



**COMMUNITY
PLANNING**

Town of Lafayette
LAND USE PLAN
1995 - 2015

TOWN OF LAFAYETTE
LAND USE PLAN
1995-2015

prepared by:

Town of Lafayette Planning Commission

with assistance by:

**West Central Wisconsin Regional
Planning Commission**

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INTRODUCTION

Since 1940, the Town of Lafayette experienced population increases from 1940 to 1960 and from 1980 to 1990. Population change leveled off from 1960 to 1980, when the Town's population declined slightly from 4,188 to 4,181 people. Lafayette's population increase, between 1980 and 1990, is the opposite of the population trends experienced by most small communities in west central Wisconsin. Current population estimates, prepared by the Wisconsin Department of Administration, indicate an increase of 207 persons, from 1990 to 1995, for the Town of Lafayette, increasing the population to 4,655. The 1995 estimate of 4,858 persons, prepared for this plan, indicates the Town's population is probably growing faster than expected. Long range population forecasts by the Department of Administration indicate a year 2000 population of 4,672, well below what the population is likely to have been at the beginning of 1995.

The recent growth in residential development in the town, combined with a relatively large commuting employment base, has created an increase in the demand for services in the community. With recent and planned highway improvements, the desirable rural character of the town, and the continued strong economy in the area, development pressures are likely to continue. To accommodate this growth and development, local officials decided to develop a town land use plan to provide them with a current and expanded information base. The plan and accompanying information will assist officials with decisions concerning how the community should preserve its character and make positive changes in an orderly fashion.

Although the primary reason for developing a land use plan is to prepare for anticipated growth and development, there are other equally important reasons for going through the planning process. These reasons include: the protection of public health and welfare, preparing for and facilitating economic and industrial development, increasing the efficiency of public investments, protection of property values, to obtain and encourage citizen participation in the local government, and to maintain the quality of life presently being enjoyed in the community. The land use plan serves as the base upon which the potential changes to the county's zoning ordinance and new town subdivision regulations are developed to help implement the plan.

Addressed in the plan are the following sections: an inventory of the socio-economic characteristics of the community, including population and economic characteristics, the existing natural resources and physical landscape, and the existing land use and land cover; a discussion of the factors affecting development; the proposed land use plan, including a list of land use goals and policy statements and a description of proposed land use patterns; and recommendations for implementation of the plan, including the roles of both the Lafayette Planning Commission and the citizenry.

BACKGROUND AND AUTHORITY

Wisconsin Statutes outline the relationship of planning and zoning under authorizations in Sections 60.61 for town government, 62.23 for cities and villages, and 59.97 for counties. Section 59.97 (5) (c) provides for a county zoning ordinance to be effective in a town, once it is approved by the town board. The Town of Lafayette has approved the Chippewa County Zoning

Ordinance and cooperates with the county in planning and zoning as authorized under Section 60.23 (5).

REGIONAL SETTING

The Town of Lafayette is located in south central Chippewa County, Wisconsin, east and southeast of the City of Chippewa Falls, with the Chippewa River, Lake Wissota and the Yellow River its northern boundary. The town can be characterized as an urbanizing rural residential area with limited commercial and industrial development. The northern part of the town is dominated by the major body of water Lake Wissota which has attracted shoreline development and continues to attract out-lot residential development. In contrast, the southern area of the town is rural and sustains significant agricultural activity.

The town is in close proximity to the cities of Chippewa Falls and Eau Claire. Hence, it is also in the Eau Claire, Wisconsin Metropolitan Statistical Area. Parts of the town are also in the Chippewa-Eau Claire urbanized area for the Metropolitan Planning Organization, a transportation planning agency. The influence of this metropolitan area is definitely apparent in Lafayette. Most of the workers in the town commute to either Chippewa Falls or Eau Claire for employment, and because of the limited commercial establishments in Lafayette, nearly all shopping is done by Lafayette residents in either Chippewa Falls or Eau Claire.

PLAN OBJECTIVES

The purpose of this plan is to provide information about the town's people and resources, the existing character of the town, and what the community wants to be in the future and how it intends to get there. The plan is going to be used by the Town Planning Commission and Board in making decisions regarding its future growth and development. The plan will also provide recommendations that will influence changes in the way the development process occurs in the town.

LAND USE PLANNING PROCESS

This plan is the result of a community planning process undertaken by the Town of Lafayette in 1994. An ad hoc planning committee originally provided oversight to the process and was replaced when the Town of Lafayette exercised its village powers and created a Planning Commission to address town planning and development issues. The Planning Commission studied the planning supporting information and evaluated the needs of the community to arrive at recommendations for the plan. The town also used a survey to obtain community input and involved the community at hearings during the planning process. The Planning Commission will be responsible for providing recommendations to the Town Board that ensures that the implementation of the plan is consistent with the plans goals and policies.

INVENTORY

The first section of the plan is the inventory of the past and present socio-economic characteristics, physical landscape and natural resources base, and land use and land cover characteristics of the Town of Lafayette. The inventory will provide the basis from which decisions regarding the future land uses in the town can be based.

SOCIO-ECONOMIC CHARACTERISTICS

The inventory of the socio-economic characteristics will include a review of two major areas of the socio-economic environment. The first area is a review of the general population characteristics of the town. The population analysis will review the major characteristics of the population such as: the number of people, age/sex of the population, family/household characteristics, income characteristics, housing characteristics, and population projections.

The second area of the socio-economic analysis includes a review of the economy. This will consist of a review of the employment trends, labor force, and trends in the economic sector.

POPULATION CHARACTERISTICS

A review of the general population characteristics is necessary to identify what types of changes have occurred, and may occur, to the population base. This is a critical step in the planning process to ensure that the decisions that are made from the recommendations of this plan will meet the needs of the people that will have to live with these decisions. This is the foundation from which the town's decisions on the level of future services will be established.

General Trends

Shown in Table 1, are the historic population numbers for the Town of Lafayette and the surrounding city and towns. As are indicated by the population figures, the Town of Lafayette experienced steady growth, 2.3 percent average annual increase, from 1940 to 1960, growth was stagnant during the 20 year period from 1960 to 1980, and began to steadily grow, at an average annual rate of 0.6 percent, from 1980 to 1990.

TABLE 1.

HISTORIC POPULATION									
MUNICIPALITY	1940	1950	1960	1970	1980	1990	1995*	PCT CHANGE	
								70-80	80-90
CHIPPEWA FALLS	10,368	11,088	11,708	12,351	12,270	12,727	12,970	-.7	3.7
LAFAYETTE	2,851	3,415	4,188	4,189	4,181	4,448	4,655	-.2	6.4
EAGLE POINT	1,762	1,828	2,017	2,224	2,750	2,542	2,725	23.7	-7.6
ANSON	1,038	1,147	1,349	1,446	1,590	1,634	1,692	9.9	2.8
HALLIE	1,020	1,423	2,530	3,568	4,275	4,531	4,565	19.8	6.0
SIGEL	750	733	703	654	782	736	765	19.6	-5.9
GOETZ	671	567	556	613	607	640	663	-.1	5.4

SOURCE: U.S. Census Bureau; Official Population Estimates 1990-2015, Wisconsin Department of Administration, 1/1/95

* NOTE: Wisconsin Department of Administration 1995 Population Estimates, 1/1/95

Since 1990, it is estimated that the population has continued to grow, at an increasing average rate of 0.9 percent annually, to the town's peak 1995 population estimated to be 4,655 persons. Lafayette's average annual growth rate from 1980 to 1990 was greater than any of the surrounding towns, including Chippewa Falls. While the estimated average annual growth rate during the 1990 to 1995 period was second only to the Town of Eagle Point.

Components of Population Change

During the period from 1980 to 1990, Lafayette experienced a 267 person increase in population. During the same period, there were 205 deaths and 644 births resulting in a natural increase of 439 people. This means that the town experienced an out-migration during this time of 172 people.

Age Characteristics

In addition to total population change, it is also important to examine the composition of the population. Shown in Table 2, are the age characteristics for the Town of Lafayette for the years 1980 and 1990. It is important to note the change in the age distribution during this period. In 1980, 60 percent of the Town's population was less than 35 years old and 8 percent were age 65 or older. In 1990, only 50 percent of the population was less than 35 years old, and 11 percent were age 65 or older. This change is also reflected in the change in the median age from 29.3 years, in 1980, to 34.6 years, in 1990.

TABLE 2.

POPULATION BY AGE TOWN OF LAFAYETTE				
YEARS	1980		1990	
	NUMBER	PERCENT	NUMBER	PERCENT
0-9	696	17	677	15
10-19	760	18	635	14
20-34	1,054	25	942	21
35-64	1,324	32	1,703	38
65 +	347	8	491	11
TOTAL	4,181	100	4,448	100

SOURCE: U.S. Census Bureau

Family/Household Characteristics

In 1990, there were 4,448 people in 1,648 households. This is equivalent to an average of 2.7 persons per household. Shown in Table 3, are the family and non-family households by persons per household for 1990.

A noticeable statistic is the number of two-person family households. This may be an indicator of an increasing trend in older and retired couples moving to a rural environment once their children

are no longer living at home. As reflected in the survey, there was a prevalence of people looking for a quieter rural setting in which to live.

TABLE 3.

SIZE OF FAMILY AND NON-FAMILY HOUSEHOLDS • 1990			
TOWN OF LAFAYETTE			
PERSONS	FAMILY	NON-FAMILY	TOTAL
1	0	269	269
2	553	62	615
3	282	11	293
4	320	1	321
5	123	0	123
6	19	0	19
7+	8	0	8
TOTAL	1,305	343	1,648

SOURCE: U.S. Census Bureau

Income Characteristics

Shown in Table 4, are the average household and per capita income figures for the years 1979 and 1989. The Town of Lafayette has averaged a higher rate of average household (93.0%) and per capita (109.6%) income growth over the 10 year period, from 1979 to 1989, than either Chippewa County or the State of Wisconsin. Subsequently, Lafayette has also achieved higher average household, \$39,689, and per capita, \$14,663, incomes.

TABLE 4.

AVERAGE HOUSEHOLD AND PER CAPITA INCOME						
TOWN OF LAFAYETTE						
PLACE	1979		1989		% CHANGE 1979-89	
	AVERAGE HOUSEHOLD	PER CAPITA	AVERAGE HOUSEHOLD	PER CAPITA	AVERAGE HOUSEHOLD	PER CAPITA
TOWN OF LAFAYETTE	20,564	6,995	39,692	14,663	93.0	109.6
CHIPPEWA COUNTY	17,564	5,868	30,285	11,170	72.4	90.4
STATE OF WISCONSIN	20,382	7,243	35,180	13,276	72.6	83.3

SOURCE: U.S. Census Bureau

However, Lafayette has averaged a lower rate of growth for adjusted gross income per capita than either Chippewa County or the State of Wisconsin. Shown in Table 5, is the adjusted gross income per capita for the years 1982 and 1992. Adjusted gross income is essentially taxable income as reported on a variety of tax forms. Although this figure does omit some types of

income, it is collected at the community level each year by the State of Wisconsin, and produces numbers that are good for comparison.

TABLE 5.

ADJUSTED GROSS INCOME PER CAPITA			
PLACE	1982	1992	% CHANGE 1982-92
Town of Lafayette	\$6,776	\$12,071	78.1
Chippewa County	\$5,396	\$12,119	89.8
State of Wisconsin	\$7,407	\$13,287	79.4

SOURCE: Wisconsin Department of Revenue

Shown in Table 6, are the number and percent of families in poverty for the years 1979 and 1989. The number of families in poverty has decreased from 100 to 68, while the number of total families has increased by 146, from 1,159 to 1,305, during the same period. This has resulted in a lower percentage of families in poverty.

TABLE 6.

FAMILIES IN POVERTY TOWN OF LAFAYETTE		
	1979	1989
NUMBER	100	68
PERCENT	8.6%	5.2%

SOURCE: U.S. Census Bureau

Housing Characteristics

In 1990, there was a total of 1,793 housing units in the Town of Lafayette. Of the total housing units, 1,648 units were occupied, 1,383 by owners and 265 by renters. Of the total housing units, shown in Table 7, 1,537 (85.6 percent) were single-family units, 109 (6.1 percent) were multi-family units, and 147 (8.2 percent) were mobile homes.

TABLE 7.

TYPES OF HOUSING UNITS • 1990 TOWN OF LAFAYETTE		
TYPE OF UNIT	NUMBER	PERCENT
SINGLE FAMILY	1,537	85.7
MULTI-FAMILY	109	6.1
MOBILE HOMES	147	8.2
TOTAL	1,793	100.0

SOURCE: U.S. Census Bureau

Shown in Table 8, are the housing values for the years 1980 and 1990. There has been a significant increase in the value of housing during the ten year period. The amount of houses valued below \$50,000 have decreased from 53.5 percent to 23.7 percent, while houses value from \$50,000 to \$99,999 have increased from 42.7 percent to 59.5 percent and the houses valued at \$100,000 or greater have increased from 3.7 percent to 16.8 percent. Although these are significant increases in housing values, it is important to remember that some of this change is due to inflation.

TABLE 8.

HOUSING VALUES • 1980 TO 1990				
TOWN OF LAFAYETTE				
VALUE IN DOLLARS	1980		1990	
	NUMBER	PERCENT	NUMBER	PERCENT
0 - 14,999	17	1.9	0	0.0
15,000 - 49,999	465	51.6	250	23.7
50,000 - 99,999	385	42.7	629	59.5
100,000 - 199,999	31	3.5	164	15.5
200,000 +	3	0.3	14	1.3
TOTAL	901	100.0	1,057	100.0

SOURCE: U.S. Census Bureau

Another indicator of the housing sector is a review of the median housing unit value. Shown in Table 9, are the median housing unit values for the Town of Lafayette and the surrounding communities. The Town of Lafayette has experienced an average increase in median housing unit value, from 1980 to 1990, that was second only to the Town of Eagle Point. However, Lafayette still maintains a higher median housing unit value (\$66,300) than the surrounding towns or City of Chippewa Falls.

TABLE 9.

MEDIAN HOUSING UNIT VALUE • 1980 TO 1990			
MUNICIPALITY	1980	1990	% CHANGE 1980-90
CHIPPEWA FALLS	33,100	43,600	31.7
LAFAYETTE	48,200	66,300	37.6
EAGLE POINT	47,400	65,500	38.2
ANSON	39,900	51,800	29.8
HALLIE	40,500	52,500	29.6
SIGEL	33,600	42,100	25.3
GOETZ	35,700	37,700	5.6

SOURCE: U.S. Census Bureau

Population Projections

The main objective of the planning process is to determine how much change is going to occur over the next 20 years. One of the main factors that will influence the change in the land use environment is the change in population. Subsequently, an important step in establishing the land use plan, is to project the needs that must be met by providing the local decision makers with the information necessary to determine the type and amount of land, housing, and public services that will be required during the planning period.

There are a wide variety of projection methods that are used to predict population change. Each of the various projection methods have pros and cons. So it is important to note that population projections are estimates that should be used as a tool to assist the town in making future decisions on the type and level of services that may be desired. And, that in the future, unpredictable events may occur that would require revisions to the projections.

In 1992, the Commission developed population projections for the entire seven county region, including Chippewa County and the Town of Lafayette. Shown in Table 10, these projections were developed at the beginning of the more significant growth period from 1990 to 1995, and as such probably do not reflect the impact that this period has had on the overall population trend in the town.

Official population estimates and projections for the State of Wisconsin were completed by the Wisconsin Department of Administration in 1992. In its most recent population estimates, for January 1, 1995, the Department of Administration estimated that the 1995 population of the Town of Lafayette was 4,655 people. Although this estimate is more aggressive than the Commission's projection, it still does not appear to reflect the growth that has recently occurred in the town.

TABLE 10.

POPULATION PROJECTIONS					
TOWN OF LAFAYETTE					
AGENCY	1995	2000	2005	2010	2015
Dept. of Administration • 1992	4,655*	4,672	4,733	4,788	4,830
WCWRPC • 1992	N/A	4,679	4,801	4,922	5,085
Lafayette Land Use Plan	4,858	5,115	5,371	5,628	5,884

*SOURCES: West Central Wisconsin Regional Planning Commission, 1992
 Official Municipal Population Projection 1990 - 2015, 1993*

* NOTE: Wisconsin Department of Administration 1995 population estimate, 1/1/95.

Another method to project population change would be to use recent building activity to establish a current level of growth, and project a trend in population from 1970 to 1995 out for 20 years. Using this method, based on the residential units built since March, 1990 (152 units), shown in Table 11, the average persons per household (2.7 persons), and the 1990 population (4,448 people), it can be estimated that the 1995 population of the town is about 4,858 people ($152 \times 2.7 + 4,448 = 4,858$). This corresponds to an average annual growth rate of 1.8 percent; a much faster rate of growth than either experienced in the past or expected by state demographers.

TABLE 11.

HOUSING UNITS BUILT TOWN OF LAFAYETTE					
1949- EARLIER	1950-79	1980-88	1989-3/90	4/90-1994*	TOTAL BUILT
356	1,077	305	51	152	1,941
AVERAGE UNITS BUILT PER YEAR					
N/A	36	34	41	32	

SOURCE: U.S. Census Bureau

* NOTE: Based on Chippewa County septic permits.

Projecting this population out for twenty years, to the year 2015, it can be seen that this method of forecasting projects a much greater population increase than either the Department of Administration or Commission. As shown in Table 10, these projections are believed to more in line with the current, and expected, growth. However, it is important to emphasize that these projections should be reviewed on a regular basis in order to monitor changes that may occur.

ECONOMY

The review of the economy will include an examination of employment trends, the labor force, and trends in the economic sector. This information will provide the town with an understanding of the changes that have occurred in the economy and employment sectors over the past 10 year period.

As stated earlier in the plan, the Town of Lafayette is located south and east of, and adjacent to the City of Chippewa Falls. Subsequently, there are relatively few major services that are available in Lafayette. The town is mostly served by general convenience establishments such as: tavern, grocery store, service station, bank, drug store, hardware store, post office, variety/general store, automotive equipment retailer, and laundromat. Higher order trade is conducted in the Cities of Chippewa Falls and Eau Claire.

Employment

Total employment in Lafayette increased from 1,734 people, in 1980, to 2,334 people, in 1990. This represents a 34.6 percent increase during the ten year period. Industry sectors, shown in Table 12, which have experienced significant increases, as a percent of the total employment, are: manufacturing of nondurable and durable goods; Transportation; and retail trade. Industry sectors which have experienced significant decreases in employment are: agriculture, forestry and fisheries; construction; and services.

Shown in Table 13, is the employment by occupation for the years 1980 and 1990. Occupations which have experienced significant increases as a percent of the total employment are: service; and transportation and material moving; while significant decreases have been experienced in the professional; farming, forestry and fishing; precision production, craft, and repair; and machine operators, assemblers, and inspectors occupations.

TABLE 12.

EMPLOYMENT BY INDUSTRY • 1980 TO 1990 TOWN OF LAFAYETTE				
INDUSTRY SECTOR	1980		1990	
	NO.	PCT.	NO.	PCT.
AGRICULTURE, FORESTRY AND FISHERIES	100	5.8	80	3.4
CONSTRUCTION	169	9.8	169	7.2
MANUFACTURING, NONDURABLE GOODS	181	10.4	290	12.4
MANUFACTURING, DURABLE GOODS	201	11.6	369	15.8
TRANSPORTATION	61	3.5	126	5.4
COMMUNICATIONS AND OTHER PUBLIC UTILITIES	21	1.2	25	1.1
WHOLESALE TRADE	56	3.2	56	2.4
RETAIL TRADE	284	16.4	416	17.8
FINANCE, INSURANCE, AND REAL ESTATE	80	4.6	81	3.5
SERVICES	537	31.0	662	28.4
PUBLIC ADMINISTRATION	44	2.5	60	2.6
TOTAL EMPLOYMENT (16 YEARS AND OLDER)	1,734	100.0	2,334	100.0

SOURCE: U.S. Census Bureau

It is important to note that these employment numbers reflect the industries and occupations of the people that lived in the Town of Lafayette, and were not a representation of the actual jobs available in the town.

The employment base of the Town of Lafayette is comprised of a large commuting population. From the year 1980 to 1990, travel times have increased slightly. As shown in Table 14, there has been a slight decrease in the number of employed persons that travel 10 to 19 and 20 to 29 minutes to work, while there has been a slight increase in the number of people that travel 30 to 44 and 45 or more minutes to work. This trend is also reflected in the change in the average travel time.

TABLE 13.

EMPLOYMENT BY OCCUPATION • 1980 TO 1990				
TOWN OF LAFAYETTE				
OCCUPATION	1980		1990	
	NO.	PCT.	NO.	PCT.
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL	207	11.9	277	11.9
PROFESSIONAL	230	13.3	258	11.1
TECHNICIANS	76	4.4	109	4.7
SALES	199	11.5	233	10.0
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	216	12.5	316	13.5
SERVICE	229	13.2	401	17.2
FARMING, FORESTRY, AND FISHING	101	5.8	67	2.9
PRECISION PRODUCTION, CRAFT, AND REPAIR	243	14.0	269	11.5
MACHINE OP., ASSEMBLERS, AND INSPECTORS	157	9.1	146	6.3
TRANSPORTATION AND MATERIAL MOVING	24	1.4	163	7.0
HANDLERS, EQUIP CLEANERS, AND LABORERS	52	3.0	95	4.1
TOTAL EMPLOYMENT (16 YEARS AND OLDER)	1,734	100.1	2,334	100.2

SOURCE: U.S. Census Bureau

TABLE 14.

TRAVEL TIME TO WORK				
TOWN OF LAFAYETTE				
MINUTES	TOTAL PERSONS EMPLOYED			
	1980		1990	
	NUMBER	PERCENT	NUMBER	PERCENT
LESS THAN 10	187	10.7	282	12.0
10 TO 19	769	43.9	944	40.3
20 TO 29	418	23.9	446	19.0
30 TO 44	240	13.7	371	15.8
45 OR MORE	57	3.3	181	7.7
WORKED AT HOME	81	4.6	118	5.0
AVERAGE TRAVEL TIME	17.9 Minutes		21.6 Minutes	

SOURCE: U.S. Census Bureau

Labor Force

The eligible labor force is considered to be all persons age 16 years old or older. In 1990, there were 3,371 people 16 years and older. Of these, 2,439 people were in the labor force, 2,342 of which were employed and 97 (4 percent) unemployed. Of the total labor force, 56.1 percent are male and 43.9 percent are female. Shown in Table 15, are the 1990 labor force statistics for the Town of Lafayette.

TABLE 15.

LABOR FORCE • 1990 TOWN OF LAFAYETTE								
SEX	16 YEARS OLD OR OLDER		LABOR FORCE					
			EMPLOYED		UNEMPLOYED		TOTAL	
	NO.	PCT.	NO.	PCT.	NO.	PCT.	NO.	PCT.
MALE	1,699	50.4	1,285	55.1	75	77.3	1,360	55.8
FEMALE	1,672	49.6	1,049	44.9	22	22.7	1,071	43.9
TOTAL	3,371	100.0	2,334	100.0	97	100.0	2,431	99.7

SOURCE: U.S. Census Bureau

Economic Sector Trends

The greatest employment growth has occurred in retail trade, manufacturing and services sectors. Also, in 1990, health related services accounted for 66 percent of the service sector employment. The Census employment figures indicate that there is generally a strong, diversified economy that contributes employment opportunities to Lafayette residents.

NATURAL RESOURCE BASE

The existence of natural barriers such as water, topography and soil conditions act as major constraints on development in Lafayette, as in most other communities. In a number of cases, some of these barriers may be overcome by more costly development methods.

SOILS

The soils in the Town of Lafayette have been analyzed using information provided by the Chippewa County Soil Conservation Service. The predominant soil types in the town consist of gently sloping sandy soils underlain by slowly permeable glacial till or shale.

The soils of the Lafayette area have been mapped, analyzed and categorized as to their suitability for urbanization. The term "urbanization" includes the complete realm of residential, commercial and industrial developments. The various soil types are divided into three general classes of limitations for urbanization: slight limitations, moderate limitations and severe limitations. The class of limitations in which a soil type is placed is dependent upon such things as depth to bedrock, slope of the land, depth to water table, shrink-swell potential, corrosivity, likelihood of flood inundation and utility as a foundation base.

Soils which have slight limitations can be developed for almost any urban use with few, if any, difficulties. However, problems may occur as development takes place in areas classified as having moderate or severe limitations. Many of these limitations can be overcome or their undesirable effects minimized, if proper measures are taken. However, in the case of severe limitations, questions regarding the economic and environmental feasibility of such developments should be posed.

SURFACE WATER RESOURCES

Surface water resources refer to lakes, rivers, streams, waterheads, and floodplains. The Chippewa River is the predominant water feature in Lafayette, especially its reservoir of Lake Wissota. Lake Wissota is subject to extreme fluctuations due to maintenance of water levels for flood control and power generation. These fluctuations can cause water supply problems for wells around the lake. All of the surface drainage in the town eventually ends up in the Chippewa River along the shores of Lake Wissota and through Frederick, Stillson, South Fork Paint and Paint Creeks, and the Yellow River. The designated flood plains of these waterways act as barriers to development. In addition to streams, a number of low areas and natural drainage ways exist in the town. These areas are subject to flooding and abnormally high water tables, thus limiting their use for most types of development. The various water resources and designated floodplain areas are represented in a generalized fashion in Figure 1.

FIGURE 1.

Town of Lafayette

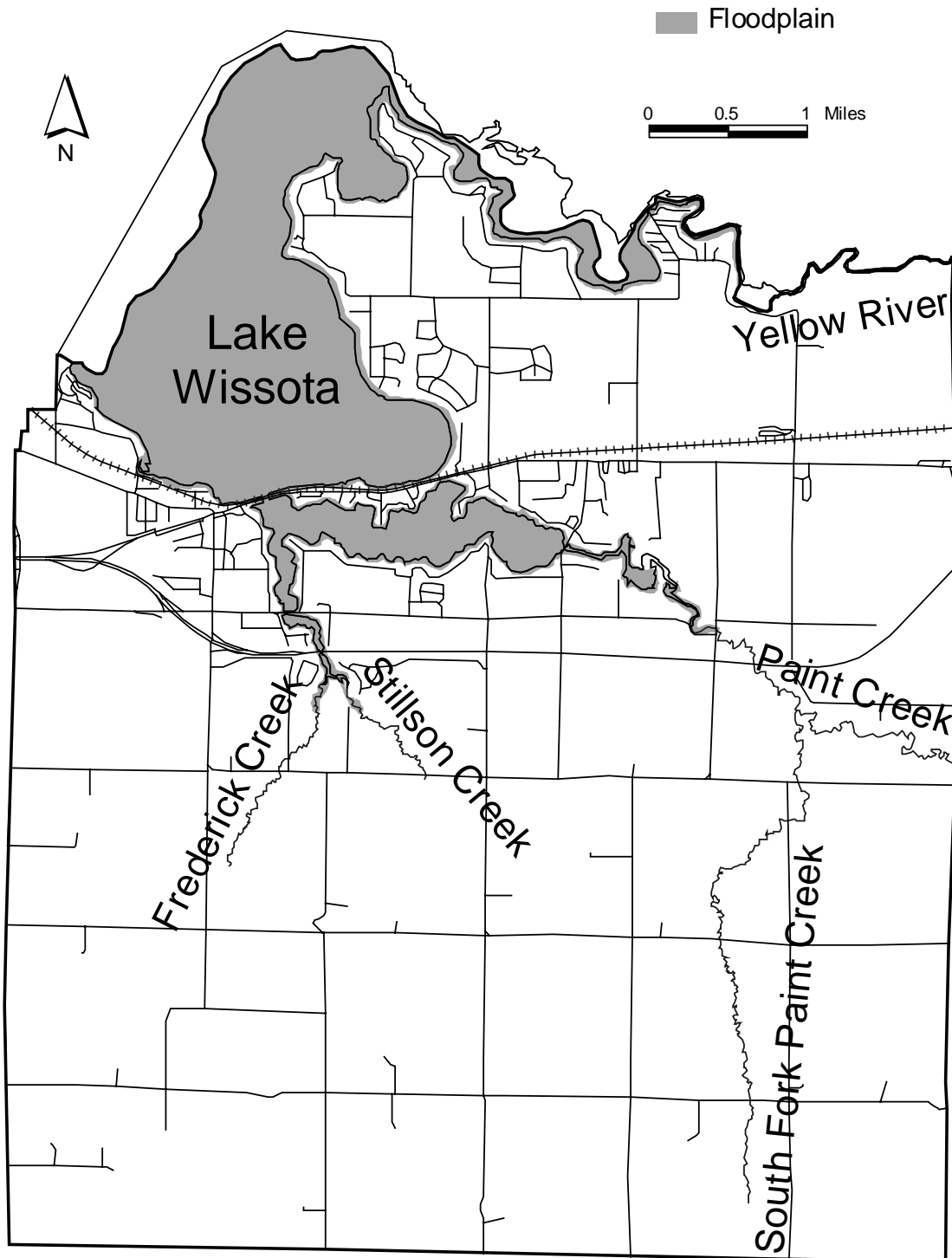


FIGURE 2.

Town of Lafayette

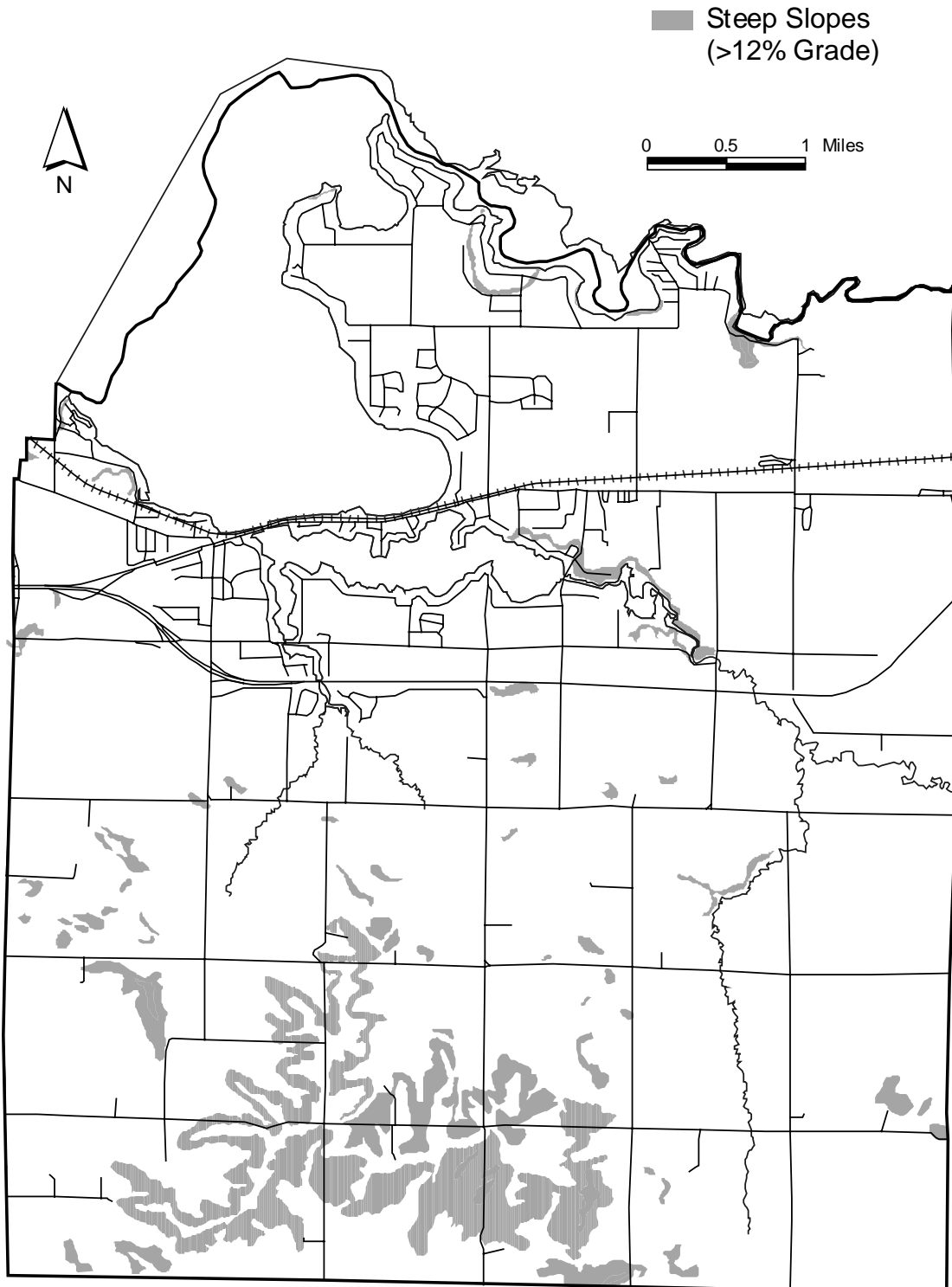
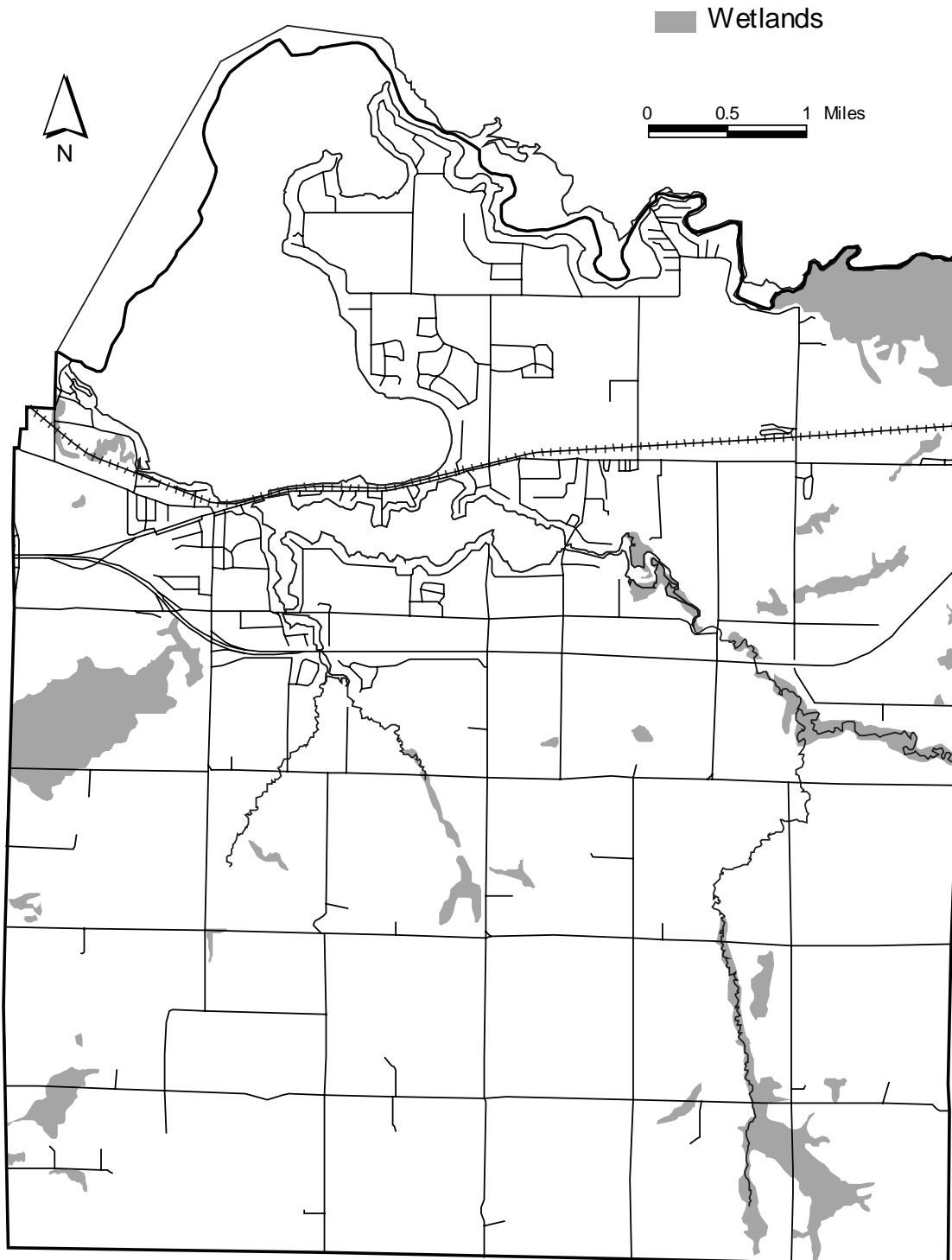


FIGURE 3.

Town of Lafayette



GROUND WATER RESOURCES

The map *Bedrock Geology of Wisconsin, West-Central Sheet* (Brown, 1988) was used to describe the bedrock geology of the study area. Precambrian biotite granite underlies the area of Lake Wissota and down the Chippewa River to the just below the Northern States Power dam in Chippewa Falls. Banded felsic-intermediate gneiss and amphibolite is found to underlie the Yellow River from its mouth at Lake Wissota upstream to the east town line. This formation is of volcanic and sedimentary origin but its age is uncertain.

The Mount Simon Formation of Cambrian age is found throughout the Chippewa River valley and is the major formation in Lafayette. This formation is comprised of quartz arenite sandstone of poorly sorted, thin to thick crossbedded, coarse to fine grained sand. At the base of the formation, pebble conglomerate beds are common, and red and green shale beds 10 to 20 centimeters thick are found throughout the complex. The Mount Simon Formation is overlain by the Eau Claire Formation of mostly fine grained sandstone which outcrops on hilltops in the southern part of the town.

The glacial geology of the town consists of mostly outwash deposits that overlie the bedrock geologic units. This mostly sand and gravel glacial outwash of the Wissota Terrace extends throughout the Chippewa River valley as a primary landform feature between Lake Wissota and the City of Eau Claire. This glacial terrace is parted by the Chippewa River which has deposited recent sediments (Holocene) along its course.

The containment and movement of underground water in Lafayette occurs mainly in a glacial aquifer consisting of outwash and the sandstones and thin conglomerates of the Mount Simon Formation. Underlying Precambrian rocks can also act as an aquifer if sufficiently fractured, but is usually not considered productive. The aquifer in the Lafayette area occurs above the Precambrian rock in sand and gravel and, to a lesser extent, in sandstone. Ground water generally flows from south to north beneath the town and discharges into Lake Wissota, the Chippewa River and their tributaries.

TOPOGRAPHIC FEATURES

The topography of the Town of Lafayette was interpolated using a United States Geological Survey (USGS) quadrangle as the primary data source, supplemented with field investigations and air photos. 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 flooding and wet basements occur with drainage way disruption. Areas considered to have steep slopes, grades of 12% or more, are shown in Figure 2.

WETLANDS

Wetlands are defined by 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." Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers and streams cleaner, and drinking water safer. In addition, some wetlands can also provide the replenishment of ground water supplies. Ground water discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months. Ground water discharged through wetlands can contribute to high water quality in lakes and streams.

The wetlands in Lafayette, as inventoried by the Wisconsin Department of Natural Resources (DNR), are presented in Figure 3 and represent a definite limitation to development.

The federal government and the DNR restrict development in wetlands through Section 404 of the Clean Water Act and NR 103, respectively. Local governments often fail to notify landowners and developers of these restrictions. Wetlands can be damaged, resulting in costly fines or restoration.

Even though the DNR has an inventory of wetlands of two acres and larger, all wetlands, no matter how small, which meet the state definition are subject to DNR regulations. Even if state regulations do not apply, federal regulations may, making it necessary to review all wetlands against these regulations before their disturbance.

EXISTING LAND USE AND LAND COVER

Inventoried the existing land use and land cover is another important step in the development of the plan. This information will provide a "snapshot" of the current development pattern, showing existing clusters of the various types of land uses. The land uses can then be analyzed to identify current areas of growth and development, existing and expected areas of incompatible land uses, and can be used to identify areas suitable for future growth. The land uses are grouped into general categories which include: residential, commercial, industrial, government and institutional, transportation, and park.

The existing land use inventory, shown in Figure 4 and Table 16, was completed in the spring of 1995. The town was mapped, using aerial photographs and field surveys to complete the inventory. The inventory will provide the Lafayette Planning Commission and Board with current information of the development patterns and provide the base to assist them with decisions regarding future land use development.

RESIDENTIAL

As shown in Figure 4, the more highly concentrated residential development has occurred in the area north of State Trunk Highway 29, primarily along the shores of Lake Wissota and Little Lake Wissota. South of STH 29, is scattered development of rural residential, single and two-family housing units, and farmsteads.

FIGURE 4.

Town of Lafayette

Existing Land Use

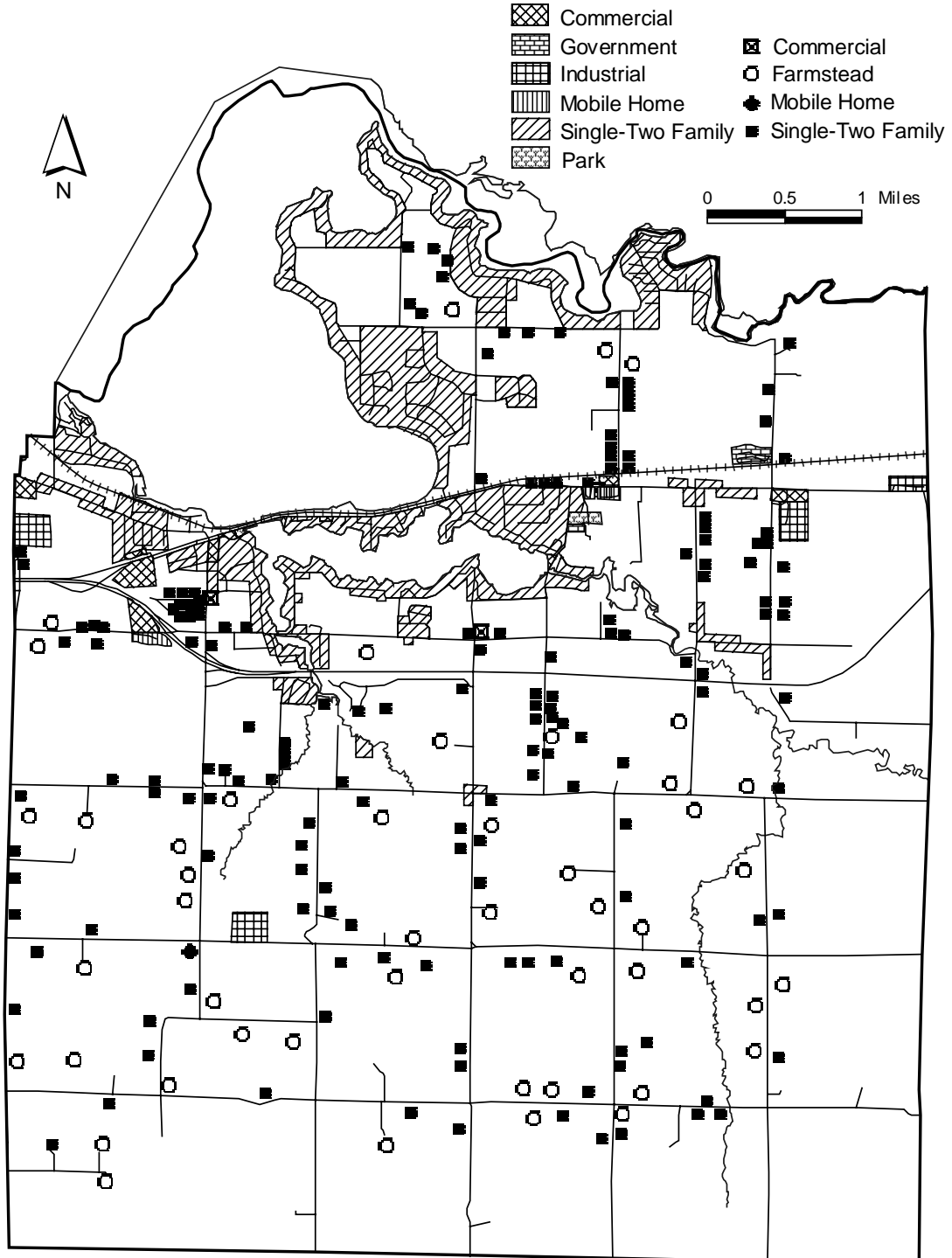


TABLE 16.

LAND USE INVENTORY • 1994		
TOWN OF LAFAYETTE		
LAND USE	ACRES	PCT OF TOTAL LAND AREA
DEVELOPED LAND	2,111.3	9.9
RESIDENTIAL	1,873.9	8.7
COMMERCIAL	98.7	0.5
INDUSTRIAL	103.7	0.5
GOVT./INSTITUTIONAL	21.9	0.1
PARKS	13.1	0.1
TRANSPORTATION	1,101.9	5.1
STREETS/HIGHWAYS	1,028.7	4.8
RAILROAD	73.2	0.3
LAND COVER	ACRES	PCT OF TOTAL LAND COVER
LAND AREA	21,373.8	86.0
FLOODPLAIN	243.6	1.0
WATER AREA	3,234.5	13.0
LAKES	2,800.0	11.2
STREAMS	13.2	0.1
WETLANDS	421.3	1.7

SOURCE: West Central Wisconsin Regional Planning Commission

Approximately 8.8 percent (1,873.9 acres) of the total land area in the Town of Lafayette is used for residential development. Of the total residential development, 1,850.8 acres are in single- and two-family homes and farmsteads, and 23.1 acres is utilized by mobile home development.

COMMERCIAL

The main commercial development has occurred along County Trunk Highway X (60th Avenue), which intersects with State Trunk Highway 29 in the northwestern part of the town and bisects Lake Wissota and Little Lake Wissota as it goes east through the town.

In 1994, approximately 0.5 percent (98.7 acres) of the total land area was developed for commercial use. This is a relatively low amount of commercial development when compared to other urban towns. However, Lafayette's proximity to the Chippewa Falls/Eau Claire area allows much of the commercial development and activity to occur in those areas while requiring only limited development to help serve the more immediate needs of the community.

INDUSTRIAL

There are four industrial sites located throughout the Town of Lafayette. One is located along the western edge of town, adjacent to the City of Chippewa Falls, another is located in the center of

the southwestern quarter of the town, and the last two are located in the northeastern part of town along County Truck Highway X, just south of the rail line. The land use inventory estimated that approximately 0.5 percent (103.7 acres) of the total land area was developed for industrial use.

AGRICULTURAL

Agriculture is the dominant land use in Lafayette, especially in the area south of State Trunk Highway 29. The major production crop is corn, along with some barley, oats and beans. However, there is also a large portion of land devoted to producing apples. Apple orchards span the south-central section of the town along some of the hillsides in that area.

TRANSPORTATION

The Town of Lafayette has a reliable transportation system made up of approximately 120 miles of state and local streets and highways and 6 miles of rail line. The entire transportation system comprises approximately 5.2 percent (1,101.9 acres) of the total land area in the town.

FACTORS AFFECTING DEVELOPMENT

The existence of natural and man-made barriers such as water, topography, soil conditions, access to infrastructure and regulatory controls, act as constraints on development in Lafayette, as in other communities. In a number of areas, these barriers may be overcome by extensive and costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not to restrict development, but rather to warn the residents, and the Lafayette Planning Commission, of potential problems which may be costly to overcome. The following is a brief description of some of the natural and man-made limitations to development that the Town of Lafayette should consider in their pursuit of developing a land use plan.

FLOODPLAINS

As shown in Figure 5, the Town of Lafayette has a number of rivers, streams and low areas and natural drainage ways along which they could experience water fluctuations causing flooding. A commonly used tool to locate floodplain areas is a map produced by the Federal Emergency Management Administration (FEMA). However, through past experience, these maps have been found to contain some errors in their designation of floodplains. Such errors could cause situations that put the property owner at unnecessary risk. Subsequently, the Town of Lafayette may want to consider having the topography of the town more accurately mapped. This would provide local officials with an more accurate representation of the areas that are not as suitable for development due to floodplain restrictions.

PRIME AGRICULTURAL LAND

Lafayette has an abundance of prime agricultural land located throughout the south central part of the town, as shown in Figure 6. Although this does not necessarily pose a direct obstacle to development, it should be a major consideration for determining future areas suitable for growth and development. If the town of Lafayette wishes to maintain the viability and production of the prime agricultural land that is currently available, efforts will have to be made in order to limit development and preserve these areas.

STEEP SLOPES

Steep slopes are a major barrier to development. For the purpose of this plan, steep slopes are defined as slopes having a greater than 12 percent grade. As shown in Figure 7, the majority of the steep slopes located in Lafayette are found in the south-central part of the town.

SOIL DEPTH TO BEDROCK

Soil depth to bedrock can be a limiting factor on development if the soils on which the development is occurring are too shallow to provide for sufficient filtration of water and septic overflow before it reaches the water table. Lafayette appears to have sufficient soil depth throughout the town to meet the needs of the community.

FIGURE 5.

Town of Lafayette

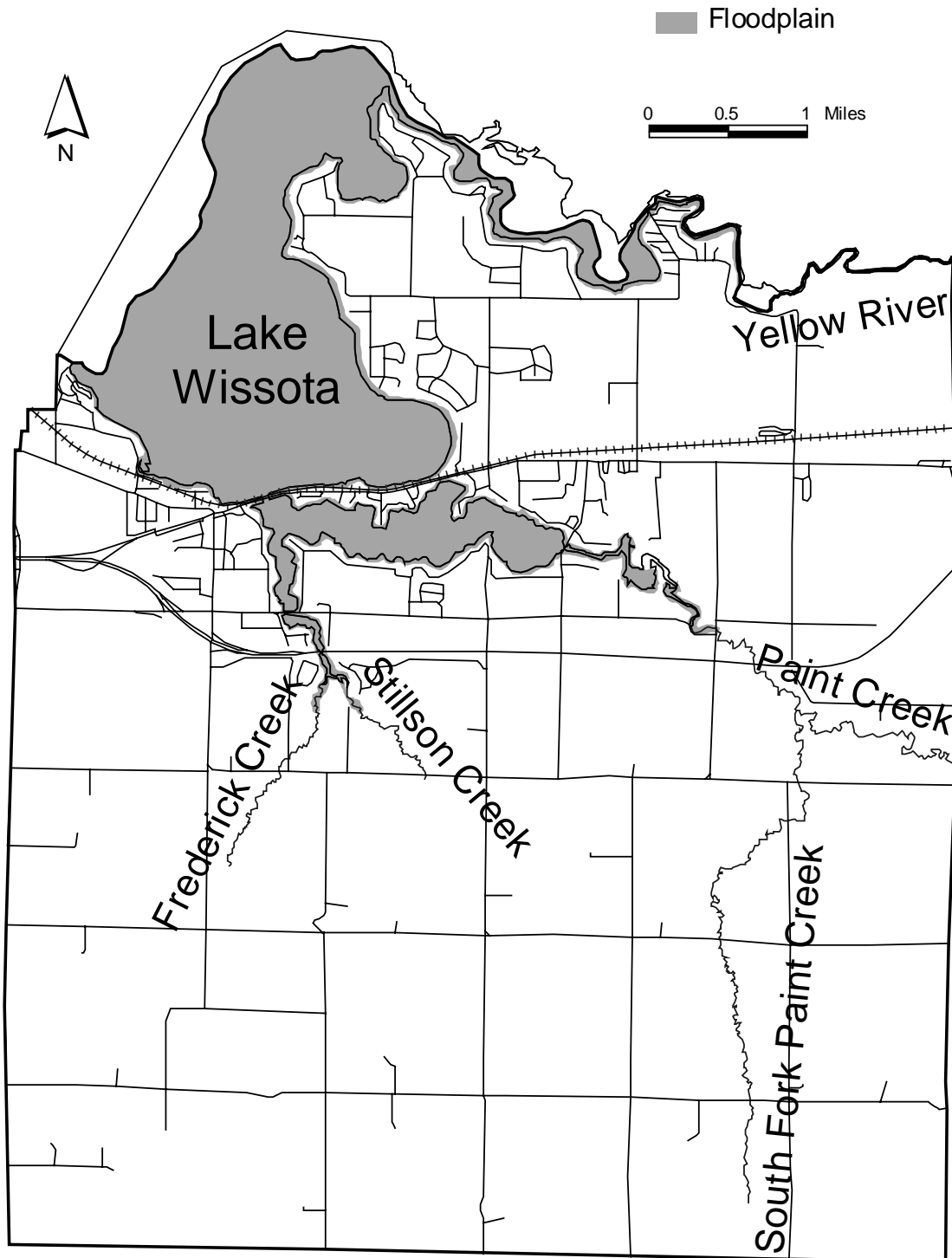


FIGURE 6.

Town of Lafayette

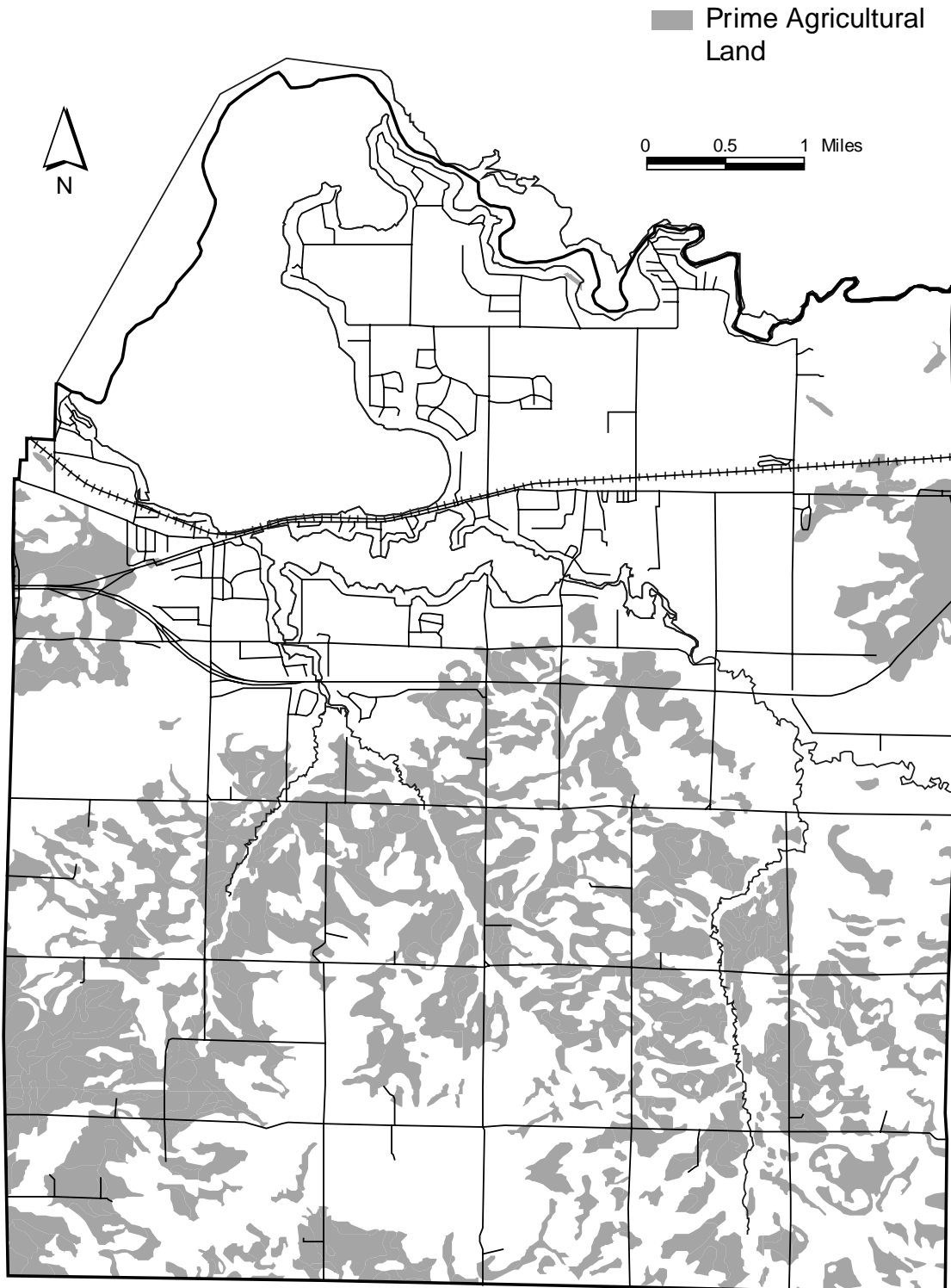
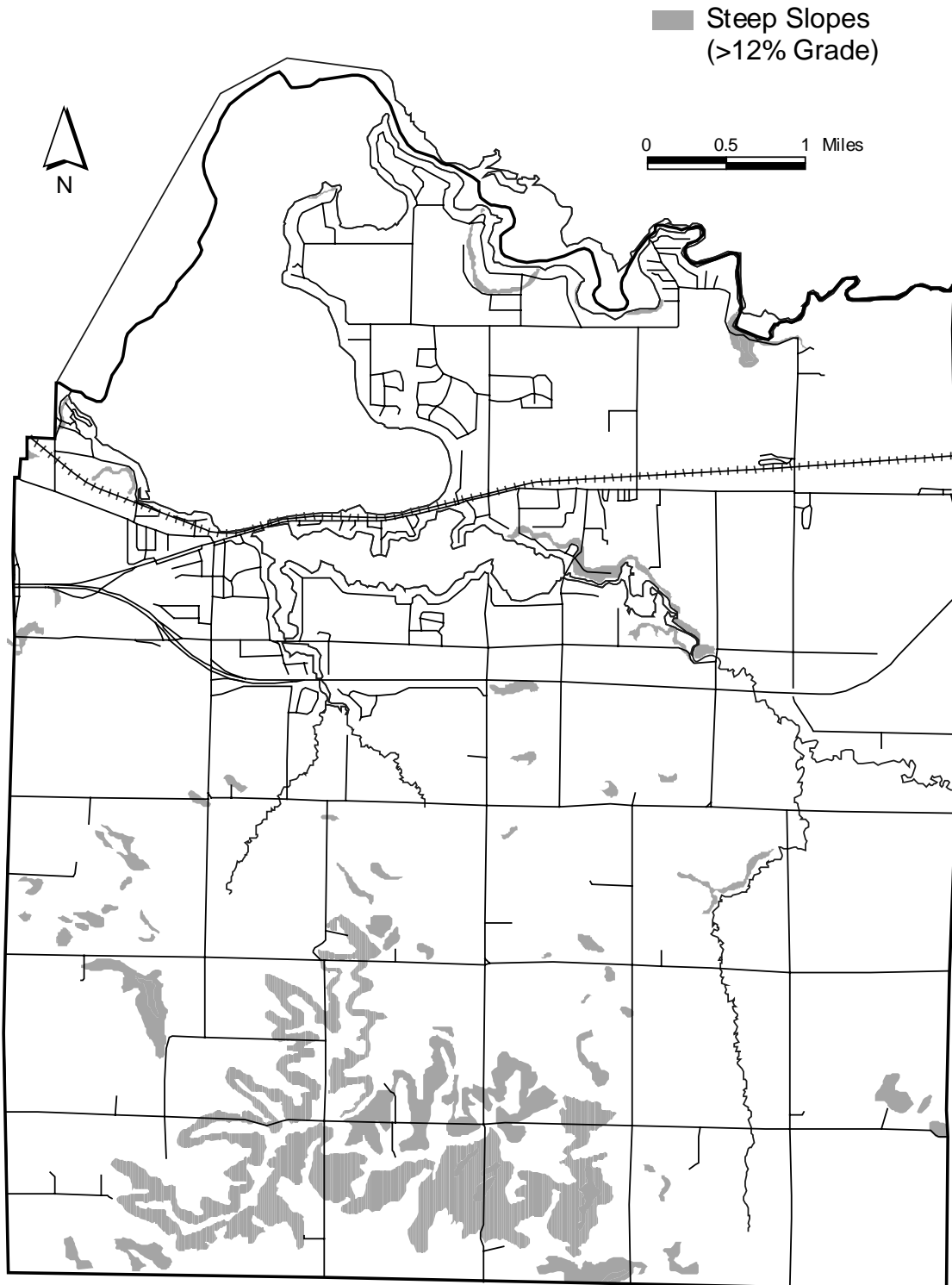


FIGURE 7.

Town of Lafayette



LAKES AND STREAMS

Lakes and streams are attractions that provide recreational opportunities and enhance the aesthetic quality for the residents of Lafayette. However, to avoid inappropriate development activities, such as improperly placing or operating septic systems, careless agricultural practices, or shoreland deterioration due to disturbance, Wisconsin Statutes have required counties to restrict, through the use of their zoning and floodplain ordinances, development along shorelines of lakes and streams.

SEPTIC SYSTEMS SUITABILITY

Although soil depth to bedrock does not appear to pose a problem for the suitability of septic systems, the soil type may present some problems. As stated earlier, the soils in Lafayette consist of gently sloping sandy soils underlain by slowly permeable glacial till or shale. These soils tend to allow for the septic discharge to reach the ground water rapidly and do not allow for the adequate filtration. This may present the town with a major constraint in the siting of certain types and concentration of facilities.

Since, the Town of Lafayette provides no sewer service, this is an important factor for the town to consider. However, as shown in Figure 8, throughout the town, there are relatively few areas that do not pose a severe limitation based on soil type, thus, this may be a factor that should be recognized and could be dealt with through the use of regulations requiring specific types of septic systems and monitored through the septic system permitting process.

INFRASTRUCTURE AND UTILITY ACCESS

In addition to natural barriers to development, there are also man-made limitations that can affect the type and intensity of the growth that can and should occur. One example of these types of limitations are the availability and accessibility to infrastructure and utility services. Whether a particular area is, or can be, serviced by adequate transportation facilities, water or sewer facilities, natural gas, or electric services, can be the deciding factor as to the type and intensity of development that should occur in that area.

An example of this may be the need of a business or industry for 3-phase electric power. Shown in Figure 9, are the currently available 3-phase power lines in the Town of Lafayette. Businesses or industries that will require access to this service should be located in areas that are accessible to this service, as well as compatible with the surrounding land uses and other infrastructure needs. The cost to extend 3-phase power can be as high as \$50,000 per mile. The cost of extending utilities and services is another development consideration, and reason for limiting growth to areas that are contiguous to existing development.

EXISTING LAND USE REGULATIONS

Currently, land use in the Town of Lafayette is governed through the use of three major regulatory instruments. These regulatory instruments include:

FIGURE 8.

Town of Lafayette

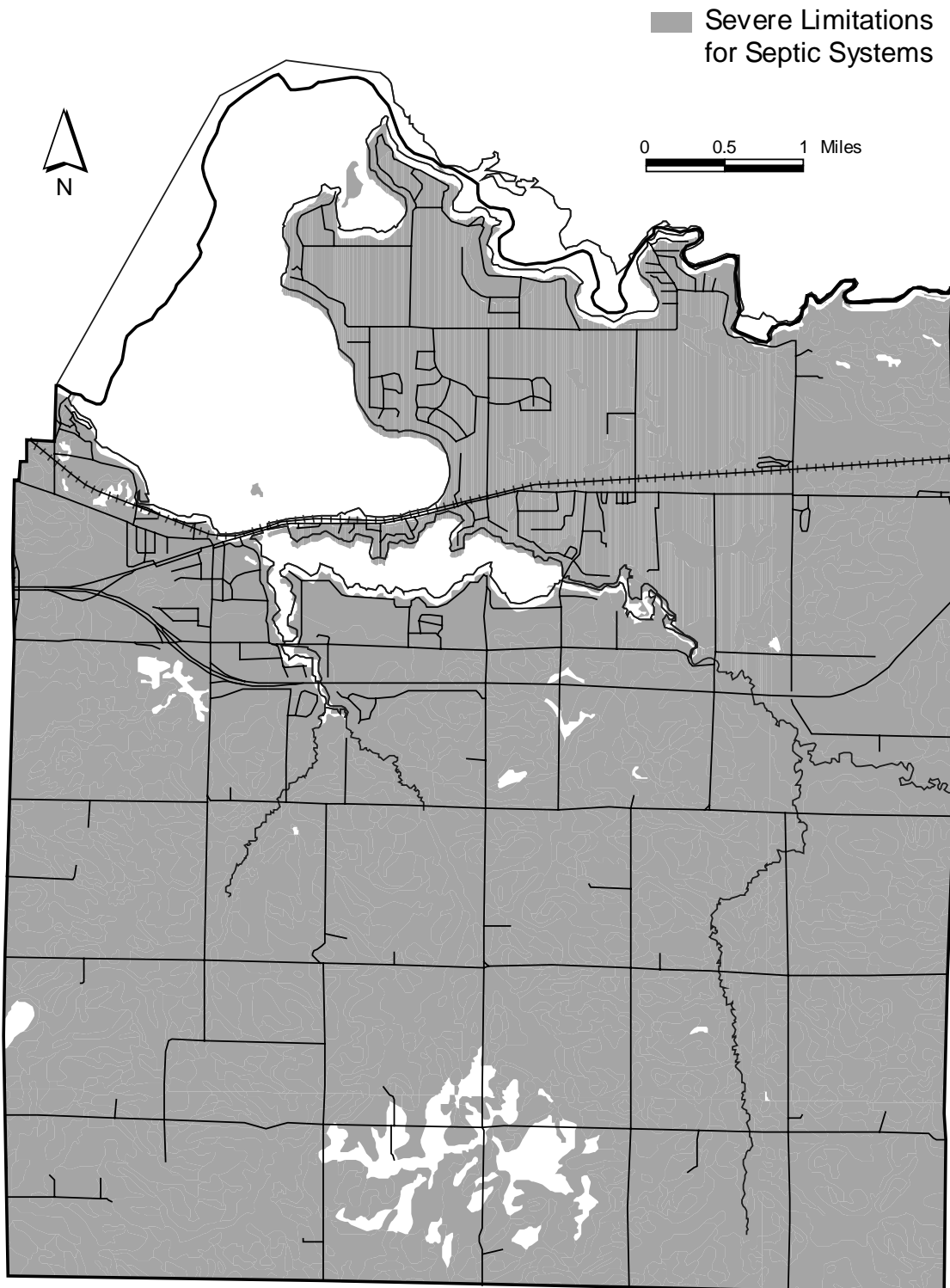
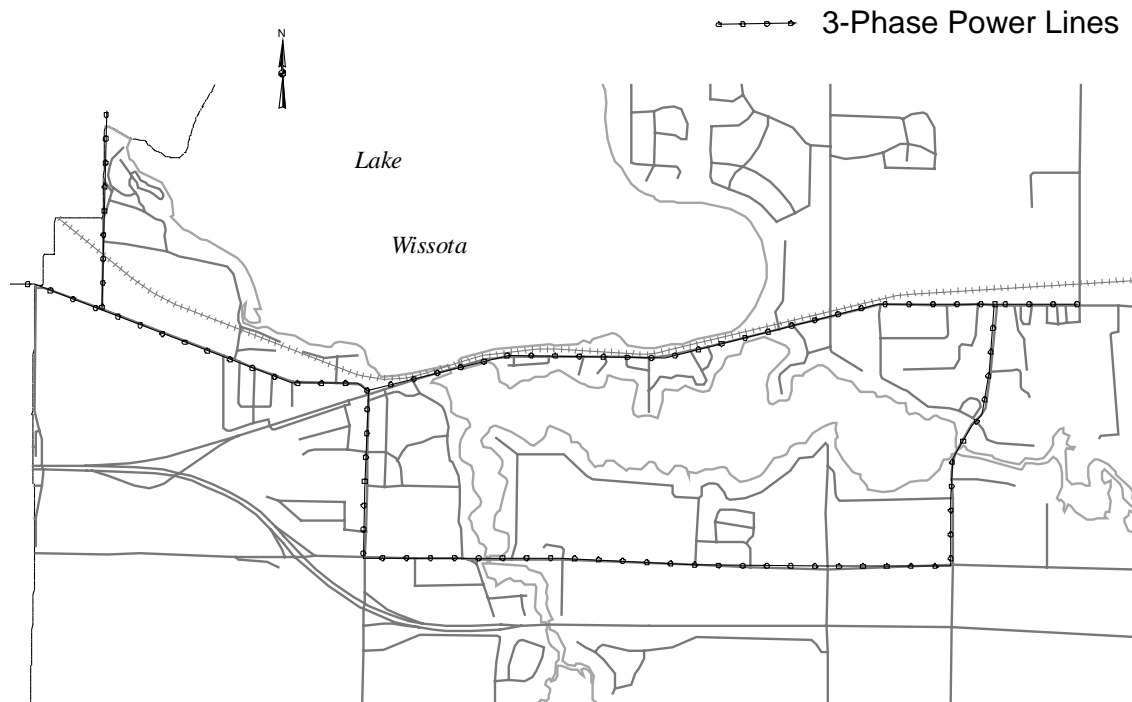


FIGURE 9.

Town of Lafayette



1. State Planning and Zoning Codes (§59.97 and §59.99) as administered by Chippewa County
2. Chippewa County Zoning Ordinance (Chapter 17)
3. State Shoreland and Wetland Codes as administered by Chippewa County

Under Wisconsin Statutes §59.97 and §59.99, Chippewa County was granted the authority to enact zoning ordinances to manage the use of land within the county. The Town of Lafayette adopted the Chippewa County Zoning Ordinance as their land use management tool. Because of this, Lafayette's land use future is in the hands of an agency which may, or may not, have the same current or future land use goals and objectives as the town.

One alternative that may be available to the town in order to have more control over the development that is occurring, is to develop a Town Construction Site Erosion Control and Storm Water Management Zoning ordinance, as allowed under §60.627 Wisconsin Statute, and Subdivision Regulation, as allowed under §236.45 Wisconsin Statute.

LAND USE PLAN

The Lafayette Land Use Plan is intended to be a guide for efficiently and effectively managing growth and development in the town. It should provide the local citizenry and officials with information and a proposed set of guidelines for the future development of the town. The plan was developed by the Lafayette Planning Commission, with technical assistance provided by the West Central Wisconsin Regional Planning Commission. The plan addresses the period from the year 1995 to the year 2015. This 20 year period is long enough to provide the necessary perspective for the future, while remaining short enough to be relevant to the residents of the town and to the town officials who will implement the plan.

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

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

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

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

GOALS AND POLICIES

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

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

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

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

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

RESIDENTIAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Goal 2

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

Policy 2.1

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

Policy 2.2

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

Policy 2.3

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

Policy 2.4

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

Policy 2.5

Maintain adequate land area for the development of residential use.

COMMERCIAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Policy 1.5

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

Policy 1.6

Maintain adequate land area for the development of commercial use.

INDUSTRIAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Policy 1.5

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

Policy 1.6

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

Policy 1.7

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

GOVERNMENT/INSTITUTIONAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

RECREATIONAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

To provide adequate access and parking for community parks and recreation facilities.

Policy 1.4

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

CONSERVANCY

Goal 1

Development should be discouraged in areas where environmental factors pose severe limitations.

Policy 1.1

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

Policy 1.2

Significant open space and unique natural areas should be preserved and remain undeveloped.

Policy 1.3

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

TRANSPORTATION

Goal 1

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

Policy 1.1

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

Policy 1.2

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

AGRICULTURAL

Goal 1

Preserve and protect valuable farmland from development.

Policy 1.1

Limit development in areas identified as prime agricultural land.

Policy 1.2

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

GENERAL

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Goal 2

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

Policy 2.1

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

Policy 2.2

Effectively manage development to promote orderly, contiguous development.

Policy 2.3

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

Goal 3

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

Policy 3.1

Develop, adopt, and implement subdivision regulation and approval process ordinances to meet the objectives of the Lafayette Land Use Plan.

Policy 3.2

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

Policy 3.3

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

Policy 3.4

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

LAND USE NEEDS AND GROWTH AREAS

The land use needs and growth areas section will review the current overall land use development patterns, projected land use needs, and recommended future land use growth areas. The land use needs are based on projections, using the socio-economic data, and public input to determine the land use demands that will have to be met in the future. Preferred growth areas were identified through a review of the various limitations to development, the land use goals and policies, and input that was received through the public participation process. The projected estimates of future land use needs will be combined with the desired locations for growth, as identified by the citizens and planning commission, shown in Figure 10, to determine the future land use map, shown in Figure 11.

RESIDENTIAL

Much of the residential development is located along the shores of Lake Wissota and Little Lake Wissota. However, in recent years, in addition to development along the lake-front property, there has been a growth in rural residential developments consisting of homes on 1 to 5 acre lots located throughout the town.

As stated earlier, the Town of Lafayette has experienced steady growth during period from 1980 to 1990, and, it is estimated, to have experienced significant growth during the past 5 years from 1990 to 1995. This growth is expected to continue.

To forecast the estimated amount of land area that will need to be made available for residential development in the future, the population projections, developed for the Lafayette Land Use Plan will be used. Using the projected population in the year 2015 (5,884 people), the 1995 estimated population (4,858 people), the estimated average persons per household in the year 1995 (2.5 persons), and the estimated average land area per household (.54 acres), the land area required to meet the additional future demand of residential development is 221 acres.

1. Population Increase = 2015 Population - 1995 Population
 $1,026 = 5,884 - 4,858$

FIGURE 10.

Town of Lafayette

General Land Use Development Areas

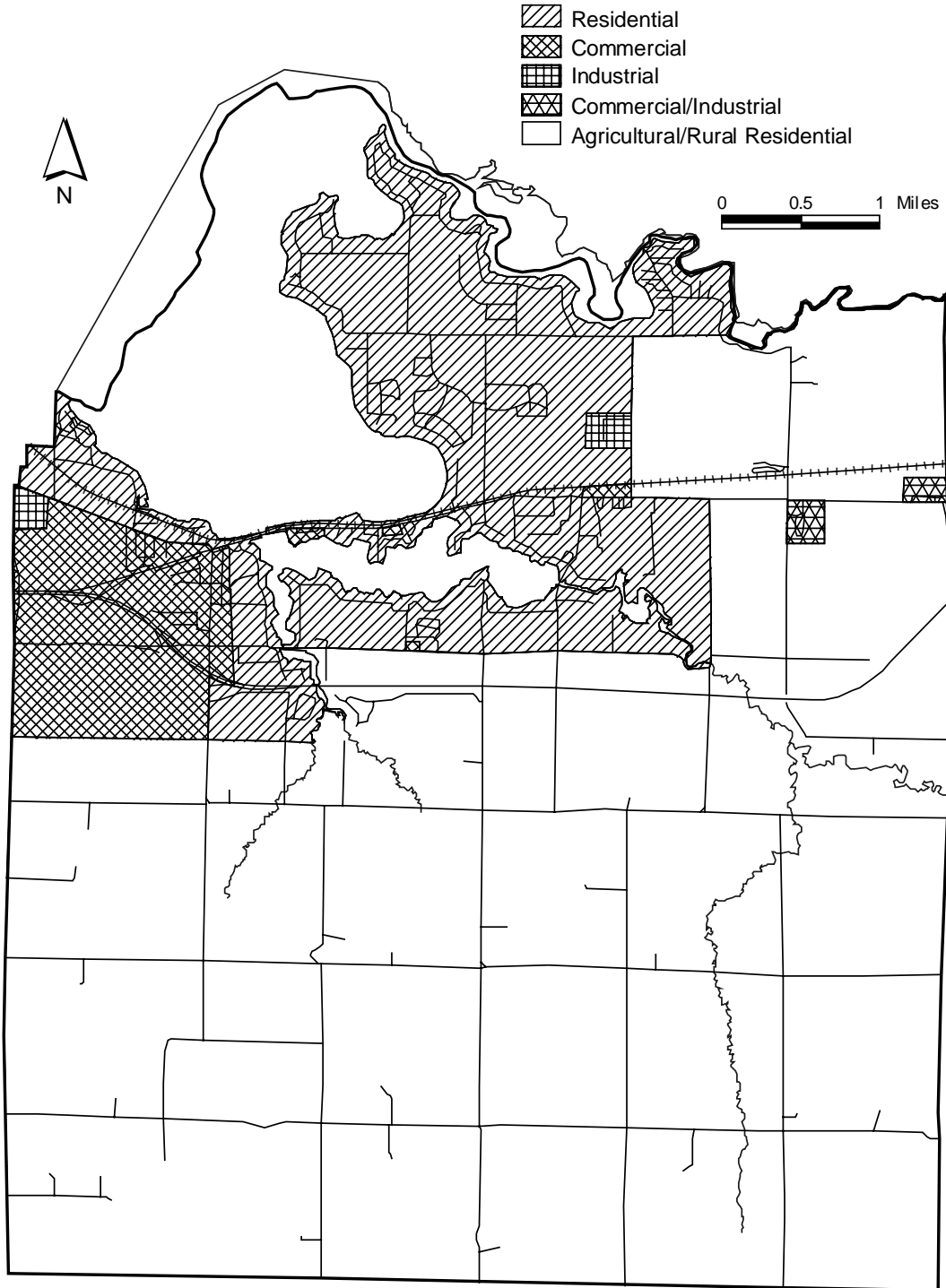
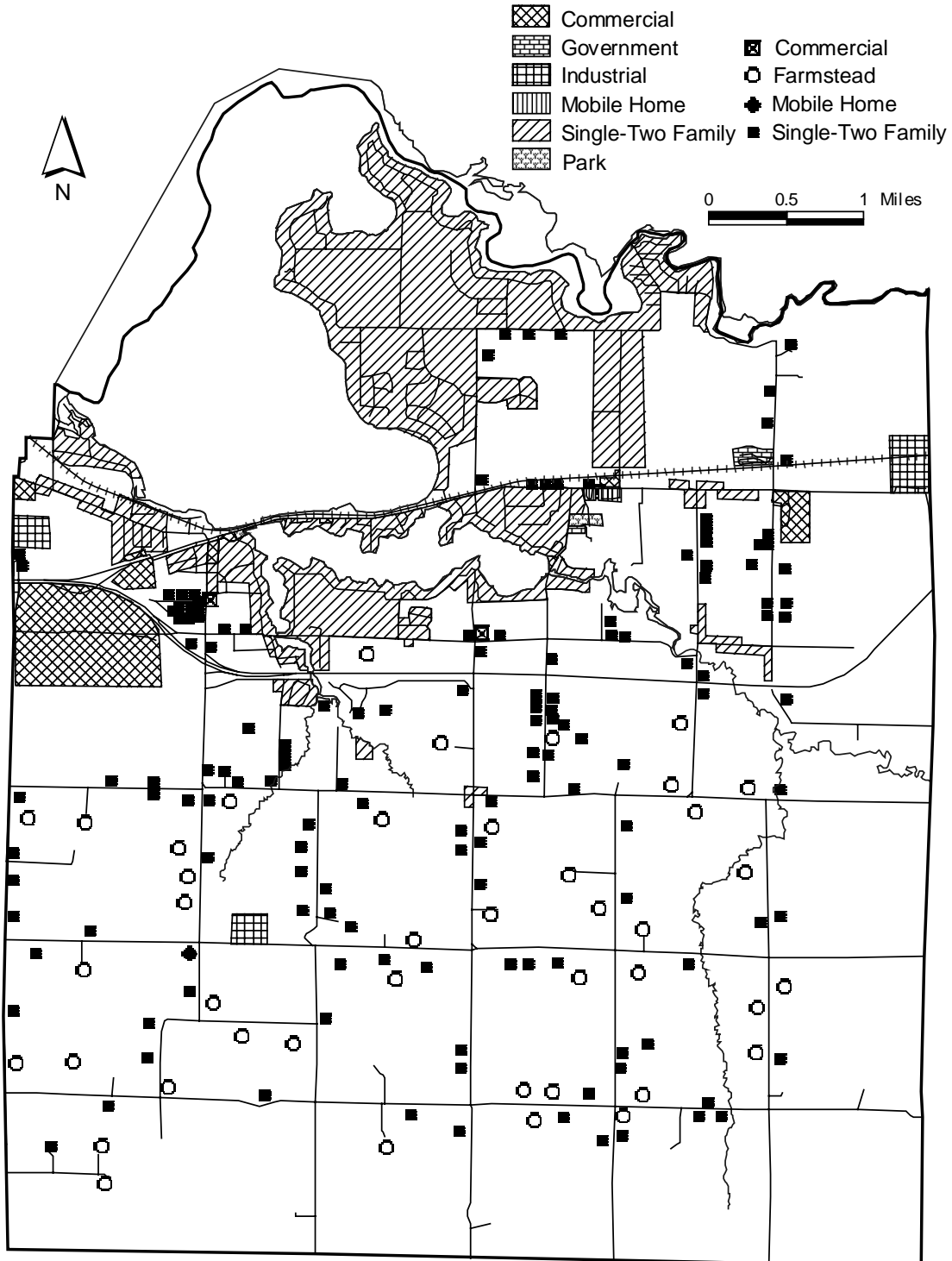


FIGURE 11.

Town of Lafayette

Future Land Use 2015



2. Household Increase = Population Increase ÷ Avg. Persons Per Household
 $410 = 1,026 \div 2.5$

3. Land Area Increase = Household Increase x Avg. Land Area Per Household*
 $221 = 410 \times .54$

* NOTE: 1994 Statistical Report of Property Values, Chippewa County, Wisconsin; Bureau of Property Tax, Wisconsin Department of Revenue

Although this estimate of future residential land area may seem high, there are currently three trends which are considered to be currently impacting the town. These three trends are:

- **Rate of population growth.** Currently the rate of population growth is much higher than projected by either the Department of Administration or the Commission. Given the proximity to the Chippewa Falls/Eau Claire metropolitan area, the availability of, and access to, recreational opportunities, and current preference for rural living, this trend is expected to continue.
- **Two person families.** The data gathered from the census indicates a trend towards the increase in two-person families in the Town of Lafayette. If this trend continues, more land area would be necessary to support the population increases.
- **Rural residential appeal.** A recent trend appears to be the desire for a large lot, rural residential development. These residential sites are typically 1-5 acres in size, larger than the more compact development that has taken place around the lake.

Through various input meetings with Lafayette citizens and planning commission, it has been determined that the future residential growth should be targeted, as much as possible, to the area north of State Trunk Highway 29 and contiguous to the existing development.

COMMERCIAL

The town's proximity to the Chippewa Falls/Eau Claire area allows much of the commercial development and activity to occur in those areas while requiring only limited development to help serve the more immediate needs of the community.

This type of commercial development and activity is preferred by the residents of Lafayette. Input that was received during the planning process indicated that the residents of Lafayette favored having the commercial development occur in the metropolitan area, not in Lafayette. However, as the town's population continues to grow, development pressures may make more services available. Commercial development pressure will likely occur in the northwestern part of the town, close to Chippewa Falls, initially and then spread as other development occurs. Subsequently, the town also indicated that if commercial development was to occur, they would

prefer to have it take place in a predetermined area. This area was identified as the STH 29/CTH X interchange and south of the interchange between STH 29 and Stillson Road.

INDUSTRIAL

Similar to the low commercial development, the Town of Lafayette prefers to have very limited industrial development. Again, the citizens of this area would prefer to work somewhere else and have their homes located in a less developed, more peaceful location.

If industrial development was to occur, the town would prefer that it was a non-polluting, non-nuisance type of industry, and that it locate in the existing industrial zoned areas of the town. The town also indicated that land dedicated for future industrial development should be adjacent to the existing industrial lands located along CTH X on the eastern border of the town. Subsequently, the land north of the current industrial area, from around the rail line to the existing industrial park was identified as an additional future site for industrial development.

TRANSPORTATION

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

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

AGRICULTURE

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

One of the tools that can be used by the town in order to preserve these existing prime agricultural areas is the Farmland Preservation Program. Chippewa County currently has a Farmland Preservation Plan in which area farmers can participate if so desired.

PLAN IMPLEMENTATION

The plan implementation section of the Lafayette Land Use Plan is intended to provide the citizens and officials of the town with some options for instituting the desired goals and policies and land use changes that have been outlined. Implementation of the plan can not be completed unless it is supported by a variety of persons, groups and agencies. The following are some of the possible options that may be used by the community in order to implement the recommendations of the plan.

ZONING ORDINANCE

Zoning is probably the single most commonly used legal device available for implementing the land use plan of a community. Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows for the control of development densities in order to ensure that each area is adequately served by public facilities. It is the tool by which jurisdictions can most effectively obtain the desired look and feel of their community.

As stated earlier, under Wisconsin Statute, Chippewa County was granted the authority to enact zoning ordinances to manage the use of land within the county. By adopting the Chippewa County Zoning Ordinance, the Town of Lafayette relinquished the right to have the ultimate authority over the development of their community. This also makes the task of implementing the goals and policies of the plan more difficult.

In order for Lafayette to make any changes to the Chippewa County Zoning ordinance or zoning map, the town must petition the county and request a change. Whether or not this change would be enacted is uncertain. Another, possible conflict lies within the goals and objectives of the county versus the goals and policies of the Lafayette Land Use Plan. It is possible that the county may wish to pursue a certain type of development that the town does not wish to have. Hopefully these conflicts can be resolved through a open and cooperative relationship between the county and the town. One step in that direction is the development of the Lafayette Land Use Plan. The plan can provide the county officials with an understanding of the development direction that the town wishes to pursue, thus, providing the foundation for future dialog between the two jurisdictions.

SUBDIVISION PLAT REVIEW

Lafayette may want to consider the development and implementation of subdivision regulations to gain additional control over the development that may occur in the town. Since much of the development would be occurring in areas that are currently undeveloped, it would be necessary for developers to first go through the process of subdividing the land. Since initial decisions regarding the layout of the development, including the design of the street system, layout of the lots, dedication of open space, and other uses of the land, are made during this process, this would provide the town with an opportunity to be involved early on in the development process.

OTHER REGULATORY OPTIONS

Some additional options that the town has regarding the control of development in Lafayette is through the use of a town Construction Site Erosion Control and Storm Water Management Zoning ordinance. These two tools would enable the town to achieve additional oversight during the development process.

APPENDIX A

OPINION SURVEY RESULTS