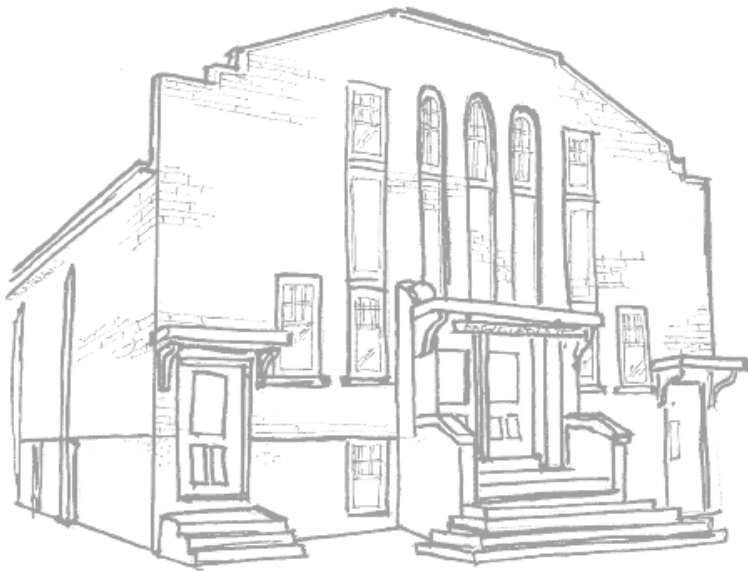


# **Comprehensive Plan**

## **Town of Eagle Point Chippewa County, Wisconsin**

*December 15, 2008*

*Adopted by Ordinance Number 2009-01 on January 19, 2009*



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**Appendix A**  
Town of Eagle Point Community Survey and Results



## 1.0 Introduction

### 1.1 Scope of the Comprehensive Plan

### 1.2 The Town of Eagle Point Planning Effort

### 1.3 The Town of Eagle Point Planning Process and Public Involvement

The Town of Eagle Point is situated in the center of Chippewa County on Highway 124. The Town is immediately north of the City of Chippewa Falls, which serves as the governmental center of Chippewa County. Besides Chippewa Falls to the south, Eagle Point is bordered by the Towns of Woodmohr and Tilden to the west, the Towns of Bloomer and Cleveland to the north, and the Towns of Arthur and Anson to the east.

Eagle Point was created on August 16, 1855. On March 31, 1856, the name was changed to Chippewa City, and then changed back to the Town of Eagle Point on February 18, 1858.

The land use within Eagle Point is primarily utilized for agricultural production. Open lands, including wetlands, are also prominent in Eagle Point, as according to the 2000 U.S. Census, nearly 8 percent of the town's land was water.

Nearby major urban areas include the Eau Claire-Chippewa Falls area to the south, and Minneapolis-St. Paul metropolitan area to the west.

Two regional transportation corridors run through the Town: State Highway 124 and State Highway 178 both run from the south end of the Town to the northwest and northeast corners of Eagle Point, respectively.

The process of completing this plan has been thorough, and involved numerous residents and countless hours of effort from the Plan Commission.

### 1.1 Scope of the Comprehensive Plan

The 1999 Wisconsin Legislative Act 9 created a framework in the State of Wisconsin for community planning. There are nine elements of a Comprehensive Plan that must be addressed under the current planning legislation. These nine-elements include the following:

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

*Comprehensive Planning  
Answers Three Questions:*

- 1) *Where has the community been?*
- 2) *Where do we want to be in 20 years?*
- 3) *What will it take to get there?*



According to Wisconsin Statute, the Comprehensive Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community. In accordance with existing and future needs, the Comprehensive Plan will promote public health, safety, and general welfare of the entire community. The Planning Law requires zoning, official mapping, and subdivision regulations be consistent with a Comprehensive Plan by January 1, 2010.

## 1.2 The Town of Eagle Point Planning Effort

The planning process began in the early spring of 2008. Short Elliott Hendrickson Inc. (SEH<sup>®</sup>) was retained to assist the Town of Eagle Point in the planning process and the preparation of their Comprehensive Plan.

The Comprehensive Plan has been prepared through the guidance of the Town Plan Commission. The Commission represents a wide range of interests to ensure that the entire community's values and interests are expressed in the Comprehensive Plan. The Commission met regularly during the drafting of this Plan to discuss land use issues, review Plan materials, and ultimately recommend the adoption of the Plan to the Eagle Point Town Board.

## 1.3 The Town of Eagle Point Planning Process and Public Involvement

The Town of Eagle Point is committed to an open public involvement/outreach program that invites participation from all Town residents at every level in the decision-making process. The Town will continue to engage the community in the development of planning related items and tasks that are discussed in the Comprehensive Plan.

Meeting notices for all Plan Commission meetings were advertised and open to the public.

Future public involvement opportunities will include Town Board meetings, Plan Commission meetings, and multi-jurisdictional planning meetings. The Comprehensive Plan is intended to be a working document that will require periodic reviews and updates as trends and patterns develop across Western Wisconsin, Chippewa County, and the Town of Eagle Point.

At the onset, the Town was committed to a highly participatory process. As such, the Town has held many public meetings. The first major public meetings began in March 2008, when the Town held a SWOT (Strengths, Weaknesses, Opportunities, and Threats) meeting at the Town Hall. Results of the SWOT meeting are contained in Section 2.0 – Issues and Opportunities.

In April 2008, two public meetings were held to develop the Town of Eagle Point Vision Statement. This statement was utilized as the foundation in developing the necessary elements for the Town of Eagle Point's Comprehensive Plan.

Strengths  
Weaknesses  
Opportunities  
Threats



## 2.0 Issues and Opportunities

### 2.1 Introduction

### 2.2 Key Issues

### 2.3 SWOT Analysis and Vision Statement

### 2.4 Visual Preference and Survey Results

## 2.1 Introduction

The Issues and Opportunities section is designed to cover two main issues. First, to provide a demographic context for the development of the Town of Eagle Point's plan. Second, to list the planning goals and objectives for the Town of Eagle Point as prepared during the planning process.

The Goals, Objectives, and Policies, as well as the Vision Statement for the Town of Eagle Point that were developed as part of the planning process are found below.

## 2.2 Key Issues

### Population

Analyzing population size, growth, density, characteristics and distribution trends reveals important facts about the most important component of growth and development in the Town of Eagle Point.

The Town of Eagle Point grew by nearly 20 percent in the 1990's, which was more than double the average of towns, villages and cities in Chippewa County, as well as the County as a whole (see Table 2-1). The population changes are shown graphically in Figure 2-1 below.

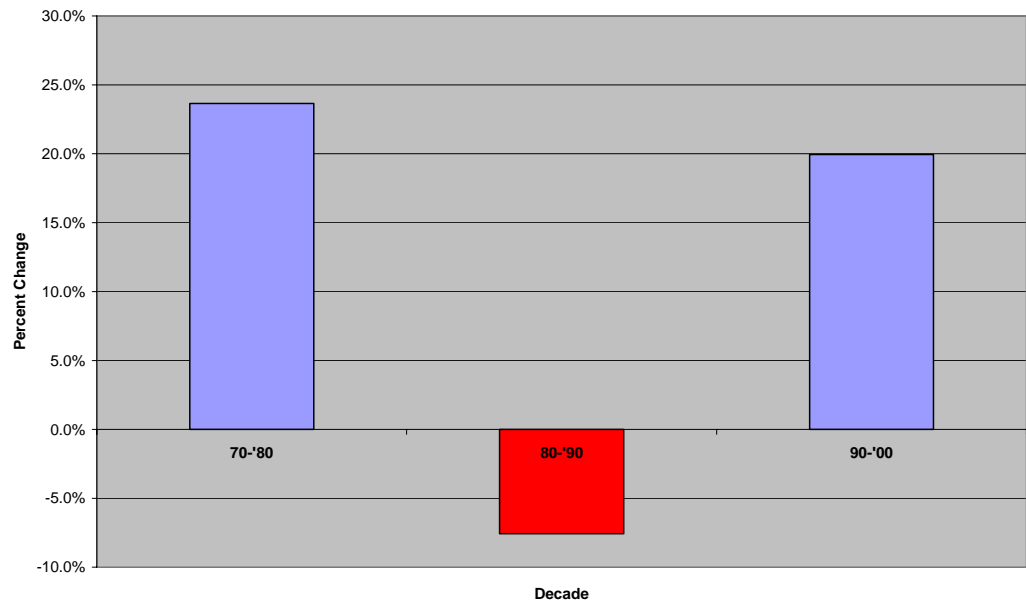
**Table 2-1**  
**Historical Population and Population Change - 1970-2000**  
**Chippewa County by Minor Civil Division**

Unit of Government	1970	1980	1990	2000	Percentage Change		
					70-'80	80-'90	90-'00
Eagle Point	2,224	2,750	2,542	3,049	23.7%	-7.6%	19.9%
Chippewa County towns	19,994	22,354	22,406	24,201	11.8%	0.2%	8.0%
Chippewa County villages	1,919	2,359	2,470	2,572	22.9%	4.7%	4.1%
Chippewa County cities	20,116	20,947	21,157	21,546	4.1%	1.0%	1.8%
<b>Chippewa County</b>	<b>47,717</b>	<b>52,127</b>	<b>52,360</b>	<b>55,195</b>	<b>9.2%</b>	<b>0.4%</b>	<b>5.4%</b>

Source: U.S. Census

*Wis. Stats. 66.1001(2)(a)*  
*(a) Issues and opportunities element. Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its Comprehensive Plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.*

**Figure 2-1**  
**Town of Eagle Point Population Change - 1970-2000**



Source: U.S. Census

The age of a community is also important in identifying the needs of the community. Table 2-2 shows Eagle Point and Chippewa County age distribution. Chippewa County has a median age that is more than three years younger than Eagle Point's. In addition, Eagle Point has a larger percentage of its population in all of the age categories over 35, while Chippewa County has higher percentages for all of the age categories under 35, indicating an older population in Eagle Point.

**Table 2-2**  
**Age Distribution - 2000**

	Eagle Point		Chippewa County	
	Number	Percent	Number	Percent
Under 5	147	4.8%	3,451	6.3%
5 to 9	201	6.6%	3,882	7.0%
10 to 14	224	7.3%	4,448	8.1%
15 to 19	232	7.6%	4,282	7.8%
20 to 24	98	3.2%	2,800	5.1%
25 to 34	249	8.2%	6,444	11.7%
35 to 44	541	17.7%	9,128	16.5%
45 to 54	452	14.8%	7,801	14.1%
55 to 59	158	5.2%	2,676	4.8%
60 to 64	171	5.6%	2,246	4.1%
65 to 74	248	8.1%	4,099	7.4%
75 to 84	183	6.0%	2,799	5.1%
85 and over	145	4.8%	1,139	2.1%
Median Age	41.8		37.6	

Source: U.S. Census

### *Population Projections*

Population projections have long been used to assess development prospects and community facility needs created by population growth. Small area population forecasts can be used to evaluate potential residential development and economic conditions, and the level of demand for public facilities and services. Businesses, schools and units of government frequently use these forecasts to determine the future needs or design of public facilities or services. This estimate of future growth is also valuable information for establishing management techniques in order to provide for orderly growth and development.

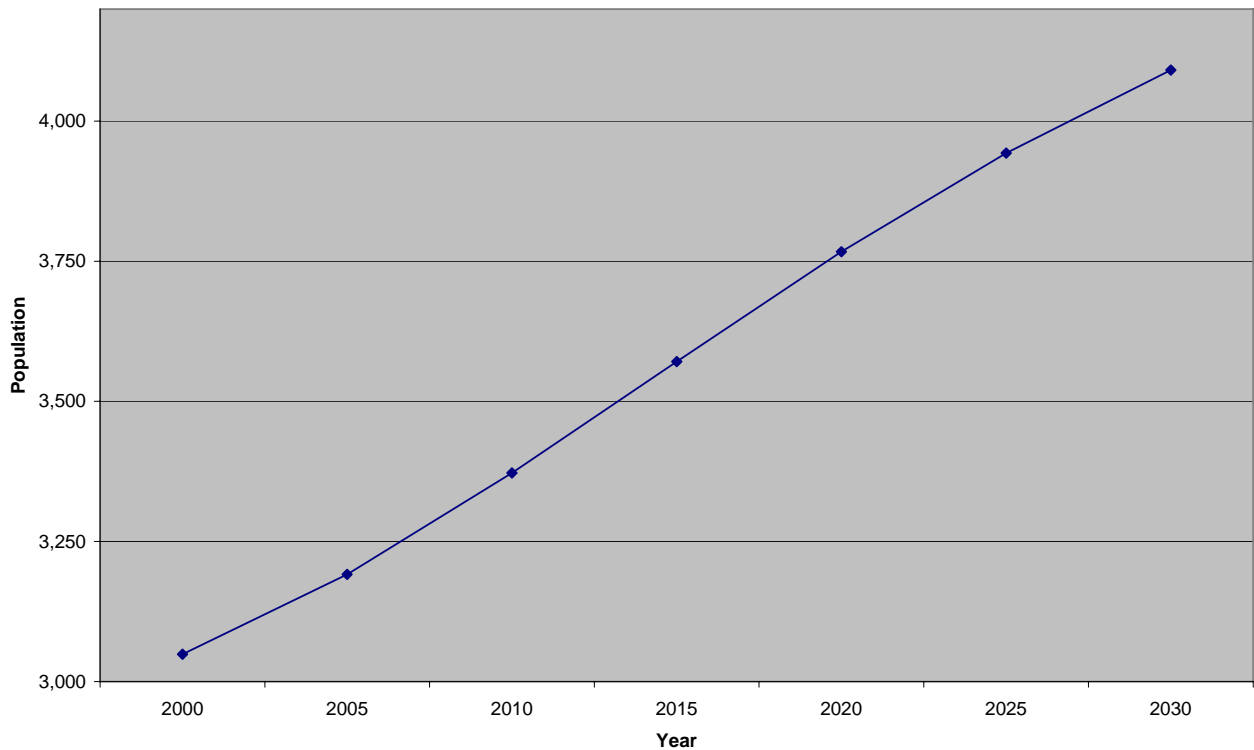
**Table 2-3**  
**Population Projections - 2000-2030**

Unit of Government	Census	Projection						Change 2000-2030	
	2000	2005	2010	2015	2020	2025	2030	Number	Percent
Eagle Point	3,049	3,191	3,372	3,571	3,767	3,943	4,091	1,042	34.2%
Chippewa County towns	31,077	28,373	30,004	31,768	33,513	35,075	36,382	5,305	17.1%
Chippewa County villages	2,572	8,320	8,947	9,630	10,313	10,945	11,495	8,923	346.9%
Chippewa County cities	21,546	23,802	24,462	25,311	26,127	26,803	27,275	5,729	26.6%
<b>Chippewa County</b>	<b>55,195</b>	<b>60,495</b>	<b>63,413</b>	<b>66,709</b>	<b>69,953</b>	<b>72,823</b>	<b>75,152</b>	<b>19,957</b>	<b>36.2%</b>

Source: U.S. Census & Wisconsin Department of Administration

The Wisconsin Department of Administration (DOA) population projections are, by state statute, the official population projections for Wisconsin. Over the next 25 years, the DOA projections predict a 34.2 percent increase in the Town of Eagle Point population, which amounts to approximately 1,050 additional residents (Table 2-3 and Figure 2-2). This percentage increase is similar to Chippewa County as a whole, and greater than all of Chippewa County towns and cities. Villages in Chippewa County were projected to increase by approximately 350 percent from 2000 to 2030. This significant increase is primarily explained by the incorporation of the Village of Lake Hallie. From 2005 to 2030 (after the incorporation), Chippewa County villages are projected to increase at a rate of 38 percent, which is much closer to the County-wide average.

**Figure 2-2**  
**Eagle Point Projected Population Growth**



Source: Wisconsin Department of Administration

### ***Employment***

The current growth of the area's economy is a major contributor to the employment opportunities available to residents of Eagle Point. The principal economic factors that influence an individual's quality of life and provide a choice of residential options are employment opportunities and income.

Chippewa County and Eagle Point residents are experiencing ever longer commutes to work. As shown in Table 2-4, Eagle Point residents commuting 25 to 29 minutes one-way to work increased by 300 percent from 1990 to 2000. In addition, those Eagle Point residents who work from home decreased by nearly 40 percent during the same decade. This is important in part because it is one indicator of the use of the existing transportation infrastructure. For example, growing commute times coupled with a growing population places an increased demand on road maintenance and expansion.

**Table 2-4**  
**Commuting Times - 1990-2000**

Commute Times	1990	2000	Change from 1990-2000	
			Number	Percent
Did not work at home	979	1,410	431	44.0%
Less than 5 minutes	33	40	7	21.2%
5 to 9 minutes	116	242	126	108.6%
10 to 14 minutes	219	241	22	10.0%
15 to 19 minutes	192	293	101	52.6%
20 to 24 minutes	161	205	44	27.3%
25 to 29 minutes	34	136	102	300.0%
30 to 34 minutes	148	141	-7	-4.7%
35 to 39 minutes	0	21	21	0.0%
40 to 44 minutes	14	25	11	78.6%
45 to 59 minutes	31	38	7	22.6%
60 to 89 minutes	17	8	-9	-52.9%
90 or more minutes	14	20	6	42.9%
Worked at home	87	54	-33	-37.9%
<b>Total</b>	<b>1,066</b>	<b>1,464</b>	<b>398</b>	<b>37.3%</b>

Source: U.S. Census

From viewing the 1990 and 2000 Census, it can be seen in Table 2-5 that Eagle Point residents working within Chippewa County decreased by over five percent between 1990 and 2000. This was countered with just over a six percent increase in Eagle Point residents working in a different Wisconsin county.

**Table 2-5**  
**Eagle Point Residents' Place of Work - 1990-2000**

Place of Work	1990		2000	
	Number	Percent	Number	Percent
Chippewa County	888	83.3%	1141	77.9%
Other Wisconsin County	163	15.3%	314	21.4%
Outside Wisconsin	15	1.4%	9	0.6%
<b>Total</b>	<b>1066</b>	<b>100.0%</b>	<b>1464</b>	<b>100.0%</b>

Source: U.S. Census

### ***Employment Projections***

The Wisconsin Department of Workforce Development (DWD) put together a publication in 2008 that projects future employment. The long range projections cover the years from 2006 to 2016. However, this data is only available on a regional basis. The region that Chippewa County is included in is considered the West Central Wisconsin Workforce Development Area (WDA). Along with Chippewa County, Polk, Barron, St. Croix, Pierce, Pepin, Eau Claire, Dunn, and Clark Counties are also in this region.

The West Central Wisconsin WDA employment projections are shown in Table 2-6. The sector expected to grow by the largest percentage is education and health services, with an expected increase of over 14 percent. All manufacturing fields are projected to see declines in employment numbers. Food and beverage stores are also expected to see a small decline in employment.



**Table 2-6**  
**West Central Wisconsin Workforce Development Area Industry Projections**

Industry	2006 Estimated Employment	2016 Projected Employment	Change	
			Number	Percent
Total - Non-Farm Employment	178,630	192,050	13,420	7.5%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	33,590	33,010	-580	-1.7%
Food Manufacturing	5,410	5,310	-100	-1.8%
Machinery Manufacturing	4,000	3,770	-230	-5.8%
Computer and Electronic Product Manufacturing	3,800	3,070	-730	-19.2%
Trade	29,910	30,400	490	1.6%
Food and Beverage Stores	4,810	4,730	-80	-1.7%
Transportation and Utilities (Including US Postal)	8,570	9,670	1,100	12.8%
Financial Activities	7,430	8,180	750	10.1%
Education and Health Services (Including Government)	38,900	44,520	5,620	14.4%
Education Services (including state and local government)	16,240	16,930	690	4.2%
Hospitals (Including government)	7,710	9,140	1,430	18.5%
Leisure and Hospitality	17,840	19,850	2,010	11.3%
Information/Professional Services/Other Services	21,210	24,080	2,870	13.5%
Government (Excluding US Postal, State and Local Education and Hospitals)	12,910	13,270	360	2.8%

Source: Wisconsin Department of Workforce Development

### ***Educational Attainment***

The Census provides information on the educational attainment levels, which are summarized in Table 2-7 below. The percentage of Chippewa County residents who have obtained at least a high school diploma has risen significantly from 1990 to 2000. The figures presented below indicate, County-wide, a well-educated population. In 2000, Wisconsin had 85.1 percent of residents 25 years and over with a High School diploma or higher. Comparatively, Chippewa County is near the state average, but Eagle Point is slightly behind.

**Table 2-7**  
**Education Level - Persons 25 years and over - Eagle Point and Chippewa County - 1990 and 2000**

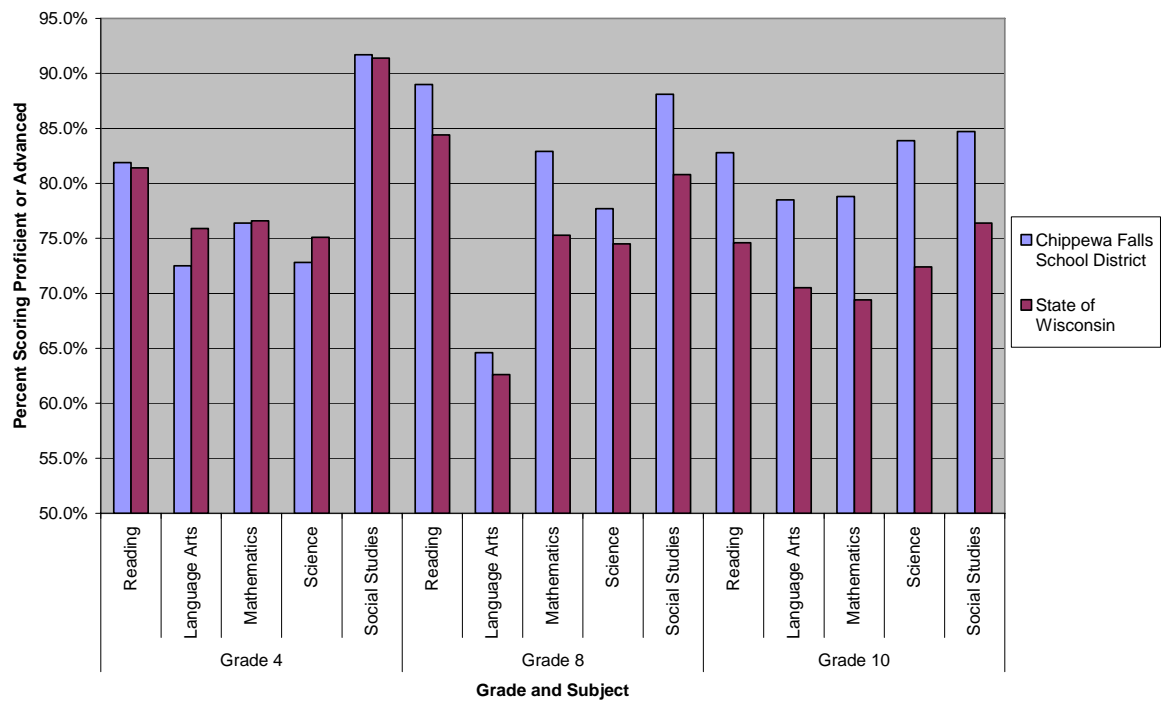
Highest Education	Eagle Point				Chippewa County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than high school diploma	390	23.2%	461	21.2%	8,323	25.1%	5,718	15.7%
High school graduate	741	44.0%	891	41.0%	14,639	44.1%	14,885	41.0%
Some college, no degree	248	14.7%	364	16.7%	4,207	12.7%	7,029	19.3%
Associate Degree	110	6.5%	182	8.4%	2,449	7.4%	3,370	9.3%
Bachelor's Degree	142	8.4%	173	8.0%	2,651	8.0%	3,757	10.3%
Graduate or Professional Degree	53	3.1%	104	4.8%	926	2.8%	1,571	4.3%
High School Graduate or higher	1,294	76.8%	1,714	78.8%	24,872	74.9%	30,612	84.3%

Source: U.S. Census

It should be no surprise with the investments in education and the increasing requirement for technical or post-secondary degrees for job placement that people are obtaining higher levels of education than in the past. The residents of Eagle Point have consistently had a significant percentage who has obtained high school or higher education levels (78.8 percent in 2000). Since 1990, more Eagle Point residents have pursued an education past high school. In fact, in 2000, over 37 percent of Eagle Point residents, and 43.2 percent of Chippewa County residents had attended a post-secondary institution.

Chippewa Falls public schools (elementary, middle and high) proficiency levels have consistently been around the state average. In 2007, Chippewa Falls public schools were above the Wisconsin proficiency marks in all subjects in 8<sup>th</sup> and 10<sup>th</sup> grades. The proficiency levels in 4<sup>th</sup> grade in the Chippewa Falls public schools lagged the state levels slightly in Language Arts, Mathematics, and Science (Figure 2-3).

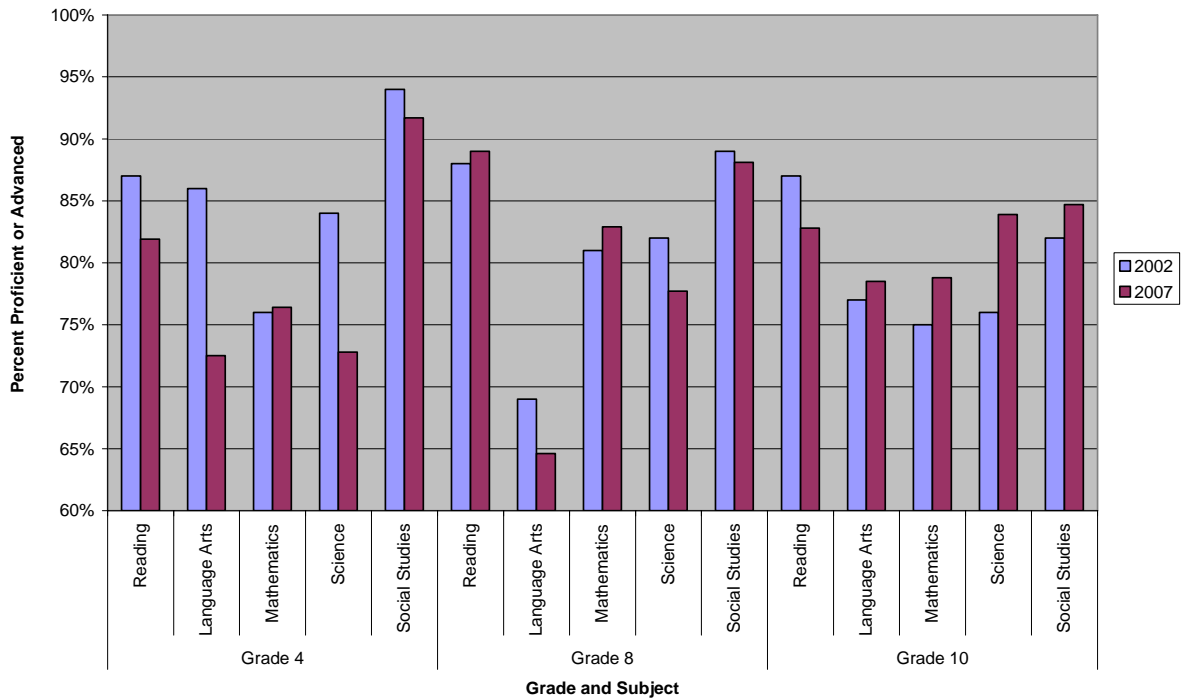
**Figure 2-3**  
**2007 Chippewa Falls School District Compared to State of Wisconsin Performance**



Source: Wisconsin Department of Public Instruction

Historically, the Chippewa Falls School District has had quite a bit of fluctuation in proficiency levels. For the most part, 2007 Chippewa Falls School District proficiency levels were down from recent years (see Figure 2-4 for a 2002 and 2007 comparison), even though they still outpaced the state’s levels.

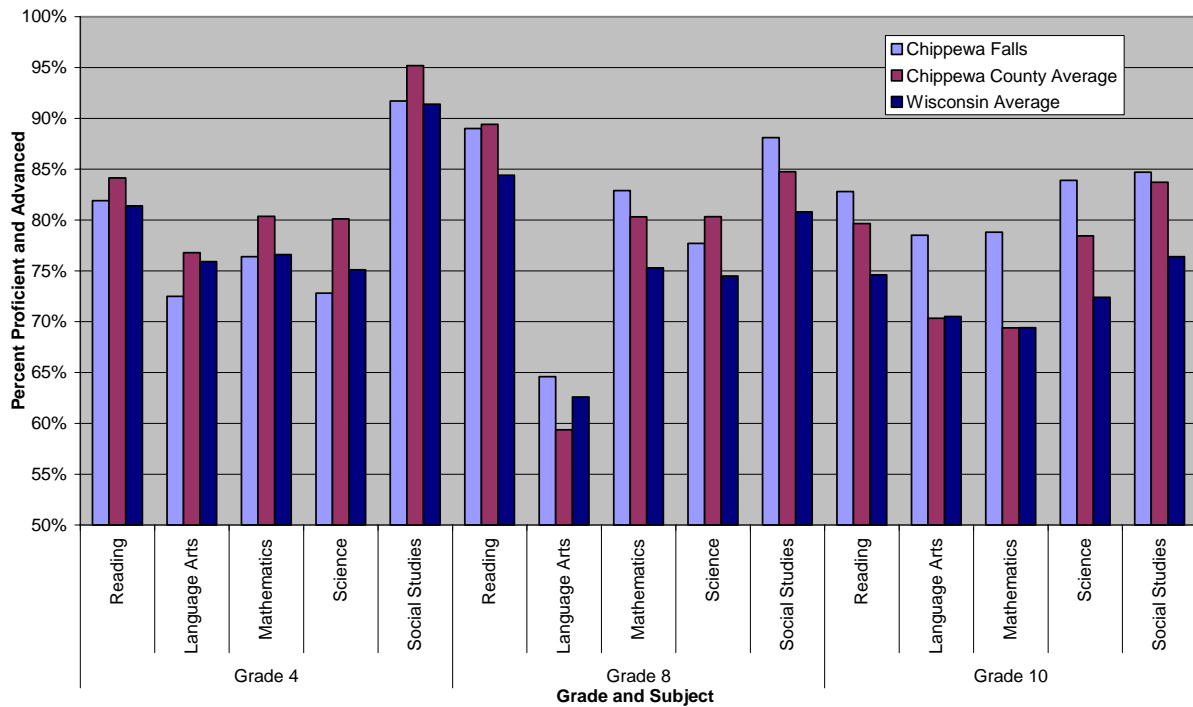
**Figure 2-4**  
**Chippewa Falls School District Performance - 2002-2007**



Source: Wisconsin Department of Public Instruction

When compared to other school districts in Chippewa County, the Chippewa Falls School District proficiency levels vary. In grade 4, the Chippewa Falls School District levels consistently falls in the bottom half in comparison to other Chippewa County school districts. However, in grades 8 and 10, Chippewa Falls School District ends up consistently in the top half of proficiency levels compared to other Chippewa County school districts. This indicates that towards middle and high school ages, children in the Chippewa Falls School District begin to perform more in comparison with neighboring school districts, and Wisconsin's average. Figure 2-5 compares Chippewa Falls School District to the Chippewa County average and State of Wisconsin average.

**Figure 2-5**  
**2007 Chippewa County School District Performance**



Source: Wisconsin Department of Public Instruction

### *Income*

Personal income is derived primarily from employment wages. An individual's occupation determines the range of that wage scale and influences their personal standard of living. A comparison of the occupations of those employed in the labor force helps to determine the economic affect of the employment opportunities available to area residents and the ability to increase their standard of living.

Overall, Eagle Point has a higher percentage of families earning \$35,000 or more annually, and a lower percentage of families earning less than \$35,000 annually compared to Chippewa County's average. The Town of Eagle Point's median family income is also nearly \$10,000 higher than Chippewa County's. Per capita income is also slightly higher for the Town of Eagle Point.

**Table 2-8**  
**Family Income – 2000**

Earnings	Town of Eagle Point		Chippewa County	
	Number	Percent	Number	Percent
Less than \$10,000	21	2.5%	546	3.6%
\$10,000 to \$14,999	15	1.8%	564	3.7%
\$15,000 to \$19,999	24	2.9%	807	5.4%
\$20,000 to \$24,999	32	3.8%	900	6.0%
\$25,000 to \$29,999	52	6.2%	1,059	7.0%
\$30,000 to \$34,999	25	3.0%	1,098	7.3%
\$35,000 to \$39,999	77	9.2%	1,072	7.1%
\$40,000 to \$44,999	50	6.0%	1,154	7.7%
\$45,000 to \$49,999	44	5.3%	1,056	7.0%
\$50,000 to \$59,999	134	16.1%	1,945	12.9%
\$60,000 to \$74,999	176	21.1%	2,361	15.7%
\$75,000 to \$99,999	95	11.4%	1,426	9.5%
\$100,000 to \$124,999	38	4.6%	563	3.7%
\$125,000 to \$149,999	17	2.0%	213	1.4%
\$150,000 to \$199,999	15	1.8%	155	1.0%
\$200,000 or more	19	2.3%	141	0.9%
<b>TOTAL</b>	834	100.00%	15,060	100.0%
Median Family Income (dollars)		\$56,250		\$46,460
Per Capita Income (dollars)		\$19,421		\$18,243

Source: U.S. Census

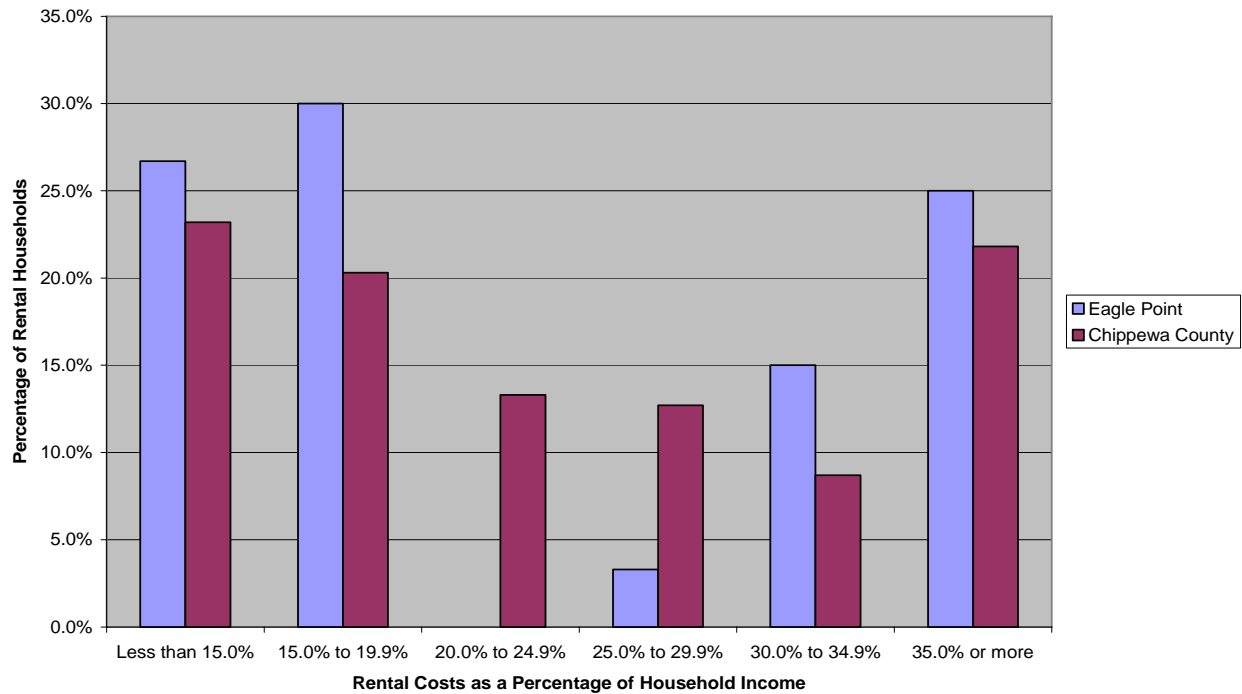
Household median incomes in Eagle Point rose significantly from 1989 to 1999. As of 1999, Eagle Point median household income was significantly higher than the State of Wisconsin and Chippewa County median household incomes, as shown in Table 2-9 and Figure 2-6.

**Table 2-9**  
**Median Household Income - 1989 and 1999 - Chippewa County**

Unit of Government	1989	1999	Change	
			Number	Percent
Eagle Point	\$29,489	\$54,250	\$24,761	84%
Chippewa County	\$25,858	\$39,596	\$13,738	53%
State of Wisconsin	\$29,442	\$43,791	\$14,349	49%

Source: U.S. Census

**Figure 2-6**  
**Median Household Income - 1989 and 1999**



Source: U.S. Census

### *Housing Unit and Household Projections*

Based on the developed housing figures from the Existing Conditions Report, we estimate that Eagle Point will have 1,561 housing units by the year 2030. This is an increase of 543 housing units, or 53.3 percent, from the 2000 Census, as seen in Table 2-10.

There are a couple of assumptions that must be considered when looking at projections. First, the population projections presented earlier need to be reasonable, as do the household projections, which are presented in Table 2-11. Second, the vacancy rate will remain constant throughout the planning period.

**Table 2-10**  
**Housing Unit Projections - 2000-2025**

Unit of Government	1990	2000	Projections						Change 2000-2030	
			2005	2010	2015	2020	2025	2030	Number	Percent
Eagle Point	804	1,018	1,129	1,220	1,313	1,402	1,485	1,561	543	53.3%
Chippewa County	19,077	22,821	24,613	26,404	28,222	29,969	31,575	33,030	10,209	44.7%

Source: U.S. Census and SEH

Households in Eagle Point are also projected to grow over the next 20 years. By 2030, it is projected that Eagle Point will have 1,502 households (Table 2-11), which would be a 53.6 percent increase from 2000. This growth will be important to manage in order to maintain the rural character of the Town that residents appreciate and desire.

**Table 2-11**  
**Household Projections - 2000-2030**

Unit of Government	2000	Projections						Change 2000-2030	
		2005	2010	2015	2020	2025	2030	Number	Percent
Eagle Point	978	1,086	1,174	1,263	1,349	1,429	1,502	524	53.6%
Chippewa County towns	11,154	10,426	11,285	12,145	12,976	13,747	14,456	3,302	29.6%
Chippewa County villages	1,046	3,172	3,483	3,807	4,117	4,415	4,695	3,649	348.9%
Chippewa County cities	9,156	9,530	10,043	10,568	11,068	11,508	11,887	2,731	29.8%
Chippewa County	21,356	23,128	24,811	26,520	28,161	29,670	31,038	9,682	45.3%

Source: Wisconsin Department of Administration

## 2.3 SWOT Analysis and Vision Statement

On April 15 and April 22, 2008, residents of the Town of Eagle Point got together to create a Vision Statement for the Town. Based upon the work completed as part of the SWOT meeting, they prepared the following statement.

### *Eagle Point's Vision Statement*

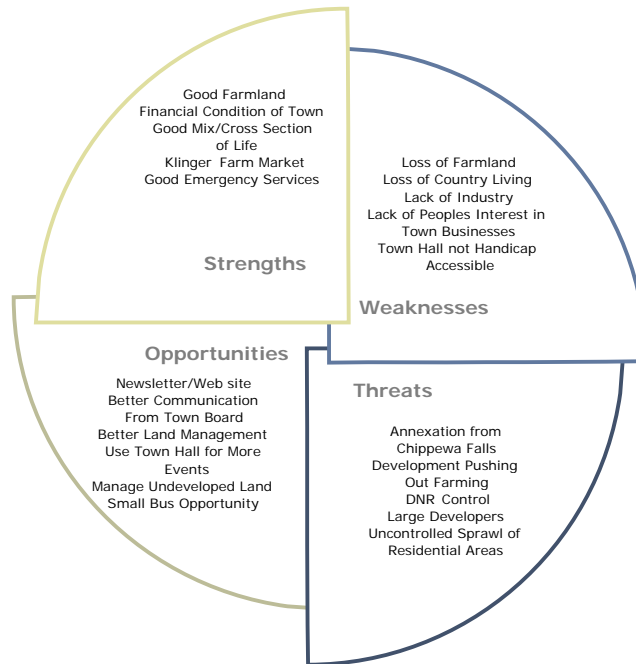
The vision of the Town of Eagle Point shall be to respect, preserve and enhance our agricultural heritage and rural quality of life.

We will support business in a manner that is consistent with our agricultural heritage and quality of life goals.

The Town of Eagle Point shall maintain fiscal responsibility and growth of Town based services shall be consistent with resident's needs.

### ***On What is the Vision Statement Based?***

On March 4, 2008, more than 60 residents gathered to identify the **Strengths**, **Weaknesses**, **Opportunities**, and **Threats** facing the Town of Eagle Point. The complete list identified and prioritized is attached at the end of this document. It is from this effort that the Vision Statement was developed.



### ***What does the Vision Statement and SWOT Analysis say about the Town?***

There are several themes that run through the SWOT Analysis – themes that carry over from each of the four categories. Those themes form groups of issues to be addressed throughout the Comprehensive Planning Process.

#### ***Agriculture is Important***

At the top of the list, the most important strength was Good Farmland (18 percent of total vote). Following closely was the Klinger Farm Market with nine percent of the total vote. Loss of Farmland was the most commonly identified weakness (14 percent of total vote). While there several votes in the Opportunities and Threats for Agricultural issues, none of them reached the top five in either category.

#### ***Quality of Life in the Town is Good – and Worth Preserving***

Quality of Life issues were the only grouping that received top five votes in each of the four SWOT categories, including Good Mix/Cross Section of Life (Strength, 10 percent of vote), Loss of Country Living (Weaknesses, 11 percent of vote), Manage Undeveloped Land (Opportunities, 10 percent of Vote) and a combination of Large Developers/Uncontrolled Sprawl of Residential Areas (Threats, combined 18 percent of total vote). In the



Strengths category, Recreational Assets, such as Water, Lake Wissota, Trails, etc., received 16 percent of all votes. Recreation Issues did receive 10 percent of the vote in Opportunities. This voting pattern indicates a strong appreciation of recreational issues as part of a good quality of life.

### **Good Town Services are Valued by Residents – as are Low Taxes**

There is always at least one issue that develops during the planning process in which there is an apparent contradiction – and this is the one issue for the Town of Eagle Point. Residents appreciate the Financial Condition of the Town (Strength, 16 percent of vote) and good Emergency Services (Strength, 6 percent of vote). Public issues had the most overall weaknesses identified during the planning process. The Town Hall not being Handicap Accessible (6 percent) is a top five issue, but a number of other Public issues also received votes, including Number of Firefighters/Fire Department Too Small (combined 9 percent), no Town website, too much Negativity, Poor Road Plowing and more. A Newsletter/website/better communication from Board was the number one overall opportunity (19 percent of total vote), Better Land Management was number two (14 percent) and Use of Town Hall for More Events the number three issues (13 percent) in Opportunities.

It should be noted, that as of July 2008, the Town had established a website, which can be a more efficient and effective communication tool for the Town Board.

### **Business has Significant Support**

While business issues did not receive a significant amount of individual items listed, the ones that were identified often did receive a number of votes. The Klinger Farm Market was the number four strength (9 percent of total vote), Lack of Industry tied for the third most significant weakness (11 percent) and lack of Peoples Interest in Town Businesses fourth (7 percent). In addition, agriculture itself is the State's most important industry, and there are some significant interrelationships with that issue that were not specifically identified as part of the SWOT meeting.

*These questions illustrate how the SWOT analysis related to the Comprehensive Plan.*

*How can we use our Strengths?*

*How can we minimize our Weaknesses?*

*How can we take advantage of our Opportunities?*

*How can we protect ourselves from Threats?*

### **How does this Relate to Planning?**

#### **If Agriculture Matters, we will:**

- Develop tools that can be utilized to preserve the existing farmland in the Town of Eagle Point
- Select actions that protect community goals without imposing an unfair burden on individual property owners
- Evaluate decisions, especially development review, based upon impacts to those resources





#### **If Quality of Life Matters, we will:**

- Take actions that benefit the things that make Eagle Point a great place (recreation, water access, trails, rural development patterns)
- Review development proposals and evaluate options to ensure that the rural feel and amenities are protected
- Maintain and support recreational amenities, including water resources and trails

#### **If Town Services and Taxes Matter, we will:**

- Support new growth and development with appropriate services
- Continue to provide requested services in a cost-effective manner
- Manage increased service costs with appropriate funding sources

#### **If Business Matters, we will:**

- Support existing Eagle Point businesses to contribute to their stability and survival
- Welcome businesses that are in compliance with our heritage and quality of life preservation goals

#### ***How the Vision Statement Relates to the Comprehensive Plan***

The Vision is developed to provide the guidance for the Comprehensive Plan in the form of a broad overriding theme. The goals, policies, objectives and programs identified in the Plan should support the vision.

- A. **Goal** – A distinct long-term end toward which programs or activities are ultimately directed, but might never be attained. It represents a general statement which outlines the most preferable situation which could possibly be achieved if all the objectives and policies supporting it were developed to their fullest extent.
- B. **Objective** – A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Objectives are the strategic steps required to reach the community's desired destination. There are alternative objectives capable of affecting a goal.

The goals and objectives have been framed by the following considerations:

1. Desirability – what the community wants as an end state
2. Feasibility – what can be done to realize that end state within the existing or altered political and administrative framework
3. Timing – when each desired outcome is possible and can be realized

- C. **Policies** – The way in which programs and activities are conducted to achieve an identified objective or goal. They are courses of action selected to guide and determine present and future decisions. Policies are the tactical steps which define the actions necessary to accomplish the strategic steps (objectives) toward the community’s desired destination (goals).

Policies have been developed for the Comprehensive Plan. These policies designate the actions the Plan Commission feels are necessary to move the community toward the vision and the realization of the goals and objectives in light of planning process results.

### ***How the Vision Statement was Prepared?***

#### **Phase I**

- Participants divided into groups
- Each group discussed the themes from the top five issues from each of the SWOT categories
- Each group prepared a Vision Statement
- Using groupings of the issues from the SWOT Categories, they wrote a two to three paragraph statement that described the Town and its future
- Each group presented its statement – the other groups asked clarifying questions

#### **Phase II**

- Combined into new groups – half as many as first
- Revised each original groups’ Vision statement into one combined statement
- Presented the new Statement – other groups asked clarifying questions

#### **Phase III**

- Divided the groups into half – and repeated the process

#### **Phase IV**

- Combined into one large group – repeated the process one last time

## *How was the SWOT prepared?*

### **Phase I**

Participants were divided into separate groups. Each group evaluated four separate areas – What are the strengths of Eagle Point? What weaknesses does the Town have? What opportunities exist for the Town? What are the threats that face Eagle Point? For each item, we followed the same four steps.

- Ideas were generated silently, by participants, in writing
- Recorded round-robin listing of ideas on chart
- A very brief discussion and clarification of each idea on the chart ensued
- Held a preliminary vote on priorities: silent, independent

### **Phase II**

- At this time, participants asked questions and received clarification on issues identified by other groups

### **Phase III**

- All topics that received votes from each group were combined into one set of master sheets – one for Strengths, one for Weaknesses, one for Opportunities and one for Threats. We discussed and clarified the issues. Then, the entire group voted to prioritize the items. This list, with vote totals, is attached at the end of this document.

## Complete Vote Tally

Strengths	Votes
Good Farmland	27
Financial Condition of Township	24
Good Mix/Cross Section of Life	14
Farm Market (Klingers)	13
Good Emergency Services	9
Low Property Tax	8
Recreational Water	7
Lake Wissota	5
Open Trails (ATV/Snowmobile)	5
Great Businesses	5
Great Town Board	5
Low Crime Rate	5
Railroad	5
Recreation	4
Raise Family (Water/Air)	3
State Highway (Corridor)	3
Hunting/Fishing Land	3
Friendly People	1
Fire and EMS	1
Parks	
Size of Town	
Schools	

Weaknesses	Votes
Loss of Country Living	16
Lack of Industry	16
Lack of Peoples Interest in Town Businesses	11
Town Hall not Handicap Accessible	9
Number of Firefighters	7
No Town Website	7
Fire Department too Small	7
Possible Lack of Control of Land Use	7
Too much Negativity Towards Town Board and Fire	6
Poor Plowing of Roads	6
Zoning Restrictions (Poor Layout of Residential, Commercial, Agriculture)	6
Improve Boat Landing	5
Lack of More Robust Recycle Centers	3
Too Many Gravel Pits	3
Town Newsletter	2
Not A lot of Shopping	2
Lack of Elderly Transportation	2
Noise Pollution (Outdoor/Night Life)	2
Lack of Leadership	2
Poor Communication of Town Government	2
Too Much Clearing Road Right-of-Way	1
Lack of Railroad Spurs	1
Rural Road Speed Limits Too High	1
Not Enough Restaurants	1
Lack of Planning for Road Access	1
Increase of Property Tax	
Poor Maintenance of Personal Property	
Poor Funding/Planning of Roads	
Light Pollution	
No TIF Plan Along Railroad Line	
Lack of Infrastructure	
Loud Raceway	
Lack of Access to Sewer/Water	
Low Wages	

Opportunities	Votes
Better Land Management	20
Use Town Hall for More Events	18
Manage Undeveloped Land	14
Small Business Opportunity	8
Farm Show/Community Events	7
Public Access to Lakes/Rivers	6
Renewable Energy - Wind/Solar	4
More Water/Bike Trail Events/Recreation	4
Work on Relations with Neighboring Fire Department/EMS	4
Develop ATV Trail System	4
Lower Taxes	4
Networking with Other Townships for Future Planning	3
Minimize Lot Size of One Acre	3
Promote Rail System	3
Sell Road Salt to Businesses/Residents	3
Capitalize on Chippewa River	2
Bio Fuel	2
Fund Raising	2
Explore Development Grants	1
Industry Expansion	1
Better Town Hall	1
Grants for Fire Department	1
More Competition for Garbage Pickup	1
Meals on Wheels	
Taxi Service	

Threats	Votes
Development Pushing Out Farming	18
DNR Control	14
Large Developers	13
Uncontrolled Sprawl of Residential Areas	11
Pollution of Lakes and Rivers	8
Increase of Low Income Housing	7
Loss of Farms	7
State Mandate On What We Have To Do	5
Too Much Growth	5
Upstream Pollution/Chippewa River	4
Strong Ordinances Regarding Adult Entertainment Bars	3
Loss of Tax Base	3
DNR Regulations on Wildlife	2
Uninvolved Citizens	2
Housing Values Declining	1
Others Copying Development Plan	1
Unrestricted Housing	1
Large Outside Cash Croppers	1
Population	
Bush's War	
No Garbage Opportunities	

Note: Each participant had three votes within each category – thus the vote totals exceed the number of participants

## 2.4 Visual Preference and Survey Results

Several member of the Eagle Point community were asked to identify features, or aspects of their town that they thought were visually pleasing, and assets to their community. Participants were also asked what roads in the Town they used most frequently, which can help identify potential transportation patterns as well.

### *Roads Frequently Traveled*

The results of the visual preference activity were quite uniform and consistent. Community members travel the major roads near the southern portion of town much more consistently than the roads in the northern portion. The main roads that were traveled by all of the respondents were Highway 124, 95<sup>th</sup> Avenue, and County Trunk S. Highway 178 and 105<sup>th</sup> Avenue are also heavily traveled. These roads are pictured below. For the most part, these roads are in good condition and can support this level of use.



**Roundabout at Highway 124 and County S**



**95<sup>th</sup> Avenue**



**Highway 178**



**105<sup>th</sup> Avenue**

Participants were asked to identify pleasant community features that they use on a regular basis, believe are an asset to the community, or are visually appealing. Several participants included the same items, which are explained below.



Old Abe's Supper Club is a very popular eating establishment in the Town of Eagle Point. Many of the participants labeled this as a positive feature of their community.



**Old Abe's Supper Club**

There are two lakes in the Town of Eagle Point that residents indicated they view as very positive. There are several other smaller lakes in Eagle Point, but Popple Lake and Cornell Lake were consistently identified as the most used and appealing by the participants.



**Popple Lake**



**Cornell Lake**

Several other retail establishments were indicated by participants as being particularly appealing aspects of the community. The corner of County Trunk S and State Highway 178 is developed on three corners with establishments that are important aspects of the community. D.J.'s convenience store, Don Smith Sales, Four Corner's Restaurant, and Citizens State Bank were all indicated by several participants as having a positive impact on the community.



**DJ's**



**Don Smith Sales**





**Four Corner's Restaurant**



**Citizen's State Bank**

Klinger Garden's is also a retail establishment that many community members indicated is a nice asset to the community. Finally, Fitzell's Saloon, located right in Eagleton, recently built a new building. The investment and aesthetic quality of the new building is something that participants feel benefits their community.



**Klinger's Gardens**



**Fitzell's Saloon**

There are also other amenities and aesthetic qualities that were indicated as positive aspects of the community. Woodlands, farmland, and open space were noted as pleasing qualities of the Town of Eagle Point.



**Farmlands**



**Woodlands**



**Darrow Farms**

A railroad can also be a huge benefit for a community. Businesses can often utilize railroads for transporting goods. In today's age, rail is becoming more of a viable option because of the cost of other modes of transportation. Rail does run through town, and is discussed further in the Transportation Element.



**Railroad tracks through Eagle Point**

Finally, community residents feel that the Town of Eagle Point's buildings are a community asset. The Town Hall, Town Hall Park, and Volunteer Fire Department were all indicated as being community assets.



**Town Hall**



**Town Hall Park**



**Eagle Point Fire Department**

So, the question remains, if the residents enjoy all of these aspects of their community, what areas are left for improvement? What things do they think are underutilized, underdeveloped, or unpleasant? Well, the answer to these questions is, not much. The participants in this exercise are pretty uniformly satisfied with their town. However, there were a few items of concern.

First, a uniform problem from all participants was the lack of handicapped access to Town Hall. Something needs to be done, as that building is not handicapped accessible, and is where Town meetings and events are often held. Some residents also indicated that they wouldn't mind another convenience/grocery store, perhaps a Kwik Trip, on County Trunk S between Highway 124 and 178.

There was also some concern from residents about truck traffic on their roads. While this may be a negative issue, convincing some local businesses to use the railroad asset that the town has may need to be explored. A couple participants also indicated some unhappiness with the Wissota Green housing subdivision, located in the southeast portion of town.



**Wissota Green Subdivision**

Finally, many of the participants commented on the relationship Eagle Point has with the City of Chippewa Falls. While the Town of Eagle Point has several service agreements with Chippewa Falls, residents are consistently concerned with the possibility of the City annexing land from the Town. This not only decreases the area of the Town, but also takes valuable land off of the tax rolls of the Town as well.

While every community will have positive and negative features, the Town of Eagle Point has many more positive aspects that residents seem to enjoy and utilize. While the participants of this exercise seem to really enjoy most of the natural and man-made features of the community, the few things that they report wanting, can still potentially be developed. More of this will be discussed in the Land Use element.

### ***Eagle Point Community Survey***

A community survey was conducted. This was done using an on-line survey and distribution of paper copies. A total of 29 responses were received. From these results, several community opinions become evident, and are highlighted here.

#### **Most Important Location Decision Factors:**

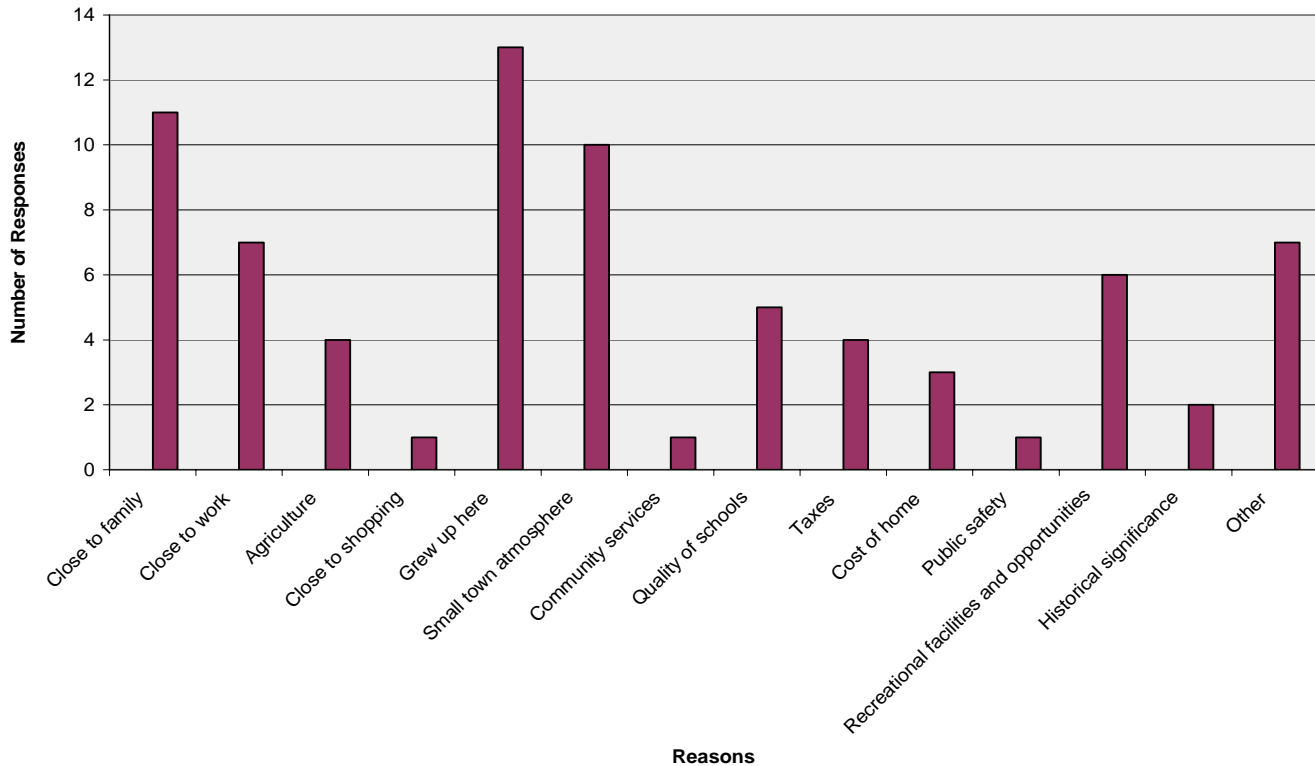
- 1) *Grew up near Eagle Point*
- 2) *Close to Family*
- 3) *Small-Town Atmosphere*
- 4) *Close to Work*
- 5) *Recreational Facilities and Opportunities*
- 6) *Quality of Schools*
- 7) *Agriculture*
- 8) *Taxes*

Of the 29 responses received, nearly all were year-round residents, with three indicating that they also owned undeveloped land in the Town, and three indicating they owned a farm in the Town. The amount of acreage owned ranged from half an acre up to 191 acres, with most owning between one and five acres. The average acreage owned by respondents is 32.9 acres. Of the landowners, 20 percent indicated that they farmed. Four respondents indicated the percentage of land that they farm. These figures ranged from 40 to 76 percent. Considering the amount of land they indicated owning, and the percentage of it they farm, it was determined that these four respondents combined farm approximately 344 acres. All respondents, except for one, indicated owning their home. The other respondent indicated living in a rental housing unit. Over 57 percent of the respondents have lived in Eagle Point for over 20 years, some over 50. One-fourth of respondents are retired, and more than 80 percent are over the age of 45. Of those participants working, 42 percent indicated that they work in a neighboring city, most often Chippewa Falls or Eau Claire. With an average commute time of 20.2

minutes per respondent, this would be adequate to get a majority of Eagle Point residents to Chippewa Falls or Eau Claire on an average day.

Many of the residents appreciate the rural environment in which they reside. Several responses (13 percent) indicated that part of the reason they choose to live in Eagle Point is because of the small town atmosphere.

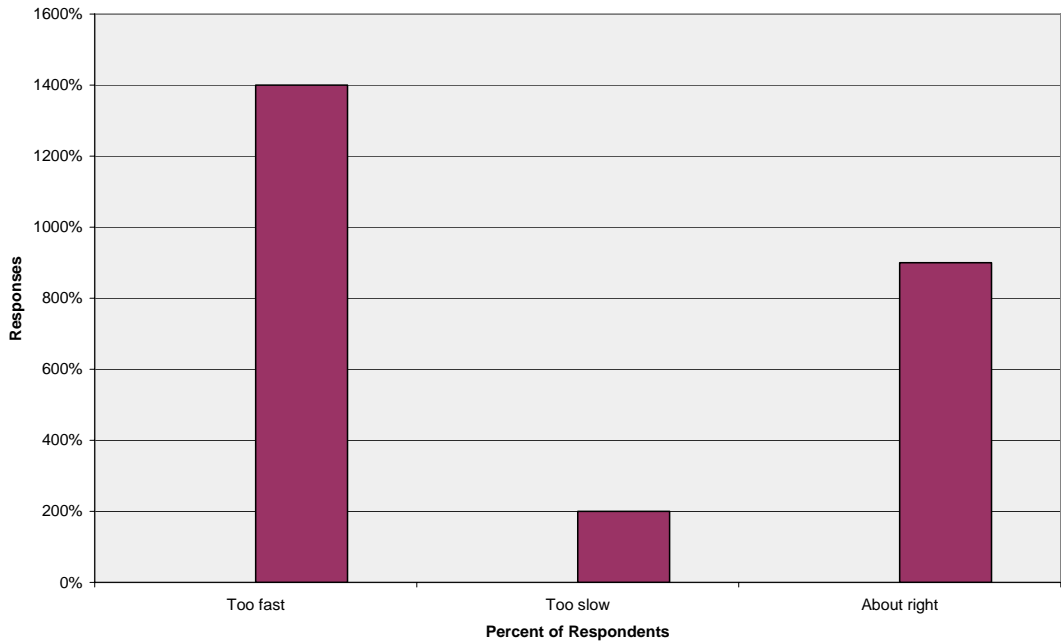
**Figure 2-7**  
**What are the Three (3) Top Reasons You Chose to Live in the Town?**



Source: SEH

The only responses ranking higher were because they had grown up in the area, and it is close to family. Nearly 80 percent of respondents indicated that open space is important or very important to preserve. Further, nearly 50 percent indicated that Eagle Point is growing too fast.

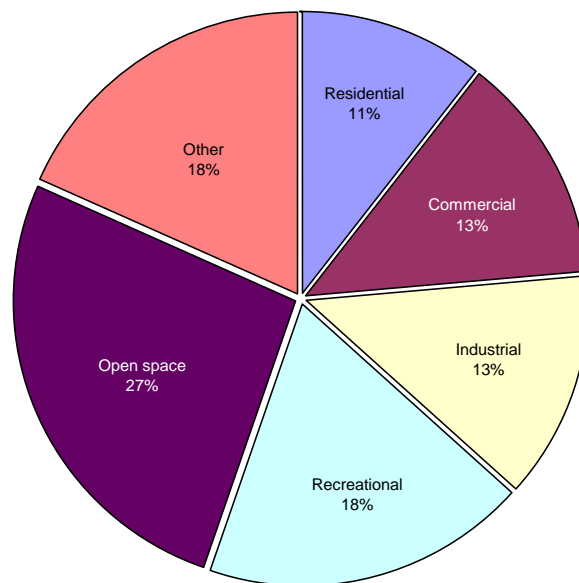
**Figure 2-8**  
**How Would You Characterize the Growth of the Town in the Past Ten Years?**



Source: SEH

When asked to indicate what types of land uses should be expanded, 44 percent said either open space or recreational.

**Figure 2-9**  
**What, if any, Land Uses Would You Like to See Grow or Expand (Check all that Apply)?**



Source: SEH

**Town Services:**

*Services needing the most improvement include:*

*Street maintenance*

*Code enforcement*

*Additional employment opportunities.*

**Most Important 20-Year Planning Issues:**

*Job Creation*

*Open-Space Preservations*

*Improving Public Safety*

*Multi-Use Path System*

*Attracting New Businesses*

Many written responses for aspects of the Town that respondent's appreciated the most were revolving around the rural atmosphere and scenic beauty.

Town services are viewed positively among residents. The items that received less than 50 percent of either good or excellent marks were street maintenance, bicycle paths, code enforcement, agricultural support, area entertainment, job opportunities, and public transportation. Of these items, many received significant "don't use" votes. Adjusting for this, the items respondents use and received the lowest marks were street maintenance, code enforcement, and job opportunities. Important to note, is that several comments were made in regards to people to having junk scattered in their yards. In terms of likely planning issues the Town may have to act on in the next 20 years, many options received important and very important responses, including job creation (88 percent), open space preservation (78 percent), improving public safety (72 percent), and developing a multi-use path system and attracting new business, each receiving 68 percent. The categories of redeveloping existing residential, commercial, and industrial uses, and public transportation, all received 25 percent of responses in the "not important at all" category.

When asked to identify how much, if any, farmland should be developed for alternative uses, a strong majority indicated preserving all of the current farmland and countryside. Of those indicating that some farmland could be developed, most indicated a desire to retain at least 50 percent of the farmland. When respondents indicated that some productive farmland should be developed, the largest suggestion was for residential units.

**Commercial Development:**

*Support for big-box retail (e.g., Target, Wal-Mart, etc.)*

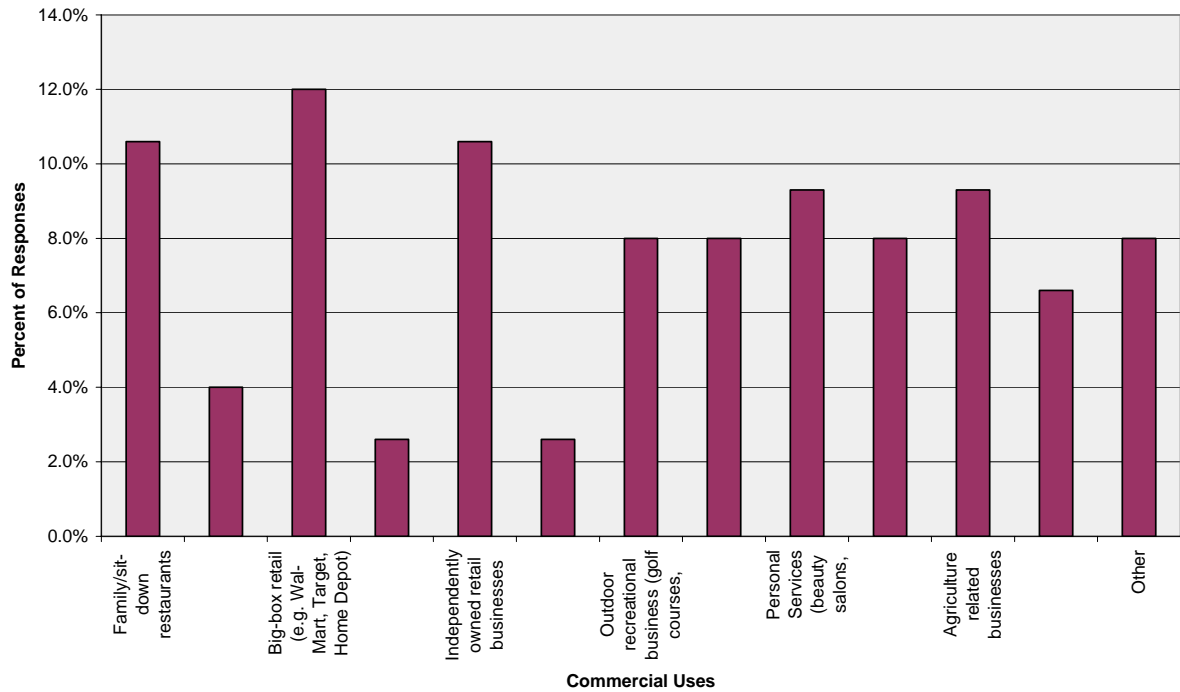
*Desire for additional family/sit-down restaurants.*

*Independently owned retail shops are supported.*

When asked about new recreational uses, multi-use paths and river/water access are the most desired. The least desired recreational facilities are a swimming facility (68 percent indicated not needed), and an indoor recreation center (59 percent not needed). If commercial uses are developed, the largest support is for big-box retail (12 percent), followed by family/sit-down restaurants and independently owned retail shops (10.6 percent for each).



**Figure 2-10**  
**If Commercial Uses are Developed,**  
**What Types of Establishments Would You Like to See in Eagle Point?**



Source: SEH

#### **Residential Development:**

*Preference for single-family units in conventional subdivisions..*

*Resistance to multi-family housing units.*

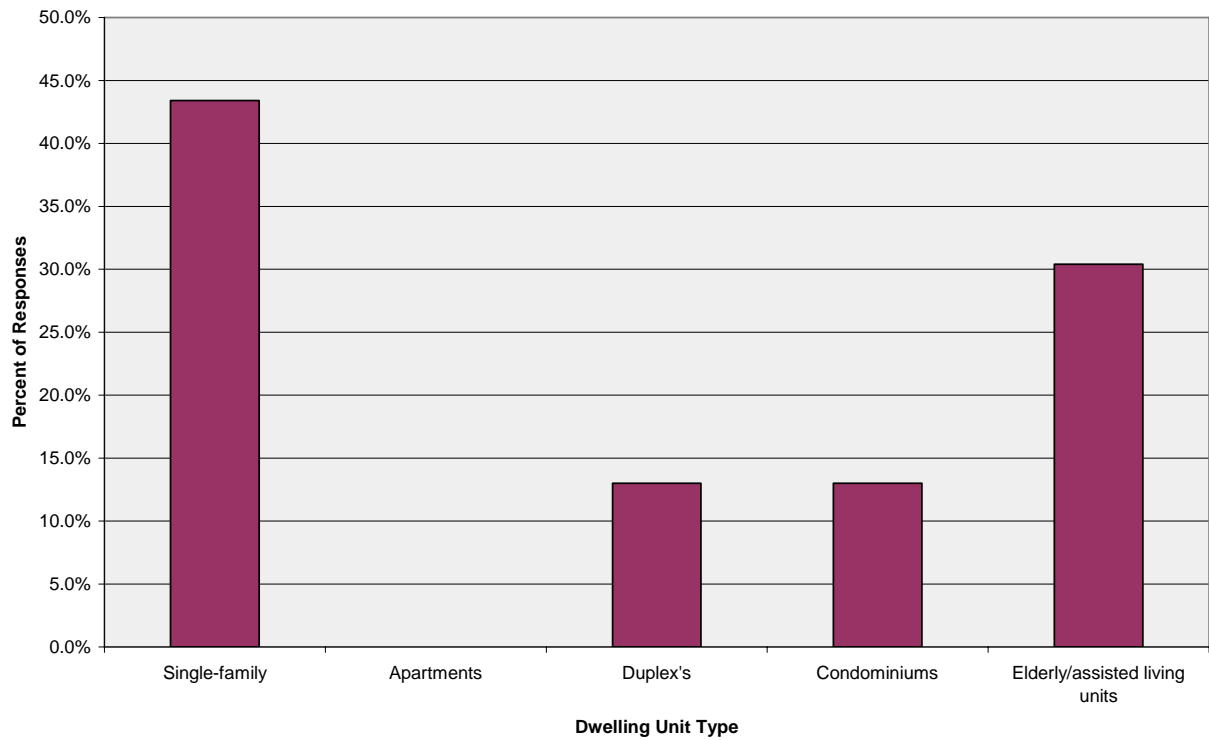
*Need for additional assisted living facilities*

If residential uses are to be developed, the option receiving the most support or strongly support responses is conventional subdivisions (64 percent).

There was a definite resistance to apartment complexes with several units, as over 90 percent of respondents indicated they do not support these facilities with more than five units. Apartments with less than five units were supported by 22 percent of respondents. When asked what specific types of dwelling units the Town needs more of, 43 percent of the responses were for single-family units and 30 percent indicated a need for more elderly/assisted living facilities.



**Figure 2-11**  
**What, if any, Types of Dwelling Units Does the Town Need More of (Check all That Apply)?**



Source: SEH

*Over 65 percent of respondents were in favor of renovating the current Town Hall...indicating a strong desire from the community to preserve the building.*

Participants were also asked what the minimum lot size should be for residential development. Over 60 percent of the responses indicated a preference for a one to two acre minimum lot sizes. Only two respondents felt that there should not be a limit on lot sizes. Finally, an issue with the Town Hall is that it is not currently in compliance with the state code. Over 65 percent of the responses were in favor of renovating the current facility, as opposed to one response for building a new structure. Several comments were also made with suggestions on how to make it more code compliant, indicating a strong desire from the community to preserve the building.



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## 3.0 Housing

### 3.1 Existing Conditions

### 3.2 Assessment of Future Needs

### 3.3 Housing Programs

### 3.4 Housing Goals, Objective and Policies

*Wis. Stats. 66.1001(2)(b)  
(b) Housing element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

Housing is an essential component to healthy and vibrant communities, and striving to provide safe and affordable housing is a common community goal. An analysis of housing conditions will help the Town gain a better understanding of the changes that have occurred over the past 20-25 years. It will also provide insight into future changes that can be anticipated. This information will create a foundation from which decisions regarding future housing development can be based. Demographic information is presented in the Issues and Opportunities element, and is not repeated here. Below is a summary of the existing housing conditions in the Town of Eagle Point and Chippewa County.

### 3.1 Existing Conditions

The way of life in Eagle Point is cherished by the residents who live there. While change and development seem inevitable, it will be important for the Town to manage this growth and maintain the rural character of the community. Loss of country living was a significant weakness noted by residents during the SWOT meeting. A large threat that presented itself during this meeting was the potential for too much, and uncontrolled growth. Current residents are certainly concerned about the way their Town grows.

#### *Housing Units*

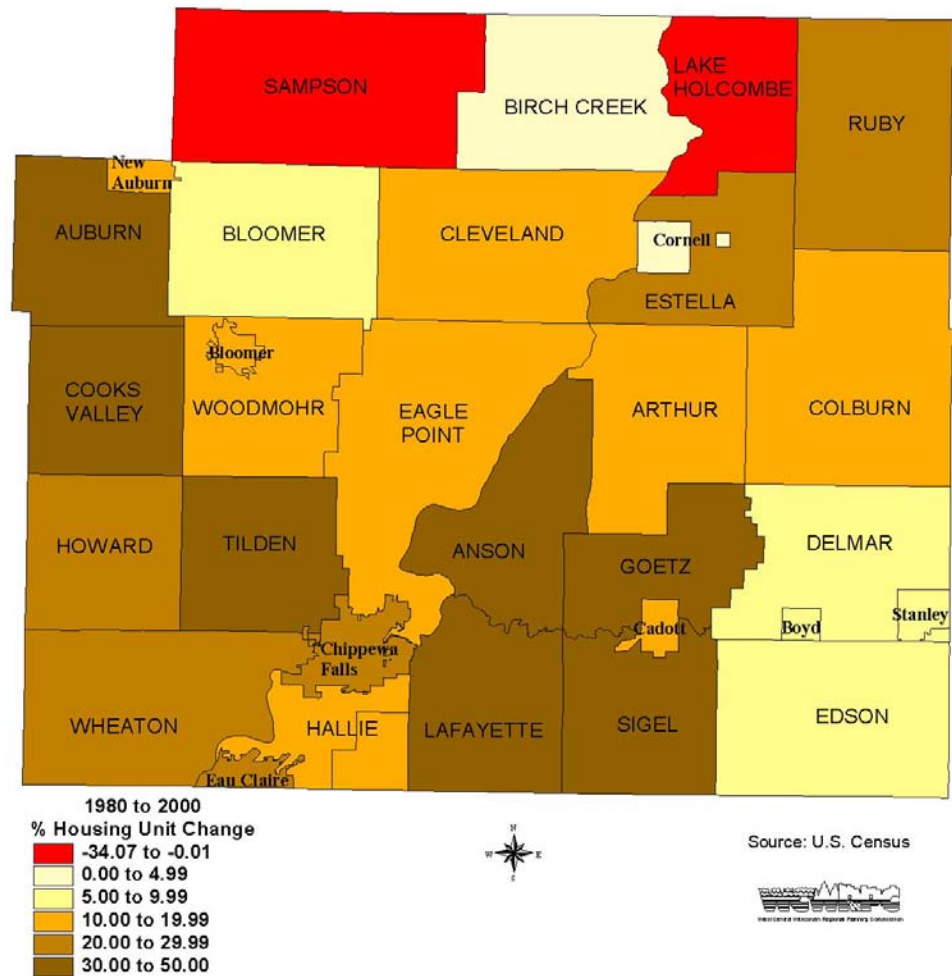
According to the US Census, in the year 2000 the Town of Eagle Point had 1,018 residential housing units – a 10.4 percent increase from 1990. Chippewa County as a whole experienced an increase in housing units of 8.5 percent between 1990 and 2000. This is shown in Table 3-1. The Town, therefore, has been growing at a higher rate than the County average.

**Table 3-1**  
**Housing Units - 1990-2000**

Unit of Government	1990	2000	Percent Change
Eagle Point	922	1018	10.4%
Chippewa County towns	11,323	12,109	6.9%
Chippewa County	21024	22821	8.5%

Source: U.S. Census

**Figure 3-1**  
**Chippewa County Housing Unit Change – 1980 to 2000**



### **Seasonal Units**

Seasonal units are housing units used or intended for use only in certain seasons, or for weekend or occasional use during the year. They typically demand fewer public services than housing units that are occupied throughout the year. Included in the seasonal unit calculations are units used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units may also include quarters used for seasonal workers, such as loggers. As shown in Table 3-2, in 2000 the Town of Eagle Point contained 25 seasonal units, which accounts for approximately 2.4 percent of the Town's total housing units. In comparison, the City of Chippewa Falls, which borders Eagle Point to the south, had 18 seasonal units, only .3 percent of the total housing units. Chippewa County has about 3 percent of its housing stock that are defined as seasonal units.

**Table 3-2**  
**Seasonal Units - 2000**

Unit of Government	Total Housing Units	Seasonal Housing Units	
		Units	% of Total
Town of Eagle Point	1,018	25	2.4%
City of Chippewa Falls	5,905	18	0.3%
Chippewa County	22,821	694	3.0%

Source: U.S. Census

### *Age Characteristics*

The age of the local housing stock is an important element to view when preparing for the future. If there is a significant amount of older housing units among the housing supply, they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a new housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other public services to address community needs that are affected by new development.

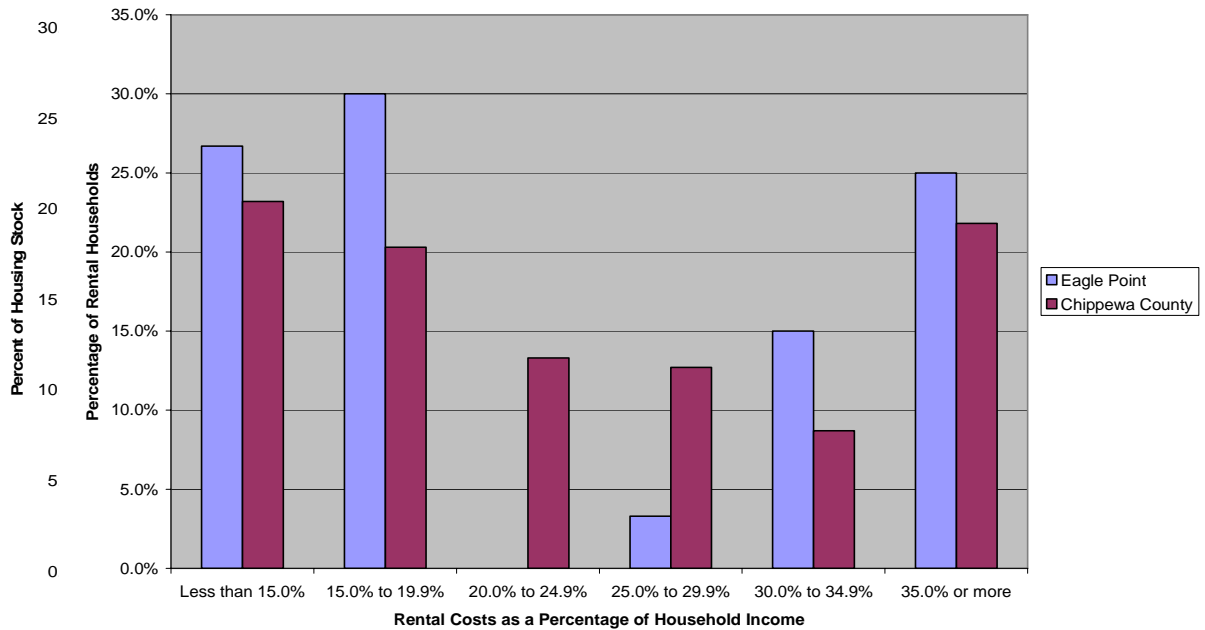
Approximately 37 percent of all housing units in the Town of Eagle Point were built prior to 1970, compared to 75 percent for all of Chippewa County (Table 3-3 and Figure 3-2). This is an indicator that the average housing stock for Eagle Point is much younger than that of the County as a whole, which should result in relatively low maintenance and rehabilitation costs in the near future.

**Table 3-3**  
**Year Structure Built - 2000**

Municipality	1990-March 2000	1980-1989	1970-1979	1960-1969	1940-1959	1939 or earlier
Eagle Point	244	138	187	91	109	138
Chippewa County	3,365	2,307	4,071	2,041	3,793	5,779

Source: U.S. Census

**Figure 3-2**  
**Year Structure Built - 2000**



Source: U.S. Census

### ***Occupancy and Structural Characteristics***

Housing occupancy is a measure to determine whether the housing supply is adequate to meet demand. A stable housing market is one where the availability of new and existing housing units roughly matches the needs of the population. According to the U.S. Department of Housing and Urban Development (HUD), an overall housing vacancy rate of 3 percent is considered to be optimal. Vacancy rates under the 3 percent standard may imply a tight housing market where demand exceeds supply, causing housing prices to rise. Conversely, a vacancy rate greater than 3 percent may indicate an over-supply of housing units causing stagnation in housing prices.

**Table 3-4**  
**Housing Characteristics - 1990-2000**

<b>Town of Eagle Point</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	922	1018
Total Seasonal	96	25
Total Vacant	118	40
Total Occupied Units	804	978
Owner Occupied Units	715	884
Renter Occupied Units	89	94
Vacancy Rate	12.8%	3.9%
Single Family Units	851	938
Multi-Family Units	33	29
Mobile Homes	30	16

Source: U.S. Census

The vacancy rate in Eagle Point has shown a positive improvement in the last decade. In 1990, approximately 12 percent of the available housing units in Eagle Point were vacant (Table 3-4). In 2000, just under 4 percent of the housing units in the Town were vacant, which is approaching the optimal 3 percent standard set by the U.S. Department of Housing and Urban Development. Chippewa County had occupancy rates of 9.3 percent in 1992, and 6.5 percent in 2000, which could indicate housing stagnation, and result in lower housing values, as indicated in Table 3-6.

Table 3-4 also indicates that just over 90 percent of occupied housing units were owner-occupied in 2000, while only 9.6 percent were renter-occupied. These figures have remained relatively consistent since the 1990 Census, indicating a fairly stable housing market catering to both the needs of renters and homeowners.

Table 3-5 displays the number of units per structure for the Town of Eagle Point and Chippewa County for 2000. The majority of housing units in Eagle Point (94.3 percent) are 1-unit detached structures, commonly referred to as single-family homes. Detached housing units are one-unit structures that are detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit. Attached housing units are one or more unit structures that have one or more walls extending from ground to roof departing them from adjoining structures. Chippewa County also has a majority of single-family homes, but also significantly more structures with 2 or more units.

**Table 3-5**  
**Units in Structure - 2000**

Municipality	1-Unit Detached		1-Unit Attached		2 Units		3-4 Units		5 or more Units	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Eagle Point	914	94.3%	24	2.5%	21	2.2%	3	0.3%	7	0.7%
Chippewa County	16,127	80.4%	480	2.4%	1,250	6.2%	907	4.5%	1,301	6.5%

Source: U.S. Census

### ***Housing Value Characteristics***

Providing affordable housing which meets the needs of current and future town residents is an important element in planning for the future. A lack of quality affordable housing has impacts on population migration patterns, economic development, and the tax base.

An owner-occupied housing unit is a unit in which the owner or co-owner lives, even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondent's estimates of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The figures presented may differ from assessed housing values as calculated by an assessor.

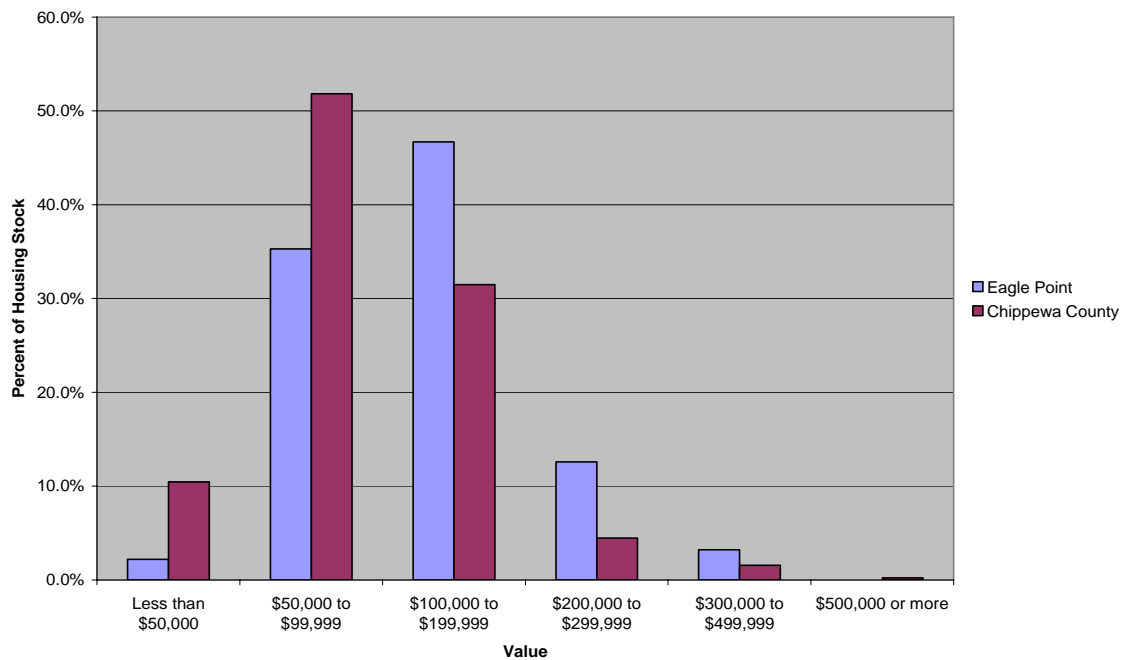
The median value of owner-occupied housing units in 2000 was \$122,000 for the Town of Eagle Point and \$88,100 for Chippewa County, as shown in Table 3-6. Figure 3-3 graphically illustrates the housing value differences between Eagle Point and Chippewa County. This difference could be, in part, due to the fact that the housing stock in the Town of Eagle Point is significantly newer than that of Chippewa County as a whole, or that the vacancy rate is higher in Chippewa County in comparison to Eagle Point.

**Table 3-6**  
**Housing Value of Specified Owner Occupied Units - 2000**

Municipality	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or more	Median Value
Eagle Point	15	241	319	86	22	0	\$122,000
Chippewa County	1232	6113	3714	526	186	25	\$88,100

Source: U.S. Census

**Figure 3-3**  
**Housing Values - 2000**



Source: U.S. Census

For comparison's sake, according to city-data.com, the median house value for the Town of Eagle Point jumped from \$122,000 in 2000 to \$159,100 in 2005, a 30 percent increase. The same source indicated that in 2005, Chippewa County's median house value rose to \$106,000, also a 30 percent increase.

### Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as that housing which does not cost a household more than 30 percent of their monthly or annual income. This affordability benchmark is not an underwriting standard; it does not address the ability to pay for housing. Households may choose to pay more to get the housing they need or want. However, according to HUD standards, people should have the choice of having decent and safe housing for not more than 30 percent of their household income.

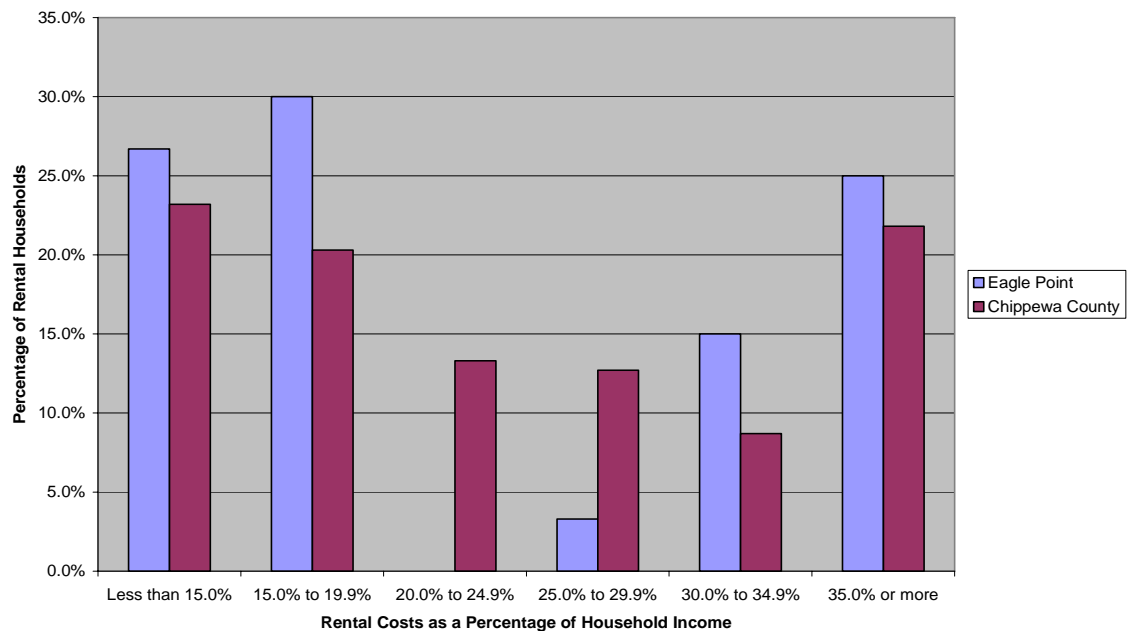
As shown in Table 3-7 and Figure 3-4, a majority (87.9 percent) of owner-occupied households in Eagle Point pay less than 30 percent of their household income towards housing costs. A much higher percentage of rental housing is experiencing housing cost burdens. As shown in Table 3-8 and Figure 3-5, 40 percent of rental households are paying 30 percent or more of their monthly income for housing costs.

**Table 3-7**  
**Owner Occupied Housing Costs as a Percentage of Household Income - 1999**

Municipality	Monthly Housing Costs as a Percentage of Household Income											
	Less than 15.0%		15.0% to 19.9%		20.0% to 24.9%		25.0% to 29.9%		30.0% to 34.9%		35.0% or more	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Eagle Point	326	47.7%	145	21.2%	81	11.9%	49	7.2%	27	4.0%	55	8.1%
Chippewa County	5,319	45.5%	2,209	18.9%	1,593	13.6%	823	7.0%	456	3.9%	1,282	11.0%

Source: U.S. Census

**Figure 3-4**  
**Owner Occupied Housing Costs as a Percentage of Household Income - Eagle Point and Chippewa County - 1999**



Source: U.S. Census

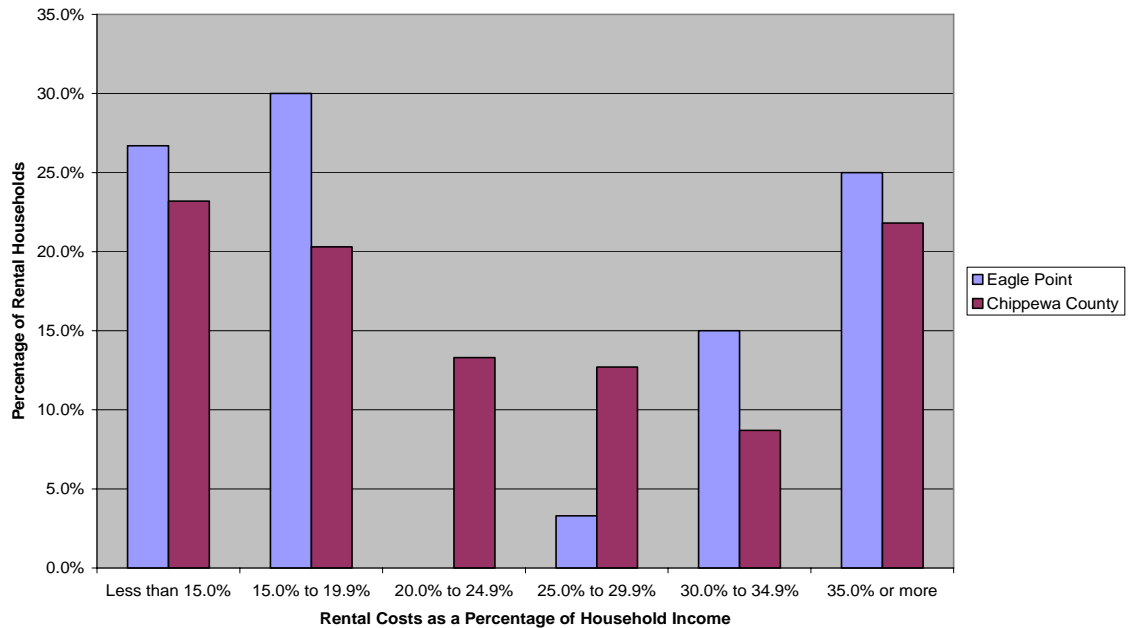


**Table 3-8**  
**Renter Occupied Housing Costs as a**  
**Percentage of Household Income - 1999**

Municipality	Monthly Housing Costs as a Percentage of Household Income											
	Less than 15.0%		15.0% to 19.9%		20.0% to 24.9%		25.0% to 29.9%		30.0% to 34.9%		35.0% or more	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Eagle Point	16	26.7%	18	30.0%	0	0.0%	2	3.3%	9	15.0%	15	25.0%
Chippewa County	1,065	23.2%	933	20.3%	609	13.3%	581	12.7%	399	8.7%	1,001	21.8%

Source: U.S. Census

**Figure 3-5**  
**Renter Occupied Housing Costs as a Percentage of Household Income - Eagle Point and**  
**Chippewa County - 1999**



Source: U.S. Census

## 3.2 Assessment of Future Needs

Traditionally, rural towns such as Eagle Point have a high percentage of single-family homes, often with few other housing types available. However, as new residents move in and the population ages, other types of housing may need to be considered that will provide an assortment of housing types to meet the needs and demands of area residents. This is particularly true in towns where a large proportion of the population has been long-time residents. In such communities, there is a desire for these residents to remain in the town during their retirement years. This appears to be the case in Eagle Point. However, the Town does not have areas that are served by municipal services, which is often required to support alternative housing choices (i.e. senior housing, apartments, etc.). It is not feasible, from an economic perspective, for the Town of Eagle Point to develop these alternative housing choices, but rather allow private developers to determine

if a market need is present, and explore the ability to establish these facilities. The Town shall consider the development of an assortment of housing alternatives over the next 20 years.

Several important factors will influence the housing market in Eagle Point over the next 20 years. As previously stated, the demographics of the residential composition of the community will be important. As long-time residents age, it is important that there are a variety of housing options that cater to their needs.

Border control and development regulation are important issues that will surely arise in the next 20 years. Several concerns were addressed with regards to the threat of annexation to the City of Chippewa Falls. With good communication and planning, annexation discussions can take place effectively and efficiently with the City of Chippewa Falls, resulting in outcomes that can be mutually beneficial.

Several residents also voiced concerns about sprawl and uncontrolled residential development eliminating the rural character of Eagle Point. While this topic will be addressed in more detail in the Land Use Section of the plan, it is important to mention that housing development and Town growth, while in many ways beneficial to the Town, will have to be managed and guided in a careful manner in order to preserve the rural character that residents cherish.

### **3.3 Housing Programs**

The Wisconsin Comprehensive Planning legislation requires governments completing plans compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. Below is a partial listing of programs that are available. The Town encourages homeowners to apply to these programs to ensure that the local housing stock is maintained and rehabilitated, as well as ensuring that a variety of housing is available to meet the needs of the community.

#### ***Community Development Block Grant (CDBG) Housing Rehabilitation***

Housing rehabilitation funds are made available through the federal Department of Housing and Urban Development (HUD). The CDBG program provides grants to local governments for housing rehabilitation initiatives that benefit low- and moderate-income households.

#### ***Section 8 Program***

This federal program provides rent assistance to eligible low-income households based on family size, household income, and fair market rents. Typically, a tenant's share of the total rent payment does not exceed 30 percent of his/her annual income.

### ***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.

### ***USDA-Rural Development***

Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

### ***Chippewa County Housing Authority***

Chippewa County Housing Authority was founded in 1971 to address various housing issues throughout the county. Among the many issues they deal with are shortages in large (three to four bedroom) rental houses, affordable elderly homeownership condos and affordable elderly housing in the mid-range price (non-subsidized, but still moderately priced, with tenants having to pay less than 30 percent of their income towards housing costs). Chippewa County Housing Authority runs a variety of programs to address housing problems.

### ***Housing Choice Vouchers***

Chippewa County Housing Authority was able to fund all 382 vouchers issuing \$1,171,751 in rental and homeownership assistance from April 1, 2007 to March 21, 2008. They provided 4,451 subsidy payments over this 12-month period serving 580 different families. Renters select their own units. Assistance is provided in every municipality in the County.

During this time, 378 rental vouchers and 4 homeownership vouchers were funded. The Authority is one of only a few Authorities in the State offering homeownership assistance.

### ***Tenant Based Rental Assistance (TBRA)***

Under a State of Wisconsin pilot program and in coordination with Starting Points, Inc., the Authority established a tenant based rental assistance program. The Authority coordinates the rental assistance portion of the program and Starting Points, Inc. provides the in-home case management services. The program is designed to assist 45 families for an 18-month period who are experiencing a housing crisis. The goal is to stabilize the housing situation while assisting them to address their other socioeconomic needs. Many participants transition from TBRA to the long term Housing Choice Voucher program where they continue to receive the rental assistance without case management services.

### ***Emergency Rental Assistance***

The Homeless Emergency Loan Program (HELP) provided security deposits and/or one month's rental assistance to 60 households during the last fiscal year (April 1<sup>st</sup> to March 31<sup>st</sup>). Loans of up to \$500 are used to help those households who are already evicted or those facing evictions to maintain their housing. Using the homeless central intake system managed by Starting Points, Inc. the Authority is often able to combine its funds with other funding resources avoiding duplication of services and reducing fraud.

Participants repay the assistance they receive in small monthly payments and the Authority uses that revolving loan fund to assist additional households. All 60 loans were funded using revolving loan funds this year.

### ***Emergency Homeownership Assistance***

During the last year the Authority has seen a dramatic increase in the number of mortgage foreclosure postings. According to the Chippewa County Sheriff's Department, as of August 1<sup>st</sup>, 2008, there had been 59 foreclosure sales during the year. In 2007, there were a total of 100 foreclosure sales. The 2007 and 2008 figures were estimated by the department to be two to three times higher than they had seen in previous years. Tax foreclosures remain about the same. Unfortunately due to a lack of funding the Authority was unable to provide any assistance loans this year. They are counting on revolving loan funds to accumulate over the next year so that they can once again provide assistance. In addition, there is a grant pending application for funding.

The program, unique to this county, is designed to assist families to avoid a foreclosure. After extensive housing and budget counseling, a recovery plan is designed that includes payments being made by the participant and matching payments by the Authority. When the participant's mortgage or property taxes are brought current, they begin repaying the Authority for the assistance. This program also requires that if their first mortgage holder does not require a property tax escrow, the participant must establish his or her own escrow account for future taxes.

### ***Rental Rehab Program***

The Rental Rehab Program offers low interest loans to owners of rental properties who are willing to rent to low-income tenants for at least five years and keep their rents affordable during the same period. The Authority loans 3/4 of the repair costs and the owner must contribute the other 1/4 using his or her own funds and as the owner repays the loan to the Authority the funds are then used to loan out to new owners.

The past four years the Authority has not received any new grant funding and has had to rely solely on the revolving loan fund. Unfortunately, there were insufficient funds to offer assistance this year. The fund has been slow to accumulate new funds for new loan assistance because many loans are deferred for a large amount of time, or because of how small the monthly

payments are. The Authority is expecting the loan fund to pick up a bit in the coming months and years as several deferred loans are now coming due, and payments will begin to be received more consistently.

There is a pending application for additional funding.

### ***Vision***

Volunteers in Service in Our Neighborhoods (VISION) is a volunteer based minor home repair program funded by the Authority, Chippewa County and the City of Chippewa Falls. The homeowner pays for the materials and community volunteers provide the labor. VISION assisted 42 households with 103 repairs to their homes. The average number of repairs per household is two. Twenty-nine volunteers assisted in the projects providing 236.25 hours of volunteer time.

### ***Lead Reduction Grant***

The Authority was invited to participate in a Lead Reduction Program to help the State Department of Administration meet contract goals for a grant program that was struggling to be completed. To facilitate the Lead Grant funds, the State also awarded additional HOME funds to supplement the federal Lead Grant dollars.

The Authority completed 14 projects in nine months helping to reduce the lead in 16 owner and renter occupied dwelling units.

### ***First Time Homebuyer Down Payment Assistance***

This program provides a no-interest, deferred payment loan to low-income renters to be used for down payment and/or closing costs, called gap financing, to help them purchase their first home. Gap financing is needed primarily when conventional lending sources are unwilling to assume 100 percent of the lending risk. The Authority provided 16 loans during the year.

An important component of the program is homebuyer education. Participants receive information on how to obtain the most advantageous terms to their purchase mortgage, how to inspect and evaluate the quality of the home they are buying and education on maintaining their home after purchase.

### ***Lease to Purchase Program***

The Lease to Purchase Program was created to assist low-income renters to become homeowners. It is designed to assist renters who do not qualify for conventional financing. They may need time to clean up some poor credit or reduce their debt load. Perhaps they need to lengthen their employment history.

The Authority purchases homes on the open market that are in need of repair. Necessary repairs are completed using CDBG Home Repair funds. The Authority then selects a family who will rent the home for one year and then

purchase the home. AnchorBank is a partner in the program by providing half of the funds needed to purchase the home. The Authority uses grant funding for the rest of the purchase money. Often the family assists by completing some of the needed repairs to the home. After the rental period the family assumes the AnchorBank loan and the CDBG loan. The Authority provides a low interest loan for the grant money used.

The Authority increased its inventory this year by purchasing 4 more homes (total of 33) for the program. Three homes purchased prior to this year were sold to families making a total of 23 homes sold to families since the program began.

### 3.4 Housing Goals, Objective and Policies

The Town encourages development of housing that limits potential land-use conflicts. Housing developments in the Town should be constructed and maintained in a fashion that is consistent with the rural atmosphere. All structures shall be maintained and rehabilitated to ensure safe facilities.

The private sector is encouraged to address the needs of all income levels, age groups, and persons with special needs (assisted-living) in the development of safe, affordable, and quality housing in the Town of Eagle Point. While it is unlikely that the Town will develop residential units itself, it encourages the private sector to make available an amount of residential housing needed to satisfy housing needs. Affordable housing development, including low- to moderate income, should be considered to ensure all ranges of family incomes have an opportunity to live, work, and raise a family in the Town. As appropriate, the Town will work with the Chippewa County Housing Authority.

Housing goals were developed on August 19, 2008, at a Plan Commission meeting. The goals were based upon the previous work completed, in particular the SWOT Analysis and Vision process.

- A. **Goal** – The majority of new housing in the Town will be single family.
  - 1. **Objective** – When allowed, higher density residential development should be developed so as to preserve the rural nature of the Town.
    - a. **Policy** – Developments in the Town should provide adequate on-site parking.
    - b. **Policy** – Subdivisions should be platted as to allow through connections when future development occurs.
- B. **Goal** – Lots in a subdivision should be zoned the same, so to limit conflicting uses.
- C. **Goal** – The Town will encourage redevelopment of lands that are currently served by infrastructure, public services, and utilities.



## 4.0 Transportation Element

### 4.1 Introduction

### 4.2 Background Data/Existing Conditions

### 4.3 Relationship to State and Regional Transportation Plans

### 4.4 Assessment of Future Needs

### 4.5 Transportation Goals, Objectives and Policies

## 4.1 Introduction

Transportation can directly influence a community's growth, or it can be used as a tool to help guide and accommodate the growth which a community envisions. Like the other elements in this Plan, transportation is interconnected with the other elements, especially land use. Transportation decisions such as construction of new roadways or upgrading of existing roads can impact accessibility, land values, and land use development.

The Town of Eagle Point's transportation system is typical for smaller, rural communities in Wisconsin. Largely focused on vehicular modes, there is little in the way of dedicated pedestrian, bicycle or transit facilities. The Town does have rail.

## 4.2 Background Data/Existing Conditions

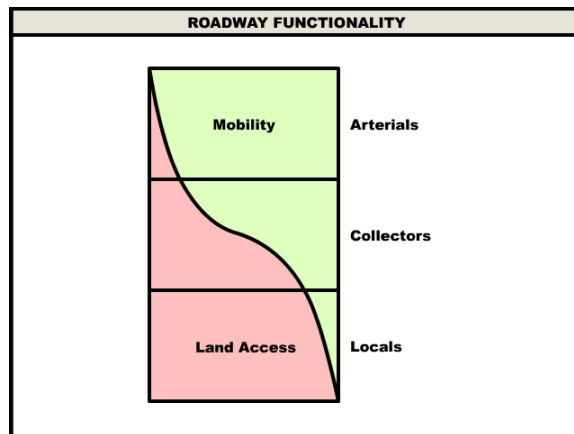
### *Highways*

Roads can generally be classified into three categories – arterials, collectors, and local roads. A road's classification is determined by the type of service it provides. Typically arterials provide the least amount of access and highest level of mobility, while local streets provide the most access and lowest level of mobility. Collector roads provide a combination of access and mobility. The function of the various road types is summarized in Figure 4-1, Roadway Functionality. The table illustrates that as land access through curb cuts and intersections increases, the flow of traffic becomes more cumbersome.

*Wis. Stats. 66.1001(2)(c)  
(c) Transportation element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*



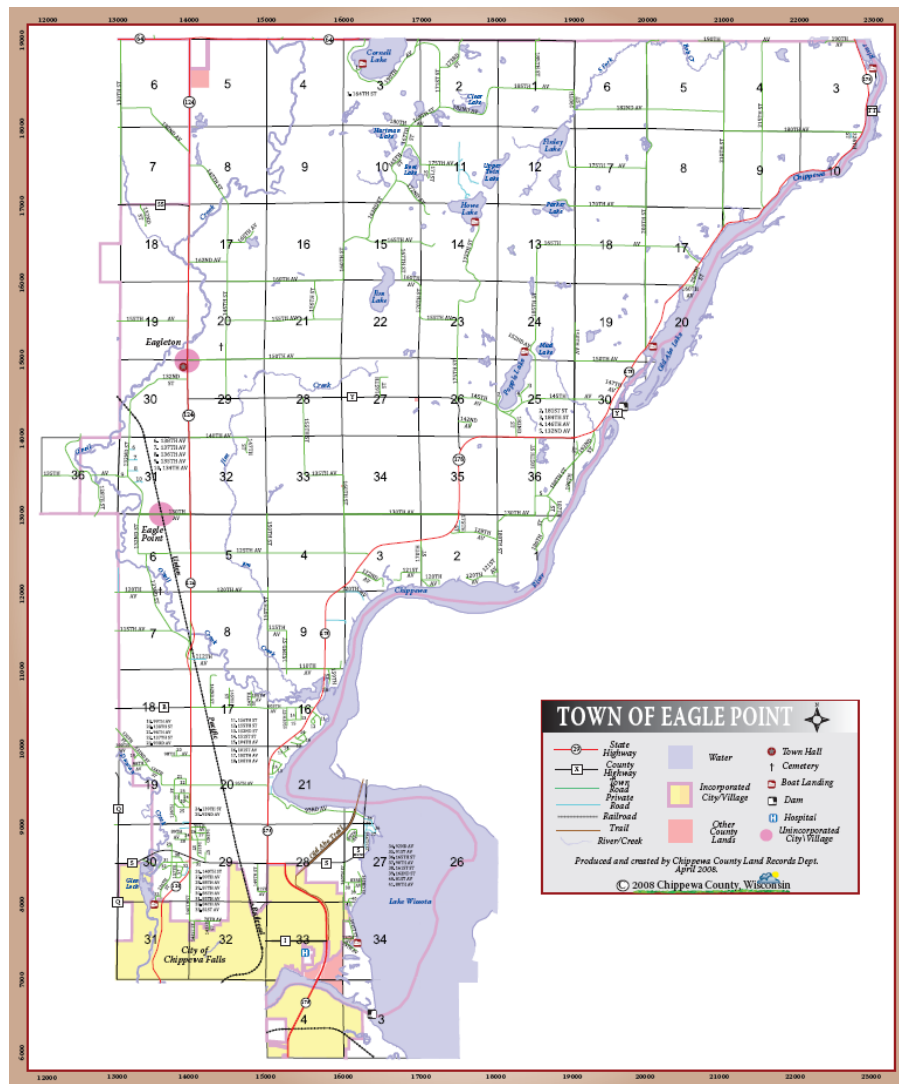
**Figure 4-1**  
**Roadway Functionality**



Source: SEH

The Town of Eagle Point is served by no major highway facilities. However, State Highways 124 and 178 run north and south near the west and east borders, respectively, of the Town of Eagle Point. Additionally, County Trunk S runs east-west through Town on the very southern border, while County Trunk Y runs east-west through Town connecting Highways 124 and 178 near the middle of Town. Highways 124 and 178, and County Trunk S are classified as minor arterials, serving to provide travel between Chippewa Falls, Bloomer and Cornell. County Trunk Y could be classified as a collector, funneling traffic to the arterial roadways. The remainder of the roads would be classified as Town roads with primarily local traffic on them. Figure 4-2 indicates roadway functionality.

**Figure 4-2**  
**Town of Eagle Point Roadway Classification**



Source: Chippewa County Land Records

According to 2003 WisDOT traffic counts, the Annual Average Daily Traffic (AADT) varies greatly depending where in the Town one is located. As seen in Figure 4-3, near the City of Chippewa Falls, the AADT rate on County Trunk S and 178 is 5000. On 105<sup>th</sup> Avenue and Highway 178, there is an AADT of about 3800. The AADT of County Trunk Y between Highways 124 and 178 is about 670. Highway 124 has a slightly higher volume of traffic, having a range of 3600 to 3900 AADT throughout the Town of Eagle Point.

The map shows the coastal region of Oregon, specifically the area around Eagle Point and Anson. Key features include:

- Coastline and Water Bodies:** The coastline is marked with various creeks and lakes, including O'Neil Cr., Finley, Upper, Lower, Mud, and Little. There are also labels for 'Boat' and 'Upper'.
- Landmarks and Locations:** Major locations labeled include Eagle Point, Anson, and various smaller areas like 'Boat', 'Upper', 'Lower', 'Mud', and 'Little'. There are also labels for 'Cornell L.', 'Horton L.', 'Popple L.', 'Mud L.', and 'Little'.
- Road Network:** A dense network of roads is shown, with route numbers such as 64, 124, 178, 360, 380, 390, 400, 430, 450, 500, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999.
- Grid System:** The map uses a grid system with letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) and numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

The Town of Eagle Point has also had a large number of accidents in the intersections of County Trunk S and Highways 124 and 178. From 2000 to 2002, the West Central Regional Planning Commission ranked these two intersections as the number 2 and number 10 worst intersections in the area for number of accidents.

The Town of Eagle Point does not operate any public transportation systems, but there are still several options for public transportation available in the Eagle Point area. The Chippewa County Transportation Program is run by the Department of Human Services and based out of Chippewa Falls. This program provides services to the disabled and elderly residents of Chippewa County. Priority transportation is provided for employment, nutritional, and medical purposes. Social and recreational transportation are available for a per mile fee, depending on vehicle availability.

There are several other regional transportation services in Chippewa County that serve the Eagle Point area. The Chippewa County Department of Aging provides volunteer drivers for essential transportation (medical, groceries, etc.). Additionally, there is Trinities Caregivers, Patients Express, and Tender Care Support that provides medical transportation services. There are two airport passenger services providing transportation to the Chippewa Valley Airport.

There are several options for taxi service in and around the Eagle Point area. Cab 4 U, and Courtesy Cab are operated out of Chippewa Falls.

### ***Bicycle Facilities***

The Town of Eagle Point has a limited formal trail system. However, there are some local and county roads that have been deemed suitable for biking by the Wisconsin Department of Transportation. Highways 124 and 178, which run north and south through Eagle Point, along with County Trunk Y, which runs east and west, have been classified as very good bicycling conditions. Highway 124 has been designated by the Chippewa-Eau Claire metropolitan planning organization as an on-street bicycling facility.

### ***Pedestrian Facilities***

There are no facilities dedicated specifically to walking in Eagle Point, but the street network can be used for walking. However, long distances between destinations and a lack of sidewalks often make this option unviable. Residents should limit their walking along roadways that have high traffic volumes.

### ***Railroads***

Progressive Rail operates a freight rail line running through the Town of Eagle Point somewhat paralleling Highway 124 north of the City of Chippewa Falls. This rail line serves the communities of Chippewa Falls, Bloomer, New Auburn, and Cameron. Figure 4-4 shows 2008 Wisconsin railroads.

**Figure 4-4**  
**2008 Wisconsin Railroad Map**



Source: Wisconsin Department of Transportation

### ***Air Transportation***

Chippewa County has two publicly-owned airports. A Basic Utility-A (BU-A) airport is located in Cornell, approximately 22 miles from the center of Eagle Point. This type of airport is designed to accommodate aircraft of less than 12,500 pounds in gross weight, with approach speeds below 121 knots and wingspans of less than 49 feet.

The Chippewa Valley Regional Airport, located within the city limits of Eau Claire and approximately 19 miles from Eagle Point, provides scheduled passenger and freight air transit for Eagle Point residents. This airport is rated as an Air Carrier/Cargo (AC/C), which means it is designated to accommodate virtually all aircraft, up to and including wide body jets and large military transports. Daily arrivals and departures from Rhinelander, WI and Minneapolis, MN are available via Northwest Airlines.

### ***Trucking***

According to the Wisconsin Department of Transportation (WisDOT) Wisconsin Long Truck Operator's Map, created in June 2008, Highways 124 and 178 running north-south, and County Trunks B and Y, running east-west in the Town of Eagle Point are designated long truck routes. See Figure 4-5 below for a visual representation of these routes. This map designates routes that are safe for operation of vehicles of which the overall length cannot be determined.

## 2008 Wisconsin Long Truck Operators Map



Source: Wisconsin Department of Transportation

## Water Transportation

The nearest multi-modal ports are in Superior, Wisconsin (Lake Superior – 135 miles) and La Crosse, Wisconsin (Mississippi River - 100 miles).



*"The planning, design, and construction of road and highways as well as other transportation modes affect existing land uses and plans and proposals for future development. Safe and efficient travel, whether by walking, taking a care, an airplane or a bike is also influenced by the types and patterns of land use" (Wisconsin Department of Transportation).*

### 4.3 Relationship to State and Regional Transportation Plans

Several state, regional and Chippewa County organizations and agencies have developed plans and programs for the management and systematic update of transportation facilities in the area. Based on a review of these plans and programs, no land use conflicts or policy differences were identified.

#### ***Wisconsin State Highway Plan 2020***

The Wisconsin State Highway Plan 2020 prioritizes highway construction and improvement needs and investments. It was adopted by the Wisconsin Department of Transportation in February 2000. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issues, WisDOT, in partnership with its stakeholders, has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.

#### ***Wisconsin State Airport System Plan 2020***

Airports, aviation and aviation-related industries play a significant role in the economic success of Wisconsin communities. The Wisconsin State Airport System Plan 2020 provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet current and future aviation needs of the State of Wisconsin. Wisconsin also has a five-year airport improvement program. The Chippewa Valley Regional Airport is schedule to get approximately \$12 million of improvements from 2008 to 2012, including runway expansions and terminal improvements.

#### ***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 is one of several plans recommended in Translinks 21, WisDOT's comprehensive transportation plan released in 1994.

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.



### ***Wisconsin Bicycle Transportation Plan 2020***

WisDOT encourages planning for bicyclists at the local level, and is responsible for developing long-range, statewide bicycle plans. Guidelines for accommodating travel by bicycles when roadways are reconstructed, or new roads are built, are available and their use is encouraged.

The development of WisDOT's statewide long-range bicycle plan, Wisconsin Bicycle Transportation Plan 2020, involved many people, including an advisory committee. This bicycle planning document is intended to help both communities and individuals in developing bicycle-friendly facilities throughout Wisconsin.

### ***Wisconsin Rail Issues and Opportunities Report***

The Wisconsin Rail Issues and Opportunities Report summarizes critical rail transportation issues, suggests opportunities for public sector involvement, and points out areas where additional research is needed. This report reflects input and guidance from a variety of sources including a State Rail Advisory Committee and a Rail Industry and Shippers' Advisory Group

### ***Connections 2030***

WisDOT is currently developing a long-range transportation plan for the state, called Connections 2030. This plan will address all forms of transportation over a 25-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. 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 will be the statewide long-range transportation plan through the year 2030. The plan will address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system.

Connections 2030 will differ 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 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan.

While the final plan will include statewide policy recommendations, some of these recommendations may differ by specific corridors in the state.

In addition to policies related to each transportation mode, Connections 2030 will also include recommendations on cross-cutting issues such as economic development, land use, transportation, finance, and the environment.

The department's goal is to provide a plan that can aid policy-makers in future transportation decisions. Connection 2030 will be the statewide blueprint for the future.

#### ***Chippewa – Eau Claire Metropolitan Planning Organization***

The West Central Regional Planning Commission (WCWRPC) operates the Chippewa – Eau Claire Metropolitan Planning Commission (MPO). The MPO's primary focus is on the region's transportation system and infrastructure. The MPO has a few traffic projections and upcoming projects mapped out in the metropolitan planning area. None of these projects are scheduled to take place in the Town of Eagle Point.

#### ***Chippewa County Highway Department***

The Chippewa County Highway Department has a five-year plan which lists upcoming projects on County facilities. The Town should review this plan annually, and work with the County to ensure that residents are aware of any construction activities that will be taking place and affecting their commutes.

### **4.4 Assessment of Future Needs**

Overall, Eagle Point's transportation system is efficient and fits the needs of daily users at this point. As the Town of Eagle Point grows, more residents will need to commute to and from the economic center of the region, the Cities of Chippewa Falls and Eau Claire. Traffic counts on the main roadways to these areas, Highways 124 and 178, will continue to rise. For this reason, traffic patterns on these roadways should be monitored and evaluated to ensure that there is enough capacity to handle additional development in the Town of Eagle Point.

## 4.5 Transportation Goals, Objectives and Policies

Draft transportation goals, objectives, and policies were drafted on August 19, 2008, at a Plan Commission meeting. The goals were based on the information in the Transportation Element of the Comprehensive Plan, as well as the results of the SWOT Analysis, Vision Statement, and Land-Use goal-setting process.

The following goals were finalized in the fall of 2008.

- A. **Goal** – The Town will strive to maintain and develop roads appropriate to serve the Town.
  - 1. **Objective** – The Town will maintain Town road standards to implement the goals of this plan.
    - a. **Policy** – The Town will only accept road dedications for roads built to Town road standards.
    - b. **Policy** – All Town subdivisions shall have a class C intersection for their entrances.
- B. **Goal** – New subdivisions will have well planned road layouts.
  - 1. **Objective** – New development shall be designed in a manner that can support a variety of transportation alternatives that meets the needs of all residents of the area.
    - a. **Policy** – Subdivisions should be platted to allow for through connections when future development occurs.
    - b. **Policy** – Developers should pay the cost of any professional services required to review preliminary and final subdivision plats.

## 5.0 Utilities and Community Facilities

### 5.1 Existing Conditions

### 5.2 Assessment of Future Needs

### 5.3 Utilities and Community Facilities Goals, Objectives and Policies

*Wis. Stats. 66.1001(2)(d)*  
(d) Utilities and community facilities element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

In Towns, utilities and community facilities typically include Town Hall, fire station, maintenance garage, public works space, and parks and recreational facilities. Residents typically receive water via private wells, and utilize on-site septic systems. Generally speaking, it is not efficient or economical for smaller communities that have a wide-spread population to install infrastructure seen in incorporated communities. Utilities may also include sanitary sewer, storm water, and water systems, as well as electricity, natural gas, telecommunications, and solid waste disposal. Special services such as day care centers are also be considered a community facility.

Utilities and community facilities can be used to guide development and encourage growth, as well as establish a community identity. Combined with roads, the construction, maintenance, and operation of utilities and community facilities are often the largest portion of a community's budget.

This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Eagle Point.

### 5.1 Existing Conditions

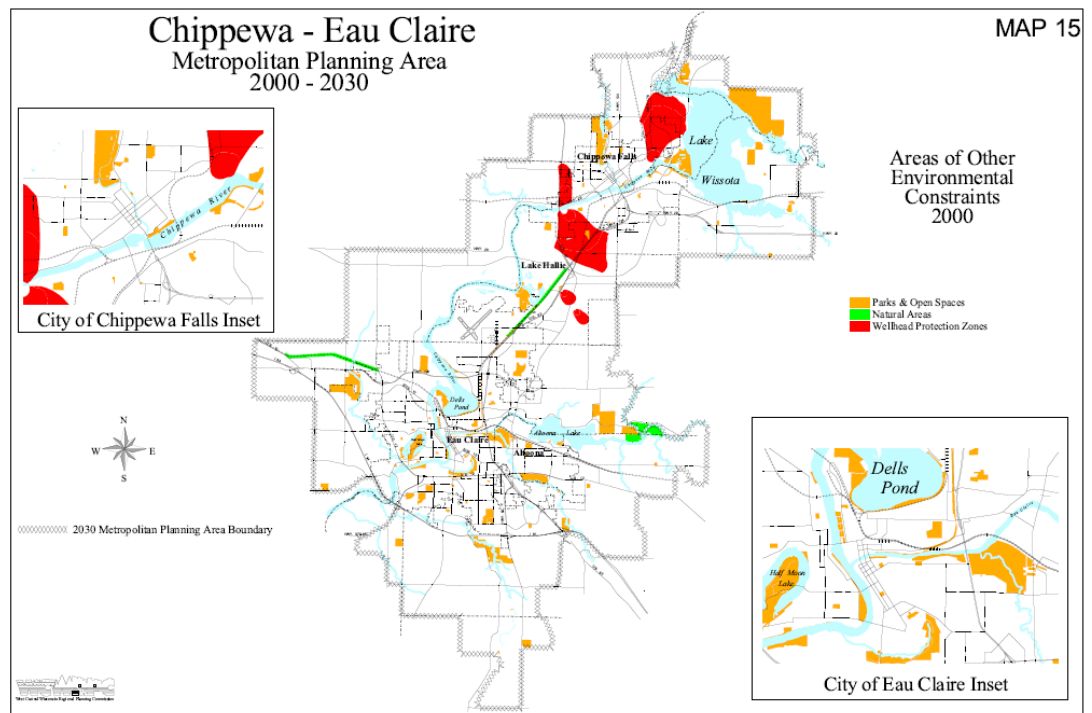
Many of the utilities and/or community facilities discussed below are provided by private companies, or located outside of Eagle Point. As a result, the Town may have limited ability to make or shape decisions on the future of those facilities or services. The Town will continue to coordinate and cooperate with those who are responsible for making decisions to expand, rehabilitate, or construct new facilities or services to ensure that future needs will be planned for accordingly.

#### *Water Supply*

As Town residents currently receive their water via private wells (see Figure 5-2), it is important that the Town's water resources and aquifers continue to be protected from contamination. Should additional development near the southern end of Town take place, or wells get contaminated, the Town may consider providing water service to higher density portions of the Town. Property owners are encouraged to protect surface and ground waters from contamination. Chippewa County has a wellhead protection plan in place for public wells. Part of the Town of Eagle Point near Lake Wissota is in this wellhead protection area (see Figure 5-1), which restricts some of the uses in this area to minimize contamination of water sources. Chippewa County has studied groundwater quality over the past several decades, and it is briefly discussed in the Natural Resources Element.

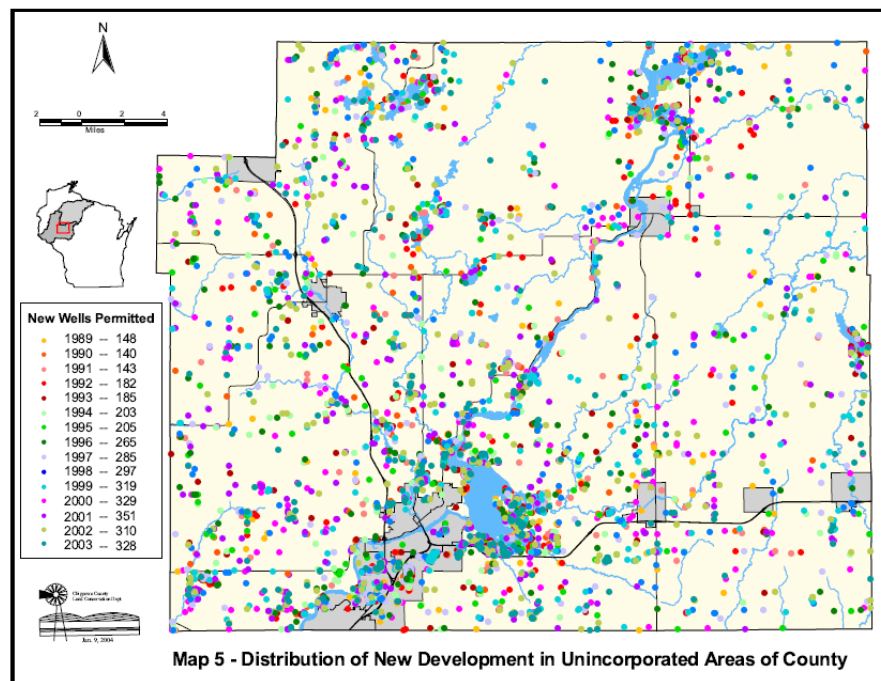


**Figure 5-1**  
**Wellhead Protection Plan**



Source: West Central Wisconsin Regional Planning Commission

**Figure 5-2**  
**Chippewa County Wells**



Source: Chippewa County Land Conservation Department

### ***Stormwater Management***

The Town of Eagle Point has a stormwater management plan. The Town participated in a multi-jurisdictional stormwater management planning effort in October of 2007, along with the Village of Lake Hallie, the Town of Lafayette, and Chippewa County. Figure 5-3 shows the stormwater planning area. Through the planning process, it was determined that new stormwater facilities would not be needed in the Town.

Under the current agreement, each municipality is responsible for managing stormwater runoff, and for pursuing broader water management objectives within its jurisdiction. The Town of Eagle Point's major outfalls and areas of concern, which are shown in Figure 5-4, are:

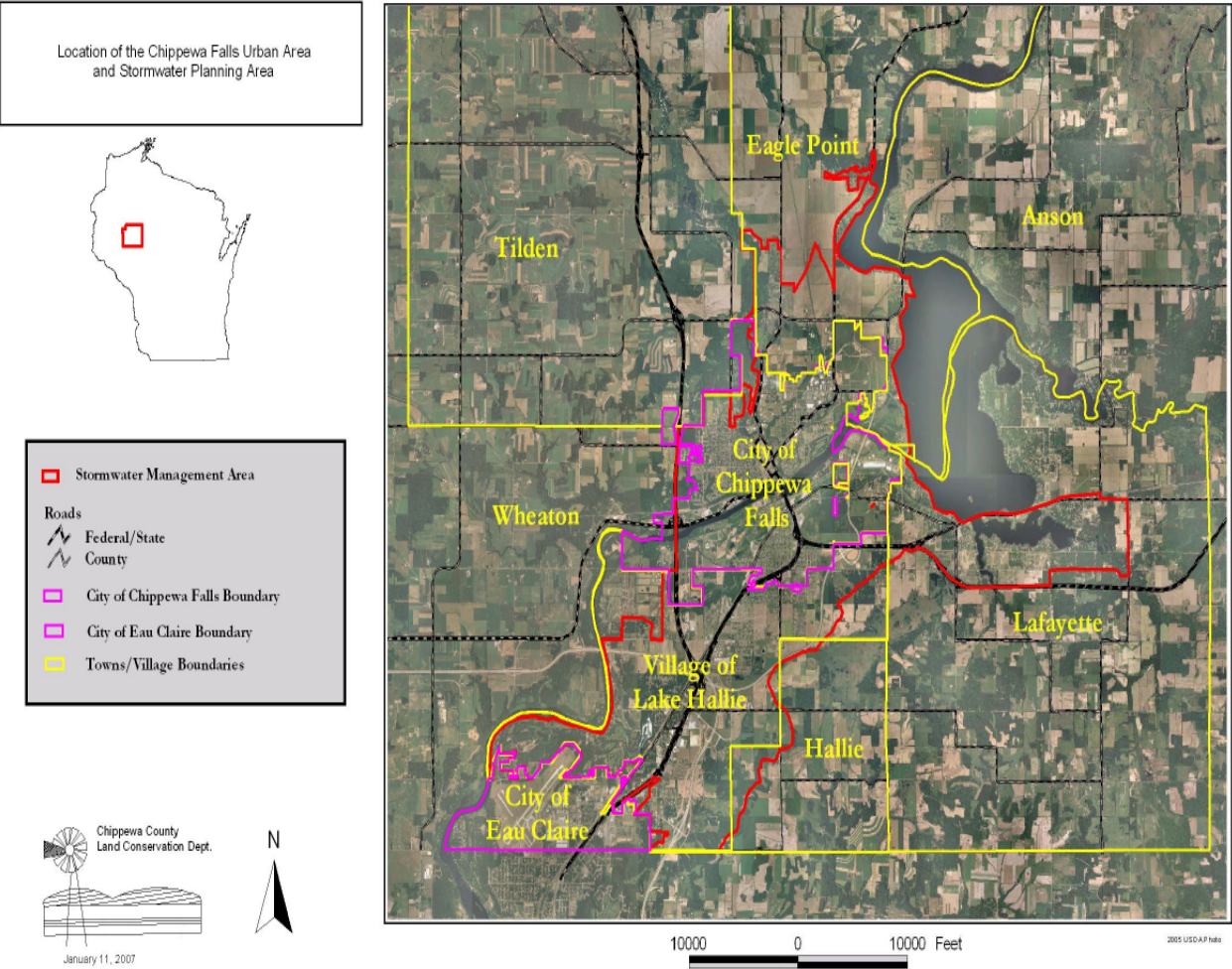
- Road channel outfall to Duncan Creek via CTH S – south road ditch
- Pipe outfall to Duncan Creek, 80<sup>th</sup> Street storm water main
- CTH I open channel outfall to Lake Wissota
- Pipe outfall to Lake Wissota Embayment, Village Green storm water overflow conveyances
- Pipe outfall to Chippewa River via CTH I, St. Joe's Hospital, Wissota Terrace Ravine

There will be a potential for the amount (quantity) and rate (velocity) of runoff to increase as a result of additional development. This may adversely affect local water resources as sediment and nutrients are discharged to receiving water bodies. Managing stormwater to reduce or eliminate direct discharge to surface waters is one of the most important steps that can be taken to protect surface water quality in the future. A map of the stormwater routing is shown in Figure 5-5.

Over the next 25 years, stormwater management is likely to become even more of an issue as continued development occurs. The Town of Eagle Point will work cooperatively with the Wisconsin Department of Natural Resources (WDNR), Chippewa County, the City of Chippewa Falls, the Town of Lafayette, and the Village of Lake Hallie to mitigate the adverse impacts of stormwater runoff and ensure that environmental resources are adequately protected.

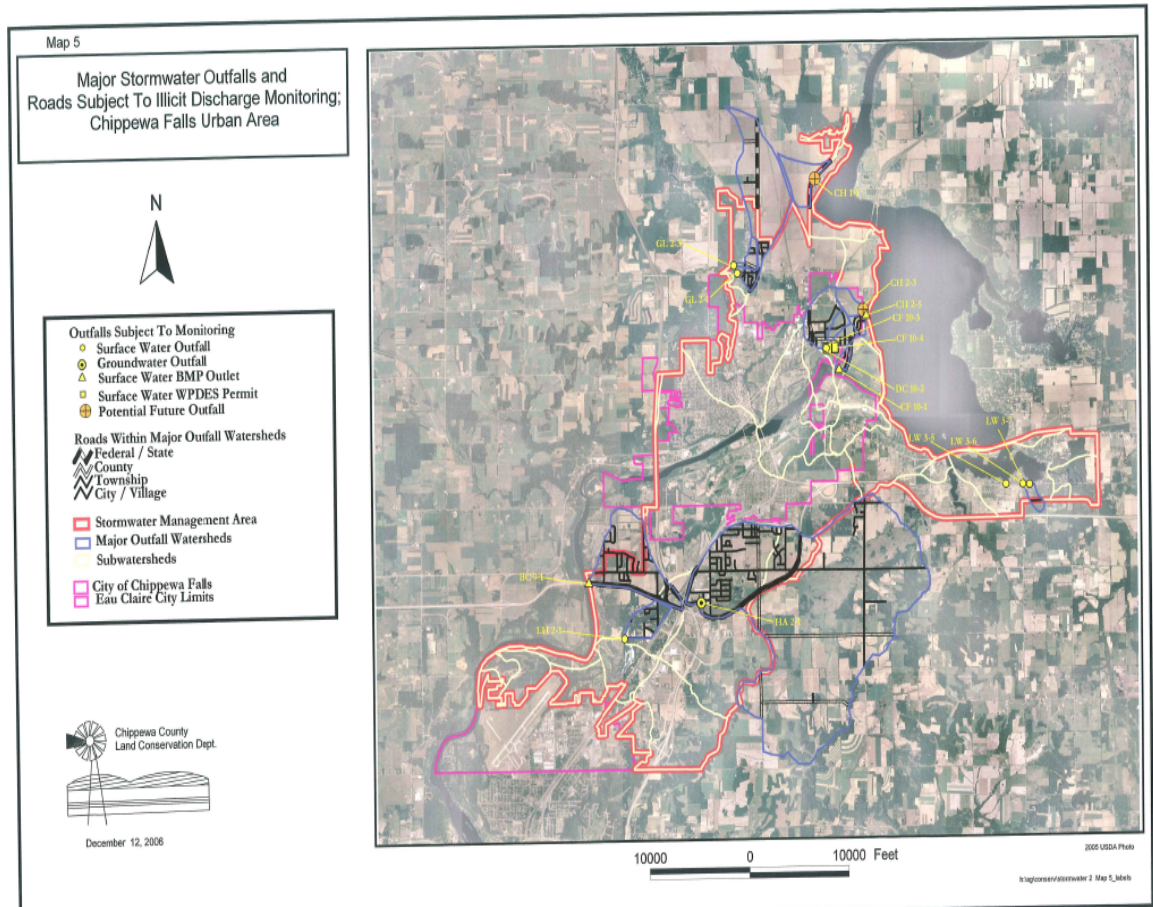


Figure 5-3  
Stormwater Management Area



Source: Chippewa County Land Conservation Department

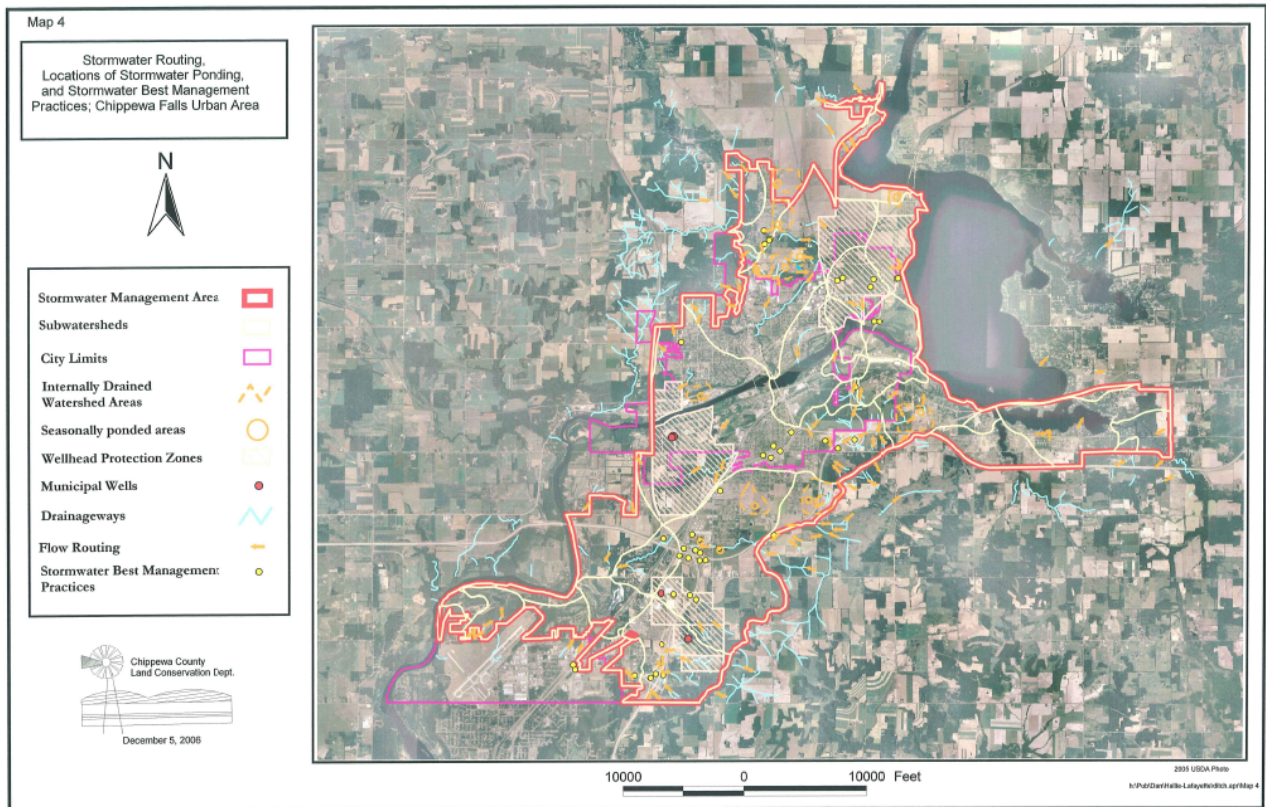
**Figure 5-4**  
**Major Stormwater Outfalls**



Source: Chippewa County Land Conservation Department



**Figure 5-5**  
**Stormwater Routing, Ponding, and Best Management Practice Areas**



Source: Chippewa County Land Conservation Department

### ***Wastewater Treatment***

The Town does not have municipally-owned sanitary sewer service, and at this point does not expect to install sewer service in the next 25-years. However, as the Town of Eagle Point continues to develop, the potential for service lines to be extended to higher-density developments may occur or be desirable, including the development of COMM 83 systems.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage treatment systems in the state. In 2000, the state adopted a revised private system policy called COMM 83 that allows for conventional systems and advanced pre-treatment systems. Under COMM 83, Chippewa County regulates on-site sewage treatment systems in Eagle Point through sanitary codes.

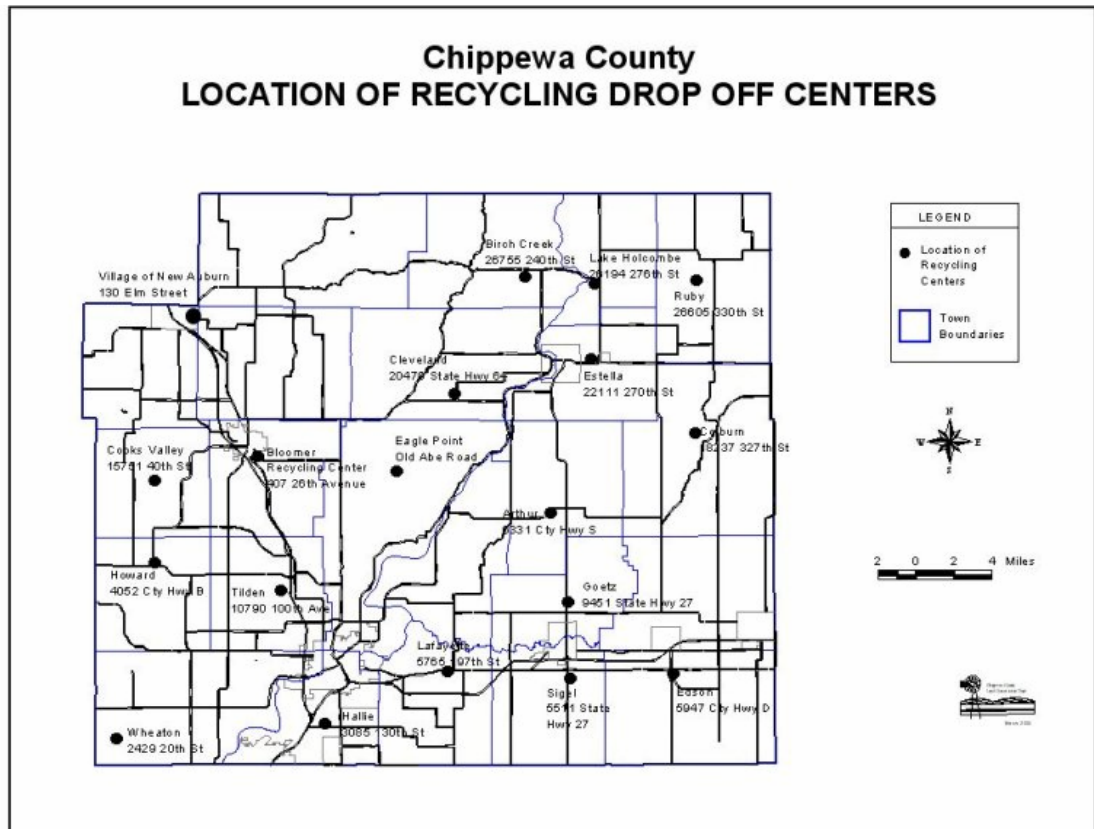
### ***Solid Waste Disposal***

Waste Management is the solid waste disposal contractor for the Town of Eagle Point. The Town has an exclusive contract with Waste Management to provide garbage collection and disposal, and will continue to utilize the private sector for this service.

### *Recycling Center*

Eagle Point residents have a local recycling drop-off point on Old Abe Road. It is open the first and third Saturday of each month from 10 am to 4 pm. A map of Chippewa County recycling centers can be found in Figure 5-6 below. This site will be sufficient to serve the Eagle Point population into the future.

**Figure 5-6**  
**Chippewa County Recycling Centers**

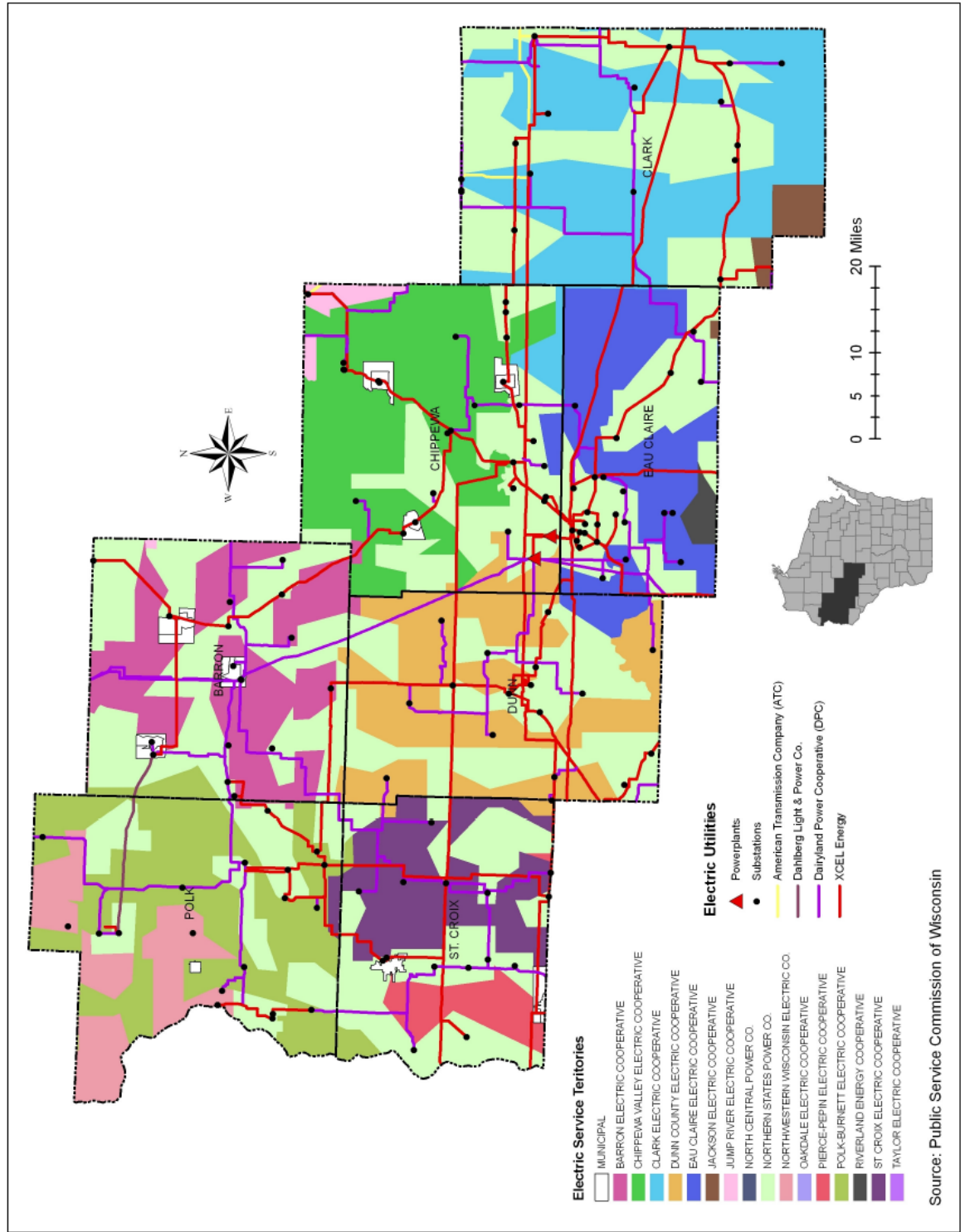


Source: Chippewa County Land Conservation

### *Power Plants and Transmission Lines*

There are no power plants in the Town of Eagle Point. Transmission lines run through the Town in several areas to serve Town residents. Figure 5-7 shows Xcel Energy transmission lines in Wisconsin. Improvements and ongoing maintenance to these transmission lines are expected. At this time, there are no anticipated needs for new high voltage transmission lines in the Town.

**Figure 5-7**  
**West Central Wisconsin Transmission Lines**



### ***Eagle Point Town Hall***

The Eagle Point Town Hall is located at 14802 State Highway 124 and was built in 1938 with heavy timber construction and a brick veneer façade.



***Town Hall Façade***

It has the ability to serve as a great historical gathering point for the almost 67 square mile town of Eagle Point. It is in fair shape and has sufficient space to be able to house many town functions and to be rented for personal celebrations or meetings.



**Town Hall Main Level Interior**



There are several issues that need to be addressed, including:

- **Handicap Accessibility:** There is no handicap accessibility to the main level or the Town Clerk's office.
  - Option 1: A lift could be installed near the front entry that would stop at all levels of the building.
  - Option 2: A ramp could be built, wrapping around the side of the building and enter through the front onto the main level.
- **Handicap Accessibility:** The current handicap entrance into the lower level of the Town Hall has a ceiling height of 6 feet at the lowest point. International Building Code (IBC®) regulations require all hallways maintain a minimum of a 7 foot ceiling height.
  - Option 1: If the town chooses to use a lift to satisfy the above accessibility issue, the building will no longer require the current ramp.
  - Option 2: A new ramp will have to be designed and installed in a way that meets all width and height requirements set by the IBC®.
- Some areas on the exterior of the building contain damaged mortar or cement. The top of the chimney has loose bricks that may, after time, fall. The front stairs are cracking and pulling away from the building structure. Water seeps through some cracks in the lower level.
- Wood accents over the side doors are damaged from wind and aging and should be repaired or replaced.
- Windows and doors should be replaced. The windows have been there since the construction of the building in 1938, and are inefficient in terms of heating and cooling.
- Air Conditioning would provide a more comfortable environment for the occupants.

### ***Cemeteries***

Two cemeteries are located in the Town: St. John's Lutheran Church Cemetery and Eagleton Cemetery. Eagleton Cemetery is owned and maintained by the Town. Ongoing maintenance will continue. No new facilities are expected.

### ***Law Enforcement***

The Chippewa County Sheriff's Department serves as the primary law enforcement agency in the Town of Eagle Point. The Town has been discussing hiring and utilizing a constable recently to help enforce local ordinances. Cooperation between the Town of Eagle Point and Chippewa County will need to continue in the future even if a constable is implemented.

### *Fire Department*

The Town of Eagle Point currently relies on a volunteer fire department. There are 15 members at this time. Two night meetings are held every month for meetings and training sessions for the volunteers. Jeff Bowe, the Fire Chief in the Town of Eagle Point, provided information on the Fire Department's current facilities and equipment.



**Eagle Point Fire Station**

The Town has adequate equipment to respond to fire calls that they receive. The current Eagle Point Fire Station is a two story metal frame building constructed with 8" CMU block and open insulation. The building uses aluminum panels for façade and roof element protection. Wall insulation is open to the interior and is torn in some places. Storage appears to be sufficient.

They have a new tanker that was purchased in 2006 for approximately \$116,000. The Engine for the Town was purchased in 1996. The Town also has an older tanker (built in approximately 1988), a 12-year old Brush truck, a pump mounted on a trailer, a snowmobile, and a small boat. New protective gear for the volunteers was also purchased in 2006. However, new breathing apparatus' are needed with more advanced warning systems for oxygen safety. The Fire Department recently had a new well drilled which is their source of water.

According to the Fire Chief, the Town has an average response time of less than two minutes for getting a truck on the road once they receive a dispatch call. The Fire Department is dispatched through Chippewa County. The Town has mutual service agreements with all neighboring Towns and Cities for added manpower and tankers when responding to calls. The Town has also been discussing contracting with the City of Chippewa Falls to provide fire protection for the southern portion of the Town, from O'Neill Creek Road (105<sup>th</sup> Avenue) south for structure fires only.

### ***Eagle Point Maintenance Building***

The Eagle Point Maintenance Building is a single story metal frame building constructed of 8" CMU block walls and open insulation. As with the fire station, the building uses aluminum panels for façade and roof element protection, along with the open insulation.

Storage seems to be sufficient; however, the paths of egress are blocked by equipment and storage; shelving or further maintenance and cleaning would be sufficient to fix the egress problem.

### ***Eagle Point Storage Facility***

The Storage Facility for Eagle Point is of wood frame construction. It uses metal panel siding and roofing for weather protection, and has no insulation. It is in good condition and has enough storage for the snow plows and all of the necessary accessory equipment.



**Eagle Point Storage Facility**

### ***Rescue Service***

The Bloomer Community Ambulance Service, Cornell Area Ambulance, Inc., and City of Chippewa Falls Fire Department provide ambulance services to portions of the Town of Eagle Point, and this method will be continued in the future.

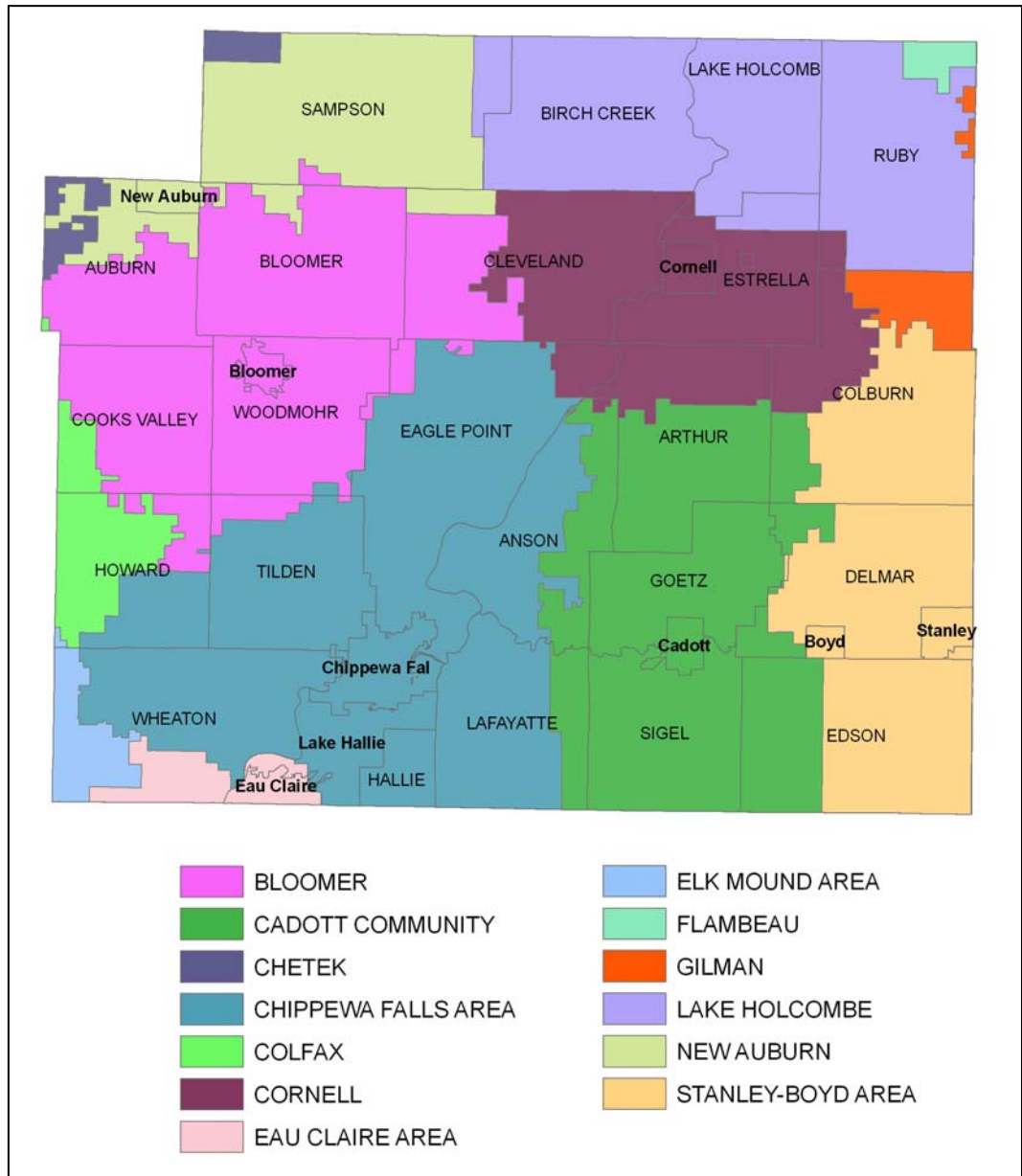
The Bloomer Community Ambulance Service is staffed by 15 Emergency Medical Technicians (EMT's) 24 hours a day. The Bloomer Community Ambulance is jointly owned by the City of Bloomer, Village of New Auburn, Townships of Woodmohr, Cooks Valley, Bloomer, Auburn, Sampson, Cleveland, Tilden, and Eagle Point. They own two ambulances and an off-road rescue vehicle.

## Schools

### Public Schools

Public education for grades K-12 is available for all Wisconsin residents. There are no public school buildings located in the unincorporated areas of the Town of Eagle Point. School age children within the Town of Eagle Point are served by the Chippewa Falls School District.

**Figure 5-8**  
**Chippewa County Public School District Boundary**



Source: U.S. Census

Produced By: West Central Regional Planning Commission



The Chippewa Falls School District has a student population (in 2008) of just over 5,000 students. This places the district at the top of all Chippewa County districts in the County. Table 5-1 breaks down the student population by grade and school for students in Eagle Point.

**Table 5-1**  
**2008 Student Population by School and Grade**

<b>District</b>	<b>School</b>	<b>Grade</b>	<b>Enrollment</b>
Chippewa Falls Area School Dist	Chippewa Falls High	9th	370
	Chippewa Falls High	10th	407
	Chippewa Falls High	11th	406
	Chippewa Falls High	12th	415
	Chippewa Falls High	<b>TOTAL</b>	1598
	Chippewa Falls Middle	6th	336
	Chippewa Falls Middle	7th	338
	Chippewa Falls Middle	8th	355
	Chippewa Falls Middle	<b>TOTAL</b>	1029
	Jim Falls Elementary	KG	35
	Jim Falls Elementary	1st	23
	Jim Falls Elementary	2nd	24
	Jim Falls Elementary	3rd	25
	Jim Falls Elementary	4th	22
	Jim Falls Elementary	5th	23
	Jim Falls Elementary	<b>TOTAL</b>	152
	Parkview Elementary	KG	78
	Parkview Elementary	1st	96
	Parkview Elementary	2nd	90
	Parkview Elementary	3rd	85
	Parkview Elementary	4th	67
	Parkview Elementary	5th	76
	Parkview Elementary	<b>TOTAL</b>	492
	Hillcrest Elementary	KG	73
	Hillcrest Elementary	1 <sup>st</sup>	66
	Hillcrest Elementary	2 <sup>nd</sup>	57
	Hillcrest Elementary	3 <sup>rd</sup>	66
	Hillcrest Elementary	4 <sup>th</sup>	56
	Hillcrest Elementary	5 <sup>th</sup>	65
	Hillcrest Elementary	<b>TOTAL</b>	383

Source: Wisconsin Department of Public Instruction

### Private Schools

There are several private schools that serve the Chippewa Falls area as well. Local communities typically do not have much influence in the planning and function of these private schools, but some students attend these schools.

**Table 5-2**  
**Private School 2008 Enrollment**

Public School District Area	Private Schools	Grades Served	2008 Enrollment
Chippewa Falls Area	Christ Lutheran School	KG through 8th	57
	Holy Ghost Grade School	4th through 6th	99
	Liberty Christian School	KG through 12th	30
	McDonell High School	9th through 12th	208
	Notre Dame Middle School	7th through 8th	67
	St. Charles Borromeo School	K4 through 3rd	170
	St. Peter Grade School	1st through 8th	54

Source: Wisconsin Department of Public Instruction

Some children throughout the area are also home schooled. There are about 98 students in the Chippewa Falls Public School District that are home schooled. This amounts to two percent of the public school district enrollment.

Several adult education centers that offer higher education and continuing education classes and programs are located in the cities of Chippewa Falls and Eau Claire, including the Chippewa Valley Technical College, Lakeland College, and the University of Wisconsin – Eau Claire.

### **Libraries**

There are no libraries located in the Town of Eagle Point. For library services, Eagle Point residents typically patronize the City of Chippewa Falls Public Library, or get library materials through the mail service. It is open six days each week, and provides internet access, books, magazines, newspapers, videos and books on tape. With continued population expansion, the Chippewa Falls Library may need to look into expanding its facilities in the next 20 years.

Over a 25-year planning horizon, it is anticipated that the Town will not develop its own public library. Continued coordination between the Town and the public libraries is necessary to ensure existing facilities and possibly other options are available for local residents and property owners desiring library services. Table 5-3 shows Chippewa County libraries.

**Table 5-3**  
**Chippewa County Libraries**

Library Name	Municipal Population 2004	Additional Service Population	Total Service Population 2004	Square Footage of Library
G.E. Bleskacek Family Memorial Library (Bloomer)	3,494	3,392	6,886	4,560
Cadott Community Library	1,376	1,839	3,215	3,375
Chippewa Falls Public Library	13,515	27,686	41,201	18,025
Cornell Public Library	1,461	1,792	3,253	3,313
D.R. Moon Memorial Library (Stanley)	3,394	945	4,339	5,400

Source: Wisconsin Department of Public Instruction

### ***Parks and Recreational Facilities***

The Town Hall Park in Eagle Point serves as the main recreational facility for Town residents. It is located immediately adjacent to the Town Hall at 14802 State Highway 124. The facility includes a lighted ball field, a small playground with climbing equipment, and a pavilion. A variety of trees have been planted to add to the landscaping of the park. The park is well maintained.



**Town Hall Park**

The park contains a variety of playground equipment ranging from Horse Shoe pits to a wooden Jungle Jim, to swing sets, and a baseball field.

This park is currently in the process of receiving some upgrades. The Town Board has committed \$25,000 to construct a new concession stand (which is in the process of being built) adjacent to the ball field. This will require a new well and septic to be installed as well, which brings the current estimated cost to about \$40,000. Other new equipment has also been approved and is in the process of being installed. New playground equipment has been ordered and is expected to be installed in September 2008. This totaled about \$9,700. New bleachers for the ball field have recently been installed, and will be cemented into place when the concession stand gets cemented. In the future, the Parks and Building Committee is going to look at installing or modifying the backstop for the ball field to reduce some of the foul balls that land close to the playground area and parking lot. In September 2008, there will be a fundraising event for the new concession stand, playground equipment and park upgrades.

### ***Medical Facilities***

There are no hospitals, clinics, or care facilities located in the Town of Eagle Point. Residents have several options within close proximity of the Town to receive medical or health care assistance, including several options in the northern portion of Chippewa Falls. St. Joseph's Hospital, located just south of the Town limits, is the nearest hospital for many Eagle Point

residents. In 2007, Thomson Healthcare named St. Joseph's Hospital in Chippewa Falls one of the nation's top 100 hospitals for the year. It is a 150-bed facility, and provides a wide range of services.

It is not anticipated that health care facilities will be developed in the Town of Eagle Point in the next 25-years. Town residents will continue to utilize the facilities currently available to them.

### ***Electric Utilities***

Xcel Energy and Chippewa Valley Electric Cooperative provide electric service to Eagle Point residents.

### ***Telecommunication Facilities***

CenturyTel provides most of the telephone, wireless, and internet services to Town residents. Other options include Charter Fiberlink, LLC, Closecall America, Powercom Corporation, Sage Telecom, Inc., Talk America, Inc., and Wisconsin Bell, Inc. Eagle Point will continue to rely on the private sector to provide these services for Town residents.

### ***Natural Gas Utilities***

Limited natural gas is available throughout the Town. Xcel Energy (Northern States Power) is the primary provider where natural gas service is available, which is primarily limited to Darrow Road (95<sup>th</sup> Avenue) and south.

### ***Assisted Living Facilities***

There are two assisted living facilities located within the Town of Eagle Point. Eagleton Residence and Home Suite Home serve the elderly population of the Town of Eagle Point. Eagleton Residence has a capacity of 16 individuals, and is located at 14135. This facility is operated by Heyde Health Systems out of Chippewa Falls. Home Suite Home is located at 13362 98<sup>th</sup> Avenue and has a capacity of 13 individuals. Senior care facilities are becoming an increasingly important regional asset to meet the changing needs of our aging population in a manner that permits residents to age with dignity.

### ***Child Care Facilities***

There is one licensed child-care provider in the Town of Eagle Point. The facility is named Home Away From Home and is located at 12892 Co. Hwy. B. The capacity of this establishment is eight children between the ages of six weeks to 12 years.

## **5.2 Assessment of Future Needs**

Much of the infrastructure currently in place in the Town of Eagle Point is operated and maintained privately. The development expected in the Town of Eagle Point within the next 25-years should not be significant enough to warrant installing new infrastructure that the Town does not currently provide.

The Town Hall, however, will need to be remodeled or reconstructed within the planning period. It is not handicap accessible, and is utilized for functions requiring accessibility for disabled persons. As the Town grows, the Town may need to consider additional space for the Fire Department and Public Works.

Working cooperatively and maintaining open lines of communications with the operators of public facilities that Town residents utilize is key to ensuring the continuance of shared services. The Town will also need to provide safe and comfortable facilities for its residents when attending meetings and other community events.

### 5.3 Utilities and Community Facilities Goals, Objectives and Policies

Draft Utilities and Community Facilities Goals, Objectives and Policies were developed on September 2, 2008 at a Plan Commission meeting. The goals were based upon the previous work completed, in particular the SWOT Analysis and Vision process.

The following goals were finalized in the fall of 2008.

- A. **Goal** – The Town Hall should be an active community facility for Town services and residents.
  - 1. **Objective** – The Town shall develop and have in place a plan to make the Town Hall handicapped accessible.
    - a. **Policy** – The Town Hall shall be repaired as needed to ensure the structure is safe and usable. This will be determined by the Town Board on an ongoing basis.
- B. **Goal** – The Town shall identify and consider future sites in the southern portion of the Town for an additional fire station. This will aim to protect portions of the Town from annexation to the City of Chippewa Falls.
  - a. **Policy** – When considering sites, financials will be estimated for the new site and new equipment that would be needed should the Town move forward with the project. This will allow the Town Board to properly plan for such projects.

## 6.0 Agricultural, Natural and Cultural Resources

### 6.1 Existing Conditions

### 6.2 Existing Agricultural, Natural, and Cultural Programs

### 6.3 Summary of Existing Conditions

### 6.4 Agricultural, Natural, and Cultural Resources Goals, Objectives and Policies

*Wis. Stats. 66.1001(2)(e)  
(e) Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*

Understanding the resource base of a community provides an important context for the development of goals, objectives, and policies for the conservation and management of agricultural, natural, and cultural resources. Within the following narrative, various components of the community resource base are examined at a broad level or “planning scale”. The purpose of this examination is to provide the Town of Eagle Point with the necessary information to make informed decisions and recommendations about future growth and preservation of these resources.

### 6.1 Existing Conditions

Agricultural Resources in the Town of Eagle Point are important because of the jobs generated by agricultural businesses, and because of the Town’s rural nature, there is a substantial portion of land that is used for farming.

Natural Resources are significant in the Town of Eagle Point as they contribute to the health and safety of the residents. Additionally, many of these resources also act as recreational amenities for town residents and landowners as well, which contributes significantly to the overall quality of life in the Town.

Cultural Resources are important because of the history they hold. Cultural resources are often able to tell stories about past events and residents that are important to Eagle Point, as well as bringing the community together.

#### *Local Agricultural Industry Trends*

Agriculture is an important element of the social and economic characteristics of Eagle Point and Chippewa County. Changes in agriculture due to socio-economic conditions and the development pressures to convert agricultural land to other uses can have impacts in Eagle Point and surrounding communities.

In 2002, there were 26 fewer farms in Chippewa County than in 1987, which is a 1.5 percent decrease. While the number of farms in Chippewa County has fluctuated significantly from 1987 to 2002, the average size of Chippewa County farms has consistently decreased throughout this same time period. In 1987, the average Chippewa County farm size was 248 acres. In 2002, that number had dropped to 231 acres, nearly a seven percent decrease.



The State of Wisconsin as a whole saw even more dramatic fluctuations. In 1987, there were 75,131 farms in Wisconsin. By 1997, this number had dropped to 65,602, a 12.7 percent decrease. However, in 2002, it was reported that the number of farms had jumped back up to 77,131, a 17.5 percent increase.

Similar to Chippewa County, the average farm size in Wisconsin has been in steady decline. In 1987, the average farm size was 221 acres. As of 2002, the average farm size was down to 204 acres, over a seven percent decrease.

As shown in Table 6-1 below, farms in Chippewa County are primarily owned by individuals or families.

**Table 6-1**  
**Number of Farms by Farm Ownership - 1987-1997 - Chippewa County**

Ownership	1987	1992	1997	2002
Individual/Family Farms	1,476	1,395	1,321	1,500
Partnership	138	131	102	84
Corporation - Family	30	41	44	33
Corporation - Other	1	2	1	3
Other (Co-op, Trust, etc.)	2	2	3	1
Total	1,647	1,571	1,471	1,621

Source: U.S. Census

Table 6-2 indicates that approximately seven percent of Eagle Point residents reside on a farm. This is slightly below the County average of 9.8 percent.

**Table 6-2**  
**2000 Population Living on Farms - Chippewa County Towns**

Town Name	Population	Population Living on Farms	
		Number	Percent
Town of Anson	1,881	95	5.1%
Town of Arthur	710	130	18.3%
Town of Auburn	580	91	15.7%
Town of Birch Creek	520	46	8.8%
Town of Bloomer	926	218	23.5%
Town of Cleveland	900	86	9.6%
Town of Colburn	727	216	29.7%
Town of Cooks Valley	632	174	27.5%
Town of Delmar	941	186	19.8%
<b>Town of Eagle Point</b>	<b>3,049</b>	<b>213</b>	<b>7.0%</b>
Town of Edson	966	408	42.2%
Town of Estella	469	39	8.3%
Town of Goetz	695	144	20.7%
Town of Hallie	4,703	40	0.9%
Town of Howard	648	87	13.4%
Town of Lafayette	5,199	64	1.2%
Town of Lake Holcombe	1,010	13	1.3%
Town of Ruby	446	81	18.2%
Town of Sampson	816	80	9.8%
Town of Sigel	825	64	7.8%
Town of Tilden	1,185	246	20.8%
Town of Wheaton	2,366	170	7.2%
Town of Woodmohr	883	146	16.5%
<b>Chippewa County</b>	<b>31,077</b>	<b>3,037</b>	<b>9.8%</b>

Source: Program on Agricultural Technology Studies - UW-Madison

Similarly, Table 6-3 indicates that nearly seven percent of Eagle Point employed adults work on farms. This again is slightly below the Chippewa County average of 9.1 percent. The percentage of adults living and working on farms is more than likely similar due to the significant amount of individual and family farms in the Town, as shown in Table 6-1.

**Table 6-3**  
**2000 Farm Employment**

Municipality Name	Total Adults Employed	Employed Adults Working on Farms	
		Number	Percent
Town of Anson	1,032	77	7.5%
Town of Arthur	369	68	18.4%
Town of Auburn	314	52	16.6%
Town of Birch Creek	244	24	9.8%
Town of Bloomer	527	100	19.0%
Town of Cleveland	442	81	18.3%
Town of Colburn	336	88	26.2%
Town of Cooks Valley	370	65	17.6%
Town of Delmar	466	85	18.2%
<b>Town of Eagle Point</b>	<b>1,476</b>	<b>101</b>	<b>6.8%</b>
Town of Edson	457	174	38.1%
Town of Estella	229	15	6.6%
Town of Goetz	371	67	18.1%
Town of Hallie	2,561	35	1.4%
Town of Howard	366	41	11.2%
Town of Lafayette	2,897	30	1.0%
Town of Lake Holcombe	462	25	5.4%
Town of Ruby	177	32	18.1%
Town of Sampson	360	19	5.3%
Town of Sigel	368	28	7.6%
Town of Tilden	639	122	19.1%
Town of Wheaton	1,300	81	6.2%
Town of Woodmohr	433	62	14.3%
<b>Chippewa County</b>	<b>16,196</b>	<b>1,472</b>	<b>9.1%</b>

Source: Program on Agricultural Technology Studies - UW-Madison



Table 6-4 shows that the number of dairy farms in the Town dropped by 41.8 percent from 1989 to 2002. Surprisingly, this is among the lower decreases in dairy farm operations in Towns throughout Chippewa County. County-wide, the number of dairy farms in Towns decreased by 46.6 percent.

**Table 6-4**  
**Changes in Dairy Farm Numbers**

Town Name	Number of Dairy Farms				Percent Change 1989-2002
	1989	1997	2002	Change 1989-2002	
Anson	42	22	15	-27	-64.3%
Arthur	64	49	33	-31	-48.4%
Auburn	43	30	17	-26	-60.5%
Birch Creek	18	17	11	-7	-38.9%
Bloomer	55	48	32	-23	-41.8%
Cleveland	49	26	23	-26	-53.1%
Colburn	67	48	33	-34	-50.7%
Cooks Valley	59	53	37	-22	-37.3%
Delmar	102	78	58	-44	-43.1%
<b>Eagle Point</b>	<b>55</b>	<b>43</b>	<b>32</b>	<b>-23</b>	<b>-41.8%</b>
Edson	100	80	63	-37	-37.0%
Estella	17	12	8	-9	-52.9%
Goetz	53	45	34	-19	-35.8%
Hallie	11	10	4	-7	-63.6%
Howard	45	33	3	-42	-93.3%
Lafayette	20	9	24	4	20.0%
Lake Holcombe	9	4	6	-3	-33.3%
Ruby	31	19	17	-14	-45.2%
Sampson	21	10	2	-19	-90.5%
Sigel	43	29	18	-25	-58.1%
Tilden	83	59	43	-40	-48.2%
Wheaton	51	42	28	-23	-45.1%
Woodmohr	63	44	29	-34	-54.0%
<b>All Towns - Chippewa County</b>	<b>1101</b>	<b>810</b>	<b>570</b>	<b>-531</b>	<b>-46.6%</b>

Source: Program on Agricultural Technology Studies - UW-Madison

The number of dairy farms per square mile, as shown in Table 6-5, helps to reinforce the fact that dairy farms are decreasing. From 1989 to 2002, the number of dairy farms per square mile in the Town of Eagle Point dropped from .89 to .52. In all of the towns in Chippewa County, the number of dairy farms per square mile decreased nearly in half from 1989 to 2002, decreasing from 1.2 to .63.

There has been a trend in Wisconsin and Chippewa County of decreasing average farm size. However, between 1997 and 2002, there was a big rebound both at the state and county levels in the number of farms. When we look at the numbers above in Table 6-4 and see that Chippewa County has lost 531 dairy farms from 1989 to 2002, the leveling out, and even slight gain in total farm numbers, must be coming from non-dairy farms.

**Table 6-5**  
**Dairy Farms Per Square Mile - 1989-2002**

Town Name	Dairy Farms per Square Mile		
	1989	1997	2002
Anson	1.122	0.588	0.401
Arthur	1.491	1.142	0.769
Auburn	1.204	0.840	0.476
Birch Creek	0.404	0.381	0.247
Bloomer	1.169	1.020	0.680
Cleveland	0.905	0.480	0.425
Colburn	1.030	0.738	0.507
Cooks Valley	1.721	1.546	1.079
Delmar	2.346	1.794	1.334
<b>Eagle Point</b>	<b>0.886</b>	<b>0.693</b>	<b>0.515</b>
Edson	1.854	1.483	1.168
Estella	0.534	0.377	0.251
Goetz	1.771	1.504	1.136
Hallie	0.508	0.462	0.185
Howard	1.257	0.922	0.084
Lafayette	0.576	0.259	0.691
Lake Holcombe	0.334	0.149	0.223
Ruby	0.580	0.355	0.318
Sampson	0.336	0.160	0.032
Sigel	1.188	0.801	0.497
Tilden	2.307	1.640	1.195
Wheaton	0.929	0.765	0.510
Woodmohr	1.773	1.238	0.816
<b>Total</b>	<b>1.186</b>	<b>0.894</b>	<b>0.633</b>

Source: Program on Agricultural Technology Studies - UW-Madison

A key factor in these changes has been farmland values. According to the Program on Agricultural Technology Studies (PATs), at the University of Wisconsin-Madison, from 1990 to 2002, Chippewa County had significant sales of farmland (6,050 acres), high prices paid for farmland (\$1,476 per acre), and a high rate of conversion of that land when sold to non-agricultural uses (21 percent average from 1990 to 2002).

When comparing the data of Chippewa County to the rest of the Northwest Wisconsin District, which includes Barron, Bayfield, Burnett, Chippewa, Douglas, Rusk, Polk, Sawyer, and Washburn Counties, the percent of land converted to non-agricultural uses in Chippewa County has been consistently five to six percentage points less than the entire district, as shown in Tables 6-6 and 6-7. When compared to Wisconsin as a whole, Chippewa County land conversion rates have also been lower. Additionally, the premium that buyers pay for farmland when converting it to non-agricultural uses in Chippewa County, shown in Tables 6-8 and 6-9, has been higher than the Northwest District premium, but lower than the State of Wisconsin premium.

**Table 6-6  
Farmland Sale Data**

	Land Kept in Farming			Land Converted to Non-Ag. Uses		
	(Annual Average)			(Annual Average)		
	1990-1994	1995-1999	2000-2002	1990-1994	1995-1999	2000-2002
Chippewa County	6,274	4,744	4,638	1,545	1,105	1,412
Northwest District (includes Barron, Bayfield, Burnett, Chippewa, Douglas, Rusk, Polk, Sawyer, and Washburn Counties)	29,889	21,840	15,921	9,976	7,186	6,610
Wisconsin Total	323,828	203,452	137,916	76,560	66,206	59,981

Source: Program on Agricultural Technology Studies - UW-Madison

**Table 6-7  
Farmland Sale Data**

	Total Farmland Sold			Percent of Land Converted		
	(Annual Average)			(Annual Average)		
	1990-1994	1995-1999	2000-2002	1990-1994	1995-1999	2000-2002
Chippewa County	7,819	5,849	6,050	20%	19%	23%
Northwest District (includes Barron, Bayfield, Burnett, Chippewa, Douglas, Rusk, Polk, Sawyer, and Washburn Counties)	39,865	29,026	22,531	25%	25%	29%
Wisconsin Total	400,388	269,657	210,430	19%	25%	29%

Source: Program on Agricultural Technology Studies - UW-Madison

A possible reason for the high percentage of land conversion could be due to the fact that the rest of the Northwest District sees a bit higher number of seasonal housing units and residents than Chippewa County does. Seasonal residents often buy land to build on in some of the more seasonal areas.

Quality of soils will also affect the premium to convert land to non-ag uses. If soils are not in good condition for farming, premiums to convert ag land to non-ag uses are lower than if the soils were very productive for farming.

Compared to statewide averages, again Chippewa County's conversion rate to non-agricultural uses is lower. Chippewa County is in a relatively rural environment, where development pressures are not quite as high as in other areas of the state. This also could help explain the high statewide premiums paid to convert agricultural land to non-ag uses.

**Table 6-8**  
**Land Prices**

	Land Kept in Farming			Land Sold for Non-Ag. Uses		
	(Annual average)			(Annual average)		
	1990-1994	1995-1999	2000-2002	1990-1994	1995-1999	2000-2002
Chippewa County	\$561	\$865	\$1,387	\$1,538	\$1,122	\$1,743
Northwest District (includes Barron, Bayfield, Burnett, Chippewa, Douglas, Rusk, Polk, Sawyer, and Washburn Counties)	\$497	\$783	\$1,353	\$567	\$913	\$1,556
Wisconsin Total	\$850	\$1,254	\$2,038	\$1,993	\$1,993	\$3,312

Source: Program on Agricultural Technology Studies - UW-Madison

**Table 6-9**  
**Farmland Prices**

	Total Farmland Sold			Premium Paid for Non-Ag Uses		
	(Annual average)			(Annual average)		
	1990-1994	1995-1999	2000-2002	1990-1994	1995-1999	2000-2002
Chippewa County	\$558	\$918	\$1,476	274%	130%	126%
Northwest District (includes Barron, Bayfield, Burnett, Chippewa, Douglas, Rusk, Polk, Sawyer, and Washburn Counties)	\$514	\$816	\$1,411	114%	117%	115%
Wisconsin Total	\$1,350	\$1,350	\$2,509	149%	159%	163%

Source: Program on Agricultural Technology Studies - UW-Madison

### **Topography**

The topography of the Town of Eagle Point is relatively flat. Surface features have been formed or modified by two distinct periods of glaciation. Pitted glacial outwash covers portions of the county, resulting in many lakes, wetlands, and areas of uneven topography. Major water bodies include Lake Wissota, Popple Lake, Connell Lake, and the Chippewa River.

### **Bedrock Geology**

The Town of Eagle Point is underlain by nearly all Cambrian sediments. There is a small portion of the Town along the river that is Biotite granite and Amphibolite.

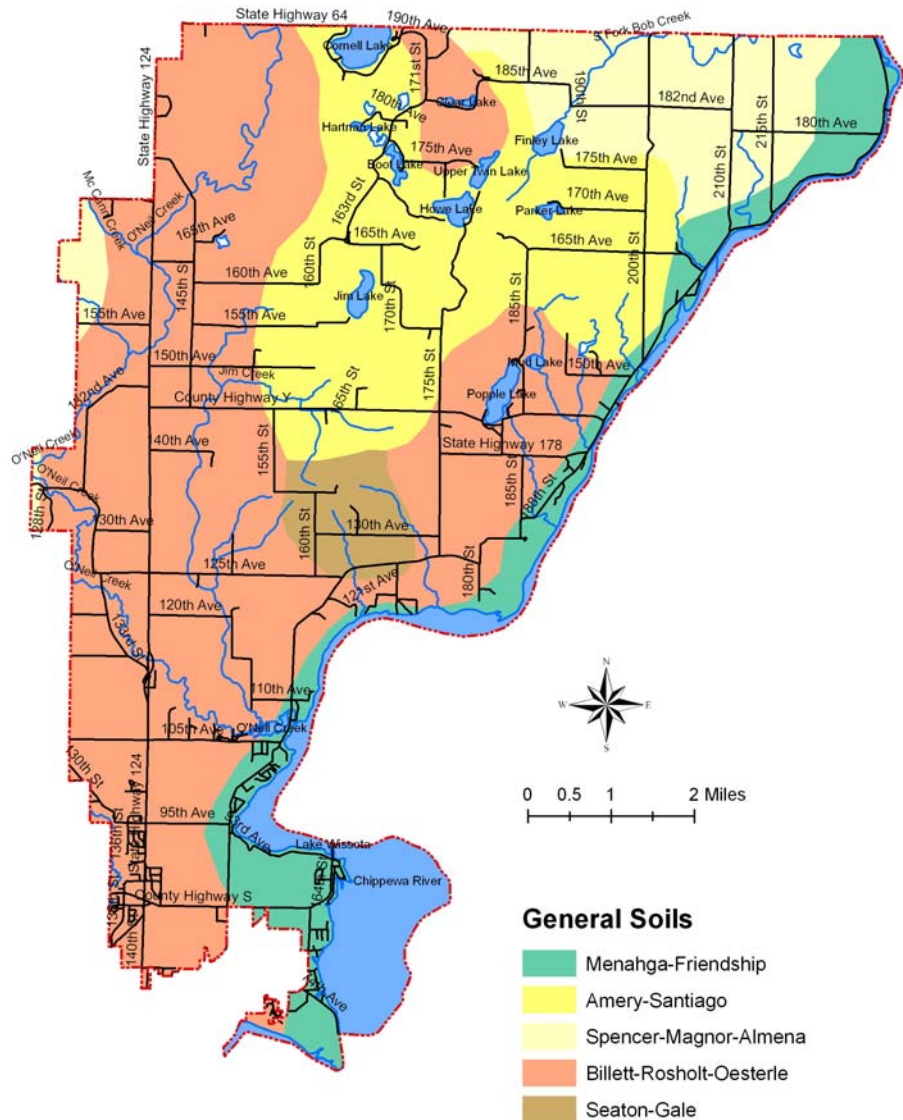
### **Surface Geology**

The surface geology of Chippewa County is primarily the result of glacial deposition over bedrock. The modern landscape was most strongly influenced by the glaciers that invaded the country from about 25,000 years ago, and by a glacier that moved into the country from the west about 12,000 years ago. Since the last period of glacial activity, the landscape has been further sculpted by natural occurring and man-induced erosion and drainage activity.

## Soils

The Chippewa County Soil Report indicates that soil in the Eagle Point area consists primarily of the Menahga-Friendship and Billett-Roshold-Osterle Associations as shown in Figure 6-1.

**Figure 6-1**  
**Soil Associations**

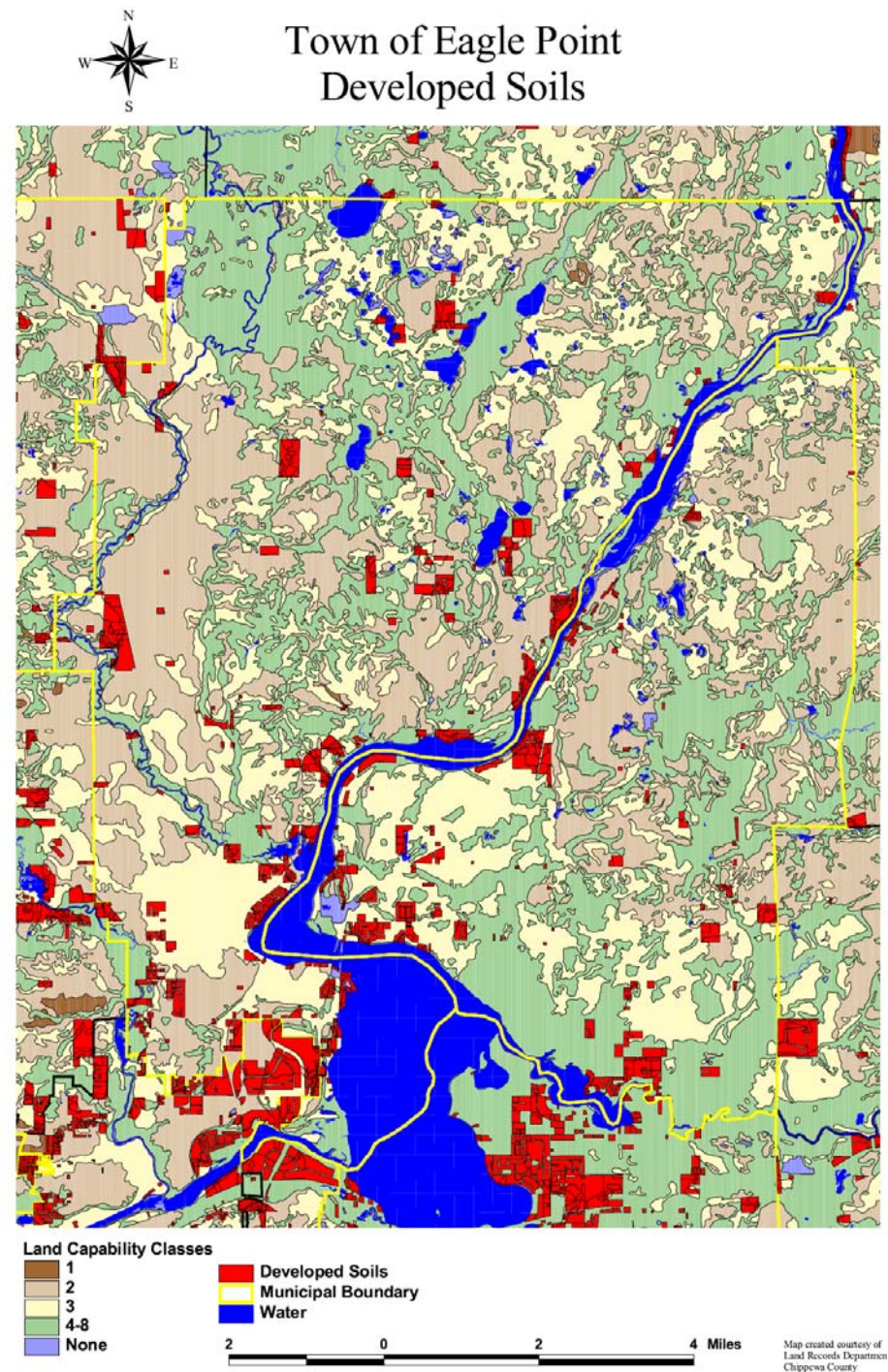


Source: NRCS Soil Survey



These are characterized as deep, nearly level to sloping, excessively drained to somewhat poorly drained, sandy and loamy soils formed on outwash plains and stream terraces. Figure 6-2 shows developed soils. Lower classification numbers are better suited for agricultural uses.

**Figure 6-2**  
**Eagle Point Developed Soils**

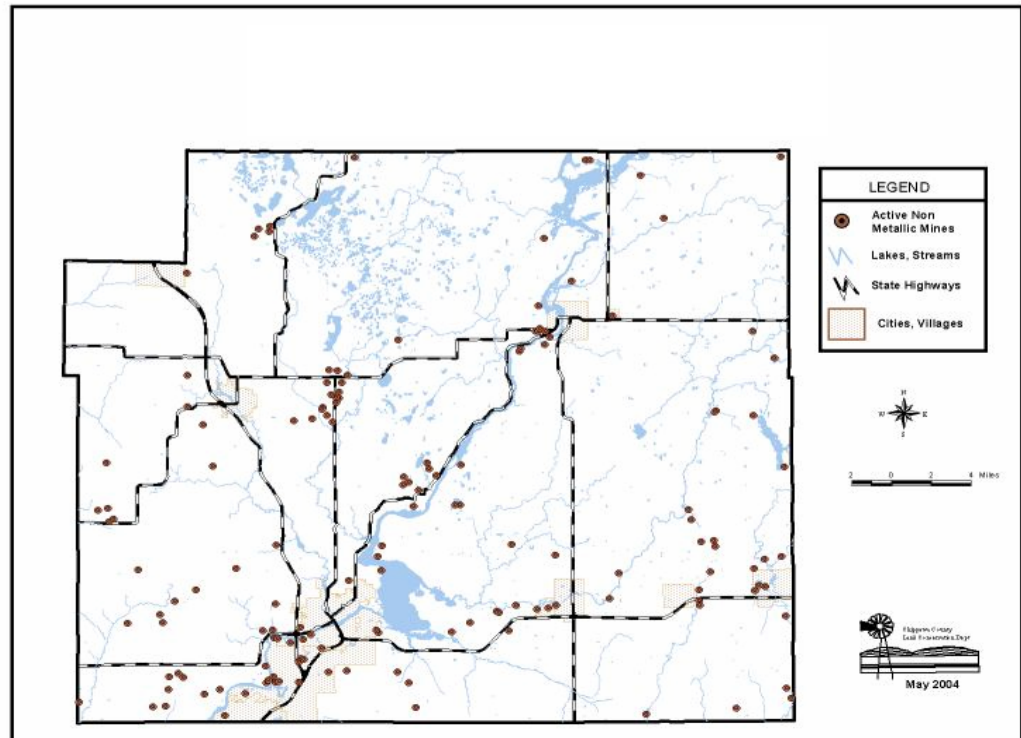


Source: Chippewa County Land Records

### ***Mineral Resources***

There are no metallic mining operations in Chippewa County. In fact, according to the Wisconsin Department of Natural Resources, there are no operating metal mines in Wisconsin. Chippewa County does have approximately 85 operating non-metallic mines permitted under Chapter NR 135 of the Wisconsin Administrative Code, a few of which are located in Eagle Point. Figure 6-3 indicates the location of Chippewa County non-metallic mining pits.

**Figure 6-3**  
**Location of Non Metallic Mines - Chippewa County, Wisconsin**



Source: Chippewa County Land Conservation Department

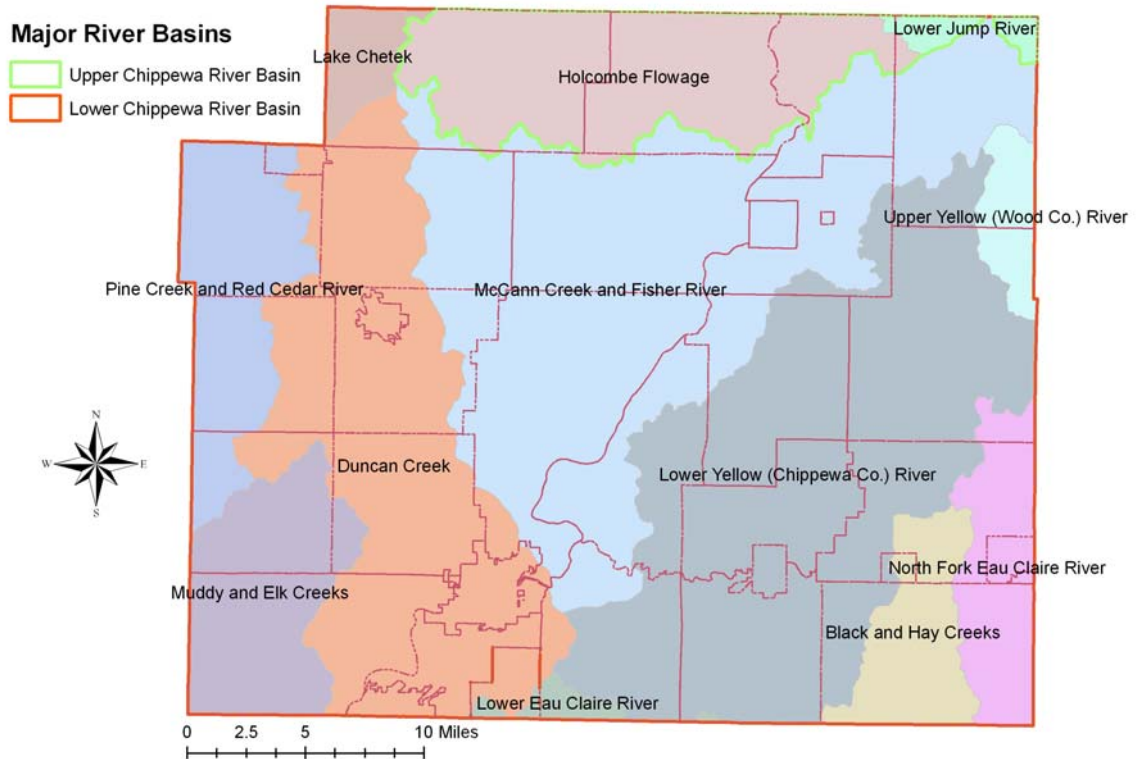
### ***Watersheds and Surface Waters***

Lakes, ponds, rivers, streams, intermittent waterways, and natural drainage ways make up the surface waters of Chippewa County, and will be protected. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainage ways are characterized by intermittent streams, threads, rills, gullies and dry washes that periodically contribute water to first-order streams. There are also many artificial drainage ways where the natural drainage ways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them.

There are several lakes within the Town of Eagle Point. The largest, is Lake Wissota. Three others, Popple and Cornell and Finley, have public access points. Many of the other lakes are too small and shallow to support fish and public access.

Eagle Point lies within the McCann Creek and Fisher River watersheds as shown in Figure 6-4.

**Figure 6-4**  
**Chippewa County Watersheds**



Source: Wisconsin Department of Natural Resources

### ***Impaired Waters***

Two Eagle Point water bodies are on the Wisconsin Department of Natural Resources (WDNR) list of impaired waters. Popple Lake was added to the list in 1998 for high levels of phosphorus. Also added in 1998 is Bob Howe Lake, which was deemed impaired because of high levels of mercury.

Several area bodies of water have also been affected by invasive species. The following is a list of Chippewa County bodies of water where invasive species have been found.



**Table 6-10**  
**Bodies of Water with Invasive Species - Chippewa County - April 2008**

<b>Name</b>	<b>Invasive Species</b>
Chain Lake	Rusty Crayfish
Chippewa River	Rusty Crayfish
Cornell Flowage	Rusty Crayfish
Fisher River	Rusty Crayfish
Hallie Lake	Curly-Leaf Pondweed, Eurasian Water-Milfoil
Holcombe Flowage	Curly-Leaf Pondweed, Eurasian Water-Milfoil
Marsh-Miller Lake (Mill Pond)	Curly-Leaf Pondweed
Old Abe Lake	Rusty Crayfish
Otter Lake (Brown)	Curly-Leaf Pondweed
Rock Lake	Curly-Leaf Pondweed
Sand Lake	Curly-Leaf Pondweed
Sand Lake	Curly-Leaf Pondweed
Wissota Lake	Chinese Mystery Snail, Curly-Leaf Pondweed, Eurasian Water-Milfoil, Rusty Crayfish
Yellow River	Rusty Crayfish

Source: WDNR

### ***Outstanding and Exceptional Resource Waters***

Through its Wisconsin's Outstanding and Exceptional Resource Waters Program, the Wisconsin Department of Natural Resources is working to maintain the water quality in Wisconsin's cleanest waters. These waters have been classified into outstanding and exceptional waters. Outstanding resource water is defined as a lake or stream which has excellent water quality, high recreational and aesthetic value, and high quality fishing and is free from point source or non-point source pollution. Exceptional resource water is defined as a stream which exhibits the same high quality resource values as outstanding waters, but which may be impacted by point source pollution or has the potential for future discharge from a small sewer community.

There are no outstanding or exceptional waters in Eagle Point.

### ***Point Source Discharges***

There are no point source discharges in the Town of Eagle Point.

### ***Area Hydrology***

The USGS maintains a network of monitoring wells and stream gauge locations in the state for assessing long-term surface and groundwater level trends. The closest monitored stream to the Town is located on the Chippewa River a few miles south of Eagle Point. This site is a little over a mile downstream from the hydroelectric plant in Chippewa Falls. Annual mean stream discharge in 2007 (2,376 cubic feet per second (cfs)) is less than half that recorded in 2003 (5,991 cfs). This reduction in stream discharges could indicate drought conditions.

### Area High Capacity Wells

*"A high capacity well is any well on a high capacity property. A high capacity property is one property that has or will have one or more wells with a combined capacity of 70 gallons per minute (gpm) or more."  
Wisconsin Department of Natural Resources.*

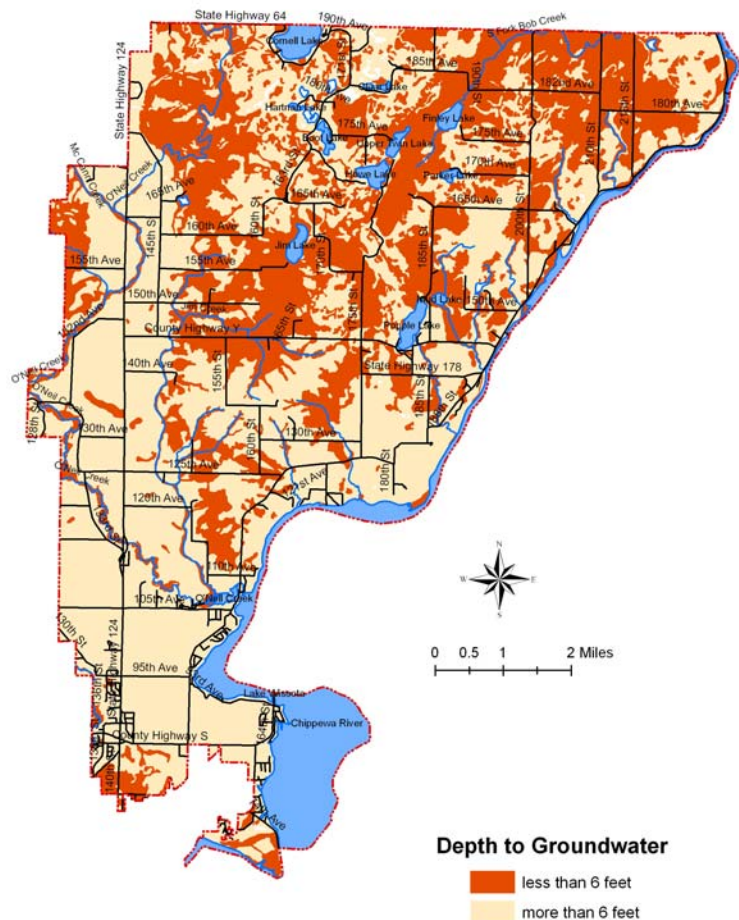
Many western Wisconsin municipalities utilize deeper aquifers for obtaining water supply. Large agricultural operations also use these aquifers for irrigation purposes.

There are several wells in the Town of Eagle Point that have been seen to have production rates in excess of 1,000 gallons per minutes (gpm). Seven high-capacity wells were identified in the Town, six of which are for irrigation purposes. The seventh approved high-capacity well is for the new fire protection well.

### Groundwater

Similar to surrounding counties, the source of nearly all potable water is groundwater. Groundwater condition in Chippewa County, and Eagle Point, is generally good.

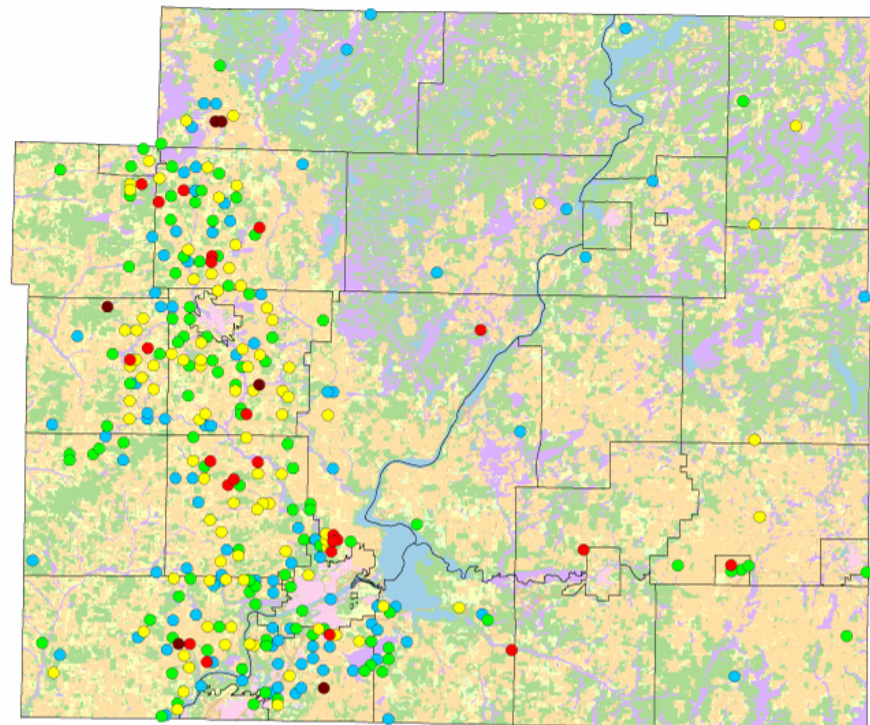
**Figure 6-5**  
**Depth to Groundwater**



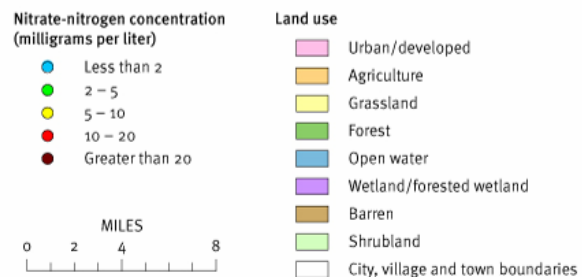
Source: NRCS Soil Survey

Recent testing has indicated that about 10 percent of wells throughout Chippewa County are above the standard for nitrates, but according to the Chippewa County Land Conservation Department, there is no apparent geographic explanation or trend for these levels. Figure 6-6 shows well testing sites in Chippewa County, and associated Nitrate levels.

**Figure 6-6**  
**Chippewa County Groundwater Nitrates**



**EXPLANATION**



Private well nitrate-nitrogen data presented on this map should not be considered comprehensive. Data are from sampling conducted during 1985-2004 as reported by the Wisconsin Department of Natural Resources, the Wisconsin Department of Agriculture, Trade and Consumer Protection, and the Central Wisconsin Groundwater Center. Data collected at other times or by other sources are not included.

Land cover data: Wisconsin Department of Natural Resources, 1998, WISCLAND land cover (WLCGW930) 1991-1993, available at <http://www.dnr.state.wi.us/maps/gis/data/landcover.html>

Figure created by Raquel Miskowski, University of Wisconsin-Stevens Point, Center for Land Use Education, for the "Protecting Wisconsin's Groundwater Through Comprehensive Planning" web site, 2007, <http://wi.water.usgs.gov/gwcomp/>

### ***Shorelands***

Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and can also act as buffers and thus serve to protect water quality. However, shorelands are also considered prime residential building areas because of their scenic beauty.

Recognizing this conflict, and in order to maintain the environmental, recreational, and economic quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance.

As required by the State, shorelands are defined as:

- all land within 1,000 feet of the ordinary high water mark of a lake, pond or flowage; or
- all land within 300 feet of the ordinary high water mark of a river or stream or to the landward side of the floodplain, whichever is greater.

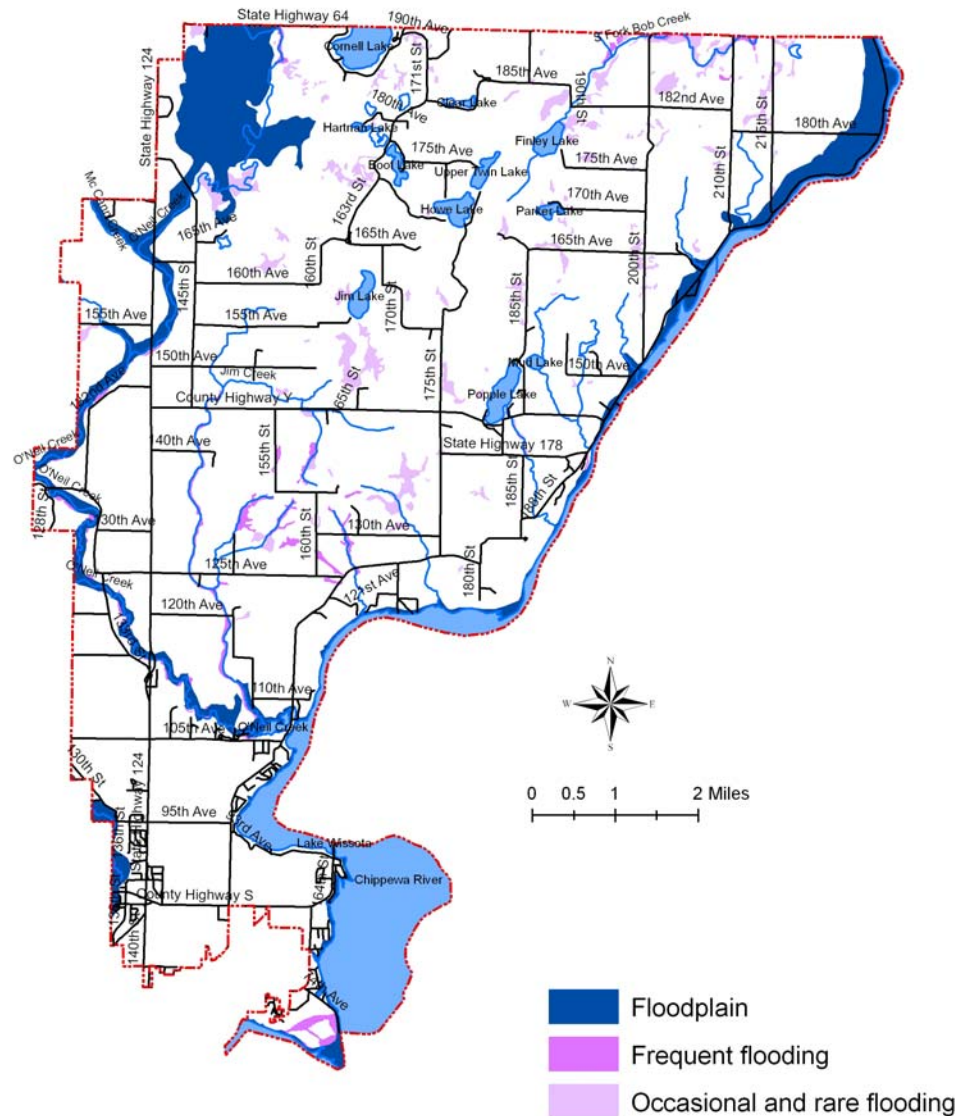
Chippewa County, which currently enforces zoning in the Town of Eagle Point, has a shoreland zoning ordinance.

### ***Floodplains***

One sensitive land feature that most residents are aware of is the floodplain, the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas due to the proximity to lakes, rivers and streams, but pose additional problems by possibly putting residents and property at risk. Development in floodplains can also affect the environmental quality of the waterway.

There are limited known floodplains in the Town, other than areas directly adjacent to a water body (river or lake). One exception is the very northwest portion of the Town near O'Neill Creek.

**Figure 6-7**  
**Eagle Point Potential Flood Areas**



Source: FIRM/FEMA and NRCS Soil Survey

Development within the floodplain is usually assessed through the use of the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

It is important to remember that these maps are no substitute for site specific analysis. Natural and man-made changes in the landscape, and the age and accuracy of flood insurance maps have in some cases limited their reliability for the identification and designation of floodplains.

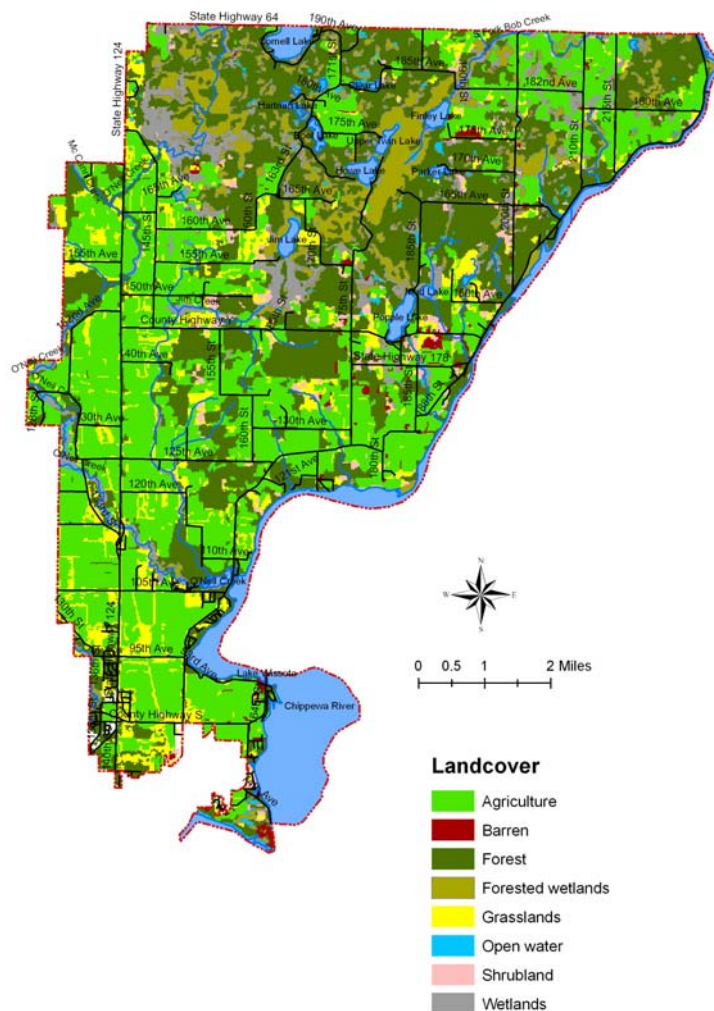


## Wetlands

There are a number of wetland areas within the watersheds that can affect water levels of rivers and creeks flowing through Chippewa County. Wetlands are defined by the State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters and maintain stream flows.

There are a couple small areas of wetlands in the southern part of Eagle Point, south of County Trunk S, between Highways 124 and 178, as shown in Figure 6-8.

**Figure 6-8**  
**Town of Eagle Point Land Cover**



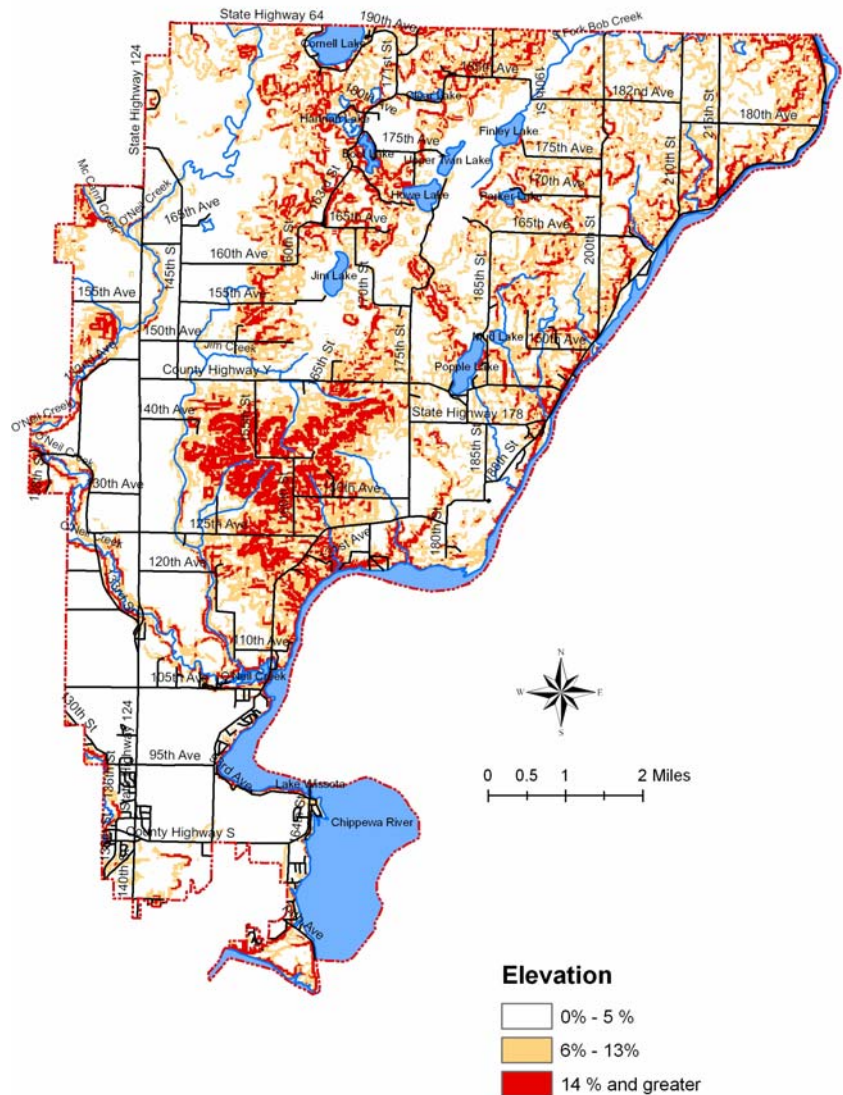
Source: WISCLAND

## Steep Slopes

It is generally more desirable, both environmentally and economically, to avoid steep slopes and disrupting natural drainage ways with construction and land development. Problems with erosion and runoff pollution can occur with development on steep slopes, and flooding and wet basements can occur with drainage way disruptions.

There are very few areas of steep slopes in the Town of Eagle Point. However, some areas adjacent to the Chippewa River have steeper slopes.

### Figure 6-9 Eagle Point Slopes



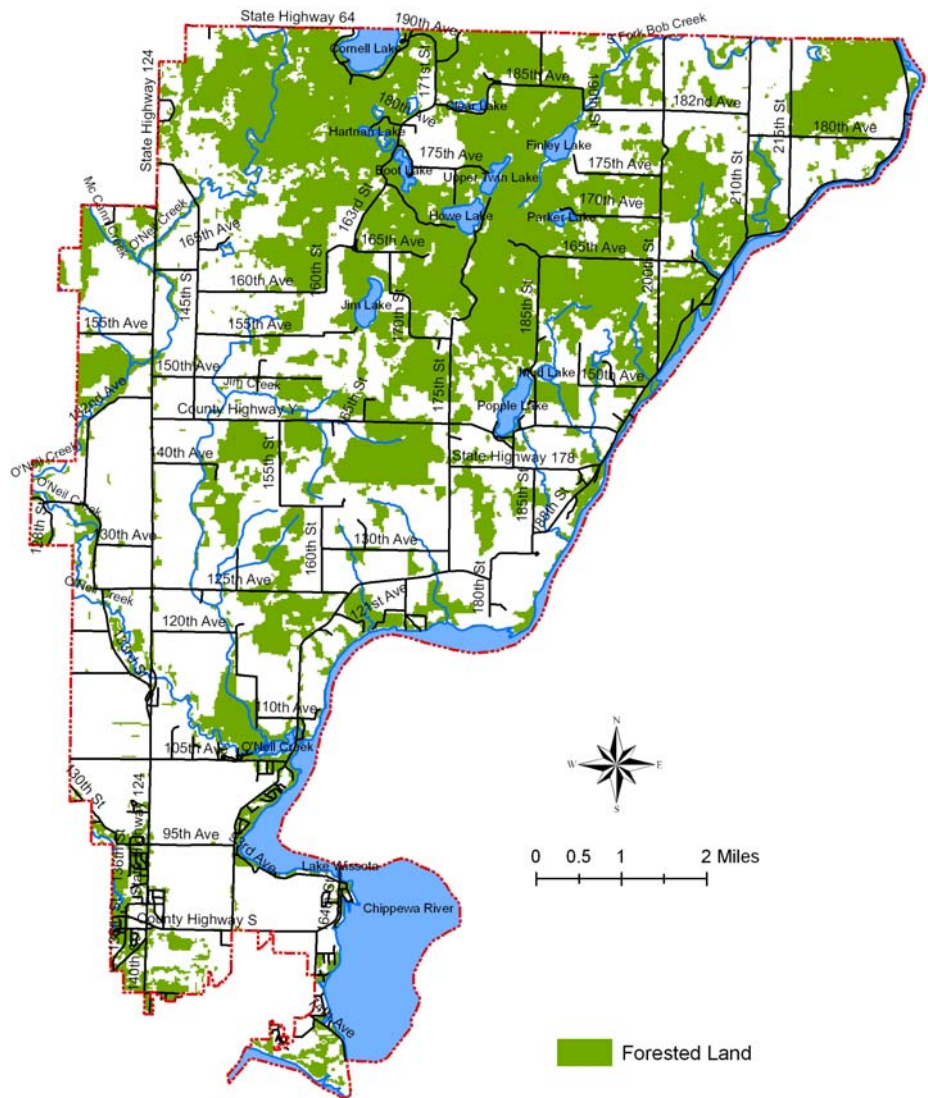
Source: USGS

### Forests and Woodlands

Woodlands are an important feature of Chippewa County. In fact, the forests of Chippewa County are the third most extensive land use and land cover in the county, after agricultural and undeveloped.

There are approximately 11,414 acres in the Town of Eagle Point classified as forests/woodlands, the second most extensive land cover in the Town.

**Figure 6-10**  
**Eagle Point Forest Lands**



Source: WISCLAND

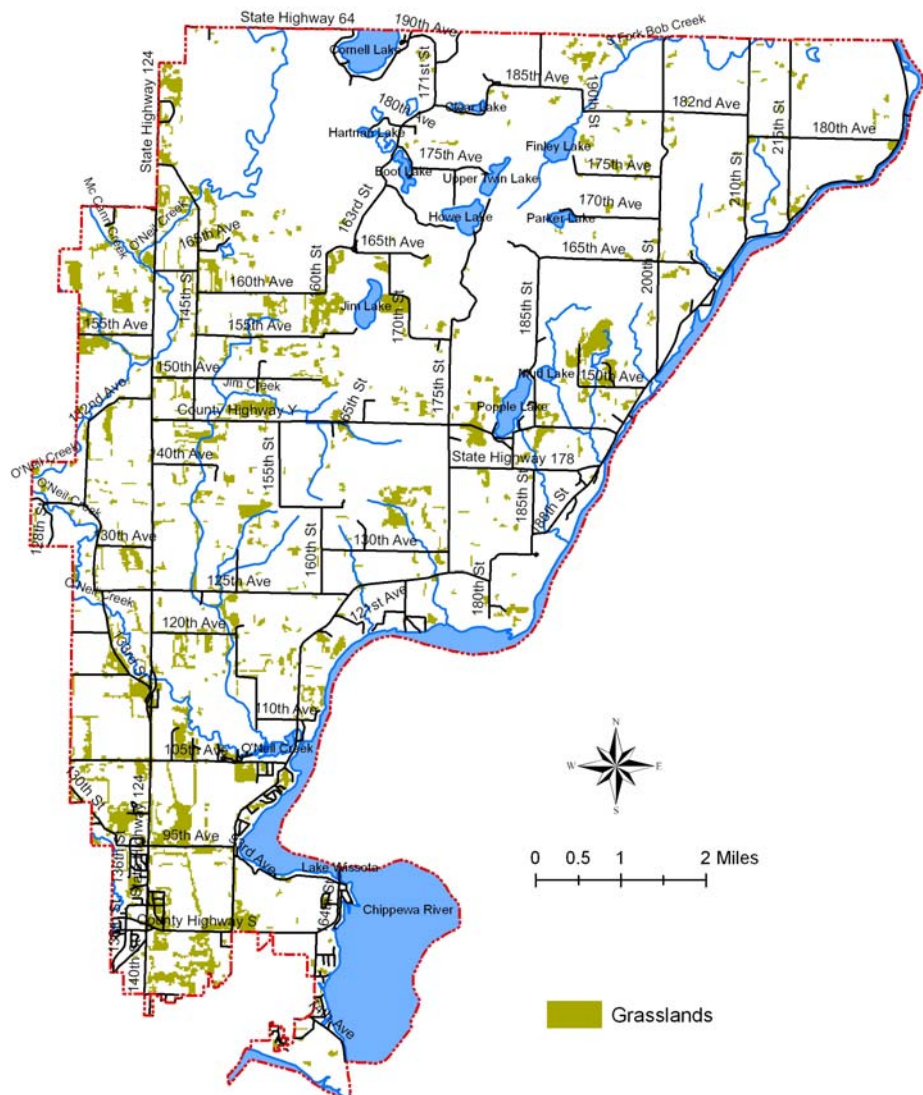


### Grasslands and Prairies

Much of Chippewa County was originally covered by prairie, most of which does not remain today. Prairie is the term used to dominate the grassland type which dominated Wisconsin prior to Euro-American settlement. Prairies are dominated by grasses and sedges, lack trees and tall shrubs, and are home to a rich variety of plants and animals. Within the prairie designation there are variations due to soils and climate.

There are very few prairie areas in the Town of Eagle Point.

**Figure 6-11**  
**Eagle Point Grasslands**



Source: WISCLAND

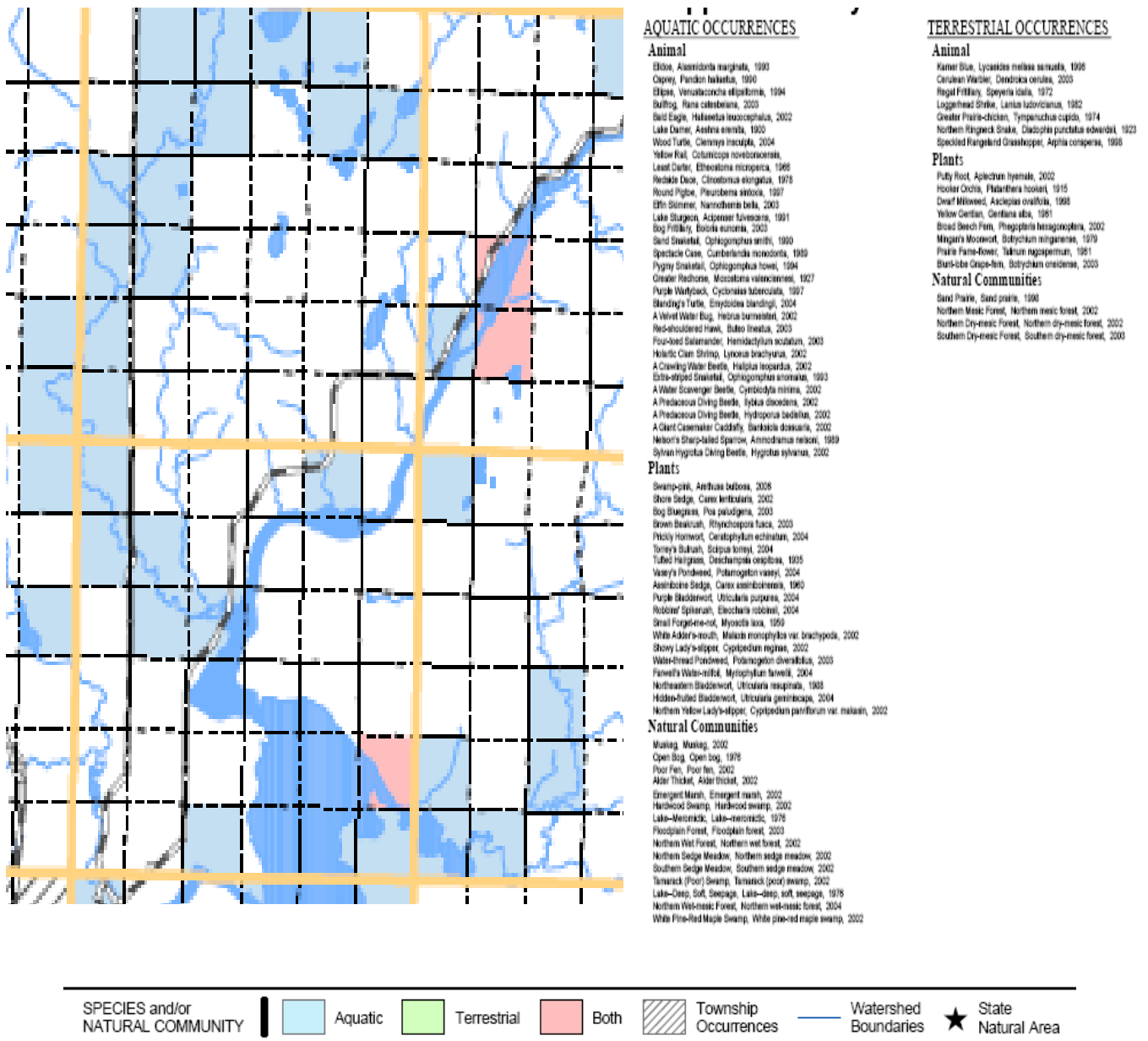
### ***Wildlife, Wildlife Habitat, and Open Space***

Scattered throughout Chippewa County are various federal, state and local wildlife, fishery, natural and scientific areas, including private conservancy areas. These often encompass one or more of the sensitive land areas discussed previously (e.g., wetlands, forests, shorelands, prairies, etc.). These areas are managed as open space to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. Agricultural lands can also provide important open space and wildlife habitat, while maintaining the rural character of the area.

### ***Rare and Endangered Species and Natural Communities***

According to the Wisconsin Department of Natural Resources History Inventory, Chippewa County is home to many animal species, plant species, and natural communities that can be considered rare or endangered. There are several aquatic communities in Eagle Point, as shown in Figure 6-12.

**Figure 6-12**  
**Endangered Species and Natural Communities**



Source: Wisconsin Department of Natural Resources 2003

Eagle Point lies within several town ranges within Chippewa County. The DNR has identified specific species and communities in danger within each town range. The areas where Eagle Point lies have been identified as having the following endangered species and natural communities:

Aeshna eremite (Lake Darner)  
 Arphia conspersa (Speckled Rangeland Grasshopper)  
 Emydoidea blandingii (Blanding's Turtle)  
 Haliaeetus leucocephalus (Bald Eagle)  
 Moxostoma valenciennesi (Greater Redhorse)  
 Ophiogomphus smithi (Sand Snaketail)  
 Rana catesbeiana (Bullfrog)  
 Acipenser fulvescens (Lake Sturgeon)  
 Myosotis laxa (Small Forget-me-not)  
 Northern dry-mesic forest  
 Arethusa bulbosa (Swamp-pink)  
 Boloria eunomia (Bog Fritillary)  
 Ceratophyllum echinatum (Prickly Hornwort)  
 Pleurobema sintoxia (Round Pigtoe)  
 Scirpus torreyi (Torrey's Bulrush)  
 Venustaconcha ellipsiformis (Ellipse)  
 Villosa iris (Rainbow Shell)  
 Tympanuchus cupido (Greater Prairie-chicken)

These species are protected, and as such, will be preserved to the extent possible.

### ***Cultural Resources Existing Conditions***

Chippewa County has a few cultural resources and events. The Town of Eagle Point, however, does not have celebrations of its own, even though it is rich in history and significance. There are 57 items in the Town of Eagle Point that are listed on the Wisconsin Historical Society's Architecture and History Inventory (AHI). This list is a collection of structures, sites, objects, and historic districts in Wisconsin. Included in this list are several bridges, schoolhouses, and farm buildings.

**Table 6-11**  
**Eagle Point Locations on Wisconsin Architectural and Historical Inventory**

Location	Historic Name	Type	Date Built
O'NEILL CREEK RD, A SMALL SECTION BYPASSED BY RT 124		overhead truss bridge	1903
N SIDE OF STATE HIGHWAY 178	VICTORY SCHOOL		
NW CNR OF STATE HIGHWAY 124 & W HIGHLAND DR	BARTLETT SCHOOL		
ABANDONED STRETCH OF O'NEILL CREEK RD		house	
STATE HIGHWAY 124 AT WOODRUFF RD NEAR C&NW CROSSING OF STATE HIGHWAY 124	WISCONSIN POWER CO-OP PLANT #1	power plant	1938

**Table 6-11**  
**Eagle Point Locations on Wisconsin Architectural and Historical Inventory**

Location	Historic Name	Type	Date Built
CHIPPEWA CITY DR AS IT CROSSES O'NEILL CREEK, W OF STATE HIGHWAY 17.		overhead truss bridge	1903
E SIDE OF CHIPPEWA CITY DR, .1 M W OF STATE HIGHWAY 178.		house	
COUNTY HIGHWAY S AS IT CROSSES THE CHIPPEWA RIVER	LAKE WISSOTA BRIDGE	overhead truss bridge	1916
E SIDE OF COUNTY HIGHWAY I, .4 M S OF COUNTY HIGHWAY S		house	
N SIDE OF COUNTY HIGHWAY S, .5 M E OF STATE HIGHWAY 178.		one to six room school	1912
BURNT BRIDGE RD S AS IT CROSSES DUNCAN CREEK	BURNT BRIDGE ROAD BRIDGE	pony truss bridge	1906
S SIDE OF COUNTY HIGHWAY I, .7 M W OF STATE HIGHWAY 178.	CHIPPEWA COUNTY HOME	institution	1930
STATE HWY 178 OVER CHIPPEWA RIVER, WEST OF CORNELL	YELLOW RIVER BRIDGE	overhead truss bridge	1908
18388 STATE HIGHWAY 178	COBBAN CHEESE FACTORY	cheese factory	1945c
W SIDE OF BALDSWELLER RD, .4 M N OF STATE HIGHWAY 178.		animal barn/stable	
N SIDE OF BUNNING RD, .2 M E OF FINLEY LAKE RD		animal barn/stable	
E SIDE OF KRAMER RD, 1.2 M N OF COUNTY HIGHWAY Y.	ST. JOHN'S LUTHERAN CHURCH	church	
W SIDE OF KRAMER RD	EAGLETON SCHOOL		
N SIDE OF COUNTY HIGHWAY Y AT CNR OF POPPLE LAKE DR		house	
N SIDE OF COUNTY HIGHWAY Y, 3 M W OF STATE HIGHWAY 178		house	
E SIDE OF STATE HIGHWAY 124, .2 M N OF COUNTY HIGHWAY Y.		house	
W SIDE OF STATE HIGHWAY 124, S EDGE OF EAGLETON	EAGLE POINT TOWN HALL	town hall	1938
N SIDE OF O'NEILL CREEK RD, .5 M S OF EAGLETON AND .5 M W		camp/camp structure	
W SIDE OF O'NEILL CREEK RD, .4 M S OF FOKER RD		house	
E SIDE OF STATE HIGHWAY 124, .7 M N OF W HIGHLAND DR		house	
S SIDE OF STATE HIGHWAY 178, 1.5 M S OF COUNTY HIGHWAY Y.	HENRY STRUVE BARN	centric barn	1906
N SIDE OF FOKER RD, NE OF WHERE IT CROSSES O'NEILL CREEK.		house	
FOKER RD WHERE IT CROSSES O'NEILL CREEK			
CHICAGO AND NORTHWESTERN BRIDGE	CHICAGO AND NORTHWESTERN BRIDGE	steel beam or plate girder bridge	
CHIPPEWA COUNTY FARM		corn crib	1956
CHIPPEWA COUNTY FARM	BULL BARN	animal barn/stable	1946
CHIPPEWA COUNTY FARM	CARPENTER SHOP	industrial building	
CHIPPEWA COUNTY FARM	BOILER ROOM	power plant	1924
CHIPPEWA COUNTY FARM	STORAGE SHED #2	storage building	
CHIPPEWA COUNTY FARM		corn crib	1956
CHIPPEWA COUNTY FARM	MACHINE SHED #1	storage building	1935
CHIPPEWA COUNTY FARM	MAIN LAUNDRY	industrial building	1958

**Table 6-11**  
**Eagle Point Locations on Wisconsin Architectural and Historical Inventory**

Location	Historic Name	Type	Date Built
CHIPPEWA COUNTY FARM	MILK HOUSE #2	milk house	1920
CHIPPEWA COUNTY FARM	SEWER LIFT STATION	water utility	
CHIPPEWA COUNTY FARM	GREENHOUSE	greenhouse/nursery	1935
CHIPPEWA COUNTY FARM	STORAGE SHED #1	storage building	
CHIPPEWA COUNTY FARM	MILK HOUSE #1	milk house	1947
CHIPPEWA COUNTY FARM	SILOS #2	silo	1925
CHIPPEWA COUNTY FARM	SLAUGHTER HOUSE	animal barn/stable	1930
CHIPPEWA COUNTY FARM	HOG HOUSE	small animal building	1935
CHIPPEWA COUNTY FARM	MACHINE SHED #2	machine shed	1947
CHIPPEWA COUNTY FARM	MACHINE SHED #3	machine shed	1930
CHIPPEWA COUNTY FARM	SILOS #1	silo	
CHIPPEWA COUNTY FARM	HORSE BARN	animal barn/stable	1924
CHIPPEWA COUNTY FARM		animal barn/stable	
CHIPPEWA COUNTY FARM	FEED ROOM	barn	1942
CHIPPEWA COUNTY FARM	BARN #2	barn	1942
CHIPPEWA COUNTY FARM	BARN #1	barn	1925
CHIPPEWA COUNTY FARM	SEED ROOM	storage building	1935
CHIPPEWA COUNTY FARM	CHIPPEWA COUNTY ASYLUM/ LAKELAND COLLEGE	hospital	1934
CHIPPEWA COUNTY FARM	CALF BARN	animal barn/stable	1942
CHIPPEWA COUNTY FARM	GRANARY	Astylistic Utilitarian Building	1920

Source: Wisconsin Architectural and Historical Inventory

Listed in the 2008 Chippewa County Activities and Attractions Guide, are two Town of Eagle Point locations with historical roots. Stanley's Mill, located at 135<sup>th</sup> Avenue and O'Neil Creek, is a former site of a dam, a gristmill and electrical power plant that were destroyed by a major flood of O'Neil Creek in 1934.

The former site of Chippewa City is also in the Town of Eagle Point. East of Highway 178 at O'Neil Creek is where Chippewa City was platted in 1856. Platted were a church, school, bank, post office and saloons. This diminished, however, as the logging industry developed six miles south in Chippewa Falls.

The Eagle Point Town Hall also has historical significance. This structure was built in 1938, and has been used in many capacities, including Town business and personal gatherings ever since. An undated article from the Wisconsin Agriculturalist and Farmer tells a story about the Eagle Point Town Hall. The women of the Eagle Point Club noticed while voting, that the Town needed a new polling place. The site of the new town hall was chosen because of its centralized location in the Town, and \$33,500 was spent to build the structure and install an oil burner. The doors were opened for the first time in June of 1939.

## 6.2 Existing Agricultural, Natural, and Cultural Programs

Numerous Federal, State, Regional, Local, and Private plans and programs exist which contribute to preservation, conservation, or management of agricultural, natural, and cultural resources in Chippewa County. Although no such list can be exhaustive, a partial list is shown below.

- Farmland Use Value Assessment

This program allows farmland to be assessed based on the lands ability to produce income from agricultural uses, rather than its potential market value to developers.

- Wisconsin Farmland Preservation Program

In Wisconsin counties with a farmland preservation plan, eligible farm owners receive a state income tax credit.

- Forrest Land Tax Programs

These programs are run by the Wisconsin DNR and encourage sustainable forestry on private lands by offering tax incentives to landowners.

- Wisconsin Pollutant Discharge Elimination System Permits (WPDES)

This DNR operated program regulates municipal and industrial operations discharging wastewater to surface or groundwaters.

- Wisconsin Historical Society

The Historical Society was founded in 1846 and helps people to connect with the past by maintaining and collecting stories and items.

- Chippewa County Land And Water Resource Management Plan, 2004

Each Wisconsin county is required by State law to develop a County Land and Water Plan. It is meant to serve as a guide for local conservation efforts that are administered by various regulatory organizations.

- Chippewa County Ordinances – Zoning, Land Divisions, Shoreland, Sanitation

These ordinances have been adopted to aid in the effort of conserving resources and protecting landowner rights, land values, and the public health and safety.



## 6.3 Summary of Existing Conditions

This Plan provides an important foundation and vision for Town land-use planning and decisions. In addition, numerous programs at the State and County level are available to assist the Town in their planning efforts and in the protection of local agricultural, natural, and cultural resources. Protection of such resources needs to be balanced with, and can be complementary to, other community goals as discussed in the Issues & Opportunities, Land Use, and Economic Development existing conditions elements.

### *Agricultural Resources Existing Conditions Summary*

Agricultural land use is the dominant land use in the Town of Eagle Point. Farming has been a consistently strong industry in the Town, and from all observations, will be into the future. State-wide, regionally, and locally to some extent, land in agriculture has been declining. However, in Eagle Point, there is a strong determination by residents and land owners to maintain their agricultural productivity and way of life.

### *Natural Resources – Physical Feature Existing Conditions Summary*

The topography of the area is relatively flat, with some interspersed areas of glacial outwash that has created some bodies of water. These waters are used frequently for recreational purposes, and contribute significantly to Eagle Point's quality of life.

Groundwater quality is generally good. In some locations throughout the County, high nitrate concentrations have been found, but there does not seem to be a geographical significance to these findings.

### *Natural Resources – Sensitive Lands Existing Conditions*

There are very few areas with significantly steep slopes in the Town of Eagle Point. This makes the land quite attractive to farming and development, which is why in the future Eagle Point will see more pressure from developers. The few areas of steep slopes also help to protect area bodies of water from significant development, which can increase the amount of runoff reaching water bodies. Future development must consider environmental features, and be built in such a manner that protects them, and is consistent with the rural character of the community.

### *Cultural Resources – Existing Conditions Summary*

The Town of Eagle Point is rich in history. Several structures and sites appear on Wisconsin's Architectural and Historical Inventory list. While there are no specific Town festivals, Chippewa County has several events open to Eagle Point residents throughout the year. A comprehensive list of all historical places and objects in Chippewa County is available from the Wisconsin National Register of Historic Places.

## 6.4 Agricultural, Natural, and Cultural Resources Goals, Objectives and Policies

Draft Agricultural, Natural, and Cultural Resources Goals, Objectives and Policies were developed on September 9, 2008 at a Plan Commission meeting. The goals were based upon the previous work completed, in particular the SWOT Analysis and Vision process.

The following goals were finalized in the fall of 2008.

### Agricultural Resource Goals

- A. **Goal** – Eagle Point will follow and support Chippewa County preservation programs, in particular for farmland and forests.
  - 1. **Objective** – The Town will preserve landowner’s right to farm their lands.

### Natural Resource Goals

- A. **Goal** – The Town will support Wisconsin and Chippewa County regulations and preservation programs for the Town’s natural resources, including but not limited to wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
  - a. **Policy** – Eagle Point will make information on natural resources protection and preservation available on the Town’s website.

### Cultural Resources

- A. **Goal** – The Town will strive to make Eagleton Day in the Park an annual community event.
- B. **Goal** – The Town will encourage preservation of cultural, historical, and archaeological sites.

## 7.0 Economic Development

### 7.1 Existing Conditions

### 7.2 Assessment of Future Conditions

### 7.3 Local Plans and Programs

### 7.4 Economic Development Goals, Objectives and Policies

*Wis. Stats. 66.1001(2)(f)*  
(f) Economic development element. A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

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

This element identifies particular types of new businesses and an industry desired by the Town, assesses strengths and weaknesses with respect to attracting and retaining businesses, and designates an adequate number of sites for such businesses and industries.

### 7.1 Existing Conditions

#### *Current Businesses/Industry*

Eagle Point's labor force has traditionally been very stable and has had high employment levels. The unemployment rate has been consistently lower than Chippewa County's unemployment rate. As seen in Table 7-1, in 1990 Eagle Point had an unemployment rate of 4.2 percent, while Chippewa County's was 6.2 percent. In 2000, Eagle Point's unemployment rate was just 2.0 percent, while the County's was 3.2 percent. Eagle Point also has a 63 percent labor force participation rate, which is comparable, but slightly lower than the County's participation rate of 68 percent.

**Table 7-1**  
**Labor Force - 1990 and 2000**

<b>Town of Eagle Point</b>	<b>1990</b>	<b>2000</b>
Persons Age 16 and over	1932	2418
In Labor Force	1130	1524
Percent in Labor Force	58.5%	63.0%
Employed	1083	1476
Unemployed	47	48
Percent Unemployed	4.2%	2.0%
<b>Chippewa County</b>	<b>1990</b>	<b>2000</b>
Persons Age 16 and over	39171	42499
In Labor Force	25439	28970
Percent in Labor Force	64.9%	68.2%
Employed	23870	27582
Unemployed	1569	1353
Percent Unemployed	6.2%	3.2%

Source: U.S. Census



As discussed in the Utilities and Community Facilities section, Eagle Point children primarily attend the Chippewa Falls School District for their education. These are some of the best performing schools in Chippewa County. However, only 78.8 percent of Eagle Point residents have at least a high school diploma, compared to 84.3 percent of Chippewa County residents, and 85.1 percent of Wisconsin residents.

More than likely attributable to level and quality of education and the abundant jobs, Eagle Point residents tend to earn more money, as a family and as a household, than the State and County averages. Per capita, the State of Wisconsin's average is slightly higher than that of the Town of Eagle Point.

There are a number of small businesses located in the Town that have relatively easy access to primary shopping/trade centers located in the City of Chippewa Falls. Residents for the Town generally travel to the outside of the Town for work and to purchase desired goods and services. Prime business locations in the Town are along Highways 124 and 178, and County Trunk S. The intersection of County Trunk S and Highway 178 is quite busy, and has some of the Town's most frequented businesses, including DJ's Convenience Store, Citizen's State Bank, and Four Corners restaurant. Another key Town businesses that acts as somewhat of a land reference is Klinger's Farm Market, located just west of Highway 124.



Four Corners Restaurant



Klinger's Farm Market



Citizen's State Bank

In 2000, nearly 80 percent of Eagle Point residents primarily are employed within Chippewa County. A majority of those residents who travel to their job place, are traveling 20 minutes or less, likely to the Cities of Eau Claire and Chippewa Falls. It is also likely, that it is within these communities that the majority of shopping and retail trade takes place for Eagle Point residents, as there are not a significant number of commercial establishments in the Town of Eagle Point.

Table 2-3 in the Issues and Opportunities section shows, that in 2000, 54 individuals worked from home. Such businesses generally do not require special permits and may not require special zoning approvals due to the nature of their business presenting no noticeable impact or nuisance to adjacent properties.

The top employment industries for residents in the Town of Eagle Point, as shown in Table 7-2, are manufacturing, and education, health, and social services. In 1990, these two industries employed nearly 51 percent of the Eagle Point labor force. By 2000, almost 48 percent of Eagle Point laborers are still employed with these industries.

**Table 7-2**  
**Employment by Industry - 1990 and 2000 - Town of Eagle Point**

Industry	1990		2000	
	No.	Percent	No.	Percent
Agriculture, forestry, fishing and hunting, and mining	115	10.6%	105	7.1%
Construction	43	4.0%	118	8.0%
Manufacturing	329	30.4%	416	28.2%
Wholesale trade	14	1.3%	41	2.8%
Retail trade	166	15.3%	138	9.3%
Transportation and warehousing, and utilities	79	7.3%	58	3.9%
Information	0	0.0%	17	1.2%
Finance, insurance, real estate, and rental and leasing	12	1.1%	43	2.9%
Professional, scientific, management, administrative, and waste management services	33	3.0%	68	4.6%
Educational, health and social services	222	20.5%	285	19.3%
Arts, entertainment, recreation, accommodation and food services	3	0.3%	85	5.8%
Other services (except public administration)	45	4.2%	64	4.3%
Public administration	22	2.0%	38	2.6%
<b>Total Employment (16 years and over)</b>	<b>1083</b>	<b>100.0%</b>	<b>1476</b>	<b>100.0%</b>

Source: U.S. Census

Table 7-3 indicates the occupations that Eagle Point residents were typically employed in. When viewing this chart, it is important to note that between 1990 and 2000, some categories were changed and combined. In 2000, over 30 percent of Eagle Point residents were in professional occupations, and over 22 percent were in the machine operation, assembler, or inspector occupation.

**Table 7-3**  
**Employment by Occupation - 1990 and 2000 - Town of Eagle Point**

Occupation	1990		2000*	
	Number	Percent	Number	Percent
Executive, administrative and managerial	83	7.7%		
Professional	121	11.2%	458	31.0%
Technician	19	1.8%		
Sales	62	5.7%	308	20.9%
Administrative support, including clerical	141	13.0%		
Service	165	15.2%	225	15.2%
Farming, forestry, fishing	120	11.1%	30	2.0%
Construction, extraction and maintenance		0.0%	122	8.3%
Precision production, craft and repair	148	13.7%		
Machine operators, assemblers and inspectors	111	10.2%	333	22.6%
Transportation and material moving	70	6.5%		
Handlers, equipment cleaners, helpers, laborers	43	4.0%		
<b>Total Employment (16 years and over)</b>	<b>1083</b>	<b>100.0%</b>	<b>1476</b>	<b>100%</b>

Source: U.S. Census

\* Categories changed 1990 to 2000 Census

### ***Economic Strengths and Weaknesses***

The following are strengths and weaknesses in attracting and retaining business and industry to the Town of Eagle Point. It is important that the community continue to work on strengthening its position to meet future business and industry needs that may arise.

#### **Strengths**

- Environmental Quality (peace and quiet, rural environment, natural resources).
- Customer base in the Eau Claire/Chippewa Falls metropolitan area of about 150,000 as of 2000 Census.
- Low wage scale, low land costs, and lower business and property taxes.
- Good transportation facilities – rail access, commercial airport in northern Eau Claire, 15 minute drive from Interstate 94 and Highways 53, 29, and 64.
- Good public school system and advanced education facilities nearby.

#### **Weaknesses**

- Town lacks key infrastructure (water and sewer) to support larger businesses and facilities.
- Lack of financial resources for development assistance.
- During summer months, roadways must be shared with slow moving farm vehicles.

*"A comprehensive economic development framework is fundamentally about enhancing the factors of productive capacity – land, labor, capital, and technology – of a national, state or local economy. U.S. Economic Development Administration*

## 7.2 Assessment of Future Conditions

Future commercial and industrial development in the Town of Eagle Point is most likely to occur in the southern portion of the Town. As neighboring communities continue to grow, the pressure for additional commercial and industrial establishments is likely to increase. These pressures will predominantly occur along major thoroughfares, such as Highways 124 and 178 coming out of the City of Chippewa Falls. Some development pressure could also occur in the Eagleton area on Highway 124. This location had a grocery store and other necessary services at one time, and may be an appropriate location for goods and services businesses.

The Wisconsin Department of Workforce Development compiled a projection to the year 2014 of expected industry trends, shown in Table 7-4. The data is available only at the regional level, and Chippewa County is in the West Central Wisconsin Workforce Development Area of Wisconsin. This area includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix Counties, as seen in Figure 7-1.

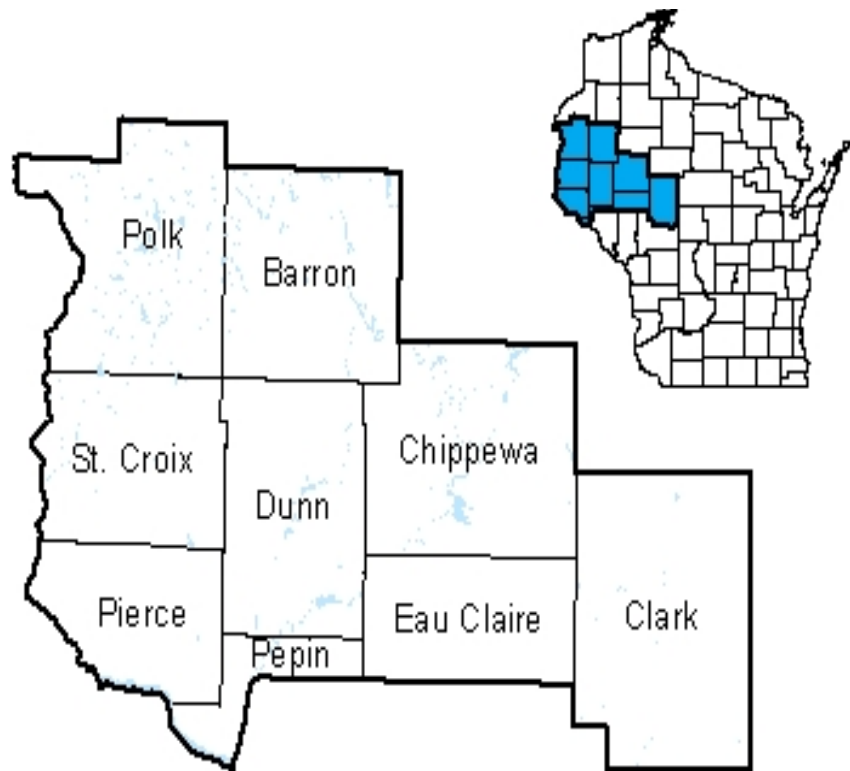
**Table 7-4**  
**Industry Projections for the West Central Wisconsin Workforce Development Area**

Industry	2006 Estimated Employment	2016 Projected Employment	Change	
			Number	Percent
Total - Non-Farm Employment	178,630	192,050	13,420	7.5%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	33,590	33,010	-580	-1.7%
Food Manufacturing	5,410	5,310	-100	-1.7%
Machinery Manufacturing	4,000	3,770	-230	-5.8%
Computer and Electronic Product Manufacturing	3,800	3,070	-730	-19.2%
Trade	29,910	30,400	490	1.6%
Food and Beverage Stores	4,810	4,730	-80	-1.7%
Transportation and Utilities (Including US Postal)	8,570	9,670	1,100	12.8%
Financial Activities	7,430	8,180	750	10.1%
Education and Health Services (Including Government)	38,900	44,520	5,620	14.4%
Educational Services (including state and local government)	16,240	16,930	690	4.2%
Hospitals (Including government)	7,710	9,140	1,430	18.5%
Leisure and Hospitality	17,840	19,850	2,010	11.3%
Information/Professional Services/Other Services	21,210	24,080	2,870	13.5%
Government (Excluding US Postal, State and Local Education and Hospitals)	12,910	13,270	360	2.8%

Source: Wisconsin Department of Workforce Development



**Figure 7-1**  
**West Central Wisconsin Workforce Development Area**



Source: Wisconsin Department of Workforce Development

The industry in this region expected to have the highest growth rate is Education and Health Services, with an expected increase of over 14 percent. The manufacturing industry is expected to decline slightly over the next ten years.

Table 7-5 goes a step further and looks at the occupation employment projections for the West Central Wisconsin WDA. The occupation expected to make the largest increase is healthcare support (21.4 percent increase expected), followed closely by healthcare practitioners and technical occupations (20.9 percent growth expected). Again, this reflects the needs of an aging population. No specific occupations are expected to decline through the year 2016. We can also see in this table, that food preparation and serving related occupations have the most average annual openings. As seen, this is a low paying occupation that does not typically require a lot of training, so persons filling these positions tend to be very mobile when better opportunities present themselves. Farming, fishing, and forestry occupations are predicted to remain very constant through 2016.

**Table 7-5**  
**Occupation Employment Projections for West Central Wisconsin Workforce**  
**Development Area - 2006 to 2016**

Occupational Tie	Estimated Employment				Estimated Average Annual Openings			Estimated Salary and Wages (2006)		
	2006	2016	Change	Percent Change	New Jobs	Replace-ments	Total	Average Annual Salary	Entry Level Hourly Wage	Experienced Hourly Wage
Management Occupations	6,290	6,440	150	2.5%	20	150	170	\$75,048	\$17.80	\$45.22
Business and Financial Operations Occupations	6,180	6,910	730	11.8%	70	110	180	\$49,764	\$14.66	\$28.56
Computer and Mathematical Occupations	2,170	2,520	350	16.1%	40	50	90	\$56,244	\$17.18	\$31.97
Architecture and Engineering Occupations	3,450	3,470	20	0.6%	<5	80	80	\$56,612	\$16.97	\$32.34
Life, Physical, and Social Science Occupations	1,410	1,570	160	11.3%	20	30	50	\$51,170	\$15.39	\$29.21
Community and Social Services Occupations	2,190	2,520	330	15.1%	30	40	70	\$39,857	\$13.02	\$22.24
Legal Occupations	660	730	70	10.6%	10	10	20	\$66,469	\$15.28	\$40.30
Education, Training, and Library Occupations	11,150	11,870	720	6.5%	70	230	300	\$40,452	\$10.89	\$23.79
Arts, Design, Entertainment, Sports, and Media Occupations	1,780	1,890	110	6.2%	10	50	60	\$32,966	\$8.70	\$19.43
Healthcare Practitioners and Technical Occupations	9,140	11,050	1,910	20.9%	190	170	360	\$53,903	\$12.33	\$32.71
Healthcare Support Occupations	6,310	7,660	1,350	21.4%	140	70	210	\$23,966	\$9.12	\$12.72
Protective Service Occupations	3,340	3,560	220	6.6%	20	100	120	\$34,478	\$9.64	\$20.04
Food Preparation and Serving Related Occupations	17,360	19,270	1,910	11.0%	190	590	780	\$17,154	\$6.44	\$9.15
Building and Grounds Cleaning and Maintenance Occupations	5,500	6,110	610	11.1%	60	100	160	\$22,666	\$7.49	\$12.60
Personal Care and Service Occupations	4,730	5,530	800	16.9%	80	110	190	\$19,846	\$7.01	\$10.81
Sales and Related Occupations	18,310	18,910	600	3.3%	60	600	660	\$28,466	\$7.11	\$16.98
Office and Administrative Support Occupations	27,340	28,450	1,110	4.1%	110	590	700	\$27,672	\$8.91	\$15.50
Farming, Fishing, and Forestry Occupations	340	360	20	5.9%	<5	10	10	\$24,535	\$8.78	\$13.30
Construction and Extraction Occupations	7,210	7,890	680	9.4%	70	130	200	\$40,695	\$12.91	\$22.89
Installation, Maintenance, and Repair Occupations	6,540	7,020	480	7.3%	50	110	160	\$35,821	\$11.28	\$20.19
Production Occupations	21,920	22,330	410	1.9%	40	450	490	\$29,587	\$9.71	\$16.48
Transportation and Material Moving Occupations	15,350	15,990	640	4.2%	60	340	400	\$27,171	\$8.55	\$15.32
<b>Total, All Occupations</b>	<b>178,630</b>	<b>192,050</b>	<b>13,420</b>	<b>7.5%</b>	<b>1,340</b>	<b>4,100</b>	<b>5,440</b>	<b>\$32,996</b>	<b>\$8.23</b>	<b>\$19.68</b>

Source: Wisconsin Department of Workforce Development

New business and industry to the Town will not require municipal water or sewer services, as the Town currently does not have the infrastructure in place to support these businesses and facilities. Also, the Town wants to ensure new developments do not jeopardize the rural character and quality of life of the community, so all new development should either serve the agricultural base of the area and/or fit in with the rural characteristics of the Town.

### ***Designated Economic Development Sites***

Development pressure is anticipated to continue. A logical economic development growth area is bounded by State Highway 124 on the west, State Highway 178 on the east, County Trunk S on the north, and the City of Chippewa Falls to the south. This area has some businesses currently, and because of the customer traffic and easy access to quality transportation infrastructure, it is a good area for future business growth.

Economic development sites and projects should be evaluated on a case-by-case basis. Of foremost importance is to determine if the proposed project is consistent with the community's vision and Comprehensive Plan. Currently, there are no sites in the Town of Eagle Point that are being marketed by the Chippewa County Economic Development Corporation (CCEDC). However, if and when there are sites that the Town would like to develop for commercial or industrial uses, they should contact the CCEDC for assistance in marketing them.

### ***Brownfield Redevelopment Sites***

*Brownfield Definition: "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land" Environmental Protection Agency.*

As a rural, unincorporated community, very few opportunities for brownfield redevelopment were identified during the planning process. A search of the Wisconsin DNR BRRTS database revealed that Eagle Point has had 11 sites that have been contaminated in the past. All of these site investigations are currently closed. Two leaky underground storage tanks (LUST) were identified, both of which are now closed. They were located at Alliance Plastics and Eagle Point Town shops. Three spills have occurred, two of which are historic (clean-up completed prior to 1996), and one that is closed. These are located at Dairyland Power Coop, the Eagle Point Distribution Substation, and Thomas J. Bergeron on Highway 178. Three "No Action Required" (NAR) sites were identified where contamination may have occurred, but based on the information, no additional clean-up or investigations are needed. These are located at McCann Farms (14810 Boot Lake Road), Farley Oil Co. (Highway 178 and County Trunk S), and Lakeside Nursing and Rehabilitation Center (7490 156<sup>th</sup> Street). Three sites also have been removed from the database, generally because a mistake was made in entering the data. These sites are classified as Eagle Point landfills for Jim Lake, Lake Wissota, and Finley Lake.

## **7.3 Local Plans and Programs**

There are a variety of local, regional and statewide economic development plans and tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. The Town should participate in activities offered by these organizations, and encourage economic growth not only locally, but regionally and state-wide as well. In addition, there are programs available for individual businesses to assist in start-up and expansion. At the state level, economic development took on the form of creating a strategic framework that refines the state's priorities, renews commitment to existing programs, and presents new programs.

Released by Governor Doyle in September of 2003, the “Grow Wisconsin” initiative focuses on four areas:

- Fostering a competitive business climate to create fertile conditions for growth.
- Investing in people to help families climb the economic ladder.
- Investing in Wisconsin businesses to encourage job creation.
- Making government responsive to reform regulations and unleash the economic power of companies without sacrificing our shared values.

Tools include tax increment financing (TIF), low-interest business loans, and business incubators. Effectively using these tools requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. Numerous other economic development plans and programs exist including:

- Wisconsin Housing and Economic Development Administration (WHEDA)

WHEDA offers many financial assistance programs to assist small-businesses with low-interest loans and grants.

- Chippewa County Economic Development Corporation (CCEDC)

The Chippewa County Economic Development Corporation plays a large role in the economic development of Chippewa County. CCEDC is a private- non-profit organization that coordinates economic development programs for all the cities, towns, and villages located within Chippewa County, and its investors. The county created the CCEDC to help define the type of businesses and the labor force the county attracts, which in turn will define the county’s ability to sustain the quality of life that is so important to the residents of Chippewa County. The primary purpose of the corporation is to continue a public-private partnership that works to create and sustain good paying jobs and to diversify the local economy. The marketing activities of CCEDC are primarily focused on attracting new industries and expansions.

- Wisconsin Department of Commerce

Wisconsin (DOC) offers programs that help with many areas of business development, including business planning, initial capitalization, site selection, permitting, regulations, employee training programs, and expansion programs.

- Wisconsin Department of Transportation

WisDOT has many programs that provide grants and loans to businesses and local communities for transportation related needs.

- Enterprise Development Zone (EDZ) Program

Operated by the Wisconsin DOC, the Enterprise Development Zone Program provides tax incentives to businesses that are either new or expanding, that will affect depressed areas. These areas are defined as being affected by at least one of the following: high unemployment, low incomes, declining population, declining property values, plant closings or layoffs, and high public assistance reliance.

- Community Development Zones

Operated by the Wisconsin DOC, the Community Development Zone program assist start-up businesses, expanding businesses, or relocating businesses. Qualifying businesses can receive tax benefits if they locate in a designated development zone and meet a minimum standard in terms of the quality and quantity of jobs they will bring to the area.

- Transportation Economic Assistance and Development (TEA-Grant) Program

This program, operated by WisDOT, offers grant money to communities or private businesses for transportation projects will attract and retain businesses and jobs in the State of Wisconsin.

- XCEL Energy

XCEL Energy offers programs to companies that are looking to expand, relocate, or start-up in their service area. They are willing to customize programs for businesses in order to assist in expansion efforts.

- Chippewa Valley Electric

Chippewa Valley Electric offers high school scholarships, as well as business start-up assistance, from grant funding assistance to relocation guidance.

- Chippewa Valley Technical College (CVTC)

The Chippewa Valley Technical College offers companies with employee training programs. They will come out to the company and offer on-site programs to create more efficient and productive employees.

- Realtors Association of Northern Wisconsin

This organization offers guides and links to paperwork and application forms that are required by start-up businesses.

- West Central Wisconsin Regional Planning Commission (WCWRPC)

The WCWRPC operates the Regional Business Fund, Inc. (RBF, Inc.). This is a non-profit economic development corporation designed to promote business and economic development in west central Wisconsin. Qualifying businesses in Chippewa County may be eligible for funds if

they are creating jobs or increasing tax base. The Downtown Façade Loan Program offers financial assistance to property owners looking to rehabilitate and revitalize downtown buildings. The Micro-Loan program provides loans to start-up or slowing expanding small businesses that may have difficulty accessing lines of credit or financing. Finally, the Technology Enterprise Fund is a revolving loan fund that offers creative financing options to new technology based companies.

Effectively using these tools and programs requires an investment by the municipality to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available to municipalities from the State, County, Regional Planning Commission, and other organizations.

## 7.4 Economic Development Goals, Objectives and Policies

Draft Economic Development Goals, Objectives and Policies were developed on September 9, 2008 at a Plan Commission meeting. The goals were based upon the previous work completed, in particular the SWOT Analysis and Vision process.

The following goals were finalized in the fall of 2008.

- A. **Goal** – The Town of Eagle Point will actively protect its borders by providing necessary services to attract businesses and maintain a strong tax base.
  - 1. **Objective** – The Town of Eagle Point will support business growth that is consistent with the community’s rural character to the extent possible.
    - a. **Policy** – Eagle Point business proposals and requested services will be considered for approval on a case-by-case basis.

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## 8.0 Intergovernmental Cooperation

### 8.1 Existing Conditions

### 8.2 Assessment of Future Conditions

### 8.3 Growth Trends and Planning Activities in Adjacent Communities

### 8.4 Intergovernmental Cooperation Goals, Objectives and Policies

## 8.1 Existing Conditions

### *Intergovernmental Plans, Agreements, and Relationships*

*Wis. Stats. 66.1001(2)(g)  
(g) Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

The number of existing intergovernmental plans, agreements, and relationships involving the Town of Eagle Point is fairly extensive. The primary intergovernmental agreements and relationships involve land use standards through Chippewa County, and emergency services through several neighboring jurisdictions.

The Town has no cooperative boundary agreements as defined under State Statute 66.0307, and there is no regional master plan as defined under State Statute 66.0309. Other indirect relationships exist between neighboring jurisdictions, the Chippewa Falls School District, Chippewa County, WCWRPC, WDNR, WisDOT, and several other State agencies/departments. Enhancing the relationship of the Town with all adjoining and overlapping jurisdictions can and will advance dialogue and actions necessary to ready the Town for future changes in land use and growth pressures.

### *Adjacent Jurisdictions*

The Town of Eagle Point generally maintains a cooperative relationship with adjacent municipalities. Due to somewhat limited population and land use activities along the borders, the Town has not had issues with most of these communities. However, the City of Chippewa Falls has a three-mile extraterritorial subdivision review that extends into the Town of Eagle Point. In the City of Chippewa Falls land use map, territory in the Town of Eagle Point has been primarily classified as rural preservation. Some of the area along the Chippewa River north of Lake Wissota is classified as rural residential as well. While it is clear that rural preservation is desired by Town residents, there has been more development occurring in the area along County Trunk S between Highways 124 and 178. There are now commercial properties, multi-family housing, and a proposed office building in that area, most of which is marked rural preservation in the Chippewa Falls land use plan.

Eagle Point does have concerns about annexation to the City of Chippewa Falls, particularly if additional growth occurs in the southern portion of town. However, the relationship between the City and the Town has remained cordial. The City of Chippewa Falls provides rescue services to portions of the Town.

### ***Schools***

Students in the Town of Eagle Point primarily attend public school in the Chippewa Falls School District, as seen in the School District map in the Utilities and Community Facilities Element. The Town's relationship with the School District can be characterized as cooperative. This relationship must continue and be strengthened as growth is coordinated with school capacity and increased needs of Town services. There are no schools sited in Eagle Point.

### ***County and Regional Agencies***

The Town of Eagle Point is located in Chippewa County. The County does have jurisdiction within the Town on some issues. In particular, Chippewa County has jurisdiction over land divisions, on-site sanitary systems, and zoning (including shoreland-wetland and floodplain areas) of the Town. Chippewa County also maintains several miles of county roads in Eagle Point.

*"Competition has been shown to be useful up to a certain point and no further, but cooperation, which is the thing we strive for today, begins where the competition leave off."*

*Franklin D. Roosevelt*

The relationship between the Town of Eagle Point and Chippewa County can be characterized as one of general agreement. In those areas where the County has jurisdiction in the Town, the County attempts to gather input from the Town before concluding their decision-making process. Likewise, the Town of Eagle Point has maintained open communication with Chippewa County. Continued coordination and cooperation will be important as it relates to zoning and land use standards as tools to be used that will realize the vision of the Plan.

Chippewa County has also encouraged the Town of Eagle Point to take part in multi-jurisdictional efforts. Most recently, Eagle Point has coordinated with the County and three other local jurisdictions to develop a stormwater management plan.

Chippewa County and the Town of Eagle Point are part of the West Central Wisconsin Regional Planning Commission (WCWRPC). Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. The Town of Eagle Point has little direct contact with the WCWRPC. However, under Wisconsin's Comprehensive Planning legislation each regional planning commission must also develop a Comprehensive Plan. Under this law, regional planning commissions will be responsible for developing a plan that takes on a regional aspect. In development of this

regional plan, it is important the Town be solicited for input as it relates to the Town's Comprehensive Plan.

### **State Agencies**

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) are the primary state agencies the Town of Eagle Point must coordinate with to achieve the goals and objectives of this Plan. WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this Plan. Additional information is also available on-line at [www.dnr.state.wi.us](http://www.dnr.state.wi.us). WisDOT is also a key player in the planning and development of transportation facilities in the Town of Eagle Point. WisDOT is responsible for the maintenance of several state highways, and the Town of Eagle Point will continue to coordinate with WisDOT with respect to these decisions and regarding all roadways under WisDOT jurisdiction. Additional information is also available on-line at [www.dot.state.wi.us](http://www.dot.state.wi.us).

Open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation in the future.

## **8.2 Assessment of Future Conditions**

In the future, it is desired that an open and continuous dialogue between the Town, Chippewa County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

As growth and land use changes continue in the area, development in the Town of Eagle Point will continue to be a contentious topic as development from neighboring jurisdictions, particularly the City of Chippewa Falls, extends outward.

#### *Why Collaborate?*

- Provide a wider network of compatible businesses for clustering.
- Provide a greater array of services available to a larger market.
- Create traffic patterns that capitalize on the contributions of multiple communities, while retaining a greater number of dollars within the region.
- Pool government resources to prevent overlapping or duplicative services.
- Consolidate heavy-cost services.
- Pool government resources to achieve volumes necessary to access deep discounts not available individually.
- Share financial resources to protect natural resources.

Source: Wisconsin Economic Development Institute, Inc., A Guide to Preparing the Economic Development Element of a Comprehensive Plan. 2003.

- Healthy collaborations:*
- Are less competitive than traditional decision-making.
  - Are based on joint learning and fact finding.
  - Feature opportunities for creative and systemic thinking.
  - Encourage parties to participate jointly in the decision-making process.
  - Can be ongoing processes that accept new players.
  - Structure participant interaction to encourage constructive dialogue, discussion and deliberation.
  - Accommodate mutual gain negotiation.
  - Address matters of procedure and relationships as well as substance.
  - Allocate implementation responsibility across as many parties in the process as the situation warrants.”

Source: Daniels and Walker, Oregon State University.

### 8.3 Growth Trends and Planning Activities in Adjacent Communities

The Town of Eagle Point will seek to cooperate with all neighboring municipalities, the county, state agencies, and the school districts for mutual benefit. To ensure compatibility with the planning goals and objectives identified in the Eagle Point Comprehensive Plan, the Town will share their plan with adjacent communities and agencies, and would like to participate in future planning efforts with these entities.

### 8.4 Intergovernmental Cooperation Goals, Objectives and Policies

Based upon the planning process completed to date, and in conjunction with a discussion at a Plan Commission meeting, a draft list of Intergovernmental Cooperation goals, objectives and policies were identified.

These goals were finalized in the fall of 2008.

- A. **Goal** – The Town will maintain communication with adjacent communities to address issues of joint concern.
  - a. **Policy** – The Town will work with Chippewa County Zoning to implement the Town’s Comprehensive Plan.
- B. **Goal** – The Town should evaluate options and alternatives for limiting annexation.
  - a. **Policy** – Eagle Point should continue to participate in the Mutual Aid Agreement for Fire Protection and Ambulance Services with surrounding communities.

## 9.0 Land Use

### 9.1 Land Use Summary

### 9.2 Land Use Agencies and Programs

### 9.3 Land Use Goals, Objectives and Policies

*Wis. Stats. 66.1001(2)(h)  
(h) Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

The Land Use element is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, policies, and actions. This element must be defined and utilized in conjunction with the other eight planning elements and will serve as a guide to future growth and development in the Town of Eagle Point.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many rural Wisconsin communities are facing problems due to unplanned growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber local units of government. By giving communities the opportunity to define the way they wish to grow and by developing a “vision” to reach that target, the magnitude of these problems can be reduced.

This chapter contains a listing of the amount, type, and intensity of existing uses of land and discusses opportunities for redevelopment within the Town. This chapter will analyze existing trends in the supply, demand, and price of land and contains a future land use map that identifies the Town of Eagle Point’s vision for future land uses.

Overall, the intensity and density of all land use activities is very low due to the rural nature of the Town. Over the next 20-years, it is anticipated that overall density will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting from increase pressures spilling out from urban areas.

### 9.1 Land Use Summary

The Town of Eagle Point is located in the central portion of Chippewa County. Predominantly agricultural in land use, the Town has a growing residential component, as well as significant natural resources. There is a limited commercial and manufacturing base.



Historically, the Town has been impacted by two major sources – proximity to the City of Chippewa Falls, and the amount of productive agricultural land the Town has.

Because of the rural beauty and area recreational opportunities, as well as a quality transportation system, there has been a significant demand for residential lots in the Town. Chippewa Falls has impacted the Town directly by annexations of land into the City, which then develops at a higher density than would have been allowed in the Town.

The Town of Eagle Point follows Chippewa County’s zoning and subdivision regulations. However, commercial and industrial development in Eagle Point has been limited by the lack of municipal water and sewer infrastructure.

Agricultural uses in the Town have been decreasing over the past 20 years. As farming costs increase, the farmers get older, and demand for residential housing increases, this trend is likely to continue.. While agriculture will still be the primary land use in 20-years, it is anticipated that the acreage and number of farms will continue to decrease.

Commercial and Manufacturing uses will likely stay a very small part of the Town without the provision of municipal water and sewer. While there may be opportunities for limited commercial and manufacturing facilities, most of these will be small scale, serving primarily the local community. Most of the commercial and/or manufacturing pressure will likely occur in the southern portion of Town, near the City of Chippewa Falls, where there lies a larger customer base and access to a more fully developed transportation system.

### ***Development Limitations***

There are several development limitations that must be considered when discussing future land use. Most of these limitations revolve around the natural environment. When considering development locations, several figures from the Natural Resources element of this plan should be consulted.

Figure 6-3, developed soils, should be consulted to determine how suitable the land being considered for development is for agricultural use. Figure 6-8, flood areas, should be consulted to determine the potential for flood damage to impact the area. Figure 6-9 indicates areas within the Town that are considered wetlands. Figure 6-10 shows Eagle Point’s slopes. Developing structures on slopes greater than 13 percent becomes increasingly difficult and expensive, as erosion controls need to be enhanced. By using these illustrations, the Town can manage and direct development to appropriate locations, while preserving unique areas.

*Good land use planning can:*

- Provide a way to make more informed decisions;
- Coordinate individual decisions and actions so that development decisions complement each other rather than detract from one another;
- Provide facts on current conditions and trends;
- Assist communities in evaluating future development proposals in light of community objectives;
- Explore alternatives; and
- Provide a common framework for dealing with community change.

Source: Ohm, Brian. 1999. "Guide to Community Planning in Wisconsin." Department of Urban and Regional Planning, University of Wisconsin-Madison/Extension.



### Existing Land Use

The Town of Eagle Point is largely agricultural, forested, and undeveloped, as seen in Table 9-1 and Figure 9-1. According to 2007 assessment records, 47 percent of the Town is agriculture, 39 percent forested, and 6.5 percent undeveloped. Residential acres account for 4.7 percent of the Town.

Commercial and Manufacturing uses, combined, total less than two percent of Eagle Point's acreage.

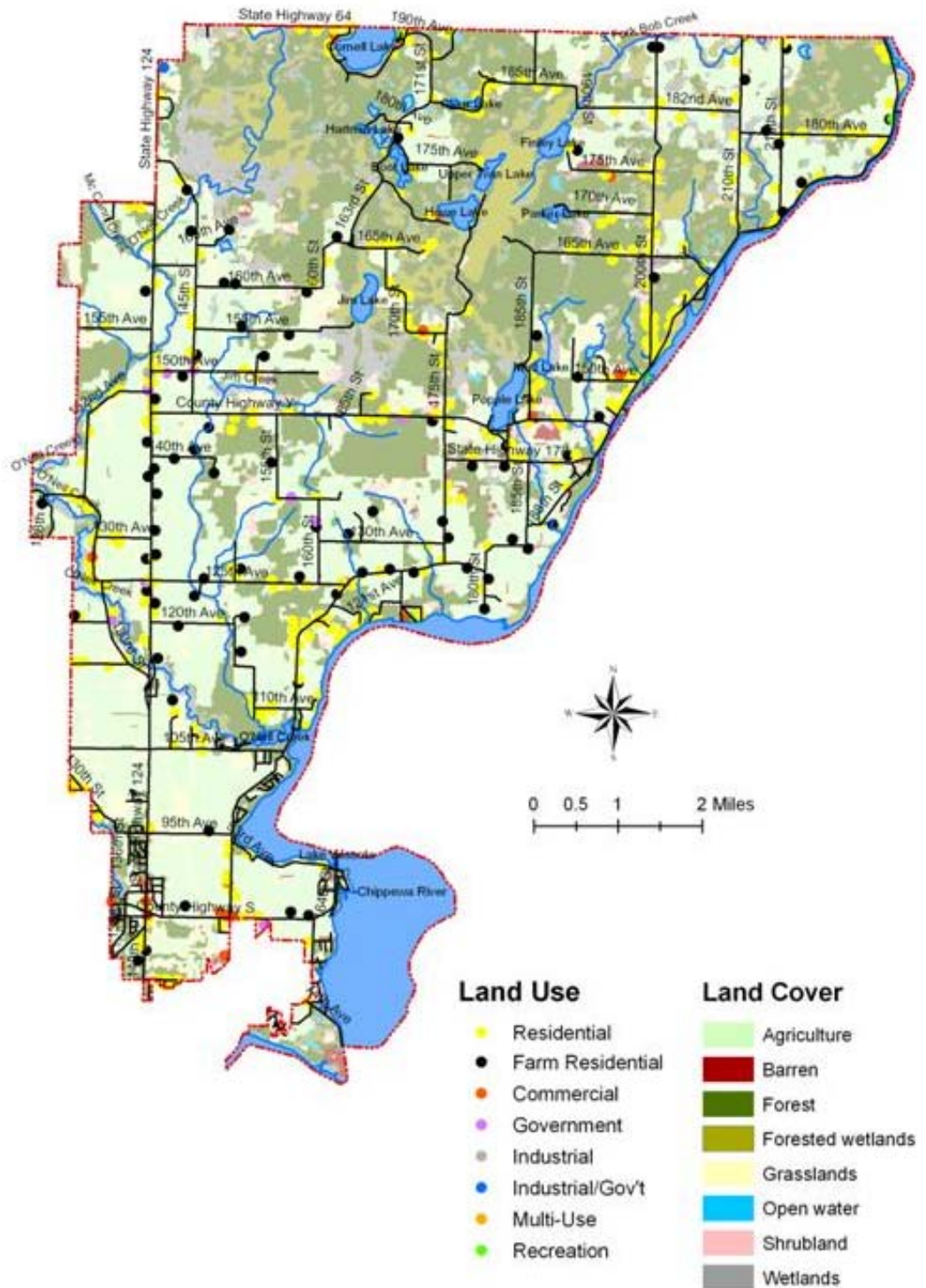
**Table 9-1**  
**Land Use Acreage Change**

Real Estate Class	Town of Eagle Point						Chippewa County					
	1997		2007		1997-2007 Change		1997		2007		1997-2007 Change	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Residential	1,257	3.3	1,746	4.7	489	1.3	20,660	3.6	26,723	4.8	6,063	1.2
Commercial	233	0.6	494	1.3	261	0.7	3,381	0.6	5,170	0.9	1,789	0.3
Manufacturing	203	0.5	190	0.5	-13	0.0	1,796	0.3	1,696	0.3	-100	0.0
Agricultural	24,534	64.9	17,683	47.2	-6,851	-17.6	340,977	60.0	292,388	52.6	-48,589	-7.4
Undeveloped	1,619	4.3	2,420	6.5	801	2.2	20,284	3.6	69,637	12.5	49,353	9.0
Forest	9,793	25.9	14,723	39.3	4,930	13.4	177,284	31.2	155,381	28.0	-21,903	-3.2
Other	173	0.5	173	0.5	0	0.0	3,909	0.7	4,453	0.8	544	0.1
Totals	37,812	100.0	37,429	100.0	-383	100.0	568,291	100.0	555,448	100.0	-12,843	100.0

Source: U.S. Census



Figure 9-1  
Current Land Use Map



Source: WISCLAND  
WCWRPC Land Use Survey

Table 9-2 shows the number of Eagle Point parcels that changed real estate classes from 2002 to 2006. Between 2002 and 2006, 96 residential parcels were added, a 6.5 percent increase. Forest parcels seem to have declined over 26 percent, but many of these parcels became Ag Forest parcels, which was a new real estate class that was created between the two data years. Agriculture parcels saw a seven parcel decrease.

**Table 9-2**  
**Land Use Change - Town of Eagle Point**

Real Estate Class	Number of Parcels		Change	
	2002 Land	2006 Land	Number	Percent
Residential	1,481	1,577	96	6.5%
Commercial	78	83	5	6.4%
Manufacturing	13	13	0	0.0%
Agriculture	676	669	-7	-1.0%
Undeveloped	154	213	59	38.3%
Ag Forest	0	212	212	0%*
Forest	741	544	-197	-26.6%
Other	124	121	-3	-2.4%
<b>Real Estate Totals</b>	<b>3,267</b>	<b>3,432</b>	<b>165</b>	<b>5.1%</b>

Source: Wisconsin Department of Revenue

\*In 2002 there was no separation of Forest and Ag Forest

While residential growth has been occurring, the equalized valuation of property in the Town has been increasing substantially. Every real estate class of land in Eagle Point, with the exception of Agricultural land, has increased substantially in value from 2000 to 2007.

**Table 9-3**  
**Valuation 2007**

Real Estate Class	Land Value	Improvement Value	Total Valuation	Percent Change 2000-2007
	2007	2007	2007	
Residential	\$61,643,200	\$181,261,900	\$242,905,100	87.5%
Commercial	\$4,236,300	\$12,090,200	\$16,326,500	30.0%
Manufacturing	\$541,000	\$2,671,400	\$3,212,400	17.8%
Agriculture	\$3,380,700	\$0	\$3,380,700	-46.7%
Undeveloped	\$1,323,400	\$0	\$1,323,400	90.8%
Ag Forest	\$3,559,500	\$0	\$3,559,500	0.0%
Forest	\$26,519,400	\$0	\$26,519,400	121.7%
Other	\$778,500	\$7,996,300	\$8,774,800	66.8%
			\$306,001,800	80.9%

Source: Wisconsin Department of Revenue

In 2000 Undeveloped was classified as Swamp and Waste

In 2000 there was no separation of Forest and Ag Forest

### **Commercial Land Use**

As of 2006, there were 83 commercially zoned properties in the Town. There has been an increase of 6.4 percent, or five parcels, since 2000. All commercially zoned properties are fairly limited in size and nature of business.

### ***Industrial Land Use***

There are 13 Industrial/Manufacturing properties located in Eagle Point. This number has remained the same for quite some time.

### ***Forested Land Use***

Forestry land is also a major land use in Eagle Point. There are over 500 parcels in the Town zoned forestry, which comprise over 11,000 acres. This real estate class was also the second most valuable in Eagle Point, behind residential.

### ***Undeveloped Land Use***

Undeveloped land comprises more than 6 percent of the acreage, and over 200 parcels in Eagle Point. This land has become very valuable from 2000 to 2007, with an increase of over 90 percent in value in those seven years. However, this real estate class remains the least valuable in the Town.

### ***Residential Land Use***

There are 489 acres in Eagle Point that are currently devoted to residential land use. While this is a small amount of acreage, residential parcels are the most numerous of any real estate class in Eagle Point, which results in an average of .3 acres per residential parcel. Furthermore, nearly 80 percent of the 2007 Eagle Point valuation was in residential properties. Residential parcels saw an increase of 96 from 2000 to 2006, which is not particularly surprising considering the overall population changes of towns in Chippewa County. Table 9-4 on the following page shows the population growth of all towns in the County. The Town of Eagle Point has the second largest percentage growth in terms of population changes among towns in Chippewa County from 1990 to 2000. Eagle Point grew by 507 persons, which was 19.9 percent, second only to the Town of Auburn, who grew by 106 persons, or 22.4 percent. Eagle Point also had the second largest population increase in the number of persons, second only to the Town of Lafayette which grew by 751 persons, but only 16.9 percent.

**Table 9-4**  
**Town Population Changes, 1990-2000**

<b>Town Name</b>	<b>1990</b>	<b>2000</b>	<b>Net Change</b>	<b>% Change</b>
Anson	1,634	1,881	247	15.1%
Arthur	756	710	-46	-6.1%
Auburn	474	580	106	22.4%
Birch Creek	500	520	20	4.0%
Bloomer	880	926	46	5.2%
Cleveland	758	900	142	18.7%
Colburn	731	727	-4	-0.5%
Cooks Valley	594	632	38	6.4%
Delmar	994	941	-53	-5.3%
<b>Eagle Point</b>	<b>2,542</b>	<b>3,049</b>	<b>507</b>	<b>19.9%</b>
Edson	913	966	53	5.8%
Estella	449	469	20	4.5%
Goetz	640	695	55	8.6%
Hallie	4,531	4,703	172	3.8%
Howard	625	648	23	3.7%
Lafayette	4,448	5,199	751	16.9%
Lake Holcombe	920	1,010	90	9.8%
Ruby	464	446	-18	-3.9%
Sampson	817	816	-1	-0.1%
Sigel	736	825	89	12.1%
Tilden	1,079	1,185	106	9.8%
Wheaton	2,257	2,366	109	4.8%
Woodmohr	991	883	-108	-10.9%
<b>Total</b>	<b>28,733</b>	<b>31,077</b>	<b>2,344</b>	<b>8.2%</b>

Source: U.S. Census

Density in the Town of Eagle Point is approximately 50 persons per square mile, as seen in Table 9-5. This is a higher density than a majority of the other towns in Chippewa County. The Town of Hallie, prior to the incorporation of the Village of Lake Hallie, and the Town of Lafayette were the only towns in Chippewa County to have a higher density than Eagle Point.

**Table 9-5**  
**Population Per Square Mile - 2000**

<b>Town Name</b>	<b>Population per Square Mile</b>
Anson	50
Arthur	17
Auburn	16
Birch Creek	12
Bloomer	20
Cleveland	17
Colburn	11
Cooks Valley	18
Delmar	22
<b>Eagle Point</b>	<b>50</b>
Edson	18
Estella	15
Goetz	23
Hallie	220
Howard	18
Lafayette	151
Lake Holcombe	38
Ruby	8
Sampson	13
Sigel	23
Tilden	33
Wheaton	43
Woodmohr	25
<b>Chippewa County Average</b>	<b>32</b>

Source: U.S. Census

Density does vary considerable across the Town, with a much higher density found in the southern portion of the town, as well as along water resources, such as the Chippewa River.

Compared to other towns in Chippewa County, Eagle Point had the third most households and number of housing units in 2000. From 1990 to 2000 Eagle Point added an additional 96 housing units, which was a 10 percent increase, as shown in Table 9-6. This was nearly two percent more than the County average.

**Table 9-6**  
**Housing Trends**

Municipality	2000 Households	Number of Housing Units		Net Change	Percent Change
		1990	2000		
Towns					
Anson	709	655	764	109	16.6%
Arthur	258	257	275	18	7.0%
Auburn	202	149	210	61	40.9%
Birch Creek	212	396	389	-7	-1.8%
Bloomer	321	322	335	13	4.0%
Cleveland	313	325	339	14	4.3%
Colburn	262	271	289	18	6.6%
Cooks Valley	214	178	218	40	22.5%
Delmar	314	320	328	8	2.5%
Eagle Point	978	922	1,018	96	10.4%
Edson	309	316	322	6	1.9%
Estella	167	171	190	19	11.1%
Goetz	231	200	235	35	17.5%
Hallie	1,690	1,574	1,729	155	9.8%
Howard	235	202	237	35	17.3%
Lafayette	1,980	1,789	2,112	323	18.1%
Lake Holcombe	413	587	548	-39	-6.6%
Ruby	152	197	197	0	0.0%
Sampson	330	697	449	-248	-35.6%
Sigel	294	256	307	51	19.9%
Tilden	399	352	413	61	17.3%
Wheaton	852	794	874	80	10.1%
Woodmohr	319	358	331	-27	-7.5%
Villages					
Boyd	274	253	290	37	14.6%
Cadott	562	540	581	41	7.6%
Lake Hallie	0	0	0	0	0.0%
New Auburn	210	194	222	28	14.4%
Cities					
Bloomer	1,424	1,290	1487	197	15.3%
Chippewa Falls	5,638	5,338	5905	567	10.6%
Cornell	607	635	652	17	2.7%
Eau Claire	670	606	681	75	12.4%
Stanley	817	880	900	20	2.3%
Chippewa County	21,356	21,024	22821	1,797	8.5%

Source: U.S. Census

### ***Agricultural Land Use***

Agricultural is the primary land use in Eagle Point. There are 669 agriculturally zoned parcels with a total acreage of 17,609, resulting in an average of over 26 acres per agricultural parcel. However, over the past few decades, the amount of land in agriculture has been decreasing slightly, which mirrors trends in the County.

### ***Public/Other Land Use***

There are very limited public lands in the Town of Eagle Point, other than the Town Hall Park, discussed in the Utilities and Community Facilities element.

### Land Demand and Prices

Land sales and prices can indicate changes in an economy and land use patterns. Particularly when agriculture and forested lands are sold and converted to alternative land uses, it is important to see if there is a desire to shift some of these lands to more intense uses, such as residential, commercial, or industrial.

In 2000 when agriculture land was sold and converted to non-agricultural uses, buyers tended to pay about \$300 more per acre than if the land were to remain in agricultural use. By 2007, this premium was up to almost \$2,500 more per acre to convert land to non-agricultural uses. This can be seen in Table 9-7, and represents a significant demand to turn agricultural land into other uses. However, there were only three transactions that took place for converting agricultural uses into alternative uses.

**Table 9-7**  
**Chippewa County Agricultural Land Sales and Conversion**

Year	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of All Agricultural Land		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
<b>2007</b>									
All	48	3,478	2,084	3	93	4,590	51	3,571	2,150
Without Buildings	31	2,204	1,672	3	93	4,590	34	2,297	1,790
<b>2000</b>									
All	66	4,638	1,226	34	1,412	1,533	100	6,050	1,297
Without Buildings	38	1,792	965	24	953	1,263	62	2,745	1,069

Source: US Department of Agriculture

Forested land does not bring nearly as much of a premium to convert land to other uses, as shown in Table 9-8. In 1998, buyers were paying about \$10 more per acre to convert forested land to other uses. By 2007, buyers were paying more for forested land that was going to stay in forestry use. There is also a significantly higher number of transactions for forestry uses remaining in that classification.

**Table 9-8**  
**Chippewa County Forestry Land Sales and Conversion**

Year	Forested land continuing in forest land			Forested land being diverted to other uses			Total of all forested land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
2007	40	1,699	1,770	6	742	1,480	46	2,441	1,681
2005	33	1,408	1,692	18	743	1,668	51	2,151	1,684
2001	52	1,670	1,169	26	672	1,217	72	2,362	1,215
1998	82	2,440	663	31	944	672	113	3,384	665

Source: US Department of Agriculture



When looking at assessments in Table 9-9, residential land has the highest assessed value per acre in Eagle Point, as in most Chippewa County communities. Commercial uses have the second highest values per acre in Eagle Point.

**Table 9-9**  
**Assessed Land Value Per Acre - 2007**

Municipality	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Anson	28,661	8,361	11,033	173	770	806	1,945
Arthur	4,413	2,436	--	176	1	754	1,500
Auburn	2,229	2,375	--	141	280	663	1,297
Birch Creek	57,815	11,049	--	116	528	896	1,781
Bloomer	9,961	3,228	--	173	329	826	1,680
Cleveland	10,467	9,953	4,480	184	338	695	1,242
Colburn	15,060	8,789	--	148	364	643	1,322
Cooks Valley	4,066	2,618	--	168	279	700	1,400
Delmar	7,306	5,750	2,380	139	269	601	1,598
Eagle Point	32,642	8,172	2,705	198	901	909	1,311
Edson	1,944	1,971	2,867	146	372	626	1,228
Estella	7,108	4,778	--	175	304	675	1,114
Goetz	2,432	2,465	2,300	144	247	478	983
Hallie	4,094	2,884	--	123	148	583	1,118
Howard	2,588	1,500	--	146	289	447	906
Lafayette	45,826	14,040	2,118	110	1,054	1,008	1,855
Lake Holcombe	51,823	9,538	1,516	109	241	477	1,043
Ruby	2,943	2,036	--	126	449	604	1,201
Sampson	50,668	17,149	1,540	141	698	781	1,719
Sigel	7,603	5,490	--	162	535	835	1,699
Tilden	7,761	5,830	6,467	157	383	503	1,100
Wheaton	6,089	6,012	7,660	204	797	1,055	1,544
Woodmohr	4,421	3,622	2,367	178	104	618	1,530
Average for all Towns	19,256	7,531	3,736	160	419	717	1,383
<b>Villages</b>							
Boyd	130,131	17,147	5,025	193	100	661	1,500
Cadott	37,725	8,426	8,575	144	470	683	2,434
Lake Hallie	14,901	29,309	4,721	133	1,090	830	1,672
New Auburn	17,581	26,300	15,400	177	471	743	1,699
Average for all Villages	17,472	24,631	5,063	159	830	775	1,746
<b>Cities</b>							
Bloomer	107,934	42,165	11,055	219	6,625	--	--
Chippewa Falls	129,583	51,535	12,560	166	--	--	2,864
Cornell	11,442	14,104	4,256	199	541	693	1,094
Eau Claire	170,783	42,365	11,055	250	--	--	--
Stanley	22,668	11,236	4,339	197	599	--	--
Average for all Cities	74,017	40,505	10,339	205	636	693	1,550

Source: Wisconsin Department of Revenue

### *Land Use Analysis*

As shown in the Agricultural and Natural Resources element, the Town is predominantly covered in soils that are productive for agricultural uses, with relatively few limitations for building site development.

There are few land use conflicts, or potential for land use conflicts within the Town. Agricultural and forestry lands dominate the Town. Agricultural uses are generally of a lower density nature, and forestry lands are primarily undeveloped. There are very few commercial and industrial properties in the Town. The one potential land use conflict that Eagle Point will have to take into consideration will be residential development pressure.



Non-agricultural development is constrained by the lack of municipal water and sewer service, and the strong desire to keep the Town of Eagle Point's rural character. Residents don't seem to mind driving to more urbanized areas for employment and to shop for retail goods.

As a very rural community, there are very few opportunities for redevelopment of property within the Town.

### ***Future Land Use***

Future land use in the Town will primarily remain agriculturally dominated, with residential uses increasing slightly over the next 25-years. Commercial uses may increase slightly, but this will likely be very small scale commercial that serves the local population. Manufacturing and industrial uses will likely remain a very small part of Eagle Point, even though the SWOT meeting ranked Lack of Industry as the number three weakness. Without water and sewer infrastructure in place, it is unlikely that larger commercial and industrial users will develop in Eagle Point. Public uses may increase, for two reasons. First, residents indicated that addition recreational amenities are desired during the public meetings. Second, various local, regional, and state entities may seek to preserve key environmental features found in and around the Town.

Based upon the official projections of the Wisconsin Department of Administration, the Town of Eagle Point is projected to grow at a rate higher than it has seen in the past. This projection will be highly dependent upon what type of development guidelines the Town implements and enforces.



**Eagle Point Office Park Advertisement**

### ***Projected Growth***

Land use projections are an important part of a comprehensive plan. They are a “best guess” of the amount of land that will be needed for future development, and are based on population and household projections, community development standards (accepted density or intensity of various land uses) and community desires. Within the Town of Eagle Point, there are approximately 37,000 acres of undeveloped land. Approximately eight percent of the undeveloped land is water, leaving about 34,000 acres of developable land.

Tables 9-10, 9-11, and 9-12 reiterate the projections that were presented in earlier elements of the plan. These tables serve as an aid in helping look at the future land uses in Eagle Point.

**Table 9-10**  
**Population Projections - 2000-2030**

Unit of Government	Census	Projection						Change 2000-2030	
	2000	2005	2010	2015	2020	2025	2030	Number	Percent
Eagle Point	3,049	3,191	3,372	3,571	3,767	3,943	4,091	1,042	34.2%
Chippewa County towns	31,077	28,373	30,004	31,768	33,513	35,075	36,382	5,305	17.1%
Chippewa County villages	2,572	8,320	8,947	9,630	10,313	10,945	11,495	8,923	346.9%
Chippewa County cities	21,546	23,802	24,462	25,311	26,127	26,803	27,275	5,729	26.6%
<b>Chippewa County</b>	<b>55,195</b>	<b>60,495</b>	<b>63,413</b>	<b>66,709</b>	<b>69,953</b>	<b>72,823</b>	<b>75,152</b>	<b>19,957</b>	<b>36.2%</b>

Source: U.S. Census Bureau & Wisconsin Department of Administration

**Table 9-11**  
**Household Projections - 2000-2030**

Unity of Government	2000	Projections						Change 2000-2030	
		2005	2010	2015	2020	2025	2030	Number	Percent
Eagle Point	978	1,086	1,174	1,263	1,349	1,429	1,502	524	53.6%
Chippewa County towns	11,154	10,426	11,285	12,145	12,976	13,747	14,456	3,302	29.6%
Chippewa County villages	1,046	3,172	3,483	3,807	4,117	4,415	4,695	3,649	348.9%
Chippewa County cities	9,156	9,530	10,043	10,568	11,068	11,508	11,887	2,731	29.8%
Chippewa County	21,356	23,128	24,811	26,520	28,161	29,670	31,038	9,682	45.3%

Source: Wisconsin Department of Administration

**Table 9-12**  
**Housing Unit Projections - 2000 to 2030**

Municipality	1990	2000	Projections						Change 2000-2030	
			2005	2010	2015	2020	2025	2030	No.	Percent
Eagle Point	804	1,018	1,129	1,220	1,313	1,402	1,485	1,561	543	53.3%
Chippewa County	19,077	22,821	24,613	26,404	28,222	29,969	31,575	33,030	10,209	44.7%

Source: U.S. Census and SEH

Based upon the desires of Eagle Point residents, and development pressure from the City of Chippewa Falls, we anticipate the development of approximately 543 residential dwelling units, 32 acres of commercial, 5 acres of industrial, and a small decrease (about 350 acres) in acres currently assessed agricultural occurring over the next 20 years. Anticipating this growth will allow the Town to identify and provide an adequate supply of land, infrastructure, and services for this expected growth.

### 5 Years

By 2010, we project an additional 91 residences, four new commercial entities, the conversion of 89 acres of agricultural to other uses, and zero industrial start-ups.



### **10 Years**

Within 10 years, we project 273 new residences, eight new commercial operations, conversion of 177 acres of agricultural to other uses, and one new industrial start-up.

### **15 Years**

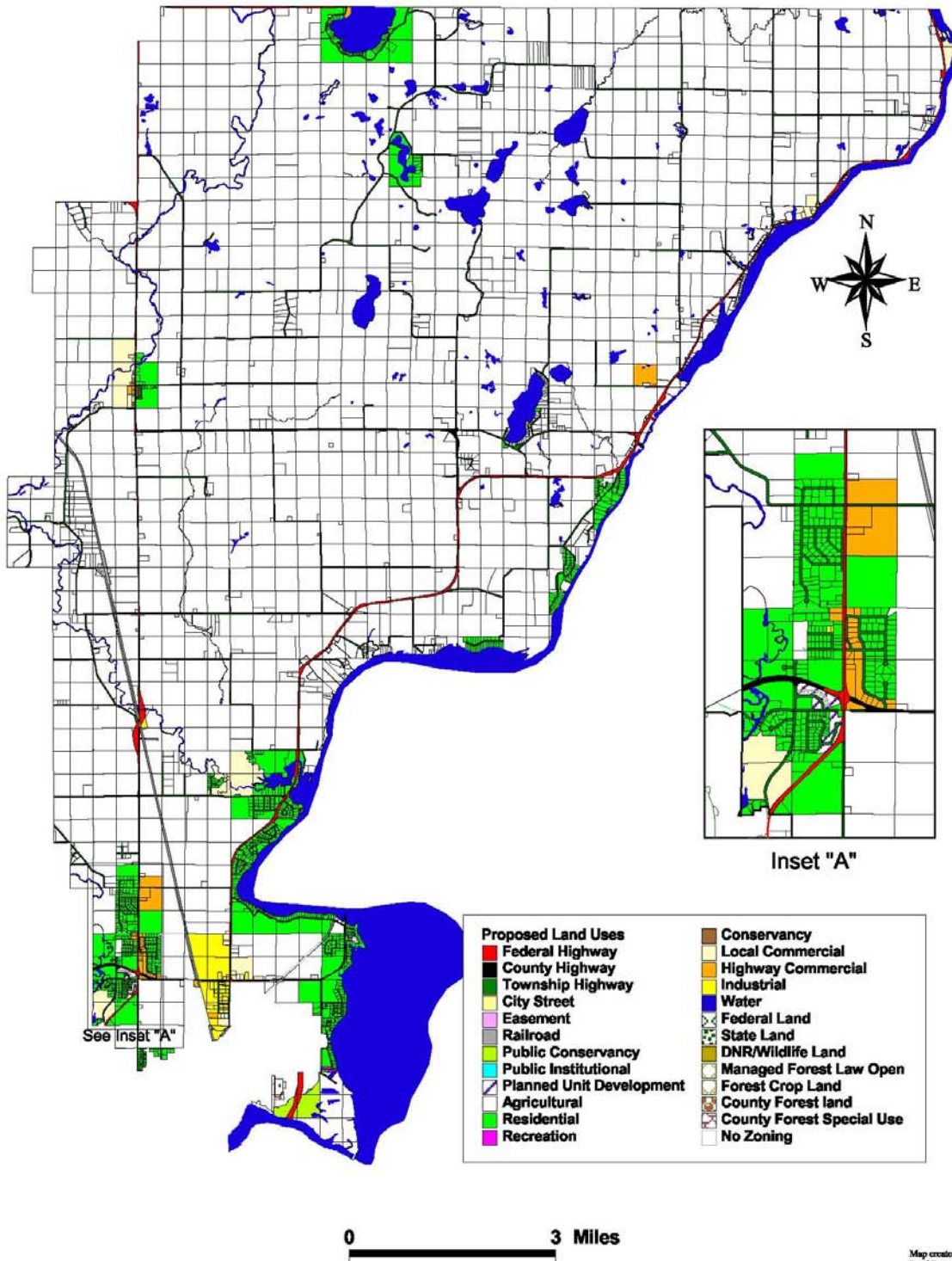
In fifteen years, we project 356 new residences, twelve new commercial businesses, the conversion of 265 acres of agricultural to other uses, and one new industrial start-up.

### **20 Years**

Over 20 years, we project 432 new residences, 16 new commercial businesses, the conversion of 352 acres of agricultural to other uses, and two new industrial start-ups.

Figure 9-2 shows the generalized future land use for the Town.

Figure 9-2  
Generalized Future Land Use



## 9.2 Land Use Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs.

### *University of Wisconsin*

The University of Wisconsin-Madison, River Falls, Milwaukee, and Stevens Point can provide research and outreach planning services to area communities. In addition, the University of Wisconsin-Extension offices can provide useful information on trends in many areas.

### *West Central Regional Planning Commission (WCWRPC)*

Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. For more information, visit [www.wcwrpc.org](http://www.wcwrpc.org).

### *Chippewa County*

Chippewa County has multiple departments that can aid in specific areas and specialties for land use projects.

## 9.3 Land Use Goals, Objectives and Policies

Based on the SWOT Analysis, the Vision Statement Process, and the effort to define key issues, a list of goals, objectives and policies has been drafted for the public, Plan Commission, and Town Board to consider.

The following goals, objectives and policies were finalized in the fall of 2008.

- A. **Goal** – The Town will evaluate the appropriateness of rezoning properties to their current land use.
  - 1. **Objective** – The Town will continue to apply and support Chippewa County zoning regulations. Zoning changes throughout the Town are acceptable as long as it meets the goals of the plan and the community.
    - a. **Policy** – Proposed land use changes are required to gain the approval of the Town Board, in addition to all other required agency approvals.
- B. **Goal** – The Town will develop standards to use in reviewing and approving proposed developments. This will promote efficient developments that lower utility installation costs, and retain the community's identity.
  - a. **Policy** – The current minimum lot size in the R-1 district of 30,000 square feet, and 1.5 acres for land zoned agricultural (A) should be maintained.



## 10.0 Implementation

### 10.1 Action Plan

### 10.2 Plan Integration and Consistency

### 10.3 Plan Monitoring and Evaluation

### 10.4 Plan Amendments and Updates

This element serves as a “priority” list for implementing and realizing the Plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the area’s rural character, natural resources, and history. As change is inevitable, the Plan may need to be amended to appropriately reflect land use changes.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on the intent of the vision statements listed in Section 2 of the Plan. All nine elements included in this Plan work to achieve the desired future for the Town of Eagle Point.

### 10.1 Action Plan

The Town of Eagle Point’s Comprehensive Plan is intended to help guide land use decisions within the Town. The Plan is an expression of the Town’s wishes and desires and provides a series of policies for assisting the community in attaining its visions, goals, and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the town’s values and philosophies that citizens of Eagle Point share. The Plan guides a variety of community issues including housing, transportation, utilities/community facilities, land use, economic development, and intergovernmental cooperation.

The Eagle Point Planning Commission, Town Board, and citizens in reviewing all proposals pertaining to development in the Town should utilize the Comprehensive Plan. Development proposals should be examined to determine whether they are consistent with town wishes and desires as expressed in the Plan. As part of the review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

*Wis. Stats. 66.1001(2)(i)  
(i) Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the Comprehensive Plan. The element shall include a process for updating the Comprehensive Plan. A Comprehensive Plan under this subsection shall be updated no less than once every 10 years.*

*Completing the plan document is only one step in the planning process. Getting complete commitment in implementing the plan involves getting all departments and key individuals involved in order to have a unified stance in matters pertaining to the plan.*





## 10.2 Plan Integration and Consistency

Within this implementation element, it is required to “describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan.” As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Eagle Point Planning Commission and Town Board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the Town of Eagle Point encourages early dialogue between all adjoining and overlapping jurisdictions (towns, cities, and county) as they develop or revise their Comprehensive Plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

The Town of Eagle Point must also work closely with Chippewa County, as the Town has adopted many of the County’s ordinances currently. Eagle Point currently has Chippewa County zoning. The County also monitors and permits private on-site wastewater treatment and well systems. The Town does have its own subdivision regulations, and participates in a stormwater management plan.

## 10.3 Plan Monitoring and Evaluation

As part of the Comprehensive Planning process, a number of goals, objectives, and policy items were developed that when implemented are intended to build stronger relationships and give direction to the Town Board and its residents. The goals are the “purpose or end” that provides direction for Eagle Point and other governmental organizations, such as Chippewa County. Objectives are statements that are measurable benchmarks the community works to achieve, and the policies are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short term several others will be continuous or ongoing and do not have a specific implementation target date. As is stipulated in 1999 Wisconsin Act 9, a Comprehensive Plan must be updated at least once every 10 years. However, in order to ensure that Eagle Point’s plan is an effective management tool, the Eagle Point Planning Commission will review the plan goals and objectives annually to track those activities that have been completed to realize its accomplishments and identify areas where additional resources or actions are needed. Part of this effort, will also include addressing conflicts which may arise between the elements of the Plan.

As a means of measuring progress towards achieving the goals of the Comprehensive Plan, action steps for some immediate goals have been developed that assign a timeline to implement the goals.

Land Use

Strategy

- Identify development goals for the Town.
- Develop standards that the Plan Commission and Town Board will use in reviewing and approving proposed developments, and will meet the goals of development within the Town.

Implementation Lead(s)

- Eagle Point Plan Commission

Key Partners

- Eagle Point Town Board
- Town residents, business owners, and landowners
- Chippewa County – Planning and Zoning Department

Funding Sources

- Town of Eagle Point

GOAL

*The Town will amend its Subdivision Ordinance and develop standards to use in reviewing and approving proposed development.*



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ACTION STEPS



# Land Use

## GOAL

*The Town will  
evaluate the  
appropriateness  
of rezoning  
properties to  
their current land  
use.*

### Strategy

- The Plan Commission will visit properties considered for rezoning.
- The Plan Commission will hold meeting(s) at which property owners and residents will be invited to discuss the issues with the rezoning consideration.
- The Plan Commission will make recommendations to the Town Board for properties to rezone.

### Implementation Lead(s)

- Eagle Point Plan Commission
- Eagle Point Town Board

### Key Partners

- Town residents, business owners, and landowners
- Chippewa County – Planning and Zoning Department

### Funding Sources

- Town of Eagle Point



## ACTION STEPS

Utilities and Community Facilities

Strategy

- Identify several optional sites for a fire station in the southern portion of Town.
- Evaluate alternatives based on location, potential response times, protecting the Town’s borders, and costs, including land acquisition, construction, equipment purchases, and other necessary costs.

Implementation Lead(s)

- Eagle Point Plan Commission
- Eagle Point Town Board

Key Partners

- Town of Eagle Point

Potential Funding Sources

- Town of Eagle Point
- Rural Development, Community Facilities Program

GOAL

The Town shall identify and consider future sites in the southern portion of the Town for an additional fire station.



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ACTION STEPS

Natural Resources

GOAL

Eagle Point will make information on natural resources protection and preservation available on the Town’s website.

Strategy

- Identify federal, Wisconsin, and Chippewa County protection and preservation programs that are applicable to land in the Town.
- Place links, as well as any documents that explain these programs on the Town website.

Implementation Lead(s)

- Eagle Point Town Board
- Eagle Point Town Clerk

Key Partners

- Environmental Protection Agency
- Wisconsin Department of Natural Resources
- Chippewa County
- University of Wisconsin - Extension

Funding Sources

- Town of Eagle Point – staff time



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ACTION STEPS

# Utilities and Community Facilities

## GOAL

*The Town shall develop and have in place a plan to make the Town Hall handicapped accessible.*

### Strategy

- Develop alternatives that would result in the Town Hall being handicapped accessible.
- Evaluate alternatives and select the most appropriate alternative based on the Town’s needs.
- Implement the selected alternative.

### Implementation Lead(s)

- Eagle Point Plan Commission
- Eagle Point Town Board

### Key Partners

- Town of Eagle Point residents, business owners, and landowners
- Americans with Disabilities Act

### Potential Funding Sources

- Town of Eagle Point
- Community Development Block Grant– Public Facilities
- Rural Development, Community Facilities Program



## ACTION STEPS



## 10.4 Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every 10 years. The Eagle Point Planning Commission will remain flexible in determining when and how often the Plan should be updated. Generally, a Comprehensive Plan update should not be expected more often than once every 5 years. A tremendous amount of change can occur in a community over just a couple of years and the Town will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

To ensure residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Eagle Point Planning Commission shall undertake a review of the Plan and shall consider necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon the Planning Commission review, recommended changes to the Plan shall be forwarded to the Town Board. The Eagle Point Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended Plan changes. A public hearing shall be advertised in accordance with the Town's public meeting notice procedures. Based on public input, Planning Commission recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s).



## Appendix A

### Town of Eagle Point Community Survey and Results



## 1. What is your status in the Town? (check all that apply)

	Number of Response(s)	Response Ratio
Year-round resident	27	81.8%
Seasonal resident	0	0.0%
Own farm	3	9.0%
Own business in the Town	0	0.0%
Own undeveloped land	3	9.0%
Residential/home business combination	0	0.0%
Other	0	0.0%
<b>Total</b>	<b>33</b>	

## 2. If a landowner, approximately how many acres of land do you own?

24 Response(s)

4  
8  
1 acre  
1  
40  
11  
1.25 acres  
2  
56  
1.75  
191  
116  
5  
5  
160  
1  
.5  
1.8  
.75  
160  
20  
1  
1.5  
1

**Average = 32.9**



### 3. Do you actively farm the land you own?

	Number of Response(s)	Response Ratio
No	20	80.0%
Yes - all of it	0	0.0%
Yes, a portion of it, please specify percentage in comment box below.	5	20.0%
No Responses	4	
<b>Total</b>	<b>29</b>	

4 Comment(s)

70%

76%

60%

40%

### 4. Do you anticipate your land being actively farmed by you or someone else in the next (check all that apply):

	Number of Response(s)	Response Ratio
0 - 5 years	2	28.6%
6 - 10 years	0	0.0%
11-15 years	0	0.0%
16 - 20 years	0	0.0%
21 or more years	5	71.4%
Not applicable	20	
<b>Total</b>	<b>27</b>	

### 5. What type of dwelling do you reside in?

	Number of Response(s)	Response Ratio
Single-Family home	27	96.4%
Apartment	0	0.0%
Duplex	0	0.0%
Condominium	0	0.0%
Other	1	3.6%
No Responses	1	
<b>Total</b>	<b>29</b>	

1 Response

Farm home

### 6. Do you own or rent your dwelling unit?

	Number of Response(s)	Response Ratio
Own	26	96.3%
Rent	1	3.7%
Other	0	0.0%
No Responses	2	
<b>Total</b>	<b>29</b>	

## 7. How many years have you lived/owned land in the Town?

28 Response(s)

50

8

5

20

34 years I have lived here owned property for 25

8

28 years

73

56

34

56

46

45

2

18

11

9

20

33

4

30

17

50

34

1

30

1

16



**8. How many adults (18 or older) live in your household?**

27 Response(s)

2  
2  
2  
2  
2  
2  
2  
2  
0  
2  
2  
1  
1  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2  
3  
2

## 9. How many children (under 18) live in your household?

27 Response(s)

0  
2  
2  
2  
0  
1  
1  
0  
0  
0  
0  
0  
0  
0  
0  
0  
0  
0  
1  
0  
2  
0  
0  
0  
0  
0  
0  
0  
1  
2

## 10. What is your employment status?

	Number of Response(s)	Response Ratio
Employed full-time	13	48.1%
Employed part-time	2	7.4%
Self-employed	1	3.7%
Unemployed	1	3.7%
Retired	7	25.9%
Other	3	11.1%
No Responses	2	
<b>Total</b>	<b>29</b>	

3 Response(s)

Disabled  
hubby full time, wife part time  
Elected official

### 11. If you are employed, where do you work?

	Number of Response(s)	Response Ratio
In the Town of Eagle Point	3	15.8%
Neighboring City (please specify below in the comment box)	8	42.1%
Neighboring Town (please specify below in the comment box)	1	5.3%
Elsewhere in Chippewa County (please specify below in the comment box)	4	21.1%
Neighboring County (please specify below in the comment box)	1	5.3%
Other	2	10.5%
No Responses	10	
<b>Total</b>	<b>29</b>	

### 12 Comment(s)

Statewide  
 Wisconsin and Minnesota  
 Chippewa Falls  
 Hallie  
 Mike: Eau Claire Deb: Chippewa Falls  
 Chippewa Falls  
 TTM Technologies  
 Chippewa Falls  
 Chippewa County  
 Eau Claire  
 Eau Claire  
 By Hospital  
 Eau Claire  
 Eau Claire

### 12. On an average day, how long does it take you to commute one-way to work? Please answer in minutes.

### 16 Response(s)

20  
 5  
 9 min.  
 20  
 Mike 30 min, Deb 15 min  
 3  
 1  
 8  
 15  
 20  
 25  
 120  
 5  
 20  
 5  
 23

**Average = 20.2 minutes**



### 13. What is your annual household income?

	Number of Response(s)	Response Ratio
Less than \$15,000	5	19.2%
\$15,000 - \$24,999	3	11.5%
\$25,000 - \$49,999	4	15.4%
\$50,000 - \$74,999	7	26.9%
75,000 - \$99,999	3	11.5%
\$100,000 or more	4	15.4%
No Responses	3	
<b>Total</b>	<b>29</b>	

### 14. What is your age?

	Number of Response(s)	Response Ratio
18-24	1	3.6%
25-34	0	0.0%
34-44	4	14.3%
45-54	10	35.7%
55-64	7	25.0%
65+	6	21.4%
No Responses	1	
<b>Total</b>	<b>29</b>	

### 15. Gender

	Number of Response(s)	Response Ratio
Male	17	60.7%
Female	11	39.3%
No Responses	1	
<b>Total</b>	<b>29</b>	

#### 16. What are the top three (3) reasons you chose to live in the Town?

	Number of Response(s)	Response Ratio
Close to family	11	14.6%
Close to work	7	9.3%
Agriculture	4	5.3%
Close to shopping	1	1.3%
Grew up here	13	17.3%
Small town atmosphere	10	13.3%
Community services	1	1.3%
Quality of schools	5	6.6%
Taxes	4	5.3%
Cost of home	3	4.0%
Public safety	1	1.3%
Recreational facilities and opportunities	6	8.0%
Historical significance	2	2.6%
Other	7	9.3%
<b>Total</b>	<b>75</b>	

7 Response(s)

private location  
Wide open spaces  
Country Beauty  
Waterfront  
Waterfront Property  
Family owned property for several generations.  
Quiet

#### 17. Please rank your satisfaction with the following Town services and characteristics (part one):

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Excellent	Good	Fair	Poor	Very Poor	Don't Use
Police protection	6 22%	9 33.3%	7 26%	3 11%	0 0%	2 7%
Fire protection	11 41%	9 33.3%	6 22%	1 4%	0 0%	0 0%
Rescue service	13 48%	6 22.2%	7 26%	0 0%	0 0%	1 4%
Town hall	3 11%	12 44.4%	6 22%	1 4%	1 4%	4 15%
Town hall park	3 11%	10 37.0%	2 7%	0 0%	1 4%	11 41%
Waste collection	5 20%	10 40.0%	4 16%	3 12%	0 0%	3 12%
Area library service	3 13%	10 41.7%	2 8%	0 0%	0 0%	9 38%

### 18. Please rank your satisfaction with the following Town services and characteristics (part 2):

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Excellent	Good	Fair	Poor	Very Poor	Don't Use
Area healthcare facilities	7 32%	9 40.9%	4 18%	1 5%	0 0%	1 5%
Street maintenance	3 12%	9 34.6%	6 23%	3 12%	4 15%	1 4%
Snow removal	5 19%	9 33.3%	5 19%	3 11%	4 15%	1 4%
Recycling	5 19%	12 46.2%	3 12%	2 8%	0 0%	4 15%
Area public school system	3 12%	13 50.0%	5 19%	0 0%	0 0%	5 19%
Bicycle paths	3 13%	6 26.1%	3 13%	2 9%	0 0%	9 39%
Sidewalks	2 9%	5 21.7%	1 4%	2 9%	0 0%	13 57%

### 19. Please rank your satisfaction with the following Town services and characteristics (part 3):

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Excellent	Good	Fair	Poor	Very Poor	Don't Use
Code enforcement	3 12%	7 28.0%	7 28%	5 20%	2 8%	1 4%
Housing affordability	2 9%	10 43.5%	7 30%	2 9%	1 4%	1 4%
Quality of housing	2 8%	15 62.5%	5 21%	2 8%	0 0%	0 0%
Public transportation	1 4%	1 4.2%	2 8%	5 21%	2 8%	13 54%
Job opportunities	1 4%	6 24.0%	10 40%	5 20%	2 8%	1 4%
Area entertainment	1 4%	10 40.0%	5 20%	4 16%	1 4%	4 16%
Agricultural support	3 12%	7 26.9%	2 8%	2 8%	1 4%	11 42%

**20. The current Town Hall is not in compliance with current building standards (specifically handicapped accessibility). What would you like to see be done with the Town Hall?**

	Number of Response(s)	Response Ratio
Renovate the existing facility to bring it into compliance with state code	17	65.4%
Remove the existing facility and rebuild in compliance with state code	1	3.8%
Other	8	30.8%
No Responses	3	
<b>Total</b>	<b>29</b>	

8 Response(s)

- Add on an office to the existing building at ground level
- Remove kitchen and put office there.
- You people are going to do whatever you want to do. Not the general populace.
- Add handicap ramp.
- Whichever is cheapest.
- It is handicap accessible - maintain building.
- Add a ramp
- Leave as is.

**21. The list below represents several planning issues that the Town will face in the next 20 years. Please indicate how important you feel it will be to address each of the items listed below. (part 1)**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Very Important	Important	Neutral	Not Immediately Important	Not Important At All
Redevelopment of existing residential	1 4%	9 37.5%	5 21%	3 13%	6 25%
Redevelopment of existing commercial	3 13%	10 41.7%	3 13%	2 8%	6 25%
Redevelopment of existing industrial	4 17%	9 37.5%	4 17%	1 4%	6 25%
Developing new residential	2 8%	6 25.0%	7 29%	4 17%	5 21%
Developing new commercial	5 21%	9 37.5%	2 8%	3 13%	5 21%
Developing new industrial	5 21%	8 33.3%	2 8%	4 17%	5 21%
Public transportation	2 8%	4 16.7%	8 33%	4 17%	6 25%
Preservation of open space	13 48%	8 29.6%	2 7%	2 7%	2 7%
Multi-use path system: bike, walk, rollerblade, x-country ski, etc.	7 28%	10 40.0%	4 16%	1 4%	3 12%
Creating new jobs	11 44%	11 44.0%	0 0%	0 0%	3 12%



**22. The list below represents several planning issues that the Town will face in the next 20 years. Please indicate how important you feel it will be to address each of the items listed below. (part 2)**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Very Important	Important	Neutral	Not Immediately Important	Not Important At All
Improving public safety	6 24%	12 48.0%	4 16%	1 4%	2 8%
Population growth	3 12%	10 38.5%	6 23%	4 15%	3 12%
Attracting new business	8 32%	9 36.0%	4 16%	1 4%	3 12%
Expanding recreational facilities	5 19%	6 23.1%	5 19%	4 15%	6 23%
Improving educational facilities	5 19%	9 34.6%	9 35%	1 4%	2 8%

4 Comment(s)

Hoping We Are Not Running Out Of TAX\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$

Suggestion: Allow installation of a tower at town hall location to enable local "rural" residents access to broadband internet at affordable cost.

Very Important - Natural Gas

Leave it farmland and not taking it away from the country.

**23. In your opinion, how would you characterize the rate of growth in the Town in the past 10 years?**

	Number of Response(s)	Response Ratio
Too fast	14	56.0%
Too slow	2	8.0%
About right	9	36.0%
No opinion	0	0.0%
No Responses	4	
<b>Total</b>	<b>29</b>	

**24. What, if any, land uses would you like to see grow or expand? (Check all that apply)**

	Number of Response(s)	Response Ratio
Residential	4	10.5%
Commercial	5	13.1%
Industrial	5	13.1%
Recreational	7	18.4%
Open space	10	26.3%
Other	7	18.4%
<b>Total</b>	<b>38</b>	

7 Response(s)

Preserving Farming

None-let the farmer's be.

Trees

Leave as is natural countryside.

Look @ low impact development using conservation design (cluster) land division.

Agriculture

None - leave farms and wildlife.



**25. Please rank the amount of productive agriculture land that should be developed for the following uses**

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1 = Most Preferred						7=Least Preferred
	1	2	3	4	5	6	7
Develop for residential units	2 9%	9 41%	5 22.7%	3 14%	2 9%	1 5%	0 0%
Develop for commercial use	2 9%	2 9%	10 45.5%	3 14%	4 18%	1 5%	0 0%
Develop for industrial use	0 0%	3 13%	4 17.4%	10 43%	4 17%	2 9%	0 0%
Develop for recreational use	1 5%	3 14%	4 18.2%	4 18%	9 41%	1 5%	0 0%
Preserve for productive agricultural land	7 30%	4 17%	0 0.0%	1 4%	1 4%	8 35%	2 9%
Preserve 100% for productive agricultural land	8 35%	1 4%	0 0.0%	0 0%	2 9%	9 39%	3 13%
No opinion/Don't care	2 10%	0 0%	0 0.0%	0 0%	0 0%	1 5%	17 85%

**26. If Commercial Uses are developed, what types of establishments would you like to see in Eagle Point? (Check all that apply)**

	Number of Response(s)	Response Ratio
Family/sit-down restaurants	8	10.6%
Fast-food restaurants	3	4.0%
Big-box retail (e.g. Wal-Mart, Target, Home Depot)	9	12.0%
Specialty retail (e.g. antique, arts and crafts, etc.)	2	2.6%
Independently owned retail businesses	8	10.6%
High-end retail	2	2.6%
Outdoor recreational business (golf courses, batting cages, go-karts, etc.)	6	8.0%
Professional services (tax prep., attorneys, insurance, etc.)	6	8.0%
Personal Services (beauty salons, massage parlors, nail salons, etc.)	7	9.3%
Tourism/travel related businesses	6	8.0%
Agriculture related businesses	7	9.3%
Home-based businesses	5	6.6%
Other	6	8.0%
<b>Total</b>	<b>75</b>	

6 Response(s)

Grocery Store

Rural home based biz requires cost efficient broadband internet access

Hooters

Mini-Mart

Grocery store, bank or credit union.

Leave as is.



## 27. What features of your Town are you most proud of?

### 19 Response(s)

The town has a wonderful volunteer fire and rescue service. The taxes are reasonable.

Our Town Park It has a quiet setting that you take your kids to without worrying about them running into traffic. I enjoy the beauty of the land that we have around this area, I have traveled around & I enjoy this area the best.

location

Speed traps at Town Hall.

Rural atmosphere, quiet country side, beauty of trees grass, neat homes and farms.

Our fire department and our firefighters.

Agriculture crop land.

None - Town Board has let us down.

The Nice Train.

Country setting, farms.

Rural setting.

The River - Restaurants, elks, golf courses, farms, camping.

Campgrounds, Neatness, Open Spaces, Friendliness

Location, close to Town, nature, open space, close access to shopping, schools, entertainment, roads (hwys.).

Quality of Life.

Countryside and farms and farmers and wildlife.

Clean

Natural Beauty, Proximity to fishing and hunting.

The Fire Department is great and it has a very nice campground at O'Neil Creek Campground. Otherwise there's nothing here.

## 28. What features of your Town are the most unpleasant, unattractive, or underutilized?

### 16 Response(s)

The Town Board does not represent well the non-farm component.

The town is spending too much money on the park. There are other things that need to be addressed before spending money on something that is used twice a year.

Building a new concession stand that is only used 2-3 times a year not a wise use of money. How many times was the Volleyball Court used this summer or last? Another waste!!!! People are losing their homes due to careless spending I thought with a new Board they would keep spending in check. The Board better wake up and smell the coffee!!!!!!!!!!!!!!

Seeing lots of vehicles in one yard they should fence off these areas so we cannot see it. They should have an ordinance on this.

Recreation options for families are lacking; we need shopping options in closer proximity to rural areas to reduce gas consumption and increase job opportunities for struggling rural families.

Junk, Junk, Junk. Some places have so much junk the grass can't even grow. Really a turn-off - junk machinery, junk cars, etc.

Gravel pits with the noisy truck traffic.

Town Board.

Yards full of junk/trash. Gravel in the intersections.

Building businesses, breweries, leave the country setting alone, no lot building (NOTHING)

Poor use of tax payer money.

Dumping sites.

Some roads are in bad looking shape - all patches. No lines anymore.

Need internet site with info. Burning at the dump is unhealthy.

Like all feature of Eagle Point.

business growing up and taking away from its natural beauty.

## 29. To what degree should the Town encourage developing facilities for the following recreational facilities?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Urgently Needed	Somewhat Needed	Not Needed	No Opinion
Small neighborhood parks	3 14%	8 36%	9 41%	2 9%
Athletic fields	1 4%	9 39%	11 48%	2 9%
Indoor recreation centers	2 9%	5 23%	13 59%	2 9%
Swimming facility	2 9%	3 14%	15 68%	2 9%
River/water access	3 13%	10 43%	8 35%	2 9%
Playgrounds	3 14%	6 27%	11 50%	2 9%
Multi-use paths	2 9%	12 55%	6 27%	2 9%
Picnic areas/pavilions	3 14%	8 36%	8 36%	3 14%
0 Comment(s)				

## 30. If residential development occurs, how strongly would you support the following type(s) of development?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly Support	Support	Do Not Support	No Opinion
Conventional Subdivision of single-family homes	7 28%	9 36%	6 24%	3 12%
Large homes on large lots	2 8%	4 17%	14 58%	4 17%
Cluster development - single-family homes in rural areas with comm	4 16%	4 16%	15 60%	2 8%
Apartment Complex - 2-5 units	0 0%	5 22%	17 74%	1 4%
Apartment Complex - 6-10 units	0 0%	1 4%	21 91%	1 4%
Apartment Complex - 10 or more units	0 0%	1 4%	22 92%	1 4%
Condominiums	2 8%	1 4%	21 88%	0 0%

**31. What, if any, types of dwelling units does the Town need more of (check all that apply)?**

	Number of Response(s)	Response Ratio
Single-family	10	43.4%
Apartments	0	0.0%
Duplex's	3	13.0%
Condominiums	3	13.0%
Elderly/assisted living units	7	30.4%
<b>Total</b>	<b>23</b>	

**32. In your opinion, what should the minimum lot size be for rural residential development?**

	Number of Response(s)	Response Ratio
Less than 1 acre	4	16.0%
1-2 acres	16	64.0%
3-5 acres	1	4.0%
6-10 acres	1	4.0%
11-20 acres	0	0.0%
20-40 acres	0	0.0%
41 or more acres	0	0.0%
No limitation	2	8.0%
No opinion	1	4.0%
No Responses	4	
<b>Total</b>	<b>29</b>	

**33. Please feel free to write any additional comments that you feel will be helpful in the preparation of our Comprehensive Plan.**

12 Response(s)

Min. size - 1 ACRE for new single family homes. No Condo's on water frontage or access.

If people own land they should be able to do what they want with it if it is reasonable. There should not be high minimums on lot sizes.

This leads to increased land prices and the unused portion of land is not used. With smaller lots you are able to keep development into smaller areas preserving better land for farming.

Quit over spending on projects that are not panning out!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Mike and I appreciate that the Town Board is interested in citizen opinions and are utilizing the internet to gather input. We would like to thank all the folks involved in local government and services.

Kind Regards,

Deb & Mike Loiselle

That should be left up to the individual. If they want to listen to the neighbor flush their potty, fine, buy a small lot. Otherwise look for another place with a larger acreages.

If people want shopping centers or to be closer to business areas, they can move to town.

Cluster home development.

Leave well enough alone, enough surrounding City. Leave country homes and farms alone. Leave building of jobs, etc. in City, Apartments, etc.

Residential lots should be no less than one acre in size.

Min. lot size - depends - cluster housing with community well and septic can support lot sizes smaller than 1 acre. I'm not sure if this area is ready for this development.

Putting together a strong plan now will help our leaders make good decisions about land issues over the next 10 to 20 years - Don't be afraid to amend the plan every couple of years - especially if something isn't working! Your hard work is appreciated!!!

People come to see the natural beauty and to get away from the city rat race. Leave alone.

On any heavier traveled roadway and people have a scrap yard they should be warned once to clean up and then receive fines and then have it cleaned up and put on tax bill.





**ORDINANCE # -2009-01**  
**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN**  
**OF THE TOWN OF EAGLE POINT, WISCONSIN**

The Town Board of the Town of Eagle Point, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) for towns exercising village powers under 60.22(3) of the Wisconsin Statutes, the Town of Eagle Point is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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

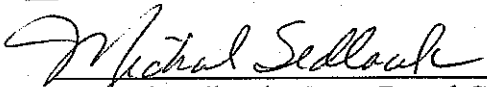
SECTION 3. The Plan Commission of the Town of Eagle Point, Wisconsin, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Eagle Point, Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

SECTION 5. The Town Board of the Town of Eagle Point, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Eagle Point, Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

ADOPTED this 19 day of Jan., 2009

  
Michael Sedlacek, Town Board Chair

Published:

Posted:

Approved: Jan. 19, 2009

Attest: Karen Knorn

Karen Knorn, Town Clerk





TOWN OF EAGLE POINT

Resolution No. 2009- /

**A RESOLUTION OF THE PLAN COMMISSION FOR THE TOWN OF EAGLE POINT RECOMMENDING THAT THE TOWN BOARD ADOPT THE COMPREHENSIVE PLAN PREPARED BY THE COMMISSION, AND ADOPT THE COMPREHENSIVE PLAN AS**

**"TOWN OF EAGLE POINT COMPREHENSIVE PLAN"**

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorize the Town to prepare a comprehensive plan and prepare amendments to comprehensive plans as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Town Board directed the Plan Commission to prepare the comprehensive plan known as "Town of Eagle Point Comprehensive Plan"; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Town Board adopted a public participation plan to encourage public participation in the formation and review of the comprehensive plan; and

WHEREAS, the Plan Commission held public meetings to involve citizens in the preparation and review of the comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan consisting of text and maps that is entitled "Town of Eagle Point Comprehensive Plan"; and

WHEREAS, the Plan Commission conducted a public meeting on January 19th, 2009, to consider the above-mentioned plan; and

WHEREAS, the Plan Commission considered the public input that was offered at that and all other meetings; and

WHEREAS, the Plan Commission has determined that the above-mentioned comprehensive plan is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Plan Commission has determined that it has met those requirements of the public participation plan for which it is responsible.

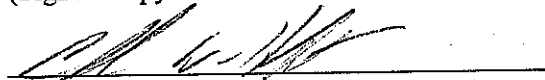
NOW THEREFORE, the Plan Commission, by resolution and majority vote of the entire Commission, respectfully recommends the following:

1. That the Town Board adopt the "Town of Eagle Point Comprehensive Plan"; and, hereafter refer to the complete comprehensive plan as the "Town of Eagle Point Comprehensive Plan;" and,
2. That the Town Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, send a copy of the comprehensive plan to the City of Chippewa Falls Public Library, Wisconsin Department of Administration, Chippewa County, West Central Wisconsin Regional Planning Commission, the City of Chippewa Falls, and the Towns of Cleveland, Bloomer, Woodmohr, Tilden, Estella, Arthur, Anson, and Lafayette.

ADOPTED this 19<sup>th</sup> DAY OF January, 2009, by a vote of 6 for, 0 against, and 0 abstaining.

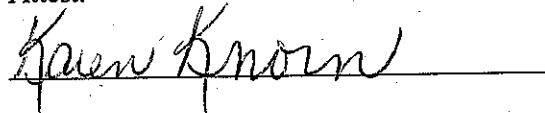
TOWN OF EAGLE POINT PLAN COMMISSION

(Signed Copy Available in the Clerk's Office)



By: Chuck Hebert, Plan Commission Chair

Attest:



Karen Knorn, Town Clerk