and the Town of Otter Creek. One of the advantages of the cluster format was to encourage intergovernmental dialogue and cooperation. The analysis involved preliminary discussions on how the various factors studies can support or impose limitations on development.
4. **Community Survey (April thru August 2007):** With input from the Plan Committee, a community survey was developed and distributed to households within the town and sought information regarding the opinions of citizens about the various development issues identified during the existing conditions analysis. Results from the survey are incorporated into the comprehensive plan (Refer to Appendix A).

5. **Plan Committee Cluster Meetings – GOPs and Future Land Use (Sept 2007 thru May 2008):** Four cluster meetings were held to present and discuss the plan’s goals, objectives and policies and the community’s Future Land Use Map. The meetings focused on the development of plans, policies, programs and land use alternatives to implement the community defined vision. (Refer to Chapters 2 & 3)
6. **Plan Committee Cluster Meeting – Intergovernmental Cooperation (Periodically):** A discussion on concerns, disagreements or inconsistencies between neighboring jurisdictions draft Comprehensive Plans. Inconsistencies were addressed at the Planning Committee level.
7. **Public Informational Meetings (Periodically):** Led by County staff, public informational meetings were conducted periodically in all communities to facilitate input on draft components of the comprehensive plan. Comments received at these meetings were presented to the Plan Committee and incorporated into the plan.
8. **Public Hearing and Final Adoption (April thru September 2009):** A public hearing on the proposed Comprehensive Plan, and a recommendation and adoption by the Village. Information on the Plan’s adoption procedures is detailed in Chapter 4.
9. **Website:** Throughout the planning process the County maintained a publicly accessible website which published meeting notices and draft planning documents for public review. The web site also included a link to submit public comments.
10. **Press Releases:** The County produced periodic press releases to further communicate the progress of the planning process.
11. **Meeting Notices:** The County & local staff posted meeting notices in a timely manner at accessible locations.

1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan includes all lands in which the Village has both a short and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the Village’s 1½-mile extraterritorial jurisdiction (ETJ). (See Map 1: Planning Area)

1.5 COMMUNITY ASSETS & LIABILITIES

At the first project meeting the Plan Committee held initial discussions regarding those aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (ASSETS) and those things the community wishes to minimize or change (LIABILITIES). Additional issues and opportunities are discussed in Chapter 2.

According to the *Community Survey*, 92.4% of respondents rated the quality of life in Fall Creek as either “excellent” or “good”. When asked to rate the change in quality of life over the last five years, the majority, 54.0%, indicated it has stayed the same. (Refer to Appendix A)

Assets: Things you like about the Village that you would continue, enhance, or replicate.

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

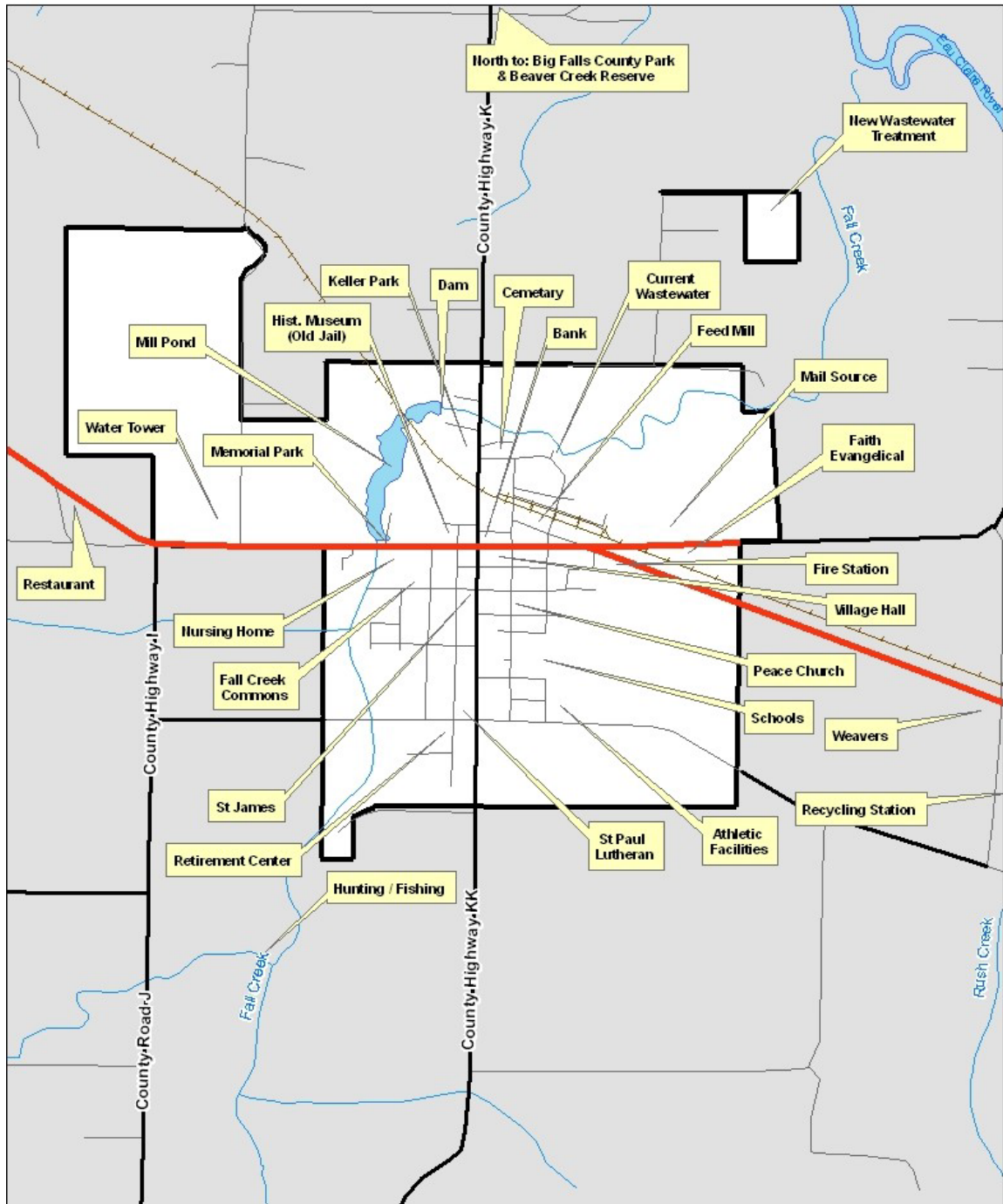
ASSETS

LIABILITIES

Parks (3)	Lack of greenery (3)
Schools (3)	High taxes- mainly due to residential and infrastructure improvements (2)
New Subdivisions (3)	Clear Creek (1)
Proximity to Eau Claire (2)	RR Crossing and CTH K (1)
Wunter Haven (1)	Lack of high-speed internet (1)
Nursing Home (1)	Proximity to Eau Claire
Churches (1)	Old H2O treatment plant
Saloons (1)	Limited Utilities
Infrastructure Improvements (1)	
Pond & Creek	
Fire Station	
Mail Source	
Self-storage units	

As part of the first visioning meeting, the Plan Committee identified key landmarks in the community. These landmarks are outlined in Figure 1.3 and along with the assets and liabilities table above help to further define and communicate community assets. Note the locations of landmarks are approximations and are not intended to pinpoint exact locations.

Figure 1.3: Landmarks, Village of Fall Creek



2 VISION, GOALS, OBJECTIVES, & POLICIES

A vision statement identifies where an organization (the Village of Fall Creek) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The statement, written in present tense, describes an ideal future condition.

VISION STATEMENT

The Village of Fall Creek is...

Vibrant small-town community, which is widely known for its excellent community services. The Village maintains a healthy and attractive downtown business district, serving the needs of both residents and visitors. A growing commercial & industrial park provides family supporting jobs to area residents. The Village promotes growth and new development that is designed and sited to reflect the traditional character of the Village and to preserve sensitive environmental areas. New residential developments reflect a mix of housing types, sizes, and styles to meet the varied needs of residents.

The Village promotes strong public infrastructure and continues to work to maintain the quality of Fall Creek & the Pond. Local parks provide a variety of recreational opportunities, linked throughout the community by a system of on & off-road pedestrian and bicycle facilities. Local leaders continue to work with the Town of Lincoln to manage development and the delivery of services for the betterment of the region.

General Goals

Each section of this chapter contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, will guide actions the Village of Fall Creek makes in the future. If there is a question regarding a land use decision, not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the vision statement and the general goals. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Village of Fall Creek. A sustainable community is one

where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Village of Fall Creek, a sustainable future will create conditions that:

- ✓ **Protect and improve the health, safety, and welfare of residents in the Village of Fall Creek.**
- ✓ **Preserve and enhance the quality of life for the residents of the Village of Fall Creek.**
- ✓ **Protect and reinforce the community character of the Village of Fall Creek.**

A Sustainable Community Framework



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

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

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

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

2.1 HOUSING

2.1.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee felt the population & housing projections developed by the WIDOA were too low (Refer to Chapter 5). The Village has recently made several upgrades to community facilities, most notably their sewage treatment facility, and Plan Committee members believe these upgrades will lead to higher population growth closer in line with the projections provided by the Village Engineer. Recently a new subdivision was platted extending Jackson and Adams streets to the east, and only a few homes had been constructed.



2.1.2 Goals, Objectives & Policies

GOAL 1

Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands for all Fall Creek residents.

Objectives:

1. Create attractive and safe neighborhoods to protect the public health and a stable tax base.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Policies:

1. The Village encourages development of a range of housing types to meet the needs of residents of various income, age, and health status.
2. The Village supports infill and redevelopment practices to reinvigorate older portions of the community.
3. The Village will maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
4. The Village supports programs that maintain or rehabilitate the local housing stock. The Village encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. The Village prohibits the use of properties for the accumulation of “junk” materials.

According to the *Community Survey*, 59.7% of respondents either “agreed” or “strongly agreed” that Fall Creek needs senior condominiums and apartments housing. (Refer to Appendix A)

“Junk” – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

GOAL 2**Maintain housing types and densities that reinforce the traditional character of the Village.**Objectives:

1. Design mixed use neighborhoods that provide a range of housing types, densities, and costs.
2. Create traditional neighborhood development in most areas of the Village and conservation subdivision development in areas adjacent to environmentally sensitive areas.

Policies:

1. The Village encourages the integration of varied housing types and lot sizes within the community.

According to the *Community Survey*, 56.4% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with a mix of lot sizes. (Refer to Appendix A)

2. In appropriate areas, the Village will encourage creative development or redevelopment that includes a mix of residential units, small businesses, and civic spaces.
3. The Village will plan for multiple-family developments in parts of the Village where streets and sidewalks can handle increased amounts of traffic; there are adequate open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the Village, rather than larger projects in isolated areas.

Traditional Neighborhood Design (TND) is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century cities. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front setbacks with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or City squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

4. The Village will maintain site and design guidelines for new residences that aim to reinforce traditional neighborhood design and protection of environmentally sensitive areas. (Refer to Section 2.8)

2.2 TRANSPORTATION

2.2.1 Issues or Opportunities Raised During the Planning Process

Plan Committee members questioned the accuracy of the average daily traffic (ADT) counts provided by WisDOT as they seemed to underestimate local perceptions (Refer to Section 5.3). The Plan Committee did not anticipate any immediate major road or street plans. Safe pedestrian crossing along USH 12/Lincoln Avenue was also identified as a growing concern.

According to the *Community Survey*, 87.3% of respondents either “agreed” or “strongly agreed” that maintenance to existing roadways was the best transportation investment during the next ten years. (Refer to Appendix A)



2.2.2 Goals, Objectives & Policies

GOAL 1

Provide a safe, efficient, multi-modal, and well-maintained transportation network.

Objectives:

1. Encourage a diverse transportation system to meet the needs of multiple users.
2. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of Village streets.
3. Maintain the Village’s transportation network at a level of service desired by Village residents and businesses.
4. Coordinate major transportation projects with land development, neighboring communities, Eau Claire County, and the WisDOT.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – The Village will collaborate with Eau Claire County and private vendors in the region to promote transportation services for disabled & elderly residents.
2. Incorporation of Pedestrian & Bicycle Planning – The Village encourages the (re)development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

According to the *Community Survey*, 70.3% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with sidewalks and 55.4% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with recreational trails. (Refer to Appendix A)

3. Protection of Village Streets – The Village may require intergovernmental agreements that define the responsibilities of the Village, the developer and neighboring communities regarding any required improvements to Village streets and funding of such improvements. The Village may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the Village may designate weight restrictions and truck routes, to protect local streets.
4. New Roads & Driveways – The Village supports the use of the existing road network to the greatest extent possible before creating additional streets to accommodate future development. The Village will utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area. New roads shall be built according to Village standards and inspected before accepting for dedication. The Village will maintain site and design requirements for new roads and driveways that aim to reinforce traditional neighborhood design and safe transportation facilities. The Village encourages the use of grid-like street patterns. (Refer to Section 2.8)
5. Maintain Condition Standards for Village Roadways – The Village will strive to maintain an average PASER rating of 7 for all Village streets, and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans.

“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.
6. Coordination of Improvements to State and County Highways – Keep informed of WisDOT and Eau Claire County’s efforts to maintain and improve State and County highways. The Village will coordinate improvements to adjacent local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The Village will work with the Town of Lincoln to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.

GOAL 2

Be prepared to address other transportation modes required by Wisconsin’s Comprehensive Planning law.

Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the Village at this time.

Policies:

1. Future Cooperation and Planning – The Village will actively participate in any planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives become feasible in the Village in the future.

2.3 ENERGY, UTILITIES & COMMUNITY FACILITIES

2.3.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee acknowledged potential development along Morgan Lane and further south would likely require a new lift station. Soil conditions in that area and the distance to Fall Creek make municipal sewer preferred. The Plan Committee also noted recent stormwater management planning and improvements have occurred on the east side of the Village to assist development along Jackson and Adams Avenues. These additions, along with the new wastewater treatment facility, have contributed to increased utility rates for residents. The need for additional parkland & recreational facilities was also identified as an issue of concern. The Plan Committee expressed a desire to create a new park north of W. Randall Rd and to develop a bike/pedestrian trail that would travel around the outer limits of the Village connecting existing and planned parks. This trail system could include some sort of “river walk” under the railroad bridge at Mill Pond. The development of a new Village administration building/community event center was also identified as a need.



2.3.2 Goals, Objectives & Policies

GOAL 1

Maintain high quality services, utilities and facilities.

Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the traditional character of the Village. (Refer to Section 2.8)
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Ensure that Village Hall and other public facilities continue to meet the needs of residents.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Utility Services & Extensions – The Village encourages logical, cost-efficient expansion of utilities to serve new development. The Village will generally require developments that rely on municipal services to be located within the Fall Creek’s corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.

2. Sanitary Sewer – The adequacy and capacity of the system should be closely monitored to ensure that it continues to meet the needs of all Village users. The Village will plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial developer. In areas not served by municipal sewer, the Village requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code.
3. Water Supply - The quality and quantity of water from the Village’s wells should be closely monitored to ensure that they continue to meet the needs of development across the Village. The Village encourages programs that support water conservation within the region. The Village will continue to enforce the provisions of its Wellhead Protection Ordinance.
4. Stormwater Management – The Village will work with the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with local regulations. The use of Best Management Practices (BMPs) is highly encouraged.
5. Solid Waste & Recycling – The Village will review annually levels of service provided by the contracted solid waste disposal and recycling services and meet with them to address any concerns raised by residents or local businesses. The Village will encourage participation in recycling & clean sweep programs for the disposal of hazardous materials.
6. Parks – The Village will maintain Memorial, Keller, and Randall parks as focus areas for community gatherings and recreation. The Village encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. The Village will require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development (in accordance with State Statute).

National Recreation and Park Association recommendation that most residents should be within a ten minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.

According to the Community Survey, 63.1% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with parks within walking distance of residents. (Refer to Appendix A)
7. Power Plants, Transmission Lines, and Telecommunication Facilities – The Village will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.

8. Energy Conservation - The Village will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification.
The Village will consider the use of energy efficient alternatives when upgrading local buildings or equipment.
9. Cemeteries – The Village will collaborate with local church associations regarding the need for additional or expanded cemeteries.
10. Special Needs Facilities – The Village will work with Eau Claire County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. Actively participate in the planning and siting of any new special needs facility.
11. Emergency Services – The Village will work with the Fall Creek Police Department, the Fall Creek Fire Department, and Eau Claire Fire and Rescue to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Village residents and businesses, and will review service provision levels with the appropriate agencies annually. The Village encourages opportunities for intergovernmental cooperation on emergency services.
12. Schools – The Village will collaborate with the Fall Creek School District and post-secondary institutions to provide high quality educational facilities and opportunities for Village residents. The Village will actively participate in the planning and siting of any new school facility.
13. Libraries – The Village will work with Fall Creek Public Library to maintain and improve access to public library facilities for Village residents, as well as residents from area Towns as applicable.
14. Village Facilities - The Village will annually evaluate the condition of the Village facilities and associated equipment to ensure that it will continue to meet Village needs. Upgrades for handicap accessibility will be considered for all village facilities (including parks) whenever changes are made to those facilities. The Village will continue to use its Five-Year Capital Improvement Plan to coordinate & prioritize long-term public needs.
15. Village Fees - The Village may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the Village. The Village may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes)

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.

2.4 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.4.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee anticipates new growth will occur primarily north of USH 12 because farmland is not as productive compared to land south of the Village. In general, Plan Committee members expressed a desire to limit the development of prime farmland and to avoid large-scale agricultural operations in the annexing of new areas .



According to the *Community Survey*, 81.8% of respondents either “agreed” or “strongly agreed” that land with soils that are highly productive for crop production should be preserved for agricultural use. (Refer to Appendix A)

2.4.2 Goals, Objectives & Policies

GOAL 1

Reinforce the character of the Village and surrounding landscape by preserving sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Avoid fragmentation of productive agricultural areas and significant natural areas.
2. Avoid detrimental impacts that new development could have on natural resources, environmental corridors, or habitat areas.
3. Avoid detrimental impacts that new development could have on local historical and cultural resources.
4. Avoid land use conflicts between urban & rural uses along the periphery of the Village.

Policies:

1. The Village discourages the location of development in areas that have been historically productive farmland, are in agricultural use, or contain prime soils.
2. The Village will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Village shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources. (Refer to Section 2.8 & Chapter 3)
3. The Village will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
4. The Village encourages maintenance and rehabilitation of historic areas and buildings and will

support community events and programs that celebrate the history and culture of Fall Creek. The Village will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such potential discovery.

5. The Village will use its zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, steep slopes, and floodplain areas within the Village's extraterritorial area.
6. The Village will work with the Town of Lincoln to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between Village and rural development to minimize conflicts between urban and rural uses.
7. The Village encourages all farming or forestry operations to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
 - a. Eau Claire County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service
8. The Village will discourage the location of agricultural operations within its extraterritorial planning area that fall under the State's definition of a "large livestock" operation (i.e. exceeds 500 or more animal units).

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee expressed concern over a lack of a community theme/design, particularly in the downtown area. They also felt the Village is in need of more "neighborhood" businesses to serve local residents (especially a grocery store). Currently most Village residents obtain goods and services in the City of Eau Claire. The Plan Committee acknowledged a desire to attract more business/industries to the Fall Creek Business Park, ideally "clean industries" that are not heavy water users or do not produce byproducts that are harmful to the local environment.



According to the *Community Survey*, 67.2% of respondents felt a concentrated effort should be taken to recruit new businesses in Fall Creek. (Refer to Appendix A)

2.5.2 Goals, Objectives & Policies

GOAL 1

Attract and retain businesses that strengthen and diversify the local economy.

Objectives:

1. Seek businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings within the Village.

Policies:

1. The Village encourages light manufacturing, high technology manufacturing, and non-intensive agriculture related businesses as the major economic development types in Fall Creek. In designated areas, the Village supports the development of retail businesses, professional services, and restaurants to better serve the needs of residents and visitors.
2. The Village encourages public-private partnerships as a way to promote investment in local economic development.
3. The Village will collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development.
4. The Village supports the development of farm-based businesses and cottage industries within its extraterritorial area to assist farm families with a second income.

A cottage industry is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.

GOAL 2

Plan efficient, well-designed business and employment centers.

Objectives:

1. Identify strategic locations for business development.
2. Avoid land use conflicts between business and non-business use.
3. Maintain standards and limitations for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies:

1. The Village will promote its downtown business district while allowing for some business development at the edge of the Village or as part of new traditional neighborhood developments or planned business parks.
2. The Village encourages the creation of highly planned mixed-use activity centers that include employment, shopping, housing, and recreation opportunities in a compact, pedestrian-oriented setting. The Village will focus neighborhood-oriented commercial development in areas that will conveniently serve existing and planned residential areas.

According to the *Community Survey*, 77.7% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with a mix of residential and small businesses. (Refer to Appendix A)
3. The Village will require large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) to locate within the Fall Creek Business Park where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.
4. The Village encourages brownfield or infill (re)development and expansion of the current business park before considering creating new business or industry parks.
5. The Village will work with private landowners & State agencies to clean up and redevelop contaminated sites that threaten the public health, safety, and welfare.
6. The Village will maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access consistent with its small-town character. (Refer to Section 2.8)
7. The Village will prohibit home based businesses within residential subdivisions, or groups of residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, and lighting, unless these detrimental affects can be sufficiently addressed. (Subject to existing ordinances and statutes)

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

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

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee expressed an interest in mutually planning for the areas adjacent to the Village with the Town of Lincoln. The Plan Committee noted the Village has been investigating extraterritorial zoning (ETZ) powers. To date no ETZ Committee or land use planning has been done.



2.6.2 Goals, Objectives & Policies

GOAL 1

Maintain mutually beneficial relationships with neighboring municipalities, Eau Claire County, State & Federal agencies, and the schools serving Fall Creek residents.

Objectives:

1. Coordinate with Eau Claire County and the Town of Lincoln to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.
2. Coordinate Village planning efforts with the Fall Creek School District as necessary to allow the district to properly plan for facility needs.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Improve communication and levels of transparency with Town of Lincoln officials regarding shared development goals and objectives and development proposals in the extraterritorial area.

Policies:

1. The Village encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, coordinate the Village's Comprehensive Plan with the Town of Lincoln's.
2. Where intergovernmental cooperation efforts do not yield desirable results, the Village will utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to protect Village interests and coordinate development in the planning area with the Village's Comprehensive Plan.
3. Prior to the adoption of the Fall Creek Comprehensive Plan, and for subsequent updates, the Village will request comments from the Superintendent of the Fall Creek School District and the Town of Lincoln Board.
4. The Village will request that School District official's keep the Village informed of any plans for new facilities and will coordinate land use planning to encourage compatible uses and safe routes to schools.
5. The Village will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect Fall Creek.
6. The Village will continue to work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

2.7 LAND USE

2.7.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee anticipates most new development in the Village will occur north of USH 12 because these lands are near the new sewage treatment plant and are not productive farmland. The Plan Committee acknowledged that a group of developers already owns land near the new water tower and future development is likely. The Plan Committee indicated a desire to develop vacant land within the current Village limits before annexing additional land. Other concerns included high utility costs with the creation of the new water tower and sewage



treatment plant, lack of a community theme, development of a new park north of Randall Road, development of a bicycle/pedestrian trail, and having a cohesive land use plan with the Town of Lincoln.

2.7.2 Goals, Objectives & Policies

GOAL 1

Ensure a desirable balance and distribution of land uses is achieved which enhances the Village's unique character & sense of place.

Objectives:

1. Maintain a comprehensive future land use plan and map that ensures a desirable and compatible mix of land uses.
2. Develop detailed neighborhood & corridor plans & policies for areas planned for new growth or redevelopment.

Policies:

1. The Village will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (Refer to Map 5 & 8 in Appendix C). The Village will prepare a description of these areas that designates them for conservation or protection where development is severely limited. (Refer to Chapter 3)
2. The Village will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Map 3 & 4 in Appendix C). When development occurs on the urban fringe, the Village will encourage site designs that aim to limit conflicts between new urban land uses and existing farm operations.
3. The Village will map the location of residential land uses throughout the planning area (Refer to Map 6 & 7 in Appendix C). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the Village will identify areas suitable for future residential development and will develop one or more descriptions for the type and density of residential development appropriate for these areas. (Refer to Chapter 3)

4. The Village will map existing commercial and/or industrial uses that are found in the planning area (Refer to Map 6 & 7 in Appendix C). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the Village will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas. (Refer to Chapter 3)
5. The Village will map existing public or recreational uses (Refer to Map 7 in Appendix C). The Village will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for public or recreational use.
6. The Village may require detailed development plans, neighborhood plans, or corridor plans prior to the platting and development of land. These detailed plans should include the proposed land use pattern of the area, recommended zoning for the area, recommended lot pattern, location of necessary municipal utilities, locations of parks, open space, or other public spaces, civic or institutional buildings, and the proposed street system that will serve the area. The plans should also provide a development-phasing timetable so the Village can coordinate capital improvements with the development of the area. New development plans, neighborhood plans, & corridor plans shall be adopted as appendices to the Comprehensive Plan. Park and open space dedications should be based on recommendations in the *Outdoor Recreation Plan*.

GOAL 2**Balance land use regulations and individual property rights with community interests.**Objectives:

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

Policies:

1. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See section 3.3.1 for future land use map amendment policies.*
2. Planned Unit Development²: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

² Regulations for PUDs did not exist when this plan was completed.

3. Conservation Subdivision Development³: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
4. Transfer of Development Rights⁴: The Village may consider the use of transfer of development rights to increase the allowable density of new development, if Eau Claire County develops this program.

Transfer of Development Rights (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.
5. Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply⁵:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

³ Regulations for Conservation Subdivisions did not exist when this plan was completed.

⁴ No such program existed when this plan was completed.

⁵ With respect to the accuracy of maps included in this document, a disclaimer is necessary. The Village of Fall Creek, Eau Claire County, MSA Professional Services, and the West Central Wisconsin Regional Planning Commission have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Village Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

2.8 COMMUNITY DESIGN PRINCIPLES

2.8.1 Issues & Opportunities Identified During the Planning Process

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

2.8.2 Goals, Objectives & Policies

GOAL 1

Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the Village.

Objectives:

1. Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below:
 - a. **Building Location in the Extraterritorial Area:** Lots and buildings shall be arranged for potential re-subdivision into Village-sized lots to facilitate higher density development once the property has been annexed, including reduced setbacks to allow an efficient and economical connection to Village water and sanitary sewer systems at the time of annexation.
 - b. **Environmentally Sensitive Areas:** Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development. The Village encourages the use of conservation subdivisions, rather than the conventional lot-by-lot division of land in rural areas containing environmentally sensitive resources (see Figure 2.1 & 2.2).

Figure 2.1: Conventional vs. Conservation Subdivision Design

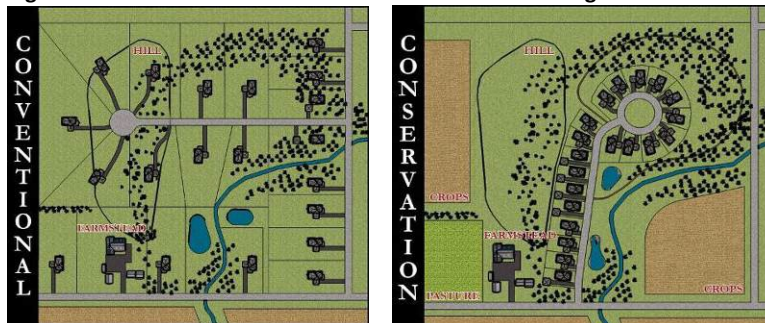
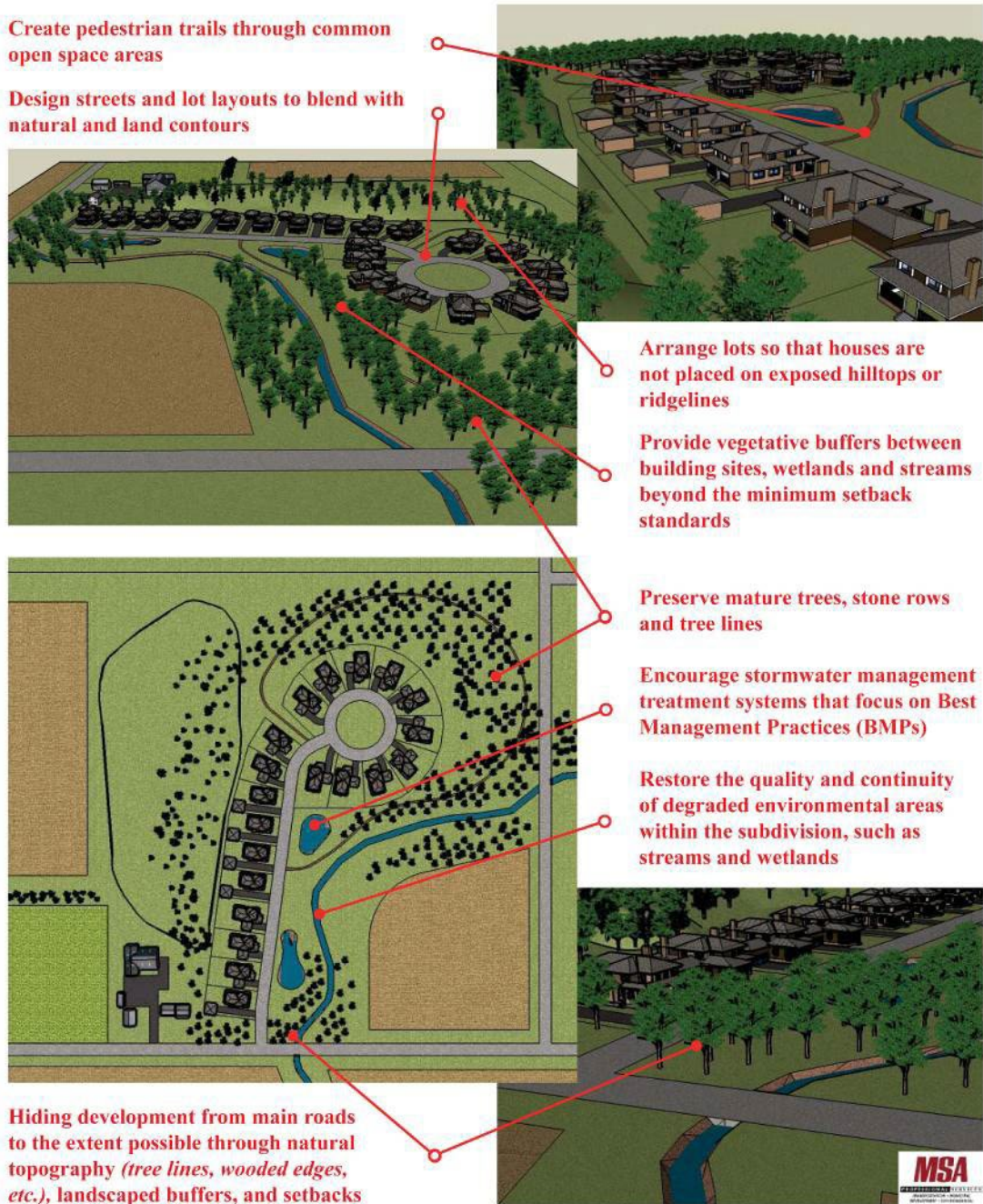


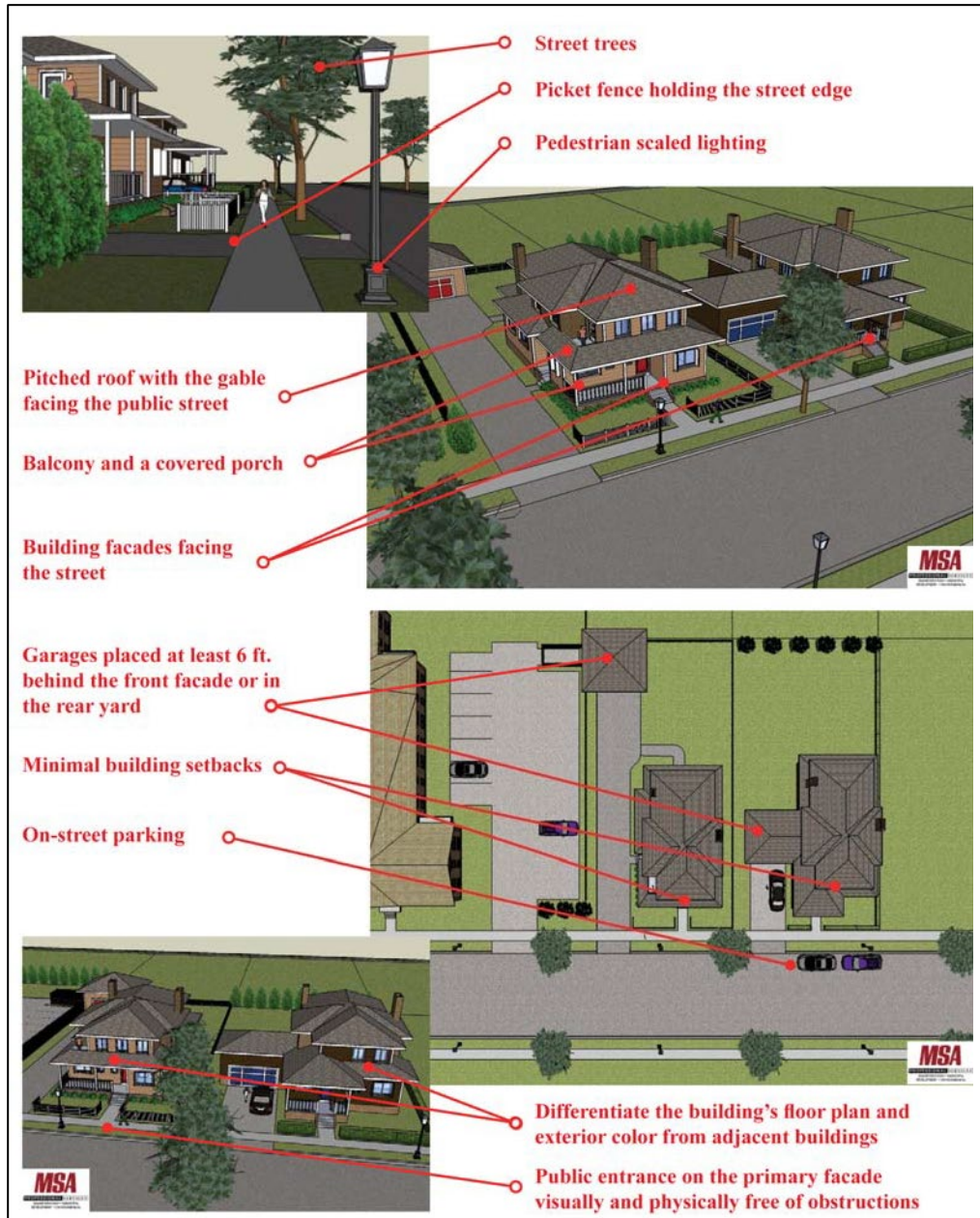
Figure 2.2: Conservation Subdivision Design Principles



- c. **Single-Family Areas:** The Village encourages, but does not require, well-designed neighborhoods, including the elements listed below and illustrated in Figure 2.3.

- **Relationship to the Street:** Preferably design the building such that the primary building façade is orientated towards the street. Place the building within reasonable proximity to the sidewalk (usually within twenty-five feet of the public right-of-way, or as close as applicable zoning allows), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. A gable facing the street is strongly encouraged.

Figure 2.3: Single-Family Design Guidelines

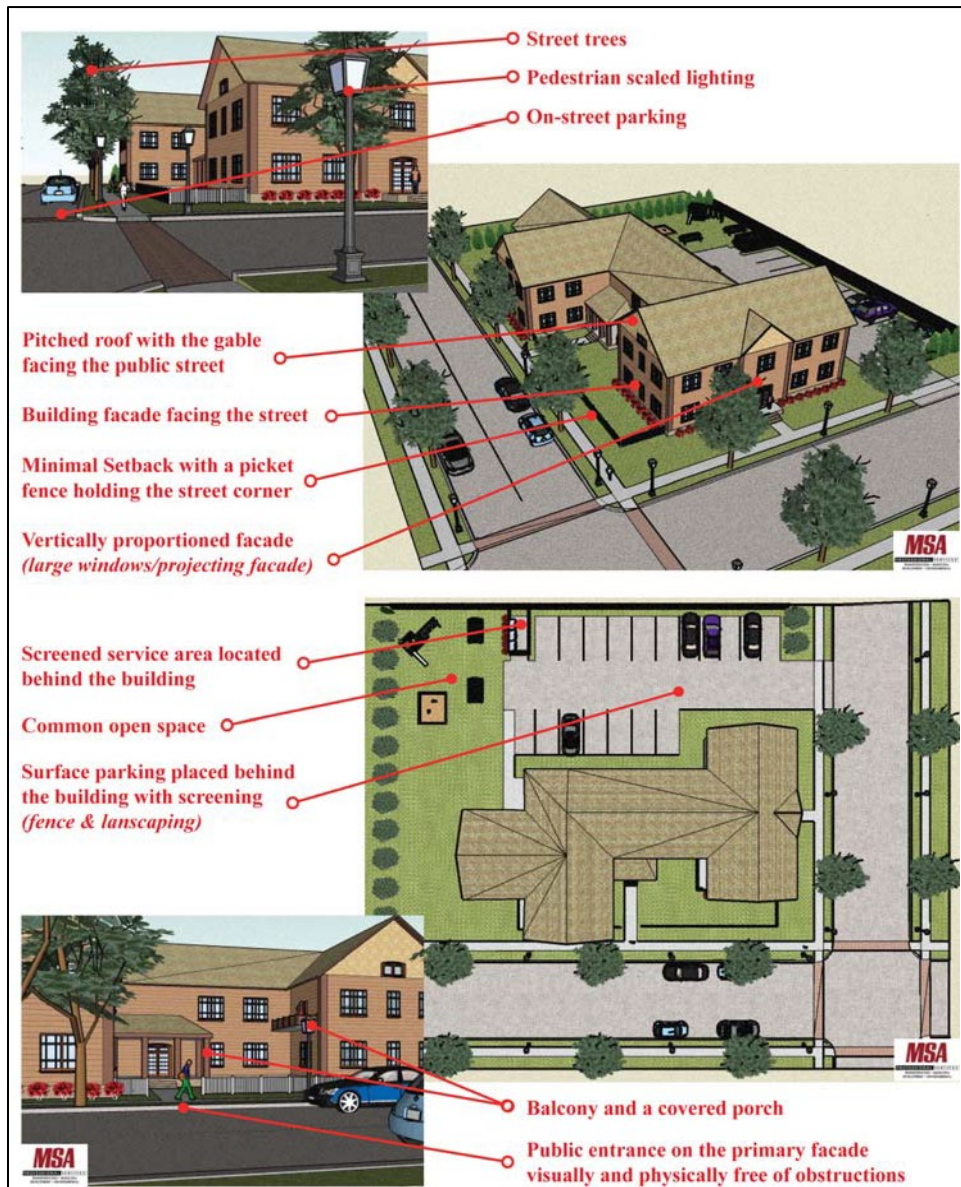


- **Architectural Character:** Incorporate elements that provides visual interest and human scale and that relate to the surrounding neighborhood context and the Village's overall character.
- **Building Materials:** Use high-quality, long-lasting building materials such as kiln-fired brick, wood, and fiber cement siding. All exposed sides of the building should have similar materials as used on the front façade.
- **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.

- ▶ **Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
 - ▶ **Lighting:** Lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
 - ▶ **Neighborhood Diversity:** Vary the lot sizes, building heights, building Fall Creek colors, and housing floor plans within any given street block.
- d. **Multi-Family Areas:** The Village encourages high-quality multi-family housing designed to blend in with traditional neighborhoods. The general guidelines listed below and Figure 2.4 will provide assistance in guiding future multi-family development:
- ▶ **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
 - ▶ **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically- proportioned windows, pitched roof with the gable(s) facing the street, etc.
 - ▶ **Building Materials:** Use high-quality, long-lasting building materials such as kiln-fired brick, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
 - ▶ **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - ▶ **Parking and Buffering:** Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.

- Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- Common Open Space: Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
- Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- Lighting: Lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.4: Multi-Family Design Guidelines



- e. **Commercial and Industrial Areas:** Commercial and industrial uses provide the Village with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. To ensure high-quality and long-lasting projects the following guidelines and illustrations (Figures 2.5-2.7) will provide assistance in guiding future business development:

Figure 2.5: Business Design Guidelines



- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade that is visually and functionally free of obstruction.

- **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- **Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Figure 2.6: Desired Sign Types

- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping & Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

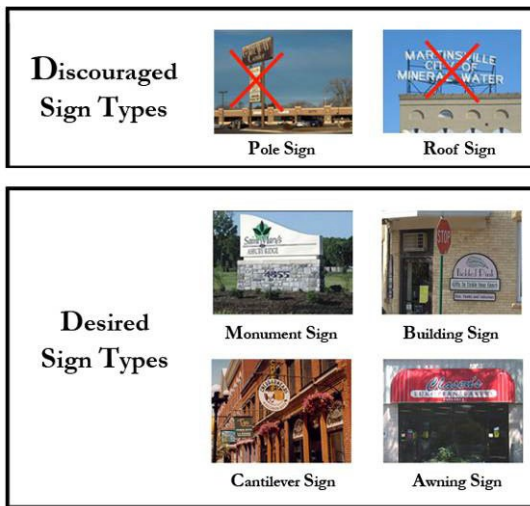
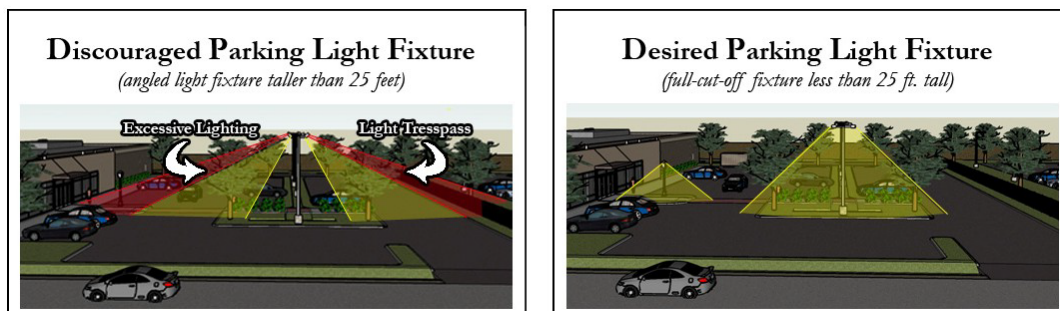


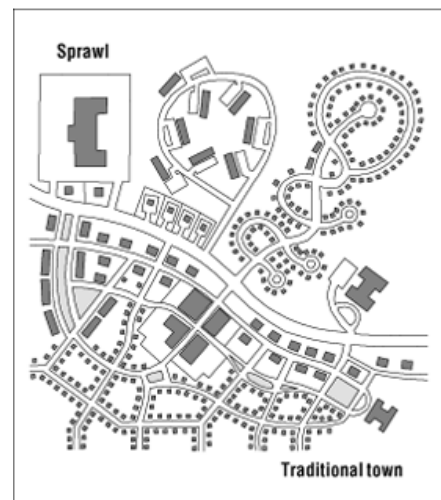
Figure 2.7: Desired Outdoor Lighting



- ▶ **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
 - ▶ **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- f. **Transportation Facilities:** Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

Figure 2.8: Traditional v. Cul-de-Sac Street Design

- ▶ **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead-end roads, is strongly encouraged.



- ▶ **Pedestrian and Bicycle Improvements:** are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and mid-block foot paths. Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

3 FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

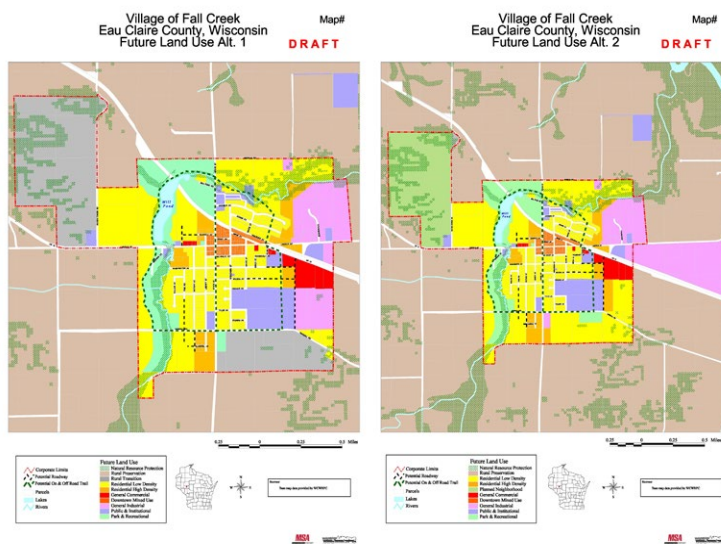
The following chapter summarizes the future land use alternatives for the Village of Fall Creek and contains information required under SS66.1001. The information is intended to provide a written explanation of the Village of Fall Creek Future Land Use Map (See Appendix C), which depicts the desired pattern of land use and establishes the Village's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, zoning petitions shall be consistent with the policies within each land use classification.

The Future Land Use Map has been designed to accommodate a larger population than what is projected by WIDOA forecasts (Refer to Section 5.8.3.2). The Village does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development.

3.1.1 Preliminary Future Land Use Alternatives

Upon completion of the existing conditions analysis, community survey, planning policies, and a working session with the Plan Committee, the consultant prepared two future land use alternatives for review by the Plan Commission and the public. The alternatives identified different development options to be carefully considered and discussed. Based on feedback from the public and the Plan Commission, aspects of each were combined into the recommendations contained in the final Future Land Use Map and described in Section 3.1.2.

Figure 3.1: Future Land Use Alternatives 1 & 2



Similarities:

Both Alternatives 1 & 2 focused new commercial and industrial growth toward the eastern portion of the Village. This development pattern will keep new business growth closer to USH 12 and railroad corridor. Mixed-use developments are encouraged within the Downtown, and new residential development is encouraged adjacent to existing developments. Environmentally sensitive areas (wetlands, floodplains, steep slopes > 20%) are protected from development.

Existing commercial and industrial sites are mainly kept unchanged. The majority of the land outside the corporate limits is classified as Rural Preservation, with the primary intent to preserve agricultural land, wildlife habitat, and open spaces. An on/off road pedestrian and bicycle trail will loop through the Village connecting various destination points.

Differences:

Under Alternative 1, the land immediately east of the school site will develop as industrial, while under Alternative 2, this area will develop as residential with multifamily development along a proposed new road running from USH 12 to Randall Rd. Under Alternative 1 a proposed new park will be developed at the intersection of State St. and Randall Rd., while on Alternative 2 the proposed park is relocated to a location adjacent to the existing school athletic fields. The parcel at State St. and Randall Rd. becomes a location for future commercial use. Under Alternative 1, the land south of Randall Rd. and west of Water Tower Road will remain as Rural Transition until a proposal is brought forward and the future land use map is amended. Under Alternative 2, these lands are planned as new neighborhoods with primarily residential development mixed with some neighborhood business.

3.1.2 Future Land Use Plan

After consideration of the two alternatives, the Village of Fall Creek Plan Commission chose to develop a future land use plan combining aspects of Alternative 1 & 2 with additional policy modifications. The following provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

Natural Resource Protection (NRP) – The NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by State or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- ❖ Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory⁶, or
- ❖ 100-Year Floodplains based on FEMA maps⁷, or
- ❖ Areas within steep slopes⁸ greater than 20%, or
- ❖ Areas within the Village's Shoreland-Wetland Zoning District (1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable⁹ rivers or streams, or to the landward side of the floodplain, whichever distance is greater).

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the image of the Village of Fall Creek, and thus development in areas designated NRP shall be severely limited.

⁶ The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands that are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the planning area and shall be included under the Natural Resource Protection classification.

⁷ At the time this Plan was developed, Eau Claire County was in the process of modernizing its FEMA floodplain maps. Future updates to this Plan should incorporate this new data on Maps 5, 8, and 9.

⁸ Source: Data for Map 9 was derived using the USDA Soil Survey for Eau Claire County.

⁹ Determination of navigability shall be made in accordance to the standards set forth in the Village of Fall Creek Zoning Code.

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be complied with.
2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Fall Creek Floodplain, Shoreland, & Wetland Zoning Ordinance, or the Village's Subdivision Ordinance.
3. Recreational development, and activities that are compatible with natural resource protection or enhancement, are encouraged.

Low Density Residential (LDR) – This land use category includes most of the existing residential development within the Village. These areas are intended to be primarily single family residential with the potential for some duplex or small multi-family developments. The following policies shall apply in areas designated as LDR:

1. Within the LDR classification, limit new development to a maximum gross density of four (4) residential dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.

High Density Residential (HDR) – This land use category includes most of the existing multi-family apartment complexes. These areas are intended to be primarily duplex or multi-family residential developments. The following policies shall apply in areas designated as HDR:

1. Within the HDR classification, the gross density for new residential development shall be a minimum of four (4) dwelling units per acre, but no more than 10 dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.

Planned Neighborhoods (PN) – This Plan recommends designating the two areas within the Village as Planned Neighborhoods. Planned Neighborhoods should feature a variety of lot sizes and housing styles, consistent with “traditional neighborhood design principles.” These areas should include a carefully planned mixture of predominately single-family residential development combined with two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area. A small amount of neighborhood business uses or mixed uses may be appropriate; however, the downtown and east end of the Village should remain the focal point of retail services in the community. Planned Neighborhoods should include opportunities for residents to gather through the development of public open spaces, parks, or institutional uses.

South Planned Neighborhood – This neighborhood extends from the Village's southern boundary to Randall Road. Approximately 60-80% of the developed portion of the neighborhood should be low density single-family residential (≤ 4 units/ac). The remaining portion should feature a mix of medium density two-family or small multifamily developments (4-10 units/ac). Appropriate developments would include a mix of condominiums specifically for seniors. A limited amount of

mixed use or neighborhood business development may be appropriate near the intersection of Randall Road and State Street; however, the location of this neighborhood relative to transportation facilities makes it ill-suited for much business growth. Additional recreational pedestrian and bicycle trails are highly encouraged to connect to the planned route shown on the map. Much of this neighborhood is currently in agricultural or open space use and significant landscaping improvements should accompany development proposals.

West Planned Neighborhood – This is the largest of the two planned neighborhoods and is divided by Water Tower Road. Approximately 60-80% of the developed portion of the neighborhood should be low density single-family residential (≤ 4 units/ac). The remaining portion should feature a mix of medium density two-family or small multifamily developments (4-10 units/ac), allowing for commercial development along Hwy 12. Limited amounts of mixed use or neighborhood business development may be appropriate along Water Tower Road or Lincoln Avenue. New development should be designed and sited to avoid environmental degradation to Mill Pond and should include right of way access for the proposed pedestrian and bicycle trail. Direct access to Lincoln Avenue is limited under WisDOT regulations. Due to the size of this neighborhood and the relative demand for new development in Fall Creek, it is recommended that those lands west of Water Tower Rd. remain undeveloped until such point as development is warranted. Much of this neighborhood is currently in agricultural or open space use and significant landscaping improvements should accompany development proposals. The following policies shall apply in areas designated as PN:

1. Development within these areas should be discouraged until other existing platted subdivisions are developed, a specific neighborhood plan is created, or the Village determines the provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services.
2. Any neighborhood plan created for this area shall be incorporated and adopted as an amendment to this Plan. The following should service as a guide for the creation of a neighborhood plan or development in these areas:
 - a. Approximately 60-80% of the developed portion of the neighborhood should be low density single-family residential (≤ 4 units/ac). The remaining portion should feature a mix of medium density two-family or small multifamily developments (4-10 units/ac). Planned Neighborhoods should feature a variety of lot sizes and housing styles, consistent with “traditional neighborhood design principles.
 - b. A limited amount of mixed use or neighborhood business development maybe appropriate near collector streets; however, intensive business or industrial developments shall be avoided.
 - c. New growth areas should reserve land for public and institutional uses needed to serve the neighborhood or community as a whole.
 - d. Opportunities for residents to gather through the development of public open spaces or parks. Any planned trails should connect to the proposed on/off road trail shown on the Future Land Use Map.
 - e. Continuous sidewalks, or equivalent provisions, along both sides of collector & arterial streets. Local roads may be served with sidewalks along only one side of the street or no sidewalks at all.

- f. Grid street design rather than cul-de-sac design to improve connectivity within the neighborhood and to and from surrounding neighborhoods. Cul-de-sac design is appropriate within conservation subdivisions or near environmentally sensitive land.

Downtown Mixed Use (DM) – Includes those lands within the historic downtown. These areas are intended for pedestrian-oriented commercial, office, entertainment, institutional, and residential uses in a “traditional downtown setting” with on-street parking and minimal building setbacks. The following policies shall apply in areas designated as DM:

1. Within the DM classification, the gross density for new residential developments shall as allowed by local ordinance.
2. Ground floor residential development along Lincoln Avenue should be discouraged. It is the Village’s intention to maintain primarily commercial uses along Lincoln Avenue.
3. The Village does not intend to require an amendment to the Future Land Use Map if and when it determines that land with the DM classification is appropriate for new or redeveloped residential, business, or institutional uses. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development.

General Commercial (GC) – The primary intent of this classification is to identify areas suitable for planned commercial & office development. There are some existing scattered commercial developments throughout the Village and these areas are expected to stay in commercial use. Additional commercial land has been outlined along USH 12. The following policies shall apply in areas designated as GC:

1. The intensity and types of commercial development within these areas shall be regulated through the Village’s zoning code.
2. New developments should be designed and sited to avoid a long linear “strip” appearance, with a focus on attractive building and landscaping as outlined in Section 2.8 of this Plan.
3. Industrial developments shall be avoided in planned commercial areas unless approved under a conditional use within a commercial zoning district.

General Industrial (GI) – The primary intent of this classification is to identify areas suitable for planned indoor manufacturing, warehousing, distribution, office and outdoor storage usage. These uses are primarily planned for the area within the Fall Creek Business Park, with the potential for future expansion along USH 12. The following policies shall apply in areas designated as GI:

1. The intensity and types of industrial development within these areas shall be regulated through the Village’s zoning code.
2. Commercial developments shall be avoided in planned industrial areas unless approved under a conditional use within the industrial zoning district.

Public & Institutional (PI) – The primary intent of this classification is to identify areas suitable for public or institutional development. There are some existing scattered public & institutional developments throughout the Village and these areas are expected to remain unchanged. Additional public & institutional uses are planned along the east side of Mill Pond. In addition, the school property includes additional space for facility expansion. The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the Fall Creek Zoning Code.
2. The Village does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved.

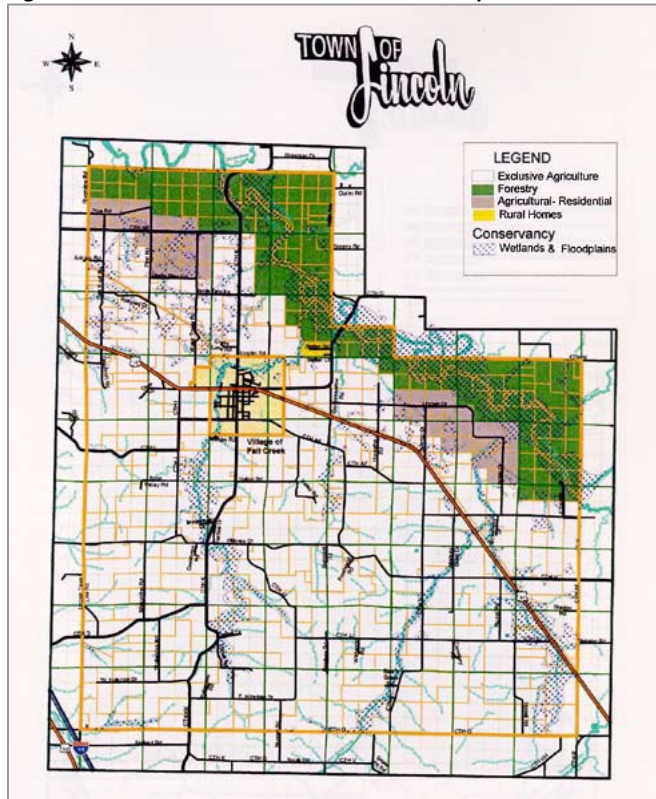
Park & Recreational (PR) – The primary intent of this classification is to identify areas suitable for public or private park and recreational uses. There are some existing scattered park & recreational land throughout the Village and these areas are expected to remain unchanged. Additional park & recreational uses have been identified in this plan. The following policies shall apply in areas designated as PR:

1. Applications for the development of park & recreational uses shall be approved as conditional uses under the regulations of the Fall Creek Zoning Code.
2. The Village does not intend to require an amendment to the Future Land Use Map if and when a publicly owned park or recreational use is proposed; however, privately owned recreational uses shall require an amendment to the Future Land Use Map.

Land Use Recommendations for the Planning Area

Rural Preservation (RP) – The majority of the Village’s peripheral areas are planned as Rural Preservation. The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. The RP represents areas that are vital to the region’s agricultural & forestry economy and are key ingredients of the rural character and image of the greater Village of Fall Creek area.

Wisconsin statutes allow Fall Creek to review and deny plats in its extraterritorial area (the area within 1.5 miles of the Village corporate limits). This Plan recommends that the Village continue to work with the Town of Lincoln and Eau Claire County to promote coordinated regional growth. The Town of Lincoln Comprehensive Plan, adopted in May 2003, generally identifies all the land within 1.5 miles of the Village as Exclusive Agriculture. The Exclusive Agriculture classification requires a minimum lot size of 35 acres. The Town’s plan allows some flexibility to create single non-farm residential developments, on a maximum five-acre lot, provided that the lot is located so that it does not disrupt agricultural operations, and owners agree to enter into a right to farm agreement. The Town’s Plan also allows cluster, or conservation subdivision development, at a density of two units per 40 acres, provided a minimum of 35 acres is deed restricted per pair of residential lots created. Cluster lots are allowed a minimum lot size of a ½ acre.

Figure 3.2: Town of Lincoln Future Land Use Map

The following policies are recommended for the areas designated as RP:

1. Land within the RP classification may represent long-term areas for Village expansion, and therefore, this Plan strongly recommends against scattered rural development patterns that would prevent the Village from providing orderly, cost-effective growth in the long-term. Development requiring public utility extensions should not be allowed until such a time that a petition for annexation of the property occurs.
2. Some limited low-density development is anticipated in the RP areas in accordance with the policies of Town of Lincoln's Land Use Plan as adopted on May 2003 and summarized within this section.
3. Non-farm development shall be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development. Where appropriate, developments should be arranged for potential re-subdivision into Village-sized lots with municipal sewer.
4. Given the soil types surrounding the Village, and their associated agricultural productivity, the Village will place a priority on directing new development to areas north of USH 12.

3.1.3 Amending the Future Land Use Map

The Village of Fall Creek recognizes that from time-to-time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition¹⁰ for a change to the Future Land Use Map¹¹. The Village will consider petitions based on the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities. Existing transportation facilities can adequately support the proposed development, including both capacity and design. The Village may require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional. Petitioners may also demonstrate how they will assist the Village with any shortcomings in transportation facilities.
6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

¹⁰ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Village, by Village or County Officials, or by officials from adjacent municipalities.

¹¹ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Plan Commission, a public hearing, and Village Board approval. Refer to Chapter 4 Implementation.

7. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with the Town of Lincoln Comprehensive Plan. *(This criterion shall only apply to areas outside of the Village's corporate limits.)*
8. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this Plan.

3.1.4 Definitions

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

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

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

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

Rounding: Rounding shall be allowed when calculating the number of units per acre permitted. The maximum number of dwelling units allowed shall be determined by dividing the total acreage of contiguous land under single ownership by the permitted density identified by this comprehensive plan. If the resulting quotient is a whole number, the owner may create that number of new dwelling units. If the quotient is a whole number plus a fraction, the owner may create that number of units equal to the whole number plus an additional unit if the remainder equals or exceeds one-half (50%). If the resultant quotient is less than a whole number the owner shall not create any additional units unless there are no existing units on the parcel, in which case the owner may create one unit if they meet the minimum lot size requirements of the *Fall Creek Zoning Code*.

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

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

Minimum Lot Size: Unless specifically determined within this Plan, the minimum lot size for parcels shall follow the requirements of the *Fall Creek Zoning Code*. The minimum lot size shall exclude road right-of-ways, navigable bodies of water, and ingress and egress easements.

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

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

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Village Board is responsible for amending and adopting these local ordinances.

4.2.1 Zoning Ordinance

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- ❖ Zoning is controlled through the Village of Fall Creek Zoning Code. The Village intends to use this plan along with the Village's Zoning Ordinance to guide future development.

4.2.2 Official Maps

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

- ❖ The Village does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12), although the Village does maintain some maps which show the potential extension of local streets, which are indicated on the Future Land Use Map.

4.2.3 Sign Regulations

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

- ❖ Sign requirements are regulated under the Village’s Zoning Code. This Plan includes several policies relating to sign development (Section 2.8) and the Village of Fall Creek should work to make sure they are incorporated into the zoning code.

4.2.4 Erosion/Stormwater Control Ordinances

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

- ❖ Erosion and stormwater management are regulated through the Village’s zoning & subdivision ordinances.

4.2.5 Historic Preservation Ordinances

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

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

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

4.2.6 Site Plan Regulations

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

- ❖ The Village manages site plan regulations through its zoning and subdivision ordinances.

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

The Village has created a Downtown Business District overlay with its own design review process.

4.2.8 Building Codes and Housing Codes

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

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

4.2.9 Mechanical Codes

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

- ❖ The Village requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

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

- ❖ The Village requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code where developments are not served by municipal sewer.

4.2.11 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- ❖ The division of land in the Village is governed by the Wisconsin Statutes, the Village's Subdivision Regulations, and within 1.5 miles of the Village of Fall Creek, by the Village's extraterritorial plat review authority.

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

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

Plan Commission Recommendation

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

Public Hearing

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

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

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

Draft Distribution & Public Hearing Notifications

The Village is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Village should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Village and to anyone that has submitted a written request for such notification.

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

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

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of the Town of Lincoln.
3. The West Central Regional Planning Commission.
4. The Fall Creek Public Library
5. The Comprehensive Planning Program at the Department of Administration

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

Plan Adoption/Amendment

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

Adopted Plan Distribution

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

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of the Town of Lincoln.
3. The West Central Regional Planning Commission
4. The Fall Creek Public Library.
5. The Comprehensive Planning Program at the Department of Administration.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

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

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

An action will be deemed consistent if:

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

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

Inconsistencies with Town of Lincoln Comprehensive Plan

The Town of Lincoln Comprehensive Plan, adopted in May 2003, identifies all the land within the immediate vicinity of the Village of Fall Creek as Exclusive Agriculture. The Exclusive Agriculture classification requires a minimum lot size of 35 acres. The Lincoln plan allows some flexibility to create single non-farm residential developments, on a maximum five-acre lot, provided that the lot is located so that it does not disrupt agricultural operations, and owners agree to enter into a right to farm agreement. The Lincoln plan also allows cluster, or conservation subdivision development, at a density of two units per 40 acres, provided a minimum of 35 acres is deed restricted per pair of residential lots created. Cluster lots are allowed a minimum lot size of a ½ acre. The policies of this Plan support the Town's Exclusive Agriculture policies (Refer to Chapter 3). However, this Plan does recommend additional industrial development along USH 12 as an expansion of the Fall Creek Business Park. The location of this site between two major transportation facilities (USH 12 and the Union Pacific railroad) makes it an ideal location for future business development. Since the Town's Exclusive Agriculture policies allow only very limited low-density development, the Village can continue to support the Town's land use policies for this area with the long-term goal of annexing and developing this area for business use. In order to ensure long-term compatibility between uses, the Village will encourage any short-term development to be clustered along CTH D & Green Meadow Road to preserve areas closer to the existing business park, USH 12, and the railroad for future business development.

Inconsistencies with the 2007 Eau Claire County Comprehensive Plan

Eau Claire County does not regulate land use within the Village of Fall Creek; however, it does maintain regulations within the Village's extraterritorial planning area, in conjunction with the Town of Lincoln. As part of the Eau Claire County Multi-jurisdictional Comprehensive Planning Project, the Village of Fall Creek and Eau Claire County were simultaneously developing comprehensive plans. The initial recommendations developed by the Eau Claire County Steering Committee indicate a preference to include land use policies from the Town of Lincoln's Comprehensive Plan into the County plan for the areas within the Village's extraterritorial planning area. This methodology would ensure consistency between the Village's plan and the County plan for all areas within the Village's extraterritorial planning area, except for the area planned for industrial development along USH 12. However, as previously stated, the Village supports short-term exclusive agricultural land uses consistent with the Town's plan for this area with a long-term goal of developing the majority of this area for industrial development and expansion of the Fall Creek Business Park. In addition, the Eau Claire County Steering Committee consisted of at least one member from every community within the County. Local representation within the County Steering Committee, coupled with simultaneous planning efforts, enabled the Village of Fall Creek to develop a comprehensive plan consistent with the County plan in terms of layout, terminology, and general land use policies.

4.5 PLAN MONITORING, AMENDING & UPDATING

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

development proposals threaten the integrity of the plan and the planning process and should be avoided.

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

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

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

4.6 SEVERABILITY

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

4.7 ACTIONS BY ELEMENT

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

During the development of this Plan, the Village was also working with the Eau Claire Area Economic Development Corporation (EDC) on a joint planning process to develop a community directional plan. The Village of Fall Creek – Blue Ribbon Committee conducted nine meetings that incorporated a walking tour of the community with photos, development of design guidelines, community SWOT analysis, project brainstorming and project prioritization. The entire process was based on National Main Street Program principles and designed to promote a clear roadmap for the Village Board and

community organizations in working on future projects. The Village of Fall Creek Directional Study provides a general framework for community priorities and direction, but does not provide specific and actionable plans for project implementation. Many of the issues and opportunities listed in the Direction Study mirror those that were discussed as part of this planning process. As such, there is significant overlap between the policies and recommendations of this Plan and the Directional Study. Recommendations of this Plan that mirror those of the Directional Study are indicated with a ribbon symbol.

Timelines:

Short Term: *This indicates that action should be taken in the next 5 years (highest priority).*

Mid Term: *This indicates that action should be taken in the next 10 years (medium priority).*

Long Term: *This indicates that action should be taken in the next 20 years (low priority).*

4.7.1 Housing Actions

1. Update and enforce building code regulations. (Continual)

2. Promote access to low interest loan programs



Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages. *(Continual)*

3. Establish an award program to recognize exceptional exterior building and landscaping improvements

Existing village ordinances regulate property maintenance, though they are seldom enforced because neighbors are often reluctant to file complaints. The Village will consider creation of a simple program that rewards excellent property improvements and maintenance each year. Usually the awards offer prizes from local businesses. The purpose of these program is to reinvigorate residents to make home improvements and to strengthen their sense of community. Similarly, many communities hold “Clean Sweep Days,” which offer residents opportunities to safely dispose of hazardous materials. *(Short Term)*

4. Adopt Design Standards for Multifamily Housing

Multifamily housing is a necessary building type that provides housing options for the elderly, young adults, low-income residents, etc. When not well designed and well built, multifamily housing may eventually become a liability rather than a strength of the community. The Village will consider adoption of design standards for multifamily housing based on the design guidelines of Section 2.8. These should apply to multi-family housing that is planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). *(Mid Term)*

4.7.2 Transportation Actions

1. Continue to schedule and budget for street maintenance with a Capital Improvement Plan.

Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Continual)*

2. Promote Transit Service Alternatives

Collect information from Eau Claire County programs and private vendors that offer alternative transportation options for Village residents, and make this information available at Village Hall. *(Continual)*

3. Enhance the safety of pedestrian crossings along USH 12



To enhance pedestrian crossing during peak traffic hours, the Village will explore facility upgrades including, but not limited to, installation of flashing lights for pavement markers/signs. *(Short Term)*

4. Adopt an Official Map

The Village does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12), although the Village does maintain some maps which show the potential extension of local streets, which are indicated on the Future Land Use Map. In order to facilitate the development of these roadways, and planned bike and pedestrian trails, the Village should develop an Official Map consistent with state statute. *(Short Term)*

5. Develop a Bike & Pedestrian Plan



The Future Land Use Map includes a potential on/off-road bike and pedestrian trail. One of the opportunities discussed during the development of this Plan was to create a network of bike and pedestrian facilities that would link residential neighborhoods with the downtown, parks, and schools. While most of this system of trails can be provided using on street or pavement markers, the Village did express a desire to create separate off road facilities for the areas west of Fall Creek and Mill Pond. A potential hindrance to linking this network of trails is the ability to cross the existing railroad. Since it is unlikely that Union Pacific would allow an at grade crossing the Plan Committee expressed interest in developing a “river walk” underneath the railroad bridge spanning Mill Pond (see sample picture). The Future Land Use Map indicates the potential route for this planned trail; however, the Village should develop a more detailed bike and pedestrian plan as a supplement to this comprehensive plan. Having a separate bike and pedestrian plan will allow the Village to study the feasibility of crossing the railroad and provide greater detail as to the exact location and improvements needed to bring this concept into reality. The plan should also consider the potential to link the Village trail with regional bike routes to form a cohesive network. *(Mid Term)*



4.7.3 Agriculture, Natural, & Cultural Resource Actions

1. Improve the water quality of Mill Pond.

Mill Pond is an important natural resource and community feature for Fall Creek. The Village should continue to work with local conservation associations and the WIDNR to improve the water quality of Mill Pond. The Village should continue to acquire land adjacent to the Pond to serve the dual purposes of protecting water quality and by serving as a buffer from adjacent land uses and for future park or trail development. The Village should reduce potential sediment delivery to the pond by working to reduce the amount of impervious surfaces within

new development and by maintaining erosion and stormwater control ordinances. The Village should also support non-regulatory measures to reduce urban runoff, such as rain gardens and bio-infiltration systems. *(Continual, Long Term)*

2. Promote Cultural Resources & Public Art Displays.

The Village should continue to promote its history through cultural events and the rehabilitation of historic properties. The Village should consider the use of interpretive signs/historical markers as part of local parks. In addition, the Village should consider the use of outdoor public art within the downtown, parks, and new neighborhoods. The use of public art is a convenient way to promote a unique sense of place. The Village could consider holding a contest amongst local artisans to create public art pieces for the downtown or could require such installments as part of new



developments. Public outdoor art should depict aspects of the Village's history or other aspects unique to the region. *(Continual)*

4.7.4 Energy, Utilities & Community Facilities Actions

1. Maintain a Capital Improvement Plan

Maintain a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. *(Continual)*

2. Upgrade Village facilities & equipment to more energy efficient alternatives

The Village will consider the use of energy efficient alternatives when upgrading local buildings or equipment. *(Continual)*

3. Conduct a Park and Recreation Facilities Needs Assessment Study

The Village is projected to have a deficit in the number of acres of park and recreation land according to population projections (Refer to Section 5.1) and National Park & Recreation Association Standards (Refer to Section 5.4.5). The Village does not maintain its own Comprehensive Outdoor Recreation Plan (CORP) but does participate in the development of Eau Claire County's CORP. A CORP is required in order to become eligible for WIDNR Knowles/Nelsen Stewardship park and open space grants. Wisconsin Statute 236.45, as amended in 2008, allows the Village to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the Village to plan future park improvements and will provide a defensible rational for any fees charged to new development. This study should be incorporated into a CORP for the Village. *(Short Term)*

4. Conduct a Long Range Facilities Needs Study



Conduct a long-range facilities needs study to assess the need for new or expanded Village facilities, including administrative facilities and a community/event center. *(Short Term)*

4.7.5 Economic Development Actions

1. Promote “buy local” programs.

To support the local economy the Village should promote the use of “buy local” policies. *(Continual)*

2. Prepare a Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program.



CDBG offers up to \$25,000 of grant funding assistance for planning studies to physically improve downtown business districts and address blight conditions. The Village will seek such assistance to study the downtown area in greater detail. This study should identify specific redevelopment opportunities, provide concepts for the use and design of new development, identify streetscape improvements, and offer specific implementation strategies. *(Short Term)*

3. Adopt Design Standards for Commercial & Industrial Businesses outside of the Downtown.



Commercial and industrial uses are a necessary building type that provides economic opportunities for area residents. When not well designed and well built, adaptive re-use of these buildings may become difficult once the original tenant stops using the building. The Village will consider adoption of design standards for commercial and industrial developments based on the design guidelines of Section 2.8. These should apply to developments that are planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). *(Mid Term)*

4.7.6 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with the Town of Lincoln and Eau Claire County.

Prior to the adoption of this Plan, and for subsequent updates, request comments from officials of the Town of Lincoln and Eau Claire County. *(Continual)*

2. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.

The Village will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts. The Village will meet at least once per year with officials from neighboring communities to discuss opportunities for sharing services. *(Continual)*

3. Seek input from the Fall Creek Community School District whenever new residential neighborhoods are proposed.

The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Fall Creek School District concerning the need to provide or update school facilities to support these developments. The Village should request and receive comments from Fall Creek Community School District officials before approving new development. *(Continual)*

4.7.7 Land Use Actions

1. Update zoning, land division, subdivision, site building, and landscaping regulations.

Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. The Village will review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulation. *(Short Term)*

2. Upgrade Community Gateway Features.



During the planning process, the Plan Committee felt that entrances to the community were not well planned and did not contribute the visual enhancement of the community. The Future Land Use Maps recommends the use of community gateway features at key locations to announce entry into the Village. The locations of gateway features on the Future Land Use Map are not intended to provide exact location. Each gateway feature need not be identical but all should be designed to reinforce the community's character and unique sense of place. *(Short Term)*

3. Develop Detailed Neighborhood Plans.



The Future Land Use Plan recommends the development of Planned Neighborhoods. This concept encourages the creation of a mix of residential, institutional, recreational, and neighborhood business developments in the spirit of Traditional Neighborhood Design. In order to foster a cohesive development pattern the Village should prepare detailed neighborhoods plans for the Southeast & West Planned Neighborhoods and adopt them as a component to this Comprehensive Plan. *(Long Term)*

Neighborhood Plans are prepared with the purpose of guiding the growth and development for either largely undeveloped lands at a community's edge, or for existing built up areas that are in need of revitalization. A neighborhood plan is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A neighborhood plan does not function to replace the comprehensive plan but rather serves to augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Such plans should specify the location of proposed streets, sewer & water utilities, land uses, densities, open space, stormwater management facilities, recreational areas, and institutional uses.

By preparing a neighborhood plan a clear signal is sent to the development community, landowners, and existing/future policy makers regarding expectations and desires of the community. The result is a "win-win" situation where the community gains the benefits of new tax base and a quality built environment that lends a sense of vibrancy to the community, while the development community gains project efficiency by avoiding protracted community debates or the possible denial of proposed projects. In addition, property within well-planned neighborhoods is typically more marketable and attractive to future buyers.

4.7.8 Implementation and Plan Amendment Actions

1. Hold one annual joint comprehensive plan review meeting with the Village Board and Plan Commission.

In this meeting the Village should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.3 and 4.5 for more information about reviewing and amending this plan. *(Continual)*

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

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

Table 4.1: Consolidated List of Community Actions

Action	Timeline
Update and enforce building code regulations	Continual
Promote access to low interest loan programs	Continual
Continue to schedule and budget for street maintenance with a Capital Improvement Plan	Continual
Promote Transit Service Alternatives	Continual
Improve the water quality of Mill Pond	Continual
Promote Cultural Resources & Public Art Displays	Continual
Maintain a Capital Improvement Plan	Continual
Upgrade Village facilities & equipment to more energy efficient alternatives	Continual
Promote “buy local” programs	Continual
Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials	Continual
Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government	Continual
Hold one annual joint comprehensive plan review meeting with the Village Board and Plan Commission	Continual
Establish an award program to recognize exceptional exterior building and landscaping Improvements	Short Term
Enhance the safety of pedestrian crossings along USH 12	Short Term
Adopt an Official Map	Short Term
Conduct a Park and Recreation Facilities Needs Assessment Study	Short Term
Conduct a Long Range Facilities Needs Study	Short Term
Prepare a Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program	Short Term
Update zoning, land division, subdivision, site building, and landscaping regulations for consistency with this comprehensive plan	Short Term
Update Community Gateway Features	Short Term
Adopt Design Standards for Multifamily Housing	Short Term
Develop a Bike & Pedestrian Plan	Mid Term
Adopt Design Standards for Commercial and Industrial Businesses	Mid Term
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Mid Term
Develop Detailed Neighborhood Plans	Long Term

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during years 2006 & 2007, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

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

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

Table 5.1: Population & Age Distribution

Population	Village of Fall Creek Number	Village of Fall Creek Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	825	100.0%	67,219	100.0%	4,417,821	100.0%
Total Population (1980)	1,148	100.0%	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	1,080	100.0%	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	1,236	100.0%	93,142	100.0%	5,363,715	100.0%
Total Population (2007)*	1,302	100.0%	98,000	100.0%	5,648,124	100.0%
SEX AND AGE (2000)						
Male	583	47.2%	44,993	48.3%	2,649,041	49.4%
Female	653	52.8%	48,049	51.6%	2,714,634	50.6%
Under 5 years	68	5.5%	5,565	6.0%	342,340	6.4%
5 to 9 years	98	7.9%	5,934	6.4%	379,484	7.1%
10 to 14 years	108	8.7%	6,364	6.8%	403,074	7.5%
15 to 19 years	76	6.1%	8,696	9.3%	407,195	7.6%
20 to 24 years	46	3.7%	11,199	12.0%	357,292	6.7%
25 to 34 years	120	9.7%	11,768	12.6%	706,168	13.2%
35 to 44 years	205	16.6%	13,147	14.1%	875,522	16.3%
45 to 54 years	161	13.0%	12,158	13.1%	732,306	13.7%
55 to 59 years	50	4.0%	3,943	4.2%	252,742	4.7%
60 to 64 years	43	3.5%	2,973	3.2%	204,999	3.8%
65 to 74 years	103	8.3%	5,472	5.9%	355,307	6.6%
75 to 84 years	98	7.9%	4,324	4.6%	251,621	4.7%
85 years and over	60	4.9%	1,599	1.7%	95,625	1.8%
Median Age (2000)	39.4		32.4		36.0	

Source: US Census, *WIDOA Estimate.

The Village of Fall Creek 2007 estimated population is 1,302, ranking 134th out of 402 Wisconsin villages in total population. From year 1970 to 2000, the population for the Village of Fall Creek increased by 49.8%, compared to a 38.6% increase for the County and a 21.4% increase in the State. However, since 1980 the population in the Village has increased by 12%. The large increase in population from 1970 to 1980 is thought to be the result of a new subdivision that was platted during that time. The average growth rate for a Wisconsin village from year 1970 to 2000 was 47.3%.

According to the 2000 Census, the age group (cohort) with the highest population is those 35 to 44 years old (16.6%). The median age is 39.4, which is higher than the County but lower than the State median age. In year 2000, approximately 24.6% of the population was at or near retirement age (60+), which is higher than the County (15.4%) and State (16.9%).

Table 5.2: Population Projections

Population	Village of Fall Creek	Village of Fall Creek	Town of Lincoln	City of Eau Claire	Eau Claire County	Wisconsin
Total Population (1970)	825	825	962	43,662	67,219	4,417,821
Total Population (1980)	1,148	1,148	1,012	49,852	78,805	4,705,642
Total Population (1990)	1,080	1,080	956	55,130	85,183	4,891,769
Total Population (2000)	1,236	1,236	1,080	59,794	93,142	5,363,715
Total Population (2007)*	1,302	1,302	1,129	63,190	98,000	5,648,124
Projection	WIDOA	DAVY				
Total Population (2005)	1,296	1,326	1,167	62,659	97,679	5,563,896
Total Population (2010)	1,348	1,416	1,167	65,086	101,580	5,751,470
Total Population (2015)	1,389	1,506	1,198	66,990	104,663	5,931,386
Total Population (2020)	1,443	1,596	1,239	69,488	108,674	6,110,878
Total Population (2025)	1,504	1,686	1,287	72,365	113,270	6,274,867
Total Population (2030)	1,557	1,776	1,332	74,910	117,253	6,415,923
Percent Growth (2000-2030)	26.0%	43.7%	23.3%	25.3%	25.9%	19.6%

Source: US Census, Projection WIDOA & Davy Engineering Company (2030 MSA),
City of Eau Claire numbers only include that portion in Eau Claire County.

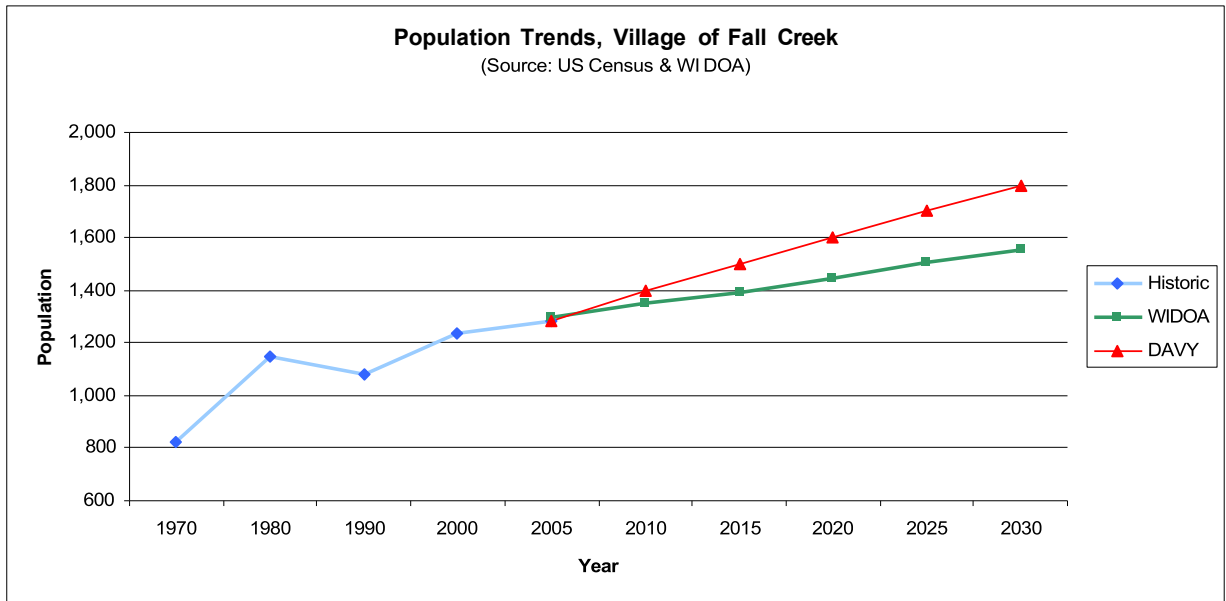
Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2004). In the report, the WIDOA provided population projections for all municipalities in the state out to the year 2025, and county level projections to the year 2030. In order to project population at the municipal level for 2030, MSA assumed that the percentage of the county population within each municipality would remain constant between year 2025 and 2030. Table 5.2 indicates the total population for the Village of Fall Creek will reach 1,557 by 2030, an increase of 26.0% since year 2000. The data suggests a slower rate of population growth over the next 30 years compared to the last 30 years.

Caution should be given, as the WIDOA figures do not account for sudden changes in market conditions or local or regional land use regulations, which could affect population growth. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

One such factor is the recent addition of a 50-lot subdivision and additional anticipated residential development. In 2006, during the planning of a new wastewater treatment facility, the Village Engineer (DAVY Engineering) projected that current and proposed residential subdivisions will raise the total population for the Village to 1,686 in 2025 (estimated by MSA to reach 1,776 by 2030). This represents an increase of 43.7% since year 2000. This growth is considerably larger than that project by the WIDOA.

Figure 5.1: Population Trends



5.2 HOUSING

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

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

In year 2000, there were 476 households in the Village of Fall Creek, an increase of 71.2% since 1970. During that same period, total households increased by 78.2% for Eau Claire County and 56.9% for the State. The higher growth in households (71.2%) vs. population (49.8%) from year 1970 to 2000 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Village of Fall Creek	Eau Claire County	Wisconsin
Total Households (1970)	278	20,101	1,328,804
Total Households (1980)	400	27,330	1,652,261
Total Households (1990)	393	31,282	1,822,118
Total Households (2000)	476	35,822	2,084,544
People per Household (1970)	3.0	3.3	3.3
People per Household (1980)	2.9	2.9	2.8
People per Household (1990)	2.7	2.7	2.7
People per Household (2000)	2.6	2.6	2.6
Housing Units (1970)	285	21,209	1,482,322
Housing Units (1980)	422	28,973	1,863,857
Housing Units (1990)	415	32,741	2,055,774
Housing Units (2000)	495	37,474	2,321,144

*Total Households include any unit that is **occupied**.

Housing units are all those available, including occupied **and vacant units or seasonal units.

Source: US Census

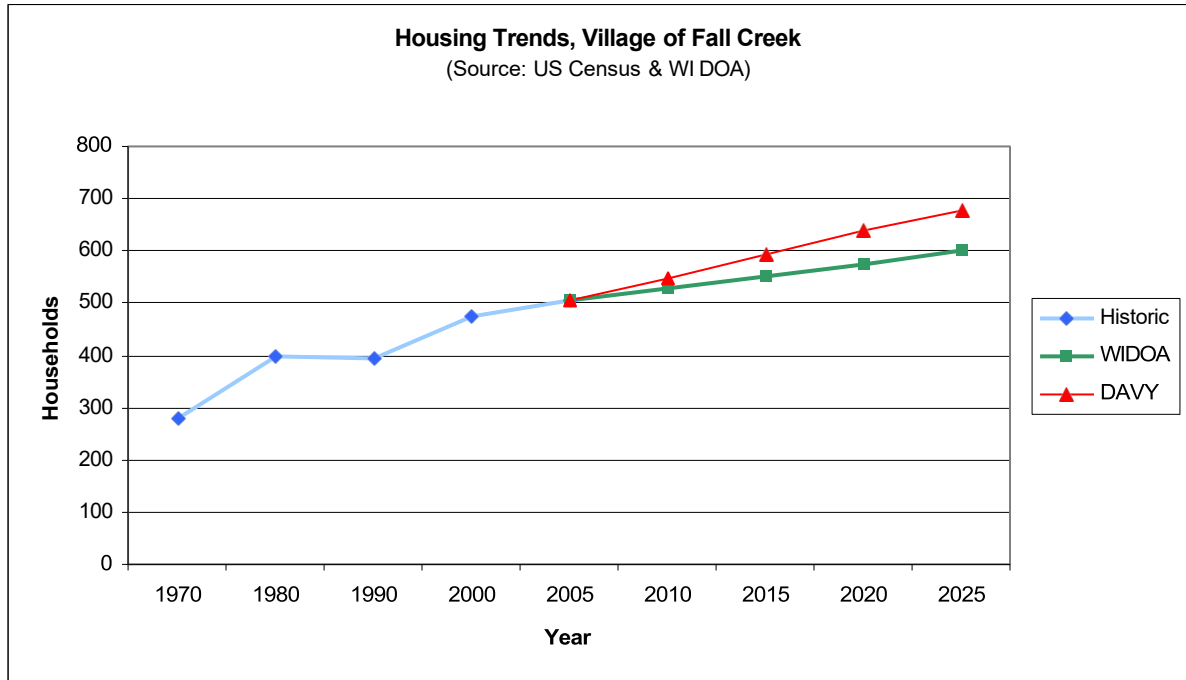
Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2004), which provided household projections at the municipal level to year 2025, and household projections at the county level to year 2030. MSA derived year 2030 household projections for municipalities in three steps. First, the household size for year 2030 was projected, based on WIDOA projected trends to year 2025. Second, an initial 2030 household projection was derived using the relevant population projection and household size. Finally, an adjustment factor was applied to ensure that the total number of projected households in all municipalities within the county was equal to the WIDOA countywide total for 2030.

Table 5.4 indicates that the total households for the Village of Fall Creek could reach 621 by 2030, an increase of 30.5% since year 2000. This rate of housing growth is similar to the expected rate for the County (29.9%) and the State (28.0%). However, as was discussed in the previous section, these figures are believed to be underestimated. Using the population projections developed by the Village Engineer, and the anticipated household size of 2.5 for year 2030, the total number of households for the Village of Fall Creek may reach 723 by year 2030, an increase of 51.9% since year 2000.

Table 5.4: Projected Households

Household Projections	Village of Fall Creek	Village of Fall Creek	Town of Lincoln	City of Eau Claire	Eau Claire County	Wisconsin
	WIDOA	DAVY				
Total Households (2005)	504	504	384	24,716	37,959	2,190,210
Total Households (2010)	530	546	402	25,928	39,855	2,303,238
Total Households (2015)	551	592	415	26,996	41,485	2,406,798
Total Households (2020)	576	637	432	28,216	43,373	2,506,932
Total Households (2025)	601	679	448	29,341	45,153	2,592,462
Total Households (2030)	621	723	461	30,221	46,519	2,667,688
Percent Growth (2000-2030)	30.5%	51.9%	26.6%	29.4%	29.9%	18.0%

Source: US Census, Projection WIDOA & Davy Engineering Company, City of Eau Claire Numbers represent that portion in Eau Claire County

Figure 5.2: Housing Trends

5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Village of Fall Creek's 495 housing units, 57.1% were built before 1970 and 30.9% were built before 1940. With 57.1% of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is slightly more than the County's average of 50.1% (35+ years in age).

Table 5.5: Housing Age Characteristics

Year Structure Built	Percent
1939 or Earlier	30.9%
1940 to 1959	17.9%
1960 to 1969	8.3%
1970 to 1979	21.3%
1980 to 1989	4.9%
1990 to 1994	4.9%
1995 to 1998	9.3%
1999 to March 2000	2.4%
Total	100.0%

Source: US Census, Village of Fall Creek

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one- and two-family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 79% of the Village of Fall Creek's 495 housing units were single-family homes. This figure is higher than the County average of 50%. In addition, 0% of

the housing units are mobile homes or trailers; the County average for this category is 5%.

Figure 5.3: Housing Unit Types

5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Village of Fall Creek had 495 housing units. Of these, 71.5% were owner occupied at the time of the Census (County average is 62.2%), an increase of 1.4% since 1990. There were 19 vacant housing units, and one of these units was used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

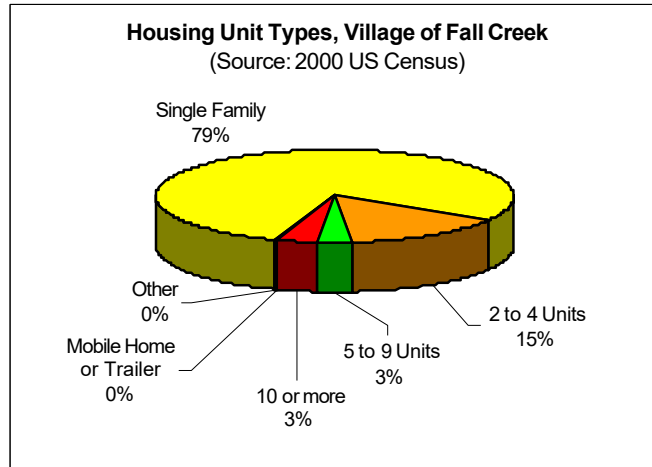


Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	291	70.1%	354	71.5%
Renter Occupied Housing Units	102	24.6%	122	24.6%
Vacant Housing Units	22	5.3%	19	3.8%
Homeowner Vacancy Rate		1.4%	-	0.8%
Rental Vacancy Rate		10.5%	-	3.9%

Source: US Census, Village of Fall Creek

Of the occupied housing units, 42.4% have been occupied by the same householder for five or fewer years (1995-2000) and 62.7% for 10 or fewer years (1990-2000). Of the population five years and older, 59.9% have lived in the same house since 1995, and 14.8% of the population didn't live somewhere within Eau Claire County in 1995. This data suggests that those Village of Fall Creek housing units that have become occupied within the last five years (1995-2000) consists largely of residents that already lived within Eau Claire County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	12.0%	Same House in 1995	59.9%
1970 to 1979	13.3%	Different House in US in 1995	40.1%
1980 to 1989	12.0%	Same County	25.3%
1990 to 1994	20.3%	Different County	14.8%
1995 to 2000	42.4%	Same State	9.3%
		Different State	5.5%

Source: US Census, Village of Fall Creek

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Village of Fall Creek was \$83,600, compared to \$93,300 for Eau Claire County and \$112,200 for Wisconsin. The median value increased 100.5% from 1990, the County and State increased 80% and 81% respectively. In contrast, median household income only increased 85% for Village households from year 1990 to 2000 (see Economic Development). Most homes, 38.5%, ranged in value between \$100,000 and \$149,999. The median

rent in the Village of Fall Creek was \$453, compared to \$486 for Eau Claire County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	69.7%	6.3%	Less than \$200	29.7%	0.0%
\$50,000 to \$99,999	29.2%	28.6%	\$200 to \$299	52.5%	5.7%
\$100,000 to \$149,999	1.1%	38.5%	\$300 to \$499	13.9%	62.9%
\$150,000 to \$199,999	0.0%	23.0%	\$500 to \$749	4.0%	20.0%
\$200,000 to \$299,999	0.0%	3.6%	\$750 to \$999	0.0%	0.0%
\$300,000 to \$499,999	0.0%	0.9%	\$1,000 to \$1,499	0.0%	0.0%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	4.0%	11.4%
Median Value	\$41,700	\$83,600	Median Rent	\$242	\$453

Source: US Census, Village of Fall Creek

Table 5.9: Recent Home Sales, Eau Claire County

Year	Number of Home Sales	Median Sale Price YTD
2001	1,136	\$112,000
2002	1,346	\$115,000
2003	1,357	\$122,900
2004	1,444	\$129,300
2005	1,346	\$133,300
2006	1,245	\$133,300
2007	1,228	\$136,200
Average	1,300	\$126,000

Source: WI Realtors Association, Eau Claire County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2001 to 2007. Since year 2001, the median price of home sales in Eau Claire County has increased by 22%.

In the Village of Fall Creek, affordable housing opportunities are often provided through the sale of older housing units located throughout the Village and through its large percentage of mobile home units. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total

gross monthly income. Among households that own their homes, only 14.7% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 20.3%, compared to 19.8% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Village residents.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	45.0%	Less than 15%	35.5%
15% to 19.9%	17.9%	15% to 19.9%	4.0%
20% to 24.9%	8.9%	20% to 24.9%	10.5%
25% to 29.9%	13.4%	25% to 29.9%	10.5%
30% to 34.9%	6.1%	30% to 34.9%	10.5%
35% or more	8.6%	35% or more	25.8%
Not computed	-	Not computed	3.2%
Median (1990) with mortgage	16.3%	Median (1990)	24.7%
Median (2000) with mortgage	20.3%	Median (2000)	24.2%

Source: US Census, Village of Fall Creek

5.3 TRANSPORTATION

This element provides a baseline assessment of the Village of Fall Creek transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, railroad service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Fall Creek.

5.3.1 Existing Transportation Facilities

5.3.1.1 Highways & the Local Street Network

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is “channelized” within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Village of Fall Creek Transportation Facilities Map)

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

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

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

Figure 5.4: Functional Classifications

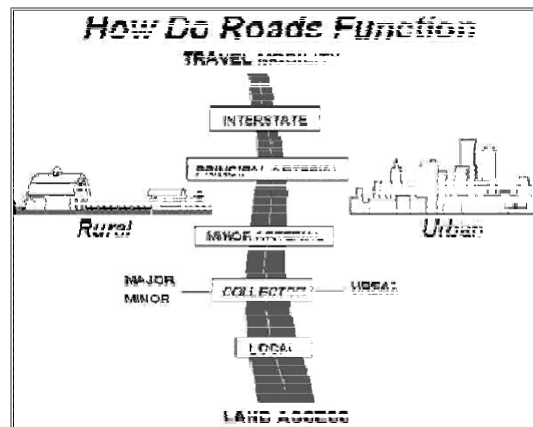


Table 5.11: Miles by Roadway

Roadway	Miles
Interstate	0
US & State Highways	1.7
County Highways	2.73
Local Roads	8.63
Total	13.06

Source: WisDOT

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

5.3.1.2 Commuting Patterns

Table 5.12 shows commuting choices for resident workers over age 16. Nearly 88% of local workers use automobiles to commute to work, and about 11% report carpooling. 3.5% of residents worked at home, and nearly 9% walked to work. The average commute time is about 21, identical to the overall State of Wisconsin average, but slightly higher than the County average of 17.3 minutes.

Although 16% of workers are employed outside of Eau Claire County, many likely work in the City of Eau Claire, which is approximately 20 minutes away by automobile.

Table 5.12: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Percent
Car, Truck, Van (alone)	77.1%
Car, Truck, Van (carpooled)	10.8%
Public Transportation (including taxi)	0.0%
Motorcycle	0.0%
Bicycle	0.0%
Walked	8.6%
Other Means	0.0%
Worked at Home	3.5%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	20.8

Source: US Census, Village of Fall Creek

Figure 5.5: Commuting Time

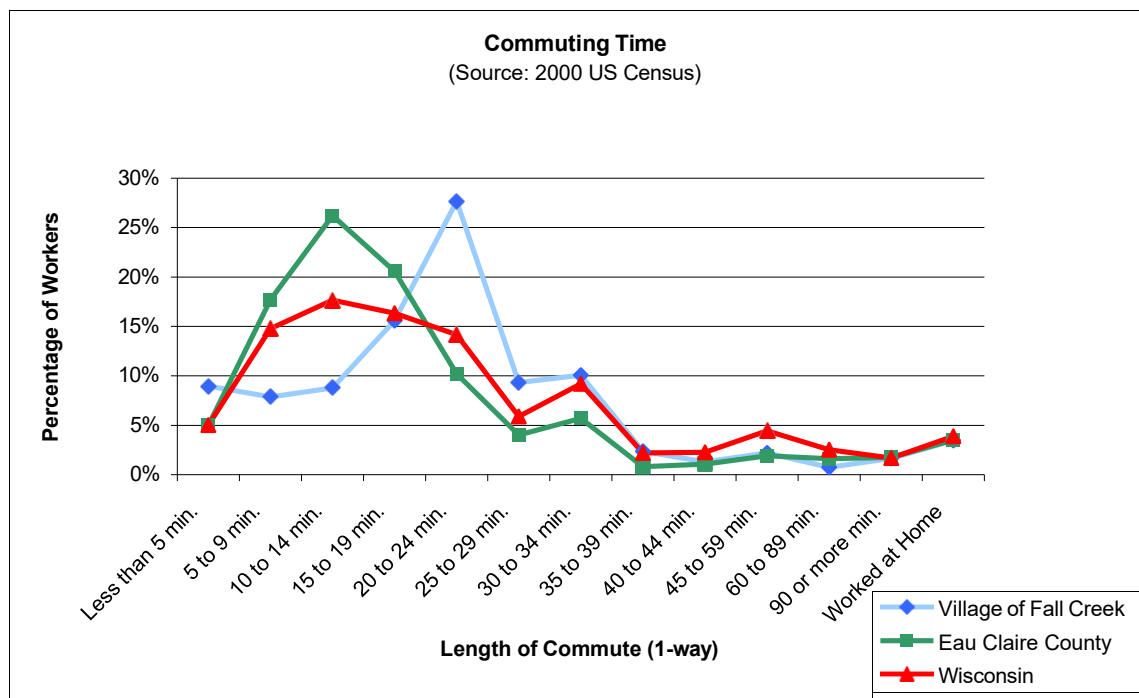


Table 5.13: Residents Place of Work

Place of Work, Working Residents 16 Years or Older	Village of Fall Creek Workers	Eau Claire County Workers
Within Eau Claire County	83.5%	82.2%
Within Village of Fall Creek	25.1%	Unknown
Within County, Outside of Fall Creek	58.4%	Unknown
Outside of County, Within State	16.1%	16.5%
Outside of State	0.4%	1.3%

Source: US Census 2000

5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. (AADT) counts are defined as the total

volume of vehicle traffic in both directions of a highway or road for an average day. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Refer to the Village of Fall Creek Transportation Facilities Map)

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

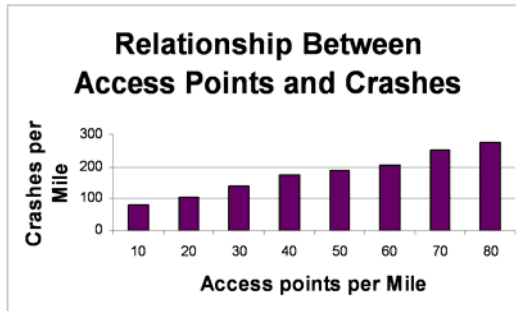
Table 5.14: Trip Generation Estimates

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

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

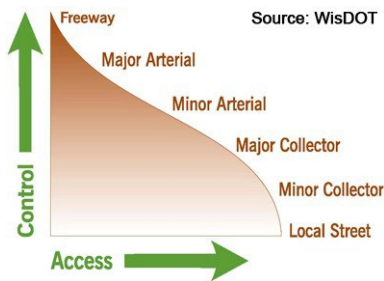
5.3.1.4 Access Management & Safety

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

Figure 5.6: Relationship Between Access Points And Crashes

The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general,

arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

Figure 5.7: Relationship between Access and Functional Classification

The WisDOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Planning Area USH 12 is a designated Tier 3 roadway, except within the Village limits, where it is a designated Tier 4 roadway. There are no Tier 1, 2A, or 2B roadways within the Planning Area. Consult the Fall Creek Zoning Code for additional access regulations for local roads.

Figure 5.8: WisDOT Guidelines for Access along State Highways

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

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the Village of Fall Creek. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire. The ECT’s *Transit Development Plan* and *Long Range Plan (2003)* do not anticipate adding or extending routes to serve the Village of Fall Creek. The need for this service should be monitored and coordinated with Eau Claire County. Greyhound Lines does make stops in the City of Eau Claire, providing area residents with access to long-distance bus travel across the U.S.

5.3.2.2 Transportation Facilities for the Disabled

The Eau Claire County Department On Aging & Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.15 displays total ridership for the past five years. Total ridership is up 50% over the last five years, and given the aging population, this trend is expected to continue.

Table 5.15: Eau Claire City/County Paratransit Ridership, 2002-06

	2002 Ridership	2003 Ridership	2004 Ridership	2005 Ridership	2006 Ridership	Percent Change 2002-06
City	36,819	44,453	47,326	48,413	50,804	37.98%
County	12,331	17,953	19,580	21,291	23,236	88.44%
Total	49,150	62,406	66,906	69,704	74,040	50.64%

Figure 5.9: Bicycling Conditions in Fall Creek



5.3.2.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Village's existing sidewalks and roadways. The WisDOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2004 traffic and roadway data.

<http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>. Figure 5.9 displays the portion of the map for the Plan Area. Green routes indicated roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions. In addition, Eau Claire County has one off road trail, the Chippewa River Trail, which links with the Red Cedar Trail to connect the cities of Eau Claire and Menomonie. There are plans to link this trail with the Old Abe Trail to connect the cities of Eau Claire and Chippewa Falls.

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

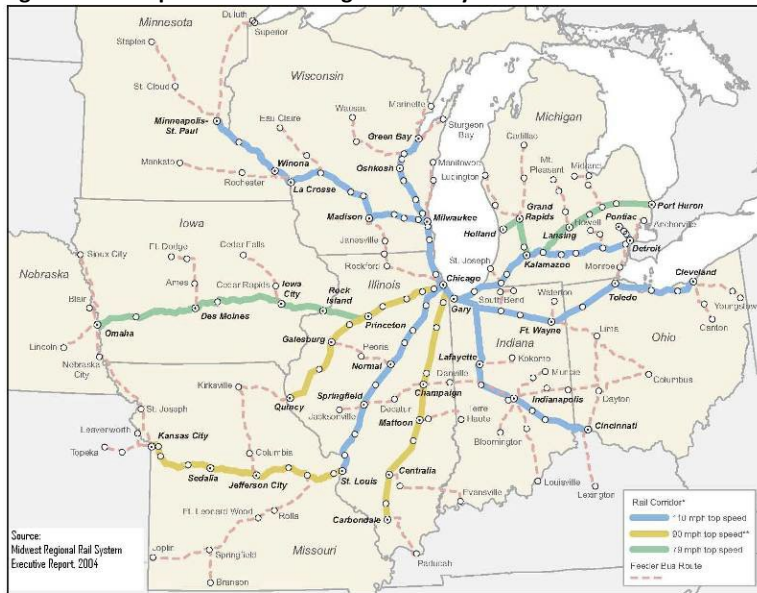
5.3.2.4 Railroad Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes.

Union Pacific maintains a line through the Village of Fall Creek, City of Augusta, City of Altoona, and City of Eau Claire. Local observations indicate an increase in freight movement through the Village. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2003 WisDOT commodity report estimates that rail accounts for only 4% (440,316 tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service. The City of Tomah is the closest Amtrak station to Eau Claire County residents. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network.

Figure 5.10: Proposed Midwest Regional Rail System



The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. A commuter bus is expected to connect the City of Eau Claire to this system, although options exist for potential rail from Eau Claire to the Twin Cities, LaCrosse, and Tomah. (Source: WisDOT Rail Issues and Opportunities Report)

Figure 5.11: Proposed MRRS – Eau Claire Alternatives

Source: WisDOT Bureau of Planning

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

“Eau Claire West” alternative
Service is extended from Minneapolis to Eau Claire and back



5.3.2.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. In 1999 there were 48,616 total operations. Air service is provided by Northwest Airlink, (Mesaba Airlines) using 34-passenger turboprop aircrafts, with daily flights to the Twin Cities. A Sun



Country airline also provides 18 annual flights to Nevada. The airport has two paved runways, one 7,301 ft the other 4,999 ft, which are in good to excellent condition, handling approximately 50,000 total operations a year. The *CVRA Master Plan* estimates total operations will rise to 83,100 by year 2020. The WisDOT does not anticipate CVRA will change in classification from Air Carrier/Cargo by year 2020. CVRA is included in the FAA's *National Plan of Integrated Airport Systems* (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. The 2007-2011 NPIAS Report estimates that by year 2011 90 locally owned aircraft will be hangered or based at CRVA. In addition, the WisDOT *5-Year Airport Improvement Program* lists several terminal reconstruction projects for CRVA, but no additional runways.

5.3.2.6 Trucking

Relatively lower costs for fuel in the 1980s and 1990s led to the trend toward more freight movement by trucking rather than rail or air (although this trend may reverse due to the projected costs for oil). According to 2003 commodity movement data provided by WisDOT, trucking accounts for 96% (10 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties. Within the Village of Fall Creek USH 12 is Designated Long Truck Routes by the WisDOT. (Source: Long Range Transportation Plan, Chippewa-Eau Claire MPO)

5.3.2.7 Water Transportation

The Village of Fall Creek does not have its own access to water transportation but is 100 miles from Mississippi River access, via the Twin Cities. Port access can be found farther down the river in La Crosse & Prairie du Chien.

5.3.3 Maintenance & Improvements

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

According to the *Community Survey*, 93.9% of respondents rated the Village roads as either "excellent" or "good;" 86.4% rated street and road maintenance as either "excellent" or "good;" 90.8% rated snow removal as either "excellent" or "good." (Refer to Appendix A)

5.3.3.1 Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Village in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Village are evaluated and rated in terms of their surface condition, drainage, and road crown. The average pavement condition of local roads in the Village of Fall Creek as of year 2007 was 7.3.

Table 5.16: PASER Ratings

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

5.3.3.2 State & Regional Transportation Plans

Figure 5.12: Transportation Plans & Resources

<ul style="list-style-type: none"> ▶ Translink 21 ▶ WI State Highway Plan 2020 ▶ 6-Year Highway Improvement Plan ▶ WI State Transit Plan 2020 ▶ WI Access Management Plan 2020 ▶ WI State Airport System Plan 2020 ▶ WI State Rail Plan 2020 ▶ WI Bicycle Transportation Plan 2020 ▶ WI Pedestrian Plan 2020 ▶ Eau Claire Transit, Transit Development Plan & Long Range Plan, 2003 ▶ Chippewa Valley Regional Airport Master Plan, 2001 ▶ Chippewa-Eau Claire, Long Range Transportation Plan 2005-2030 ▶ Eau Claire County Highway Department Five Year Road & Bridge Improvement Plan, 2005-2009 ▶ WisDOT Connections 2030

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

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

The WisDOT *Six Year Improvement Plan* for Eau Claire County lists one project located in the Village of Fall Creek. USH 12 is scheduled for resurfacing, repavement of shoulders, and replacement of signage. Construction is estimated to begin in 2007. In addition, the Eau Claire County *Five Year Road and Bridge Improvement Plan (2004-2009)* indicates that CTH KK from CTH JJ to Valley Rd. is scheduled for improvements in year 2009.

In follow-up to *Translinks 21*, The WisDOT has recently released its new plan: *Connections 2030*. While still in a draft form, the plan lays out 7 themes, and 37 related policies, that will guide the State of Wisconsin as it meets the challenge to provide a high quality transportation network. The seven themes are organized not by mode of transportation, but instead as overarching goals:

- ❖ Preserve and maintain Wisconsin's transportation system
- ❖ Promote transportation safety
- ❖ Foster Wisconsin's economic growth
- ❖ Provide mobility and transportation choice
- ❖ Promote transportation efficiencies

- ❖ Preserve Wisconsin's quality of life
- ❖ Promote transportation security

Throughout the creation of Connections 2030, WisDOT has emphasized the need to improve the link between statewide policies, such as the 37 recommended policies laid out in the plan, and implementation activities occurring at the regional or corridor level. In order to achieve this goal, in Connections 2030 WisDOT has adopted a corridor management approach: WisDOT identified the main corridors throughout the state, and then developed a plan for the corridor that includes contextual factors such as surrounding land uses, access, etc. Each corridor plan integrates all appropriate modes of transportation. Portions of Eau Claire County are included within six different corridors. Each Corridor includes a list of Short Term (2008-2013), Mid-Term (2014-2019), Long Term (2020-2030) studies or projects. Projects identified which could impact the Village of Fall Creek include:

- ❖ Mid Term: USH 12 – Expand to four lanes from Winchester to Schultz Rd if supported by environmental document.

5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

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

5.4.1 Sanitary Sewer System

In 2006, the Village completed a *Wastewater Treatment Facility Plan* to analysis the best method of providing wastewater management through 2025. As a result of this planning, a new wastewater treatment facility was completed in 2007. The Village of Fall Creek's sanitary sewer facility is located on Koplein Rd. The facility has the capacity to treat 191,000 gallons of water per day, and is currently operating at approximately 50% capacity.

According to the *Community Survey*, 83.1% of respondents rated the sanitary sewer service as either "excellent" or "good." (Refer to Appendix A)

Table 5.17: Wastewater Treatment in the Village of Fall Creek

Design Flow (GPD)	Average Flow (GPD)	Percent Capacity	Year Constructed	Last Year of Expansion
191,000 (1,700 population)	80,000	41.9%	2007	None for next 20 years

5.4.2 Storm Water Management

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

According to the *Community Survey*, 77.3% of respondents rated stormwater management service as either "excellent" or "good." (Refer to Appendix A)

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

Subdivisions within the Village of Fall Creek have curb and gutter stormwater management.

5.4.3 Water Supply

The Village of Fall Creek has two wells/pump houses and one water tower. There are no current issues with water quantity or water and quality. In year 2008, one replacement pump house is planned. It is important to note that the capacity of water supply is determined more by available water storage than by flow. With a projected 2025 population of 1,500 using approximately 80 gallons per day, per capita, existing water storage is more than sufficient for the planning horizon.

According to the *Community Survey*, 74.3% of respondents rated the municipal water service as either "excellent" or "good." (Refer to Appendix A)

Table 5.18: Water Supply in the Village of Fall Creek

Design Flow (GPM)	Average Flow (GPM)	Percent Capacity	Year Constructed	Last Year of Expansion
NA	Approximately 155-160 gal per minute	NA	1939-40 Well #1; 1965-66 Well #2; 2001 for 250,000 gal. tank/tower	2001 for new water tower

5.4.4 Solid Waste Disposal & Recycling Facilities

Private haulers are relied upon for waste pick-up and disposal. Priorities for solid waste management in Eau Claire County are:

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

According to the *Community Survey*, 97.0% of respondents rated garbage collection as either "excellent" or "good;" 86.3% rated recycling services as either "excellent" or "good." (Refer to Appendix A)

For safe disposal of household hazardous waste, the County offers an annual Clean Sweep Program, often in concert with adjacent counties. More information is available on the County website.

5.4.5 Parks, Open Spaces & Recreational Facilities

The Village currently has approximately 14 acres of parkland. The 13-acre Keller Park serves as the Village's community park with playground equipment, ball fields, tennis courts, basketball courts, concessions stands, and picnic shelters and tables. The one acre Randall Park serves as a neighborhood park and contains picnic tables, small shelter, and a historical museum.

According to the *Community Survey*, 76.9% of respondents rated park and recreational facilities as either "excellent" or "good." (Refer to Appendix A)

The very small Fall Creek Valley Memorial Park (.1 acres) provides two fishing areas to the pond. In addition, a designated snowmobile route has been established that provides snowmobilers with access to downtown.

Facilities at Fall Creek School provide nearly 45 acres of active and passive recreational space. Approximately 10 acres of the site has already been developed and includes playground equipment, basketball courts, running track, football field, baseball and softball fields. The majority of the remaining 35 acres of open space could accommodate a variety of field games and there are plans to erect a hard surface walking path that will wind throughout the site and will include benches.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Excluding the snowmobile route & school facilities (which are not also open for public use), there is approximately 14 acres of parkland in the Village. As Table 5.19 suggests, based on acreage alone, the existing parks system will not be sufficient to serve the projected population at NRPA standards. As the age composition in the Village changes, specific recreational needs may change, and should be monitored over time.

Table 5.19: Park Acreage Compared to Population Forecasts

	2007	2020	2030
Population	1,302	1,596	1,776
Demand (12 acres/1,000 people)	16	19	21
Total Supply (public use areas only)	14	14	14
Surplus/Deficit	-2	-5	-7

Source: MSA GIS

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

the people who will use the facilities.

The Eau Claire County *Outdoor Recreational Plan (2006-2010)* serves as a guide for the development of parks and outdoor recreation facilities in the County. Maintained by the Eau Claire County Parks and Forestry Department, the plan identifies the following general goals:

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

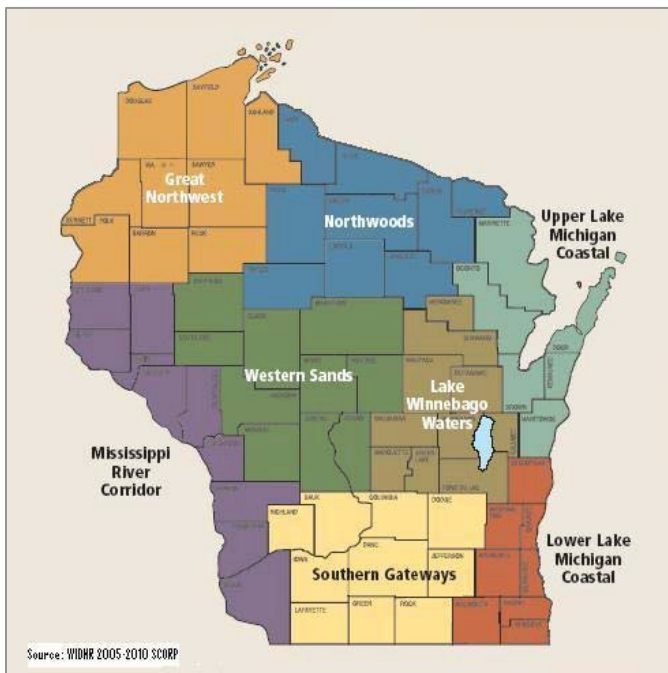
Within the Village of Fall Creek, the plan identifies the following recommendations:

1. Continue to acquire land adjacent to Fall Creek Mill Pond to serve the dual purposes of protecting the water quality of the pond by serving as a buffer from adjacent land uses and for future community park development.
2. Continue to maintain the dam and dredge the pond as necessary to maintain water quality.
3. Area that have accessibility constraints due to major traffic corridors should be given first consideration for future neighborhood park development.
4. Elias Keller Memorial Park – Develop a pavilion, new concession stand, erect safety fencing adjacent to the railroad right-of-way, install flush toilets.

The *2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)* provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- ❖ Walking for Pleasure is rated as the activity with the most participation.
- ❖ Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ❖ ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- ❖ The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

Figure 5.13: WDNR SCORP Regions



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

Issues:

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

Needs:

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

5.4.6 Telecommunication Facilities

Village residents and businesses do not currently have access to cable or fiber optics. The location of new telecommunication facilities are regulated through the Fall Creek Zoning Code.

5.4.7 Energy Facilities & Resources

The Village receives electrical and natural gas service from Xcel Energy. The nearest electrical power plant is the Xcel Energy dam at Dells Pond in Eau Claire.

One natural gas line along the railroad tracks has recently been replaced and is in good condition. No other known power facilities exist within the Village. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

Focus on Energy works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects. As of July 1, 2007, Eau Claire Energy Cooperative is now a member of Wisconsin's Focus on Energy program.

5.4.7.1 Renewable Energy Sources

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

Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. How much energy a photovoltaic (PV) or solar hot water (SHW) system produces in Wisconsin depends on the size of the system (i.e., area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing). Currently there are no commercial or public solar energy systems in use within the Village.

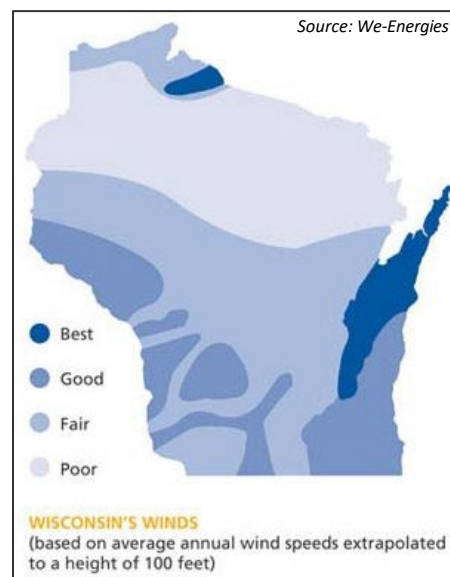
Wind

Wind energy production is optimized when wind turbines are located at the place with the highest, steadiest wind speeds (the energy produced is related to the cube of the wind speed). As Figure 5.14 illustrates, most of the Eau Claire County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems near the Village. A certified wind site assessment can provide a more detailed understanding of the feasibility of this alternative energy source. These can be provided free of charge to communities through Focus On Energy. Currently there are no commercial or public wind energy systems in use within the Planning Area.

Geothermal

Geothermal power uses the natural sources of heat inside the Earth to produce heat or electricity. A geothermal heat pump takes advantage of this by transferring heat, stored in the ground, into a building during the winter, and transferring it out of

Figure 5.14: Wisconsin Wind Energy Sources



the building and back into the ground during the summer. Currently, most geothermal power is generated using steam or hot water from underground. Currently there are no commercial or public geothermal systems in use within the Village.

Biofuel

Biofuels offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources. Bio-fuels are derived from bio-mass and can be used for liquid bio-fuel or bio-gas production.

Crops and crop residues are the main source of biomass for the production of liquid bio-fuels. The primary food crops used for biofuel production in Wisconsin is corn (for ethanol production) and soybeans (for biodiesel production); although other sources can also be used such as: agronomic crops (e.g. switchgrass), forestry crops (e.g. poplar), or residues (unused portions of crops or trees).

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

Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. A micro-hydro system can produce enough electricity for a home, farm, or ranch. The potential energy source from a hydro system is determined by the head (the distance the water travels vertically) and the flow (the quantity of water flowing past a given point). The greater the head and flow, the more electricity the system can generate. Hydroelectric energy is limited both by available rivers (Refer to Section 5.5.2.3) and by competing uses for those rivers, such as recreation, tourism, industry, and human settlements. Currently there are no hydroelectric facilities within the Village.

5.4.8 Cemeteries

The 24-acre Trinity Cemetery along State Street is in good condition, although its remaining capacity is unknown at this time. The Village does not initiate the development or expansion of cemeteries; however, they are regulated through the Fall Creek Zoning Code.

5.4.9 Health Care Facilities

The Village of Fall Creek has no hospitals or general medical clinics, although residents have access to an array of health care options in the City of Eau Claire. The 70-bed Fall Creek Valley Care Center at 344 Lincoln Ave. provide for the specific long-term needs of seniors and others in Fall Creek. The Village does not initiate the development or expansion of health care facilities; however, they are regulated through the Fall Creek Zoning Code.

5.4.10 Child Care Facilities

There are currently two licensed childcare facilities in the Village with a total capacity of 96 children. The Village does not initiate the development or expansion of child care facilities; however, they are regulated through the Fall Creek Zoning Code.

5.4.11 Police & Emergency Services

The Fall Creek Police Department currently has 2 full-time staff, 1 part-time staff, and one part-time reserve. The Department is in good condition, and no expansions are planned at this time. The Fall Creek Fire District provides fire, rescue, and first responder service. The fire station is in good condition, having been built in 2000. There is some interest in adding a new water pump in a rural area, but the benefits must be weighed against the costs before any decisions are made. Gold Cross provides ambulance service within the Village, and there are no known concerns with the service coming from the Village.

According to the *Community Survey*, 76.9% of respondents rated police protection as either "excellent" or "good;" 83.1% rated fire protection services as either "excellent" or "good;" 66.7% rated ambulance service as either "excellent" or "good." (Refer to Appendix A)

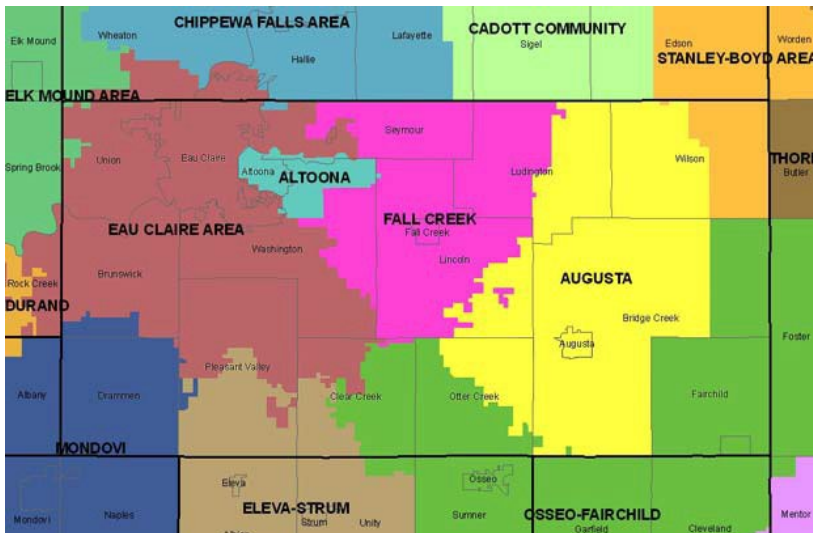
5.4.12 Libraries

The Fall Creek Public library is located at 122 E. Lincoln Ave. Although there some concerns with regard to inadequate space, Village residents can also access nearby L.E. Phillips Library in Eau Claire due to a contract agreement.

According to the *Community Survey*, 83.4% of respondents rated library services as either "excellent" or "good;" 89.4% rated the public school system as either "excellent" or "good." (Refer to Appendix A)

5.4.13 Schools

Figure 5.15: School District Boundaries



Fall Creek is home to its own school district, which has one K-12 school serving approximately 888 students in 2007. Between 2001 and 2007, district enrollment increased slightly from 861 to 888 (3.1%). The School District anticipates a minor decrease in full time enrollment (FTE) to 831 FTE by 2010-2011. The small decrease is due to the lack of growth during the 1990's in the population of those

persons under five years old. From year 1990 to 2000, the population of this age group only grew by four persons in Fall Creek and decreased by 25 persons in the Town of Lincoln. If the population projections for the Village hold true, school district enrollment should begin to increase after 2010-2011. The school district also serves portions of the towns of Clear Creek, Lincoln, Ludington, Seymour, and Washington.

5.4.14 Other Government Facilities

Village Hall, located at 122 E. Lincoln Avenue is in excellent condition having been remodeled over the last fifteen years.

5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Fall Creek agricultural, natural, & cultural resources and contains information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Fall Creek.

5.5.1 Agricultural Resource Inventory

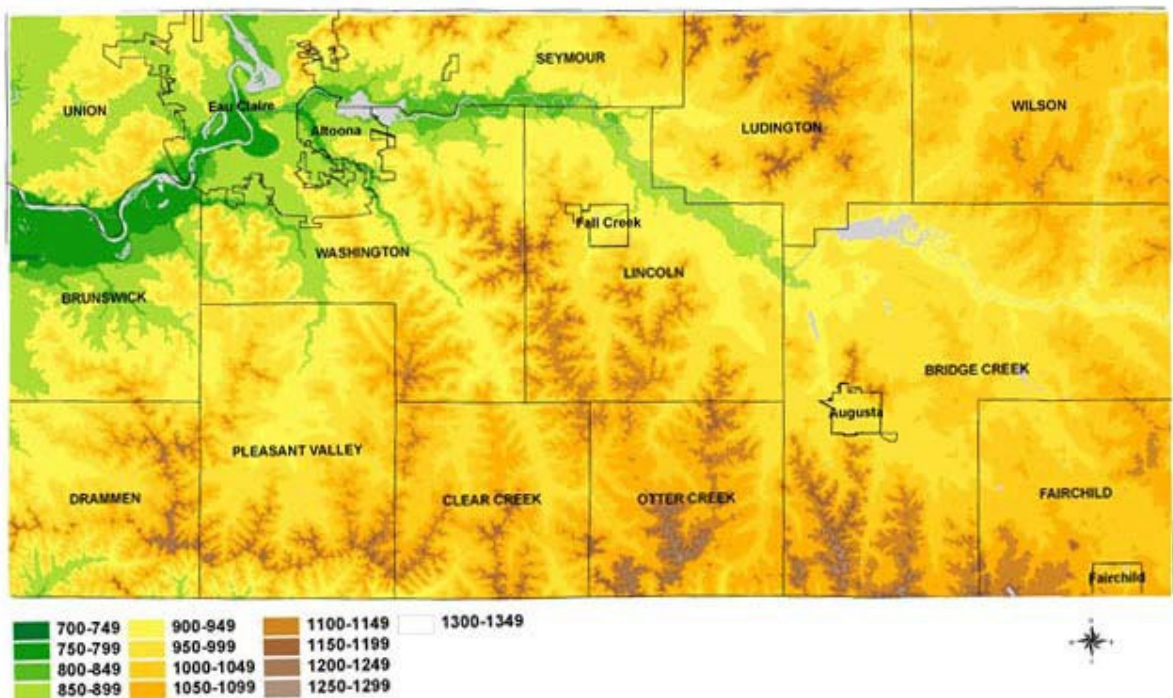
The following section details some of the important agricultural resources in the Village of Fall Creek and Eau Claire County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Eau Claire County Department of Land Conservation. Several other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

- ❖ Eau Claire County Land and Water Resource Management Plan, 1999 & 2007
- ❖ Eau Claire County Farmland Preservation Plan, 1983
- ❖ Soil Survey of Eau Claire County, 1977

5.5.1.1 Geology and Topography

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

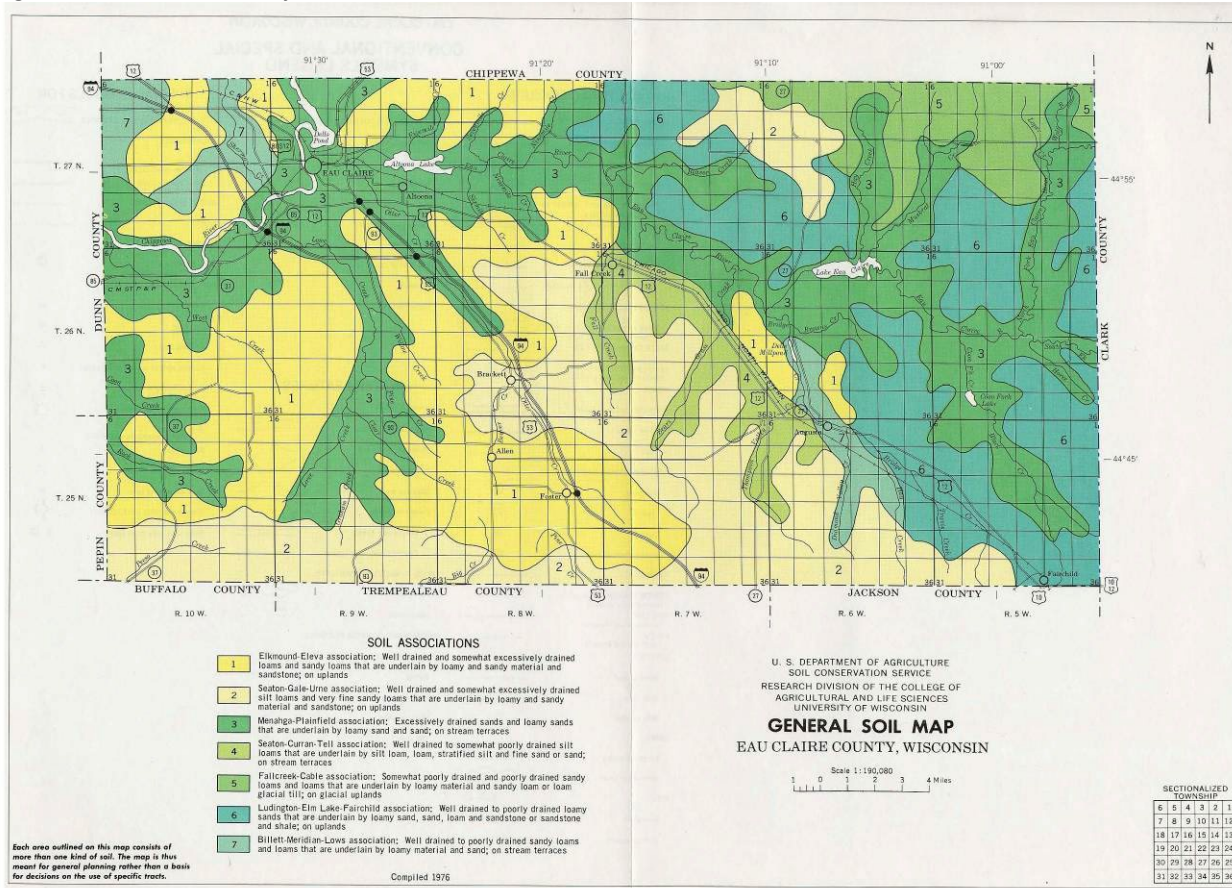
Figure 5.16: Eau Claire County Elevations (ft)



5.5.1.2 Productive Agricultural Areas

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

Figure 5.17: Eau Claire County Soils



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

The Natural Resources Conservation Service also identifies soils according to their capability class. Capability classes show, in a general way, the suitability of soils for most kinds of field crops. The soils are classed according to their limitations when they are used for field crops, the risk of damage when they are used, and the way they respond to treatment. Soil capability classes are related to

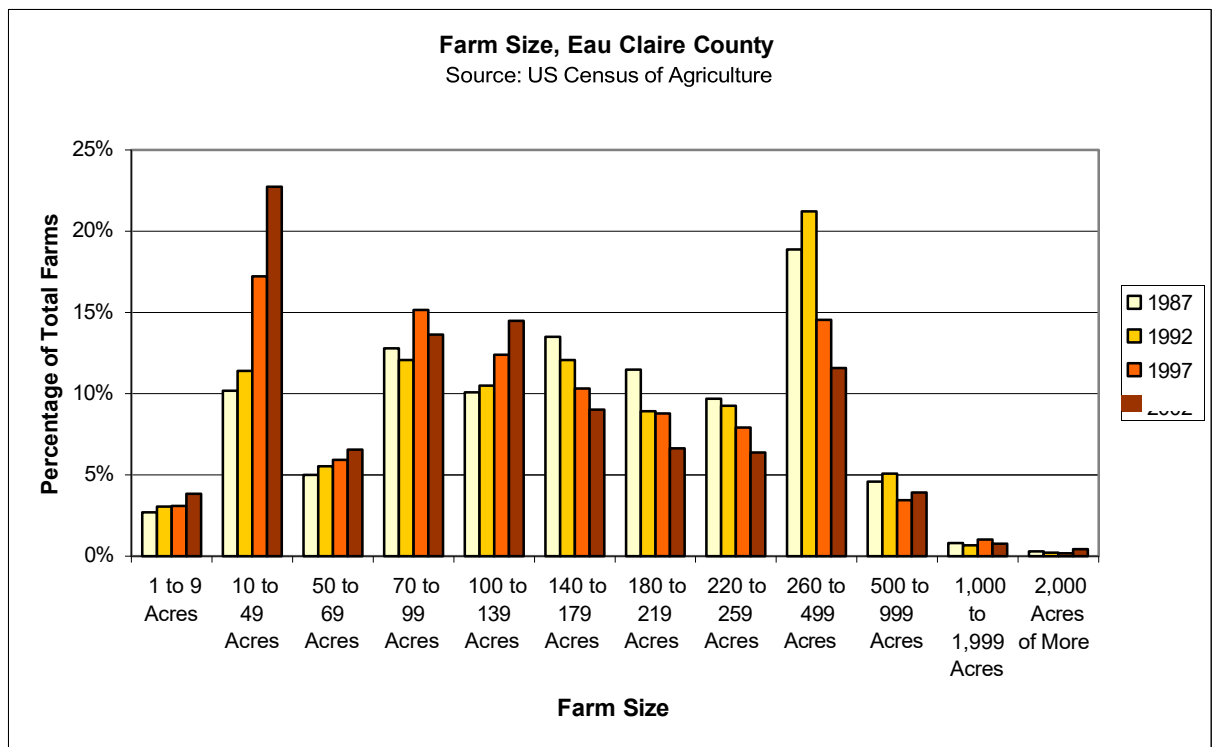
yields of specific crops with classes I through III being considered soils highly suited to agricultural activity. In general, soil capability class I & II correspond to those soils also designated as prime farmland. It should be noted that not all prime farm soils are used for farming; some have been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

5.5.1.3 Farming Trends

Most farming data is not collected at the township level. However, assumptions can be made based on data collected at the County level. Figure 5.18 and Table 5.20 provide information on the number and size of farms in Eau Claire County from 1987 to 2002. Figure 5.18 illustrates how the proportion of small farms (all categories under 140 acres) have increased over the past two decades, while the proportion of mid-sized farms (140-500 acres) have steadily decreased. The most significant growth is seen in the number of farms between 10 and 49 acres.

The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition, but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, often serve niche markets, or produce modest agricultural goods or revenue. In Eau Claire County, many small farms may be serving nearby urban markets with a diversity of vegetable, fruit, and horticultural products.

Figure 5.18: Farm Size 1987-2002, Eau Claire County



On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 1987 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms- those between 140 and 500 acres. In 1987, these farms comprised 54% of all farms in the County, while in 2002, they accounted for only 34%.

Table 5.20 shows that on the whole, average farm size has decreased in the past two decades, while farm values and value per acre have increased significantly. An analysis of the most recently recorded trends (between 1997 and 2002) shows that the total number of farms in Eau Claire County remained relatively stable, increasing by (1%), while the acreage of farmland has decreased by 9,469 acres (4.4%). During this most recent period, the average farm size decreased from 216 to 174 acres.

Table 5.20: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Eau Claire County 1987	Eau Claire County 1992	Eau Claire County 1997	Eau Claire County 2002	Percent Change 1997-2002
Number of Farms	1,001	886	1,162	1,174	1.0%
Land in Farms (acres)	215,964	189,905	213,767	204,298	-4.4%
Average Size of Farms (acres)	216	214	184	174	-5.4%
Market Value of Land and Buildings					
Average per Farm	\$139,507	\$169,264	\$181,016	\$305,577	68.8%
Average per Acre	\$654	\$769	\$959	\$1,783	85.9%

Source: US Census of Agriculture, Eau Claire County

Table 5.21 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Eau Claire County is in the Sugarcane, Hay, and All Other category. Overall, the percentage of farms by category is fairly consistent with the percentages for the State.

Table 5.21: Number of Farms by NAICS

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	188	16.0%	12,542	16.3%
Vegetable and melon (1112)	14	1.2%	1,317	1.7%
Fruit and tree nut (1113)	14	1.2%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	24	2.0%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	371	31.6%	20,943	27.2%
Beef cattle ranching (112111)	168	14.3%	9,852	12.8%
Cattle feedlots (112112)	51	4.3%	3,749	4.9%
Dairy cattle and milk production (11212)	213	18.1%	16,096	20.9%
Hog and pig (1122)	8	0.7%	759	1.0%
Poultry and egg production (1123)	17	1.4%	910	1.2%
Sheep and goat (1124)	13	1.1%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	93	7.9%	6,347	8.2%
Total	1,174	100.0%	77,131	100.0%

Source: US Census of Agriculture

5.5.2 Natural Resource Inventory

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

- ❖ Eau Claire County Land and Water Resource Management Plan, 1999 & 2007
- ❖ Soil Survey of Eau Claire County, 1977
- ❖ The State of the Lower Chippewa River Basin Report, 2001
- ❖ State of the Black Buffalo-Trempeleau River Basin Report, 2002
- ❖ Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010
- ❖ Wisconsin DNR Legacy Report, 2006

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

Rural:

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

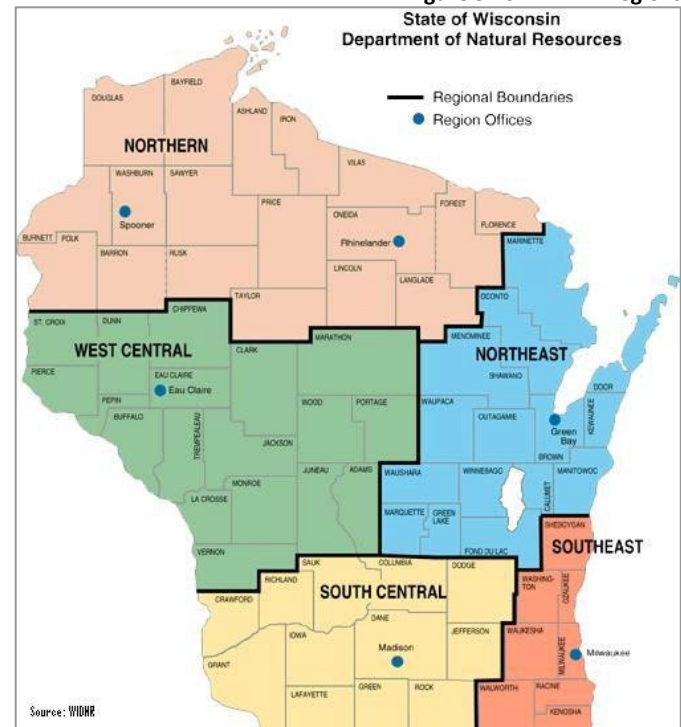
Urban:

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

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

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2006, after a three-year period of public input, the WIDNR completed the *Legacy Report*. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The seven criteria were:

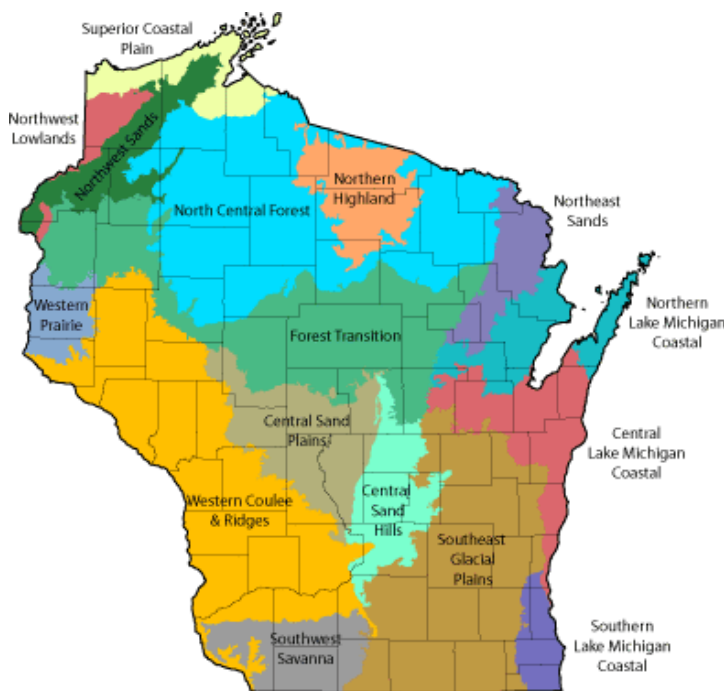
Figure 5.19: WIDNR Regions
State of Wisconsin
Department of Natural Resources



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

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Although there are none in the Village, the three Legacy Places identified in Eau Claire County are Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River.

Figure 5.20: WIDNR Ecological Landscapes & Legacy Places



Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.20 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The Village of Fall Creek, along with most of Eau Claire County, is located within the Western Coulee & Ridges ecological landscape. Refer to the report for specific information. (Source: WIDNR Legacy Report, 2006)

5.5.2.1 Groundwater

Groundwater is the primary source of drinking water in the Village of Fall Creek and the County as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water

depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the *WIDNR Susceptibility to Groundwater Contamination Map* (not shown), the Village of Fall Creek generally ranks “medium-low” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

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

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

And point source pollution as:

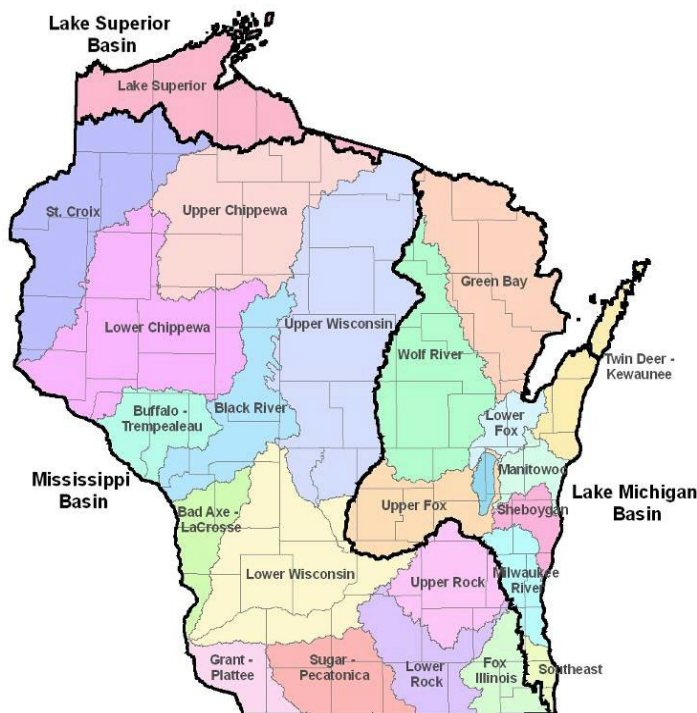
“Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- ❖ An area within 250 ft. of a private well or 1000 ft. of a municipal well
- ❖ An area within the Shoreland Zone (300 ft. from streams, 1000 ft. from rivers and lakes)
- ❖ An area within a delineated wetland or floodplain
- ❖ An area where the soil depth to groundwater or bedrock is less than 2 feet

5.5.2.2 Stream Corridors

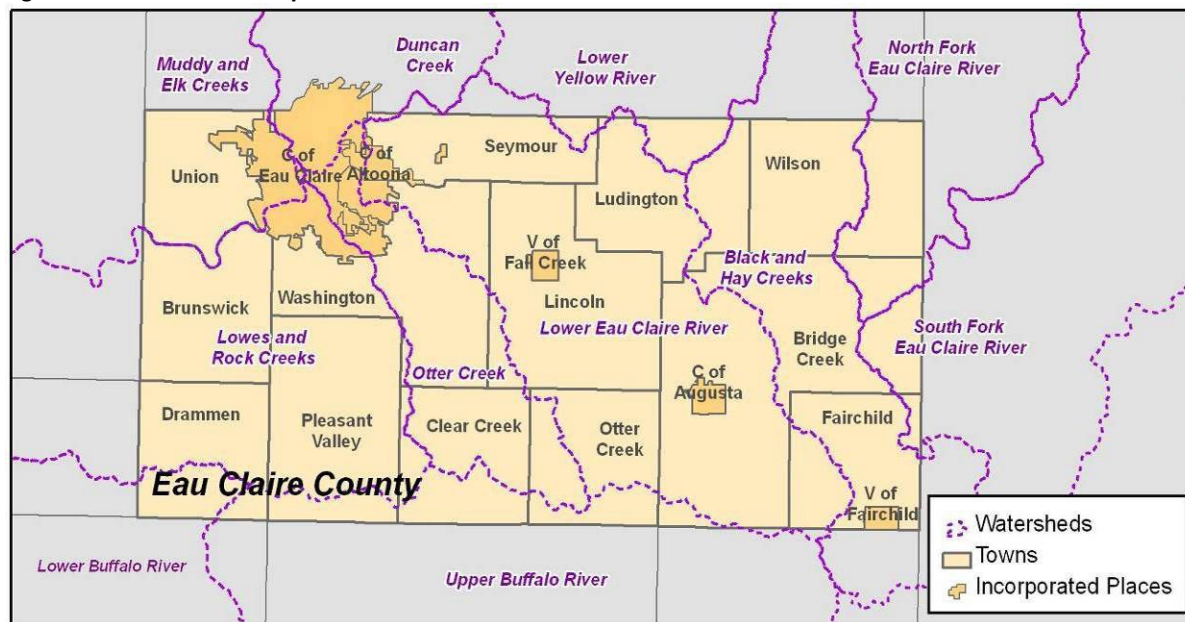
Figure 5.21: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.21). All of Eau Claire County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units. Eau Claire County is located within two WMUs, the Lower Chippewa WMU & Buffalo-Trempealeau WMU. The Village of Fall Creek is located entirely within the Lower Chippewa WMU. Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

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

Figure 5.22: Eau Claire County Watersheds



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

5.5.2.3 Surface Water

With the exception of a small area along the southern County boundary in the Buffalo-Trempealeau River Basin, all surface water features in the County are part of the Lower Chippewa River Basin. The Eau Claire River and Chippewa River dominate the surface water features. Half of the roughly 330 miles of streams in the county are trout streams, and seven of these totaling 25 miles are Class 1 Trout Streams. Of eleven lakes in the county, four are over 100 acres in size and include Altoona (840 acres), Eau Claire (860 acres), Dells Pond (739 acres), and Half Moon (132 acres).

Surface water resources, consisting of rivers, streams, lakes, and associated floodplains, form an integral element of the natural resource base of Eau Claire County and the Village of Fall Creek. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers, streams, and lakes constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Surface water resources are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff, runoff from construction sites, and careless agricultural practices. The water quality of streams and ground

water may also be adversely affected by the excessive development of surface water areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

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

Outstanding & Exceptional Waters

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

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

According to the *1999 Land and Water Resource Management Plan*, there are 25 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for Wisconsin surface waters.

Impaired Waters

The listing of waters under the *Clean Water Act* (s.303(d)) must occur every two years under current U.S. Environmental Protection Agency (EPA) requirements. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs) under the provisions of section 303(d)(1)(c) of the Act. Impaired waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. According to the *WDNR 2006 Proposed Impaired Waters list*, two water bodies within the County- both under City of Eau Claire jurisdiction- are impaired waters. Half Moon Lake was added to the list in 1998 due to a high concentration of phosphorus and sediment, and a one-mile stretch of the Chippewa River was listed in 1998 for a high concentration of metals and PCBs.

5.5.2.4 Floodplains

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

Direct Costs:

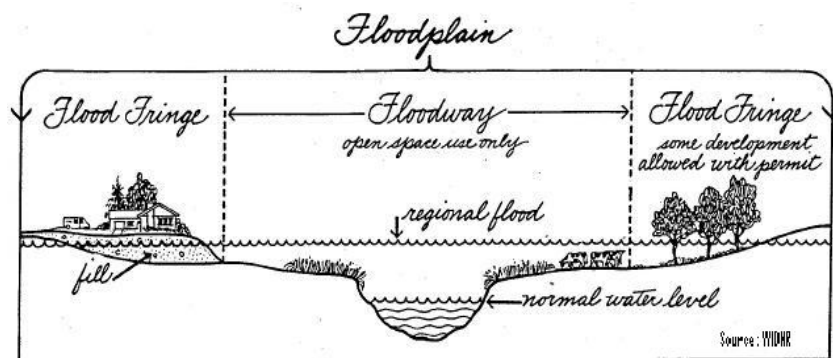
- ❖ Rescue and Relief Efforts
- ❖ Clean-up Operations
- ❖ Rebuilding Public Utilities & Facilities
- ❖ Rebuilding Uninsured Homes and Businesses
- ❖ Temporary Housing Costs for Flood Victims
- ❖

Indirect Costs:

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

The Water Resources Map displays the floodplain areas in the Planning Area. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Figure 5.23: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore they constitute prime locations necessary for park, recreation, and open space areas. Every effort should

be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

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

(Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

5.5.2.5 Wetlands

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

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

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

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.5.2.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should

prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's *Natural Heritage Inventory (NHI)* database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the *Wisconsin Endangered Species Law*, it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

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

Table 5.22 list those elements contained in the NHI inventory for the Village of Fall Creek. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Eau Claire County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- ❖ Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- ❖ Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- ❖ Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.22: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
FISH	CLINOSTOMUS ELONGATUS	REDSIDE DACE	SC/N	1979
INVERTEBRATE	ALASMIDONTA MARGINATA	ELKTOE	SC/H	1992
INVERTEBRATE	OPHIOMPHUS SP. 1 NR. ASPERSUS	SAND SNAKETAIL	SC/N	1994

Source: WIDNR NHI, Village of Fall Creek

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.

The *Federal Endangered Species Act* (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

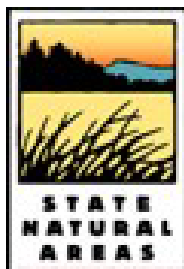
5.5.2.7 Forests & Woodlands

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

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

5.5.2.8 Environmentally Sensitive Areas & Wildlife Habitat

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



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **418** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

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

1. Putnam Park (105 acres, UW-Eau Claire Campus)
2. Coon Fork Barrens (580 acres, T26N–R5W, Sections 19,20,28,29,30)
3. South Fork Barrens (120 acres, T26N-R5W, Section 14 SW ¼)

4. Pea Creek Sedge Meadow (200 acres, T25N-R5W, Sections 3,4)
5. North Fork Eau Claire River (367 acres, T25N-R5W, Sections 2,3,10,11)
6. Canoe Landing Prairie (44 acres, T26N-R5W, Sections 15,16)

5.5.2.9 Metallic & Non-Metallic Mineral Resources

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

5.5.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Village of Fall Creek and Eau Claire County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Eau Claire County had its beginning in the summer of 1855 as the Town of Clearwater (“Clear water” in early documents), when Chippewa County was divided into three parts. Less than one year later, the name was changed to the Town of Eau Claire, and by fall of 1856, Eau Claire County was officially created. The first settlers arrived in Fall Creek in 1850 to clear land for farming. In 1857, Fall Creek was surveyed. The Village got its name from the nearby stream, where Edward Gessner erected a sawmill in 1867. In 1869, the railroad was completed through Fall Creek. In March 1906, the Village of Fall Creek incorporated as an Act of the Wisconsin Legislature. The first president was Mr. J. Zieman. (Source: “History of Eau Claire County, Wisconsin, Past and Present, 1914”)

5.5.3.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state’s heritage. The WI Historical Society’s Division of Historic Preservation administers the Historical Markers program. There are no historical markers in Fall Creek; however, the Village does maintain a Village Museum at Randall Park.

The *Architecture and History Inventory (AHI)* is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and

historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Table 5.23: Architecture and History Inventory, Village of Fall Creek

AHI ID #	T,R,S	Location	Resource Type - Style	Historic Name
		<i>No AHI Inventory Records for the Village of Fall Creek</i>		

Source: State Historical Society AHI Inventory, Village of Fall Creek

The *Archaeological Site Inventory (ASI)* is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Table 5.24: Archaeological Site Inventory, Village of Fall Creek

ASI ID#	T,R,S	Site Name	Site Type
4261	26,7,W,6	Trinity Cemetery	Cemetery/burial

Some resources are deemed so significant that they are listed as part of the *State and National Register of Historic Places*. The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. There are no resources within the Village on the National Register of Historic Places.

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

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

The Village of Fall Creek does not have CLG status at this time.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Village of Fall Creek economic development and contains information required under SS66.1001. Information includes: labor market statistics, economic base statistics, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Village of Fall Creek.

5.6.1 Labor Market

Table 5.25: Employment Status of Civilians 16 Years or Older

Community	Village of Fall Creek	Eau Claire County	Wisconsin
In Labor Force (1990)	471	44,329	2,598,898
Unemployment Rate	10.4%	5.0%	4.3%
In Labor Force (2000)	581	53,384	2,996,091
Unemployment Rate	4.5%	3.2%	3.4%
In Labor Force (2005)	n.a.	54,312	3,041,470
Unemployment Rate	n.a.	4.1%	4.7%

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

County tend to be below the State and national rates.

Table 5.25 details the employment status of workers in the Village of Fall Creek as compared to Eau Claire County and the State. Unemployment rates for villages are only collected during the U.S. Decennial Census; therefore, 2005 data was not available. However, unemployment rates for Eau Claire

Table 5.26: Class of Worker

Class of Worker	Village of Fall Creek	Eau Claire County	Wisconsin
Private Wage & Salary	77.1%	78.9%	81.1%
Government Worker	15.1%	14.7%	12.5%
Self-Employed	7.7%	6.1%	6.1%
Unpaid Family Worker	0.0%	0.2%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.26 indicates the percentage of workers by class for the Village of Fall Creek, Eau Claire County and the State, in year 2000. As shown, percentages in the Village closely resemble those of Eau Claire County. Figure 5.24 and Table 5.27 describes the workforce by

occupation within the Village, County and State in year 2000. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed Fall Creek residents is in the Management, Professional & Related category (28%), which also ranks highest for Eau Claire County and the State. This occupation type is followed closely by Sales and Office (27%). According to the 2000 Census, no Fall Creek residents were employed at that time in Farm, Fishing or Forestry occupations.

Table 5.27: Employment by Occupation

Occupations	Village of Fall Creek Number	Village of Fall Creek Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	105	18.9%	7,749	15.6%	540,930	19.8%
Const, Extraction & Maint.	61	11.0%	3,864	7.8%	237,086	8.7%
Farm, Fishing & Forestry	0	0.0%	309	0.6%	25,725	0.9%
Sales & Office	148	26.7%	13,957	28.2%	690,360	25.2%
Services	87	15.7%	8,100	16.4%	383,619	14.0%
Mgmt, Prof & Related	154	27.7%	15,545	31.4%	857,205	31.3%
Total	555	100%	49,524	100%	2,734,925	100%

Source: US Census, Village of Fall Creek

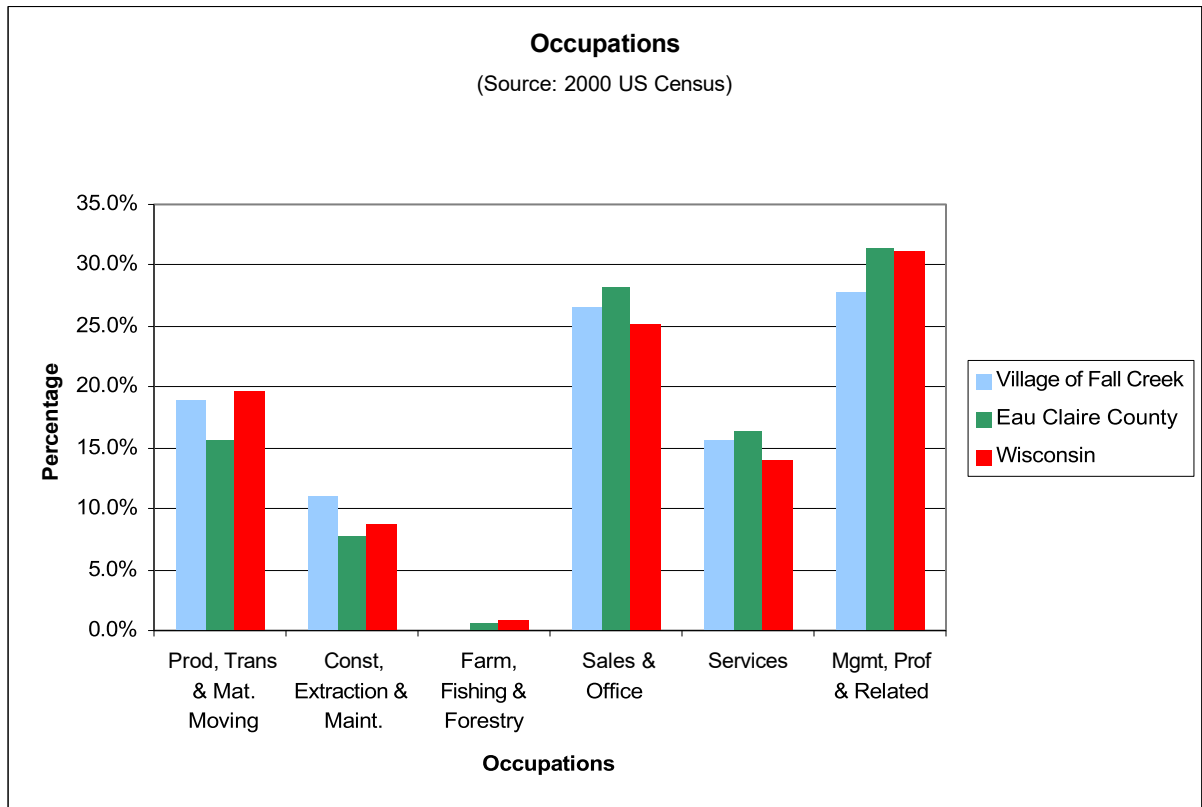
Figure 5.24: Employment by Occupation

Figure 5.25 and Table 5.28 show the earnings for workers within the Village, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). Village of Fall Creek per capita income and median family income are lower than County and State averages, while median household income is similar. Compared to Eau Claire County and the State, the rate of growth between 1989 and 1999 was much higher in the Village of Fall Creek for both median family income and median household income, but similar for per capita income.

Table 5.28: Income

Income	Village of Fall Creek 1989	Village of Fall Creek 1999	Eau Claire County 1989	Eau Claire County 1999	Wisconsin 1989	Wisconsin 1999
Per Capita Income	\$10,510	\$17,566	\$11,801	\$19,250	\$13,276	\$21,271
Median Family Income	\$30,192	\$47,986	\$32,468	\$50,737	\$35,082	\$52,911
Median Household Income	\$21,806	\$40,284	\$25,886	\$39,219	\$29,442	\$43,791
Individuals Below Poverty	5.1%	7.7%	15.9%	10.9%	10.4%	8.7%

Source: US Census

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

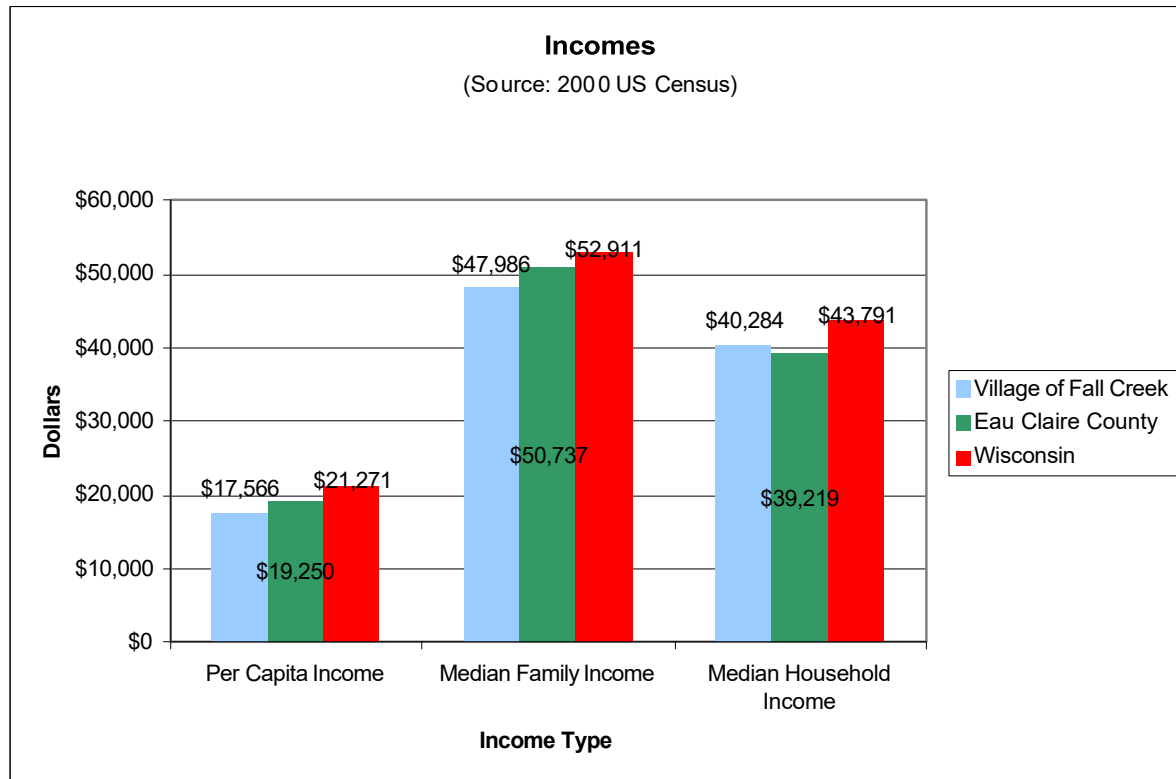
Figure 5.25: Income, Year 1999

Table 5.29 details the educational attainment of Village of Fall Creek, Eau Claire, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 81% of Village of Fall Creek residents 25 years or older had at least a high school diploma- slightly lower than County and State percentages. The proportion of Village residents with Bachelor's and graduate/professional degrees are also less than the County and the State.

Table 5.29: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Village of Fall Creek 1990	Village of Fall Creek 2000	Eau Claire County 1990	Eau Claire County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	20.7%	14.0%	7.0%	5.0%	9.5%	5.4%
9th to 12th No Diploma	12.4%	5.0%	8.8%	6.1%	11.9%	9.6%
HS Grad	39.8%	35.5%	32.7%	31.1%	37.1%	34.6%
Some College	11.4%	20.4%	26.4%	21.1%	16.7%	20.6%
Associate Degree	6.1%	10.0%	8.1%	9.7%	7.1%	7.5%
Bachelor's Degree	7.8%	11.7%	11.3%	18.3%	12.1%	15.3%
Graduate/Prof. Degree	1.8%	3.4%	5.8%	8.7%	5.6%	7.2%
Percent High School Grad or Higher	66.9%	81.0%	84.3%	88.9%	78.6%	85.2%

Source: US Census

5.6.2 Economic Base

Table 5.30 lists the top 25 employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2005. None of which are located in Fall Creek.

Table 5.30: Top 25 Employers in Eau Claire County

Rank	Employer	Industry Type	Number of Employees
1	Menard Inc	Home centers	1000+
2	Eau Claire Area School District	Elementary & secondary schools	1000+
3	Hutchinson Technology Inc	Computer storage device manufacturing	1000+
4	Luther Hospital	General medical & surgical hospitals	1000+
5	University of Wisconsin- Eau Claire	Colleges & universities	1000+
6	Sacred Heart Hospital	General medical & surgical hospitals	1000+
7	Midelfort Clinic Ltd Mayo Health	Offices of physicians, except mental health	1000+
8	United Healthcare Services Inc	Direct health & medical insurance carriers	500-999
9	City of Eau Claire	Executive & legislative offices, combined	500-999
10	Chippewa Valley Technical College	Junior colleges	500-999
11	The Charlton Group Inc	Telemarketing bureaus	500-999
12	Wal-Mart Associates Inc	Warehouse clubs & supercenters	500-999
13	County of Eau Claire	Executive & legislative offices, combined	500-999
14	Brotoloc Health Care Systems Inc	Residential mental retardation facilities	500-999
15	Royal Credit Union	Credit unions	500-999
16	Nestle USA Inc	Dry, condensed, & evaporated dairy products	250-499
17	Mega Foods	Supermarkets & other grocery stores	250-499
18	Xcel Energy Services Inc	Other technical consulting services	250-499
19	Northern States Power Co	Managing offices	250-499
20	Pan O Gold Baking Co	Baked goods stores	250-499
21	McDonald's	Limited-service restaurants	250-499
22	Phillips Plastics Corp	All other plastics product manufacturing	250-499
23	Target Corporation	Discount department stores	250-499
24	Young Mens Christian Assn of Eau Claire	Civic & social organizations	250-499
25	Sodexo Service	Food service contractors	250-499

Source: WI Department of Workforce Development, Eau Claire County, December 2005

Table 5.31 and Figure 5.26 describe the workforce by industry within the Village, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

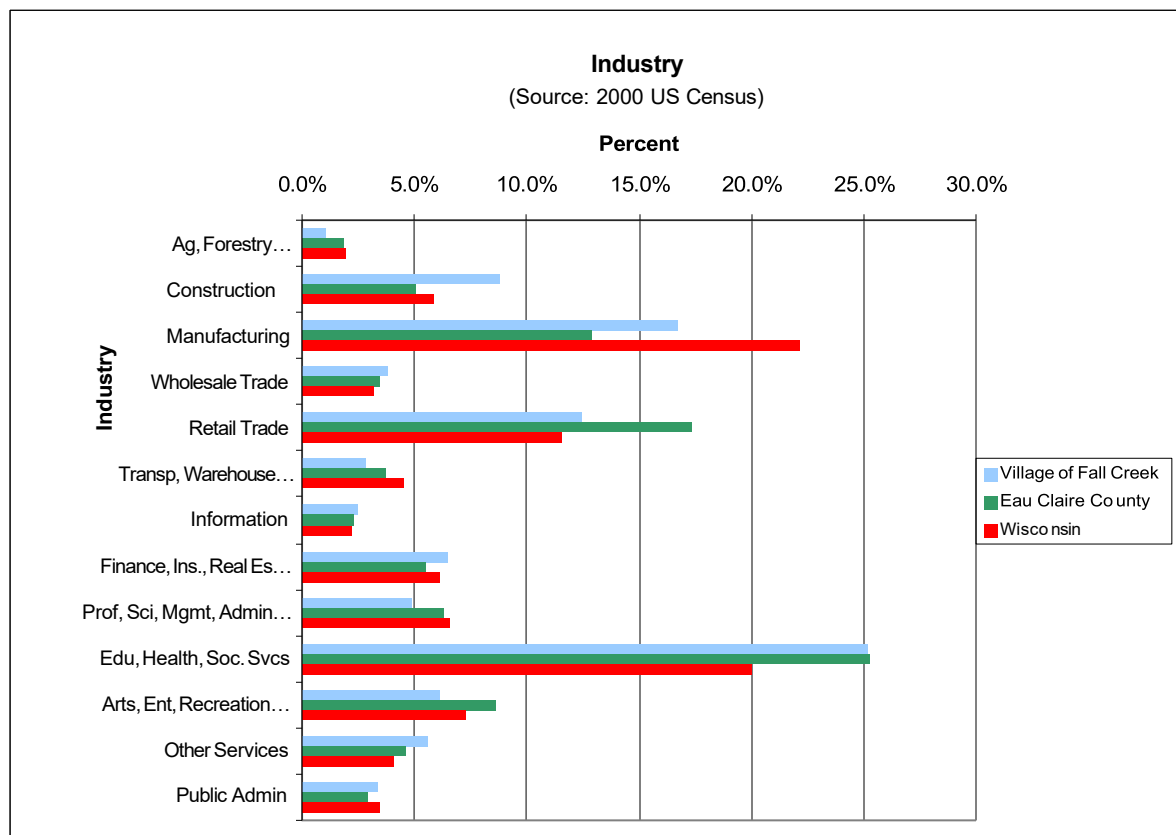
Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Fall Creek residents is in the Educational, Health, and Social Services category (25%). This category is also the highest and second highest industry of employment for Eau Claire County and the State respectively.

Table 5.31: Employment by Industry, Civilians 16 Years & Older

Industry	Village of Fall Creek Number	Village of Fall Creek Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	6	1.1%	937	1.9%	75,418	2.0%
Construction	49	8.8%	2,506	5.1%	161,625	5.9%
Manufacturing	93	16.8%	6,406	12.9%	606,845	22.2%
Wholesale Trade	21	3.8%	1,705	3.4%	87,979	3.2%
Retail Trade	69	12.4%	8,598	17.4%	317,881	11.6%
Transp, Warehousing & Utilities	16	2.9%	1,839	3.7%	123,657	4.5%
Information	14	2.5%	1,130	2.3%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	36	6.5%	2,752	5.6%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	27	4.9%	3,116	6.3%	179,503	6.6%
Educational, Health & Social Services	140	25.2%	12,533	25.3%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	34	6.1%	4,286	8.7%	198,528	7.3%
Other Services	31	5.6%	2,275	4.6%	111,028	4.1%
Public Administration	19	3.4%	1,441	2.9%	96,148	3.5%
Total	555	100%	49,524	100%	2,734,925	100%

Source: US Census, Village of Fall Creek

Figure 5.26: Employment by Industry

Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.32 details average employee wages for industries. In Eau Claire County, employees working in Financial Activities earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. In all but two categories, Educational and Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

Table 5.32: Wage by Industry

NAICS Code	Industries	Eau Claire County Average Annual Wage 2005	Wisconsin Average Annual Wage 2005	Eau Claire County Wage as Percentage of Wisconsin Wage
21, 1133	Natural Resources & Mining	\$20,369	\$27,765	73.4%
23	Construction	\$38,170	\$42,891	89.0%
31-33	Manufacturing	\$36,875	\$44,430	83.0%
42, 44, 48, 22	Trade, Transportation, Utilities	\$25,844	\$31,088	83.1%
51	Information	\$36,717	\$43,439	84.5%
52-53	Financial Activities	\$35,665	\$46,267	77.1%
54-56	Professional & Business Services	\$34,708	\$40,462	85.8%
61-62	Educational & Health Services	\$38,787	\$37,228	104.2%
71-72	Leisure & Hospitality	\$9,856	\$12,468	79.1%
81	Other Services	\$19,045	\$20,604	92.4%
	Public Administration	\$38,482	\$37,244	103.3%
	Unclassified	NA	\$27,296	
	All Industries	\$31,231	\$35,503	88.0%

Source: WI Department of Workforce Development

5.6.2 Analysis of Business & Industry Parks

Eau Claire County has six business and industry parks consisting of 928 acres, of which approximately half is for sale. The three parks within the City of Eau Claire comprise the majority of the acreage. There is a 20-acre business park in the Village of Fall Creek, which should serve the needs of the community for the foreseeable future. There does not appear to be an immediate need to develop additional business and industry parks at this time. Commercial and industrial properties within the Village of Fall Creek are shown on the Existing Land Use Map.

Table 5.33: Eau Claire County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Utilities to Site
City of Eau Claire	Gateway Northwest Business Park	532.8	168.8	364	Yes
City of Eau Claire	Gateway West Business Park	202.4	191.4	11	Yes
City of Eau Claire	Sky Park Industrial Center	120	82.4	37.6	Yes
City of Altoona	Altoona Business Park	21.5	15.2	6.3	Yes
City of Augusta	Augusta Industrial Park	31.4	20	11.4	Yes
Village of Fall Creek	Fall Creek Business Park	20	0	20	Yes

Source: WCWRPC; Eau Claire Area Economic Development Corporation

5.6.3 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the

redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.34 provides BRRTS data for sites located within the Village of Fall Creek, which still have an “open” status. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites that were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

Table 5.34: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
03-18-001234	LUST	OSBORN, JIM RESIDENCE	1037 GREEN MEADOW RD	NE 1/4 of the NW 1/4 of Sec 16, T26N, R07W	OPEN
02-18-000007	ERP	KLINGBEIL ROBERT	RT 1	NE 1/4 of the NW 1/4 of Sec 12, T26N, R08W	OPEN
02-18-000241	ERP	GRUBA ALAN	RT 1 BOX 248	NW 1/4 of the SE 1/4 of Sec 09, T26N, R07W	OPEN
03-18-118715	LUST	GESKE FARMS	E12805 HILLTOP RD	NE 1/4 of the NE 1/4 of Sec 31, T26N, R07W	OPEN
03-18-210419	LUST	WINRICH FARM	2430 ANKLAM RD	SE 1/4 of the NE 1/4 of Sec 27, T27N, R08W	OPEN
02-18-306971	ERP	MIDLAND COOP BULK PLT FORMER	USH 12 & PLUM ST	NE 1/4 of the SE 1/4 of Sec 06, T26N, R07W	OPEN
02-18-531496	ERP	FALL CREEK RAVINE	UNK	n.a.	OPEN
03-18-546638	LUST	FALL CREEK MUTUAL INS	140 S STATE ST	NW 1/4 of the NW 1/4 of Sec 6, T26N, R7W	OPEN
02-18-547275	ERP	AUGUSTA FARMERS UNION @FALL CREEK	211 E MIAMI ST	n.a.	OPEN

Source: WIDNR, BRRTS, Village of Fall Creek, as of September 2006

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. Liability Exemption (VPLE), VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.4 Strengths & Weaknesses for Economic Development

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

Strengths:

- ❖ Growing Population (CEDS Report)
- ❖ Relatively stable employment level (CEDS Report)
- ❖ Excellent recreational opportunities (CEDS Report)
- ❖ Good transportation system (USH 12) (Plan Committee)
- ❖ Good community infrastructure (new sewage treatment facility) (Plan Committee)
- ❖ Excellent education system, including new facilities (Plan Committee)
- ❖ Proximity to good health facilities/services in Eau Claire (CEDS Report)

- ❖ Proximity to the City of Eau Claire, attracts residential development (Plan Committee)
- ❖ Available land within the existing business/industrial park (Plan Committee)

Weaknesses:

- ❖ On-going “brain drain” (CEDS Report)
- ❖ Lack of entrepreneurial activity – lack of venture capital (CEDS Report)
- ❖ Low per capita income levels (CEDS Report)
- ❖ Struggling “main street” economy (CEDS Report)
- ❖ Lack of skilled manufacturing workers (CEDS Report)
- ❖ Proximity to the City of Eau Claire, residents buy goods and services there (Plan Committee)
- ❖ High utility costs (Plan Committee)
- ❖ No local chamber of commerce or business development organization (Plan Committee)

5.6.5 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.35 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.35: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.36 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

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

Table 5.36: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Village of Fall Creek intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Fall Creek.

5.7.1 Advantages & Disadvantages of Intergovernmental Cooperation

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

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

Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a village and town can cooperate, the town may avoid annexation of its land and the village may avoid incorporation efforts on the part of the town, which may hinder the village's development. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.

Coordination and planning: Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared water, sewage, and waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

Expanded services: Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

Intergovernmental cooperation also has drawbacks, which may include the following:

Reaching and maintaining an agreement: In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down, it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

Local self-preservation and control: Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries. Moreover, although government officials may lose control, they are still held responsible for the delivery of services to their electorates.

5.7.2 Existing & Potential Areas of Cooperation

Table 5.37 lists the Village of Fall Creek existing and potential areas of cooperation as identified by the Plan Committee.

Table 5.37: Analysis of Intergovernmental Relationships

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Town of Lincoln & Ludington	Fire Service and ambulance service (partnership of equal owners)
Eau Claire County	Road maintenance on Randall Rd., US 12, CTH K, Recycling services provided by County
Town of Lincoln	Road agreements on Koplin & Water Tower, library services
Fall Creek School District	Park and recreation facilities
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
Town of Lincoln	Future land use planning, possible creation of an ETZ or even merging the two communities

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

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

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

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

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

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

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

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

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

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

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

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

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

- ❖ Unanimous Approval – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- ❖ Notice of Intent to Circulate Petition (Direct Petition for Annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- ❖ Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

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

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

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

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

Extraterritorial Planning: Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

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

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

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

1. **General Agreements:** This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. **Cooperative Boundary Agreements:** This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other

arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.

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

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.3 Analysis of Intergovernmental Relationships

Table 5.38 provides a brief description of the quality of the Village of Fall Creek relationship to other units of government according to the Plan Committee.

Table 5.38: Analysis of Intergovernmental Relationships

Adjacent Local Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Eau Claire County	5	Plan Committee did not know of any issues
Town of Lincoln	4	Some land use issues in the past
School Districts		
Fall Creek School District	5	Plan Committee did not know of any issues
Other		
State	5	Plan Committee did not know of any issues
West Central Regional Planning Commission	5	Plan Committee did not know of any issues

5.7.4 Intergovernmental Conflicts & Potential Solutions

Table 5.39 provides a brief description of the existing and potential conflicts facing the Village of Fall Creek according to the Plan Committee.

Table 5.39: Intergovernmental Conflicts & Possible Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
Town of Lincoln	None now, but possibility of land use conflicts in the future from annexation requests.
Solutions appropriate to resolve these conflicts.	
Involvement of the Town of Lincoln in future land use planning or the creation of an ETZ were listed as solutions to these potential problems.	

5.8 LAND USE

This element provides a baseline assessment of the Village of Fall Creek land use and contains information required under SS66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Village of Fall Creek.

5.8.1 Existing Land Use

Table 5.40 approximates the existing land uses in the Village of Fall Creek as of year 2008. It is important to note that land use data for Eau Claire County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The Village of Fall Creek's existing land use pattern is indicative of a generally rural community. Due to recent annexations, the dominant land use within Village limits is agricultural, covering 39% of the land area. Residential land comprises another 12% of the area. Land used for transportation and utilities accounts for just over 12%. The Village has a relatively low percentage of commercial and industrial land use.

Table 5.40: Existing Land Use, 2008

Existing Land Use	Acres	Percentage
Agricultural	518.5	39.1%
Residential- Single Family	152.3	11.5%
Residential- Two Family	7.7	0.6%
Residential - Multifamily	8.8	0.7%
Residential - Mobile Homes	0.0	0.0%
Farmstead	223.3	16.9%
Commercial	32.6	2.5%
Commercial - Outdoor Rec (e.g., golf)	0.0	0.0%
Industrial	3.1	0.2%
Public / Institutional - Non-Recreational	57.6	4.3%
Public - Recreational	27.8	2.1%
Cemeteries	6.4	0.5%
Utilities & Communications	46.4	3.5%
Wooded Lands	24.2	1.8%
Significant Water Bodies	3.6	0.3%
Vacant	88.2	6.7%
Transportation	125	9.4%
Total	1,325	100.0%

Source: WCWRPC/Eau Claire County

5.8.2 Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

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

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Eau Claire County. The findings of this survey are documented in the report entitled "Soil Survey of Eau Claire County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations. Of particular importance in preparing a land use plan for the Village of Fall Creek are the soil capability classifications for agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development. The Development Limitations Map in Appendix C indicates those areas within the Village of Fall Creek that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.3 Land Use Trends

5.8.3.1 Land Supply

In year 2008, there were 1,325 acres of land within the Village of Fall Creek. It is anticipated that the land supply in the Village will only increase due to the ability to annex land. Table 5.41 indicates that there are approximately 719 acres of developable land within the Village. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation or utility access, and zoning regulations.

Table 5.41: Land Supply Based on Existing Land Use Inventory

Land Use Categories	Acres	Percentage
Developed	467	35.3%
Undevelopable	139	10.5%
Developable	719	54.3%
Total	1,325	100%

Source: MSA GIS, Village of Fall Creek

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

5.8.3.2 Land Demand

Table 5.42: Net Change in Housing Units, 2000-2005

Year	Net Housing Units Added
2000	12
2001	7
2002	14
2003	4
2004	3
2005	5
Total	45

Source: Wisconsin Department of Administration as reported by Municipal Clerks

According to the U.S. Census, the Village of Fall Creek gained 80 housing units between years 1990 and 2000, representing an increase of 19%. Using the WI Dept. of Administration projected household figures for year 2030, the Village is projected to add an additional 151 housing units between years 2000 and 2030, assuming a similar vacancy rate is maintained as in year 2000. This equates to approximately five housing units per year and 31% growth. This relates to a projected 29.9% growth in the number of housing units Countywide between years 2000

and 2030. Table 5.42 indicates that so far the Village of Fall Creek has seen a net increase of 45 housing units between 2000 and 2005. If this growth were to continue an additional 270 housing units will be built by year 2030, significantly higher than projected by the WIDOA.

Table 5.43 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Village. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “high estimate” has also been prepared.

For the low projection, the residential acreage was calculated by using the *current* median residential lot size in the Village of approximately 0.26 acres (3.8 units/acre) to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 56 acres will be needed for new homes by year 2030, accompanied by 11 acres of commercial development and 1 acre of land converted to manufacturing use.

The high projection was based on the population projections developed by DAVY and a future average residential lot size of .33 acres (3 units/acre). Similar to the basic projection, it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of .33 acres per unit, 87 acres of agricultural land would be developed by the year 2030, approximately 20 acres greater than the amount of land utilized by a development pattern with an average residential lot size of 0.26 acres.

Table 5.43: Projected Land Use Needs

Low Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	1,296	1,348	1,389	1,443	1,504	1,557	261
Household Size	2.57	2.54	2.52	2.51	2.50	2.51	-0.1
Housing Units	524	551	573	599	625	646	122
Residential (acres)	169	183	194	204	214	224	56
Commercial (acres)	33	35	37	39	41	43	11
Industrial (acres)	3.1	3.4	3.6	3.8	3.9	4.1	1.0
Agricultural (acres)	519	501	488	476	464	451	-67

Source: WIDOA population projections and median residential lot size of 0.26 acres

High Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	1,326	1,416	1,506	1,596	1,686	1,776	450
Household Size	2.63	2.54	2.52	2.51	2.50	2.49	-0.1
Housing Units	524	579	621	663	701	741	217
Residential (acres)	169	187	201	214	227	240	72
Commercial (acres)	33	36	39	41	44	46	14
Industrial (acres)	3.1	3.4	3.7	3.9	4.2	4.4	1.3
Agricultural (acres)	519	497	480	463	448	432	-87

Source: DAVY population projections and average residential lot size of 0.33 acres

With the significant amount of undeveloped (including agricultural) land within Village¹² boundaries, it is likely that new development over the next 25 years can be accommodated. However, based on market and other factors, it is possible that the new development may occur on land that would lead to new annexation by the Village.

5.8.3.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. From years 1996 to 2005, Eau Claire County has averaged 18 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 96%, from \$2,474 to \$4,852. During that same period, Eau Claire County averaged 32 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 260%, from \$700 to \$2,524.

Table 5.44: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	26	1,053	\$700	17	733	\$2,474
1997	19	971	\$700	7	327	\$2,191
1998	67	5,372	\$1,068	27	1,278	\$1,293
1999	29	2,023	\$1,066	35	1,835	\$1,574
2000	21	1,243	\$1,415	22	893	\$1,683
2001	29	1,829	\$1,392	24	991	\$2,149
2002	44	2,402	\$1,959	13	519	\$1,656
2003	34	1,701	\$2,297	13	494	\$2,890
2004	23	1,678	\$2,469	12	300	\$2,993
2005	28	1,761	\$2,524	7	319	\$4,852
Total	320	20,033	x	177	7,689	x

Source: US Census of Agriculture, Eau Claire County

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.45. Between years 1996 and 2005, Eau Claire County has had an average of roughly 22 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,638. Over the same

¹² For the purposes of addressing the requirements of Wis. State Statute 66.1001, it is assumed that all new development will require the conversion of agricultural land. It is likely that an unknown percentage of new development could come from the conversion of vacant land, open space or woodlands.

time period, the County has had an average of 37 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, \$1,351.

Table 5.45: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	NA	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA	NA
1998	72	2,019	\$819	25	687	\$1,075
1999	33	943	\$1,011	32	581	\$1,041
2000	31	1,027	\$1,432	22	615	\$1,268
2001	28	719	\$1,349	28	830	\$1,695
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	20	658	\$2,143	3	66	\$3,109
Total	184	5,366	x	110	2,779	x

Source: US Census of Agriculture, Eau Claire County

Trends in land prices can also be derived using the tax assessment data. Table 5.46 displays the aggregate assessed value for various land use categories for year 2001 and 2005. According to the data, the total aggregate assessed value has increased by 40% (per acre) from year 2001 to 2005. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 5.46: Land Use Assessment Statistics

Land Use	2001			2005			
	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value
Residential	463	89	\$33,102,400	470	157	\$44,675,250	\$46,741,700
Commercial	58	17	\$5,815,200	62	12	\$6,399,800	\$6,460,700
Manufacturing	0	0	\$0	1	7	\$1,627,600	\$1,698,400
Agricultural	31	489	\$183,650	26	434	\$62,850	\$64,900
S&W/Undeveloped	4	12	\$8,200	8	147	\$83,000	\$114,900
AG Forest	0	0	\$0	0	0	\$0	\$0
Forest	3	29	\$20,400	4	40	\$48,200	\$66,000
Other	4	11	\$283,300	3	9	\$313,900	\$358,100
Personal Property	x	x	\$896,900	x	x	\$1,035,500	\$1,101,500
Total	563	647	\$40,310,050	574	806	\$54,246,100	\$56,606,200

Source: WI Dept Revenue, Village of Fall Creek

1. Aggregate Assessed Value – This is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – *This is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)*

5.8.4 Existing & Potential Conflicts

The Plan Committee did not know of any existing land use conflicts at the time of completion of this plan. Plan Committee members expressed a desire to limit the development of prime farmland and to avoid obnoxious and large-scale agricultural operations in the planning area.

5.8.5 Redevelopment Opportunities

Besides those locations listed in the WIDNR BRRS report (Section 5.6.4) the Plan Committee noted a desire to redevelop or enhance the look of the downtown area to attract additional businesses/consumers.

2007 Village of Fall Creek Resident Survey

Background

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

At their April 26th, 2007 meeting, the Fall Creek Plan Committee carefully reviewed and revised a draft survey, which would later be mailed to a sample of households in the Village. The final survey consisted of 32 questions focusing on a wide range of issues pertinent to the comprehensive plan. A random sample of households received the following items:

- 1) Pre-survey postcard with an explanation of the survey effort and notification that a survey would arrive in the coming week (6/4/07)
- 2) Survey complete with instructions and pre-paid return postage (6/12/07)
- 3) Follow-up postcard to thank those that had returned the survey and to encourage those that had not yet replied (6/28/07)

An important goal was to administer the resident survey in a way that would glean statistically valid results. Put simply, the survey effort was designed so that the responses (from randomly selected households) would best represent Fall Creek households as a whole. Based on the approach taken and the responses received, the surveys received are representative of all Fall Creek households as follows: *One can be 90% sure that the answers provided are within + or -9.5% of the answers that would have been provided by the entire population of Fall Creek households.* For example, if 60% of the respondents indicated that they strongly agree with something, we can be 90% sure that between 50.5% and 69.5% of all Fall Creek householders would strongly agree with it (see details at end of report).

Summary of Results

Demographics

A total of 66 surveys were received from Fall Creek households, representing a total of 158 people (26 people under the age of 18, 105 people between the ages of 18 and 64, and 27 people over the age of 65). 78% of the respondents have lived in Fall Creek for more than 10 years. 94% of respondents live in single-family homes, and all indicated that they own their homes.

Quality of Life

When asked to pick the reasons they chose to live in Fall Creek, the top three responses were “Small village atmosphere”, “Near family and friends”, and “Quality schools”. Of those on the list provided, the three *least* frequent responses were “Property tax”, “Recreational opportunities”, and “Community services”. Over 92% of respondents rated the overall quality of life in Fall Creek as “good” or “excellent”, and none rated it as “poor”. Most respondents (54%) indicated that the quality of life had stayed the same over the past 5 years, and 58% expected it to continue to stay the same over the next five years.

Transportation

The majority of respondents positively rated Fall Creek’s *roads* and *sidewalks*, but many were unsure about or assigned a negative rating to *bike trails* and *shared ride van services*. Over the next ten years, a majority of respondents agreed or strongly agreed that *maintenance to existing roadways* (87%) and *investments to publicly subsidized transportation for the elderly, poor, and disabled* (56%) were good investments for Fall Creek. With regard to bicycling, the *development of separate bike trails* and *widening shoulders on roadways* were both supported by 44% of respondents. On the other hand, the *improvement of existing sidewalks* was supported (50%) to a much greater extent than *developing additional sidewalks* (20%). A majority of respondents supported an increase in taxes or fees for *maintenance to existing roadways*, and 44% supported necessary increases for *publicly subsidized transportation*.

Agriculture, Natural, and Cultural Resources

Natural resources- In all cases, a strong majority of respondents (over 75%) indicated that preservation of natural features in Fall Creek was at least “somewhat important”. Preservation of *groundwater, Air quality, farmland, surface water, and forests/woodlands* were all considered “very important” by over 60% of respondents.

Parks and recreation- Of park types listed, *community parks* was ranked by a majority of respondents as either medium or high priority need for Fall Creek. *Bike and pedestrian trails* and *conservancy parks* were rated as high or medium priority by roughly 40% of respondents. When asked how Fall Creek should invest in recreational facilities over the next ten years, the types of facilities supported most by respondents were *picnic areas, playground equipment, and bike and pedestrian trails*. Rather than being funded by property taxes, the vast majority of respondents indicated that funding for these and other recreational facilities should come from *general park user fees (31%), fees for specific uses (35%), or a combination of fees and taxes (29%)*.

Housing

Of the types of housing listed, a majority of respondents agreed or strongly agreed that the Village’s housing needs are: *focus on improving existing housing quality (82%), assisted living facilities for seniors (70%), senior condominiums and apartments (60%), affordable housing (57%), and single-family housing (55%)*. *Mobile home parks and executive/high end homes* were the least supported among the housing types.

Economic Development

A majority of respondents indicated that Fall Creek has too little *light industrial, retail, office, and restaurant development*. A majority of respondents indicated that Fall Creek has enough workers to fill jobs, but that support for business development and retention of existing businesses are weaknesses in the Village. With regard to industrial development, *heavy manufacturing and intensive agricultural operations* were the only categories not supported by a majority. Retail establishments supported by a majority of respondents include *supermarkets (85%), family restaurants (85%), small specialty retail stores (69%), specialty grocery stores (64%), and convenience stores (59%)*.

Utility and Community Facilities

Respondents were asked to rate a wide array of services (public and private), and indicate whether they would support taxes or fees to improve them if needed. In most cases, a strong majority of respondents indicated that services were “excellent” or “good”, with *garbage collection, snow removal, and the public school system* receiving the highest ratings. *Hospital/health care and cable /telecommunications* had much lower ratings. Although they were rated relatively well in their current state, respondents indicated the strongest support for improving *fire protection and road maintenance* through increased taxes or fees if necessary.

Land Use

37% of respondents indicated that they would like to see Fall Creek grow at a slower rate than projected over the course of the next 20 years. The majority (57%) felt that current land use policies and regulations are okay, although many are unsure whether or not regulations have effectively minimized land use conflicts in the area. 82% agree or strongly agree that land with highly productive soils should be preserved for agricultural use.

Of the future visions for the Village, one stood out as the most strongly supported. 61% agree or strongly agree that Fall Creek should *promote development or redevelopment in the core of the community instead of annexing additional property*. About half of the respondents also agreed or strongly agreed that Fall Creek should *be a full service community where all work, shopping, service, housing, and healthcare needs can be met*.

With regard to neighborhood design, 73% of respondents agreed or strongly agreed that *medium-sized lots* were best for future neighborhoods. For new housing and neighborhoods, the majority of respondents also supported a *mix of lot sizes (57%) a mix of single-family and multifamily residential (55%), a mix of residential and small business (78%), sidewalks (70%), recreational trails and open space (55%) and parks within walking distance of residents (63%)*.

Village of Fall Creek Resident Survey

Demographics

1) How long have you lived in Fall Creek?

N=63 Less than 2 years: **2, 3.2%** 2-10 years: **12, 19.0%** More than 10 years: **49, 77.8%**

2) Your age

N=63 18-34: **6, 9.4%** 35-64: **42, 65.6%** 65 and older: **16, 25.0%**

3) People in households by age group

0-5 yrs	6-17	18-34	35-64	65 or older
9, 5.7%	17, 10.8%	27, 17.1%	78, 49.4%	27, 17.1%

4) What is your occupation?

N=65

Education: 4, 6.2%	Management: 0, 0.0%	Health Care: 12, 18.5%
Government: 5, 7.7%	Transportation: 2, 3.1%	Retired: 8, 12.3%
Unemployed: 0, 0.0%	Sales/Retail: 6, 9.2%	Other: 18, 27.7%
Manufacturing: 8, 12.3%	Homemaker: 2, 3.1%	No Answer: 0, 0.0%

5) Where is your place of employment?

N=49

City of Eau Claire: 20, 40.8%	Elsewhere within Eau Claire County: 6, 12.2%
Village of Fall Creek: 16, 32.7%	Outside of Eau Claire County: 7, 14.3%

6) What type of dwelling do you live in?

N=66

Farmstead: 1, 1.5%	Unit in an assisted living facility: 0, 0.0%
Single-family home: 62, 93.9%	Unit in a duplex: 2, 3.0%
Condominium: 0, 0.0%	Unit in an apartment facility: 0, 0.0%
	Other: 1, 1.5% (business in home)

7) Do you own or rent your home?

N=63 Own: **63, 100%** Rent: **0, 0.0%**

Quality of Life

8) What are the three most important reasons you and your family choose to live in Fall Creek?

N=66 (66 respondents picked at least one choice. Choices listed below in order of frequency)

Small Village Atmosphere: 46, 69.7%	Appearance of Homes: 3, 4.5%
Near Family and Friends: 34, 51.5%	Natural Beauty: 3, 4.5%
Quality Schools: 26, 39.4%	Other: 3, 4.5%
Rural Setting: 20, 30.3%	Property Tax: 1, 1.5%
Near Job: 12, 18.2%	Recreational Opportunities: 1, 1.5%
Low Crime Rate: 11, 16.7%	Community Services: 0, 0.0%
Quality Neighborhood: 9, 13.6%	Historical Significance: 0, 0.0%
Cost of Home: 9, 13.6%	

9) Overall, how would you rate the quality of life here in Fall Creek?

N= 66	Excellent 15, 22.7%	Good 46, 69.7%	Fair 4, 6.1%	Poor 0, 0.0%	Not Sure 1, 1.5%
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10) In the last 5 years the quality of life in Fall Creek has:

N=63	Improved 8, 12.7%	Stayed the same 34, 54.0%	Worsened 21, 33.3%	Not Sure 0, 0.0%
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11) In the next 5 years, I expect that the quality of life in Fall Creek will:

N= 59	Improve 12, 20.3%	Stay the same 34, 57.6%	Worsen 13, 22.0%	Not Sure 0, 0.0%
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11a) Why?

Won't change
Why would anything change in this stable community? (Unless a large new housing addition is added and)
What would happen to change the quality, only think I could think of is a grocery store coming to town.
Too much rental property and the occupants are not quality people.
Too close to Eau Claire
Too much residential development that will increase the population thus eliminating the "small town" atmosphere
The Village Board doesn't care about the people of Fall Creek. The only thing they do is raise tax nothing to get bus in village.
Taxes are increasing (property, especially water and sewer) and people are moving to Eau Claire. Businesses continue to close, stagnant leadership
Some homeowners clean up around their places. It would be nice to have a grocery store and eating places beside bars.
Small Town
school budget- loss of more business like the IGA
No industry, no growth, no grocery store for elderly, need to expand school, need restaurant (e.g. food chain) car wash, laundry mat
More homes built
Low income housing development, no new businesses moving in, no plans to improve recreational opportunities
Lost food store. More people
Less development would be better. More families retiring and living in Fall Creek.
lawns and homes not kept up
lack of growth
Lack of a store and health has went down. I hope it improves.
It's the same everywhere- pay more for less. That never changes
increase utility bills (water, sewer) above normal cost of living increase
I want the village of Fall Creek to remain small but there is no grocery store, laundry facility, or restaurant. Taxes and the water bill keep going up.
I think w/ our current property tax rate and the cost of our water/sewer, people aren't going to be taking as much care of their property and more and more houses are going to go up for sale
I like it just the way it is
I believe that during the next five years Fall Creek is going to attract many highly intelligent individuals
high taxes
Government lay, smug, satisfied
Getting too big, no grocery store, taxes going up
FC is close to Eau Claire to support our businesses, people will continue to drive to Eau Claire for work, shopping, healthcare, etc. due to lower costs and convenience
Fall Creek gets better and better year after year.
Don't see anything in future that will cause great change
Depends on our economy- if prices continue to raise at the rate they did this last year. Great neighbors have no choice but they will have to move (rates include water, sewer, property taxes)
Costs are likely to rise dramatically due to new sewer plant. Appearances of some homes/yards has gotten bad! The loss of business- esp. at a grocery store is very inconvenient. Concern about behavior at school (bomb threats, huge food fights, etc.) are v
cost of living, decline in positive environment within school system, increase in transient population
Continued tax increases will keep homeowners like myself from keeping up with property improvements
because ordinances concerning junk in yards, etc. are not being enforced well
because I like it here

Transportation**12) Rate the following in Fall Creek:**

		Excellent	Good	Fair	Poor	Not Sure
a) Roads	N=66	16, 24.2%	46, 69.7%	4, 6.1%	0, 0.0%	0, 0.0%
b) Sidewalks	N=66	14, 21.2%	41, 62.1%	11, 16.7%	0, 0.0%	0, 0.0%
c) Bike Trails	N=58	4, 6.9%	7, 12.1%	9, 15.5%	7, 12.1%	31, 53.4%
d) Shared Ride Van Services for seniors and disabled individuals	N=62	3, 4.8%	7, 11.3%	6, 9.7%	7, 11.3%	39, 62.9%
e) Other: Yards as junk sites (Poor)						

13) During the next 10 yrs, which of the following transportation investments do you think would be best for Fall Creek?

		Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Improve bicycling opportunities by marking routes on existing roadways	N=63	9, 14.3%	19, 30.2%	13, 20.6%	9, 14.3%	13, 20.6%
b) Improve bicycling opportunities by developing separate trails	N=62	8, 12.9%	19, 30.6%	13, 21.0%	11, 17.7%	11, 17.7%
c) Maintenance to existing roadways	N=63	16, 25.4%	39, 61.9%	2, 3.2%	0, 0.0%	6, 9.5%
d) Improve pedestrian opportunities by improving existing sidewalks	N=60	4, 6.7%	26, 43.3%	22, 36.7%	3, 5.0%	5, 8.3%
e) Improve pedestrian opportunities by developing additional sidewalks	N=59	4, 6.8%	8, 13.6%	25, 42.4%	11, 18.6%	11, 18.6%
f) Support investments to publicly subsidized transportation for the elderly, poor, and disabled for medical appointments, work, job training, and shopping	N=64	15, 23.4%	21, 32.8%	9, 14.1%	4, 6.3%	15, 23.4%

14) Would you support or oppose increases in taxes or fees if necessary to improve the following transportation features in Fall Creek?

		Support	Oppose	Not Sure
a) Improve bicycling opportunities by marking routes on existing roadways	N=65	21, 32.3%	38, 58.5%	6, 9.2%
b) Improve bicycling opportunities by developing separate trails	N=65	15, 23.1%	42, 64.6%	8, 12.3%
c) Maintenance to existing roadways	N=66	41, 62.1%	13, 19.7%	12, 18.2%
d) Improve pedestrian opportunities by improving existing sidewalks	N=65	21, 32.3%	34, 52.3%	10, 15.4%
e) Improve pedestrian opportunities by developing additional sidewalks	N=65	7, 10.8%	46, 70.8%	12, 18.5%
f) Support investments to publicly subsidized transportation for the elderly, poor, and disabled for medical appointments, work, job training, and shopping	N=64	28, 43.8%	21, 32.8%	15, 23.4%

Agriculture, Natural, and Cultural Resources**15) Please indicate how important the preservation of the following features is for the Fall Creek area.**

		Very Important	Somewhat Important	Not Important	Not Sure
a) Air Quality	N=66	46, 69.7%	17, 25.8%	2, 3.0%	1, 1.5%
b) Wetlands	N=65	27, 41.5%	24, 36.9%	6, 9.2%	8, 12.3%
c) Farmland	N=65	43, 66.2%	16, 24.6%	4, 6.2%	2, 3.1%
d) Wildlife habitat	N=65	35, 53.8%	23, 35.4%	3, 4.6%	4, 6.2%
e) Forests / Woodlands	N=65	41, 63.1%	15, 23.1%	2, 3.1%	7, 10.8%
f) Lake and river shorelines	N=64	38, 59.4%	17, 26.6%	2, 3.1%	7, 10.9%
g) Scenic views	N=66	34, 51.5%	19, 28.8%	6, 9.1%	7, 10.6%
h) Undeveloped hilltops and hillsides	N=66	29, 43.9%	20, 30.3%	10, 15.2%	7, 10.6%
i) Surface water	N=64	42, 65.6%	14, 21.9%	1, 1.6%	7, 10.9%
j) Groundwater	N=66	48, 72.7%	13, 19.7%	1, 1.5%	4, 6.1%

k) Cultural / Historic sites & buildings	N=66	23, 34.8%	31, 47.0%	6, 9.1%	6, 9.1%
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16) Which of the following types of park and recreational facilities are currently needed to serve Fall Creek residents? (check boxes for level of priority)

	High	Medium	Low	Not a Priority	Not Sure
a) Tot lots (<1 acre, serves limited population) includes facilities such as benches and playground equipment N=64	3, 4.7%	15, 23.4%	10, 15.6%	30, 46.9%	6, 9.4%
b) Neighborhood Parks (1-5 acres, serves up to ¼ mi radius), includes multiple recreation facilities such as basketball courts, playground equipment N=64	5, 7.8%	16, 25.0%	16, 25.0%	22, 34.4%	5, 7.8%
c) Community Parks (5-20 acres, serves entire community), multiple facilities such as lighted fields, concessions, trails, shelters, swimming facilities, etc N=63	14, 22.2%	18, 28.6%	12, 19.0%	14, 22.2%	5, 7.9%
d) Conservancy Parks (>1 acre) includes nature trails, wildlife viewing areas, ponds, picnic areas, etc N=63	9, 14.3%	17, 27.0%	14, 22.2%	18, 28.6%	5, 7.9%
e) Bike & pedestrian trails N=65	10, 15.4%	15, 23.1%	17, 26.2%	16, 24.6%	7, 10.8%

17) During the next ten years, which of the following recreational facilities do you think Fall Creek should invest in? (check boxes for level of priority)

	High	Medium	Low	Not a Priority	Not Sure
a) Campgrounds N=63	4, 6.3%	6, 9.5%	11, 17.5%	37, 58.7%	5, 7.9%
b) Cross-country ski trails N=63	3, 4.8%	8, 12.7%	14, 22.2%	33, 52.4%	5, 7.9%
c) Picnic areas N=63	7, 11.1%	19, 30.2%	14, 22.2%	20, 31.7%	3, 4.8%
d) Beaches N=61	6, 9.8%	4, 6.6%	11, 18.0%	35, 57.4%	5, 8.2%
e) Bike & pedestrian trails N=62	11, 17.7%	12, 19.4%	18, 29.0%	17, 27.4%	4, 6.5%
f) ATV trails N=62	4, 6.5%	7, 11.3%	16, 25.8%	30, 48.4%	5, 8.1%
g) Snowmobile trails N=61	1, 1.6%	10, 16.4%	19, 31.1%	26, 42.6%	5, 8.2%
h) Frisbee golf courses N=63	3, 4.8%	9, 14.3%	13, 20.6%	34, 54.0%	4, 6.3%
i) Playground equipment N=63	6, 9.5%	21, 33.3%	19, 30.2%	13, 20.6%	4, 6.3%
j) Tennis courts N=61	1, 1.6%	8, 13.1%	25, 41.0%	23, 37.7%	4, 6.6%
k) Basketball courts N=62	1, 1.6%	19, 30.6%	16, 25.8%	22, 35.5%	4, 6.5%
l) Baseball/softball diamonds N=62	3, 4.8%	18, 29.0%	18, 29.0%	19, 30.6%	4, 6.5%
m) Dog parks N=64	2, 3.1%	7, 10.9%	7, 10.9%	45, 70.3%	3, 4.7%
n) Volleyball courts N=62	1, 1.6%	12, 19.4%	20, 32.3%	25, 40.3%	4, 6.5%

18) If you believe that any of the resources above should be created or expanded, how should the improvements be paid for?

N=55

Property Taxes: 3, 5.5%
General Park User Fees: 17, 30.9%

Fees for Specific Uses: 19, 34.5%
Combination of Fees & Taxes: 16, 29.1%

Housing

19) Please indicate your level of agreement about the need for the following types of housing in Fall Creek.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Single-family housing N=62	10, 16.1%	24, 38.7%	14, 22.6%	8, 12.9%	6, 9.7%
b) Mobile home parks N=64	0, 0.0%	3, 4.7%	15, 23.4%	43, 67.2%	3, 4.7%
c) Duplexes (2 units) N=63	1, 1.6%	20, 31.7%	17, 27.0%	16, 25.4%	9, 14.3%
d) Apartments (3 or more units) N=62	0, 0.0%	14, 22.6%	22, 35.5%	17, 27.4%	9, 14.5%
e) Townhomes and condominiums N=61	3, 4.9%	24, 39.3%	15, 24.6%	12, 19.7%	7, 11.5%
f) Affordable Housing N=63	11, 17.5%	25, 39.7%	11, 17.5%	7, 11.1%	9, 14.3%
g) Senior condominiums and apartments N=62	7, 11.3%	30, 48.4%	11, 17.7%	5, 8.1%	9, 14.5%
h) Assisted living facilities for seniors N=63	10, 15.9%	34, 54.0%	10, 15.9%	3, 4.8%	6, 9.5%
i) Starter (first time buyer) homes N=63	6, 9.5%	22, 34.9%	16, 25.4%	8, 12.7%	11, 17.5%

j) Executive (high-end) homes	N=62	3, 4.8%	8, 12.9%	28, 45.2%	16, 25.8%	7, 11.3%
k) Focus on improving existing housing quality	N=65	19, 29.2%	34, 52.3%	4, 6.2%	2, 3.1%	6, 9.2%

Economic Development

20) Please rate the current amount of light industrial, retail, and office development in Fall Creek?

		Too Much	About Right	Too Little
a) Light industrial	N=64	1, 1.6%	20, 31.3%	43, 67.2%
b) Retail Shops	N=63	0, 0.0%	14, 22.2%	49, 77.8%
c) Office Development	N=62	1, 1.6%	26, 41.9%	35, 56.5%
d) Restaurants	N=64	0, 0.0%	14, 21.9%	50, 78.1%

21) For each of the services or qualities listed below, tell us whether you think Fall Creek is strong in that area, whether we need some improvement, or whether we are weak in that area.

		This is a Strength	This is a Weakness	Not sure
a) Having workers with the skills to fill jobs	N=65	29, 44.6%	11, 16.9%	25, 38.5%
b) Having enough workers to fill jobs	N=64	34, 53.1%	6, 9.4%	24, 37.5%
c) Support for business development	N=64	13, 20.3%	33, 51.6%	18, 28.1%
d) Retention of existing businesses	N=65	8, 12.3%	38, 58.5%	19, 29.2%
e) Having enough family supporting jobs for workers	N=65	9, 13.8%	30, 46.2%	26, 40.0%

22) Should a concentrated effort be undertaken to recruit new businesses in Fall Creek?

N=22 Yes: 43, 67.2% No: 11, 17.2% Not Sure: 10, 15.6%

23) Do you support or oppose the following types of industrial development in Fall Creek?

		Support	Oppose	Not Sure
a) Transport industrial (warehousing, distribution centers, etc.)	N=65	36, 55.4%	21, 32.3%	8, 12.3%
b) Light manufacturing (product assembly, product fabrication, etc.)	N=65	53, 81.5%	9, 13.8%	3, 4.6%
c) Heavy manufacturing (primary manufacturing such as foundries, etc.)	N=64	12, 18.8%	37, 57.8%	15, 23.4%
d) High-technology manufacturing	N=63	39, 61.9%	13, 20.6%	11, 17.5%
e) Intensive agricultural operations ("factory" farms, ethanol plants, egg processing plants)	N=64	22, 34.4%	29, 45.3%	13, 20.3%
f) Non-intensive agricultural related businesses (implement dealer, etc.)	N=65	47, 72.3%	6, 9.2%	12, 18.5%
g) Other: What we have now is great; Restaurants; Restaurants, grocery store; Anything to lower taxes; Need a grocery store				

24) Do you support or oppose the development of the following retail establishments in Fall Creek?

		Support	Oppose	Not Sure
a) Supermarkets	N=65	55, 84.6%	5, 7.7%	5, 7.7%
b) Specialty grocery stores	N=63	40, 63.5%	13, 20.6%	10, 15.9%
c) Fast food restaurants	N=65	32, 49.2%	23, 35.4%	10, 15.4%
d) Family restaurants	N=65	55, 84.6%	5, 7.7%	5, 7.7%
e) Entertainment establishments	N=63	21, 33.3%	24, 38.1%	18, 28.6%
f) Small specialty retail shops	N=64	44, 68.8%	7, 10.9%	13, 20.3%
g) Discount department stores	N=62	16, 25.8%	34, 54.8%	12, 19.4%
h) Upscale department stores	N=63	8, 12.7%	42, 66.7%	13, 20.6%
i) Convenience stores	N=63	37, 58.7%	12, 19.0%	14, 22.2%
j) Other: What we have is great; hardware; grocery store				

Utility & Community Facilities

25) From your experience, please rate the following services.

		Excellent	Good	Fair	Poor	Not Sure
a) Ambulance Service	N=66	10, 15.2%	34, 51.5%	4, 6.1%	1, 1.5%	17, 25.8%
b) Fire Protection	N=65	26, 40.0%	28, 43.1%	4, 6.2%	1, 1.5%	6, 9.2%
c) Garbage Collection	N=66	31, 47.0%	33, 50.0%	2, 3.0%	0, 0.0%	0, 0.0%
d) Municipal Water System	N=66	25, 37.9%	24, 36.4%	12, 18.2%	5, 7.6%	0, 0.0%
e) Park and Recreation Facilities	N=66	18, 27.3%	34, 51.5%	8, 12.1%	3, 4.5%	3, 4.5%
f) Police Protection	N=65	19, 29.2%	31, 47.7%	12, 18.5%	2, 3.1%	1, 1.5%
g) Public Library	N=66	30, 45.5%	25, 37.9%	4, 6.1%	0, 0.0%	7, 10.6%
h) Public School System	N=66	33, 50.0%	26, 39.4%	2, 3.0%	1, 1.5%	4, 6.1%
i) Recycling Program	N=66	22, 33.3%	35, 53.0%	5, 7.6%	0, 0.0%	4, 6.1%
j) Sanitary Sewer Service	N=65	28, 43.1%	26, 40.0%	10, 15.4%	0, 0.0%	1, 1.5%
k) Snow Removal	N=65	29, 44.6%	30, 46.2%	4, 6.2%	1, 1.5%	1, 1.5%
l) Stormwater Management	N=66	17, 25.8%	34, 51.5%	7, 10.6%	0, 0.0%	8, 12.1%
m) Street and Road Maintenance	N=66	25, 37.9%	32, 48.5%	9, 13.6%	0, 0.0%	0, 0.0%
n) Health Care Services	N=64	10, 15.6%	16, 25.0%	12, 18.8%	10, 15.6%	16, 25.0%
o) Cable / Telecommunications	N=66	5, 7.6%	18, 27.3%	17, 25.8%	20, 30.3%	6, 9.1%

26) Would you support or oppose taxes or fees to improve the following services?

		Support	Oppose	Not Sure
a) Ambulance Service	N=64	27, 42.2%	23, 35.9%	14, 24.9%
b) Fire Protection	N=66	40, 60.6%	16, 24.2%	10, 15.2%
c) Garbage Collection	N=64	13, 20.3%	41, 64.1%	10, 15.6%
d) Municipal Water System	N=65	27, 41.5%	26, 40.0%	12, 18.5%
e) Park and Recreation Facilities	N=65	21, 32.3%	29, 44.6%	15, 23.1%
f) Police Protection	N=65	31, 47.7%	20, 30.8%	14, 21.5%
g) Public Library	N=65	29, 44.6%	24, 36.9%	12, 18.5%
h) Public School System	N=64	29, 45.3%	23, 35.9%	12, 18.8%
i) Recycling Program	N=64	16, 25.0%	37, 57.8%	11, 17.2%
j) Sanitary Sewer Service	N=64	23, 35.9%	31, 48.4%	10, 15.6%
k) Snow Removal	N=65	21, 32.3%	32, 49.2%	12, 18.5%
l) Stormwater Management	N=63	23, 36.5%	27, 42.9%	13, 20.6%
m) Street and Road Maintenance	N=64	32, 50.0%	22, 34.4%	10, 15.6%
n) Health Care Services	N=64	26, 40.6%	20, 31.3%	18, 28.1%
o) Cable / Telecommunications	N=63	14, 22.2%	38, 60.3%	11, 17.5%

Land Use

27) From year 2005 to 2025, Fall Creek population is projected to increase 31.2 percent from 1,285 to 1,686. At what rate would you like to see growth occur?

N=65	Faster than projected	Present projected rate	Slower than projected	Not Sure
	11, 16.9%	19, 29.2%	24, 36.9%	11, 16.9%

28) How would you direct Fall Creek civic leaders and planners with regard to land use policies and regulations?

N=60	Be less restrictive	Current policies are okay	Be more restrictive
	13, 21.7%	34, 56.7%	13, 21.7%

29) Current land use regulations have done an effective job in minimizing land use conflicts in Fall Creek.

N= 66	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
	2, 3.0%	22, 33.3%	6, 9.1%	6, 9.1%	30, 45.5%

30) Land that has soils that are highly productive for crop production should be preserved for agricultural use.

N=66	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
	31, 47.0%	23, 34.8%	2, 3.0%	1, 1.5%	9, 13.6%

31) Please indicate your level of agreement with each of the following to complete the statement: In the future, Fall Creek should strive to _____

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Be a full service community where <u>all</u> work, shopping, service, housing, and healthcare needs can be met N=66	12, 18.2%	21, 31.8%	20, 30.3%	7, 10.6%	6, 9.1%
b) Focus on becoming a manufacturing or business-based community N=65	7, 10.8%	19, 29.2%	24, 36.9%	9, 13.8%	6, 9.2%
c) Focus on becoming a nature-based tourism community N=66	10, 15.2%	12, 18.2%	21, 31.8%	4, 6.1%	19, 28.8%
d) Be a suburban "bedroom" community for Eau Claire that is a primarily residential community with few industries and limited commercial services N=66	10, 15.2%	20, 30.3%	20, 30.3%	7, 10.6%	9, 13.6%
e) Promote development or redevelopment in the core of the community instead of annexing additional property N=66	18, 27.3%	22, 33.3%	15, 22.7%	0, 0.0%	11, 16.7%

32) Indicate your level of agreement with how new housing and neighborhoods in Fall Creek should be designed.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Small lots (under 10,000 sq. ft; under 80' by 125') N=61	1, 1.6%	11, 18.0%	21, 34.4%	17, 27.9%	11, 18.0%
b) Medium lots (10,000-15,000 sq. ft.) N=62	8, 12.9%	37, 59.7%	8, 12.9%	3, 4.8%	6, 9.7%
c) Large lots (over 15,000 sq ft.) N=62	5, 8.1%	16, 25.8%	28, 45.2%	4, 6.5%	9, 14.5%
d) A mix of lot sizes N=62	9, 14.5%	26, 41.9%	13, 21.0%	3, 4.8%	11, 17.7%
e) Only single-family residential N=64	10, 15.6%	19, 29.7%	24, 37.5%	6, 9.4%	5, 7.8%
f) A mix of single-family and multifamily residential N=60	4, 6.7%	29, 48.3%	18, 30.0%	5, 8.3%	4, 6.7%
g) A mix of residential and small business N=63	13, 20.6%	36, 57.1%	7, 11.1%	3, 4.8%	4, 6.3%
h) With sidewalks N=64	11, 17.2%	34, 53.1%	10, 15.6%	4, 6.3%	5, 7.8%
i) With recreational trails and open space N=65	10, 15.4%	26, 40.0%	12, 18.5%	2, 3.1%	15, 23.1%
j) With parks within walking distance of residents N=65	11, 16.9%	30, 46.2%	13, 20.0%	1, 1.5%	10, 15.4%

ⁱ Using a 2007 list of Village of Fall Creek properties, County staff used a random number generator to randomly select 162 of the 548 residential households in the Village, and 66 responses were received (40.7% response rate, and 12% of all households). Statistical significance varies very slightly for each individual question, since for most questions, a small number of respondents omitted answers. When all 66 respondents answered a question, the margin of error is plus or minus 9.5% at a 90% level of confidence.

# Fall Creek Households	548
Surveys Mailed	162
Responses Received	66
Response Rate	40.7%
% of Households Represented	12.0%
Confidence Level	90%
Margin of Error	+/- 9.5%

Appendix B: Technical & Financial Resources/Plans and Programs

1. Housing Programs

While comprehensive plans must describe those programs which are available to provide an adequate housing supply that meets existing and projected demand, it is not assumed that the Village is solely responsible for managing and providing these programs. In fact, there are a wide variety of available programs for residents at a variety of geographic and jurisdictional levels, with the most commonly used and available programs summarized here.

Federal Housing Programs

Department of Housing and Urban Development (HUD)

HUD is the federal agency with primary responsibility for housing programs and community development. HUD is the main repository of resources for housing programs in Wisconsin. HUD provides funding for state developed programs through HOME and other initiatives. It also funds the Continuum of Care for Homeless Families initiative, and provides Section 8 vouchers, which assist low-income families in finding affordable housing. The Wisconsin HUD office is located in Milwaukee and can be contacted at (414) 297-3214.

Home Investment Partnership Program (HOME)

HOME is a federal housing program to support the provision of low-cost housing. A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements and rental housing development.

The HOME Rental Housing Development (RHD) program is administered by the Wisconsin Economic Development Corporation. These programs provide funds to eligible housing development organizations (homeownership and rental) and local governments (homeownership only) for the acquisition, rehabilitation, and new construction of owner-occupied and rental housing for low-income households in non-entitlement areas. In addition, the HOME Owner-Occupied Housing Loan program is administered by WHEDA.

Rural Development, Rural Housing Service - United States Department of Agriculture (USDA-RD) USDA provides a variety of housing and community development programs for rural areas, generally available in areas with populations of 10,000 or less. It provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development. For more information visit its website at rurdev.usda.gov.

State Housing Programs

Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-income (LMI) households. The CDBG program is a federally funded program through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$500,000. Approximately 15 communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Economic Development Corporation.

Historic Home Owner's Tax Credits

A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic or non-income-producing personal residences, and who apply for and receive project approval before beginning physical work

on their projects. This program is administered by the Wisconsin Historical Society.

Homeless Programs

The Division of Housing and Intergovernmental Relations administers programs specifically designed to help homeless people:

- State Shelter Subsidy Grant (SSSG) Program: provides up to one-half of an emergency homeless shelter's program operating budget. Eligible applicants are a county or municipal governing body or agency, an Indian Tribal government, a community action agency, or other private not-for-profit or non-profit organization.
- Housing Opportunities for Persons With Aids (HOPWA): This federal program is designed to provide eligible applicants with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases. Funds are distributed through a competitive process.
- HUD Emergency Shelter Grant (ESG) Program: Funds may be used for homelessness prevention, essential services, rehabilitation of shelters, and operating costs.
- Transitional Housing Program (THP): Eligible applicants propose to operate transitional programs for formerly homeless individuals and families. Funds may be used for housing costs, education and vocational training, transportation, day care, or other costs needed to assist participants in sustaining self-sufficiency.
- Interest Bearing Real Estate Trust Account Program (IBRETA): Real estate brokers establish interest bearing real estate trust accounts for the deposit of all down payments, earnest money deposits and other trust funds received by the broker and related to the conveyance of real estate. Interest is remitted to the WDOA. Proceeds augment existing homeless programs.

Home Investment Partnership Program (HOME)

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for home buyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

Home Safety Act

A new Wisconsin law requires the state's Uniform Dwelling Code (UDC) be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one- and two-family dwellings built since June 1, 1980. The Home Safety Act signed into law by Governor Doyle on December 3, 2003 includes important changes to the enabling statutes for the UDC. The changes were effective as of December 18, 2003.

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and non-profit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts, and related housing initiatives. The HCRI is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

Property Tax Deferred Loan Program (PTDL)

This state program provides loans to low- and moderate-income elderly homeowners to help pay local property taxes so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations

The Division of Housing and Intergovernmental Relations provides housing assistance to benefit low- and moderate-income households through the Bureau of Housing. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The Division channels federal housing funds to local authorities and organizations and administers federal funds for the homeless.

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business and agribusiness.

Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. For further information visit the website at: rurdev.usda.gov/wi/index.html.

Wisconsin Weatherization Assistance Programs

The Department of Administration-Division of Energy provides weatherization assistance for units occupied by low-income persons. This service is provided through the three community action programs operating in the region. It is also notable that many residential properties which are being sold for conversion to rental units also have to meet state-minimum energy conservation standards at the time of ownership transfer.

Regional Housing Programs

Habitat for Humanity

The goal of this program is to eliminate inadequate housing and poverty housing throughout the world. Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers, identifying project sites, and constructing owner-occupied housing for the benefit of participating low-income families. Visit habitat.org.

West Central Wisconsin Regional Planning Commission (WCWRPC)

The Regional Planning Commission offers technical housing assistance with respect to housing related grants and funding and grant writing. WCWRPC should be contacted for further information. Visit its website at wcwrpc.org.

Wisconsin Fresh Start Program

The Fresh State Grants are awarded on a competitive basis to agencies that would like to establish programs based on the Operation Fresh Start, Inc. service model. The purpose of the program is to provide at-risk young people with education, employment skills, and career direction leading to economic self-sufficiency. This is accomplished through opportunities for meaningful service in the young people's communities by helping to meet the housing needs of low-income individuals and families. The program is designed to provide on-site housing construction and rehabilitation work experience, off-site academic classes, and supportive services for young people, primarily for ages 16-24. Contact the Wisconsin Division of Housing and Intergovernmental Relations (DHIR) for more information.

County and Local

Wisconsin Home Energy Assistance Program

The Wisconsin Home Energy Assistance Program, administered by the Eau Claire County Department of Social Services, provides eligible low-income households with assistance for their home heating and energy costs. The Department should be contacted for further information.

2. Transportation

State Plans

Wisconsin State Transportation Plan 2030 (Connections 2030)

The Wisconsin Department of Transportation has a statewide long-range transportation plan through the year 2030, called Connections 2030. The plan 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. The overall goal of the planning process is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects.



Connections 2030 differs from WisDOT's previous planning efforts. Beginning with the release of Translinks 21 in the mid-1990s, the Department has prepared a series of needs-based plans for various transportation modes. Connections 2030 is a policy-based plan. The policies are tied to "tiers" of potential financing levels. One set of policy recommendations focuses on priorities that can be accomplished under current funding levels. Another identifies policy priorities that can be achieved if funding levels increase. Finally, WisDOT also identifies critical priorities that must be maintained if funding were to decrease over the

planning horizon of the plan. While the final plan includes statewide policy recommendations, some variances exist specific to individual corridors.

In addition to policies related to each transportation mode, Connections 2030 also includes recommendations on cross-cutting issues such as economic development, land use, transportation finance, and the environment. WisDOT's goal is to provide a plan that can aid policymakers in future transportation decisions. Connection 2030 is the statewide blueprint for future transportation.

Connections 2030 identifies a series of multimodal corridors for each part of the state. Each corridor identifies routes and/or services of several modes such as highways, local roads, rail, air, transit, etc. The multimodal corridors build on the idea of the Corridors 2020 network, first established in 1988, which identified a system of two-lane and multi-lane highways. The network is made up of two subsystems:

- Backbone system: 1,550-mile network of multi-lane highways connecting all major population and economic regions of the state.
- Connector system: 2,100-mile network of high-quality two-lane highways directly linking significant economic and tourism centers to the Backbone system.

Access Management

WisDOT employs three types of access control authorized by state statutes. A short summary of the state statutes follows, but it should be noted that the actual content of the statutes is significantly more detailed, and many special conditions and provisions are not included in this text. The type of access control that is imposed on various highway road segments influences how that segment is managed.

- Wis. Stats. 84.09 (purchase access control) – WisDOT acquires land by gift, devise, purchase or condemnation to establish, extend, or improve transportation facilities.

- Wis. Stats. 84.25 (administrative access control) – WisDOT designates some rural portions of the state trunk highway system as controlled-access highways where studies show that the potential exists for traffic volumes to exceed 2,000 vehicles per 24-hour day.
- Wis. Stats. 84.295 (freeway and expressway access control) – WisDOT designates highways with greater than 4,000 vehicles per day as freeways or expressways when it is determined that the volume and character of traffic warrants the construction or acquisition of right-of-way to accommodate a four-lane highway.

Midwest Regional Rail System

Nine Midwestern states, including Wisconsin, worked together on plans for linking the Midwest into a national passenger rail network, adopting a plan in 2000. Funding was acquired for the implementation of the leg between Milwaukee and Madison, and for the next phase of study, corridor selection, between Milwaukee and Minneapolis. In 2010, Wisconsin abandoned the project, returning the implementation funds to the Federal Rail Administration (FRA) and discontinuing participation in the corridor selection study. MnDOT continued the corridor study without Wisconsin's cooperation, eventually recommending a route through La Crosse over routes through Eau Claire that would have more closely served Fall Creek. While environmental study continues on the La Crosse route, the Eau Claire corridor is still shown in local, regional, and state (Minnesota and Wisconsin) transportation plans, leaving passenger rail service through Eau Claire County with some hope for the future.

Wisconsin State Airport System Plan 2030

Airports, aviation and aviation-related industries play a significant role in the economic success of Wisconsin communities. The Wisconsin State Airport System Plan 2030 (SASP 2030) provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet current and future aviation needs of Wisconsin.

Wisconsin Bicycle Transportation Plan – 2020

This is the state's major plan for developing and integrating bicycles into the transportation system. It was adopted by WisDOT in 1998 and looked at creating a system of bikeways using suitable routes along county and state highways.

State Recreational Trails Network Plan

This plan was adopted in 2001 and updated in 2003 by WDNR as an amendment to the Wisconsin State Trail Strategic Plan to identify a network of trail corridors throughout the state consisting of more than 4,000 miles of trails known as the Trail Interstate System. No potential trail corridor travels through Fall Creek.

Wisconsin Pedestrian Policy Plan 2020

The Wisconsin Department of Transportation (WisDOT) developed the Wisconsin Pedestrian Policy Plan 2020 to provide a long-range vision addressing Wisconsin pedestrian needs. The Pedestrian Plan provides a basic description of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs. WisDOT's efforts ensure that this plan complements both existing and future long-range transportation plans.

Regional and Local Plans

Eau Claire County and the Village of Fall Creek consider applicable State, regional, and local transportation plans in the development of their own respective transportation plans. All three submit Local Road Improvement Program (LRIP) plans to WDOT in order to receive LRIP funding. The Village of Fall Creek manages its local transportation improvements through its capital improvements plan.

Major Planned Transportation Improvements

State of Wisconsin and Eau Claire County Highways

No known major improvements, expansions, or realignments are currently planned for any State or County Highways within the Village of Fall Creek.

Village of Fall Creek Improvements

The Village has several projects that are planned over the course of the next few years. Planning for local streets and roads is a continual process and improvements may be hastened or delayed due to damage from flooding, winter-related damage, heavy use, or coordination with other infrastructure improvements.

State Programs

Adopt-A-Highway Program

The Adopt-A-Highway Program is administered by the Wisconsin Department of Transportation (WDOT). The program was initiated to allow groups to volunteer and support the state's antilitter program in a more direct way. Each qualified group takes responsibility for litter control on a segment of state highway. The group picks up litter on a segment at least three times per year between April 1 and November 1. Groups do not work in dangerous areas like medians, bridges, or steep slopes. In addition, a sign announcing a group's litter control sponsorship can be installed. The state Adopt-A-Highway coordinator should be contacted for further information. Applications and forms are available through the WDOT website.

Pavement Surface Evaluation and Rating (PASER)

PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate, and describe proper repair and replacement techniques. PASER rating can be put into PASERWARE, an easy to use pavement management software. PASERWARE helps to inventory roads and keep track of their PASER ratings and maintenance histories. It also helps to prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of Wisconsin's Transportation Information Center at no charge. The Center also offers free training courses. Call 1-800-442-4615 for more information.

Transportation Economic Assistance (TEA) Program

The Transportation Economic Assistance program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must be scheduled to begin within three years, have the local government's endorsement, and benefit the public. For more information about this program, contact: Wisconsin Department of Transportation, Division of Transportation Investment Management, phone (608) 266-3488.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources does provide funding to local governments for trails, paths, routes, and other infrastructure for alternative modes of transportation, such as biking, walking/hiking, boating, and ATVs. Though these programs often have a recreational focus, such facilities can many times be an important component of a community's transportation strategy.

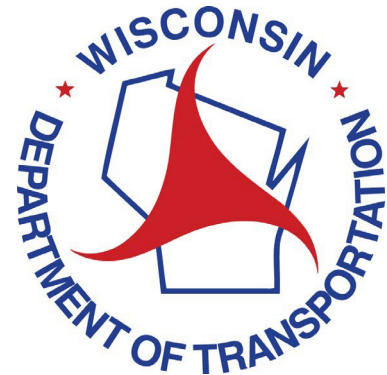
Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) administers many of the federal HUD Community Development Block Grant programs at the state level. This funding includes the CDBG-Public Facilities program

for infrastructure and building projects which may include streets and specialized transportation projects.

Wisconsin Department of Transportation

Transportation programming efforts in Wisconsin are largely coordinated or funded through the Wisconsin Department of Transportation (WisDOT), including the distribution of federal transportation assistance dollars. Many of these key assistance programs for county and local governments are listed below.



- **General Transportation Aids** return about 30% of all state-collected transportation revenues to local governments for road construction, maintenance, and other related costs
- **Local Roads and Local Bridge Improvement Programs** assist local governments in improving seriously deteriorating roads and bridges.
- **Surface Transportation Program** uses allocated federal funds for the improvement of federal-aid-eligible rural and urban roads and streets.
- **Connecting Highway Aids** are available to municipalities for roadways connecting to the State Trunk Highway system, in particular if increased traffic is experienced.
- **Traffic Signing and Marking Enhancement Grants Program** provides funds to local governments for signage improvements to improve visibility for elderly drivers and pedestrians.
- **Rural and Small Urban Area Public Transportation Assistance** and the **Transit Assistance Program** allocate federal funds to support capital, operating, and training expenses for public transportation services.
- **Supplemental Transportation Rural Assistance Program** provides federal funds for the planning, start-up, and expansion of non-urban transit service projects.
- **Elderly and Disabled Transportation Assistance** funds provide counties with financial assistance to provide transportation services to the elderly and persons with disabilities. Capital funds through the **Section 5310 Program** are also available for non-profits and local governments. A related WisDOT-administered program is **New Freedom**, which provides Federal Transit Administration funds to private and public entities for programs which assist individuals with disabilities to overcome transportation-related barriers so they may get to work.
- **Wisconsin Employment Transportation Assistance Program (WETAP)** provides start-up and development grant funding for projects which connect low-income workers with jobs through enhanced local transportation services. WETAP includes federal **Job Access and Reverse Commute (JARC)** Program funding and related requirements.
- **Local Transportation Enhancement Program** funds projects that increase multi-modal transportation alternatives (e.g., bicycling, pedestrian), landscaping/streetscaping, and the preservation of historic transportation structures.
- **Bicycle and Pedestrian Facilities Program** funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. This program shares the same application process as the Local Transportation Enhancement Program.
- **Safe Routes to School Program** is a federal program administered by WisDOT aimed at helping communities to make it safer for children to walk and bike to and from school and to encourage them to do so. In addition to planning grants, implementation of education, enforcement, engineering, and evaluation programs and projects are also eligible under the program.

- **Airport Improvement Program** combines a variety of resources to fund improvements for the state's public-use airports which are primarily municipally owned. WisDOT is currently encouraging land use planning around airports and a *Wisconsin Airport Land Use Guidebook* is available to assist in these efforts. Additional program and regulatory support is also available through the Federal Aviation Administration.
- **Freight Rail Programs** for the preservation of existing rail service through rail acquisition and rehabilitation, and for the improvement of rail infrastructure.

Each year, WisDOT updates a four-year **Statewide Transportation Improvement Program** of all highway and transit projects that propose to use federal funds. WisDOT also has a variety of specialty assistance programs, such as Flood Damage Aids, Rustic Roads, County Forest Road Aids, and the Adopt-A-Highway Program. Data for local roads is managed by WisDOT through the Internet-accessible **Wisconsin Information System for Local Roads (WISLR)**. For further information, contact the WDOT at (715) 836-2891.

Regional and Local Programs

Fall Creek Public Works Department

The department provides: maintenance and repair of street, alleys, curbs, gutters, sidewalks, street signs, street lights, storm sewers, culverts, drainage areas, Village buildings and structures, and machinery and equipment; and other associated items.

Eau Claire County Highway Departments

The County Highway Department has the responsibilities regarding the maintenance and repair of county highways.

West Central Wisconsin Regional Planning Commission (WCWRPC)

The West Central Wisconsin Regional Planning Commission offers highway, rail and airport planning services as well as access control planning, pavement management plans, thoroughfare plans, traffic and parking studies, and pedestrian/bicycle trail planning guidance. Contact WCWRPC for further information.

Specialized Transportation and Transit Providers

Information on these programs, including contact information, can be found at the Eau Claire County Department of Human Services website or by contacting their office at 715-839-2300.

3. Utilities and Community Facilities

Assistance to Firefighting Grant Program

This program is administered by the U.S. Fire Administration (USFA), part of the Federal Emergency Management Agency (FEMA). The program assists rural, urban, and suburban fire departments to increase the effectiveness of firefighting operations, expand firefighting health and safety programs, purchase new equipment, and invest in EMS programs. For information regarding the grant contact FEMA Grant Program staff at 1-866-274-0960. For the most current information regarding grant awards and any other USFA projects, visit usfa.fema.gov.

Aids for the Acquisition and Development of Local Parks

Funds are available to assist local communities acquire and develop public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. The program is offered by the WDNR, Bureau of Community Financial Assistance. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists.

Brownfields Initiative

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. The Wisconsin Economic Development Corporation should be contacted for further information.

Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally-recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR, Bureau of Community Financial Assistance.

Community Development Block Grant Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)

The Blight Elimination and Brownfield Redevelopment Program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or one that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community. The Wisconsin Economic Development Corporation should be contacted for further information.

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed, smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Economic Development Corporation.

Community Development Block Grant Public Facilities for Economic Development (CDBGPFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Economic Development Corporation should be contacted for further information.

Household and Agricultural Hazardous Waste Collection Grant (Clean Sweep)

Funds are available to municipalities to create and operate local “clean sweep” programs for the collection and disposal of hazardous waste. Any type of program for the collection and disposal of hazardous wastes, including permanent collection programs, is eligible. The program is offered from the WDNR, Bureau of Community Financial Assistance. The Eau Claire County UW-Extension, which currently coordinates a county-wide clean sweep, can also be contacted for further information.

Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

4. Agricultural, Natural and Cultural Resources

There are many agriculture, forestry, and natural resource conservation programs which area residents and communities can access, and a variety of related programs. Since these programs are less applicable to the Village of Fall Creek than our unincorporated neighbors, they have not been included here. The *Inventory of Plans, Programs, and Land Use Policies of West Central Wisconsin* prepared by West Central Wisconsin Regional Planning Commission provides an excellent overview of many of these program and plans. The Eau Claire County Land Conservation Departments, the County UW-Extension Office, and the local NRCS and Farm Services Agency are additional excellent resources.

The following is a description of some of the natural and cultural resources programs which may be of particular interest to the Village and its residents.

Natural Resources Programs**Wisconsin Act 307 – Notification to Nonmetallic Resource Owners**

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local planning with owners of nonmetallic mineral sites. Public participation procedures must now include written procedures describing the methods the local government will use to distribute proposed, alternative, or amended elements of a plan to owners of property, or to persons who have a leasehold interest in property, which may extract nonmetallic mineral resources on the property. This is only required if the comprehensive plan changes the allowable use or intensity of use of the given property. Wisconsin Act 307 also added provisions to the Comprehensive Planning Law detailing that prior to a public hearing written notice shall be provided to property owners or operators with an interest in nonmetallic mineral resources.

Historic Building Code

The Wisconsin Historic Building Code facilitates the restoration and rehabilitation of historic structures. Once historic building owners obtain permission to use the Historic Building Code, they may use it in lieu of any other state, county, or municipal code. The code is designed to help owners maintain the historic appearances of their buildings and allow them to use original materials and construction techniques that may no longer be permitted under present day building codes. To qualify to use the code, property owners must own buildings that fall under the code's definition of a historic building. Buildings listed in, nominated to, or determined eligible for the National Register of Historic Places or State Register of Historic Places qualify as historic under the code. The code may also be applied to properties located in National Register and State Register historic districts. The Wisconsin Department of Safety and Professional Services administers the Historic Building Code and can be contacted for further information.

Environmental Quality Incentives Program (EQIP)

The purpose of EQIP is to provide technical and financial help to landowners for conservation practices that protect soil and water quality. Nutrient management and prescribed grazing are eligible for cost-sharing statewide. Assistance for other practices is available in selected priority areas. Approved projects are based on environmental value. Five to 10-year contracts are used. Agricultural producers may be eligible for up to 75% cost share on agricultural land. Public access is not required. Contact: USDA Natural Resources Conservation Service

or Farm Service Agency, or County Land and Water Conservation Department.

Non-Point Pollution Abatement Program

Funds are available to improve water quality by limiting or ending sources of non-point source (run-off) water pollution by providing financial and technical assistance to landowners, land operators, municipalities, and other governmental units. Governmental units located within designated priority watersheds, or whose jurisdiction include priority lakes, are eligible to apply. Eligible projects are watersheds and lakes where: 1) the water quality improvement or protection will be great in relation to funds expended; 2) the installation of best management practices is feasible to abate water pollution caused by non-point source pollution; and 3) the local governmental units and agencies involved are willing to carry out program responsibilities. Efforts are focused statewide in critical watersheds and lakes where non-point source related water quality problems are most severe and control is most feasible. Rural landowners or land operators, whose properties lie within selected priority watersheds or include a priority lake, can contact their county land conservation department to receive an explanation of the program and to sign up for cost sharing of best management practices. Non-rural landowners and land operators can contact their municipal government offices. A watershed or lake project normally has a 10- to 12-year time frame: two years for planning and eight to ten years to implement best management practices. Contact the WDNR Regional Environmental Grant Specialist for further information.

River Management and Planning Grants

River management and planning grants are available from the WDNR for various river protection and conservation efforts.

Stewardship Grants for Non-profit Conservation Organizations

Funds are available for the acquisition of land or easements for conservation purposes, and restoration of wildlife habitat. Non-profit conservation organizations are eligible to apply. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. Contact the WDNR for further information.

Land Recycling Loan Program (LRLP)

Wisconsin's Land Recycling Loan Program (LRLP) provides low cost loans to cities, villages, counties, and towns for the purpose of remediating environmental contamination (brownfields) at landfills, sites, or facilities where contamination has affected or threatens to affect groundwater or surface water. Redevelopment and housing authorities are also eligible. Contact the WDNR for further information.

Cultural and Historical Resources Programs

Wisconsin's Main Street Program

The Main Street Program is a comprehensive revitalization program designed to promote the historical and economic redevelopment of traditional business districts in Wisconsin. The program was established in 1987 to encourage and support the revitalization of downtowns. Each year, the Wisconsin Economic Development Corporation selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce.

Wisconsin Historical Preservation Tax Credits

One of the benefits of owning a historic property in Wisconsin is the ability to participate in federal and state income tax incentives programs for rehabilitation of historic properties. There are currently three programs available to owners of properties that are either listed in, or determined to be eligible for listing in, the state or

national registers of historic places. The three programs are:

- 1 Federal 20% Historic Rehabilitation Credit.
- 2 Wisconsin 5% Supplement to Federal Historic Rehabilitation Credit.
- 3 Wisconsin 25% Historic Rehabilitation Credit. The State Historical Society of Wisconsin, Division of Historic Preservation should be contacted for further information.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

Whether you need information concerning state or federal laws and regulations that may be applicable in your case, whether you need information on grassroots strategies for preserving and protecting historic properties, or whether you need information on how you may protect and preserve your own historic property, the OPP can assist.

Wisconsin's Historical Markers Program

For almost 50 years, Wisconsin's State Historical Markers program has been interpreting both important small incidents and monumental events that form the State's past. Placed on the very site where significant events occurred, markers evoke an immediacy of the past that no history book can provide. The Society's Division of Historic Preservation administers the Wisconsin Historical Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. Applications are available at wisconsinhistory.org/histbuild/markers/apply.

National Historic Landmarks Program

National Historic Landmark status is the highest level of national designation. These are properties of exceptional value to the nation that retain a high degree of architectural and historical integrity. The purpose of the National Historic Landmarks Program is to identify and designate these properties and to encourage their long-range preservation. Nomination preparers should consult the Division of Historic Preservation and the National Park Service before proceeding with a National Historic Landmark nomination.

National Trust for Historic Preservation, Preservation Services Fund

Grants from this fund of the National Trust for Historic Preservation are designed to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, and encourage financial participation by the private sector. PSF award applicants must be a non-profit organization or public agency capable of matching the grant amount dollar-for-dollar. The grant range is from \$500 to \$5,000.

Wisconsin Humanities Council, Historic Preservation Program Grants

The Wisconsin Humanities Council and the Jeffris Family Foundation have formed a partnership pool to support Historic Preservation Program Grants. The Wisconsin Humanities Council (WHC) will award grants with funds from both groups. The WHC accepts proposals for projects that enhance appreciation of the importance of particular historic buildings or that increase public awareness of the importance of particular buildings or decorative art works in Wisconsin. Preference will be given to small town and rural communities with populations under 30,000. For more information contact the WHC, 222 South Bedford Street, Suite F, Madison, WI 53703.

Certified Local Government Program

Local units of government that have enacted historic preservation ordinances may consider being certified to participate in the state and federal Certified Local Government (CLG) program. The CLG program provides special grants to fund planning and educational activities. The Division of Historic Preservation at the Wisconsin Historical Society administers the CLG program. Wisconsin has 40 Certified Local Governments. For more information about the Certified Local Government please visit the Society's Web site at wisconsinhistory.org/ or the National Park Service's Web site at nps.gov/nr/.

Local Organizations

A wide variety of local organizations are involved in promoting cultural or historical resources which are important partners in related planning and programming.

5. Economic Development

In addition to the plans and programs of the Village of Fall Creek there are many organizations, programs, grants, and services available to assist with economic development planning and activities. A number of the programs related to infrastructure development were previously discussed in the Utilities and Community Facilities element. The following are some additional commonly referred to economic development plans and programs.

U.S. Department of Commerce, Economic Development Administration (EDA)

The Economic Development Administration (EDA) provides financial assistance to help distressed communities overcome barriers that inhibit the growth of their local economies. EDA provides assistance for public works projects, planning, research and technical assistance, grants, and education. The WCWRPC is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all seven counties of the region. For more information, see wcwrpc.org.

USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Available programs and services include: community development programs, business and community programs, rural housing and utilities services, and community facility programs. For more information visit the Wisconsin Rural Development web site at rurdev.usda.gov/wi/index.html.

Forward Wisconsin

Forward Wisconsin helps businesses looking for available sites or buildings through its website at forwardwi.com/search/index.html.

Wisconsin Economic Development Association

WEDA is a statewide association of 410+ member organizations whose primary objective is to increase the effectiveness of individuals involved in the practice of economic development in Wisconsin by encouraging cooperation, exchange of information and promotion of professional skills. With a proactive Council and involved membership support, we will continue to advance the professionalism of Wisconsin's economic development efforts. For more information see weda.org/.

Wisconsin Department of Administration

The Wisconsin Department of Administration (WDOA) has several grant programs and services available to communities or businesses within communities. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development, and public facility improvements. The following programs are available:

- CDBG Public Facility (PF) program for infrastructure and buildings benefitting the public
- CDBG Economic Development (ED) funding for business expansions, employee training and business infrastructure
- CDBG Public Facility-Economic Development (PF-ED) funding for public infrastructure necessary for business expansions

For more information, see doa.state.wi.us.

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. For more information, see inwisconsin.com/.

One program within WEDC is the Main Street Program. The Main Street Program helps communities revitalize their downtown areas. The National Main Street Center and state staff offer a comprehensive range of professional services that follow a four-point approach: organization, promotion, design, and economic restructuring. More information on the Wisconsin Main Street Program can be found at: inwisconsin.com/mainstreet/.

**Wisconsin Department of Tourism**

The Wisconsin Department of Tourism has four primary grant programs and provides technical assistance and support to promote tourism and to maintain a strong tourism industry in Wisconsin. The grant programs include the Joint Effort Marketing (JEM) Program for tourism marketing, the Ready, Set, Go! (RSG) Program for sporting events, the Tourist Information Center (TIC) Program, and the Meetings Mean Business Program to support conventions. Contact the Wisconsin Department of Transportation for further information at: industry.travelwisconsin.com/.

Wisconsin Department of Workforce Development

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce in the 21st century and beyond. The Department's primary responsibilities include providing job services, training, and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill current job openings.

Under the DWD umbrella, a wide variety of employment programs can be found which include securing jobs for the disabled, assisting former welfare recipients as they make a transition into work, promoting 72 job centers, linking youth with the jobs of tomorrow, protecting and enforcing worker's rights, processing unemployment claims, and ensuring workers compensation claims are paid in accordance with the law. There are six divisions within the Department which is headed by a Secretary appointed by the Governor. For further information visit the website at dwd.state.wi.us.

The Office of Economic Advisors (OEA), within DWD, researches the relationships between labor markets and other economic and demographic factors. OEA economists and analysts serve in regions throughout Wisconsin. Staff works closely with partners to provide timely analysis of labor market data and economic trends.

Agricultural Development and Diversification (ADD) Grant Program

The ADD grant program annually provides funding to projects that have the potential to bolster agricultural profits or productivity. The program funds proposals that are likely to stimulate Wisconsin's farm economy with new production or marketing techniques, alternative crops or enterprises, new value-added products, or new market research. The Wisconsin Department of Agriculture, Trade and Consumer Protection should be contacted for further information.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (WDNR) provides many avenues for business owners to work with the agency in growing and sustaining Wisconsin's economy. The Office of Business Support and Sustainability

is the agency's one-stop shop for business assistance. The office's mission is to work across programs to create the business climate that yields better environmental and economic performance. Some of the programs administered through the WDNR are:

- **Remediation & Redevelopment (RR) Program:** The WDNR's Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. WDNR provide a comprehensive, streamlined program that consolidates state and federal cleanups into one program (e.g., hazardous waste cleanup, underground storage tank investigation & cleanup, spill response, state-funded cleanups and brownfields).
- **Business sector support:** Sector development specialists are WDNR staff who work with specific industrial or commercial sectors. They serve as the first point of contact for those businesses, providing coordinated technical and compliance assistance across all DNR divisions and programs. Sector development specialists work to improve environmental and economic performance by clarifying requirements, facilitating flexible approaches to requirements and enabling practices that improve profitability and market performance.
- **Improved environmental and economic performance** is pursued through various strategies including pollution prevention, waste minimization, energy efficiency, supply chain management, green chemistry, market development and many others. The sector specialists will also work with a business or sector to address trends important to business retention and market development related to environmental performance.
- **Green Tier:** Green Tier assists green business ventures. WDNR assists businesses with credible, creative ways to enable businesses to be a powerful, sustainable force for environmental good and enhance productivity, cut costs and strengthen the health of culture and community.
- **DNR SwitchCouncil:** The WDNR SwitchCouncil is for people who need to securely login and access forms and reporting systems which are usually related to a specific company or municipality.

Wisconsin Housing and Economic Development Authority (WHEDA)

The following economic programs are offered by WHEDA.

- **Credit Relief Outreach Program:** CROP features 90% guarantees on loans of up to \$30,000 made by local lenders. Interest rates are competitive, and payment is not due until March 31 of the following year. CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production. You cannot use CROP for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.
- **FARM:** FARM is for the producer who wants to expand or modernize an existing operation. FARM gives you access to credit by guaranteeing a loan made by your local lender. You can purchase agricultural assets including machinery, equipment, facilities, land, and livestock. You can also make improvements to farm facilities and land for agricultural purposes. FARM cannot be used for a farm residence, existing loans, maintenance, or other working capital needs that are eligible under CROP.
- **Small Business Guarantee:** A guarantee is a pledge of support on a bank loan. WHEDA will guarantee a portion of a loan made to you by your local lender. A WHEDA Small Business Guarantee can be used to expand or acquire a small business. It can also be used to start a day care business, including one owned by a cooperative or non-profit. The guarantee can be used for most of your financing needs, including working capital and refinancing of business notes and credit card debt.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WDOT) administers the Transportation Economic Assistance (TEA) program which provides 50 percent state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. For more information, see dot.wisconsin.gov/localgov/aid/tea.htm.

Momentum West

Momentum West is a regional economic development organization serving Clark, Chippewa, Dunn, Eau Claire, Pierce, Pepin, Polk, Rusk, and St. Croix counties. The mission of Momentum West is to develop partnerships and leverage the resources in West Wisconsin to market the region and grow the economy. For more information, see momentumwest.org/index.cfm.

West Central Wisconsin Regional Planning Commission

On a multi-county level, the West Central Wisconsin Regional Planning Commission conducts economic development and project development. The Commission is designated as an economic development district by the Economic Development Administration and produces an annual, regional Comprehensive Economic Development Strategy (CEDS) and is required to undertake economic development planning and project identification for all seven counties of the region. The Commission provides local economic strategies, industrial site analyses, economic development financing, county economic and population profiles, EMSI Analyst information, and community and industrial park profiles. In addition WCWRPC can assist communities with placemaking initiatives, Tax Incremental Financing (TIF), grant coordination, writing and administration. For more information, please see wcwrpc.org.

Regional Business Fund, Inc.

All communities in Eau Claire County are covered by a business revolving loan fund. The Regional Business Fund, Inc., administered by WCWRPC which has three components—Downtown Façade Loan, Micro Loan Fund, and Technology Enterprise Fund.

Eau Claire Area Economic Development Corporation

Eau Claire Area Economic Development Corporation supports all economic growth in Eau Claire County and the region. The ECAEDC is working with development partners to maintain and growth existing companies and facilitate new ideas for businesses of every kind.

Eau Claire County, University of Wisconsin-Extension, Cooperative Extension

The University of Wisconsin-Extension has an office in Altoona. Cooperative Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living, nutrition, 4-H, and youth development.

Extension county-based faculty and staff live and work with the people they serve in communities across the state. Extension specialists work on UW System campuses where they access current research and knowledge. Collaboration between county and campus faculty is the hallmark of Cooperative Extension in Wisconsin.

One program within the Cooperative Extension is the First Impressions program. The First Impressions program offers an inexpensive way of determining what visitors think of your community. Volunteers from two somewhat similar communities (size, location, county seat, etc.) agree to do unannounced exchange visits and then report on their findings. It is somewhat similar to the WCWRPC's placemaking efforts but provides a visitor's impressions of aesthetics and "welcomingness", rather than an emphasis on function, uses, and activities by those who live, work, and play in a place. The two programs can be complementary. For more information, visit

<http://www.uwex.edu/ces/cced/communities/firstimpressions/> and contact WCWRPC regarding placemaking.

6. Intergovernmental Cooperation

The following general intergovernmental plans and programs are available to the Village, in addition to those plans and programs mentioned in other sub-sections of this element.

League of Wisconsin Municipalities

The League of Wisconsin Municipalities is a non-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 378 villages and all of the 190 cities in the state. Eau Claire County cities and villages participate in the League of Wisconsin Municipalities.

Annexation

Wisconsin Statute, 66.021, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a City or Village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous Approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the Village when signed by at least 20 percent of the electors in the territory. Eau Claire County cities and villages have grown and will likely continue to grow through the use of annexation.

Extraterritorial Zoning

Wisconsin Statute, 62.23(7a) allows a City or Village to participate with towns in the zoning of lands outside their incorporate boundaries. For the Village of Fall Creek, the extraterritorial area would encompass 1.5 miles. The steps for exercising this power are identified in the Statutes and include working with the Town to create a joint extraterritorial zoning committee with three village and three town members to create the extraterritorial zoning plan. A majority of the joint committee members must approve the zoning plan recommendations.

Extraterritorial Subdivision Review

Wisconsin Statute, 236.10 allows a City or Village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the City or Village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the City or Village. The City or Village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities influence the development pattern of areas outside their boundaries that will likely be annexed to the City or Village. This helps cities protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the City and Village is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the City and Village so that not more than one ordinance will apply.

Office of Land Information Services, Municipal Boundary Review

Municipal Boundary Review regulates the transition of unincorporated areas to City or Village status through municipal annexation, incorporation, consolidation, or by joint City-Village-town activities involving cooperative boundary plans and agreements. Such agreements may change territorial boundaries and may provide for the sharing of municipal services. Staff members are available upon request to meet with local officials and citizens to discuss annexation, incorporation, consolidation, and cooperative boundary plans. Contact the Wisconsin Department of Administration, Office of Land Information Services for further information.

UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. Educational programs are delivered through the two-way audio Educational Telecommunications Network (ETN), satellite television, and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its website at uwex.edu/lgc/.

Wisconsin Intergovernmental Statute Agreements

The following statutes in Wisconsin promote and allow for intergovernmental cooperation:

66.0301 - Intergovernmental Cooperation

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others. Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

66.0307 - Boundary changes pursuant to approved cooperative plan

Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each City, Village, or Town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan; and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

66.0309 Creation, Organization, Powers and Duties of Regional Planning Commissions

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning

commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Either local governments or the governor appoints commission members.

State Statutes require the RPC to perform three major functions:

- Make and adopt a master plan for the physical development of the region.
- If requested by a local unit, report recommendations to that local unit on the location of, or acquisition of, land for any of the items or facilities that are included in the adopted regional master plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPCs are also authorized to perform several other functions, however, by law, they serve a strictly advisory role. Eau Claire County is a member of the West Central Wisconsin Regional Planning Commission.

7. Land Use

The following are some general land use plans and programs. Land use implementation tools are addressed in the Implementation element.

Village of Fall Creek Comprehensive Planning Efforts

This document is an update of the *Village of Fall Creek, Eau Claire County, Wisconsin Comprehensive Plan 2010-2030* which was adopted in 2009. The Plan was part of county-led comprehensive planning effort conducted during that time. This plan update reviewed and incorporated issues, data, goals, and strategies from the 2010-2030 Plan as deemed appropriate by the Plan Commission.

Additional Land Use Programs

AB608, Wisconsin Act 233 – Clarification of Smart Growth Law

This bill was signed into law in April 2004. This new law reduces the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions which must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The bill also reiterates that an RPC's comprehensive plan is only advisory in its applicability to a political subdivision (a City, Village, Town or County), and a political subdivision's comprehensive plan.

Main Street Program

The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. Each year, the Wisconsin Economic Development Corporation selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. Communities interested in applying to the Wisconsin Main Street Program are required to send at least one representative to a workshop. An application is required which must demonstrate the need for the program based on several criteria including a public sector commitment, financial capacity, organizational capability, as well as several other criteria. More information on the Wisconsin Main Street Program can be found at: <http://inwisconsin.com/mainstreet/>

Wisconsin Land Information Program

The Wisconsin Land Information Program is a voluntary, statewide program that provides financial support to local governments for land records modernization efforts. All 72 Wisconsin counties voluntarily participate in the Program. The Wisconsin Land Information Council oversees the Program's policies. The Council's statutory authority includes preparing guidelines to coordinate the modernization of land records and land information systems; implementing a grant program for local governmental units; approval of countywide plans for land records modernization; serving as the clearinghouse for access to land information; and providing technical assistance and advice to state agencies and local governmental units with land information responsibilities.

Division of Intergovernmental Relations, Wisconsin Department of Administration

The Division of Intergovernmental Relations provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Council. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about the division visit its website via the WDOA website at: www.doa.state.wi.us.

UW-Extension Center for Land Use Education

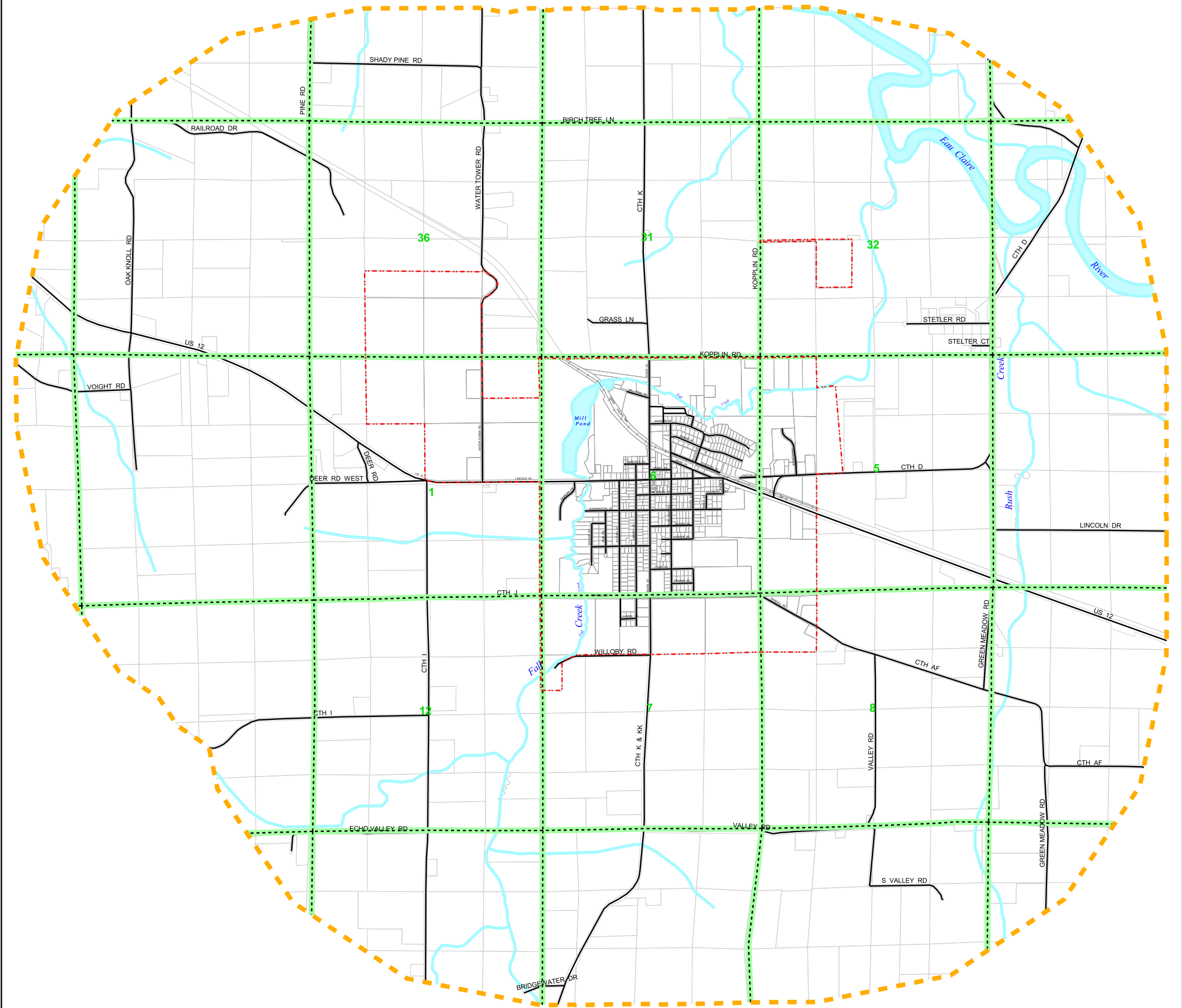
The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its website at www.uwsp.edu/cnr/landcenter/.

West Central Wisconsin Comprehensive Plan


As required by State Statute, West Central Wisconsin Regional Planning Commission adopted a regional comprehensive plan in September 9, 2010. This advisory document includes all of the nine elements required under State comprehensive planning statutes, plus an additional energy and sustainability element. The plan includes land use trends for the region.


Village of Fall Creek Eau Claire County, Wisconsin Planning Area


Map 1





1320 0 1320 2640 3960 Feet


 Corporate Limits


 Roads


 Railroad

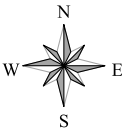
 Plat Review Area

 Sections

 Parcels

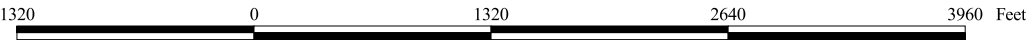
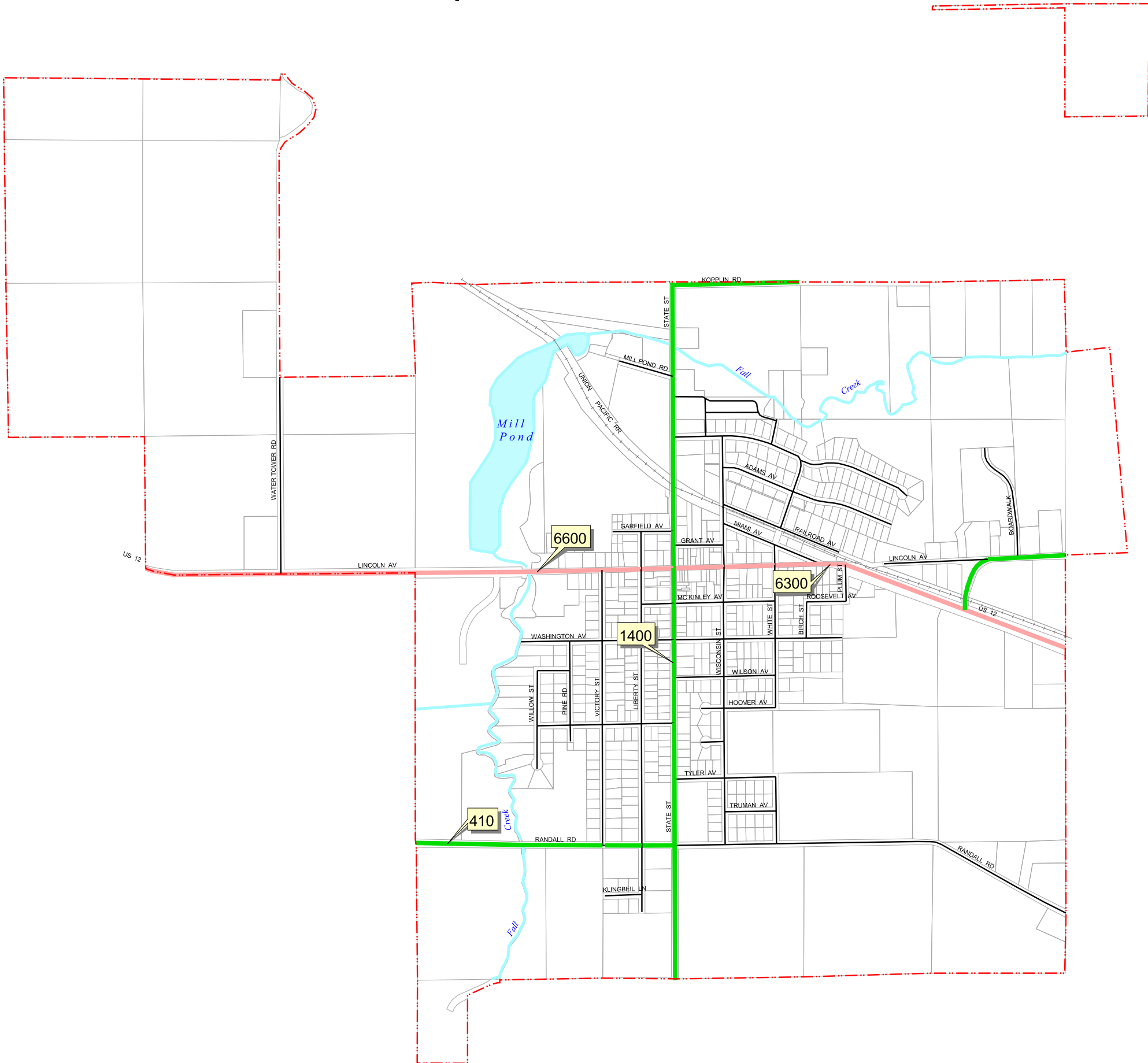
 Lakes

 Rivers



Sources:
Base map provided by WCWRPC

Village of Fall Creek Eau Claire County, Wisconsin Transportation Facilities



Corporate Limits

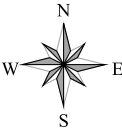
Parcels

Lakes

Rivers

ADT's 1500

Functional Classification
 Minor Arterial
 Major Collector
 Minor Collector
 Local

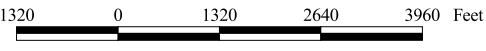
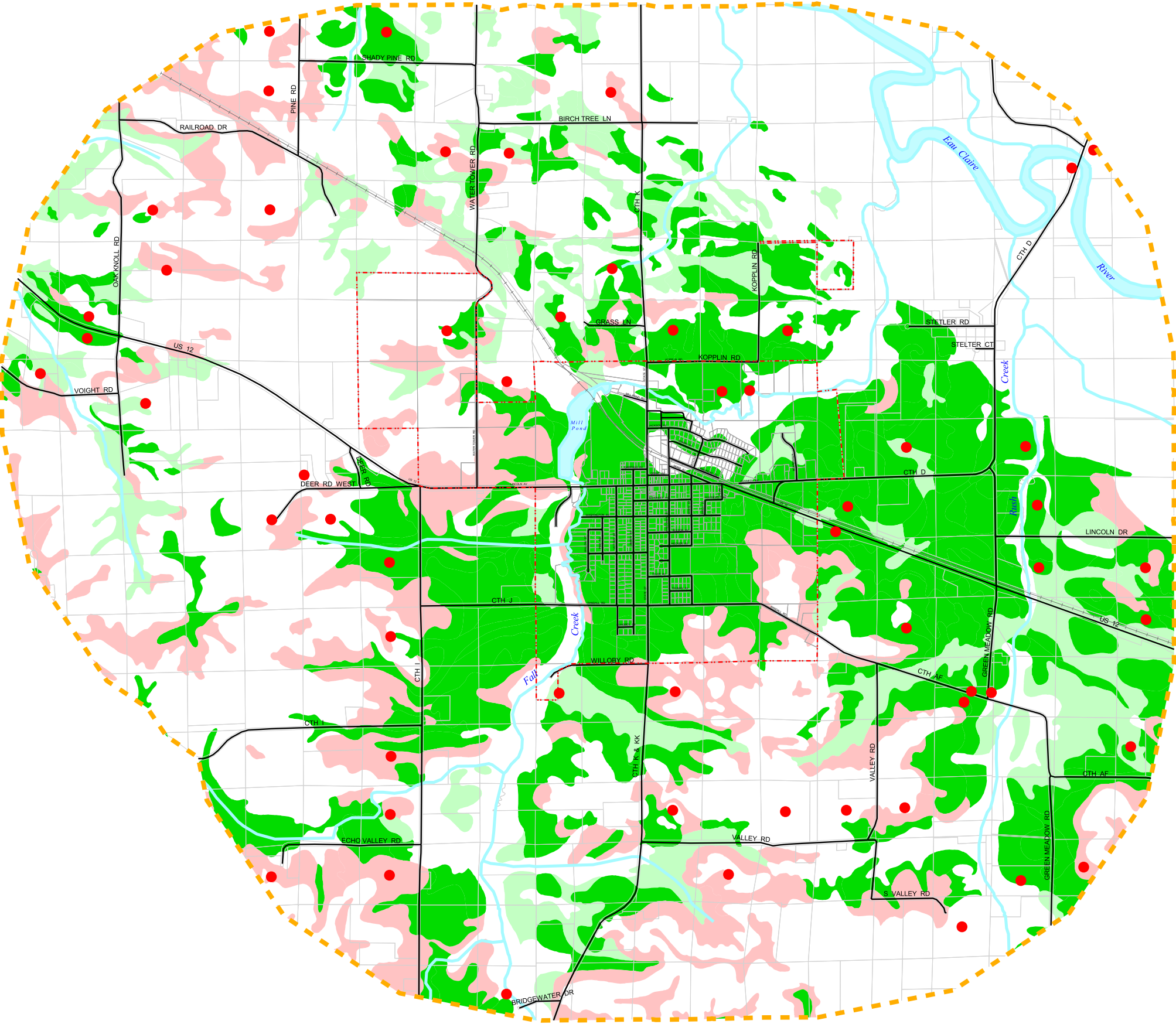


Sources:
ADT provided by WisDOT - WISLR - as of Jan 2003
Base map provided by WCRPC



Drafted: CER 02/10/09

Village of Fall Creek Eau Claire County, Wisconsin Prime Farmland



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Prime Farmland

Prime Farmland if Drained

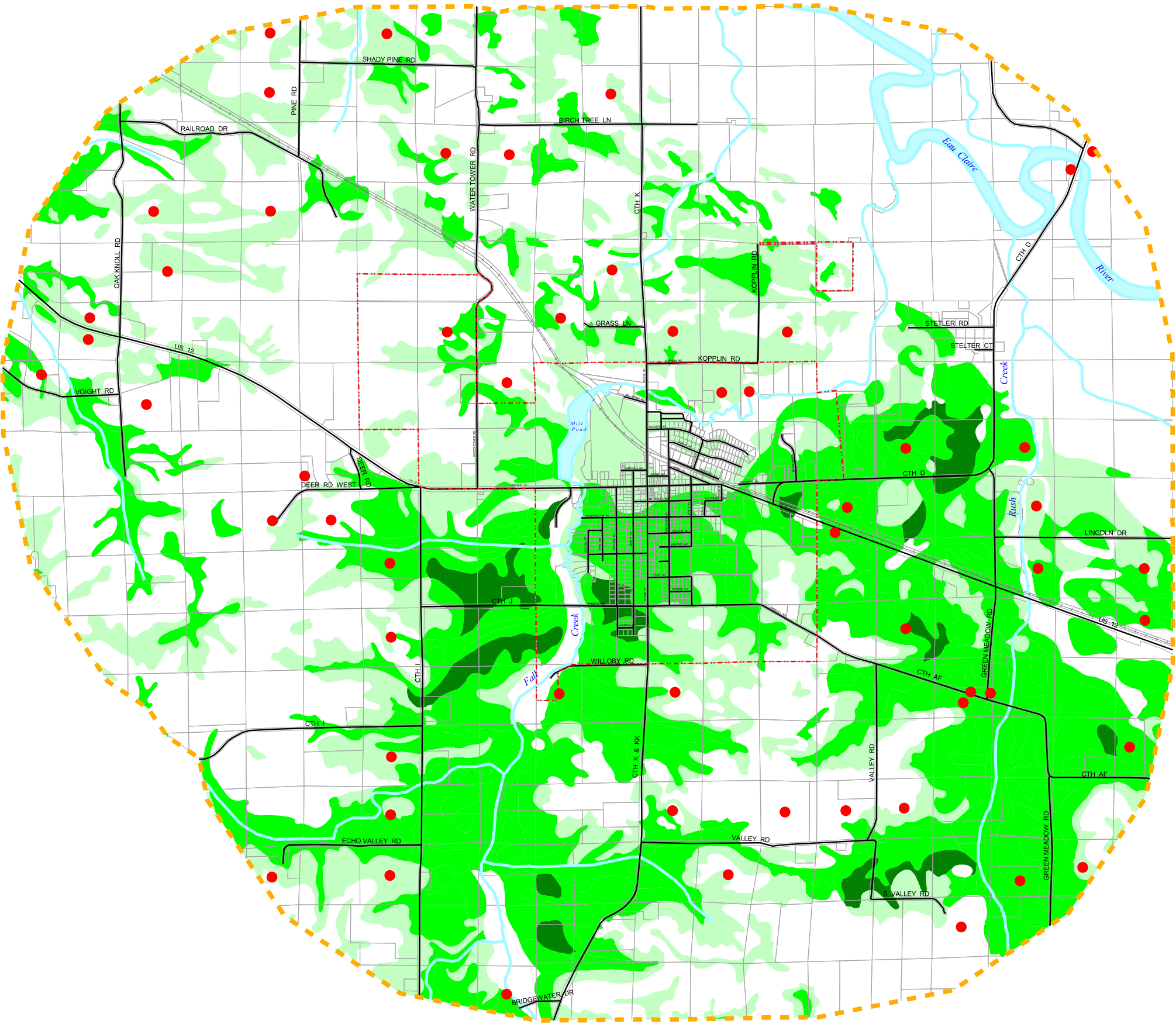
Farmland of Statewide Importance

Farmstead



Sources:
USDA - Soil Survey
Base map provided by WCWRPC
Farmsteads denotes parcels with an existing land use code of
Agriculture with Residence, 2006

Village of Fall Creek Eau Claire County, Wisconsin Soil Capability Class



1320 0 1320 2640 3960 Feet

Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

1

2

3

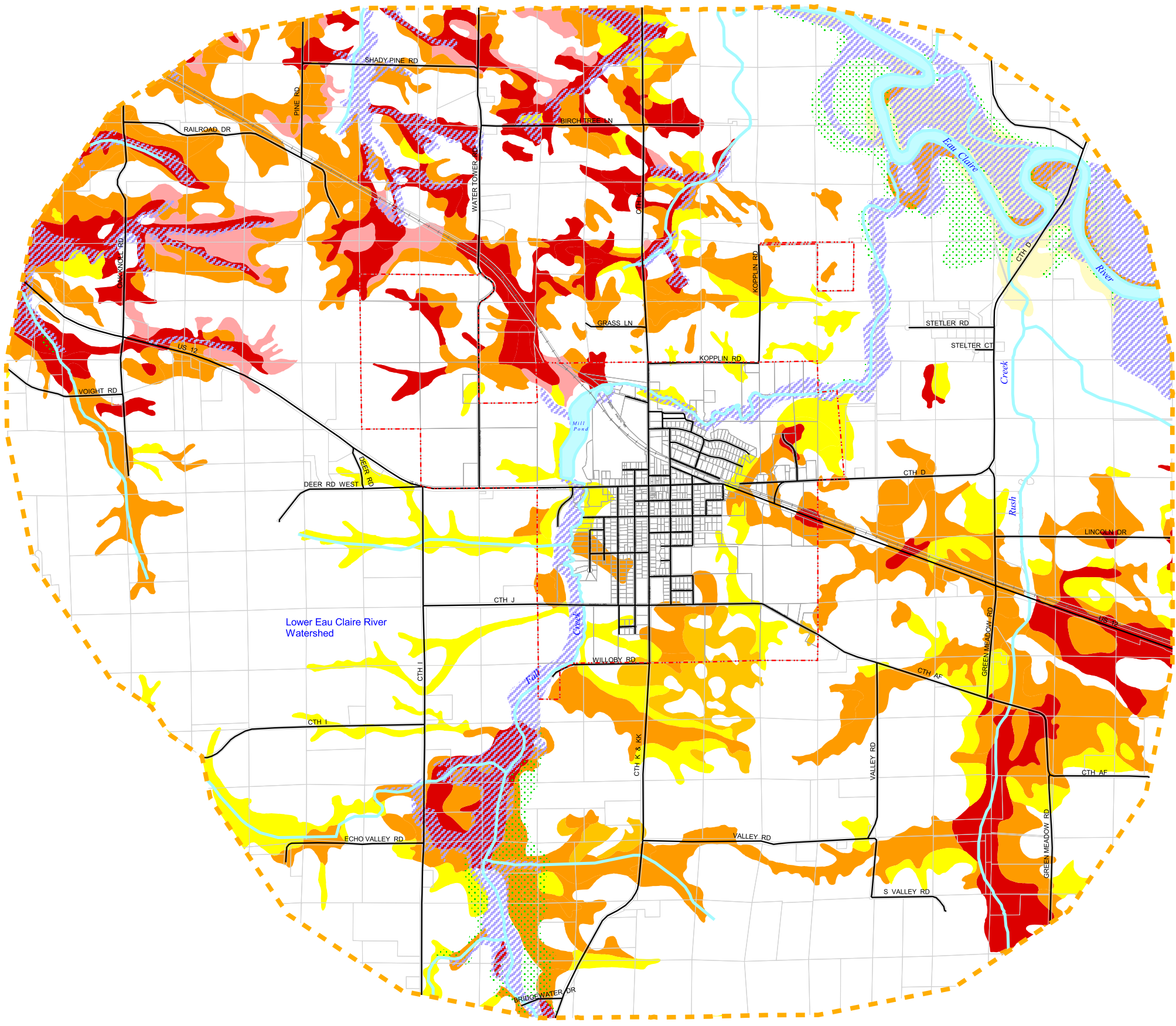
Farmstead



Sources:
USDA - Soil Survey
Base map provided by WCWRPC
Farmsteads denotes parcels with an existing land use code of
Agriculture with Residence, 2006

Village of Fall Creek Eau Claire County, Wisconsin Water Resources

Map 5



1320 0 1320 2640 3960 Feet

Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Wetland

100 Year Flood Plain

Depth to Groundwater

Less than 1 Foot

1 to 1.5 Feet

1.5 to 2 Feet

3 to 3.5 Feet

4 to 4.5 Feet

5 to 5.5 Feet



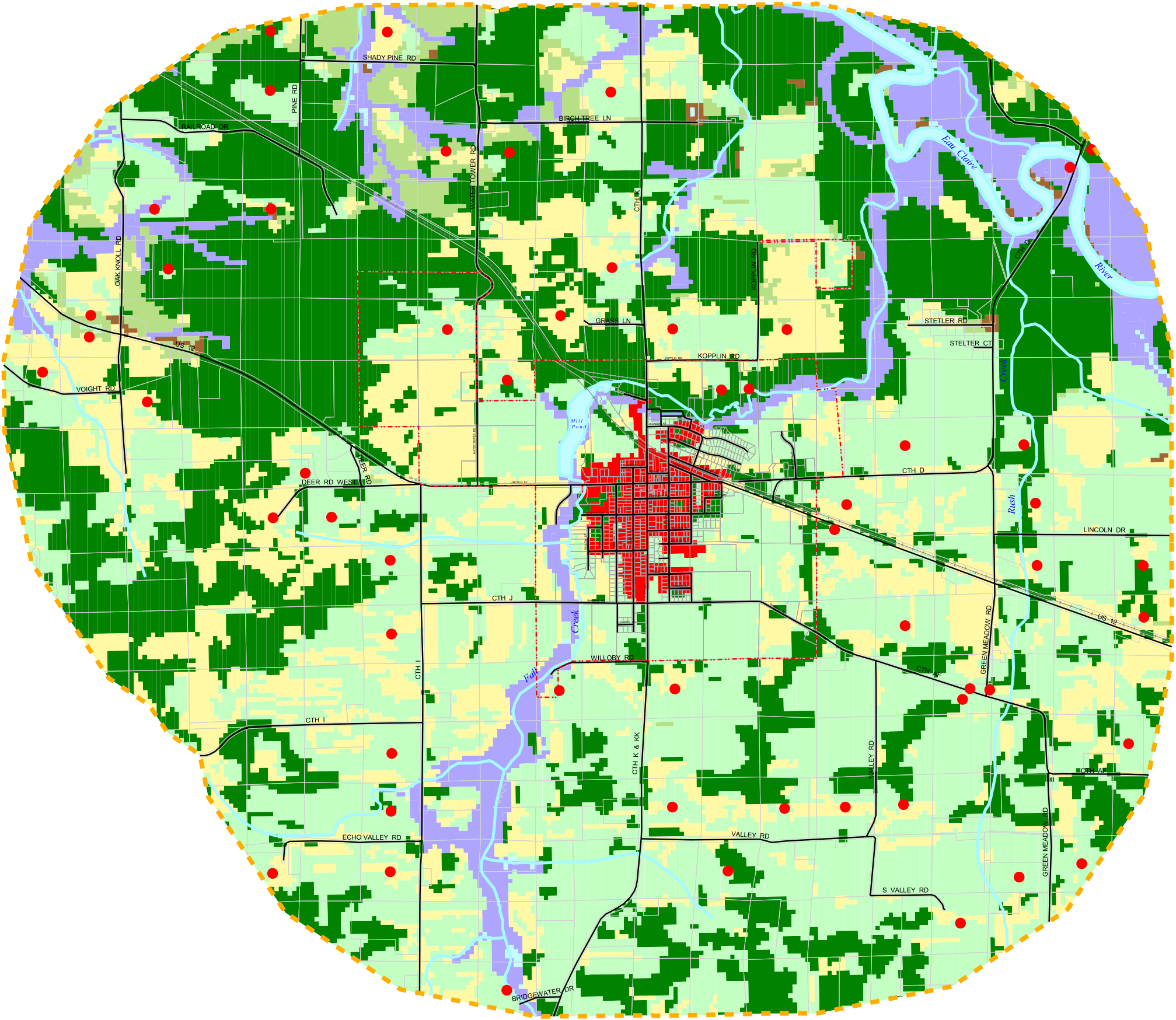
Sources:
Flood Insurance Rate Map, Federal Emergency Management Agency August 16, 1993
NRCS Soil Survey
Wisconsin Department of Natural Resources
Base map data provided by WCVRPC

The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands which are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the community.



Drafted: CER 11/13/08

Village of Fall Creek Eau Claire County, Wisconsin Land Cover



1320 0 1320 2640 3960 Feet

Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Agriculture

Barren

Forest

Grassland

Open Water

Shrubland

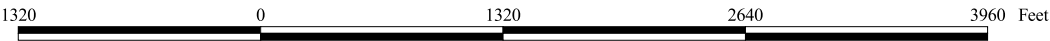
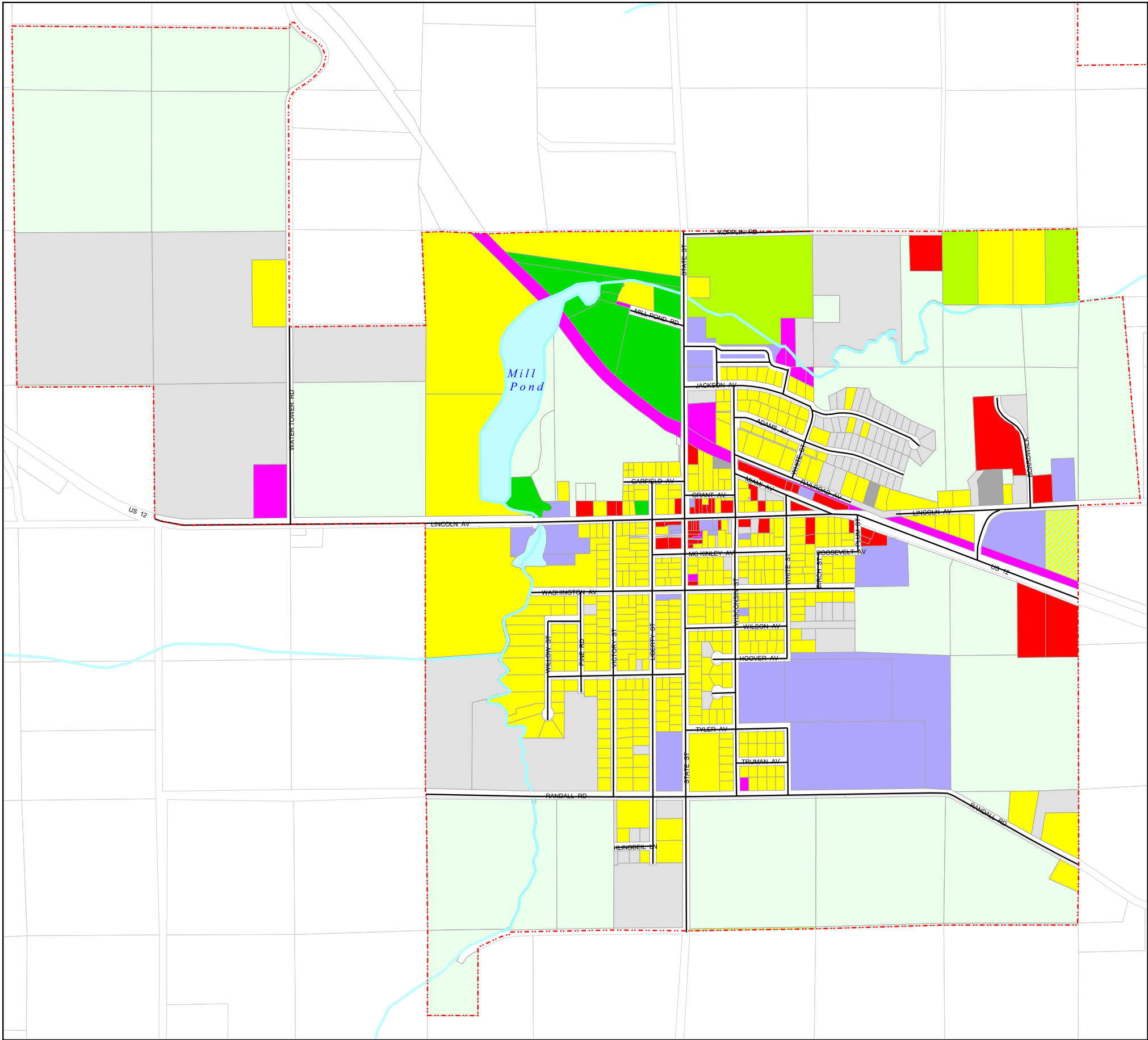
Urban/Developed






Wetland













Sources:
WISCLAND - 2000
Base map data provided by WCRPC

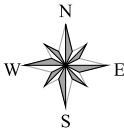
Village of Fall Creek Eau Claire County, Wisconsin Existing Land Use



 Corporate Limits
 Roads
 Parcels
 Lakes
 Rivers

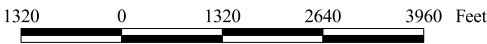
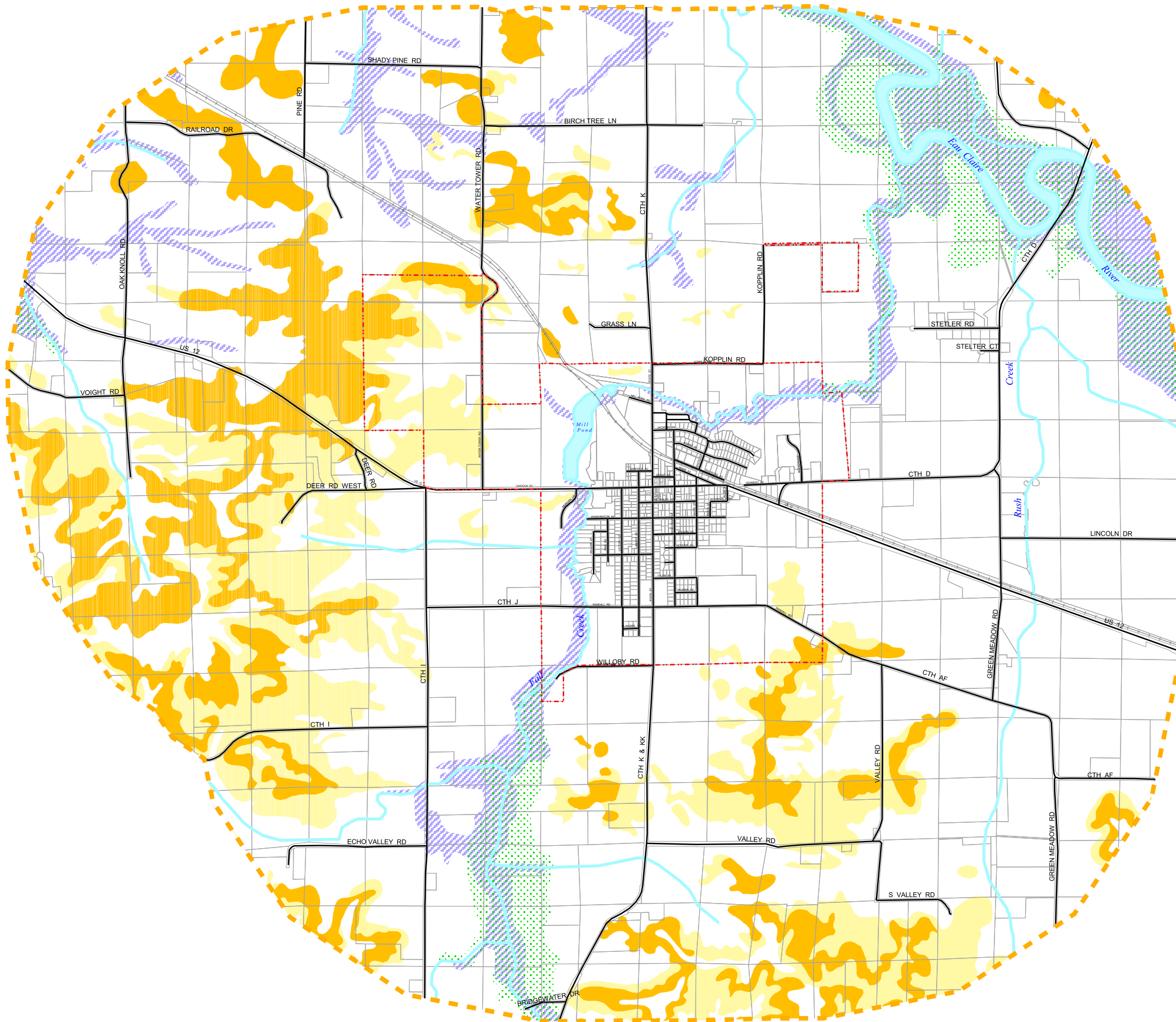
Existing Land Use

 Residential
 Commercial
 Industrial
 Gov't / Institutional
 Agricultural with Residence
 Agricultural
 Forest
 Recreational
 Utilities
 Vacant



Sources:
Existing Land Use provided by WCWRPC - 2006
Base map data provided by WCWRPC

Village of Fall Creek Eau Claire County, Wisconsin Development Limitations



Corporate Limits	Limitations
Roads	Wetland
Railroad	100 Year Flood Plain
Plat Review Area	Steep Slopes
Parcels	12 to 20%
Lakes	> 20%
Rivers	

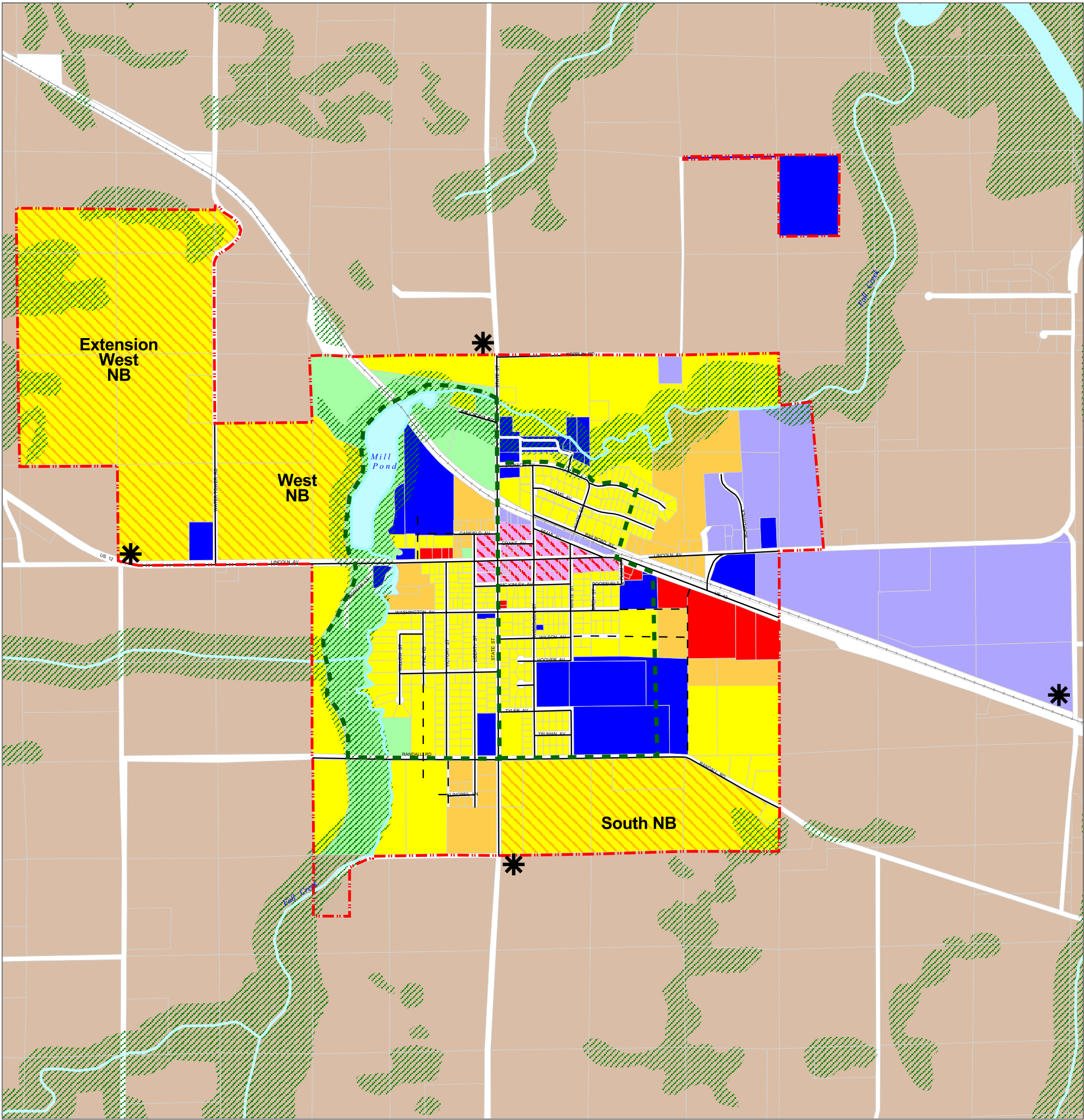


Sources:
USDA - Soil Survey
Wisconsin Department of Natural Resources
Base map data provided by WCWRPC

The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands which are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the community.



Village of Fall Creek Eau Claire County, Wisconsin Future Land Use



Corporate Limits

Road

Railroad

Potential Roadway

Potential On & Off Road Trail

Parcels

Lakes

Rivers

Community Gateway Features

Future Land Use

Natural Resource Protection

Rural Preservation

Low Density Residential

High Density Residential

Planned Neighborhood

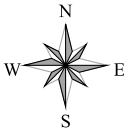
Downtown Mixed Use

General Commercial

General Industrial

Public & Institutional

Park & Recreational



Sources:
Base map data provided by WCWRPC