

CHIPPEWA COUNTY, WI COMPREHENSIVE PLAN & FARMLAND PRESERVATION PLAN UPDATE



Chippewa County P&Z Committee
Comprehensive Plan & FPP Update
Meeting #1
January 23, 2025

Introductions

**Anyone also on a Town Board, Village Board,
or City Council?**

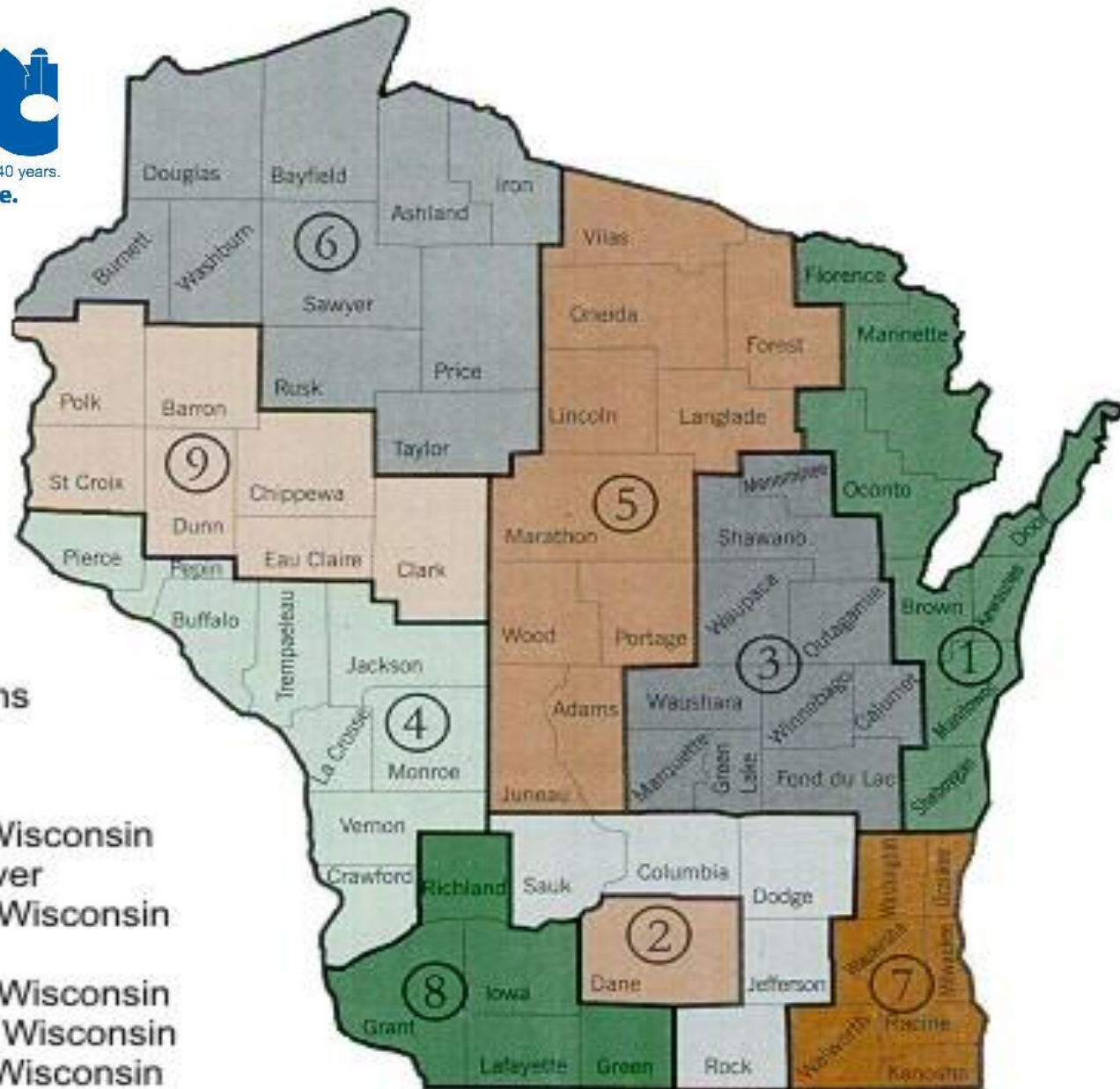
**Did anyone participate in the 2010 comp
plan process? If yes, in what capacity
(committee, public, etc.)?**

West Central Wisconsin Regional Planning Commission

- Authority: RPC's Created Under §66.945 (now §66.0309)
 - Collect, conduct, analyze, and distribute data, studies, maps, reports, etc.
 - Provide advisory services to local govt's and other public and private agencies
 - May act as a coordinating agency of local govt' and agencies
- WCWRPC Established March 22, 1971
- Economic Development, Transportation, Community Planning/Development, Conservation, & Mapping



An innovative leader in responsible planning and development for over 40 years.
coordinate. partner. advocate. serve.



Regional Planning Commissions

- 1..... Bay-Lake
- 2..... Capital Area
- 3..... East Central Wisconsin
- 4..... Mississippi River
- 5..... North Central Wisconsin
- 6..... Northwest
- 7..... Southeastern Wisconsin
- 8..... Southwestern Wisconsin
- 9..... West Central Wisconsin

Statutory Jurisdictions of Wisconsin's
 Regional Planning Commissions

Overview of Comprehensive & Farmland Preservation Planning

Overview of Comprehensive Planning

Comprehensive planning is working together and have a conversation as a community to:

- Consider existing conditions & trends
- Decide what is important
- Identify a vision of the future
- Develop a guide for future growth and local decision making

This is Chippewa County's Plan.

- **your vision**
- **your issues**
- **your plan recommendations**



Wisconsin Comprehensive Planning Law (1999 Wis Act 9)

"Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions: zoning ordinances, subdivision regulations, official mapping, or shoreland/wetland zoning, as defined within Wisconsin Statutes § 66.1001(3), those actions shall be consistent with that local governmental unit's comprehensive plan."

What are the objectives of this consistency requirement?

- #1** A comprehensive plan becomes a prerequisite for decisions regarding these types of land use regulations.
- #2** Encourage local governments to follow their comprehensive plans when they enact or amend their land use regulations.

Comprehensive Plan Elements



State statutes do not require a unit of government to adopt specific policies or regulations pertaining to the above elements.

The issues and recommendations are at the discretion of the County.

County-Level Plan

- Encompasses the County as a whole.
- Naturally has a focus on unincorporated areas of the County since WI Stats require the County and this Committee's decisions on land use regulations to be consistent with the Comprehensive Plan.
- The plan will reference other existing municipal comprehensive plans.
- By Statute, the County's plan does not need to be consistent with Town plans, and vice versa...but it's ideal especially for land use.
- The Comprehensive Plan is not a to-do list for the County government – recognize & refer to other partners

Farmland Preservation Planning

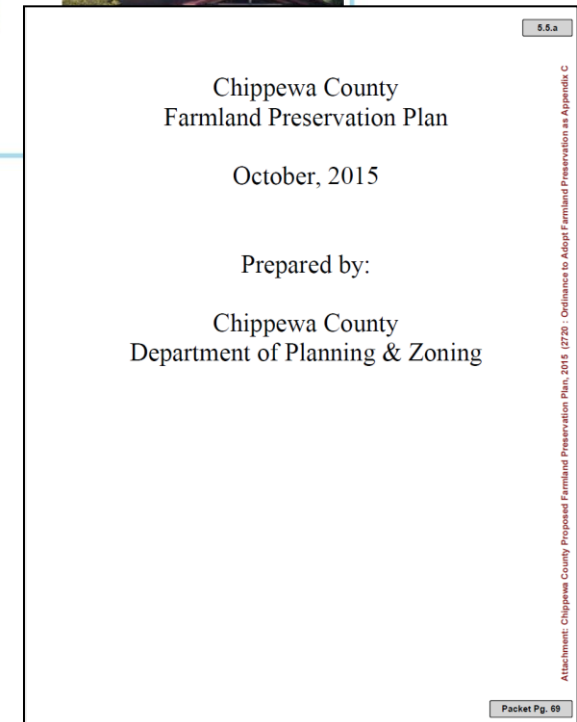
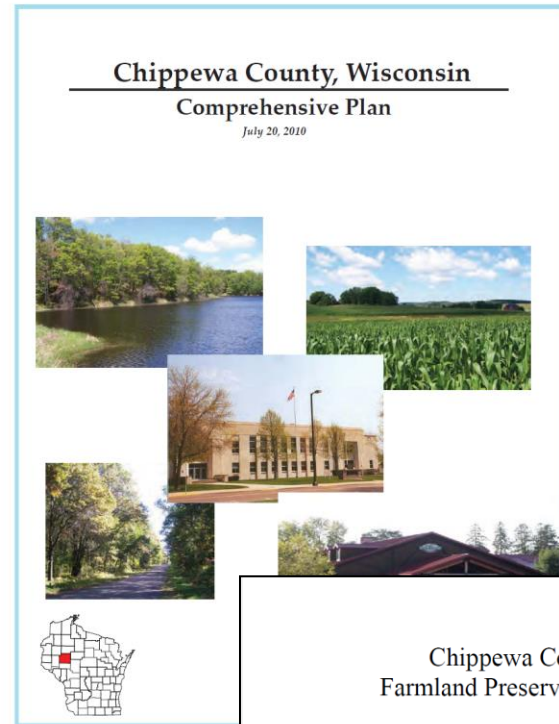
- Helps farmers and local governments preserve farmland, protect soil and water, and minimize land use conflicts.
- Provides tools to limit the loss of productive farmland.
- Allows for income tax incentives to farmers that meet conservation standards and retain agricultural uses of land.
- Overseen by the Department of Agriculture, Trade and Consumer Protections (DATCP).
- Administered locally by County Land and Water Conservation Departments.

Farmland Preservation Plan

- Outlines how the County wants to address farmland preservation, agricultural economic development, land use, etc. for the future (10-15 years).
- Considers trends & defines agricultural & land use goals of the County.
- Guiding document for staff, elected officials, and citizens for decision-making.
- Not a regulatory document, but it can recommend & support related policies, such as Farmland Preservation Zoning.
- State requirement to be eligible for other Farmland Preservation programs.

Chippewa County Plans

- Comp Plan: Adopted in July 2010
- Farmland Preservation Plan: Adopted in October 2015
- WI Statute requires that a County Farmland Preservation Plan be incorporated into the Comprehensive Plan (§91.10(2)).
- Both plans must be updated every 10 years. They are not static documents – they need to be updated to recognize changing conditions, reevaluate priorities, etc.



Role of the P&Z Committee

- P&Z, as the County Zoning Agency, may direct the preparation of a County Development (Comprehensive) Plan. (WI State §59.69(3)(a))
- Following public hearing, Committee adopts and amends by resolution, then County Board approves by ordinance.
- **Committee Roles:**
 - 7-8 meetings (*expect each meeting to last a min. of 2.5 hours*)
 - Affirm the vision and goals for the County
 - Provide information and direction on the plan
 - Review materials and provide input
 - Help promote the planning effort
 - Help promote the surveys & engage your communities in the update!





Chippewa County Comprehensive Plan Update

Over the next 18 months, Chippewa County, with assistance from the West Central Wisconsin Regional Planning Commission (WCWRPC), will be updating its Comprehensive Plan. The Comprehensive Plan is a roadmap for the future of the County and serves as a guide for decision making about growth, development, and the overall well-being of the community over the next 20 years.

What is a Comprehensive Plan?

A Comprehensive Plan is a document to guide the physical, social, and economic development of a county or community. The plan provides an inventory on existing conditions, sets a vision for the future, identifies issues or barriers to achieving the vision, sets goals and priorities, and develops a guide for action. The 9 required elements of the Plan include:

- Issues & Opportunities
- Economic Development
- Housing
- Intergovernmental Cooperation
- Transportation
- Land Use
- Utilities and Community Facilities
- Implementation
- Agricultural, Natural & Cultural Resources

The plan will be a countywide plan but will emphasize the rural unincorporated Towns. Existing County and community plans will be reviewed and incorporated. While consistency with other plans is a goal, it is not required. The Comprehensive Plan is a vision; it is not regulation nor does it require the County or its communities to create any new programs.

Incorporating Farmland Preservation Planning

The Agricultural element of the Comprehensive Plan will also serve as an update to the County's Farmland Preservation Plan. To participate in the State's program, Chippewa County has maintained a farmland preservation plan; the purpose of the plan is to protect agricultural land uses within the County, promote incentives for preserving farmland, and to plan for future agricultural needs. The plan update will address Wisconsin's farmland preservation planning requirements in WI Stats. §91.1, including:

- Identify, assess, and map agricultural preservation areas countywide.
- Document the county's agricultural trends and resources.
- Establish goals and policies related to farmland preservation and the development of enterprises related to agriculture.
- Create strategies to preserve farmland.



January 15, 2025

Why is Chippewa County updating its Comprehensive Plan?

Chippewa County's Comprehensive Plan was adopted in 2010; the plan needs to be updated to address current conditions and priorities of the County. Wisconsin law also requires that a Comprehensive Plan be updated once every 10 years. The current County Comprehensive Plan is available on the County's website at <https://www.chippewacountywi.gov/government/planning-zoning/comprehensive-planning>.

State law requires counties and communities to carry out long-range planning to inform future development decisions and requires certain actions, such as zoning, land divisions, and official mapping, to be consistent with the plan. Comprehensive planning can help communities identify critical issues, obtain public input, focus resources, realize efficiencies, and prevent conflict. A plan becomes a guide to decision-making which encourages consistency, while helps to avoid arbitrary and uninformed decisions. It can also be used to support and secure grant funding for projects.

What is the timeline for the project?

The plan update process is expected to kickoff in January 2025 and take approximately 18 months to complete.

What is the process for updating the Plan?

The Chippewa County Planning & Zoning Committee (P&Z) will guide the plan update, with seven Committee meetings expected. All Committee meetings will be noticed and are open to the public. Focus Groups will also be used to provide direction on a specific topic. Additional public input opportunities include:

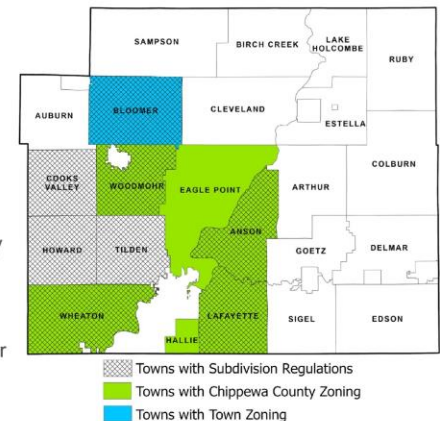
- Chippewa County Quarterly Towns Association Mtg.
- Online Community Survey
- Mailed Farmland Owner Survey
- Meetings with zoned towns
- Public Hearing

Want more information?

Please contact:

Doug Clary, Planning Director, Chippewa County
dclary@chippewacountywi.gov
 (715) 726-7941

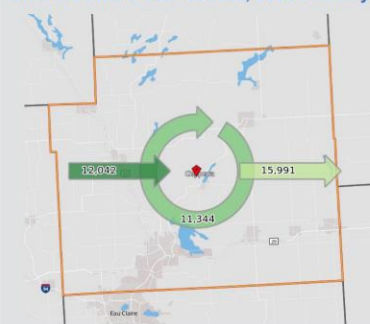
Please check the Chippewa County website for meeting notices and project information.



Population, Economic & Housing Characteristics, 2000 to 2020				
	2000 Census	2020 Census	# Change	% Change
Population	55,195	66,297	11,102	20.1%
Median Age	37.6	41.7	4	10.9%
# of Households	21,356	26,287	4,931	23.1%
Average Household Size	2.53	2.41	-0.12	-4.6%
% of One Person Households	24.7%	27.6%	1,978	-
% of Households with Individuals Under 18 Years	35.5%	27.9%	-227	-
Total Housing Units	22,821	28,688	5,867	25.7%
Seasonal or Migrant	694	1,380	686	98.8%
Total Vacant Units	1,465	2,401	936	63.9%
	2000 Census	2019-2023 ACS	# Change	% Change
Median Household Income	\$39,536	\$74,009	\$34,473	87.2%
Median Owner Income	\$45,196	\$87,069	\$41,873	92.6%
Median Renter Income	\$24,388	\$45,903	\$21,515	88.2%
Median Home Value	\$88,100	\$237,700	\$149,600	169.8%
Median Gross Rent	\$446	\$963	\$517	115.9%
% Owners Cost-Burdened	14.9%	17.8%	-	-
% Renters Cost-Burdened	30.5%	43.3%	-	-
Median # of Rooms	5.5	6.0	0.5	9.09%
Structures 50 Years or Older (pre 1950 & 1970)	8,066	10,970	2,904	36.0%
% of Structures 50 Years or Older	35.3%	37.8%	2.5%	-
Single Family Units	17,570	23,414	5,844	33.3%
Multi-Family Units (2+ units)	3,811	4,305	494	13.0%
Mobile Homes	1,436	1,294	-142	-9.9%

- Total population has increased 20% over the last 20 years, with some communities experiencing a loss.
- The County's population is aging. The median age increased 4.0 years from 2000 to 2020.
- While the County's median household income is increasing, it has not kept pace with increasing home values and housing rent over the past 20 years.
- About 8.3% of County residents live below the poverty level. Further, according to the United Way, 21% of households in the County are living paycheck to paycheck and are struggling to pay for housing costs, food, child care, and other basic expenses.

Inflow/Outflow Job Counts, 2022 Primary Job



- 42% of Chippewa County residents who are employed have a primary job inside Chippewa County while 58% leave the County for work.
- 49% of the Chippewa County workforce is comprised of Chippewa County residents, while 21% commutes in from Eau Claire County; 4% from Dunn County and 3% from Barron County.

source: Longitudinal Employer-Household Dynamics

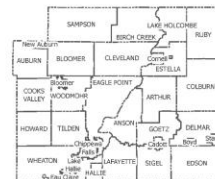
Industry Description	2023 Jobs	2023 Payrolled Business Locations
Manufacturing	5,832	123
Government	3,762	94
Retail Trade	3,741	200
Health Care and Social Assistance	3,415	351
Construction	2,244	215
Accommodation and Food Services	2,035	161
Transportation and Warehousing	1,896	104
Other Services (except Public Administration)	1,349	113
Wholesale Trade	874	79
Administrative and Support and Waste Management and Remediation Services	843	69
Professional, Scientific, and Technical Services	824	101
Agriculture, Forestry, Fishing and Hunting	778	53
Finance and Insurance	590	84
Educational Services	524	13
Arts, Entertainment, and Recreation	437	27
Management of Companies and Enterprises	205	14
Real Estate and Rental and Leasing	190	34
Information	125	15
Utilities	61	4
Mining, Quarrying, and Oil and Gas Extraction	14	3
Unclassified Industry	0	0

source: 2024.4 - QCEW Employees, Non-QCEW Employees, and Self-Employed

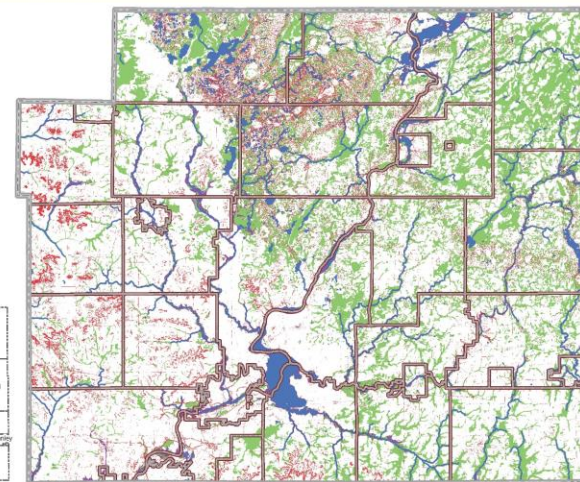
Chippewa County's economy is diverse. The County's employment share is higher than county averages nationally in capital/resource-intensive jobs (e.g., manufacturing), distribution, research & technology, and agriculture/natural resources industries.

Legend

- Steep Slopes (20% or greater)
- Wetlands
- 100-yr Floodplain
- Surface Water
- Municipal Boundaries
- Chippewa County



WCWRPC
WEST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION



Environmentally Sensitive Lands
Chippewa County, Wisconsin

Data Sources:
WDOT, WACON,
WDGA, Chippewa County

0 1 2 4 Miles

January 2025

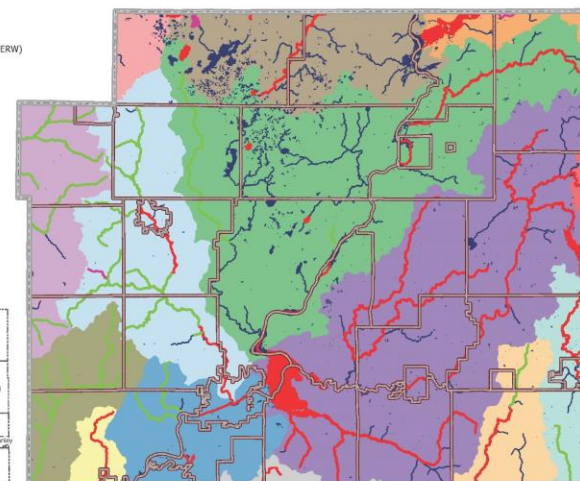


Legend

- Chippewa County
- Municipal Boundaries
- Trout Streams (Class I-III)
- Outstanding and Exceptional Resource Waters (OERW)
- Impaired Waters
- Surface Water
- HUC 10 Name
- Duncan Creek
- Eau Claire River
- Ek Creek
- Fisher River-Chippewa River
- Hay Creek-Eau Claire River
- Headwaters Yellow River
- Holcombe Flowage-Chippewa River
- Jump River
- Lake Chetek
- Lake Wisconsin
- Lower Pine Creek-Red Cedar River
- Lowes Creek-Chippewa River
- North Fork Eau Claire River
- Trout Creek-Chippewa River



WCWRPC
WEST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION



Resource & Impaired Waters
Chippewa County, Wisconsin

Data Sources:
WDOT, WACON,
WDGA

0 1 2 4 Miles

January 2025



Project Scope, Planning Process, and Key Milestones



Chippewa County Comprehensive Plan & Farmland Preservation Plan Update Scope of Work

timeline updated 1/12/25

Project Overview

- This scope of work may be modified by mutual agreement of Chippewa County and the West Central Wisconsin Regional Planning Commission (WCWRPC).
- WCWRPC understands that Chippewa County desires to update the County's Comprehensive Plan adopted in 2010. As necessitated by State statute, the County would also like to incorporate an update to the County Farmland Preservation Plan.
- The following process would result in a comprehensive plan for the County that includes, but not significantly exceeds, the minimum essential requirements of Wis. Stats. §66.1001. The plan will also incorporate the requirement elements for a Farmland Preservation Plan under Wis. Stats. §91.10.
- The plan will ensure that the data, maps, and programs included in the plan are up-to-date and that the vision, goals, objectives, and policies/strategies reflect the current desires and direction of the communities.
- According to State statutes, the Plan Commission is responsible for creating, amending, and updating a community's comprehensive plan. This scope of work assumes that the County's Planning & Zoning (P&Z) Committee will serve as the Comprehensive Plan Oversight Committee.
- WCWRPC will prepare items for meeting agendas along with promotional materials for special gatherings and surveys. The County will be responsible for reserving meeting rooms, posting all agendas, preparing and posting meeting minutes, and assisting with other coordination items that are typical for County meetings. The County will also be responsible for submitting, and cost of, the public hearing notice; WCWRPC will prepare the notice.
- A 16- to 18-month planning process is proposed with an October/November start date.
- In addition to open meetings and one public hearing, as required by WI Statutes, public input will also be obtained through the following methods:
 - Online community/public opinion survey
 - Mailed farmland owner survey
 - City, Village, & Town survey
 - 6 focus groups
 - 6-8 Zoned Town meetings
 - 1 County Towns Association presentation

- 16- to 18-month process
- 7 Committee working meetings
- Presentation at County Towns Association – Jan. 28, 2025
- 4 surveys (will discuss in more detail later)
- 6 focus groups
- 6-8 Zoned Towns meetings
- Public hearing

4 surveys (will discuss in detail later)

Scheduled for Feb-Mar...

1 – City/Village survey (mailed)

2 – Town survey (mailed)

3 – Farmland owner of 30+ acres (mailed)

Schedule to be determined...

4 – General public survey (web-based)

6 Focus Groups

- 1 – Housing
- 2 – Water
- 3 – Economic Development
- 4 – Agriculture (2 meetings)
- 5 – Land Use Regulations
- 6 – TBD by Plan Committee

Likely in May-June

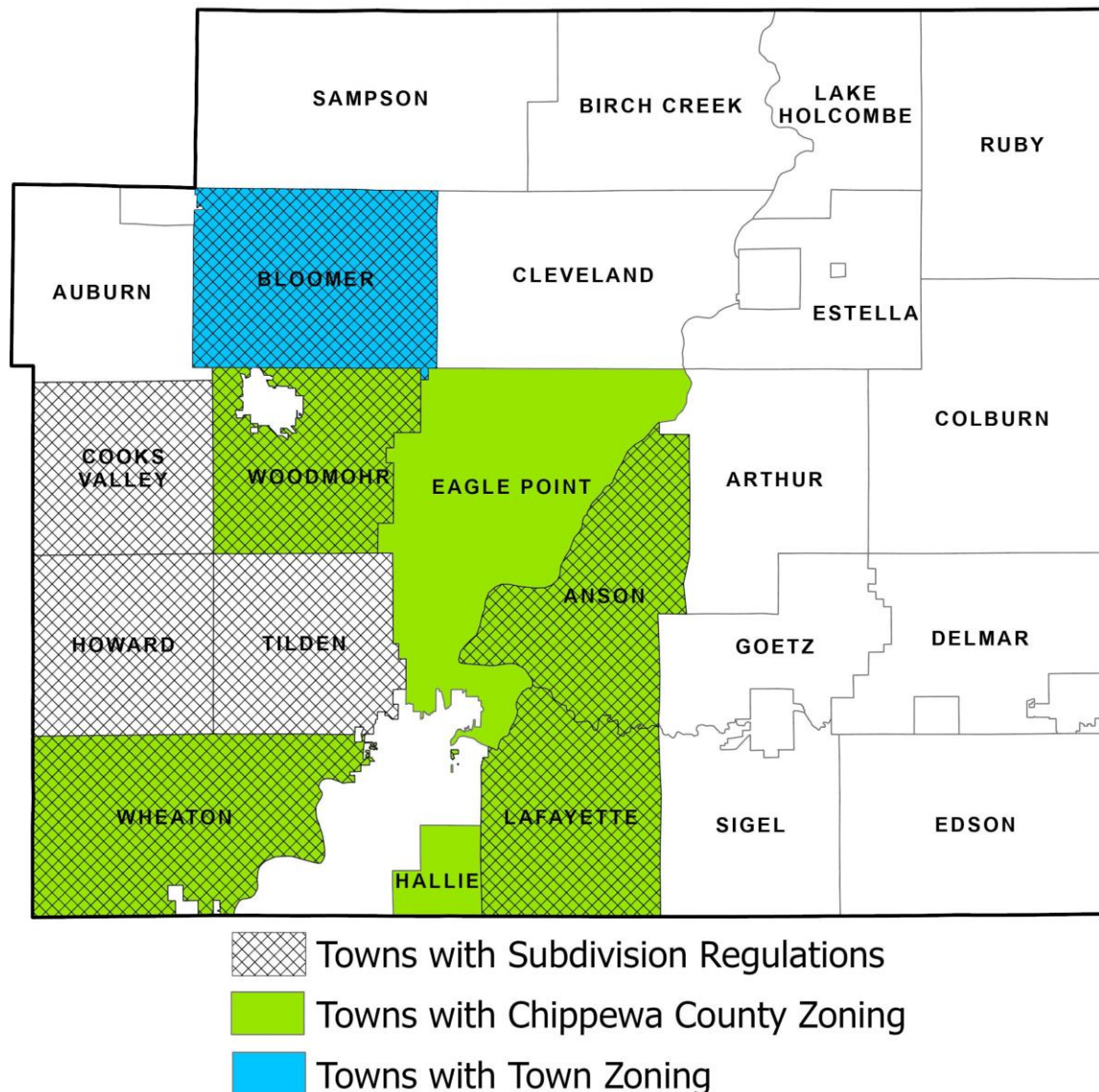
Initial ideas for 6th focus group?

Land Conservation & Forest Mgt Committee to function as Agriculture focus group?

Suggested stakeholders to serve on these focus groups?

Solicit participation from attendees at the Jan. 27th WTA meeting?

1-on-1 Meetings with Zoned Towns



All Towns will receive the survey in Feb-Mar.

Mtgs likely in Aug-Oct.

1-on-1 meetings will focus on zoning challenges and consistency between future land use and zoning map

Anticipated Committee Meetings

- Meeting 1 – Project kickoff (today)
- Meeting 2 – Discuss survey results, visioning (April - May)
- Meeting 3 – Review Transportation & Utilities/Comm Facilities (May - June)
- Meeting 4 – Review Ag, Natural & Cultural Resources (June - July)
- Meeting 5 – Economic Development & Housing (July – August)
- Meeting 6 – Intergov. Cooperation, Land Use (August - September)
- Meeting 7 – Implementation, Review of Draft Plan (October - November)
- Public Hearing & Consideration (December – January 2026)

Typically 2 to 2.5 hours + homework reviewing draft sections.

Special or dedicated meetings? Invite others?

Overview of Key Demographic, Economic & Land Use Trends

2020 Decennial Census data –data released
in May 2023

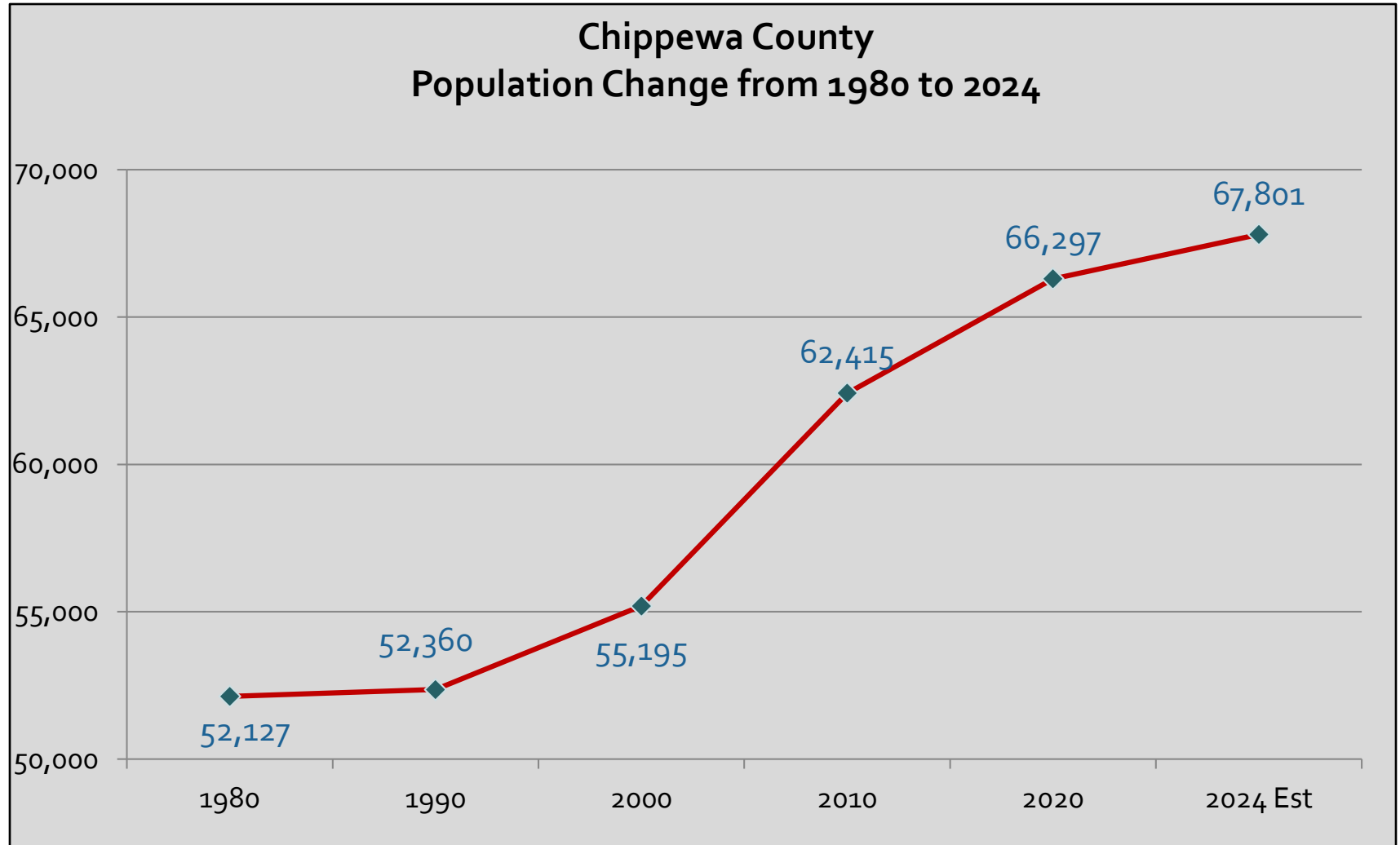
American Community Survey (ACS) is the
primary data source for demographic,
income, housing, and place of work housing
data.

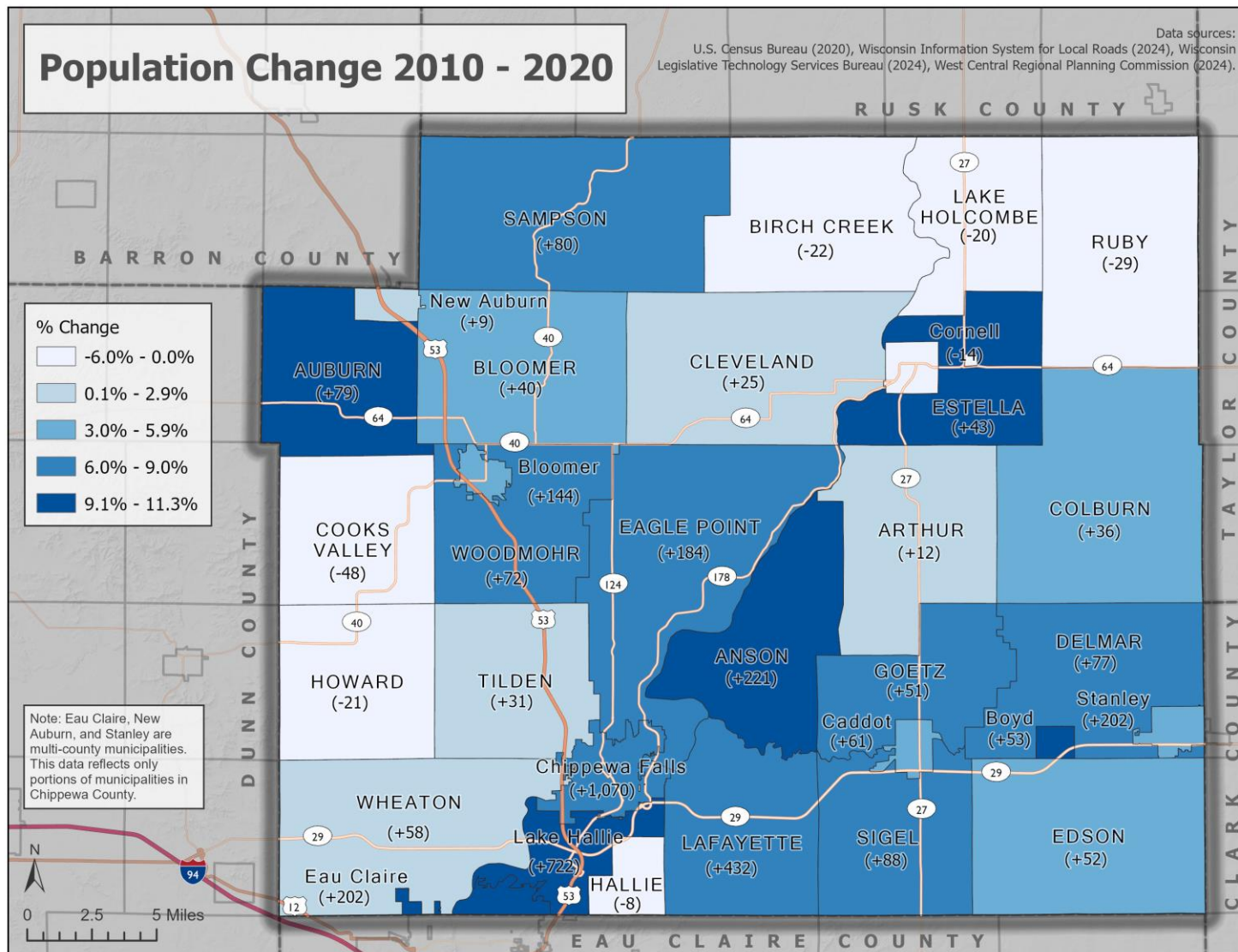
5-Year rolling average (e.g., 2021 = 2017-
2021)

Estimates are based on sampling. Margin of
error can sometimes be significant,
especially with smaller communities. Need
to confirm locally.



Population

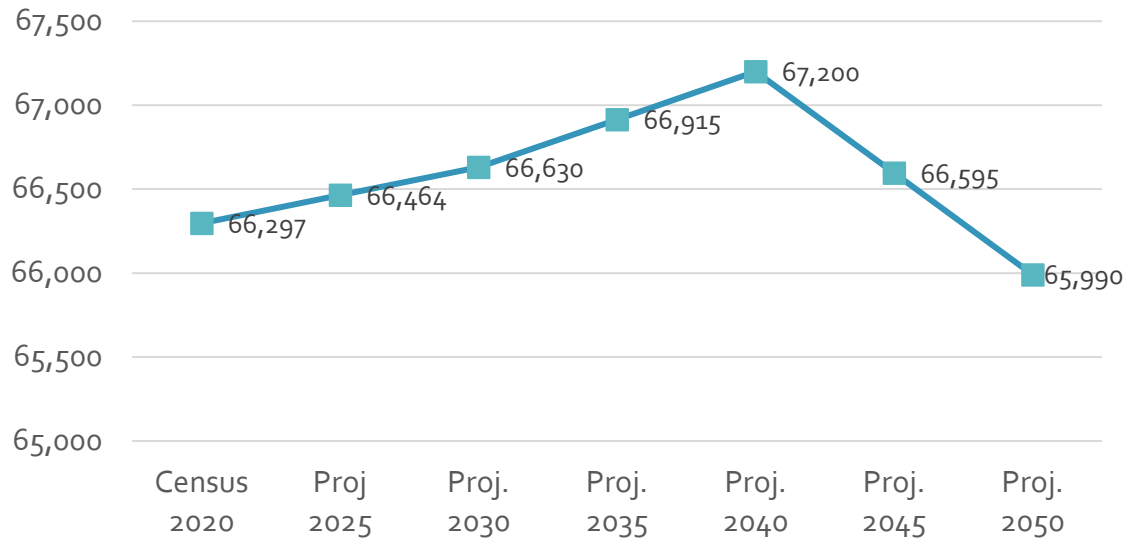




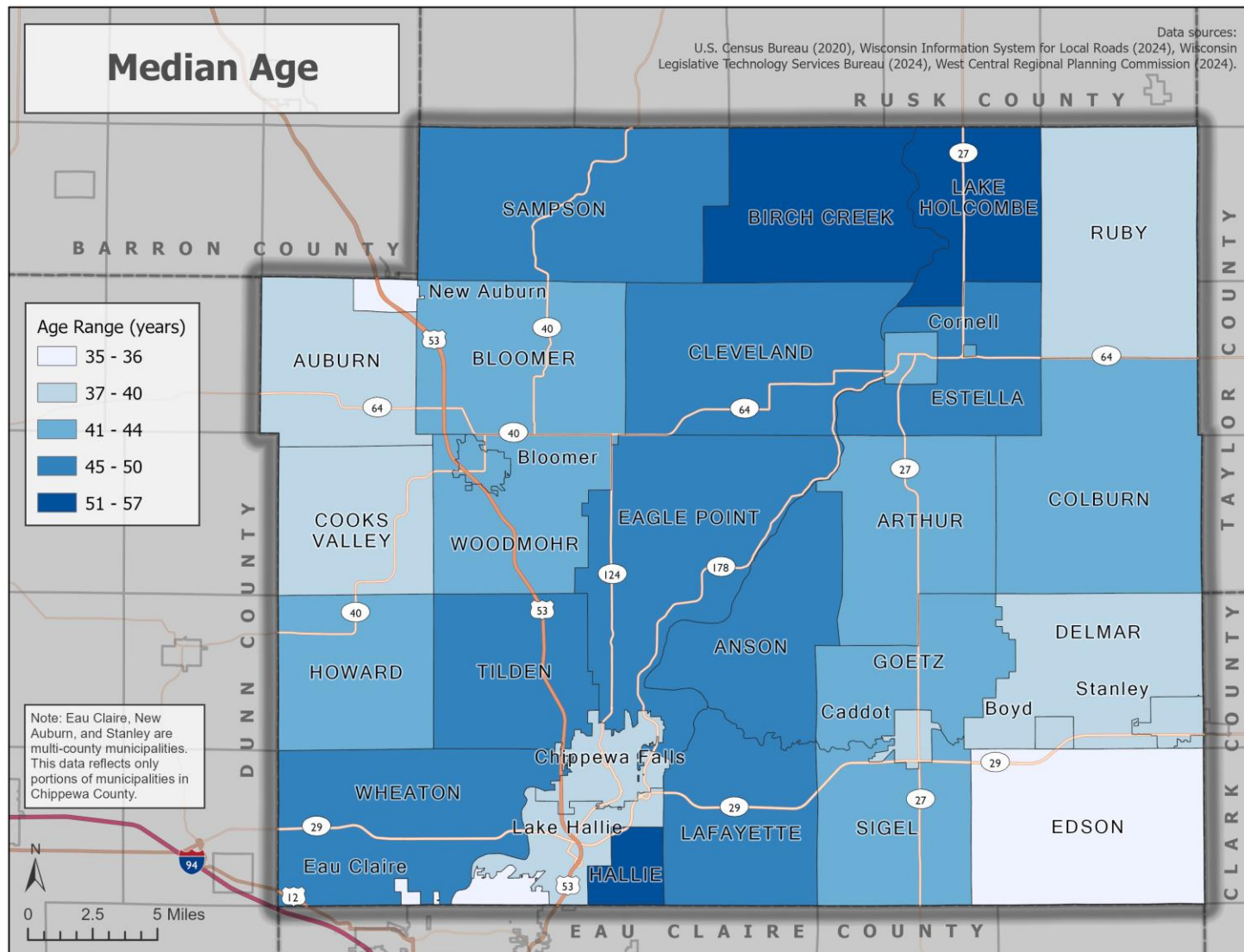
- Countywide a 6% increase from 2010 to 2020 overall... ...but some areas lost population.

Population Projections

Chippewa County
Population Projections 2025-2050, WI DOA 2024

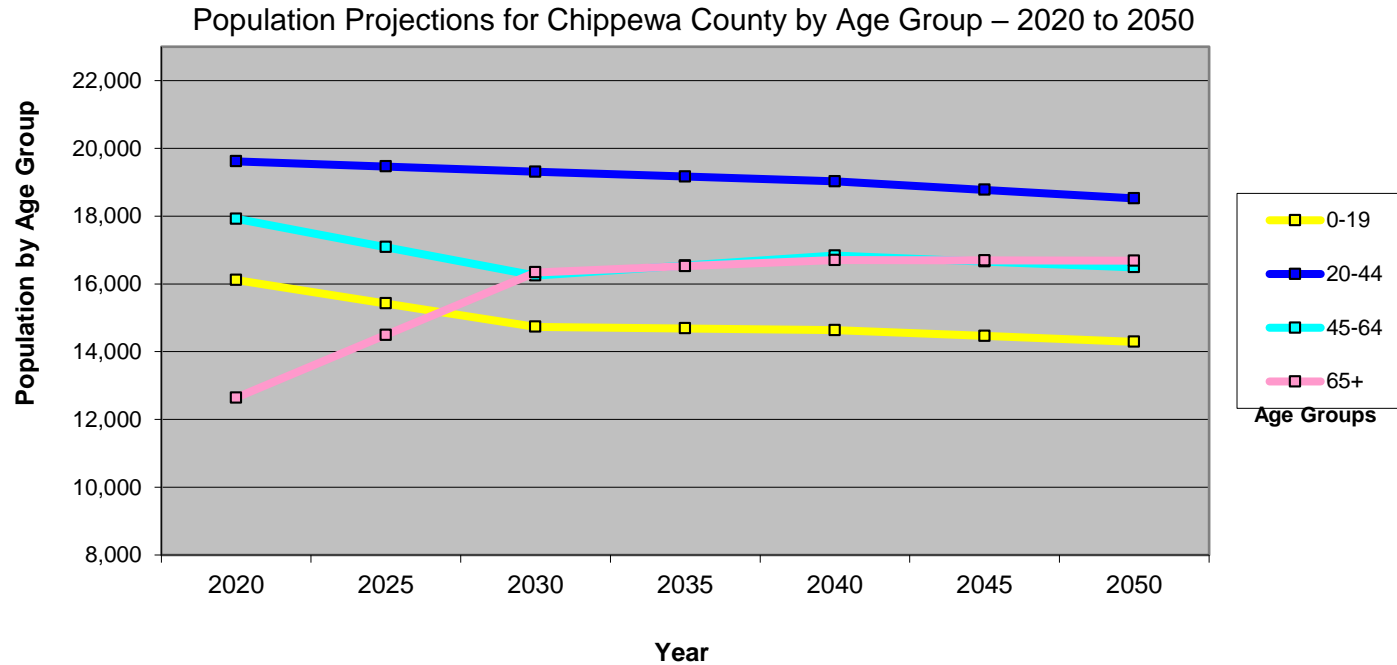


	2020 Census	2025 Proj	2030 Proj.	2035 Proj.	2040 Proj.	2045 Proj.	2050 Proj.	Total change
Chippewa County DOA Population Projections, 2024								
Total Population	66,297	66,464	66,630	66,915	67,200	66,595	65,990	2020-2050 Change
Population Change		167	166	285	285	-605	-605	-307
% Population Change		0.3%	0.2%	0.4%	0.4%	-0.9%	-0.9%	-0.5%



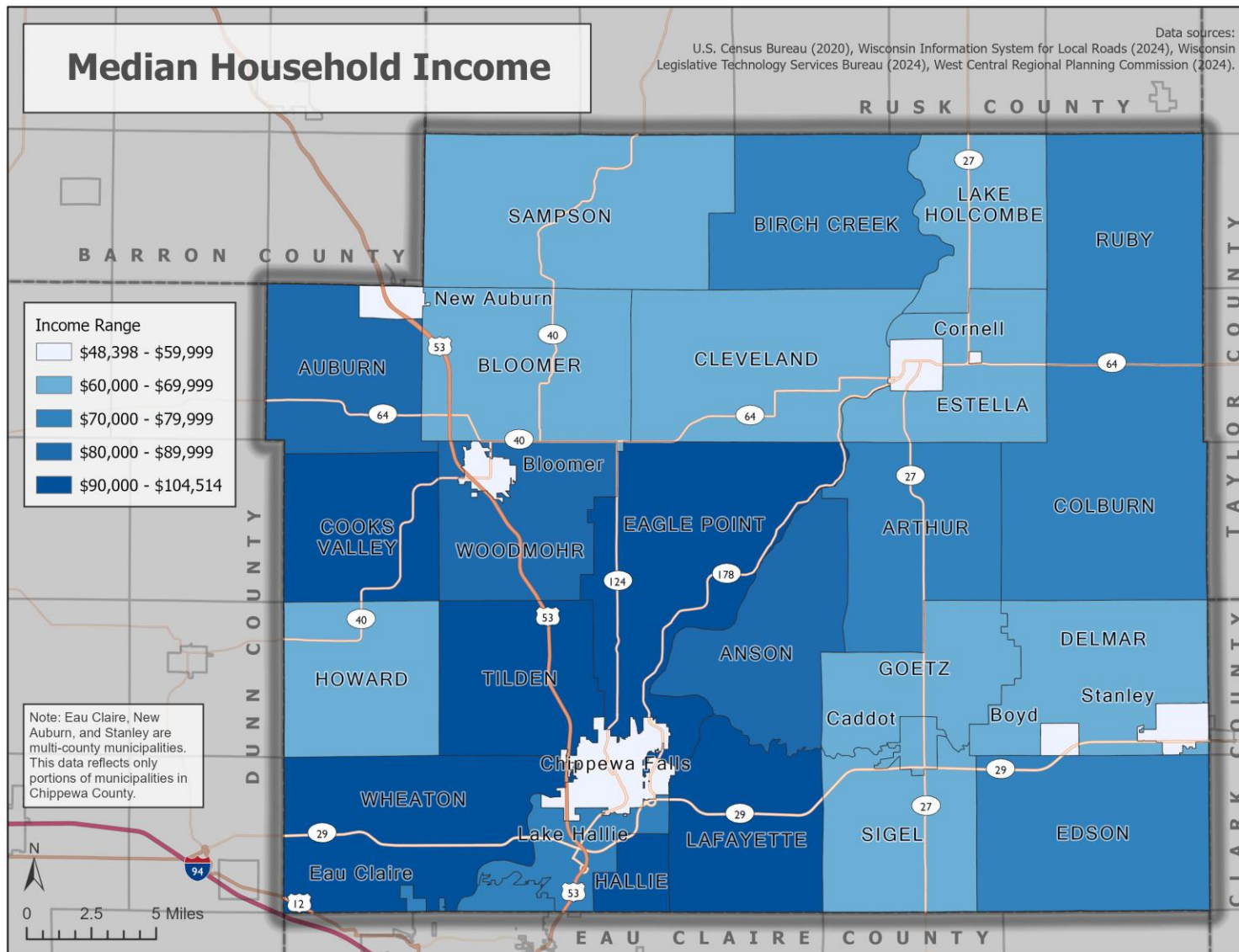
- 2000 Median Age: 37.6
- 2020 Median Age: 41.7

Aging Population!



Source: WI DOA Projections, 2024

- 65+ age group is projected to increase by 32% from 2020 to 2050.
- Prime workforce ages 20-44, expected to decrease by 5.6% in next 30 years.
- 5-19 age group projected to decrease by 12% -- implications for schools, future workforce, etc.



- 2000 Median Household Income: \$39,536
- 2023 Median Household Income: \$74,009

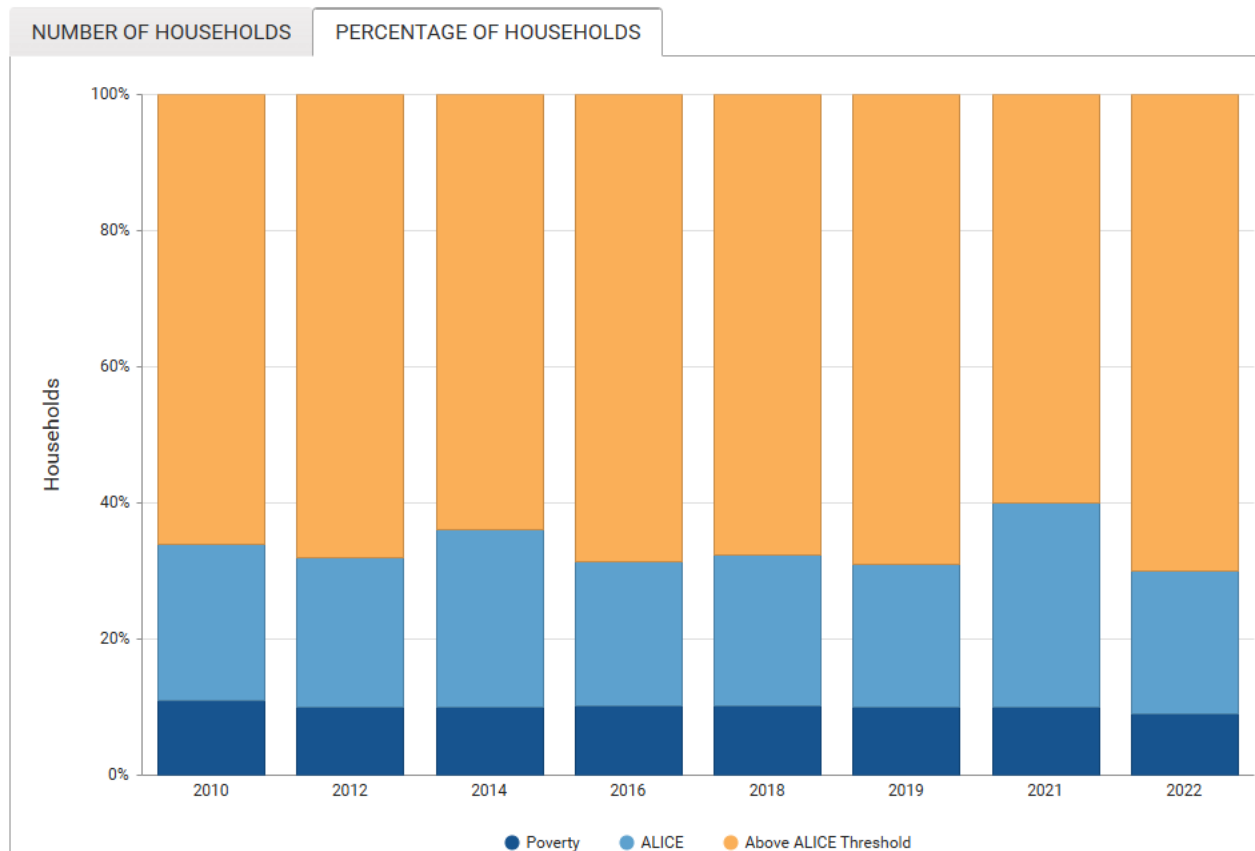
Incomes are improving, but still a concern for some households...

About 9% of County households live below the poverty level.

According to United Way, 21% of households are living paycheck to paycheck and are struggling to pay for housing costs, food, childcare, & other basic expenses.

Financial Hardship Has Changed Over Time in Chippewa County

As circumstances change, households may find themselves below or above the ALICE Threshold at different times. Use the buttons below to switch between ALICE data over time by number and percentage.



Source: ALICE Threshold, 2010-2022; American Community Survey, 2010-2022

Chippewa County	2020 Census
Population	66,297
Population in Households	63,456
Population in Rental Units	15,331
Population in Owner Units	48,125
Population in Group Quarters	2,841
Households, excluding group quarters	26,287
Avg. Household Size	2.41
Renter Avg. Household Size	2.22
Owner Avg. Household Size	2.48
Housing Units	28,688
Rental Units	7,310
Owner Units	19,998
Other Seasonal & Migrant	1,380
Occupied Units	26,287
Renter-Occupied Units	6,913
Owner-Occupied Units	19,374
Vacant Units for Rent, excludes seasonal	344
2020 Rental Vacancy Rate	4.7%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	157
2020 Homeowner Vacancy Rate	0.8%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	0.6%
% of Overcrowded Units – Owner Occup.	3.1%
Source: U.S. Census Decennial 2020, WCWRPC	

- **Mix of Housing Units:**

70% owner, 25% renter, 5% other seasonal & migrant

- **Vacancy Rates:**

Rental vacancy rate is slightly below, and owner vacancy is significantly below, the healthy range.

- **Housing Costs:**

2024 Median Sale Price: \$315,500

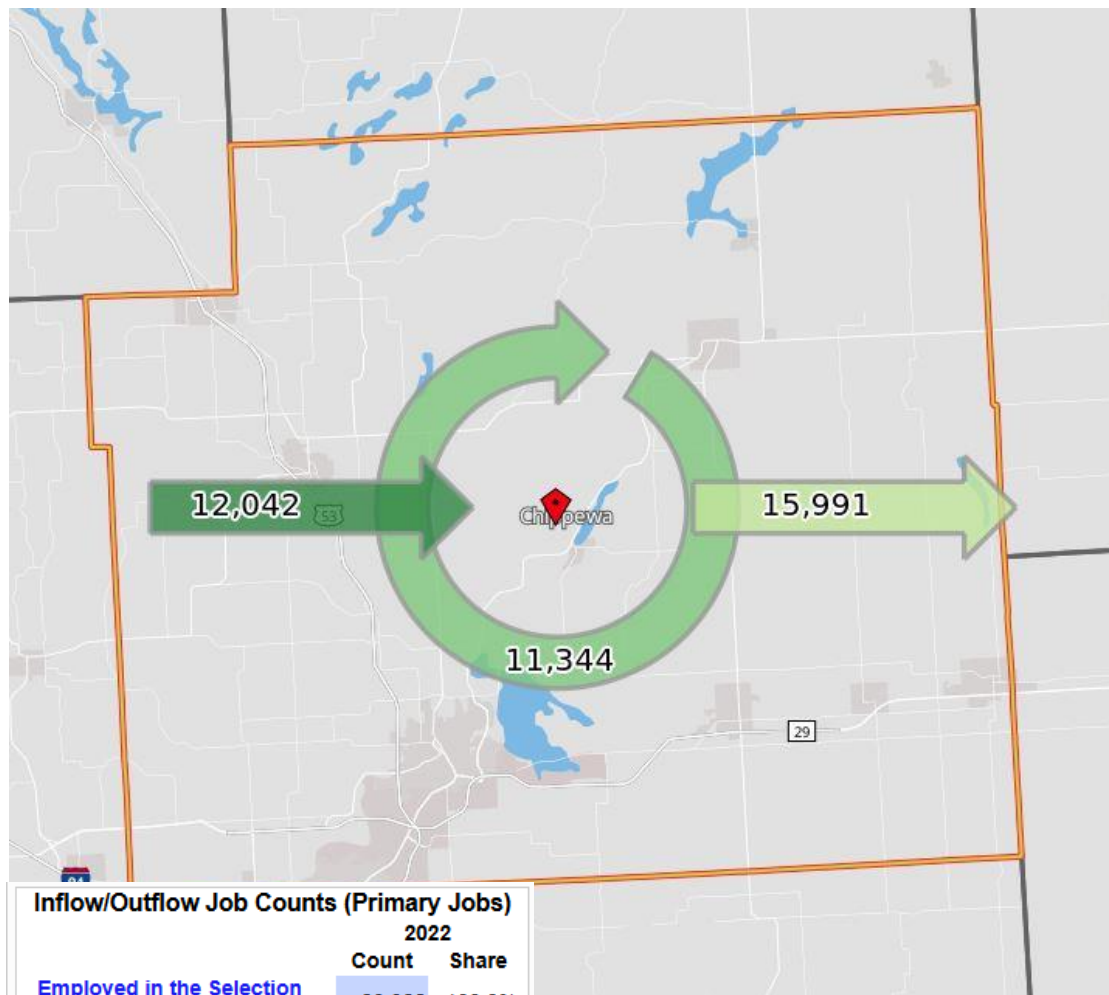
(Source: WI Realtors Association)

51% increase from 2020 (\$209,450)

2024 Median Rent Price for 2-bedroom unit:
\$1,101 and increasing

(Source: rentdata.org)

We will be doing a “deeper dive” into housing demand projections, affordability price points, and other related data with the Housing Focus group.



Inflow/Outflow Job Counts (Primary Jobs)

2022

	Count	Share
Employed in the Selection Area	23,386	100.0%
Employed in the Selection Area but Living Outside	12,042	51.5%
Employed and Living in the Selection Area	11,344	48.5%
Living in the Selection Area	27,335	100.0%
Living in the Selection Area but Employed Outside	15,991	58.5%
Living and Employed in the Selection Area	11,344	41.5%

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➡ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ➡ Live in Selection Area, Employed Outside

- Unemployment:
2010 – 4.8%;
2023 – 1.9%
- Avg commute time
22.9 min.
- 76.5% commute alone
- 10.5% work at home

Employment by Industry, Chippewa County, WI, 2013 and 2023

NAICS	Description	2013 Jobs	2023 Jobs	2013 - 2023 Change	Competitive Effect	2023 Employment Concentration	2023 Payrolled Business Locations
31	Manufacturing	5,364	5,832	469	52	2.55	123
90	Government	3,648	3,762	114	19	0.88	94
44	Retail Trade	3,511	3,741	231	125	1.33	200
62	Health Care and Social Assistance	3,229	3,415	186	(462)	0.88	351
23	Construction	1,722	2,244	522	6	1.31	215
72	Accommodation and Food Services	1,804	2,035	231	(44)	0.82	161
48	Transportation and Warehousing	1,128	1,896	768	190	1.47	104
81	Other Services (except Public Administration)	1,269	1,349	80	51	0.92	113
42	Wholesale Trade	559	874	315	284	0.81	79
56	Administrative and Support and Waste Management and Remediation Services	632	843	212	134	0.47	69
54	Professional, Scientific, and Technical Services	506	824	318	167	0.39	101
11	Agriculture, Forestry, Fishing and Hunting	591	778	188	177	2.24	53
52	Finance and Insurance	489	590	101	29	0.49	84
61	Educational Services	338	524	186	142	0.70	13
71	Arts, Entertainment, and Recreation	366	437	72	(12)	0.83	27
55	Management of Companies and Enterprises	143	205	62	31	0.47	14
53	Real Estate and Rental and Leasing	124	190	66	38	0.36	34
51	Information	257	125	(132)	(161)	0.23	15
22	Utilities	92	61	(31)	(37)	0.60	4
21	Mining, Quarrying, and Oil and Gas Extraction	153	14	(140)	(97)	0.13	3
99	Unclassified Industry	0	0	0	0	0.00	0
	Total	25,923	29,740	3,817	630		1,855

According to the Ag Census for 2002 to 2022...

- Lost 335 farms & 35,134 farmland acres
 - the avg rates of loss were higher during 2017-2022
- In 2002, the average farm size was 231 acres vs 264 acres in 2022
- In 2002, 11.9% of farmland acreage in the County was located on farms with 1,000 or more acres compared to 41.2% in 2022
- The number of farms less than 70 acres grew by 23.2% (+87 farms)
- The number of farms 1,000 acres or more grew by 138.2% (+47 farms)
- Dairy farms decreased from 564 to 171
 - dairy cattle decreased by 13,021 (avg herd size: 59.6 vs. 120.5)

Change in Agriculture Assessed Acreage 2013 to 2023

Data sources:
WI DOR Statement of Assessments (2013 and 2024), Wisconsin Information System for Local Roads (2024), Wisconsin Legislative Technology Services Bureau (2024), West Central Regional Planning Commission (2024).

	Acres
T ANSON	-1,552
T ARTHUR	-183
T AUBURN	-194
T BIRCH CREEK	-557
C Bloomer	47
T BLOOMER	-2,803
V Boyd	-14
V Cadott	-6
C Chippewa Falls	31
T CLEVELAND	206
T COLBURN	356
T COOKS VALLEY	-104
C Cornell	35
T DELMAR	-263
T EAGLE POINT	-896
C Eau Claire*	67
T EDSON	-4,184
T ESTELLA	137
T GOETZ	-110
T HALLIE	83
T HOWARD	-91
T LAFAYETTE	-500
V Lake Hallie*	-152
T LAKE HOLCOMBE	-556
V New Auburn*	-29
T RUBY	-17
T SAMPSON	-736
T SIGEL	-308
C Stanley*	30
T TILDEN	-533
T WHEATON	-1,266
T WOODMOHR	-490

Change in Ag Assessed Ac

-4,184 - -2,803
-2,802 - -490
-489 - 0
1 - 83
84 - 356

Note: Eau Claire, New Auburn, and Stanley are multi-county municipalities. This data reflects only portions of municipalities in Chippewa County.



Change in Residential Assessed Acreage 2013 to 2023

Data sources:
WI DOR Statement of Assessments (2013 and 2024), Wisconsin Information System for Local Roads (2024), Wisconsin Legislative Technology Services Bureau (2024), West Central Regional Planning Commission (2024).

	Acres
TANSON	463
TARTHUR	43
TAUBURN	210
T BIRCH CREEK	275
C Bloomer	442
T BLOOMER	446
V Boyd	7
V Cadott	2
C Chippewa Falls	455
T CLEVELAND	153
T COLBURN	61
T COOKS VALLEY	118
C Cornell	248
T DELMAR	99
T EAGLE POINT	674
C Eau Claire*	320
T EDSON	189
T ESTELLA	28
T GOETZ	71
T HALLIE	24
T HOWARD	116
T LAFAYETTE	471
V Lake Hallie*	170
T LAKE HOLCOMBE	670
V New Auburn*	16
T RUBY	35
T SAMPSON	636
T SIGEL	209
C Stanley*	-28
T TILDEN	206
T WHEATON	381
T WOODMOHR	123

Change in Residential Ac 2013 to 2023

-28 - 0
1 - 123
124 - 248
249 - 381
382 - 674

Note: Eau Claire, New Auburn, and Stanley are multi-county municipalities. This data reflects only portions of municipalities in Chippewa County.



Additional land
use trends we
need to take a
close look at?

Issues & Opportunities

Existing Community Comp Plans:

- **8 community comp plans** in Chippewa Co created or updated in last 10 years:

- Town of Cooks Valley (2020)
- Town of Lafayette (2021)
- **Town of Lake Holcombe (2024)**
- Town of Wheaton (2021)
- **Village of New Auburn (2022)**
- **Village of Lake Hallie (2024)**
- **City of Chippewa Falls (2024)**
- **City of Stanley (2020)**

Common themes:

- Need for additional housing for all ages, but focus on seniors
- Need for increased pedestrian connectivity
- Towns – interest in preserving ag land/uses
- Lack of methods of funding infrastructure and/or development

Town of Anson in progress

On your orange paper...

List...

1-2 potential changes

1-2 concerns/challenges &

1-2 strengths/opportunities

for Chippewa County that should be
recognized in this Plan update.

*can be general or specific
can be old, new, or forecasted*

Follow up question:

Are there aspects of the County's Land Use Regulations that frequently:

1. pose a challenge to interpretation?
2. are difficult to enforce?
3. require variances or special exceptions?
4. are objected to by the Towns or public?
5. seem to conflict with the overall goals of the county?

Planning Surveys

4 Different Surveys

Scheduled for Feb-Mar...

- 1 – City/Village survey (mailed)
- 2 – Town survey (mailed)
- 3 – Farmland owner of 30+ acres (mailed)

Schedule to be determined...

- 4 – General public survey (web-based)

City & Village Survey (mailed)

Mailed to all Clerks of the Cities and Villages within the County.

Questions to focus on aspects such as:

- Relationships of the City to surrounding Towns and the County
- Specific conflicts to address in the plan
- Mutual aid and cooperative opportunities
- Growth plans

**Any specific questions we should ask
the Cities and Villages?**

Town Survey (mailed)

Mailed to all Clerks of Towns within the County.

Questions to focus on aspects such as:

- Review of Existing Land Use Map
- Existing land use conflicts and natural resource concerns
- Local future land use map and any changes
- Land Use Regulations and relationship to the County
- Intergovernmental agreements and/or conflicts

Any specific questions we should ask the Towns?

Farmland Owner Survey (mailed)

To landowners w/ 30+ acres of assessed farmland; abt. 3,000 parcels in the County (multiple parcels might have same owner)

Letter & Survey to come from County Land Conservation

Questions to focus on aspects such as:

- Current status of ag lands (renting? # of acres tilled? Any conservation practices being used?)
- Awareness and use of various agricultural best management practices (e.g., nutrient management planning, using cover crops, maintaining vegetated buffers along streams and lakes)
- Interest in various land use programs (e.g., producer-led groups, agricultural enterprise area, farmland preservation tax credits, etc.)

Any specific questions that you'd like to ask Farmland Owners?

General public survey (web-based)

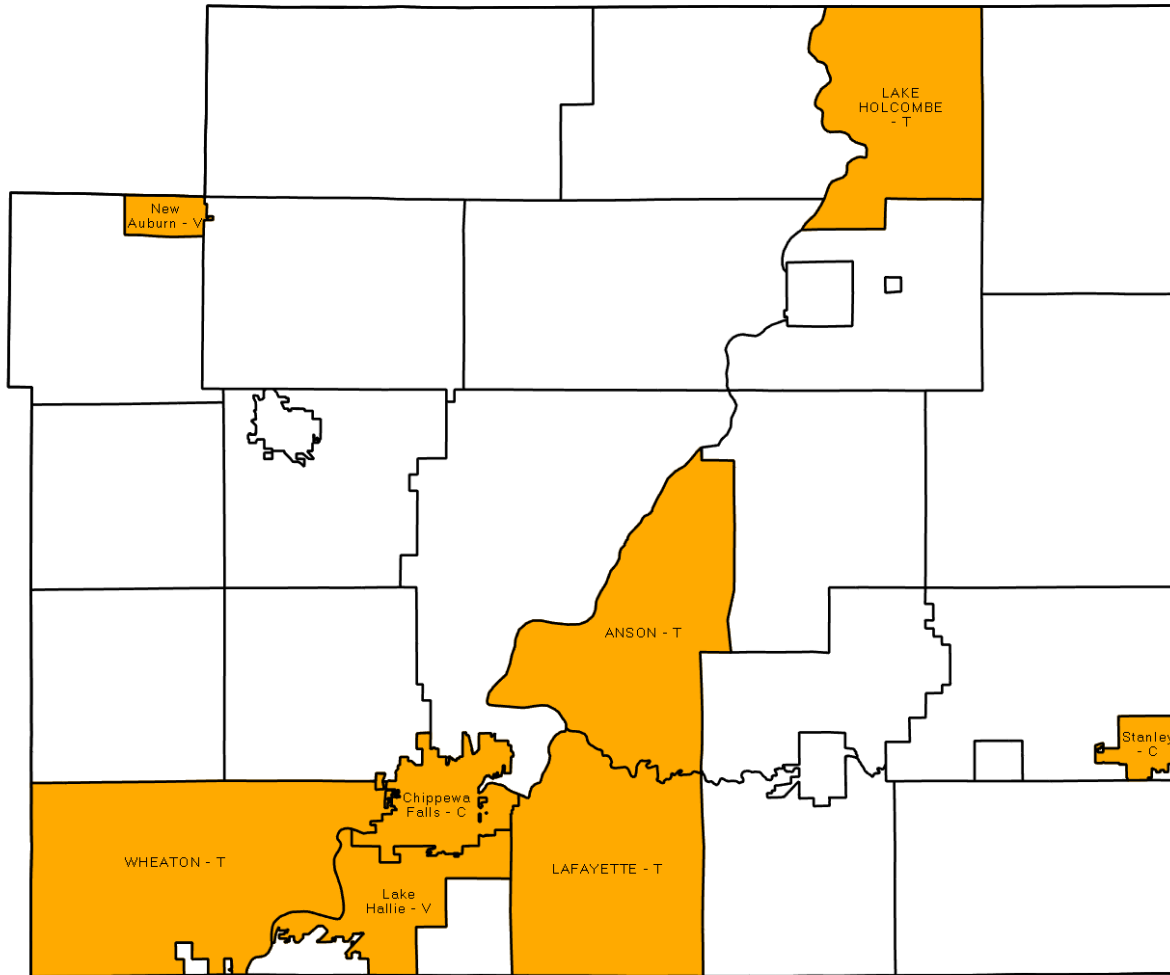
Many community surveys conducted in County over the last 5-10 years, including surveys from 4 Towns (Anson, Lake Holcombe, Lafayette, Wheaton), 2 Village (Lake Hallie & New Auburn) and 2 City (Chippewa Falls and Stanley).

Surveys gather community input on items such as:

- Satisfaction with the quality of life in the Community.
- Importance of protection or preserving specific natural and cultural resources.
- Satisfaction with specific public services such as condition of local roads/streets, biking facilities, etc.
- Desire for additional commercial or industrial growth in the community.

Plus the planned farmland owner survey and recent ORP survey.

General public survey (web-based)



Can we utilize the existing survey data for general views and input on issues & opportunities within the County?...

...and save the general public survey for later-on in the planning process (abt. Nov-Jan) to gather public input and feedback on the proposed draft plan?

Survey Process

- Surveys to be mailed in February, except general public?
- Survey collection through March
- WCWRPC will work with County Staff to finalize survey questions.

Next Meeting & Homework

Next Meeting & Homework

- Participate in and help promote surveys
- County staff to provide remaining “homework” to RPC
- April or May – Meeting #2
 - Review & discuss survey results
 - Visioning exercise
 - Select Focus Group Assignments and coordination
 - Existing Land Use Map review

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