

Town of Lafayette, Chippewa County Wisconsin

Comprehensive Plan 2020 - 2040

December 20, 2021



Town of Lafayette - Chippewa County, Wisconsin Comprehensive Plan 2020 - 2040

December 20, 2021

Prepared by:

Town of Lafayette Parks, Recreation, Tourism, and Land Use Planning
Commission
5765 197th Street
Chippewa Falls, WI 54729
715-723-7692

Jerry Zais - Chair
Scott Faris - Vice Chair
Doug Matthews - Secretary/Treasurer
Brett Bullock
Rich Miller
Mark Sedlacek, Sr.
Josh Zeug

November 8, 2021
PRTLUP Resolution 2021 - 01

RESOLUTION RECOMMENDING TOWN BOARD ADOPTION OF
THE TOWN OF LAFAYETTE COMPREHENSIVE PLAN 2020 - 2040

WHEREAS, the Town of Lafayette has determined the need and propriety for a Comprehensive Plan with the general purpose of guiding, directing and accomplishing a 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 Town of Lafayette Parks, Recreation, Tourism, and Land Use Planning Commission has prepared *the Town of Lafayette comprehensive plan 2020 - 2040* pursuant to §66.1001 and §62.23, Wisconsin Statutes, which contains plan documents, maps, and other materials in the nine comprehensive plan elements required by §66.1001(2), Wisconsin Statutes and is dated December 20, 2021; and

WHEREAS, the Parks, Recreation, Tourism, and Land Use Planning Commission had considered and referenced during the planning process independent statistical data, demographic data, program descriptions, maps and other information for the nine comprehensive plan elements required by §66.1001(2), Wisconsin Statutes, and

WHEREAS, the Town of Lafayette Parks, Recreation, Tourism, and Land Use Planning Commission pursuant to §66.1001(4)(b), Wisconsin Statutes may recommend governing body adoption of the comprehensive plan by adoption of a resolution to that effect by a majority of the entire Commission.

NOW THEREFORE BE IT RESOLVED, the Town of Lafayette Parks, Recreation, Tourism, and Land Use Planning Commission officially recommends adoption of the *Town of Lafayette comprehensive plan 2020 - 2040*, dated December 20, 2021 by the Town of Lafayette Town Board.

Adopted this ____th day of _____, 2021 by the Parks, Recreation, Tourism, and Land Use Planning Commission of the Town of Lafayette.

Approved:

Commission Chairman

Attest:

Commission Secretary

[Insert Lafayette Ordinance adopting the 2020 Town of Lafayette Comprehensive Plan]

TOWN OF LAFAYETTE COMPREHENSIVE PLAN

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ISSUES AND OPPORTUNITIES ELEMENT

INTRODUCTION

Planning Authority and Scope

Planning is an orderly, and open approach to determining local needs, setting goals and priorities, and developing a guide for action. In 1999m the State of Wisconsin Legislature created a new framework for community planning in the State of Wisconsin - - 1999 Wisconsin Act 9.

Beginning on January 1, 2010, if a local government engages in any program or action regarding zoning under s. 59.69, 60.61, 60.62, or 62.23 (7), Wisconsin Statutes; subdivision regulations under s. 236.45, Wisconsin Statutes; shoreland or wetland zoning under s. 59.692, 61.351, or 62.231, Wisconsin Statutes; or official mapping under s. 62.23 (6), Wisconsin Statutes, those programs or actions must be consistent with that local government's comprehensive plan. According to Wisconsin Statutes, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community 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.

1999 Wisconsin Act 9, often referred to as the Wisconsin Comprehensive Planning and Smart Growth Law, provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must address nine key elements:

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

In addition, each plan must incorporate 20-year land-use projections and encourage public participation during the planning process.

Further, 1999 Wisconsin Act 9 made available comprehensive planning grants to local governments to assist in the preparation of these plans. The comprehensive planning grants for comprehensive planning efforts encourage local governments to address multi-jurisdictional issues and promote smart growth policies which encourage efficient development patterns and minimize local government and utility costs. Since the initial grant program, no further financial assistance for updating existing comprehensive plans has been made available to local governments.

The Town Of Lafayette Planning Process

The planning process for the Town of Lafayette's updating of the 2010 - 2030 Comprehensive Plan began with the Town Board assigning the updating process to the Town's Parks, Recreation, Tourism, and Land Use Planning Commission in 2019. Each of the update process meetings for the Town of Lafayette PRTLUCOMMISSION is summarized below:

December 10, 2018 Meeting #1: Introduction to the Planning Process

The planning process for the Town of Lafayette was begun with the PRTLUCOMMISSION.

January 14, 2019 Meeting #2: West Central Wis. Regional Planning Commission

Meet with representative regarding services available, and associated costs for Plan preparation.

February 11, 2019 Meeting #3: PRTLUCOMMISSION

Discussion regarding Plan update process; decision made to begin with a public opinion survey designed to follow up previous survey's results.

April 8, 2019 Meeting #4: PRTLUCOMMISSION

Previous public opinion survey questions reviewed, selections made of questions to include in the next survey to establish community opinion trends over the past 10 years.

July 8, 2019 Meeting #5: PRTLUCOMMISSION

List of repeat survey questions agreed upon; proposed new questions considered.

August 12, 2019 Meeting #6: PRTLUCOMMISSION

Final list of public opinion survey questions approved; discussion regarding paper vs. online survey.

October 14, 2019 Meeting #7: PRTLUCOMMISSION

Discussions with UW-Extension representative concerning the survey, and general plan updating issues.

November 11, 2019 Meeting #8: PRTLUCOMMISSION

Agreement to mail the public opinion surveys to a number of Lafayette property owners, with an online version available to non-property owners.

November 18, 2019 Meeting #9: Town Board

The Lafayette Town Board approved the questions to be included on the public opinion survey.

June 15, 2020

Tabulation of returned paper and online surveys begun, by PRTLUCOMMISSION members.

September 14, 2020 Meeting #10: PRTLUCOMMISSION

Results of the public opinion survey were reviewed by the Commission.

- October 12, 2020 Meeting #11: PRTLU Commission**
Proposed revisions to the Transportation Element and to the Utilities & Community Facilities Element were proposed and discussed.
- November 9, 2020 Meeting #12: PRTLU Commission**
Proposed revisions and updates to the Agriculture, Natural & Cultural Resources Element and to the Economic Development Element were presented and discussed.
- December 14, 2020 Meeting #13: PRTLU Commission**
Proposed revisions and updates to the Intergovernmental Cooperation Element and to the Land Use Element were presented and discussed.
- January 11, 2021 Meeting #14: PRTLU Commission**
Discussion regarding the lack of current data necessary to update the Housing Element.

Following the Public Hearing, on *[Insert Hearing date]*, the Town's Parks, Recreation, Tourism, and Land Use Planning Commission adopted a resolution recommending to the Town Board the adoption of the *Town of Lafayette Comprehensive Plan 2020-2040*. A copy of this resolution and the subsequent adopting ordinance approved by the Town Board on *[Insert ordinance adoption date]*, are attached at the beginning of this document.

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

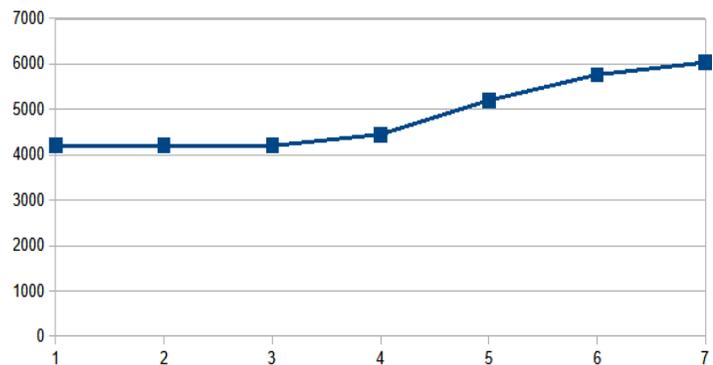
ISSUES AND OPPORTUNITIES

CONDITIONS AND TRENDS TRANSITION REPORT

The *Chippewa County and Conditions and Trends Report*, the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*, and the *Chippewa County Resource and Land Use Map Atlas DVD-ROM* that provided background information for the elements of the 2009 Comprehensive Plan is no longer available for updating that plan.

DEMOGRAPHIC OVERVIEW

- From 1960 to 1980, the Town's population remained virtually the same. Only more recently, since 1980, has the Town's population begun to increase significantly. From 1980 to 2020, the Town's population grew nearly 44 percent.
- Wisconsin Department of Administration estimates that the 2020 population for the Town of Lafayette was 6,176; the 2020 U.S. Census counted 5,765 persons.
- The Wisconsin Department of Administration population projections completed in 2013 predicted the Town would grow at a steady rate to 6,235 persons by 2020, to 6,670 persons by 2030, and to 6,900 persons by 2040. The 2020 actual population indicates that the Town may be growing slightly slower than the projections provide.



LAFAYETTE POPULATION 1960 - 2020

HOUSING INFORMATION

- While the Town’s population increased by 43.7 percent between 1980 and 2020, the number of housing units increased by 73.8 percent.
- See the *Housing Element* for more information.

Housing Characteristics - 1980 to 2021

Table 1

Year	1980	1990	2000	2021
Total Housing Units	1,565	1,789	2,101	2720
Total Seasonal	70	85	88	N/A
Total Vacant	139	144	131	246
Total Occupied Units	1,426	1,645	1,970	2475
Owner Occupied Units	1,185	1,378	1,662	1986
Renter Occupied Units	241	267	308	489
Single Family Units	1,325	1,526	1,829	N/A
Multi-Family Units	158	43	126	N/A
Mobile Homes	82	109	146	N/A

Source: Wisconsin Gazetteer.

Housing Value of Specified Owner Occupied Units - 2020 [Pending Updated data]

Table 2

Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 or more	Town Median Value	County Median Value	State Median Value
							\$	\$	\$

Source: U.S. Census

Contract Rent (Renter Occupied Units) - 2020 [Pending Updated data]

Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 or more

Source: U.S. Census

Owner Occupied Housing Costs as a Percentage of Household Income - 2020 [Pending Update]

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
						%	%

Source: U.S. Census

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

Renter Occupied Housing Costs as a Percentage of Household Income-• 2020 [Pending Update]

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
						%	%

Source: U.S. Census

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

TRANSPORTATION INFORMATION

- The major transportation function in the Town is maintaining the 95.1 miles of town road system with the PASER system for pavement management.
- State Highway 29 runs east and west from through the northern part of the Town. East of the Seymour Cray interchange, State Highway 29 had a 2017 average daily traffic count of 22,500, which was an 84.4 percent increase since 2003, and a 251.6 percent increase since 1993.
- Four County highways (CTH "X", "J", "OO" and "K") also transect the Town. County Highway "K" north of County Highway "X" had a 2011 average daily traffic count of 1,900. Highway "K" south of County Highway "O" in the Town of Anson had an average daily traffic count of 950 in 2011.
- The Town of Lafayette owns eight bridges, two of which on Highway 29 eastbound (built in 1994) and westbound (built in 1966) over 190th Street are identified as functionally obsolete by Wisconsin DOT. A bridge given a functionally obsolete (older) or structurally deficient status does not mean it is unsafe for travel and a deficiency may have little impact on the bridge's overall safe function.
- After a peak of 113 crashes in 2003, crashes on public roads in the Town fell to 62 in 2006, 75 in 2007, 62 in 2015, but jumped to 86 crashes in 2020.
- The Wisconsin DOT bicycling conditions assessment identifies County Highways "OO" and "K" as having the best conditions for on-road bicyclers and County Highways "X" and "J" having unfavorable conditions due to high traffic volumes. Bicycling is prohibited on Highway 29.
- The Canadian National Railroad has an active rail line through the Town.

UTILITIES AND COMMUNITY FACILITIES INFORMATION

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

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INFORMATION

- The Town of Lafayette has significant agricultural lands, particularly in the southern part, with 40 percent of its assessed land assessed as such. It has 32 percent assessed as forest. The Town has lost about 35 percent of assessed agricultural land while simultaneously seeing a 32 percent decrease in assessed forest land between 1997 and 2020.
- The Town of Lafayette has significant areas classified as prime farmlands south of Lake Wissota and Paint Creek, with poorer soils more predominant in wetlands, creek bottoms or on steep slopes.
- Soils are predominately the Menagha-Friendship Association; deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream terraces, with significant Elkmound-Plainbo-Eleva Association soils in the south with lobes extending north into the Menagha-Friendship soils between Frederick, Stillson and South Fork Paint Creeks. Elkmound-Plainbo-Eleva soils are shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy, and sandy soils on uplands, outwash plains, and stream terraces. In the southeastern part of the Town, Kert-Elm Lake-Vesper Association soils are present; deep and moderately deep, nearly level and gently sloping, somewhat poorly drained and poorly drained, silty and sandy soils on uplands.
- The majority of the Town of Lafayette falls within the Yellow River watershed, with areas north, west and southwest in the McCann Creek/Fisher River, Duncan Creek and Eau Claire River watersheds, respectively. These are all part of the Lower Chippewa River Basin. Lake Wissota, an impoundment of the Chippewa River, is the predominant water feature in the Town.
- The most significant wetlands are primarily limited to areas along the creeks and in internally drained areas. However, there are large areas of the Town which have high groundwater tables, posing

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

- There are areas with steep slopes throughout the Town of Lafayette, particularly in the south.
- There are fifteen historic structures in the Town of Lafayette on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places.

ECONOMIC DEVELOPMENT INFORMATION

Lafayette labor force, employment, and household income statistics will be updated when current data becomes available.

- See the Economic Development Element for other information.

LAND-USE INFORMATION

- The Town of Lafayette has about 40 percent of its assessed land assessed as agricultural and 32 percent as forest. The Town has lost about 35 percent of assessed agricultural acreage while seeing a comparable 32.5 percent decrease in assessed forest acreage between 1997 and 2020.
- In 2020, the Town had 18.9 percent of its assessed land assessed as residential.
- The number of assessed agricultural parcels decreased from 461 to 424 (or -8.0%) between 1997 and 2020. However, during the same period assessed agricultural land decreased by 4,342 acres from 12,337 to 7,995 acres.
- The number of assessed forest parcels decreased from 312 to 193 (or -38%) between 1997 and 2020, and assessed forested acreage decreased from 4,982 to 3,362.
- The Town experienced a 31.8 percent increase in improved residential parcels and a 118.3 percent increase in assessed residential acreage since 1997. There is considerable lakeshore and back lot development in the Town along Lake Wissota.
- There was also a 61 percent increase in improved commercial parcels during between 1997 and 2020.
- The unincorporated settlement of Bateman is located in the Town. The Town borders the City of Chippewa Falls at the Town's northwest corner.
- See the Land Use Element for more information.

Land-use Acreage and Assessed Value Per Acre - 2020

Table 6

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing
Acres	7,995	3,362	2,947	1,307	3,778	399	15
Land Value per Acre	\$155	\$1,556	\$697	\$465	\$46,781	\$23,289	\$4,886

Source: Wisconsin Department of Revenue

PUBLIC OPINION SURVEY

In the Fall of 2019 the Town of Lafayette with sent out a community opinion survey. The purpose of the survey was to measure opinions and attitudes about a variety of land use issues. This survey was designed as a method to gain information that could be used in the development of a comprehensive plan for the Town of Lafayette.

From late-December 2019 to mid-January 2020, the Town mailed surveys to approximately 1,500 Town of Lafayette residences, as well as making the survey available online. The Town received 913 completed surveys, and 86 online surveys, which is a 66 percent response rate. [With 999 responses, the estimates contained in this report are expected to be accurate to within plus or minus 2.2 percent. Statistical tests did not indicate that "non-response bias" is a problem with this sample.] - ??

The PRTLUP Commission compiled the survey and produced a report of its results. A summary of the responses received are presented on the following pages.

The Public Opinion Survey outlines the Community Values of the Town, and these values should drive the course of future development, and need to be reflected in the various Goals, Objectives, and Policies of this Comprehensive Plan.

**TOWN OF LAFAYETTE
2020 COMPREHENSIVE PLANNING RESIDENT OPINION SURVEY**

Please return completed survey by **January 31, 2020**

Or choose to take this survey online at: <http://bit.ly/townoflafayettesurvey>

The purpose of LaFayette's Comprehensive Plan is to set the goals and objectives the Town should plan for over the next twenty years. This Plan is updated every ten years. In order to develop a meaningful Plan, the input of the residents is needed, and this survey provides you the means and opportunity to make your voice heard.

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

Like this: ● Not like this: √, X, or /

Note: Results are from 999 of 999 surveys

[. . .] = 2009 Survey results

BACKGROUND

1. How long have you owned or rented property in the Town of LaFayette?

[19%] 13%	Less than 5 years	[23%] 17%	5 to 10 years
[21%] 16%	11 to 20 years	[37%] 54%	More than 20 years

2. You are a Town of LaFayette . . . [Mark ● one only]

[5%] 3%	Seasonal Resident
[89%] 94%	Year-round Resident
[6%] 3%	Non-Resident property owner

PLANNING

3. How would you rate the overall quality of life in the Town of LaFayette [Mark ● one only]

[32%] 41%	Excellent	[58%] 31%	Good
[6%] 5%	Fair	[1%] 21%	Poor
[3%] 2%	No Opinion		

4. How should public infrastructure and services needed to support growth and development be funded?

[Mark ● all that apply]

[31%] 25%	Development Impact Fees
[49%] 41%	User Fees
[19%] 22%	Taxes
[23%] 12%	Do not support such funding

5. To permanently protect the Town's tax base and boundaries from annexation and conflicting land uses, should the Town of LaFayette pursue . . . ? [Mark ● one only]

[52%] 54%	Incorporation of the Town to a Village
[42%] 38%	Boundary Agreement with the City Chippewa Falls
[6%] 8%	Boundary Agreement with the Village of Lake Hallie

6. Rate the current adequacy of the following services and facilities in the Town of LaFayette

Opinion	Adequate	Inadequate	No
Law Enforcement	[72%] 74%	[18%] 15%	[10%] 1%
Fire Department / Emergency Medical Services	[89%] 91%	[4%] 2%	[7%] 7%
Town Hall facility	[88%] 81%	[5%] 9%	[7%] 10%
Recycling	[88%] 70%	[5%] 16%	[6%] 14%
Organized Recreation Programs	[69%] 64%	[8%] 37%	[23%] 23%
Other (specify) _____(See Notes)_____	[14%] 16%	[20%] 55%	[65%] 29%

7. What new services or facilities would best enhance the LaFayette community? [Mark ● all that apply]

8%	Public library branch
25%	Small specialty shops / stores
22%	"Fast food" franchise
7%	Mini-mall
9%	Other (specify) _____(See Notes)_____
29%	None / No Opinion

8a. In terms of law enforcement, with a population over 6,000 and to shorten response times, should the Town of LaFayette explore the possibility of: [Mark ● one only]

[34%] 43%	A contract with the Chippewa County Sheriff's Department for a dedicated patrol
[3%] 6%	Joint police services with the Village of Lake Hallie
[8%] 5%	Establishing its own Law Enforcement Department
[54%] 46%	No change, stay with the status quo

8b. If LaFayette should establish its own Law Enforcement Department, it should plan to do so:

20%	Within the next 5 years
18%	Within the next 6 - 10 years
7%	Not sooner than 11+ years
56%	No Law Enforcement Department will be needed

- 9a. Would you support increased Town taxes to fund additional services suggested in Question 8?
 [22%] **15%** Yes
 [56%] **49%** No
 [22%] **36%** Not Sure, depends on the amount of increase necessary

- 9b. If you marked YES for Question 9, what would be a fair amount of tax increase per \$100,000 valuation?
75% \$50 - \$75 per \$100,000 property valuation
12% \$76 - \$100 per \$100,000 property valuation
9% \$101 - \$125 per \$100,000 property valuation
5% \$125+ per \$100,000 property valuation

HOUSING

10. Do you feel housing is affordable for you in the Town of LaFayette?
 [78%] **84%** Yes [9%] **9%** No
 [13%] **7%** Not Sure

11. What does the term "affordable housing" mean to you? [Mark ● one only]
 [11%] **9%** Homes under \$100,000 [62%] **40%** Homes between \$100,000 - \$200,000
 [17%] **15%** Homes between \$200,001 - \$300,000 [3%] **25%** Homes between \$300,001 - \$400,000
 [0%] **2%** Homes \$400,001 and Above [6%] **9%** Not Sure

12. What does the term "affordable rent" mean to you? [Mark ● one only]
 [17%] **8%** Rentals under \$500 per month [60%] **23%** Rentals between \$501 - \$1,000 per month
 [3%] **10%** Rentals between \$1,001 - \$1,500 per month [0%] **27%** Rentals \$1,501 and Above per month
 [20%] **12%** Not Sure

13. The Town of LaFayette first adopted its subdivision ordinance in 1996 and has made minor revisions since. The Town of LaFayette should strengthen its regulations for future subdivision development.
 [23%] **29%** Strongly Agree [35%] **25%** Agree
 [13%] **20%** Disagree [4%] **9%** Strongly Disagree
 [25%] **17%** No Opinion

TRANSPORTATION

14. How would you rate the general condition of roads in the Town of LaFayette?
 [10%] **2%** Excellent [68%] **45%** Good
 [20%] **22%** Fair [2%] **29%** Poor
 [1%] **3%** No Opinion

15. The Town of LaFayette should consider assessing properties which front a road to help defray local street repair and reconstruction costs.
 [1%] **6%** Strongly Agree [9%] **25%** Agree
 [44%] **25%** Disagree [33%] **19%** Strongly Disagree
 [12%] **25%** No Opinion

16. To improve safety and traffic flow, LaFayette should explore options to improve the following intersection(s) [Mark ● all that apply]
- | | | | |
|------------|---|------------|---|
| 20% | Highway "X" at 190 th Street | 12% | Highway "X" at 197 th Street |
| 31% | Highway "J" at 50 th Avenue | 6% | 50 th Avenue at 160 th Street |
| 30% | None of these / No Opinion | | |
17. Do you believe "Children At Play", "Deer Crossing" or lower speed limit signs increase road safety?
- | | | | | | |
|------------|-----|------------|----|-----------|------------|
| 54% | Yes | 39% | No | 7% | No Opinion |
|------------|-----|------------|----|-----------|------------|

AGRICULTURE AND NATURAL RESOURCES

18. In your opinion, how has the quality of the natural environment in the Town of Lafayette changed in the past 5 years?
- | | | | | | |
|-------|------------|----------|-------|------------|-----------------------|
| [7%] | 9% | Improved | [47%] | 39% | Stayed about the same |
| [33%] | 36% | Declined | [13%] | 16% | Not Sure |
19. Which of these statements concerning groundwater quality would you agree with? [Mark ● one]
- | | | | | | |
|-------|------------|-----------------------------|-------|------------|---|
| [57%] | 56% | Groundwater quality is good | [20%] | 31% | There are problems with the groundwater |
| [23%] | 13% | Not Sure | | | |
20. It is important to support the preservation of productive agricultural land in the Town of Lafayette.
- | | | | | | |
|-------|------------|----------------|-------|------------|-------------------|
| [30%] | 33% | Strongly Agree | [56%] | 36% | Agree |
| [6%] | 12% | Disagree | [1%] | 9% | Strongly Disagree |
| [7%] | 10% | No Opinion | | | |
21. It is important to support the preservation of green space and natural areas in the Town of Lafayette
- | | | | | | |
|-------|------------|----------------|-------|------------|-------------------|
| [43%] | 52% | Strongly Agree | [48%] | 25% | Agree |
| [4%] | 18% | Disagree | [1%] | 1% | Strongly Disagree |
| [5%] | 5% | No Opinion | | | |
22. If you agree with Question 20, do you support preserving these areas if it resulted in increased Town taxes?
- | | | | | | | | | |
|-------|------------|-----|-------|------------|----|-------|------------|----------|
| [44%] | 31% | Yes | [33%] | 40% | No | [23%] | 29% | Not Sure |
|-------|------------|-----|-------|------------|----|-------|------------|----------|

23. The Town of Lafayette should support increased development of these forms of recreation:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Cross country ski trails	[10%] 13%	[32%] 37%	[27%] 15%	[10%] 6%	[21%] 29%
b. Bike trails	[18%] 19%	[33%] 52%	[18%] 11%	[9%] 5%	[12%] 14%
c. Hiking trails	[17%] 18%	[44%] 49%	[18%] 11%	[8%] 4%	[13%] 18%
d. Equestrian trails	[5%] 4%	[16%] 19%	[34%] 28%	[16%] 11%	[29%] 37%
e. Multi-use trails	[12%] 13%	[38%] 42%	[20%] 15%	[12%] 8%	[18%] 22%
f. ATV trails	[14%] 11%	[24%] 31%	[25%] 22%	[21%] 14%	[16%] 22%
g. Snowmobile trails	10%	31%	20%	11%	28%
h. Water park	9%	15%	24%	33%	19%

24. What impact does Lake Wissota have on your life? [Mark ● all that apply]
- | | | | |
|------------|--------------------------|------------|--------------------------|
| 18% | Real estate value | 17% | Sense of community |
| 24% | Recreational opportunity | 20% | Enhances quality of life |
| 17% | Family | 4% | No impact |

25. Please indicate the activities you participate in on or at Lake Wissota [Mark ● all that apply]
- 12%** Swimming
 - 4%** Camping
 - 15%** Motorized boating
 - 9%** Non-motorized boating (canoe, kayak, etc.)
 - 1%** Sailing
 - 5%** Water skiing / knee boarding
 - 15%** Fishing, ice fishing
 - 12%** Hunting
 - 12%** Wildlife viewing
 - 12%** Scenic viewing
 - 5%** Nature photography
 - 7%** Winter recreation (cross country skiing, ice skating, snowmobiling, etc.)
 - 1%** Other (specify) _____

26. The Town of LaFayette should enact safety regulations and a Room Tax for VRBO /Air BnB tourist rental homes.
- | | | | | | |
|------------|-----|------------|----|------------|------------|
| 61% | Yes | 19% | No | 20% | No Opinion |
|------------|-----|------------|----|------------|------------|

27. What concerns do you have regarding Lake Wissota? [Mark ● all that apply]
- | | | | |
|------------|------------------------------|------------|------------------------------|
| 21% | Water quality | 11% | Boating safety |
| 8% | Insufficient lake access | 4% | Excessive lake access |
| 12% | Quality of fishing | 15% | Invasive aquatic plants |
| 12% | Other invasive aquatic life | 8% | Light pollution |
| 5% | Insufficient law enforcement | 5% | Short-term lake home rentals |

LAND USE

28. Which statement best describes your opinion concerning these land issues?
- | | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|------------------|------------------|------------------|-------------------|------------------|
| a. The Town should develop a “downtown” or core business and civic area | [3%] 5% | [15%] 13% | [50%] 44% | [18%] 24% | [13%] 14% |
| b. The Town should purchase additional land to ensure space for future growth | [2%] 3% | [17%] 22% | [48%] 32% | [14%] 18% | [19%] 24% |
| c. Lakes and rivers within the Town are being over-developed | [16%] 13% | [45%] 30% | [24%] 25% | [2%] 7% | [13%] 25% |
| d. The Town needs more private recreational development (golf courses, sports facilities) | [2%] 3% | [16%] 18% | [54%] 44% | [15%] 14% | [12%] 21% |

- e. The Town needs more public recreational development (campground, boat landings) [5%] **8%** [27%] **27%** [47%] **38%** [11%] **10%** [9%] **17%**
- f. Ordinances governing outside lights, light pollution, and noise are enforced [4%] **10%** [22%] **27%** [22%] **20%** [6%] **12%** [46%] **30%**
- g. The Town should support the construction of more communication towers [5%] **7%** [28%] **31%** [32%] **23%** [12%] **16%** [23%] **23%**
- h. Zoning ordinances are enforced in the Town [5%] **9%** [50%] **41%** [11%] **15%** [3%] **5%** [30%] **30%**
- i. The Town needs to manage development in order to preserve our natural environment [25%] **28%** [58%] **53%** [6%] **7%** [2%] **2%** [9%] **10%**
- j. The Town has an adequate amount of public parks [8%] **11%** [52%] **52%** [25%] **19%** [2%] **4%** [13%] **13%**

29. The Town of Lafayette should actively pursue new retail and commercial businesses.

[5%] 9%	Strongly Agree	[35%] 33%	Agree
[37%] 23%	Disagree	[11%] 22%	Strongly Disagree
[12%] 14%	No Opinion		

30. The Town of Lafayette should promote an industrial park for light, clean industry.

[4%] 7%	Strongly Agree
[30%] 30%	Agree
[37%] 29%	Disagree
[18%] 22%	Strongly Disagree
[11%] 15%	No Opinion

COMMUNITY FACILITIES AND SERVICES

31. How many times have you used these facilities in the Town of Lafayette in 2018?

	Did not use facility in 2018	1 - 5 times	6 - 10 times	11 or more times
a. Boat Landings	[45%] 35%	[41%] 41%	[8%] 12%	[7%] 11%
b. Ray's Beach	[53%] 55%	[37%] 37%	[7%] 5%	[3%] 3%
c. Lafayette Sports Park	[77%] 74%	[12%] 14%	[5%] 4%	[6%] 8%
d. Recycling Center	[32%] 30%	[32%] 34%	[15%] 21%	[21%] 16%

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

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Law Enforcement	[8%] 17%	[47%] 37%	[25%] 25%	[7%] 10%	[13%] 12%
b. Fire Department / EMS	[6%] 6%	[50%] 40%	[26%] 30%	[5%] 9%	[13%] 16%
c. Parks	[4%] 6%	[33%] 29%	[39%] 38%	[7%] 8%	[17%] 19%
d. Community Center	[2%] 7%	[23%] 25%	[44%] 40%	[11%] 10%	[20%] 17%
e. LaFayette Sports Park	[4%] 7%	[22%] 25%	[42%] 36%	[10%] 11%	[21%] 21%
f. Town Hall Facility	[2%] 4%	[29%] 26%	[43%] 39%	[8%] 9%	[18%] 22%
g. Other (Please specify)	<u>(See Notes)</u>				

33. The Town of LaFayette should employ sustainable practices in purchasing and operations for energy efficiency and cost-savings

[24%]	23%	Strongly Agree	[60%]	34%	Agree
[3%]	10%	Disagree	[1%]	23%	Strongly Disagree
[12%]	10%	No Opinion			

34. At the current development rate, the Town of LaFayette should explore the completion of a water district for the Lake area

[11%]	10%	Strongly Agree	[21%]	25%	Agree
[24%]	23%	Disagree	[12%]	20%	Strongly Disagree
[22%]	22%	No Opinion			

35. At the current development rate, the Town of LaFayette should explore the completion of a sanitary district for the Lake area.

10%	Strongly Agree	27%	Agree
25%	Disagree	21%	Strongly Disagree
17%	No Opinion		

36. Should the Town of LaFayette convert to an appointed / hired Town Clerk and Treasurer or retain the elected office holders?

17%	Convert to Town Board appointed / hired Clerk and Treasurer
59%	Retain elected Clerk and elected Treasurer
24%	No Opinion

COMMUNICATION

37. The Town of LaFayette communicates adequately with residents.

[6%]	6%	Strongly Agree	[68%]	44%	Agree
[14%]	15%	Disagree	[2%]	26%	Strongly Disagree
[10%]	9%	No Opinion			

38. What is the best way for the Town to communicate with residents? [Mark ● one only]

[9%]	23%	Website	[5%]	32%	Email
[80%]	35%	Newsletters	[2%]	1%	Newspaper Articles
[3%]	7%	Public Meeting			
	3%	Other (Specify): _____(See Notes)_____			

39. Is there something else you would like to tell us regarding the Town of LaFayette Comprehensive Plan?

_____(See Notes)_____

DEMOGRAPHICS: Please tell us some things about you:

40. Gender

[64%] **61%** Male
[36%] **39%** Female

41. Age

[0%] 0%	18 - 24	[7%] 5%	25 - 34
[17%] 22%	35 - 44	[27%] 15%	45 - 54
[28%] 25%	55 - 64	[21%] 33%	65 and older

42. Employment Status

[53%] 48%	Employed Full-time
[8%] 6%	Employed Part-time
[11%] 7%	Self-employed
[1%] 3%	Unemployed
[27%] 36%	Retired
[1%] 1%	Other (Specify) _____

43. If you are a resident and currently employed, which community do you work in? [Mark ● one only]

[12%] 14%	Town of LaFayette	[29%] 35%	Eau Claire
[39%] 14%	Chippewa Falls	[1%] 5%	Village of Lake Hallie
[2%] 0%	Cadott	[1%] 21%	Boyd /Stanley
[15%] 4%	Altoona		
7%	Other (Specify) _____		

Thank You for completing the Survey !

2019 LaFayette Public Opinion Survey Written Comments

Q 6 Rate the current adequacy of the following services and facilities in the Town of LaFayette.

'Other' responses:

- Improve snow removal / salting and sanding (x5)
- Safe walking areas
- Water access facilities
- Town is doing a good job
- Free sandbags
- Forget \$35 Annual Recycling gate pass for brush and leaves
- Road crew (x3)
- Baseball for boys
- Snow removal is excellent
- Senior services
- Yard waste / brush disposal
- Boat launch small lake

Q 7 What new services or facilities would best enhance the LaFayette community?

'Other' responses:

- Bicycle routes - marked
- Charge a fee at Ray's Beach
- Kwik Trip (x13)

- More water-type attractions
- Specialty food shop - pizza, burgers, etc.
- Disc golf course, improve tennis, basketball, pickleball court area (x2)
- Bike trail from Hwy. "K" to Seymour Cray Blvd.
- Dredge sand onto island for rec.
- Market lake / promote fishing, boating and water activities
- Restaurants / affordable restaurants (x2)
- Red Box
- More small businesses
- Festival Food Market
- Farmer's market
- Coffee shop / "Starbucks" (x6)
- Community park / playground
- Improved internet
- Family restaurant such as "Cracker Barrel"
- Utilize Lake Wissota better
- Keep it residential
- Park
- Senior walking path, sled hill, ice rink
- Less development
- Boat launch big lake
- Public event venue
- Hotel
- Sidewalk on 50th Ave., somewhere on a level space, to walk
- Campground on the lake
- Grocery store with reasonable prices (x2)
- Need larger and more boat landings
- Walking / biking paths
- Indoor recreation center

Q 25 Please indicate the activities you participate in on, or at Lake Wissota
'Other' responses:

- ATV
- Horseback riding / horse trails
- Trails for walking
- Biking
- Bicycling, walking (x2)
- Ice races, July 4th fireworks; Place for dogs to drink and swim

Q 32 Within the next 10 years, the Town of LaFayette will need to build, expand, or develop:
'Other' responses:

- Charge a fee for Ray's Beach
- Bike trail from "K"/"X" to Seymour Cray Blvd.
- More restaurants
- Walking and biking trails
- New tennis courts
- Green areas to promote people-centric environment; bike lanes
- Please fix Hwy. K from Bateman up to K bridge
- Boat landings

- Industrial park

Q 38 What is the best way for the Town to communicate with residents?
 ‘Other’ responses:

- Text alerts
- Social media / “Facebook” (x4)
- We pay a lot to live here, we should be able to use our property
- Not everyone has internet access

Q 39 Is there something else you would like to tell us regarding the Town of LaFayette Comprehensive Plan?

- I am not informed regarding this
- Focus on environmental practices and walking areas
- I believe economic growth should be organic and not managed
- Tell workers to work, not drive around; regulate equip. usage
- Speed limit on 190th N. of X should be 35 mph.
- Do not like skydiver planes flying over; safety and noise issues
- Reduce deer population !!
- Taxes are too high, families will relocate to cheaper tax areas. No more new taxes
- Need more pedestrian & bike lanes, esp. on “X”, “J”, & 50th Ave.
- Big issue for us is light pollution. Eliminate light pollution from Ray's Beach.
- Survey has very little value, most residents are too poorly informed
- Allow chickens
- Need a good bike trail to safely connect to trail from Cornell to EC
- Well-water quality & traffic are major concerns; nitrates from farms.
- Small towns attract nice people
- What is the Comprehensive Plan? Maybe start there.
- I think you're doing a good job; always room for improvement
- Overall Town does a good job
- The town should stick to maintaining road and fire/ambulance
- Is there competition in LaFayette for ISPs?
- Need better roads, snow removal and salt/sanding
- Roundabout needs to be maintained.
- Water quality an issue. Nitrates, requiring expensive treatment.
- Always appreciated the country life; Minimize Government oversight
- Install fee box at Ray's Beach.
- Need for a Indoor Recreation Center
- Improve website.
- Better Enforcement
- Pursue sustainable economic development
- We don't need to turn Lafayette into C.F. or E.C.
- Town crews need better organization & control of tasks
- Make Clerk have full-time employment hours, M-F, 8 hrs. or Sat. 4 hrs
- Send mtce. Crew back to snow plowing school.
- Is a lack of police presence. Too much speeding; 176 St. is dangerous
- Need speed limit enforcement!. Don't allow hunting in residential areas.
- Monitor groundwater, new construction limits to avoid well contamination
- Would like wider road shoulders for walking & biking
- Police coverage is a concern. Maintain rural setting (no malls, etc.)
- Snow plowing in need of improvement. Better snowplowing practices
- Stop letting developers do whatever they want
- Grow recreation. Concern about Pine Harbor District Road.

- Survey is a good start to develop a plan; use focus groups; publish it.
- Train plow drivers; plowing into yards is very disrespectful.
- Lake usage; boat wake restriction on small lake
- Please limit subdivisions! I love this small lake / ag community
- Hold businesses responsible for road damage they cause (i.e. on 160 St.)
- Chickens should be allowed; a dump would be good for more than yard waste
- Roads need to be repaired - more staff? Current staff works really hard.
- No reliable Internet service in rural areas; add that to communication plan
- We do not need more police; we pay county taxes for county police.
- One garbage hauler for Town; less noise, pollution, and wear on roads. Should have one garbage company; is too hard on roads with more.
- Keep up the good work
- This was very difficult to answer; needed more background info.
- Ordinance in amount of "junk" on property
- Industrial & light industry is unneeded & will detract from the town
- Maintain existing facilities before expanding; little/no salt/sand on roads.
- Another intersection with Hwy. 29 at 195th St. Relocate Hwy. K north of X
- Development in area is excessive; poor planning for X bridge timing
- Would love if was a dumpster option with recycling; water issues on 50th Av.
- Leave Town the way it is; do not need malls, industry or more rules
- Stop adding subdivisions.
- Have adequate facilities. Don't need big developments; keep taxes low
- We like the suburban feel (green space, rec activities), preserve it
- Town Hall's hours of 9 - 4 M - Th don't work for people; expand hours.
- Expanded use of land & water raises need for more enforcement & safety
- Hwy. X needs fixing; new development by Bateman should fund K repairs
- Places to walk safely.
- Town needs to enforce regulations to avoid junk build-up in yards
- Cable TV choice would be awesome. "J" at 190 St. needs Slow Down sign
- How can you ask us for our input if you don't supply the info to inform us
- Protection of groundwater is extremely important.
- Concerned with number of VRBOs
- focus on water quality
- The taxes on rec-forest caused clearcutting.
- Don't like paying fee for land fill.
- Too many new homes. Have minimum lot sizes.
- Surplus Equipment & anything Sold on Sealed Bids.
- Traffic is above posted speed limits and stop signs are not observed.
- Pave 43rd Ave.
- Disc golf course at sports park.
- Residential burning & new home construction burning.
- Do not raise taxes and fees.
- Snowplow grinding pavement
- Have all garbage and recycling collected on the same day of the week.
- See the street sweeper more often.
- Want LaFayette to stay a rural area.

ONLINE SURVEY COMMENTS

- Nothing broken - don't fix it. Work on getting taxes down. If you want parks and shops go to Chippewa. We live here to avoid regulation and growth.
- We need a street light on 40th Ave. and 176th. It is very dark in our neighborhood.

- How about teaching your drivers how to plow? Maybe plow drivers should spend more time plowing roads rather than personal driveways.
- Is there something else for Room Tax for AirBnB, such as licensing or permits?
- With development the quality of groundwater changes; had to add house filter to clean sediment. Filter needs changing every 3 months. Please address this.
- Question 4 and 5 could not be answered; need more information. Need Q & A.
- With the extra school taxes that are increasing we have to be careful about adding more.
- Strongly support increasing street dept. staff to assist with road maintenance, snow plowing.
- Retain more tax money to improve Lake Wissota. Taxes on lake are high and should remain for lake improvement.
- Need to enforce neighborhood parking. Sometime streets are full of cars on roads instead of garages or driveways which impacts plowing and traffic.
- Though higher taxes are sometimes needed, there has already seen a dramatic tax increase the last few years. This hurts family business.
- The Town Board should follow the survey results.
- Move slowly and with diligence regarding discussion on adding law enforcement. More efficient and effective to pay for sheriff office.
- What is the plan? Seem like you have an agenda & this survey leans specific direction. Leaves much to imagination. Not well constructed.
- Have Town Hall open on Fridays.
- Raise the Cty. X railroad bridge between big and small lake.
- Street lights need to be installed for safety. Contract with one garbage hauler. More affordable "Senior only" living areas.
- Poor planning in the winter. Don't push it far enough off the roads in residential areas. Also, some neighborhoods it takes 24 hours before a plow comes down the road. Need competent drivers and a good plan.
- When houses on lake are really close to other houses please don't rent out to VRBOs. Had that happen to me and very upsetting.
- I like things the way they are. Nice job. Maybe people can clean the cars and junk out of their yards, so things are not an expense for the Town.
- Most roads are not safe to walk down with a stroller, like 50th because there is no shoulder.
- Continue to improve while keeping taxes reasonable. Lower taxes is why we moved here.
- Keep it rural. We live on 1 of only a handful of farms left in Town. I don't want to be forced out.
- Contract Town garbage and recycling.
- I feel safe in our community,
- Finally, some structure at the boat landing. Town Board needs thanks.
- There needs to be clarification on many of these questions explaining the consequences to these actions.
- Hard answering questions when not knowing how much of a problem there is.
- Your decisions is why we elect you.
- Encourage green space for new developments. Green space for industrial.
- People should be trained in listening skills.
- Improve / replace Town Hall to increase voting efficiency.
- The Town snow removal personnel do not plow or sand roads very well.
- Lake Wissota water quality priority. Need to plow residential streets early so people can get to work. All cross roads on Hwy. X need lighting.

- Stop development of lots less than two acres.
- We need a Kwik Trip out by the meat market. That should be a hub for business.
- Running trails.
- I am not in favor of anything that raises my taxes.
- Nepotism should not have been allowed, nor should it be allowed in the future. There are people with CDL that want the job.
- Water quality both drinking and lake are issues that are very important to my household.
- We should have less roads open to UTV and 4 wheelers,
- Raise the railroad bridge.
- Don't increase our tax burden in any way.
- To keep your younger and older, keep the taxes down.
- High speed boats on Stillson Creek, part of Lake Wissota, unsafe for swimming and kayaks, and heavy shore erosion.
- Stand up for paddleboarding - need lake wake-free zones for this.
- Water quality needs improvement, roads need shoulders for bike riding.
- Stop the development in farmlands and woods.
- Monitor / control runoff into lake, better road maintenance.
- Lafayette is a special place because it is not the city, yet is so close to city. Taxes are appropriate at this current level.
- Strongly consider a wastewater treatment facility for existing & future. Relatively dense development surrounding the grocery store and old Stillson site.
- Update basketball court / tennis area, and better jungle gym.
- Hate to see taxes go up, however to get things done needed, you have to pay for them. Snowplowing does a good job, thanks.
- We are concerned about water quality and lake access given new development on 195th. Is ramp going away?
- I think the Town should do their own zoning rules instead of Chippewa County when comes to common sense for a permit.
- Develop hiking / ski trails behind Town property.
- It might be helpful to provide a fact sheet about some pertinent data about items surveyed. Knowledge may vary based on individuals.
- Don't raise taxes.
- ATV routes expanded and better labeled; Hwy. X lighting for better safety.
- Brick's boat landing now much more efficient . . . thanks.
- How much influence did you have on new school location? Could school be used as a walk area during winter months?
- Snow plows create a real nuisance when they unfairly plug specific driveways.
- Need a bike / pedestrian lane on Hwy. K north of Bateman.
- Plow main routes more often during and after snow events
- Convert basketball courts to tennis courts.
- Lafayette has done a good job of controlling costs & low property tax. Please keep trying . Sport park is being run extremely well.
- Basic Town services, i.e.plowing, are dreadful. Before developing anything get your ducks in a row on the basics.
- Would you please start enforcing the ordinances? Burning barrels are a joke, and many other ordinances.
- Property owners should be allowed to hunt if own 5 acres, with gun. Small game and turkey as well.

- I live on 186th Street. We were told by Sheriff's office that we did not receive good police services because we were too close to E.C. County. Both depts. ignored us.
- Lake quality sucks.
- No need for Town to take any action to protect boundaries from annexation.
- Why pass an ordinance if you are not willing to enforce them? Has the Town ever fined anyone for disobeying an ordinance? May start coming to Town meetings so Town Board can answer these questions.
- Need road improvements on 51st Ave. We had car damage last year from flooding, gets worse every year.
- Lafayette needs term limits for Supervisors positions. Limit should be 5 terms.
- Went to several Town Commission meetings, good benefit for Township. Hope it helps Town Board for decision making.
- Survey precise. Should happen more often. Does Comp Plan help shape Town?

THE HOUSING ELEMENT

To be updated / revised

THE TRANSPORTATION ELEMENT

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

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

TRANSPORTATION OVERVIEW

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

The Town of Lafayette has a reliable transportation system made up of 131.7 miles (2020) of state, county and local streets and highways and 6 miles of rail line. There are 36.6 miles of highways under State and County jurisdiction, which includes State Highway 29, and 95.1 miles under Town jurisdiction - an 11.5% increase since 2009. The entire transportation system comprises approximately 5.9 percent (1,255.5 acres) of the total land area in the town.

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

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

RELEVANT TRANSPORTATION PLANS

Relevant transportation plans include: the Long Range MPO Transportation Plan (Chippewa Valley Trail System, Chippewa Falls Bike Trail and Pedestrian Plan, Bike Trails of Chippewa Falls and Chippewa County, Eau Claire Bicycle and Pedestrian Plan), and are included by reference.

COMPARISON WITH OTHER TRANSPORTATION PLANS

The related transportation plans as listed above were reviewed and the transportation goal, objectives, and policies for Town of Lafayette were determined to be compatible with these other related transportation plans. The goals and policies of these other plans are not expected to have impacts on the community which require action within the scope of this planning effort.

The Town of Lafayette has one major U.S. highway, State Highway 29, and five County highways for which the Town will continue to cooperate with the Wisconsin Department of Transportation and Chippewa County on planning and access controls. This includes possible discussions with the Wisconsin Department of Transportation, the City of Chippewa Falls and the Village of Lake Hallie for the plans for Park and Ride lots along State Highway 29. The Town and Wisconsin Department of Transportation may plan a Park and Ride lot for the State Highway 29 and County Highway J area. The County Highway J bridge and split interchange over State Highway 29 is currently scheduled for a deck replacement and widening beginning in early 2022. County Highways K and OO in the Town of Lafayette have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling.

Due to continued residential development, a resulting increase in vehicular traffic volume on Town and County roads needs to be monitored. A number of intersections where Town roads meet County highways were identified in the Public Opinion survey that currently experience traffic delays; these will worsen as traffic volume increases.



COUNTY HIGHWAY "X" AT 190TH STREET

The Town also contains three established snowmobile routes, State Corridor Route 31 and locally maintained K and Lake Hallie trails. These recreational transportation activities are not inconsistent with this Plan, though the Town expresses an interest to participate in the planning and review of any future recreational trails and transportation routes.

The Town also has authorized ATV /UTV routes on Town roads in designated areas. The effects of these in developed and in developing neighborhoods needs to be regularly evaluated and monitored.

TRANSPORTATION GOAL AND OBJECTIVES

Transportation Goal

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

Objectives:

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

TRANSPORTATION POLICIES

- 1) Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.
- 2) Require new roads serving more than two residences to be built to Town road specifications, and to include at least one marked bike / pedestrian lane.
- 3) Promote shared driveway entrances for clustered development and subdivision development, in conformance with the Town's Subdivision Ordinance.
- 4) Require developers to pay the costs associated with new roads or streets.
- 5) The Town should explore potential for development of recreational trails to include possible bike, pedestrian or multi-use trails, and the possibility of connections to existing trails in the region.
- 6) Maintain an ongoing plan for future roadway improvements and road maintenance equipment purchases. Consider incorporating such information into a capital improvements plan.
- 8) The Town will work with the Wisconsin Department of Transportation and the Chippewa County Highway Department to improve the configuration of the County Highway J and State Highway 29 interchange.

- 9) Work with Chippewa County to upgrade and improve high-traffic intersections where Town roads intersect with County roadways.
- 10) Promote transportation services for the elderly and those with special needs that are provided in Chippewa County.
- 11) Support the development of Park and Ride lots near highway interchanges or other appropriate locations. Encourage the Town to obtain "first right of refusal" for appropriate properties in the area of 50th Avenue and County Highway J.
- 12) The Town should consider how alternative modes of transportation can be accommodated on the Towns road network, including bicycles, pedestrians and neighborhood electric vehicles. The Town should be aware of incompatible modes of transportation, and regulate those as necessary for public safety.
- 13) Promote inter-city transit between major destinations in Eau Claire, Lake Hallie and Chippewa Falls.

THE UTILITIES AND COMMUNITY FACILITIES ELEMENT

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

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



STILLSON ELEMENTARY SCHOOL 2020



RECREATION CENTER 2018

REVIEW OF EXISTING FACILITIES

- The Town Hall and associated maintenance structures, Lafayette Sports Park and Ray's Beach are the primary community facilities located within the Town of Lafayette.
- All buildings and homes are served by private, on-site septic systems. No municipal water is available in the Town.
- About the western four-fifths of the Town of Lafayette lies within the Chippewa Falls Area School District with the eastern one-fifth in the Cadott Community School District. Stillson Elementary School is in the Town.

- Law enforcement is primarily provided by Chippewa County Sheriff's Department. The Chippewa Fire District – Lafayette and Chippewa Fire District Ambulance – Lafayette provide fire and emergency medical services. The Town of Lafayette maintains and assists in staffing a fire station on a 24-hour daily basis next to the Town Hall and Sports Park as member of the Chippewa Fire District.
- Public recreation facilities within the Town of Lafayette are the Lafayette Sports Park, Ray's Beach, and county forests. Other major recreational facilities in the area are in the City of Chippewa Falls.
- Many community facilities (e.g., health care, libraries, senior housing, parks) and other services used by residents are located in the nearby City of Chippewa Falls.
- There are several cemeteries in the area. Bateman Cemetery is located south of County Highway X and east of County Highway K where it turns south of X. St. Rose Cemetery is located just east of the Town near 67th and 68th Avenues. Home Park Cemetery is located just south of the railroad tracks east of Seymour Cray Boulevard. Union Cemetery is a couple miles north of the Town, south of County O and west of County XX.
- Residents contract directly with private firms for solid waste disposal and have access to recycling through the Chippewa County Recycling Program.
- County Highways K and OO in the Town of Lafayette have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling.
- The Town contains three established snowmobile routes, State Corridor Route 31 and locally maintained K and Lake Hallie trails.
- There is a public boat launching access for Lake Wissota south of County Highway X, off of 176th Street, and one on 197th Street.
- Other than roads, the fire station, parks, Recreation Building, and the Town Hall, community facilities in the Town of Lafayette are limited.

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

ASSESSMENT OF FUTURE NEEDS

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

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

54% of surveyed residents felt that Lafayette will need to build or expand its law enforcement capabilities as the Town develops and its population grows.

UTILITIES AND COMMUNITY FACILITIES GOAL AND OBJECTIVES

Utilities and Community Facilities Goal

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

Objectives:

- 1) Infrastructure improvements should be done in a manner that is compatible with the Town's rural character.
- 2) New development should be financially responsible for corresponding increases in community services and infrastructure.
- 3) Maintain current levels of public works and community services, while protecting the health of Town residents and the natural environment.

UTILITIES AND COMMUNITY FACILITIES POLICIES

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

THE AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

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



APPLE ORCHARD

ELEMENT OVERVIEW

- The Town of Lafayette has significant agricultural lands, particularly in the southern part, with 40 percent of its assessed land assessed as such in 2020. It has 32 percent assessed as forest. The Town has lost about 35 percent of assessed agricultural land while seeing a 45 percent increase in assessed forest land between 1997 and 2020.
- The Town of Lafayette has significant areas classified as prime farmlands south of Lake Wissota and Paint Creek, with poorer soils more predominant in wetlands, creek bottoms or on steep slopes.
- Sixty-nine (69) percent of the respondents to the public opinion survey agreed or strongly agreed that it is important to support the preservation of productive agricultural land in the Town of Lafayette.
- Soils are predominately the Menagha-Friendship Association; deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream

terraces, with significant Elkmound-Plainbo-Eleva Association soils in the south with lobes extending north into the Menagha-Friendship soils between Frederick, Stillson and South Fork Paint Creeks. Elkmound-Plainbo-Eleva soils are shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy, and sandy soils on uplands, outwash plains, and stream terraces. In the southeastern part of the Town, Kert-Elm Lake-Vesper Association soils are present; deep and moderately deep, nearly level and gently sloping, somewhat poorly drained and poorly drained, silty and sandy soils on uplands.

- The majority of the Town of Lafayette falls within the Yellow River watershed, with areas north, west and southwest in the McCann Creek/Fisher River, Duncan Creek and Eau Claire River watersheds, respectively. These are all part of the Lower Chippewa River Basin. Lake Wissota, an impoundment of the Chippewa River, is the predominant water feature in the Town.
- The most significant wetlands are primarily limited to areas along the creeks and in internally drained areas. However, there are large areas of the Town which have high groundwater tables, posing challenges to new development and limiting the construction of basements. 100-year floodplains are primarily limited to areas along the Yellow River and Frederick, Stillson and Paint Creeks and some lands immediately adjacent to Lake Wissota.
- There are areas with steep slopes throughout the Town of Lafayette, particularly in the south and along parts of Lake Wissota.
- Seventy-seven (77) percent of the respondents to the public opinion survey agreed or strongly agreed that it is important to support the preservation of green space and natural areas in the Town of Lafayette.
- Of those expressing an opinion in the public opinion survey, only thirty-one (31) percent said they would support additional Town taxes to preserve green spaces and natural areas in the Town.
- Eighty-one (81) percent of the respondents to the public opinion survey agreed or strongly agreed that Town of Lafayette needs to manage development in order to preserve the natural environment.
- There are fifteen historic structures in the Town of Lafayette on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places.
- Current background information for the Agricultural, Natural, and Cultural Resources Element is no longer available. The West Central Wisconsin Regional Planning Commission has been unable to update the 2009 *Chippewa County Conditions and Trends Report*, the *Inventory of Plans, Programs and Land Use Policies in West Central Wisconsin*, nor the *Chippewa County Resources and Land Use Map Atlas DVD_ROM*.
- A Lake Wissota lake improvement association has been formed, and serves as a viable and valuable asset to Lake Wissota water quality.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES GOAL AND OBJECTIVES

Agricultural, Natural, and Cultural Resources Goal

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

Objectives:

- 1) Encourage farmland preservation, viable farm operations, and the maintenance of the Town's south half's rural character.
- 2) Preserve and protect valuable farmland from development by limiting development in areas identified as prime agricultural land.
- 3) Work cooperatively to protect natural resources.
- 4) Support efforts to preserve buildings and sites of historical or cultural significance, and identify others.
- 5) Support State and Federal funding to enable updating planning documents, such as the *Chippewa County Conditions and Trends Report*.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES POLICIES

- 1) Implement those applicable policies in the Land Use Element of this Plan that will help preserve and protect the Town's working farmlands, productive forestlands and natural resources.
- 2) To show support for local farmers, while helping reduce nuisance complaints, continue to require newly created residential lots within one-thousand (1000) feet of land zoned as Agricultural to have recorded with the deed, CSM or Plat a covenant or deed restriction stating that the new lot created for residential purposes is in or near a pre-existing agricultural area where agricultural uses predominate and are favored by the Town of Lafayette and owners of said lot are forewarned they are moving into a pre-existing agricultural area with its associated accepted normal agricultural practices, including but not limited to, animal and plant husbandry, broad hours of operation, farm equipment traffic, farming debris on roads, farm equipment lights, odors, dust, smoke, noise, and manure, sludge, chemical, pesticide and herbicide application.
- 3) Support State programs which encourage the preservation of farmland and forest lands, such as farmland preservation planning, farmland preservation zoning, farmland tax credits, agricultural enterprise areas, purchase of agricultural conservation easements, use value assessment, forest crop law and other such farmland and forest land preservation programs.
- 4) Development should be discouraged in areas where environmental factors pose severe limitations and mitigation or best management practices should be required to address harmful environmental impacts.
- 5) Protect and enhance the natural resources and environment of the town for the benefit of current and future generations.

- 6) Significant open space and unique natural areas should be preserved and remain undeveloped.
- 7) Preserve the role of wetlands and woodlands as essential components of the community that contribute to the character and quality of life of the town.
- 8) Maintain communication with Chippewa County Land Conservation Department and Chippewa County UW-Extension on efforts to protect surface water and groundwater quality, preserve farmlands, prevent soil erosion, and prevent the spread of invasive species.
- 9) Maintain communication with Chippewa County regarding the enforcement of the County Zoning Ordinance, Land Division Ordinance, Waste Treatment and Disposal and Sanitation Ordinance, Floodplain Ordinance, and Shoreland Ordinance.
- 10) Maintain communication with Chippewa County, the Wisconsin Department of Natural Resources, watershed communities and interested private conservation organizations regarding the protection and water quality management of and future planning for the Lake Wissota, the Yellow River and Frederick, Stillson and Paint Creeks. Assist the efforts of, and encourage community support of the Lake Wissota Improvement and Protection Association.
- 11) Support efforts by the Chippewa County Historical Society, other local groups and property owners to identify and preserve existing and viable buildings and sites of historical or cultural significance.
- 12) Provide community and resident input in decisions regarding the siting of large livestock feedlot operations in the Town.
- 13) Mining of high value non-metallic sites should be considered before other development occurs. Those sites should only be considered for pre-development extraction with appropriate environmental protections and if it is determined that they can be properly reclaimed so that subsequent development can occur.
- 14) Develop a non-metallic mining ordinance which addresses siting, operations, potential negative impacts on surrounding properties and community infrastructure, and reclamation.
- 15) Metallic mining (dredge, shaft, pit or strip mining for the recovery of metallic elements or minerals containing metallic elements) should not be allowed in the Town. The Town will evaluate its legal authority to control the location and operation of metallic mines within the Town and consider adoption of an ordinance exercising such authority.
- 16) Encourage conservation design subdivisions to help preserve natural resources and retain rural character.
- 17) The Town of Lafayette should explore the issue of backlot development and determine if regulations to control it are necessary.

THE ECONOMIC DEVELOPMENT ELEMENT

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

LOCAL ECONOMIC DEVELOPMENT PLANS AND PROGRAMS

The Town of Lafayette currently has no local economic development plans and programs other than economic related policies in its previous Land Use Plan. However, residents, businesses and the community do have access to County, regional, and State economic development programs through Chambers of Commerce, County Development Corporations, and the West Central Wisconsin Regional Planning Commission.

TOURISM

In recent years Tourism has begun to play an increasing role in the economy of the Town. Many local residents have begun participating in various online sites facilitating short-term rental of private residences. Town government had been proactive in enacting regulations, in coordination with regulations from Chippewa County Zoning, to ensure safe operation of such rental sites. This has also enabled the Town to enact a Room Tax, which has proven valuable in the Town's investment in tourism-related features, such as a disc golf course as part of the Town Recreation Complex. 61% of respondents to the opinion survey were in favor of such safety regulations and enacting a Room Tax. Promotion of the historic Yellowstone Trail passing through the Town also encourages tourism. The development of Park and Ride lots could be an additional tourist draw.

NEW BUSINESSES OR INDUSTRY DESIRED

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

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

Town of Lafayette residents would likely take advantage of a variety of local convenience and destination establishments. A pharmacy/drug store, optical store, family restaurant open at night, fast food restaurant, laundromat, doctor's office or urgent care clinic, computer/technology store, shoreline marina and home center (building supplies and equipment, and hardware) are some of the kinds of businesses that would likely be in demand. In fact, of those who responded to the public opinion survey, 55 percent felt a public library branch, small specialty stores and shops, and a "fast food" franchise would enhance the Lafayette community.

STRENGTHS AND WEAKNESSES

The Town of Lafayette has State Highway 29 a regional transportation arterial, running through it. County Highway X parallels Highway 29 through the Town, and the City of Chippewa Falls and Village of Lake Hallie, regional centers of trade, border the Town as well. The Town also has a large, growing residential population. These are significant economic strengths, both for businesses that operate in the Town and for residents who commute to surrounding communities. As shown in the Agricultural, Natural and Cultural Element, the Town also has significant farmlands that have historically provided significant economic activity in the Town over the past 150 years.

The scenic and recreational value of Lake Wissota and other water features, wooded lands, apple orchards, and cultivated or grassy clearings, offer opportunities for tourism-based business. However, it is more likely that such natural amenities will continue to spur demand for rural residential development and recreational properties. Some areas in the Town may also hold substantial sand and gravel deposits. Entrepreneurs also have access to a diversity of County, regional, and State economic development assistance programs.

However, the Town has no municipal water or wastewater utilities for more intensive commercial and industrial uses. A site for a municipal well has been identified, but no effort at procuring ownership of the site has been undertaken. Indeed the Town's closeness to Chippewa Falls may be a hindrance to attracting some businesses when the Town's developed infrastructure is contrasted with that of Chippewa Falls and the Village of Lake Hallie. Due to a prevalence of excessively drained soils and the proximity to Lake Wissota and the Yellow River and heavy soils some places elsewhere, such intensive uses are deemed inappropriate for the community if on private onsite wastewater treatment systems, as well as being inconsistent with the rural character of some areas of the Town. Most Town roads are not built to specifications to allow for year-round heavy traffic often associated with industrial and some commercial uses.

Even though the Town is in proximity to major highways there remain some accessibility issues and some road connections may have a limited traffic threshold. The Town also has some current establishments that would benefit from agglomeration yet there is limited land near them to accommodate new businesses. As well, there are few large sites that could accommodate fairly large establishments or a group of businesses.

There are also differences in the development regulations, design standards and potential sites between both the City of Chippewa Falls and the Village of Lake Hallie and the Town. There is a concern that development characteristics may not match well along interjurisdictional boundaries, perhaps suggesting the Town look into creating design standards that may make the development transition between communities less striking. Such an effort in the long run

might have the effect of making the Town more attractive to quality establishments in the future.

OPPORTUNITIES FOR BROWNFIELD REDEVELOPMENT

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

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

DESIGNATION OF SITES

As indicated previously, dispersed low-impact commercial activity is appropriate for the rural portions of the Town. However, the Town already has significant commercial corridors along portions of County Highways X and J, that may be appropriate for some additional commercial and light industrial development.

Property at the northeast corner of State Highway 29 and 50th Avenue might be a good place for a motel or convenience store. There are also properties west of the intersection at County Highway J and 50th Avenue on both the north and south sides of 50th Avenue that have commercial development potential.

The Town has increasing interest in the aesthetics of new development. A major entrance to the Town is County Highway X between State Highway 29 and County Highway J. Better design with little things like landscaping and façade standards can have a big impact. The Town could even take advantage of local Garden Club volunteers to spruce up this gateway to the community.



COUNTY HIGHWAY "X" - - GATEWAY TO LAFAYETTE

Proposed economic development projects and sites should be evaluated on a case-by-case basis. Foremost, is the proposed project consistent with the community's values and Comprehensive Plan? Is it compatible with the rural nature of the community or designated commercial areas and does it pose a threat to the surface water and groundwater of the community? And what will be impacts of the proposed project on local roads and services? These are examples of the types of inquiries the Town will make when reviewing a proposed commercial development.

Certainly when considering what a Town of Lafayette resident has to drive to Chippewa Falls or elsewhere for there may come a time with economic conditions and energy costs that people may wish to buy more things closer to home.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Economic Development Goals

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

To grow the Town's tax base

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

Objectives:

- 1) Promote economic development strategies to achieve diverse and appropriate business and industry types and sizes, including small business development strategies and promoting clean, high-tech infrastructure.
- 2) Encourage orderly, planned economic development which minimizes conflicting uses, is convenient to patrons and workers, encourages investment in the community, and is consistent with the Town's values.
- 4) Work with economic development agencies, local businesses, services, financial institutions, and residents to meet the Town's economic development goals and objectives through collaboration and by maximizing strategic business contacts.
- 5) Promote the continued success of farming, forestry, and appropriately-scaled farm-related businesses, where deemed viable.
- 6) Support the maintenance and development of in-home, cottage businesses that complement the Town's rural character and comply with applicable regulations.
- 7) Discourage larger, "higher impact" commercial and industrial development due to a lack of municipal wastewater services.

ECONOMIC DEVELOPMENT POLICIES

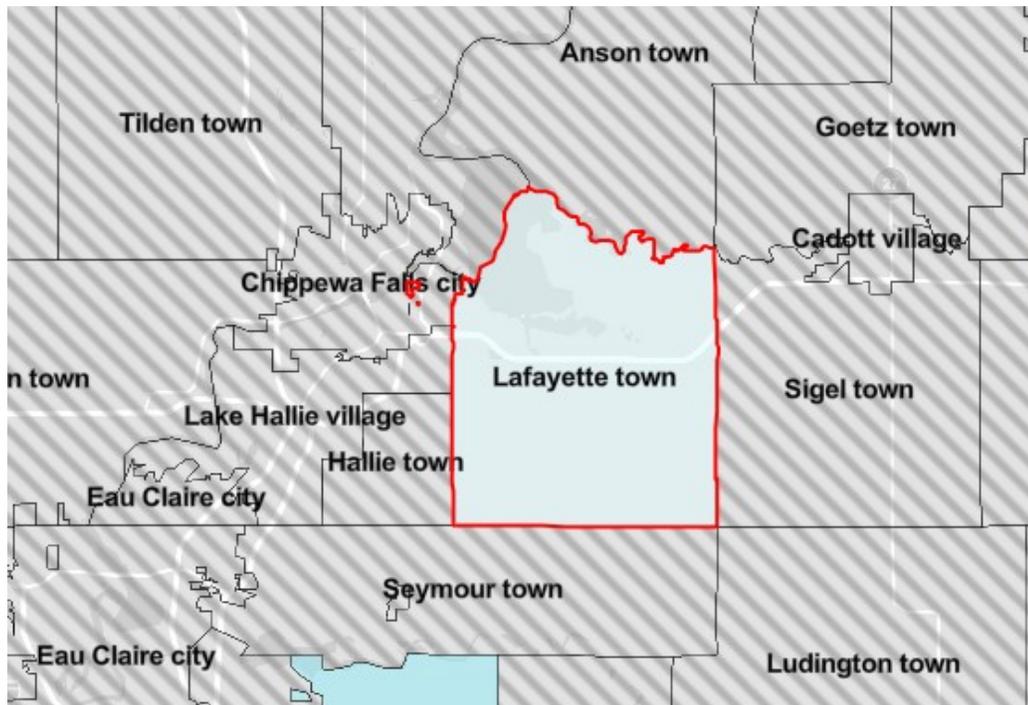
- 1) Encourage only those commercial developments that enhance the character and quality of the town.
- 2) Maintain adequate land area for the development of commercial use. Future commercial development should be located in those areas designated for such activity according to the Land Use Plan.
- 3) Limit commercial development to only those goods and services that are necessary to provide for the basic needs of the local residents.
- 4) Encourage the clustering of commercial uses in existing areas in order to maximize consumer convenience, enhance traffic safety and flow, and minimize the cost of providing public services.

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

THE INTERGOVERNMENTAL COOPERATION ELEMENT

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

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



GROWTH TRENDS AND PLANNING ACTIVITIES IN ADJACENT COMMUNITIES UNINCORPORATED COMMUNITIES

Most adjacent unincorporated towns have been experiencing population and housing growth and loss of farmlands to residential or recreational use, though agriculture remains an important,

evident land use in the area. Residential development pressure has been greatest near Chippewa Falls and along transportation routes with access to State Highway 29.

The Town of Hallie borders the Town to the west. In 2007, the Town of Hallie was predominantly agricultural with 57 percent of its land assessed as agricultural. The Town experienced incorporation of the Village of Lake Hallie in 2003, which removed about 7,000 acres from the Town. The amount of assessed agricultural land has remained steady since incorporation. Before incorporation, between 1987 and 2003, the Town experienced a 41 percent decrease in assessed agricultural acres while seeing an 18 percent increase in assessed residential acres. The Town has only increased by two more improved residential parcels between 2003 and 2007. The Town of Hallie completed a land use plan in 2000 but it probably became obsolete with the incorporation of the Village of Lake Hallie.

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

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

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

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

The Town of Goetz only touches Lafayette at its northeast corner. In 2007 it had 63 percent of its assessed land assessed as agricultural and 24 percent assessed as forested. In the last 20 years the Town has lost 18 percent of its land assessed as agricultural, while assessed forest land increased by 16 percent. The Town of Goetz experienced an 88 percent increase in improved residential parcels and a 130 percent increase in assessed residential land since 1987. The Town abuts the northern border of the Village of Cadott. The Town prepared a Land Use Plan in 2001 but never adopted it.

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

Incorporated Communities

Chippewa Falls

The City of Chippewa Falls borders the Town of Lafayette to the northwest in the area of County Highway J and west of Lake Wissota. The City also surrounds Town jurisdiction west of State Highway 178 (Seymour Cray Boulevard) near County Highway J. In 2011 the City had about 56 percent of its assessed land assessed as residential, 33 percent as commercial and 9 percent as manufacturing. Approximately 2 percent of the assessed land in the City is assessed as agriculture. The City has a Comprehensive Plan adopted in 2012.

There has been significant development associated with the East Bridge Interchange Area, including east and west of State Highway 178/Seymour Cray Boulevard and north of State Highway Business 29 between State Highways 178 and 124.

Due to the various impacts this development will have on the Town of Lafayette it could be beneficial to the Town if the Town of Lafayette and City of Chippewa Falls pursue a Memorandum of Understanding (MOU), or other steps, regarding development in the area, and potential sewer and water or other service delivery issues which could be addressed. The MOU document can help build trust between the parties by declaring past relationships and establishing each jurisdiction's positions and expectations, areas of mutual agreement, issues yet to be resolved and a process for moving forward toward solving those issues. However, in whatever steps are taken, the Town must ensure its tax base is permanently and positively protected, to preserve adequate funding for the Town's growing obligations.

Lake Hallie

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

about 36 percent of its assessed land assessed as residential, 17 percent as commercial and about 2 percent as manufacturing. Approximately 12 percent of the Village is undeveloped, and 20 percent is in agriculture. The Village lost about 26 percent of its assessed agricultural land since 2004. The Village had a 12 percent increase in improved residential parcels and an 8 percent increase in assessed residential acreage between 2004 and 2007. The Village has an extensive commercial area in proximity with U.S. Highway Business 53 and State Highway 124. The Village of Lake Hallie's Comprehensive Plan was prepared in 2009.

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

REVIEW OF OTHER GOVERNMENTAL UNITS

County Government

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

Cities and Villages

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

Town Governments

The Town of Lafayette is technically bordered by seven towns, although only four have significant or functional boundaries. There boundary road maintenance agreements with the Towns of Hallie and Sigel. The Town of Lafayette belongs to the Chippewa Fire District with the Towns of Hallie, and Howard. The Town of Lafayette also belongs to the Wisconsin Towns Association.

Other Local or Quasi-governmental Entities

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

Regional Planning Commission

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

School Districts

About the western four-fifths of the Town of Lafayette lies within the Chippewa Falls Area School District with the eastern one-fifth in the Cadott Community School District. The new Stillson Elementary School, opened in 2020, is in the Town. There is no interaction between the Town and the School Districts other than some information exchange from the Chippewa Falls Area School District regarding Stillson Elementary School.

Chippewa Valley Technical College

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

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

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

Wisconsin Department of Transportation

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

Wisconsin Department of Natural Resources

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

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

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

EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICT

The greatest concern regarding intergovernmental conflict is with relations between the Town of Lafayette and City of Chippewa Falls and Village of Lake Hallie. Annexation, service delivery problems and the impacts from City and Village developments emphasize the need for better cooperation. Fifty-four percent of respondents to the public opinion survey favored incorporation of the Town into a Village, up from fifty-two percent in 2009; while 38% favored a boundary agreement with the City of Chippewa Falls, down from 42% in 2009. This indicates the beginning of a trend.

Perhaps the least disruptive, and costly way to address these issues is the Cooperative Boundary Agreement according to Section 66.0307, Wisconsin Statutes. However, incorporation of the Town into a Village would result in the most positive preservation of the Town's boundaries and thus its tax base. The Town's remaining unincorporated portion would have the option to attach to the incorporated Village.

The Town of Lafayette may consider Memorandums of Understanding with both Chippewa Falls and Lake Hallie toward ultimate cooperative agreements that set forth negotiated service area expansion, and services and other potential areas of cooperation. However, recent Wisconsin court decisions have proven that boundary agreements are an ineffective method of addressing issues and concerns. In addition, there is concern about the possible dissolution of the Chippewa Fire District if the Village of Lake Hallie were to pull out. The Town of Lafayette is encouraging continued dialogue amongst Fire District entities to build upon the strengths of the Fire District and address its perceived weaknesses and inequities.

INTERGOVERNMENTAL COOPERATION AND PLANNING

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

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

INTERGOVERNMENTAL COOPERATION GOAL AND OBJECTIVES

Intergovernmental Cooperation Goal

Establish and maintain mutually beneficial relations with neighboring units of government, the Chippewa Falls Area and Cadott Community School Districts and Chippewa County.

Objectives:

- 1) Maintain communication with adjacent governmental units to identify and discuss existing or potential conflicts.
- 2) Utilize intergovernmental agreements and informal arrangements to realize a financial benefit or cost-savings to the Town.
- 3) Stay informed and participate in intergovernmental discussions to ensure continued opportunities for the Town and its residents.
- 4) Protect the Town's tax base by preventing any reductions.

INTERGOVERNMENTAL COOPERATION POLICIES

- 1) Provide a copy of the adopted Town of Lafayette Comprehensive Plan to surrounding local governments and Chippewa County.
- 2) Maintain membership of the Town Board in the Wisconsin Town's Association.
- 3) Work cooperatively with adjacent municipalities, the Chippewa Falls Area and Cadott Community School Districts and Chippewa County when mutually beneficial opportunities for cost-sharing for needed facilities or services arise.
- 4) Work with Chippewa County, the City of Chippewa Falls and the Village of Lake Hallie to improve notification and coordinate timing of County, City, Village and Town land use decision-making.
- 5) Participate in discussions with the City of Chippewa Falls, the Village of Lake Hallie and area towns on the potential expansion of wastewater and/or water services to unincorporated areas, the establishment of sanitary districts and potential City of Chippewa Falls water supply from the Town.
- 6) Work with Chippewa County, the City of Chippewa Falls, and the Village of Lake Hallie to improve regional transportation capabilities, facilities, and options for Town residents and tourist visitors.
- 7) Participate in discussions with area communities and lake associations to assess surface water and groundwater quality concerns and identify appropriate remedies if needed.
- 8) Work cooperatively with other area communities to identify routes appropriate for the potential development of linked recreational trails.
- 9) Maintain communication with the area municipalities on land use and growth issues, including providing input to the City of Chippewa and Village of Lake Hallie on their use of extraterritorial powers and annexation.
- 10) Maintain communication with Chippewa County, including providing input on zoning changes necessary to implement the Town of Lafayette Comprehensive Plan.

- 11) Maintain communication with other area unincorporated jurisdictions on the development of land use regulations and on shared land use concerns.
- 12) Explore the development of a Memorandum of Understanding with the City of Chippewa Falls towards mutually beneficial outcomes in land use planning, service delivery and cooperative relations. Such MOU should include pursuit of a boundary agreement to agree upon and declare limited service expansion, and service delivery arrangements. The Town of Lafayette will seek to preserve its territory to the maximum extent as is possible.
- 13) Explore the development of a Memorandum of Understanding with the Village of Lake Hallie towards mutually beneficial outcomes in land use planning, service delivery and cooperative relations. Such MOU should include pursuit of a boundary agreement to agree upon and declare limited service expansion, and service delivery arrangements. The Town of Lafayette will seek to preserve its territory to the maximum extent as is possible.
- 14) Work cooperatively with adjacent municipalities, Chippewa County and the State of Wisconsin on hazards mitigation and emergency planning. Town Boards should participate in the Local Emergency Planning Committee, or there should be a mechanism to get needed emergency management information to local decision-makers.
- 15) Continue to cooperate in fire protection and ambulance service and work to maintain the viability of the Chippewa Fire District.

THE LAND USE ELEMENT

The use of land is a critical factor in guiding the future growth of any community. This section of the Plan identifies a land use goals, objectives, and policies for the Town of Lafayette based on current and projected land use trends, as well as local land use issues and conflicts.

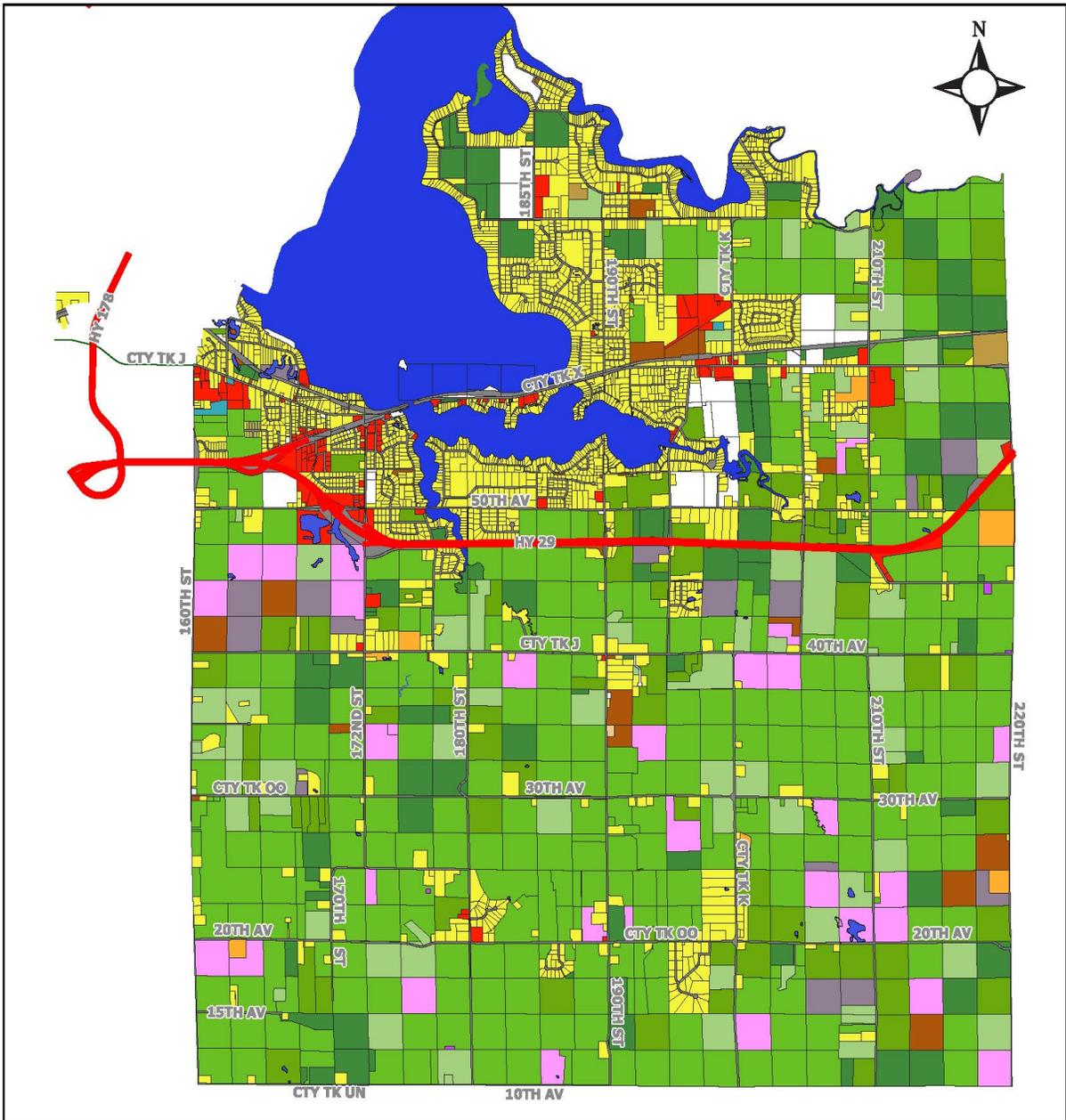
Existing Land Uses and Land Use Trends

Recent land use trends by parcel and acreage are summarized in Table 7 below:

TABLE 7 Land Use *	1997 parcels	1997 acreage	2008 parcels	2008 acreage	2020 parcels	2020 acreage	'97-'20 % Change parcels acres	2020 Density (avg. parcel size)
Agricultural	461	12,337	413	10,191	424	7995	-8.0 -35.0	18.9 acres
Forest	312	4,982	427	5,379	193	3362	-38.0 -32.5	17.4 acres
Residential	2,190	1,731	2,737	2,450	2,886	3,778	31.8 118.3	1.3 acres
Commercial	87	319	98	330	140	399	60.9 25.1	2.9 acres
Industrial	1	11	1	11	3	3	200.0 -72.7	1.0 acres
Undeveloped	11	285	138	906	276	1307	2409.1 358.6	4.7 acres
Other Uses	81	162	76	167	60	114	-25.9 -29.6	1.9 acres

Source: Wisconsin Dept. of Revenue

While the above information clearly shows the loss of farmland in the Town over the past 23 years, it also indicates that the rate of loss reversed notably since 2008. Indeed, agriculture remains the predominant land use in the Town, with 40% of the assessed land in the Town being assessed as agricultural. From 1997 to 2020, the amount of land assessed as forest increased until 2008, but has declined markedly since then. It should be further noted that residential parcels and acreage are increasing substantially. This information assists in seeing the big picture as it relates to land use change in the Town.



**Town of Lafayette
2020 Existing Land Use**

Derived from Assessment Class
Sources: Chippewa County
Planning & Zoning
and County Treasurer

- RESIDENTIAL
- COMMERCIAL
- AGRICULTURAL
- UNDEVELOPED
- FOREST
- OTHER
- MANUFACTURING
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL W/COMMERCIAL
- RESIDENTIAL W/AGRICULTURE
- RESIDENTIAL W/FOREST
- RESIDENTIAL W/UNDEVELOPED
- COMMERCIAL W/FOREST
- AGRICULTURAL W/FOREST
- UNDEVELOPED W/AGRICULTURAL
- UNDEVELOPED W/FOREST
- RIGHT OF WAY OR UNDETERMINED
- WATER

The above map shows general land use for 2020 based on assessment real estate class and in some cases zoning. The Wisconsin Department of Revenue assessment real estate class data has five levels. Some properties, for instance, may have a residence on a small portion of the parcel while the majority is in agriculture. These are represented on the map as "Residential w/agricultural" and the location of the residence is undetermined. A revaluation and reclassification of property for tax assessment purposes is underway in the Town of Lafayette and will be completed in approximately 2023. The existing land use map, Figure X, should be updated when this new information is approved and becomes available.

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

OPPORTUNITIES FOR REDEVELOPMENT

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

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

LAND USE CONFLICTS

During the planning process, the attitudes of Town of Lafayette were assessed through the public opinion survey. It is clear that there is concern for potential land use conflicts. Overdevelopment of lakes and rivers was a concern for 33 percent of those respondents expressing an opinion. In addition, the preservation of productive agricultural land was important to 69 percent of respondents expressing an opinion. Indeed, 77 percent of all respondents said it was important to support the preservation of green space and natural areas, and 81 percent of respondents expressing an opinion thought the Town should manage development in order to preserve the natural environment. At the same time 32 percent felt in general that the current rate of development was appropriate, and 31 percent support increasing Town taxes to preserve the natural environment. When it came to future residential development, 54 percent of responders felt the Town should strengthen its regulations for future subdivisions. It will take a balancing act to address the potential

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

LAND USE PLAN

The Town of Lafayette Land Use Plan is intended to be a guide for efficiently and effectively managing growth and development in the town. It should provide the local citizenry and officials with information and a proposed set of guidelines for the future development of the town. The plan was developed by the Lafayette PRTLUP Commission. The plan addresses the period from the year 2020 to the year 2040. This 20 year period is long enough to provide the necessary perspective for the future, while remaining short enough to be relevant to the residents of the town and to the town officials who will implement the plan.

The Land Use Plan is comprised of two distinct, but interrelated components. These components are the Planned Land Use 2040 Map, shown in Figure 11, and the Goals and Policies section contained in this element. Neither of the components should be used as a stand-alone document. They are complimentary to each other and necessary in order to better, and more fully, understand the intent of the overall plan.

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

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

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

GOALS AND POLICIES

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

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

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

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

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

RESIDENTIAL (*also see the Housing Element*)

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Policy 1.5

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

Goal 2

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

Policy 2.1

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

Policy 2.2

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

Policy 2.3

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

Policy 2.4

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

Policy 2.5

Maintain adequate land area for the development of residential use.

COMMERCIAL (*also see the Economic Development Element*)

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

Encourage the clustering of commercial uses in and around 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 by businesses 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.

Policy 1.7

Promote Commercial development in the area around the intersection of 50th Avenue, County Highway J, and State Highway 29.

INDUSTRIAL (*also see the Economic Development Element*)

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Policy 1.5

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

Policy 1.6

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

Policy 1.7

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

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

Goal 1

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

Policy 1.1

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

Policy 1.2

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

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

Goal 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

Policy 1.4

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

Goal 2

Promote the Town as a tourist destination, to economically benefit local businesses.

Policy 2.1

Continue the efforts of the Town's Parks, Recreation, Tourism, and Land Use Planning Commission, to enhance the efficiency of the Town Board.

Policy 2.2

Continue the relationship with area tourism entities, to efficiently promote the tourism opportunities within the Town.

Policy 2.3

Continue the use of Room Tax revenue to augment Town property tax revenue, to improve existing recreation facilities, and facilitate development of additional tourist destinations within the Town.

LAND USE PROJECTIONS

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

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

TABLE 8 LAND USE PROJECTIONS	2010 Parcels / acreage	2015 Parcels / acreage	2020 Parcels / acreage	2025 Parcels / acreage	2030 Parcels / acreage	2035 Parcels / acreage	2040 Parcels / acreage
Residential	2,826 / 2,537	2,919 / 2,620	2,886 / 3,778	3,023 / 3,958	3,116 / 4,080	3,181 / 4,166	3,223 / 4,221
Agricultural	411 / 10,089	401 / 9,837	424 / 7,995	421 / 7,935	420 / 7,910	418 / 8,990	416 / 8,965
Commercial	100 / 332	106 / 339	140 / 399	145 / 404	149 / 410	151 / 412	152 / 414
Industrial	1 / 11	1 / 11	3 / 15	3 / 15	4 / 17	4 / 17	5 / 19
Projected Population	5,765	5,955	6,176	6,470	6,670	6,810	6,900

Sources: U.S. Census, and Wisconsin Depts. of Administration & Revenue

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

Residential Use Projections

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

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

The trends indicated by the assessment data are valuable. While there was an apparent surge between 1997 and 2015 (see Table 7) in land assessed as residential, that trend slowed in subsequent years. The average parcel size for residential land use has been increasing slowly, and is currently 1.3 acres. It is anticipated that, even with the potential for large lot development, that average parcel size for residential development will remain fairly constant. It is expected and hoped that the land use policies recommended in this Plan will reverse the increasing lot size trends of the past years.

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

Agricultural Use Projections

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

Commercial Use Projections

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

Industrial Use Projections

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

PLANNED LAND USE MAP

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

conflicts where allowing high-quality and compatible development to occur. Given this approach, identifying the net density of planned land uses by specific location is not possible.

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

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

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

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

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

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

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

Planning Areas

Residential

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

Agriculture Residential

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

Commercial and Industrial

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

Public/Institutional

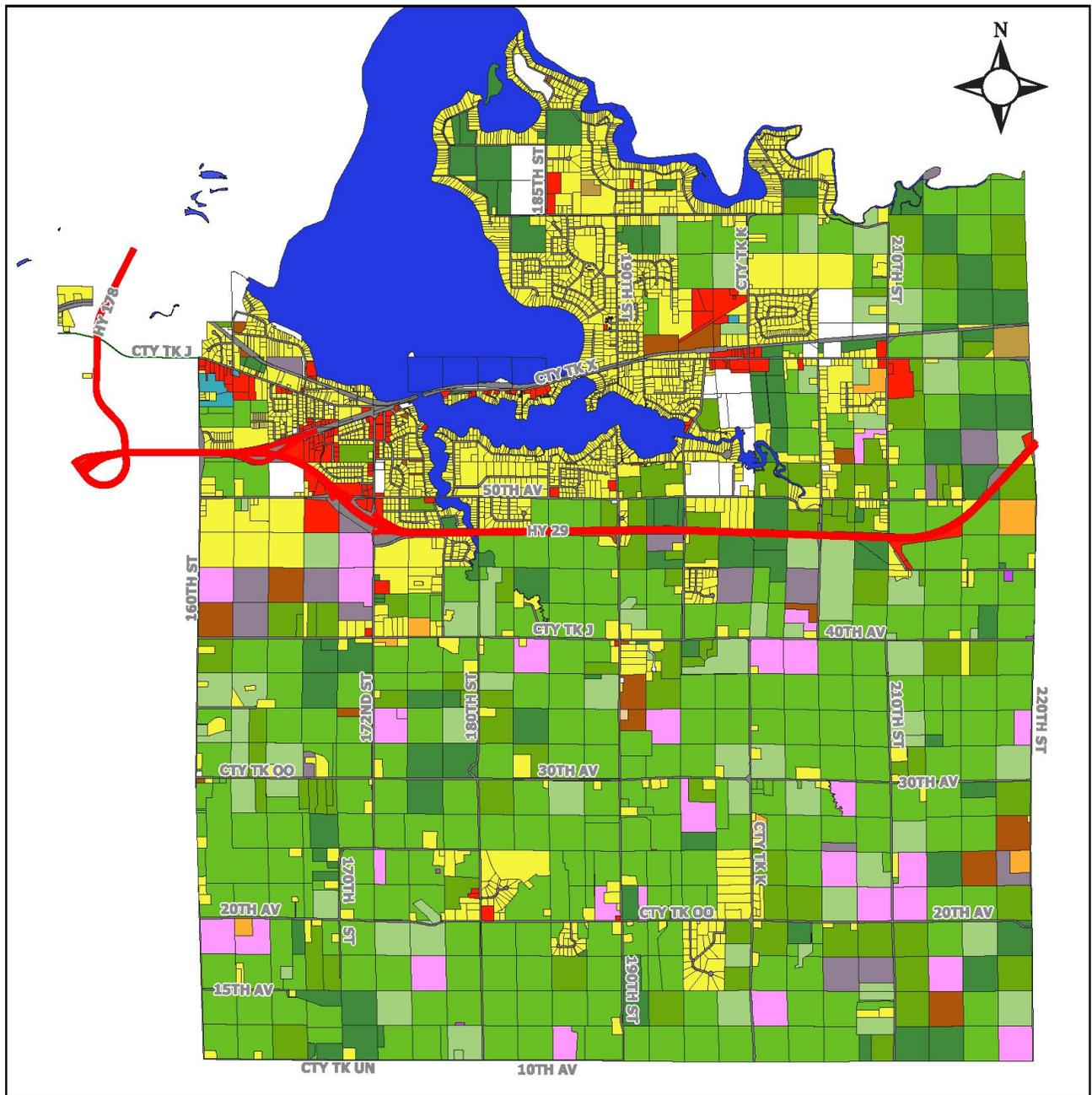
The Public/Institutional Planning Area has uses such as municipal buildings, fire stations, cemeteries, churches, hospitals, etc.

Recreation and Conservation

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

Agriculture

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

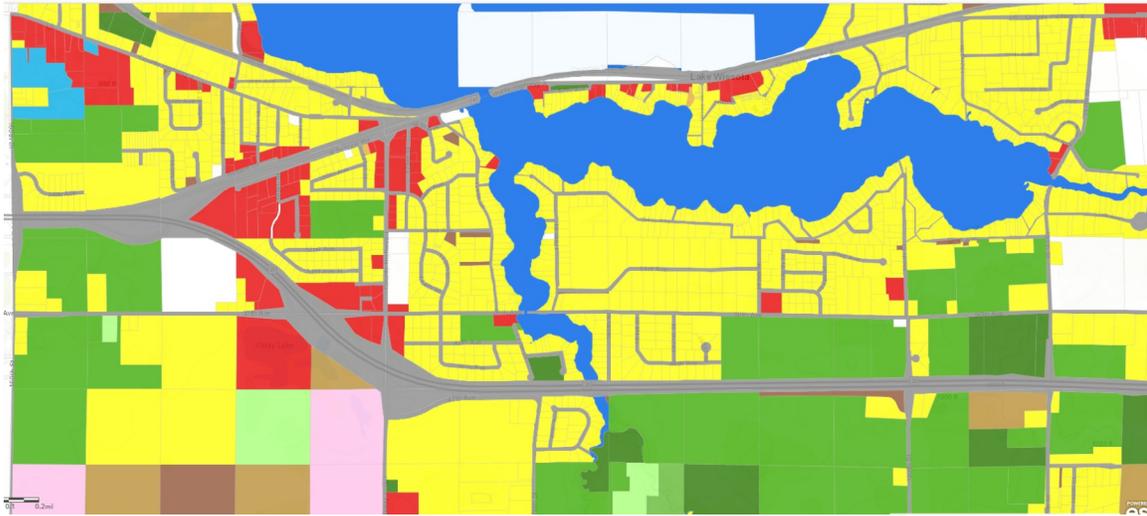


Town of Lafayette Planned Land Use 2040

Sources: Chippewa County
Planning & Zoning,
County Treasurer &
Town of Lafayette

- | | | | |
|---|--------------------------|--|------------------------------|
|  | RESIDENTIAL |  | RESIDENTIAL W/AGRICULTURE |
|  | COMMERCIAL |  | RESIDENTIAL W/FOREST |
|  | AGRICULTURAL |  | RESIDENTIAL W/UNDEVELOPED |
|  | UNDEVELOPED |  | COMMERCIAL W/FOREST |
|  | FOREST |  | AGRICULTURAL W/FOREST |
|  | OTHER |  | UNDEVELOPED W/AGRICULTURAL |
|  | MANUFACTURING |  | UNDEVELOPED W/FOREST |
|  | PUBLIC/INSTITUTIONAL |  | RIGHT OF WAY OR UNDETERMINED |
|  | RESIDENTIAL W/COMMERCIAL |  | WATER |

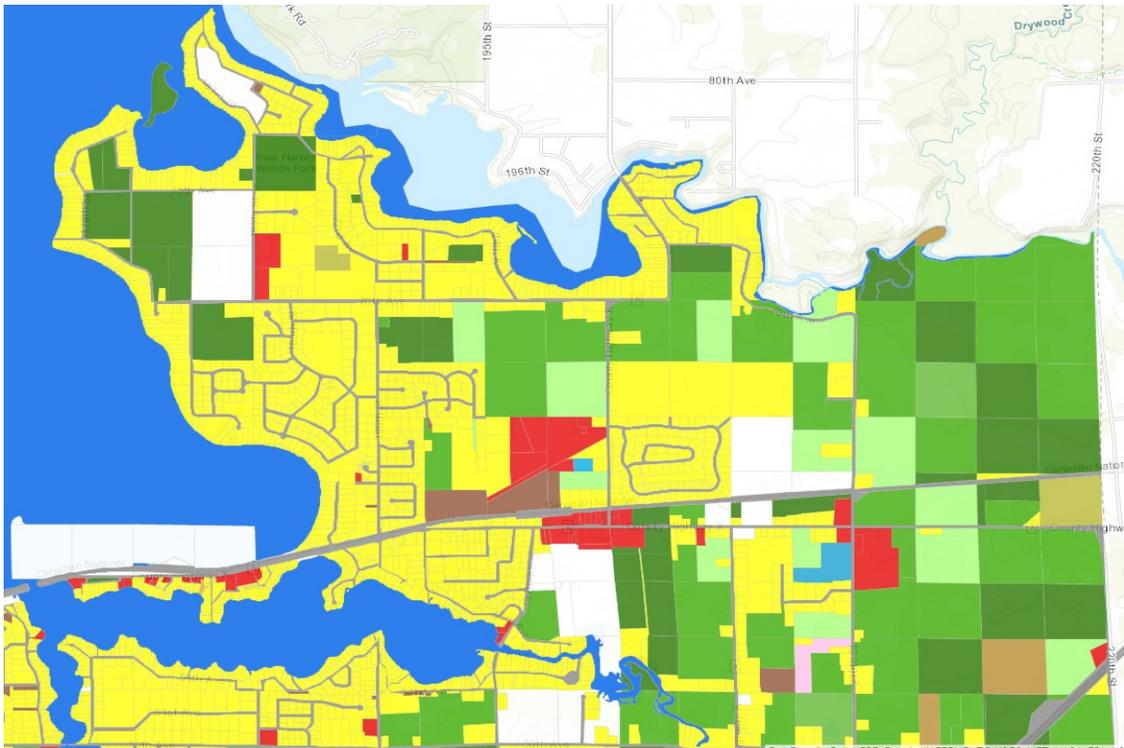
FOCUS AREAS



WEST-CENTRAL LAFAYETTE 2040

The West-central portion of Lafayette includes the “entrance” to the Town, and anticipated growth will likely consist of greater demand for Commercially zoned parcels. Logical expansion will take place adjacent to current Commercial areas, specifically at the western quarter of County Highway “J” /Park Avenue, along both North and South Service Roads of County Highway “X”, on the south side of Highway “X” across from the Ray’s Beach Park, and in the 50th Avenue / County Highway “J” area with its access to State Highway 29. Additionally, the location of the former Stillson School holds potential for Commercial uses if the building should cease being used as an educational facility.

Results of the Public Opinion Survey show that a growing residential population will create demand for commercial services that are currently available only in Chippewa Falls, specifically small shops and convenience stores and eating facilities.



NORTH LAFAYETTE 2040

The anticipated development in this portion of Lafayette will likely consist of residential use. If current trends continue, these will manifest as new subdivisions, infilling between subdivision, and as expansions of existing subdivisions. With the new residential parcels will come increases in traffic volumes, vehicular as well as pedestrian. And Town services will also be impacted by greater demand. A greater demand for Town services will result in higher Town expenses.

THE IMPLEMENTATION ELEMENT

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

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

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

REGULATORY MECHANISMS

Zoning

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

The Town of Lafayette has adopted the Chippewa County Comprehensive Zoning Ordinance. Hence, the County administers and enforces the ordinance in the Town, while the Town can by resolution deny zoning amendments. The existing zoning ordinance and map have been periodically updated since their adoption, and there was a comprehensive revision of the zoning ordinance undertaken and adopted by Chippewa County in 2006. Because of changes that have occurred since that time, which not only include changing land uses in the County, but also changing conditions related to the economy, public facilities, housing needs, and the development of multiple local government comprehensive plans, a revision of the zoning ordinance and map should be done. Changes to the zoning ordinance should be a collaborative process between the County and Towns to coincide with the policies and maps of the land use elements presented in the completed comprehensive plans of the Towns. The review and update of the zoning ordinance is the next logical step to follow the comprehensive planning process, and the Plan Commission has the primary responsibility for making recommendations regarding desired changes in zoning for the Town.

Subdivision Regulations

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

Nuisance Ordinances

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

Building and Housing Codes

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

Aesthetic Controls

Aesthetic controls influence the appearance of a community and contribute to its overall character. Ordinances that address the placement of signs in a community, or help to preserve historic places and maintain a particular design appearance are considered aesthetic controls. A *sign ordinance* restricts the type, size and location of signs within a community. It also often restricts the types of materials that can be used to construct signs. *Historic preservation ordinances* are intended to protect historic buildings and districts. Of the fifteen listed historic landmarks in the Town of Lafayette it is believed none require such protection at this time. However, there are cultural features of the Town that may need consideration after implementation of the limited cultural resources activities declared in the plan. *Design standards and review* involve the review and regulation of the design of buildings and their sites based on design standards developed to reflect community values. Design standards and review are often included as part of zoning or subdivision ordinances. Its application is intended to protect communities from development which would detract from the appearance of the community and reduce property values. In the future, the Town may need to consider the use of the appropriate aesthetic controls, in combination with

zoning and subdivision ordinances, to enhance the community's appearance and property values.

LOCAL ACTION ROLES

The Town Board

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

The Parks, Recreation, Tourism and Land Use Planning Commission

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

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

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

include things such as a zoning ordinance, subdivision regulations, other ordinances and other more specialized tools. The Town can also call upon the services of professionals from private consulting firms.

The Citizen

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

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

ACTION PLAN

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

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

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

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

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

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

TABLE 9 Implementation Action Plan

Information and Participation		
1.1	Continue to monitor governmental procedures to ensure opportunities for community participation during all phases of plan, program, and regulation development and implementation.	ongoing
1.2	Develop information to increase public awareness about community building and nuisance regulations regarding property renovation and maintenance as well as available housing financial assistance, housing rehabilitation and homebuyer counseling programs for eligible property owners.	ongoing
1.3	Utilize University of Wisconsin-Extension and other available resources to increase resident and PRTLUP Commission understanding of planning regulations, techniques, and livable communities.	2019, periodically thereafter

Planning Activities		
2.1	Annually reassess and update 5-year capital improvement plans for future public utilities and facilities, road improvements, and equipment purchases.	ongoing
2.2	Support the Building Inspector in aggressively enforcing existing housing and building codes to ensure quality rental housing and maintenance of the community's housing stock.	ongoing as needed
2.3	Ensure that Comprehensive Plan policies are incorporated into the Town's development management program. This should involve reflecting on relevant plan policies when making decisions.	ongoing
2.4	Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.	ongoing

Planning Activities, cont'd		
2.5	Update information for the previously completed study of the feasibility for a sanitary/water district for the Lake Wissota area of the Town, including demand, advantages and disadvantages, service alternatives and cost effectiveness.	2025
2.6	Support State programs which encourage the preservation of farmland and forest lands, such as farmland preservation planning, farmland preservation zoning, farmland tax credits, agricultural enterprise areas, purchase of agricultural conservation easements, use value assessment, forest crop law and other such farmland and forest land preservation programs.	ongoing
2.7	Monitor the issue of backlot development and determine if regulations to control it are necessary.	ongoing
2.8	Research and develop commercial design and landscaping standards and a design/landscaping plan for gateway/entrances	2022-2024

	into the Town.	
2.9	Work cooperatively with adjacent municipalities, Chippewa County and the State of Wisconsin on hazards mitigation and emergency planning.	ongoing
2.10	Evaluate rezonings that propose converting productive farmland to non-farm use to ascertain if it would negatively impact other farms or detract from the rural character of the Town.	ongoing
2.11	Develop a facility development program for Town parks and recreational areas and submit it for inclusion in the Chippewa County Outdoor Recreation Plan.	2023
2.12	Explore implementing sustainable practices in purchasing and operations.	2023
2.13	Work with the Wisconsin Department of Transportation to explore park and ride lots near the existing Highway 29 and County J interchange.	ongoing
2.14	Explore the development of a Memorandum of Understanding between the Town of Lafayette and both the City of Chippewa Falls and the Village of Lake Hallie towards mutually beneficial outcomes in land use planning, service delivery, farmland and natural resources protection, and cooperative relations.	2025
2.15	The Town, through its PRTLUP Commission, will continually monitor land use changes in the community and assess the compatibility of these changes with the Plan's vision, goals, and objectives. If such changes conflict with the Plan and a change is needed, the Town will use a public planning process to update the Plan.	annually, and more frequently as needed
2.16	Update Plan maps after property reevaluation and reclassification.	2022-2024

Codes and Ordinances

3.1	The Town Board, PRTLUP Commission, and employees of the Town of Lafayette will take steps necessary to enforce applicable codes and ordinances. The Town will evaluate all development proposals based on the comprehensive plan, including the goals, objectives and policies, and its overall intent.	ongoing
3.2	The Town will review the comprehensive plan goals, objectives and policies to determine how land management regulations will need to be amended to effectively implement the plan.	ongoing
3.3	Update regulations for mobile homes and mobile home parks, including establishing periodic inspection of mobile homes.	2024-2026
3.4	Explore development a housing occupancy and maintenance code to enforce minimum community standards for the habitation and upkeep of the Town's housing stock.	2025-2027

3.4	With the Town Board's discretion, require new residential development provide a dedication of land or a fee in lieu of dedication for new parks demanded by that development.	2011-2012
3.5	Modify Town ordinances to require, at the Town's discretion, developers to pay Town costs related to a development (e.g., special studies, roads, parks) and be financially responsible for potential environmental impacts.	2013-2015
3.6	Work with Chippewa County to amend the Zoning Ordinance to address Town comprehensive plan land use objectives, including	ongoing

	encouraging conservation design subdivisions to help preserve natural resources and retain rural character.	
3.7	Evaluate whether the subdivision process and standards continue to meet Town needs. If necessary, the Town may develop new land division ordinance provisions to address Town needs.	ongoing
3.8	Develop updated manufactured home, mobile home and mobile home park regulations.	2024-2026

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

Cooperative Efforts, cont'd		
4.10	Participate in discussions with the City of Chippewa Falls, the Village of Lake Hallie and area towns on the potential expansion of wastewater and/or water services to areas of the Town, the establishment of sanitary districts and potential City of Chippewa Falls water supply from the Town.	2025
4.11	Work cooperatively with other area communities to identify routes appropriate for the potential development of linked recreational trails.	ongoing
4.12	Maintain communication with the area municipalities on land use and growth issues, including providing input to the City of Chippewa and Village of Lake Hallie on their use of extraterritorial powers and annexation.	ongoing

PLAN INTEGRATION AND CONSISTENCY

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

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

PLAN MONITORING AND EVALUATION

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

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

PLAN AMENDMENTS AND UPDATES

Plan monitoring and evaluation is an ongoing process and will, at some time, lead to the realization that the plan requires an amendment or updating.

Plan amendments are minor changes or additions to Plan maps or text as deemed necessary and appropriate. The Town PRTLUP Commission must be given sufficient opportunity to make a recommendation to the Town Board on proposed amendments prior to the Town Board decision.

The Plan will be updated at least every 10 years as required by State law, unless a more frequent update is deemed necessary by the Town Board. The Town PRTLUP Commission is responsible for facilitating the Plan update, working within any general guidelines provided by the Town Board.

The adoption process for Plan amendments and Plan updates is similar. Consistent with State law, a public hearing at a joint-meeting of the PRTLUP Commission and Town Board will be held. The PRTLUP Commission must then adopt a resolution recommending the proposed Plan changes or update to the Town Board. The Town Board will then adopt by ordinance the Plan changes or update.

The Town of Lafayette will encourage public participation during Plan amendment and update processes. Frequent Plan amendments and updates should be avoided in an attempt to provide continuity in planning and land management decisions.

