

Town of Seymour

Eau Claire County
Wisconsin



Comprehensive Plan
2019 - 2039

Prepared by: Town of Seymour Plan Commission
With assistance from:
Eau Claire County Planning & Development Department

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EXECUTIVE SUMMARY

In May 2016, the Town of Seymour Board confirmed the appointment of a five-member Plan Commission to assist with updating the 2009-2030 Town of Seymour Comprehensive Plan. Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The Town requested the assistance of Eau Claire County Planning and Development to facilitate the update of this plan.

This plan is a tool to guide and manage land use and development in the Town of Seymour. It provides the most recent available statistics and survey data, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies, and actions to be pursued by the Town in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2039, but it should be reviewed annually and must be fully reviewed and updated at least every ten years.

The Plan Commission met over 10 times with County staff to review statistical information and survey results in order to develop policy recommendations and map updates. Residents were consulted in the development of this plan through public meetings, a community survey, a public open house, and a formal public hearing held prior to adoption of the plan. All Plan Commission working sessions were also open to public attendance and comment. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

TOWN OF SEYMOUR – VALUES

- Proximity
- Abundant resources – including town parks, county parks, Lake Altoona, surface water, groundwater, air quality, dark skies
- Community safety and stability
- Responsive government with provision of high-quality services
- Preserving productive agricultural and transition to rural atmosphere

There are several important issues that have been identified through this current planning process that are incorporated into the action plan for the Town of Seymour, including:

- Landfill impacts and potential for future expansion
- Maintaining county parks and all park facilities
- Water quality protection, including Lake Altoona, tributaries, and groundwater resources
- Preserving productive agricultural lands and rural character
- General maintenance of properties

Another important issue facing the Town is the joint planning for land uses within the City of Eau Claire's extraterritorial plat review areas. The extraterritorial plat review area is the area within three miles of Eau Claire's corporate limits. The city exercises subdivision review authority under State law to regulate the creation of new parcels through platting, or certified survey map, and ensure that land uses are compatible with the city's comprehensive plan (Refer to Map 1 in Appendix II). The City of Eau Claire maintains extraterritorial plat review area policies which limit development to specified densities based on whether the property is located within the sewer service area or not, and also includes additional policies for public services, lot and road layout.

This Plan is organized into five chapters:

1 Introduction

Describes the Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.

2 Vision, Goals, Objectives, & Policies

Describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.

3 Future Land Use

A summary of the future land use plan for the Town of Seymour.

4 Implementation

A compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2 & 3.

5 Existing Conditions

Summarizes historical census and land use data and county, regional, or state planning efforts which may include or affect the Town (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Seymour.

1 INTRODUCTION

1.1 REGIONAL CONTEXT

The Town of Seymour is located in west-central Wisconsin (Eau Claire County), bordered on its west by the City of Eau Claire (pop. 67,006) and to its east by the Town of Ludington (pop. 1,081) and to the south by the Towns of Lincoln (pop. 1,142) and Washington (pop. 7,314), along with the City of Altoona (pop. 7,345). The northern border is the county line between the counties of Eau Claire and Chippewa, and is shared with two municipalities: the Village of Lake Hallie (pop. 6,826), and the Town of Lafayette (pop. 5,921). The Town is about 20,618 acres (32.2 sq. mi.) in size with predominant land uses being agricultural, residential, light industrial and wooded lands. In 2017, the population of the Town was estimated to be 3,276.

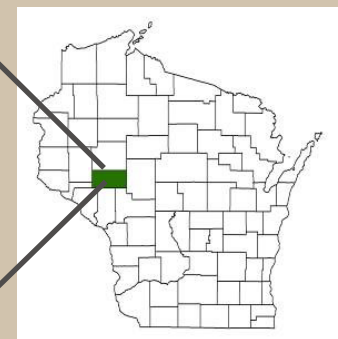
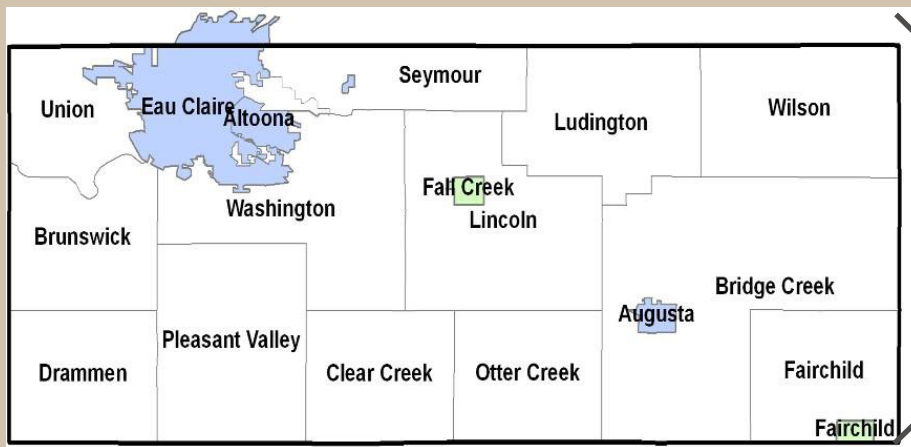


Figure 1.1: Eau Claire Communities

The population density of Seymour is significantly higher than the average Wisconsin Town, due largely to its border with the City of Eau Claire and proximity to regional transportation networks. The population density of the Town is estimated to be approximately 102 persons per sq.mi., higher than the density of the neighboring Towns of Ludington (25 persons per sq.mi.), Lafayette (26 persons per sq.mi.), and Lincoln (18 persons per sq.mi.), and higher than the population density of the average Wisconsin Town (41.3 persons per sq.mi.). The Town's population density is only slightly lower than the average population density of Eau Claire County (161 persons per sq.mi.) and the Town of Washington (129 persons per sq. mi.).

Established in 1856, Eau Claire County is bordered on the west by Pepin & Dunn Counties, on the south by Buffalo, Trempealeau, & Jackson Counties, on the east by Clark County, and on the north by Chippewa County. The county is approximately 408,320 acres, or 638 square miles. The population in 2015 was 101,255. Thirteen towns, two villages, and three cities make up the county. The City of Eau Claire, located in the northwest part of the county, is the largest city and is the county seat. Current major industries are in health care/social assistance and retail trade.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

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

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

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

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

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

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

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

1.3 RECOMMENDED COMPREHENSIVE PLANNING GOALS

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis. Stats. All communities who receive grant funds from the Wisconsin Department of Administration (WIDOA) to complete a comprehensive plan must address these fourteen goals. The Town of Seymour was not eligible to receive grant funding to assist with this comprehensive plan update, however, the Town of Seymour chose to incorporate the fourteen goals.

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- Preservation of cultural, historic and archaeological sites.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Promoting an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- Balancing individual property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- Supporting an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Role of a Comprehensive Plan for the Town of Seymour

- This planning document is a “living” guide for the future overall development of the Town of Seymour. It serves the following purposes:
- The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- It provides a means of measuring progress for existing and future Town leaders.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Town of Seymour’s land use implementation tools.
- It provides supporting documentation for Town policies and regulations as well as grant funding requests for public & private projects.

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

1.4 PUBLIC PROCESS

The Town of Seymour, along with other municipalities including the County, are required to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001 if they wish to engage in land use decisions. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process.



Figure 1.2: Problem Solving Model

The key components of the public participation plan are outlined below:

- Kick-off Meeting (March 2016): This meeting was attended by the Town's 5-member Plan Commission and included an overview of the planning process and a summary of the public participation process. In addition, officials from non-participating communities and the public were invited to attend the meeting.
- Plan Commission Meetings (February through April, 2017 and September, 2018 through June, 2019): Ten commission meetings were held to review the existing plan and make updates, as needed, to reflect existing conditions and to adjust goals, objectives, policies, and the future land use plan to reflect the communities desires. The meetings focused on the development of plans, policies, programs and land use alternatives to implement the community defined vision. (Refer to Chapters 2 & 3)
- Community Survey (April – May, 2019): With input from the Plan Commission, a community survey was developed and sent to all households within the Town. The purpose of the survey was to gauge the opinions of residents about the various development issues identified during the existing conditions analysis and the previous comprehensive plan process. Results from the survey are incorporated into the comprehensive plan update (Refer to Appendix I).
- Public Open House (Fall, 2019): Led by County staff, one public open house was conducted at the Town Hall to facilitate input on draft components of the comprehensive plan. Comments received at these meetings were presented to the Plan Commission and incorporated into the plan.
- Public Hearing and Final Adoption (Fall, 2019): A public hearing on the proposed Comprehensive Plan, and a recommendation and adoption by the Town. Information on the Plan's adoption procedures is detailed in Chapter 4.
- Website: Throughout the planning process, the Town maintained a publicly accessible website that published meeting notices and draft planning documents for public review. The web site also included a link to submit public comments.
- Meeting Notices: The County & Town staff posted meeting notices in a timely manner at accessible locations.

1.5 SELECTION OF THE PLANNING AREA

The study area for this Plan generally includes all lands within the legal boundaries of the Town (Refer to Map 1 in Appendix II).

1.6 COMMUNITY ASSETS & LIABILITIES

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

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

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

ASSETS

- Proximity to City of Eau Claire
- Access to services and amenities
- Good emergency services
- Recreational opportunities
 - Lake Altoona, Eau Claire River, other creeks
 - Town Ball Park
 - County Parks and forests
- Low crime
- Rural atmosphere
- Privacy
- Recycling facilities
- No heavy industries
- Proximity to regional transportation system
- Town Hall
- Township Fire Department

LIABILITIES

- Annexation issues - Loss of tax base
- Development pressure
- Landfill
 - Expansion
 - Negative perceptions
 - Potential pollution
 - Litter and odors
 - Traffic concerns
- Rod & Gun Club can cause land-use conflicts
- Increased development
 - Decrease in rural atmosphere
 - Loss of dairy farms & agricultural land
 - Loss of night sky
 - Small potential for conversion to other uses
- Maintenance of residential properties
- Environmental impact of scrap industries

2 VISION, GOALS, OBJECTIVES, AND POLICIES

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

VISION STATEMENT

The Town of Seymour is –

A desirable family-friendly place to live by providing a safe environment, desired services, and planned appropriate growth in a rural atmosphere with excellent access to natural and recreational resources for residents and visitors alike.

2.1 GENERAL GOALS

Each section of this chapter contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement will guide actions the Town of Seymour makes in the future. If there is a question regarding a land use decision, not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the Vision statement and the general goals. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Town of Seymour. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Town of Seymour, a sustainable future will create conditions that:

- Protect and improve the health, safety, and welfare of residents in the Town of Seymour.
- Preserve and enhance the quality of life for the residents of the Town of Seymour.
- Protect and reinforce the community character of the Town of Seymour.

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

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

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

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

A Sustainable Community Framework



2.2 HOUSING

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

Plan Commission members felt that the WIDOA housing projections presented in Section 5.2 were realistic, but that annexation and extraterritorial jurisdiction would play a major role in housing development in the Town. Members noticed that development is currently occurring on large lots with homes in the range of \$200,000, and that there are few affordable housing options in the Town, but with the proximity to the City of Eau Claire not much demand either. With new housing development, committee members felt that maintaining prime agricultural land and a rural atmosphere would continue to be important. There was also interest in encouraging more conservation subdivisions in lieu of conventional designs.

Goal 1

Plan for a range of safe, affordable housing to meet existing and forecasted housing demands

Objectives:

- Plan for a range of housing that meets the needs of residents of various income, age, lifestyle, and health status.
- Ensure that homes are built and maintained according to levels deemed safe by industry standards.

Policies:

The Town encourages the development of quality single- family housing affordable to low and moderate-income households.

The Town is receptive to a range of housing types and densities, including development of multi-family housing, senior housing, and special needs facilities within the Town, though only near urbanized areas that have access to municipal sewer and water and are in proximity to existing higher-density development. These types of housing development should be located where residents can safely walk to community services and neighborhood retail and service establishments.

The Town supports Eau Claire County's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions. The Town supports improvements to existing residences that will allow elderly or special needs residents to remain within their residence, provided improvements meet building code requirements.

The Town supports programs that maintain or rehabilitate the local housing stock. The Town encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes and properties. The Town discourages the use of properties for the accumulation of "junk" materials.



According to the Community Survey, only 19% of respondents felt that apartment housing should be allowed in the Town. (Refer to Appendix I)

Plan for housing types and densities that reinforce the rural character of the Town

Objectives:

- Retain farm-based residences and single-family residences as the preferred types of housing in the Town of Seymour.
- Emphasize control of residential density (lot averaging) and site design rather than lot size alone.
- Manage residential development to minimize land use conflicts between farm and non-farm development.

Policies:

- The Town encourages clustered residential subdivisions that protect sensitive natural resources and prevent or minimize conversion of agricultural or open space land.
- The Town encourages the development of existing platted and improved subdivisions before approving new residential subdivisions.
- The Town encourages higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.
- The Town will continue to support site and design guidelines for new residences that aim to reinforce the rural character of the Town by minimizing land use conflicts with agricultural operations, the conversion of productive agricultural land, and the disruption of environmentally sensitive areas through the County zoning ordinance.

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

2.3 TRANSPORTATION

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

Plan Commission members questioned the accuracy of the average daily traffic (ADT) counts provided by WisDOT (Refer to Section 5.3), as they seemed to underestimate local perceptions, possibly a result of the USH 53 bypass. The Plan Commission expects CTH Q will continue to support the bulk of Town traffic.

The Plan Commission expressed a desire to increase multi-modal opportunities, including bike and pedestrian facilities in the Town and supports the County's Bicycle-Pedestrian Plan.

According to the Community Survey, 82% of respondents agreed that the roads and highways in the Town adequately meet the needs of residents and businesses. (Refer to Appendix I)

Provide a safe, efficient, well-maintained multi-modal transportation network for residents, farmers, businesses, emergency vehicles, and visitors

Objectives:

- Maintain the Town's transportation network at a Level of Service (LOS) "C" or better.
- Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of Town roads.
- Coordinate major transportation projects with land development, neighboring communities, Eau Claire County, and the WisDOT.

Policies:

- Transportation Alternatives for Disabled & Elderly Residents – The Town will collaborate with Eau Claire County Aging & Disability Resource Center (ADRC), urban municipalities in the region, and private service providers such as Abbey Vans and Tender Care to provide transportation services for disabled & elderly residents.
- Incorporation of Pedestrian & Bicycle Planning – The Town will continue to provide input on any bicycle routes or trails proposed through the Town by Eau Claire County, WIDNR, or local organizations. Bicycle and pedestrian trails within developments shall be designed to connect to any adjacent developments, as well as existing or planned pedestrian or bicycle facilities.
- Protection of Town Roads – The Town encourages traffic patterns that do not increase traffic on Town roads unnecessarily and may require intergovernmental agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements. The Town may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis (TIA) prepared by an independent professional prior to approving new development. Where appropriate, the Town may designate weight restrictions and truck routes, to protect local roads.
- New Roads & Driveways – The Town supports the use of the existing road network to the greatest extent possible before creating additional roads to accommodate future development. New roads shall be built according to Town standards and inspected before accepting for dedication. In conjunction with Eau Claire County, the Town will maintain site and design requirements for new roads and driveways that aim to reinforce the rural character of the Town and safe transportation facilities.
- Maintain Condition Standards for Town Roadways – The Town will strive to maintain an average PASER rating of 7 for all Town Roads, and establish and prioritize future road projects based on the applicable Pavement Surface Evaluation and Rating (PASER) scores, Average Daily Trips (ADT) data, current and future land use plans.
- Coordination of Improvements to State and County Highways – Keep informed of WisDOT and Eau Claire County's efforts to maintain and improve State and County highways, and provide local input as requested. The Town will coordinate improvements to adjacent local roads whenever feasible.
- Joint Planning of Roads that Cross Jurisdictions – The Town will continue to work with the city of Eau Claire and the towns of Ludington, Hallie, Lafayette, and Lincoln to plan, construct, and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.

Goal 2

Address other non-motorized transportation modes that allow for enhanced mobility, recreation, and promote increased sustainability

Objectives:

- Be prepared to plan for and discuss transportation options that are not available in the Town at this time, including enhanced bicycle and pedestrian facilities, mass transit (e.g. buses), park & ride facilities, and other alternatives to private vehicles.

Policy:

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

2.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

- Since 2008 the Town has contracted with the City of Eau Claire Fire and Rescue to improve response times for ambulance service. This effort has been successful and response times appear to be adequate.
- The Plan Commission acknowledged that broadband Internet service needs to be improved in the Town. Finally, although there are three County parks within the Town; the Plan Commission acknowledged more facilities for local users may be needed, including access points to the Eau Claire River.



Goal 1

Maintain high quality services, utilities and facilities

Objectives:

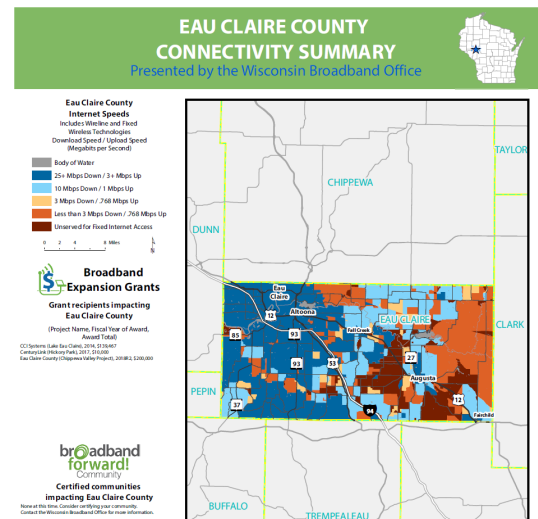
- Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the rural character of the Town.
- Phase new development in a manner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

Policies:

- *Sanitary Sewer* – Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. The Town will require that new private septic systems are sited, constructed, and inspected according to State and Eau Claire County regulations. The Town encourages property owners to maintain and inspect their private on-site sewage systems on a regular basis. The Town may require that the property owner, or their agent, fund the preparation of

a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.

- *Water Supply* – The Town will support county programs that require landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Eau Claire County or WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WIDNR regulations. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent geohydrologist, soil scientist or other qualified professional prior to approving new development.
- *Stormwater Management* – The Town will continue to work with Eau Claire County and the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with Eau Claire County's Land Conservation & Surveying Code. The use of Best Management Practices (BMPs) is required.
- *Solid Waste & Recycling* – The Town will review annually levels of service provided by the contracted solid waste disposal and County recycling services and meet with them to address any concerns raised by residents or local businesses. The Town will encourage participation in Eau Claire County's Recycling & Clean Sweep programs for the disposal of hazardous materials. The Town discourages expansion of the Seven Mile Creek Landfill that may adversely impact surface and groundwater quality, Town infrastructure, and quality of life of residents. The Town expects to be included in any discussions of expansion and modifications to the landfill.
- *Parks* – The Town will maintain the Town Hall and park as focus areas for community gatherings and recreation. The Town will work with Eau Claire County to ensure that County parks continue to meet area needs and will continue to participate in the development of the Eau Claire County Five Year Outdoor Recreation Plan. The Town encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads.
- *Power Plants, Transmission Lines, and Telecommunication Facilities* – The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
- *Broadband Internet Access* – The Town will actively support expansion of broadband Internet service, especially in under-served areas of the Town, recognizing the vital importance of broadband in promoting social and economic equity for all residents. The Town will work with telecommunications providers and will pursue programs and grant opportunities to expand and improve broadband service in the Town.
- *Energy Conservation* – The Town will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including Leadership in Energy and Environmental Design (LEED) certification. The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment.



- *Cemeteries* – The Town will collaborate with local church associations regarding the need for additional or expanded cemeteries.
- *Special Needs Facilities* – The Town will work with Eau Claire County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents, and will actively participate in the planning and siting of any new special needs facility.
- *Emergency Services* – The Town will continue to coordinate and cooperate with the Township Fire Department, Eau Claire County, Eau Claire Fire and Rescue, and Emergicare volunteers to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and will review service provision levels with the appropriate agencies annually.
- *Schools* – The Town will collaborate with the Fall Creek School District, UW Eau Claire, Chippewa Valley Technical College, Chippewa Falls School District, and the Eau Claire Area School District to provide high quality educational facilities and opportunities for Town residents. The Town will actively participate in the planning and siting of any new school facility.
- *Libraries* – The Town will work with Eau Claire County and the City of Eau Claire to maintain and improve access to public library facilities & services for Town residents.
- *Town Facilities* – The Town will annually evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs. Upgrades for handicap accessibility will be considered for all Town facilities (including parks) whenever changes are made to those facilities.
- *Town Fees* – The Town may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the Town. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

Goal 2

Ensure that new Town residents are aware of Town policies regarding services

Objectives:

New residents should be educated on the norms and expectations for the delivery of services to Town of Seymour residents, which may differ from services they have received in the past.

Policies:

- The Town will continue to provide a newsletter or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and expectations for residents.

2.5 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

The Plan Commission discussed the decreasing number of working farms left in the Town and raised concerns that this number could drop, as many existing farms do not appear to have a next generation interested in continuing operations. With the lack of new farmers, more land may be rented out or converted to other uses.



The Plan Commission acknowledged the soil conditions in the Town do not lend themselves to highly productive traditional farms. However, the proximity to the City of Eau Claire may make Seymour an ideal place for smaller farms, hobby farms, or specialty farms (e.g. nurseries or organic farms). These types of uses usually do not require large acreages of highly productive soils and their products sell at local markets.

Goal 1

Reinforce the Town's rural character by preserving agricultural land, farm operations, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources

Objectives:

- Avoid fragmentation of productive agricultural or forested land, or other significant natural areas.
- Avoid detrimental impacts that new development could have on natural resources, environmental corridors, or habitat areas.
- Avoid detrimental impacts that new development could have on local historical and cultural resources.

Policies:

- The Town will not allow rezoning of an agricultural district to a non-agricultural district unless identified as such on the future land use map (Refer to Section 3). The Town will support the use of a density-based zoning program that allows for the clustering of future residential development on smaller parcels to provide farmers a viable option to converting large parcels of productive agricultural land to a non-agricultural use.
- Where non-farm development is allowed, the Town will manage the density and site design to discourage development from locating near existing farm facilities or on historically productive farmland or prime soils. In addition, the Town will discourage the fragmentation of productive agricultural or forested land, and other significant natural areas to protect the continuity of these areas for future use. The Town may consider the use of incentive programs that accomplish these objectives.
- The Town will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Town shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.

According to the Community Survey, 73.4% of respondents either indicated that they are concerned if productive farmland in the Town is converted to non-farm uses

- The Town will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
- The Town supports Eau Claire County's Mining Ordinance, and will require all resource extraction activities to have a reclamation plan.
- The Town encourages maintenance and rehabilitation of historic areas and buildings, including barns and silos. The Town will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery.

Goal 2

Minimize land use conflicts between farm and non-farm uses, as well as between farms

Objectives:

- Maintain sustainable farming and forestry operations.
- Ensure that new residents understand the "Right to Farm" law and are familiar with the seasonal effects of expected agricultural practices in the Town.

Policies:

- The Town encourages all farming or forestry operations to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
 - Eau Claire County
 - University of Wisconsin Extension
 - Wisconsin Department of Agriculture, Trade and Consumer Protection
 - Wisconsin Department of Natural Resources
 - National Resource Conservation Service
- The Town will require the owner of any new non-farm residence within an agricultural district to sign and record in the Eau Claire County Register of Deeds Office a right-to-farm disclosure at the time of purchase, and all subsequent owners of the lots shall be required to sign and record in the Register of Deeds Office a right-to-farm disclosure. An example of a "Right to Farm" disclosure acknowledgment is included in Appendix II.

Wisconsin's Right to Farm Law (§ 823.08, Stats)

The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmer to responsibly continue producing food and fiber for the nation and the world.

2.6 ECONOMIC DEVELOPMENT

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

The Plan Commission did not feel that additional commercial or industrial developments were needed or desired within the Town. This sentiment was confirmed by residents in the community survey.

According to the Community Survey, 58% of respondents did not feel retail and/or commercial development should be allowed in rural areas of the town and 73% did not feel manufacturing and/or industrial development should be allowed (Refer to Appendix I)

The Plan Commission supports additional ag-related businesses and businesses that serve local residents and expressed a desire that new businesses be aesthetically pleasing and designed/landscaped to screen the negative aspects of its appearance/operation.

Goal 2

Maintain a predominately agricultural based economy within the Town

Objectives:

- Maintain agriculture and agriculture-related businesses as the major economic development type in the Town.
- Collaborate with area economic development organizations to support economic growth and vitality throughout the County and to bring the “voice” of farmers and rural residents to discussions about rural economic development.

Policies:

- The primary focus for economic development in the Town will be the support of agriculture, agriculturally related businesses, and cottage industries. Other commercial and industrial businesses not compatible with the rural character of the Town will be encouraged to locate near urban locations, or where adequate transportation facilities exist to serve more intensive business developments.
- The Town will collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to encourage programs and marketing initiatives that support local agricultural products.

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

Minimize land use conflicts between non-residential and residential uses

Objectives:

- Carefully consider whether proposals for commercial or industrial business development will interfere with farming or other rural land uses or residential uses, and whether they can be supported with the existing road system, other infrastructure and available services.
- Ensure that new businesses do not detract from the predominately rural character of the Town.
- Maintain standards and limitations for home occupations and home-based businesses to minimize noise, traffic, and other disturbances to adjacent land uses.
- Ensure that new development is aesthetically pleasing, appropriate, and harmonious with the rural context of the Town and existing development.

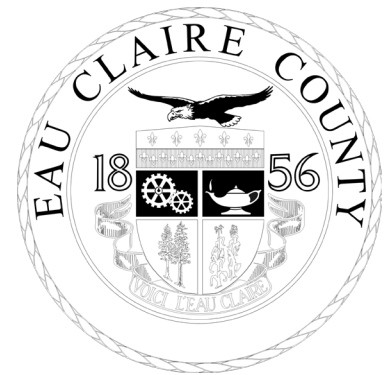
Policies:

- In conjunction with Eau Claire County, the Town will support design standards for businesses that are allowed in Seymour to address landscaping, aesthetics, lighting, noise, parking, and access.
- The Town will prohibit home based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, and lighting, unless these detrimental affects can be sufficiently mitigated.

2.7 INTERGOVERNMENTAL COOPERATION

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

The primary issue discussed was the Intergovernmental Agreement (IGA) between the Town and the City of Eau Claire that govern extraterritorial land division. The extraterritorial plat review area is the area within three miles of Eau Claire's corporate limits in which the city exercises subdivision review authority under State law to regulate the creation of new parcels through platting or certified survey map and ensure uses of land compatible with the City's Comprehensive Plan (Refer to Map 1 in Appendix II). The terms of the IGA limit development to one unit per ten acres, including additional policies for public services, lot and road layout. The Town expressed interest in reviewing the IGA with the City of Eau Claire to ensure mutually-beneficial outcomes.



Maintain mutually beneficial relationships with neighboring municipalities, Eau Claire County, State & Federal agencies, and school districts serving Town residents

Objectives:

- Coordinate Town planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
- Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.
- Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
- Maintain communication and levels of transparency with City of Eau Claire, City of Altoona, and Village of Lake Hallie officials regarding shared development goals and objectives and development proposals in the extraterritorial area.

Policies:

- The Town encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with the Town of Lincoln, Town of Ludington, Town of Lafayette, Town of Hallie, City of Eau Claire, and Eau Claire County Comprehensive Plans, as well as any future plans developed by the Village of Lake Hallie, Town of Lafayette, or Chippewa County.
- Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Eau Claire County.
- The Town will request that school district officials keep the Town informed of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
- The Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town.
- The Town will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts.

2.8 LAND USE

ISSUES OR OPPORTUNITIES RAISED DURING THE PLANNING PROCESS

The Plan Commission expressed a desire to continue promoting development in the Town in an west to east pattern; where higher density developments will be located near the City of Eau Claire and eastern portions of the Town will remain in lower density residential or agricultural use. However, this may prove difficult if the City of Eau Claire only allows developments with private septic on lots 10 acres or larger within their Sewer Service Area (SSA). Coordinating land use decisions with the City of Eau Claire will continue to be critical to the development of the Town of Seymour. In addition, residents and Town officials have serious concerns regarding the continued expansion of the Seven Mile Creek Landfill and adverse impacts related to the facility, including water and air pollution, increased traffic and road impacts, and overall impacts on quality of life and livability of the community.



Goal 1

Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character & sense of place

Objectives:

- Maintain a comprehensive future land use plan and map that identifies areas appropriate for natural resource protection, agriculture, residential, commercial, industrial, park and recreation, and public uses.

Policies:

- Continue to protect sensitive environmental features, including steep slopes, wetlands and floodplains (Refer to Maps 5 & 8 in Appendix II). The Town will work with Eau Claire County, the Wisconsin DNR, and other organizations and agencies to ensure all state, local or other applicable laws and the policies of this Chapter are enforced.
- The Town will continue to preserve areas in agricultural use or that have highly productive soils for agricultural use (Refer to Map 3 & 4 in Appendix II). The Town will participate in the decennial updates to the County Farmland Preservation Plan. The Town will continue to limit non-farm residential development in areas designated for agricultural use, consistent with the policies of this Chapter.
- The Town will seek to limit and discourage land use conflicts by ensuring land use decisions are consistent with the Future Land Use map and all applicable policies of this plan.
- Maintain policies for interpreting mapping boundaries.

According to the Community Survey, the biggest issues facing the Town of Seymour in the next 10-20 years are keeping taxes low, protecting the environment, and maintaining/improving roads and infrastructure (Refer to Appendix I)

Goal 2

Balance individual property rights with community interests

Objectives:

- Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
- Provide flexibility in development options or tools to create fair outcomes that balance between landowner desires and community interests.

Policies:

- Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. See section 3.3.1 for future land use map amendment policies.
- Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
- Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
- Purchase of Development Rights: The Town may consider the use of purchase of development rights within Seymour, if Eau Claire County develops this program.
- Transfer of Development Rights: The Town may consider the use of transfer of development rights within Seymour, if Eau Claire County develops this program.

- Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply :
 - Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
- Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
- Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

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

2.9 COMMUNITY DESIGN PRINCIPLES

ISSUES & OPPORTUNITIES IDENTIFIED DURING THE PLANNING PROCESS

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

Goal 2 Ensure high quality site and building designs within the community to maintain property values and reinforce the predominantly rural character of the Town

Objectives:

In conjunction with Eau Claire County, enforce site and building design guidelines for all new development, which reinforces the rural character of the Town and sound planning principles.

Policies:

- Sites, buildings and facilities approved under the policies of this Plan shall be designed in accordance with the policies outlined below:
- *Septic Suitability*: Adequate soils shall be present to allow for design and construction of septic systems, including permitted alternative designs, and a backup (secondary) site.
- *Building Location*: Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of agricultural parcels (see Figure 2.1).

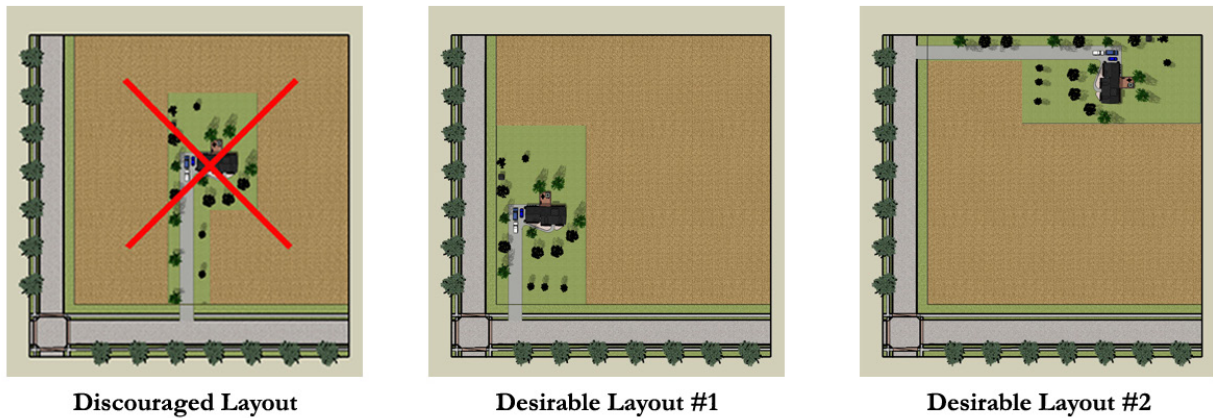


Figure 2.1: Building Layout

- Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors.
- Buildings should be designed and located to blend into the natural environment. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development. Only enough area for the house, immediate yard, and driveway should be cleared. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes.
- *Conservation Subdivisions:* The Town encourages the use of conservation subdivisions in appropriate areas, rather than the conventional designs. A conservation subdivision should promote forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation. However, the town is open to conventional subdivision design to preserve rural character.

Commercial & Industrial Areas: Potential land use conflicts with existing uses shall be mitigated through effective screening, buffering, landscaping, berms, and lot/building location on the proposer's parcel when a proposed use may conflict with an existing or future incompatible (e.g. commercial development adjacent to land planned or zoned for residential development) use. Loading docks, dumpsters, mechanical equipment,



Figure 2.2: Conventional vs. Conservation Subdivision Design

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

and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping, screening, fencing or architectural features.

Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access and connectivity. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses. Illumination from lighting should be kept on site through use of cut-off fixtures. High-quality signage based on the area of the building frontage, road frontage, or facade area should be used. The use of pole signs or signs projecting higher than the highest point on the associated building is discouraged. (See Figure 2.4)

Transportation: Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Streets should be designed to



Figure 2.3: Signage, Parking & Lighting

the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns is strongly encouraged, where feasible. The use of culs-de-sac should be limited, and where used, designed for potential extension to adjacent properties. Pedestrian and bicycle improvements are strongly encouraged within or between residential areas, especially near existing facilities.

Utility Construction: Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.

Architectural Styles: High-quality building materials, colors, and designs that reflect the Town’s rural character are encouraged. For example, building materials, colors, and designs could reflect the agricultural heritage of the community (i.e. stone, gabled roofs, earth tones). The Town discourages the excessive repetition of building elevations and facades, building heights, exterior colors, and housing floor plans (e.g. “cookie cutter subdivisions”) within new developments.

3 FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Town of Seymour and contains information required under Wisconsin Statutes §66.1001. The information is intended to provide a written explanation of the Town of Seymour Future Land Use Map 9 (See Appendix II), which depicts the desired pattern of land use and establishes the Town's vision and intent for future development through their descriptions and related objectives and policies (Chapter 2).

The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.). However, they do identify those zoning districts from the Eau Claire County Zoning Code that may be approved within each future land use classification.

3.2 FUTURE LAND USE MAP

The Future Land Use Map (Map 9) contains several minor edits from the 2009 version based on an analysis of existing land uses. However, the Plan Commission reviewed the future land use designations throughout the Town and elected not to make other changes to the map based on a recognition that the 2009 future land use map has worked well to manage and direct growth in the Town and the map still provides adequate land to accommodate growth well into the future.

The Town does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Rather, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Town will carefully consider each development proposal based on the demonstrated need and quality of the proposed development, its potential impacts on adjacent properties and the greater community, the ability to provide services to the site, and the phasing of development.

3.3 FUTURE LAND USE PLAN

The following section provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map (Map 9). In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

The Future Land Use Plan is intended to direct anticipated growth to appropriate areas of the Town that will minimize land use incompatibility and loss of productive and valuable agricultural lands. When petitions to rezone property are considered, they should be evaluated for consistency with this plan as well as appropriateness of the proposed use(s) for the property and overall community fit. Rezoning petitions should be based on actual demonstrated need to accommodate specific development proposals rather than to facilitate land speculation intended to increase value for future sale.

Petitioners of development proposals within the City of Eau Claire Plat Review Area are advised that the City of Eau Claire may impose additional land use regulations in accordance with their comprehensive plan.

NATURAL RESOURCE PROTECTION (NRP)

Restrictions on development of sensitive lands are enforced by County, State, or Federal agencies. NRP areas include all land that meets one or more of the following conditions:

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

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Town of Seymour.

The following policies shall apply in areas designated as NRP:

- This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Lands, Rural Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be complied with.
- Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Eau Claire County Shoreland Overlay District, Eau Claire County Floodplain Overlay District, and the Eau Claire County Storm Water Management and Erosion Control Ordinance.
 - Agricultural, silviculture (forestry), and recreational uses may occur within the NRP areas in accordance with the requirements of the above ordinances. Best Management Practices are highly encouraged in these areas."

RURAL LANDS (RL)

The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural land use and character of these areas. However, the term Rural Lands is not intended to imply that changes in land use will not occur in these areas.

As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Requests to change the future land use designation of parcels shall be considered using the criteria listed within this chapter. The use of conservation subdivisions in any request for reclassification is strongly encouraged and will be considered as part of the request. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Seymour.

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

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

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

The following policies shall apply in areas designated as RL:

- Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.
- Agriculturally related businesses, agricultural tourism, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas (See policy 4 below)
- Proposals for any new non-farm residential development shall be consistent with the following policies:
 1. The maximum gross density of new non-farm development shall be based on the zoning of the subject parcel on January 1, 2009 (except as otherwise provided below for conservation subdivisions). The following policies shall be used to determine the maximum gross density of property.
 - a. Parcels zoned for exclusive agricultural use (A-P or A-1) as of January 1, 2009 shall have a maximum gross density of one residential dwelling unit per thirty five (35) contiguous acres held in single ownership.
 - b. Parcels zoned A-3 or F-2 as of January 1, 2009 shall have a maximum gross density of one residential dwelling unit per twenty (20) contiguous acres held in single ownership.
 - c. Parcels zoned A-2 as of January 1, 2009 shall have a maximum gross density of one (1) residential dwelling unit per five contiguous acres held in single ownership.
 2. The minimum lot size for new non-farm development shall be 1 acre. The remainder of the original parcel not part of a new residential lot shall be protected from development with a permanent restriction that allows only agriculture, forestry, and/or open space uses. To address uncertainty in future planning (i.e. some of today's "preservation areas" might be tomorrow's development areas"), the instrument restricting development should include provisions that would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annexed to the City of Eau Claire.
 3. Any new non-farm residential lot shall have a "Right to Farm" disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin "Right to Farm" statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners. An example of a "Right to Farm" disclosure acknowledgment is included in Appendix II.
 4. Non-farm residential development should only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Seymour that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.
 5. Conventional residential subdivisions as defined by County Code and state statute shall be prohibited within Rural Lands areas, except that considerations may be given for conservation subdivisions according to the following policies:
 - a. The maximum density standard for the parcel as established by this Plan (Policy 3a) may be exceeded in exchange for specific design features, per the requirements of a conservation subdivision ordinance, as developed by the Town or Seymour or Eau Claire County.
 - b. Minimum lot sizes shall be one (1) acre per unit, the minimum lot size for parcels may be reduced if public or community water or septic systems are proposed.

- c. A minimum of 40% of the gross acreage of the parent parcel shall be protected from development with a permanent restriction that allows only agriculture, forestry, and/or open space uses. To address uncertainty in future planning (i.e. some of today's "preservation areas" might be tomorrow's development areas"), the instrument restricting development should include an "escape clause," which would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annexed to the City of Eau Claire.
 - d. To the extent possible, land restricted from development should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger, interconnected corridors of open space.
6. A new zoning district should be developed that will allow for limited non-farm residential development in accord with the policies specified above, and proposals for non-farm residential development within Rural Lands areas shall necessitate rezoning into the new zoning district. An example of an appropriate new zoning district called the Agricultural Compatible Residential District (AC-R) is included in Appendix III.
 7. Within the Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the delivery of future municipal utilities.
 8. The following Eau Claire County zoning districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted above. The following additional policies shall apply to zoning petitions:
 9. Policies for the Rural Lands area only apply to rezoning, land division, or subdivision petitions. Development that requires none of these is not subject to the requirements of this subsection. This policy is intended to address existing parcels within the RP area that are not zoned according to policy 4 or were vacant at the time of adoption of this Plan .13
 10. Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for non-farm residential development, unless findings can be made that rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.
 11. Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm residential A-2 or A-3 parcels.
 12. In addition to the criteria listed herein, rezoning land from A1-EX to one of the classifications listed in policy 4, shall require adherence to Section 18.04.055 of the Eau Claire County Zoning Code and, if part of a farmland preservation agreement, Section 91.77 Wis. State Statutes.

RURAL RESIDENTIAL (RR)

The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

The following policies shall apply in areas designated as RR:

1. Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.
2. Cluster development and conservation subdivisions are highly encouraged. Lots within a conservation subdivision shall not exceed five (5) acres per unit, with the exception of the remaining farmstead.

Minimum lot sizes shall be one (1) acre per unit. Lower lot sizes may be granted for lots served by public or group sanitary & water utilities. Additional bonus lots resulting in a gross density exceeding two (2) units per acre may be granted per the requirements of a conservation subdivision ordinance. A minimum of 40% of the gross acreage of the parent parcel shall be placed under a permanent conservation easement. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.

3. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.
4. The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).

URBAN MIXED USE NEIGHBORHOOD (UM)

The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, which are likely to be served by public services within the next 20 years. The UM classification is reserved for those areas which are immediately adjacent to the City of Eau Claire. Land within the UM classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification.

The following policies shall apply in areas designated as UM:

1. Within the UM classification, limit new development to a maximum gross density of eight (8) residential dwelling units per acre held in single ownership. The use of group septic systems, or public sanitary sewer service, shall be required for developments exceeding a maximum gross density of three units per acre.
2. Where appropriate, developments should be arranged for potential re-subdivision into City- sized lots to facilitate the efficient and economical delivery of future municipal utilities.
3. The following Eau Claire County zoning districts will be considered for approval within UM areas: R-1-L Single Family Residential Large Lot District, R-1-M Single Family Residential District, R-2 Two-Family Residential District, R-3 Multi-Family District, C-1 Neighborhood Business District, and the C-2 General Business District.
4. Proposals for more intensive business developments (C-3 Highway Business, I-1 Non- sewered Industrial, or I-2 Sewered Industrial) will require an amendment to the Future Land Use Map to either Rural Commercial or Industrial status prior to approving a rezoning petition.

RURAL COMMERCIAL (RC)

The primary intent of this classification is to identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the Town and these areas are expected to stay in commercial use. Additional commercial land has been outlined near the intersection of CTH Q & USH 53. The best uses will be those that serve a rural nature, i.e. veterinarian clinic, greenhouses/ nurseries, blacksmiths, or agricultural implement dealer.

The following policies shall apply in areas designated as RC:

1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be

rezoned.

3. The following Eau Claire County zoning districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.

RURAL INDUSTRIAL (RI)

The primary intent of this classification is to identify areas suitable for planned industrial development. As mapped, this designation may include religious institutions, cemeteries, school facilities, and property owned by the Town, County, or State (not falling within the Park & Recreational or County Forest classifications). There are some existing scattered industrial developments throughout the Town and these areas are expected to stay in industrial use. Additional industrial land has not been identified in this plan.

The following policies shall apply in areas designated as RI:

1. In accordance with the policies of this plan, industrial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The following Eau Claire County zoning districts will be considered for approval within RI areas: I-1 Non-sewered Industrial District, I-2 Sewered Industrial District.

PUBLIC & INSTITUTIONAL (PI)

The primary intent of this classification is to identify areas suitable for public or institutional development. As mapped, this designation may include religious institutions, cemeteries, school facilities, and property owned by the Town, County, or State (not falling within the Park & Recreational or County Forest classification). There are some existing public & institutional sites within the Town and these areas are expected to remain unchanged. New public & institutional sites have not been identified in this plan.

The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the Eau Claire County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).

COUNTY FOREST (CF)

The primary intent of this classification is to identify areas which are owned by Eau Claire County and included within the County Forest program. Uses within these properties include silviculture (forestry) practices, wildlife & habitat restoration, timber sales, and passive or active recreations uses. A significant portion of land along the Eau Claire River is within the County Forest classification. The Eau Claire County Parks and Forestry Department maintains a Comprehensive Land Use Plan & an Outdoor Recreational Plan for land within the County Forest.

The following policies shall apply in areas designated as CF:

1. The Town encourages adherence to the Eau Claire County Forest Comprehensive Land Use Plan and the Eau Claire County Outdoor Recreational Plan and will provide input regarding Town needs to the Parks & Forestry Department as needed.
2. The Town does not intend to require an amendment to the Future Land Use Map if and when additional County Forest land is purchased; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).
3. The following Eau Claire County zoning districts will be considered for approval within CF areas: F-1 Forestry District.

PARK & RECREATIONAL (PR)

The primary intent of this classification is to identify areas suitable for public park and recreational uses. There are several park & recreational facilities throughout the Town and these areas are expected to remain unchanged. New park & recreational sites have not been identified in this plan but may be required as a condition of subdivision approval.

The following policies shall apply in areas designated as PR:

1. Applications for the development of park & recreational uses shall be approved as conditional uses under the regulations of the Eau Claire County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when a publicly owned park or recreational use is proposed; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).

RECREATIONAL COMMERCIAL (RCM) –

The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing, and sports clubs, campgrounds, golf courses, and other recreational facilities. There is one existing RCM property within the Town (Eau Claire Rod & Gun Club). No additional recreational commercial land has been identified in this Plan.

The following policies shall apply in areas designated as RCM:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Eau Claire County Zoning Code.

3.4 AMENDING THE FUTURE LAND USE MAP

The Town of Seymour recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition for a change to the Future Land Use Map.

The Town will consider petitions based on the following criteria:

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

3.5 DEFINITIONS

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

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

Farm Residences: A farm residence built before January 1, 2009 shall not count against the plan's density policies. A replacement of such a farm residence shall not count against these policies either. New residential structures built after January 1, 2009 shall count against the density policies.

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

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

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

Lot Size: Unless specifically determined within this Plan, the minimum or maximum lot size for parcels shall follow the requirements of the Eau Claire County Zoning Code. The lot size shall exclude road right-of-ways, navigable bodies of water, and ingress and egress easements except for lots in the A-1, A-3, F-1, and F-2 Districts, which may include road rights-of-way. Parcel size should be calculated based on gross acreage (including roads and navigable waters).

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

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

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

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances in conjunction with Eau Claire County. This plan provides guidance for land use and zoning changes.

ZONING ORDINANCE

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

- Zoning is controlled through the Eau Claire County Zoning Code. The Town intends to use this plan along with the County's Zoning Ordinance to guide future development.

OFFICIAL MAPS

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds.

- The Town does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12), and there are no immediate plans to create one.

SIGN REGULATIONS

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

- The Town does not have a local sign ordinance. Sign requirements are regulated within the Town under the County's Zoning Code. This Plan includes several policies relating to sign development (Section 2.8) and the Town of Seymour should work to make sure they are addressed during development review.

4.3 EROSION/STORMWATER CONTROL ORDINANCES

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

- The Town does not have a local erosion or stormwater control ordinance and does not have plans to create one. Stormwater management and erosion control are regulated within the Town under the County's Land Conservation & Surveying Code.

4.4 HISTORIC PRESERVATION ORDINANCES

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

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

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

SITE PLAN REGULATIONS

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

- The Town relies on the County's Zoning Code for site plan regulations and does not have plans to create local regulations. However, Section 2.8 of this plan contains specific site and design principals that should be considered during the development review process.

DESIGN REVIEW ORDINANCES

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

- The Town does not have a design review ordinance, and it does not intend to create one.
- However, Section 2.8 of this plan contains specific site and design principals that should be considered during the development review process.

BUILDING CODES AND HOUSING CODES

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

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

MECHANICAL CODES

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

- The Town requires adherence to all state mechanical codes.

SANITARY CODES

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

- The Town requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code.

LAND DIVISION & SUBDIVISION ORDINANCE

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street & open space design, and other improvements necessary to ensure that new development will be an asset to the Town.

- The division of land in the Town is regulated through the County's Subdivision Ordinance.

This Plan includes recommendations to create subdivisions in the future using conservation subdivision design principles.

4.5 PLAN ADOPTION AND AMENDMENT PROCEDURES

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

PLAN COMMISSION RECOMMENDATION

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

PUBLIC HEARING

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

The date, time and location of the hearing,

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

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

DRAFT DISTRIBUTION & PUBLIC HEARING NOTIFICATIONS

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

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

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

- Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
- The clerk of every town, city, village, and county that borders the Town.
- The regional planning commission in which the Town is located.
- The public library that serves the area in which the Town is located

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

PLAN ADOPTION/AMENDMENT

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

ADOPTED PLAN DISTRIBUTION

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

- Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
- The clerk of every town, city, village, and county that borders the Town.
- The regional planning commission in which the Town is located.
- The public library that serves the area in which the Town is located.
- The Comprehensive Planning Program at the Department of Administration.

4.6 CONSISTENCY AMONG PLAN ELEMENTS

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

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

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

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

INCONSISTENCIES WITH THE EAU CLAIRE COUNTY COMPREHENSIVE PLAN

As part of the Eau Claire County Multi-jurisdictional Comprehensive Planning Project, the Town of Seymour and Eau Claire County were simultaneously developing comprehensive plans. In order to consider the land use policies of local jurisdictions within the Eau Claire County plan, the Town of Seymour (and the other eight participating jurisdictions) developed their individual comprehensive plans several months ahead of the County wide plan. This methodology allowed the Eau Claire County Steering Committee an opportunity to consider policies developed locally for use within the County plan. In addition, the Eau Claire County Steering Committee consisted of at least one member from every community within the County. Local representation within the County Steering Committee, coupled with simultaneous planning efforts, enabled the Town of Seymour to develop a comprehensive plan consistent with the County plan in terms of layout, terminology, and general land use policies. However, due to the timing of both projects it was unclear at the time of adoption of this Plan whether the Eau Claire County Steering Committee would incorporate all of the future land use recommendations for the Town of Seymour in the County Plan. The policies of this Plan encourage cooperation with Eau Claire County to coordinate long-term growth plans within the Town.

4.7 PLAN MONITORING, AMENDING & UPDATING

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

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

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

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

4.8 SEVERABILITY

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

4.9 ACTIONS BY ELEMENT

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

Timelines

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.

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

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

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

HOUSING ACTIONS

- Continue to update and enforce building code regulations. (Continual)
- Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages. (Continual)
- Support County efforts to enforce zoning standards to address conditions that adversely impact the health, safety, welfare, and property values of residents and the community. (Continual)
- Support local and regional efforts to promote affordable housing strategies and programs, including twin homes, duplexes, accessory dwelling and units, and other housing types, in appropriate areas of the Town. (Continual)

TRANSPORTATION ACTIONS

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

The Town will continue its road evaluation program using the PASER road evaluation system. Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. (Short Term, Continual)

Promote Multi-Modal Transit Alternatives

Coordinate with Eau Claire County agencies, including the Aging and Disability Resource Center (ADRC), and private vendors that offer alternative transportation options, including on-demand and ride sharing services for Town residents, and make this information available at the Town Hall or on a Town website. (Continual)

Support implementation of the Eau Claire County Bicycle-Pedestrian Plan

The County Bicycle-Pedestrian Plan services serves as an important tool to allow the Town and County to leverage grant funds for the acquisition and development of bicycle and pedestrian-related improvements and facilities. The bicycle network also provides numerous safety, recreational, and tourism benefits for residents and visitors. (Mid Term)

ENERGY, UTILITIES & COMMUNITY FACILITIES ACTIONS

Create and Maintain a Capital Improvement Plan

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure (roads, parks, buildings, etc.) and facilities (trucks, plows, etc.). The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. (Continual)

Upgrade Town facilities & equipment to more energy efficient alternatives

The Town will consider the use of energy efficient alternatives when upgrading local buildings or equipment, such as converting to LED lighting, HVAC efficiency upgrades, etc. (Continual)

Continue to require developers to pay Town costs related to a development

Consider adopting an ordinance requiring developers to reimburse the Town for professional fees associated with development review, such as storm water, traffic, and other engineering studies or designs. (Continual)

Continue to participate in the 5-year County Outdoor Recreation Plan process

The Town currently has sufficient parkland to meet local recreation needs, but improvements to those lands may be warranted, especially as additional development is proposed (Refer to Section 5.4.5). Wisconsin Statute 236.45, as amended in 2008, allows the Town to require the dedication

of parkland or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the Town to plan future park improvements and will provide a defensible rationale for any fees charged to new development. This plan could be coordinated with an update to the Eau Claire County Outdoor Recreation Plan, which identifies long-term park improvements and is required to maintain eligibility for WIDNR Knowles Stewardship funds. (Short Term)

Provide a pamphlet, newsletter, or website describing Town policies and community norms.

The Town will provide a pamphlet, newsletter, or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and obligations of residents. (Short Term)

Update the Town website to serve as a means to supplement required notification procedures and provide Town information for residents

The Town will update and upgrade the town website to serve as an important resource for residents seeking information regarding town meetings and services. (Short Term)

Develop additional local river and lake access and facilities

The Town will work to develop additional sites for public access to Lake Altoona and the Eau Claire River. (Long Term)

AGRICULTURE, NATURAL, & CULTURAL RESOURCE ACTIONS

Continue to Require a “Right to Farm” disclosure.

The Town will continue to require a “Right to Farm” disclosure that can be attached to the deed of any newly created non-farm residential parcel in an area where farming is the preferred land use. This agreement should require the subdivider to acknowledge that farming is the primary land use in the immediate area and that the owner waives the right to object to odors, dust, or noise created by generally accepted farming practices. This document should stay with the land and apply to all future owners. (Continual)

ECONOMIC DEVELOPMENT ACTIONS

Promote ag-related business

Promote and support ag-related businesses in appropriate areas of the Town, including produce stands, ag-related tourism, locally-produced agricultural products, Community Supported Agriculture (CSAs), wineries, etc. (Continual)

INTERGOVERNMENTAL COOPERATION ACTIONS

Coordinate Growth Plans with neighboring communities, Eau Claire County, and school district officials.

The Town will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect the Town. (Continual)

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

The Town will continue to work cooperatively with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts, such as ambulance service and fire protection. The Town will meet at least once per year with officials from neighboring communities to discuss opportunities for sharing services. (Continual)

Continue to work cooperatively with the City of Eau Claire to enforce the intergovernmental agreement covering extraterritorial land use issues.

The Town will continue work with the City of Eau Claire to enforce the provisions of the Intergovernmental Agreement (See Appendix II), update the Agreement to best serve the mutual interests of the Town and the City, and resolve identified and possible future differences between the Town of Seymour Comprehensive Plan and the plans of the City. (Continual)

LAND USE ACTIONS

Support and promote standards to regulate the character of new development.

The Town will work with Eau Claire County to update zoning, land division, and subdivision ordinances to be consistent with the Community Design Principles established in this Plan (Section 2.8). The policies of this Plan support the future development of residential subdivisions using conservation design. While this Plan provides specific policies relating to density (Chapter 3) and site design (Section 2.8), the Town will participate in the development of a County conservation subdivision ordinance to provide regulations that are more specific. (Short Term)

Support adoption of a “Night or Dark Skies” Ordinance.

Preserving views of night skies is an important aspect of the rural character of the Town. The Community Design Principles in Section 2.8 recommend “cut-off” or downward-aimed lighting for commercial businesses. The Town will also consider the adoption of night or dark skies ordinance providing specific standards for the lights of all new development in the Town. The Town should coordinate the development of this ordinance with Eau Claire County and neighboring towns, which have also identified this as an action item. (Short Term)

IMPLEMENTATION AND PLAN AMENDMENT ACTIONS

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

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

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

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

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during the year 2018, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the Town of Seymour past, current, and projected population statistics and contains information required under ss66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Seymour.

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

POPULATION	TOWN OF SEYMOUR NUMBER	TOWN OF SEYMOUR PERCENT	EAU CLAIRE COUNTY NUMBER	EAU CLAIRE COUNTY PERCENT	WISCONSIN NUMBER	WISCONSIN PERCENT
Total Population (1970)	2,362	-	67,219	-	4,417,821	-
Total Population (1980)	2,824	-	78,805	-	4,705,642	-
Total Population (1990)	2,754	-	85,183	-	4,891,769	-
Total Population (2000)	2,978	-	93,142	-	5,363,715	-
Total Population (2010)	3,209	-	98,736	-	5,686,986	-
Total Population (2016)*	3,330	-	101,907	-	5,754,798	-
SEX AND AGE (2016)						
Male	1,662	50.9%	50,070	49.0%	2,859,055	49.6%
Female	1,584	49.1%	51,836	51.0%	2,895,743	50.4%
Under 5 years	242	7.4%	5,869	5.7%	335,165	5.8%
5 to 9 years	196	6.0%	6,281	6.1%	375,616	6.2%
10 to 14 years	157	4.8%	5,869	5.7%	364,059	6.3%
15 to 19 years	274	8.4%	8,134	7.9%	381,395	6.6%
20 to 24 years	163	5.0%	12,768	12.4%	404,510	7.0%
25 to 29 years	98	3.0%	6,693	6.5%	358,270	6.2%
30 to 34 years	183	4.9%	7,208	7.0%	369,837	6.4%
35 to 39 years	343	4.9%	5,766	5.6%	358,280	6.2%
40 to 44 years	222	6.8%	5,045	4.9%	329,386	5.7%
45 to 49 years	271	8.3%	5,560	5.4%	364,059	6.3%
50 to 54 years	346	10.6%	5,766	5.6%	416,067	7.2%
55 to 59 years	336	10.3%	6,178	6.0%	427,624	7.4%
60 to 64 years	160	4.9%	6,796	6.6%	381,395	6.6%
65 to 74 years	300	9.2%	8,649	8.4%	531,641	9.2%
75 to 84 years	154	4.7%	4,016	3.9%	271,599	4.7%
85 years and over	0	0.0%	2,368	2.3%	127,132	2.2%
Median Age (2016)	44.0		34.2		39.4	

Source: US Census, *WIDOA Estimate

Table 5.1: Population & Age Distribution

The Town of Seymour's 2015 estimated population is 3,285, ranking 88th out of 1,255 Wisconsin towns in total population. From year 1990 to 2015, the population for the Town of Seymour increased by 17.9%, compared to a 19.6% increase for the County and a 17.4% for the State. Excluding the incorporated communities, the population in Eau Claire County increased by 26.6% since 1990. The steady population increase in the Town can be attributed to the proximity to the cities of Eau Claire & Altoona. The average growth rate for a Wisconsin town from year 1990 to 2015 was 17.4%.

According to the 2016 Census, the age groups (cohort) with the highest population are those 50 to 54 years old and those 55 to 59 years old (20.9% combined). The median age is 44.0, which is higher than the County and the State median age. In year 2016, approximately 20% of the population was at or near retirement age (60+), which is slightly higher than both the County (18.0%) and the State (19.1%).

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2013). In the report, the WIDOA provided population projections for all municipalities and counties in the state out to the year 2040. Table 5.2 indicates the total population for the Town of Seymour will reach 3,615 by 2040, an increase of 12.65% since the year 2010. The data suggests a similar rate of population growth over the next 30 years compared to the last 30 years.

<i>POPULATION</i>	<i>TOWN OF SEYMOUR</i>	<i>CITY OF ALTOONA</i>	<i>CITY OF EAU CLAIRE</i>	<i>EAU CLAIRE COUNTY</i>	<i>WISCONSIN</i>
Total Population (1970)	2,362	2,842	43,662	67,219	4,417,821
Total Population (1980)	2,824	4,393	49,852	78,805	4,705,642
Total Population (1990)	2,754	5,889	55,130	85,183	4,891,769
Total Population (2000)	2,978	6,698	59,794	93,142	5,363,715
Total Population (2010)	3,209	6,706	63,950	98,736	5,648,124
Total Population (2015)	3,247	7,053	65,552	101,907	5,742,117
<i>PROJECTION</i>					
Total Population (2020)	3,370	7,265	69,225	104,095	6,005,080
Total Population (2025)	3,455	7,485	70,895	106,750	6,203,850
Total Population (2030)	3,530	7,695	72,255	109,005	6,375,910
Total Population (2035)	3,575	7,825	73,095	110,400	6,476,270
Total Population (2040)	3,615	7,945	73,770	111,610	6,491,635
Percent Growth (2010-2040)	12.65%	13.10%	9.38%	10.22%	12.25%

Source: US Census, *WIDOA Estimate

Table 5.2: Population Projections

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

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

However, early indications seem to indicate that the population projections are fairly accurate for the Town of Seymour as there were 38 fewer residents (3,247) projected by the WIDOA for year 2015 versus the actual estimate (3,285).

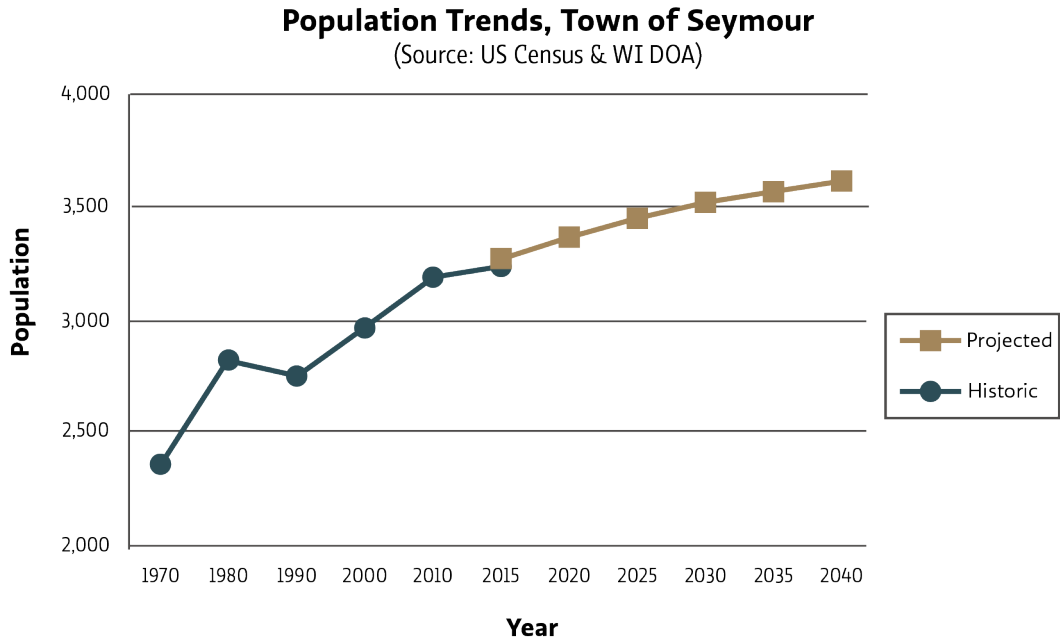


Figure 5.1: Population Trends

5.2 HOUSING

This element provides a baseline assessment of the Town of Seymour current housing stock and contains information required under ss66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Seymour.

HOUSEHOLDS & HOUSING UNITS: PAST, PRESENT, AND FUTURE

In year 2016, there were 1,306 households in the Town of Seymour, an increase of 32% since 1990. During that same period, total households increased by 37% for Eau Claire County and 45% for the State. The higher growth in households (32%) vs. population (18%) from year 1990 to 2015 can be attributed to the decrease in the average size of households. Since 1970, people per household throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

HOUSING	TOWN OF SEYMOUR	EAU CLAIRE COUNTY	WISCONSIN
Total Households			
1970	652	20,101	1,328,804
1980	926	27,330	1,652,261
1990	991	31,282	1,822,118
2000	1,108	35,822	2,084,544
2010	1,232	39,493	2,279,768
2016	1,306	42,997	2,649,597
People per Household			
1970	3.60	3.30	3.30
1980	3.0	2.90	2.80
1990	2.8	2.70	2.70
2000	2.7	2.60	2.60
2010	2.6	2.38	2.43
2016	2.5	2.6	2.5
Housing Units			
1970	701	21,209	1,482,322
1980	982	28,973	1,863,857
1990	1,025	32,741	2,055,774
2000	1,151	37,474	2,321,144
2010	1,201	39,240	2,274,611
2016	1,252	40,202	2,310,246

*Total Households include any unit that is occupied.

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

Table 5.3: Population Projections

Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2013), which provided household projections at the municipal and county levels to year 2040.

Table 5.4 indicates that the total households for the Town of Seymour could reach 1,451 by year 2040 for an increase of 17.78% since year 2010, or an increase of roughly 7 new units per year. This rate of housing growth is lower than the expected rate for the County (18.3%) and the State (22.4%).

PROJECTED HOUSEHOLDS	TOWN OF SEYMOUR	CITY OF ALTOONA	CITY OF EAU CLAIRE	EAU CLAIRE COUNTY	WISCONSIN
Total Households (2010)*	1,232	2,883	26,803	39,493	2,279,768
Total Households (2015)	1,275	3,062	27,886	41,151	2,371,815
Total Households (2020)	1,324	3,197	28,909	42,721	2,491,982
Total Households (2025)	1,369	3,320	29,821	44,131	2,600,538
Total Households (2030)	1,406	3,433	30,586	45,331	2,697,884
Total Households (2035)	1,434	3,514	31,128	46,182	2,764,498
Total Households (2040)	1,451	3,572	31,442	46,719	2,790,322
Percent Growth (2010-2040)	17.78%	23.90%	17.30%	18.30%	22.40%

*Data from 2010 US Census

Source: Projection WIDOA

Table 5.4: Projected Households

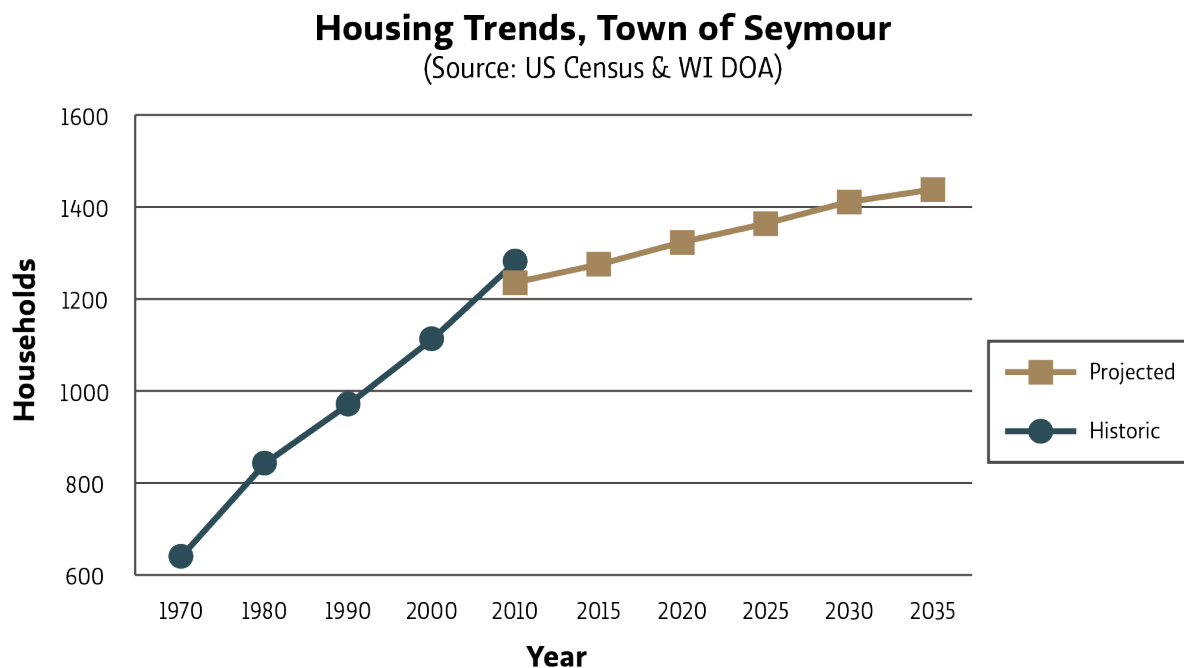


Figure 5.2: Housing Trends

AGE & STRUCTURAL CHARACTERISTICS

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Seymour's 1,275 housing units as of 2015, 64.9% were built before 1980 and 17.7% were built before 1940. With nearly two-thirds of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is larger than the County's average of 51.4% (35+ years in age).

YEAR STRUCTURE BUILT	PERCENT
1939 or Earlier	16.1%
1940 to 1959	21.6%
1960 to 1979	25.8%
1980 to 1999	21.4%
2000 to 2009	13.7%
2010 to 2013	1.5%
2014 or later	0.0%
Total	100.0%

Source: US Census, Town of Seymour

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

As of the 2016 American Community Survey, 90.4% of the Town of Seymour's 1,275 housing units were single-family homes. This figure is higher than the County average of 67.9%. In addition, 7.5% of the housing units are mobile homes or trailers; the County average for this category is 3.6%.

Table 5.5: Housing Age Characteristics

Housing Unit Types, Town of Seymour

(Source: 2016 American Community Survey)

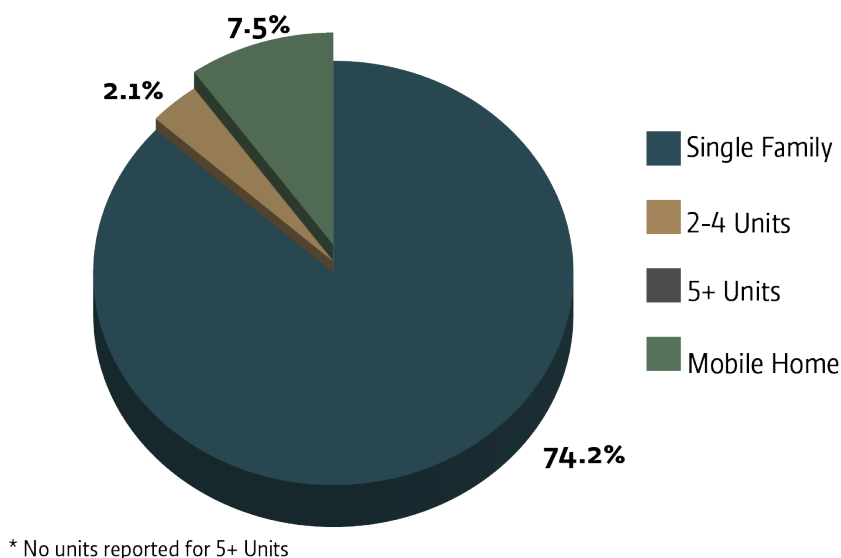


Figure 5.3: Housing Unit Types

OCCUPANCY & TENURE CHARACTERISTICS

According to the 2016 American Community Survey, 95.9% of all housing units in the Town of Seymour were owner occupied at the time of the Census (County average is 62.1%), higher than the percentage from the 2000 Census. There were 54 vacant housing units, and 30 of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant, which is.

OCCUPANCY	2000 NUMBER	2000 PERCENT	2016 NUMBER	2016 PERCENT
Owner Occupied Housing Units	1,025	89.1%	1,135	95.9%
Renter Occupied Housing Units	83	7.2%	117	8.9%
Vacant Housing Units	43	3.7%	54	4.1%
Homeowner Vacancy Rate	-	0.2%	-	-
Rental Vacancy Rate	-	1.2%	-	-

Source: US Census, Town of Seymour

Table 5.6: Housing Occupancy Characteristics

Of the occupied housing units, 17.9% have been occupied by the same householder for five or fewer years (2010-2014) and 46% for 15 or fewer years (2000-2014). Of the population five years and older, 89.2% have lived in the same house since 1995, and 16.4% of the population did not live somewhere within Eau Claire County in 1995. This data suggests that those Town of Seymour housing units that became occupied between 1995 and 2000 consist largely of residents that already lived within Eau Claire County.

YEAR HEAD OF HOUSEHOLD MOVED INTO UNIT	PERCENT OF HOUSING UNITS	RESIDENCE IN 2016	PERCENT OF POPULATION 5 YEARS AND OLDER
1979 or earlier	18.5	Same House in 2016	89.2
1980 to 1989	10.5	Different House in US in 2016	4.0
1990 to 1999	24.1	Same County	21.3
2000 to 2009	28.1	Different County	16.4
2010 to 2014	17.9	Same State	7.1
2015 or later	0.9	Different State	9.3

Source: 2016 American Community Survey, Town of Seymour

Table 5.7: Housing Tenure & Residency

VALUE & AFFORDABILITY CHARACTERISTICS

In year 2016, the median value for a home in the Town of Seymour was \$209,600, compared to \$153,200 for Eau Claire County and \$167,000 for Wisconsin. The median value increased 88.3% from 2000, the County and State increased 58.8% and 75.5% respectively. In contrast, median household income only increased 18.5% for Town households from year 2000 to 2014 (see Economic Development). Most homes, 25.9%, ranged in value between \$200,000 and \$299,999. The median rent in the Town of Seymour was \$622, compared to \$725 for Eau Claire County and \$772 for Wisconsin.

VALUE OF OWNER- OCCUPIED UNITS	2000 PERCENT	2016 PERCENT	GROSS RENT FOR OCCUPIED UNITS	2000 PERCENT	2016 PERCENT
Less than \$50,000	5.7%	2.2%	Less than \$200	0.0%	0.0%
\$50,000 to \$99,999	32.0%	9.2%	\$200 to \$299	0.0%	0.0%
\$100,000 to \$149,999	35.0%	19.3%	\$300 to \$499	24.7%	23.9%
\$150,000 to \$199,999	16.2%	14.4%	\$500 to \$749	38.1%	6.0%
\$200,000 to \$299,999	9.0%	31.6%	\$750 to \$999	16.5%	46.2%
\$300,000 to \$499,999	0.0%	18.6%	\$1,000 to \$1,499	0.0%	0.0%
\$500,000 to \$999,999	0.0%	4.8%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.8%	0.0%	No cash rent	32.0%	23.9%
Median Value	\$111,300	\$209,600	Median Rent	\$563	\$622

Source: US Census, American Community Survey: Town of Seymour

Table 5.8: Home Value and Rental Statistics

YEAR	NUMBER OF HOME SALES	MEDIAN SALE PRICE YTD
2007	1,524	\$132,000
2008	1,316	\$133,250
2009	1,414	\$128,000
2010	1,272	\$130,450
2011	1,199	\$126,500
2012	1,202	\$129,900
2013	1,258	\$142,950
2014	1,261	\$137,900
2015	1,577	\$148,000
Average	1,336	\$134,328

Source: WI Realtors Association, Eau Claire County

Table 5.9: Recent Home Sales, Eau Claire County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2007 to 2015. Since year 2007, the median price of home sales in Eau Claire County has increased by 12%.

In the Town of Seymour, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town and through its large percentage of mobile home units. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 47.8% exceeded the "affordable" threshold in year 2016. In year 2010, the median percentage of household income spent on owner occupied units with a mortgage was 22.4%, compared to 19.8% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	PERCENT	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	PERCENT
Less than 20%	57.0%	Less than 20%	5.9%
20% to 24.9%	14.5%	20% to 24.9%	0.0%
25% to 29.9%	10.4%	25% to 29.9%	22.2%
30% to 34.9%	2.6%	30% to 34.9%	0.0%
35% or more	13.8%	35% or more	47.8%
Not computed	2.0%	Not computed	23.9%
Median (2010) with mortgage	20.8%	Median (2010)	22.4%
Median (2016) with mortgage	18.3%	Median (2016)	37.1%

Source: 2016 American Community Survey, Town of Seymour

Table 5.10: Home Costs Compared to Income

5-3 TRANSPORTATION

This element provides a baseline assessment of the Town of Seymour transportation facilities and contains information required under ss66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Seymour.

EXISTING TRANSPORTATION FACILITIES

Highways & the Local Street Network

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

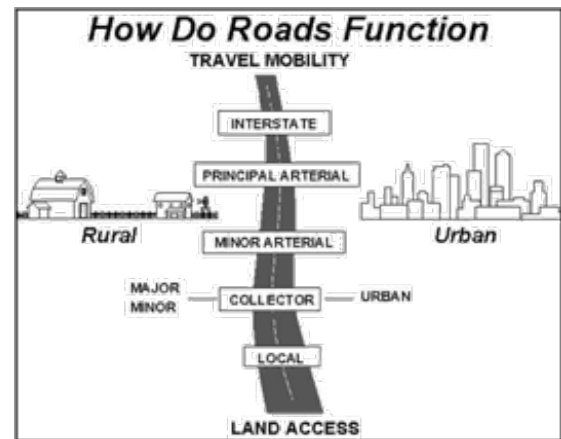


Figure 5.4: Functional Classifications

ROADWAY	MILES
Interstate	0
US & State Highways	1.8
County Highways	25
Local Roads	54.0
Total	80.80

Source: Town of Seymour

Table 5.11: Miles by Roadway

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

Commuting Patterns

Table 5.12 shows commuting choices for resident workers over age 16. Nearly 95% of local workers use automobiles to commute to work, with 5.7% percent reporting the use of a carpool. The average commute time for Seymour workers is 20.9 minutes. This is similar to the State of Wisconsin average of 21.8 minutes, and slightly higher than the County average of 17.8 minutes. As seen in Figure 5.5, the range in commute times closely mirrors that of Eau Claire County workers as a whole.

COMMUTING METHODS, RESIDENTS 16 YEARS OR OLDER	PERCENT
Car, Truck, Van (alone)	89.0%
Car, Truck, Van (carpooled)	5.7%
Public Transportation (including taxi)	0.0%
Bicycle	0.6%
Walked	0.7%
Other Means	0.4%
Worked at Home	3.6%
Total (Workers 16 Years or Over)	100%
Mean Travel Time to Work (minutes)	20.9

Source: 2014 American Community Survey, Town of Seymour

Table 5.12: Commuting Methods

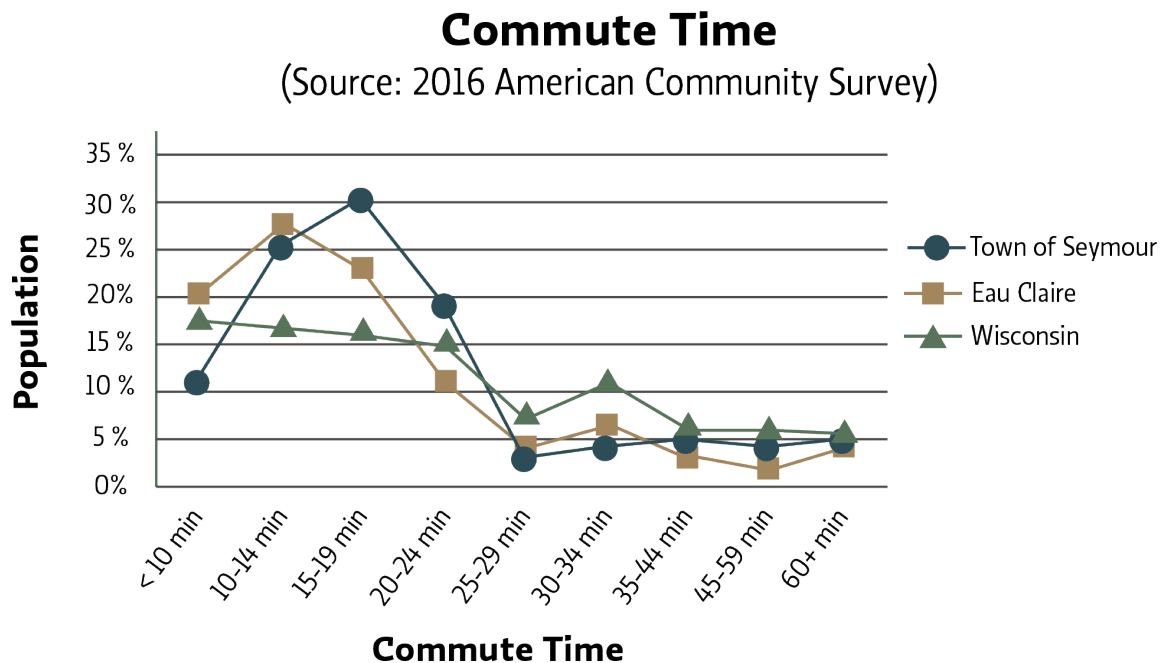


Figure 5.5: Commuting Time

Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors (refer to the Town of Seymour Transportation Facilities Map).

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

Access Management & Safety

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

Through implementation of its adopted Access Management System Plan, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

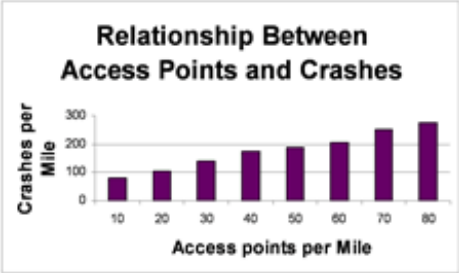


Figure 5.6: Relationship Between Access Points And Crashes



Figure 5.7: Relationship between Access and Functional Classification

GOAL FOR ACCESS AND TRAFFIC MOVEMENT		TYPE OF NEW ACCESS ALLOWED
Tier 1	Maximizes Interstate/ Statewide traffic movement	<ul style="list-style-type: none">InterchangesLocked/Gated driveways for emergency vehiclesOn an interim basis - isolated field entrances
Tier 2A	Maximizes Interregional traffic movement	<ul style="list-style-type: none">At-grade public road intersections, with some interchanges at possible higher volume routesLocked/gated driveways for emergency vehiclesOn an interim basis - isolated field entrances
Tier 2B	Maximizes Interregional traffic movement	<ul style="list-style-type: none">At-grade public road intersectionsLower volume residential, commercial, and field
Tier 3	Maximizes Regional/Intra-urban traffic movement	<ul style="list-style-type: none">At-grade public road intersectionsHigher volume residential, commercial, and field
Tier 4	Balances traffic movement and property access	<ul style="list-style-type: none">All types, provided they meet safety standards

Figure 5.8: WisDOT Guidelines for Access along State Highways

Chapter 18.22 of the Eau Claire County Zoning Code provides detailed setback and access management regulations for roadways within Eau Claire County. Roadways are divided into one of four classes. In general, Class A roadways equate to WisDOT Tier 1 designation, while Class B roadways fall under either the Tier 2A, 2B, 3, or 4 designations.

ROADWAY CLASS	LOCATION	ACCESS CONTROLS
A	WSH 53 Bypass	No direct access
B	All federal or state highways not designated Class A	500' between access points on the same side of the road
C	All lettered county highways and town roads	100' between access points on the same side of the road
D	All roads located within a subdivision	No minimum distance

Source: Eau Claire County Zoning Code

Table 5.13: Eau Claire County Access Controls

ADDITIONAL MODES OF TRANSPORTATION

Transit Service

No formal, fixed-route transit services are available in the Town of Seymour. However, Eau Claire Transit (ECT) provides bus service for the City of Altoona and for the City of Eau Claire, and Route 4 nearly extends to the western portion of the Town of Seymour, providing an opportunity for town residents to get to downtown Eau Claire and other major employment centers within the City. The ECT's Transit Development Plan and Long Range Plan (2015) does not anticipate adding or extending routes into the Town of Seymour. The need for this service should be monitored and coordinated with the City of Eau Claire. Greyhound Lines does make stops in the City of Eau Claire, providing area residents with access to long-distance bus travel across the U.S.

Transportation Facilities for the Disabled

The Eau Claire County Department on Aging & Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.14 displays total ridership for the past six years. After experiencing a peak in 2011, ridership has decreased over the last several years.

COUNTY PARATRANSIT RIDERSHIP					
2010	2011	2012	2013	2014	2015
24,913	25,175	22,970	24,161	21,459	19,880

Table 5.14: Eau Claire City/County Paratransit Ridership, 2010-15

Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Town's existing roadways; however, there is one off-road trail along WSH 53 bypass from the City of Eau Claire to Walnut Rd. On quiet country roads – including town roads and many county trunk highways – little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT's below 700) seldom require special provisions like paved shoulders

for bicyclists. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in these areas. Paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.



Figure 5.9: Bicycling Conditions in Seymour

The WisDOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2015 traffic and roadway data. <http://wisconsin.dot.gov/Pages/travel/bike/bike-maps/county.aspx> Figure 5.9 displays the portion of the map for the Planning Area. Brown routes indicated roadways considered to be in the best condition for biking, orange routes indicate moderate conditions for biking, and yellow routes indicate undesirable conditions. In addition, Eau Claire County has one off road trail, the Chippewa River Trail, which links with the Red Cedar Trail to connect the City of Menomonie (Dunn and Pepin Counties) and with the Old Abe Trail to connect to the City of Chippewa Falls (Chippewa County).

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

In May 2019, the Eau Claire County Board adopted the *Eau Claire County Bicycle & Pedestrian Plan*, which establishes an integrated network of bikeways throughout the county. The plan is intended to help the county leverage grant funding to develop bicycle facilities in unincorporated areas of the county.

Railroad Service

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

Freight rail does not pass through the Town, but the Union Pacific maintains a line through the City of Augusta, Village of Fall Creek, City of Altoona, and City of Eau Claire. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2012 WisDOT commodity report estimates that rail accounts for 27% (3.8 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties.

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

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

Aviation Service

As of February 2015, the State Airport System is comprised of 94 publicly owned, public use airports and four privately owned, public use airports. In its State Airport System Plan 2030, the WisDOT does not forecast any additional airports will be constructed by year 2030. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Commercial, 2) Cargo, 3) Reliever, and 4) General Aviation.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. Air service is provided by United Airlines using regional jet aircrafts, with twice-daily flights to Chicago – O'Hare. The airport has two paved runways, one 8,101 ft. the other 5,000 ft., which are in good to excellent condition, handling approximately 25,000 total operations a year. The CVRA Master Plan estimates total operations will rise to 30,165 by year 2031. The WisDOT does not anticipate CVRA will change in classification from Air Carrier/Cargo by year 2030. CVRA is included in the FAA's National Plan of Integrated Airport Systems (NPIAS), which makes it eligible to receive federal funds. The CVRA Master Plan estimates that by year 2031, 96 locally owned aircraft will be hangered or based at CRVA. The WisDOT 5-Year Airport Improvement Program lists several terminal reconstruction projects for CRVA, but no additional runways (source: CVRA Master Plan).

Trucking

The trucking industry dominates freight movement in Eau Claire and Chippewa Counties. According to 2012 commodity movement data provided by WisDOT, trucking accounts for 73% (10.04 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties.

Water Transportation

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



Figure 5.10: Proposed Midwest Regional Rail System



MAINTENANCE & IMPROVEMENTS

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

Pavement Surface Evaluation & Rating

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

Table 5.15: PASER Ratings

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. The average pavement condition of local roads in the Town of Seymour as of year 2019 was 7. Currently, town roads are resurfaced at a rate of 2 miles per year, at an annual cost of \$200,000.

State & Regional Transportation Plans

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

- Translinks 21
- WI State Highway Plan 2020
- 6-Year Highway Improvement Plan
- WI State Transit Plan 2020
- WI Access Management Plan 2020
- WI State Airport System Plan 2030
- WI State Rail Plan 2030
- WI Bicycle Transportation Plan 2020
- WI Pedestrian Policy Plan 2020
- Chippewa Valley Regional Airport Master Plan, 2013
- Chippewa-Eau Claire, Long Range Transportation Plan 2015-2045
- Eau Claire County Highway Department Five Year Road & Bridge Improvement Plan, 2014-2018
- WisDOT Connections 2030

Figure 5.11: Transportation Plans & Resources

The WisDOT has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assess financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (Six Year Improvement Plan) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The WisDOT Six Year Improvement Plan for Eau Claire County does not list any projects located in the Town of Seymour.

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

In follow-up to Translinks 21, The WisDOT released its new plan:

5.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

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

SANITARY SEWER SYSTEM

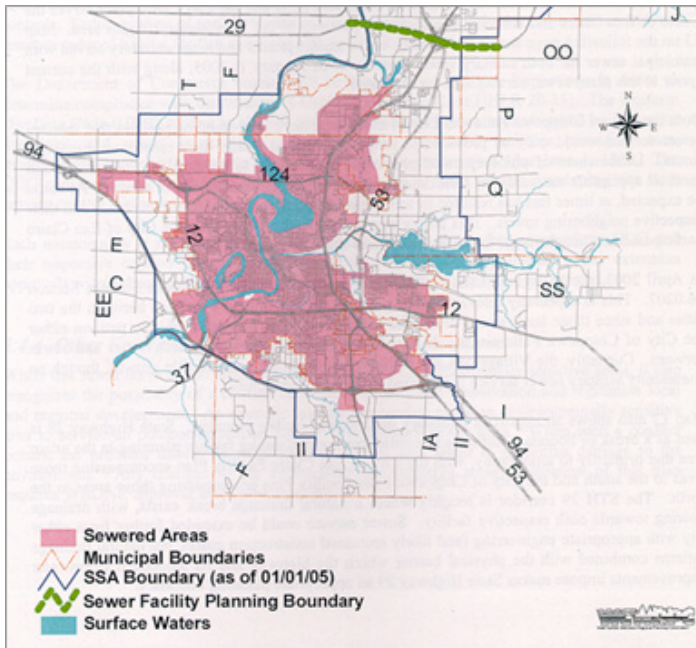


Figure 5.12: Areas Served with Municipal Sewer, 2015

The 2025-Sewer Service Area boundary, as determined by the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025, is drawn on several of the planning maps in Appendix II. The Sewer Service Area delineates those areas with a potential for future sewered development by year 2025, excluding environmentally sensitive areas. Inclusion of lands within the Sewer Service Area boundary does not determine or guarantee that these lands will be developed, sewered, or annexed by year 2025.

Permits for private waste disposal systems are reviewed and issued by the Eau Claire County Health Department. A sanitary permit is needed before County Building Permits, County Land Use Permits or Town Building Permits can be issued. This is a Wisconsin State Statute requirement. In addition, sanitary permits are required before installing, repairing, altering or reconnecting any septic system. Sewage systems are required by state law to be inspected and pumped, if needed,

at least every three years by a person licensed by the state to provide this service.

STORM WATER MANAGEMENT

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

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within tribal lands, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. The Eau Claire County Department of Planning and Development – Land Conservation Division is responsible for reviewing and issuing stormwater management and erosion control permits in unincorporated areas of the County.

Within the Town of Seymour, stormwater is managed mostly with the use of drainage ditches. Subdivisions in the Town are under stormwater management by Eau Claire County. The Town also includes urban storm sewer areas that require DNR management processes such as monitoring and sweeping. No new storm water facilities are planned at this time.

WATER SUPPLY

Resident water needs are met through private wells. Although it is important to continue to monitor closely over time, no known water quantity or water quality issues exist at this time in the Town. The Eau Claire City-County Health Department administers rules governing new private water well location and existing private water systems.

SOLID WASTE DISPOSAL & RECYCLING FACILITIES

There is one landfill located within the Town of Seymour on Seven Mile Creek Rd. and HWY Q. A private hauler picks up waste at the curb within the Town. Residents and businesses rely on County drop-off sites for recycling. For safe disposal of household hazardous waste, the County offers an annual Clean Sweep Program. More information is available on the County website.

PARKS, OPEN SPACES & RECREATIONAL FACILITIES

There are eight park sites within the Town including Big Falls County Park (Big Falls Forest Road) and Tower Ridge Recreation Chalet (located on CTH L, 5 miles east of HWY 53) The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Excluding the wildlife areas, there is approximately 246 acres of parkland in the Town. As Table 5.16 suggests, based on acreage alone, the existing parks system should adequately meet the needs of Town residents for the foreseeable future. As the age composition in the Town changes, specific recreational needs may change, and should be monitored over time.

According to the Community Survey, 59.4% of respondents rated park and recreational facilities as either "excellent" or "good." (Refer to Appendix I)

	2010	2020	2030	2040
Population	7,299	7,525	7,880	8,060
Demand (12 acres/1,000 people)	88	90	95	97
Total Supply (public use areas only)	246	246	246	246
Surplus/Deficit	+158	+156	+151	+149

Source: MSA GIS, WIDOA

Table 5.16: Park Acreage Compared to Population Forecasts

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

- The Eau Claire County Outdoor Recreational Plan (2015-2025) serves as a guide for the development of parks and outdoor recreation facilities in the County. Within the Town of Seymour, the plan identifies the following recommendations:
- The 2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:
 - Walking for Pleasure is rated as the activity with the most participation.
 - Hunting, inline skating, skateboarding/skate parks, horseback riding on trails, softball, and downhill skiing are decreasing in demand.
 - Adventure racing, driving for pleasure, developed/RV camping, kayaking, visiting a dog park, soccer outdoors, BMX biking, climbing, paddle boarding, triathlon, off-highway vehicle driving, and gardening/landscaping for pleasure are increasing in demand.
 - The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$50 million annually to local governments for outdoor recreation purposes.

TELECOMMUNICATION FACILITIES

Town of Seymour residents have limited access to Charter cable and ATT fiber optics. The location of new telecommunication facilities are regulated through the Eau Claire County Zoning Code.

ENERGY FACILITIES & RESOURCES

The Town of Seymour receives electrical service from Xcel Energy and the Eau Claire Energy Cooperative. The nearest electrical power plant is the Xcel Energy dam at Dells Pond in Eau Claire. A high-voltage power line owned and maintained by Xcel Energy exists within Town boundaries. Xcel plans to replace wood poles with steel. Natural gas power is available to residents in major subdivisions along highways through Xcel Energy. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

Renewable Energy Sources

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

Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. Town of Seymour residents have the option to participate in MemberSolar, a community-driven solar project run by the Eau Claire Energy Cooperative.

Wind

As Figure 5.13 illustrates, most of the Eau Claire County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems in the Town. A certified wind site assessment completed by Focus on Energy can provide a more detailed understanding of the feasibility of this alternative energy source. Currently there are no commercial or public wind energy systems in use in the Town of Seymour.

Geothermal

Geothermal power uses the natural sources of heat inside the Earth to produce heat or electricity. A geothermal heat pump takes advantage of this by transferring heat, stored in the ground, into a building during the winter, and transferring it out of the building and back into the ground during the summer. Currently, most geothermal power is generated using steam or hot water from underground. Currently there are no commercial or public geothermal systems in use in the Town of Seymour.

Bio-fuel

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

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

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

Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. A micro-hydro system can produce enough electricity for a home, farm, or ranch. Hydroelectric energy is limited both by available rivers (Refer to Section 5.5.2.3) and by competing uses for those rivers, such as recreation, tourism, industry, and human settlements. Currently there are no hydroelectric facilities in the Town of Seymour.



Figure 5.13: Wisconsin Wind Energy Sources

CEMETERIES

Two small cemeteries – St. Bridget’s Catholic and Zion Lutheran – totaling 2.8 acres lie within the Town and are currently in good condition. The Town of Seymour does not initiate the development or expansion of cemeteries; however, they are regulated through the Eau Claire County Zoning Code.

HEALTH CARE FACILITIES

The Town of Seymour has no hospitals or general medical clinics, although residents have access to an array of healthcare options in the City of Eau Claire. There are two adult care centers in the Town, Partners Place and Dearwood. The Town of Seymour does not initiate the development or expansion of health care facilities; however, they are regulated through the Eau Claire County Zoning Code.

CHILD CARE FACILITIES

The Town currently has three licensed childcare facilities with a total capacity for 42 children. Other providers are available within the City of Eau Claire. The Town of Seymour does not initiate the development or expansion of child care facilities; however, they are regulated through the Eau Claire County Zoning Code.

POLICE & EMERGENCY SERVICES

The Town of Seymour has one law enforcement coordinator and Township Fire Department with a newer building in excellent condition. City of Eau Claire Fire and Rescue provides ambulance service to the Town. Emergicare volunteers provide excellent first-responder service throughout the Town.

LIBRARIES

Although no public libraries exist within the Town, all residents can currently access nearby LE Phillips Library in Eau Claire. There are no plans to build a library within the Town at this time.

SCHOOLS

Residents in the western portion of the Town are included in the Eau Claire School District, with the majority of those in the central and eastern portion of the Town included in the Fall Creek School District. A small portion of the northern portion of the Town is included in the Chippewa Falls School District. One private K-8 school, Crestview Academy, lies within the Town. As shown in Figure 5.14 enrollment is generally steady to slowly increasing in the school districts serving the Town and no new schools are planned at this time.

School District Enrollment 2007-2018

Source: WI Dept of Public Instruction

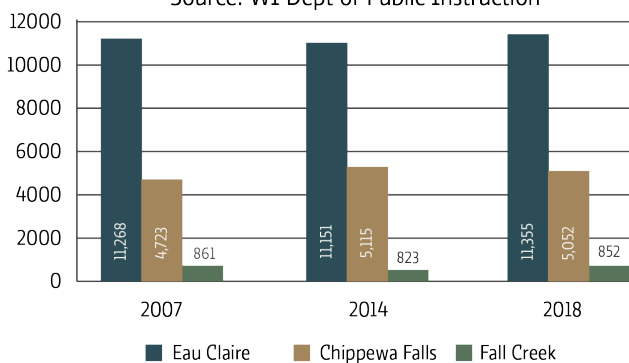


Figure 5.14: School District Enrollment

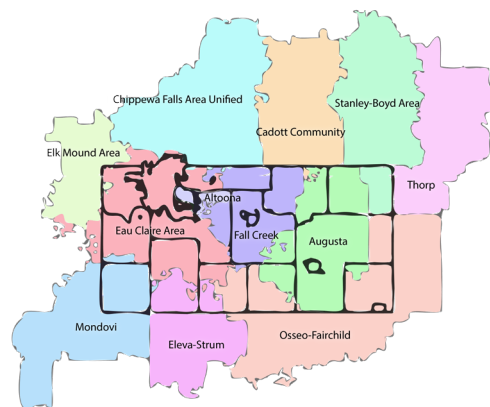


Figure 5.15: School District Boundaries

OTHER GOVERNMENT FACILITIES

The Town Hall, located at 6500 Tower Dr., contains offices and a large meeting room, a maintenance garage, and parking for maintenance vehicles. The building was built in 1977, and is still in fair to good condition. For snow removal and maintenance of Town facilities, the Town of Seymour has three dump trucks, one-ton truck, and a tractor.

5-5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

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

AGRICULTURAL RESOURCE INVENTORY

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

- Eau Claire County Land and Water Resource Management Plan, 2012-2022
- Eau Claire County Farmland Preservation Plan, 1983
- Soil Survey of Eau Claire County, 1977

Geology and Topography

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

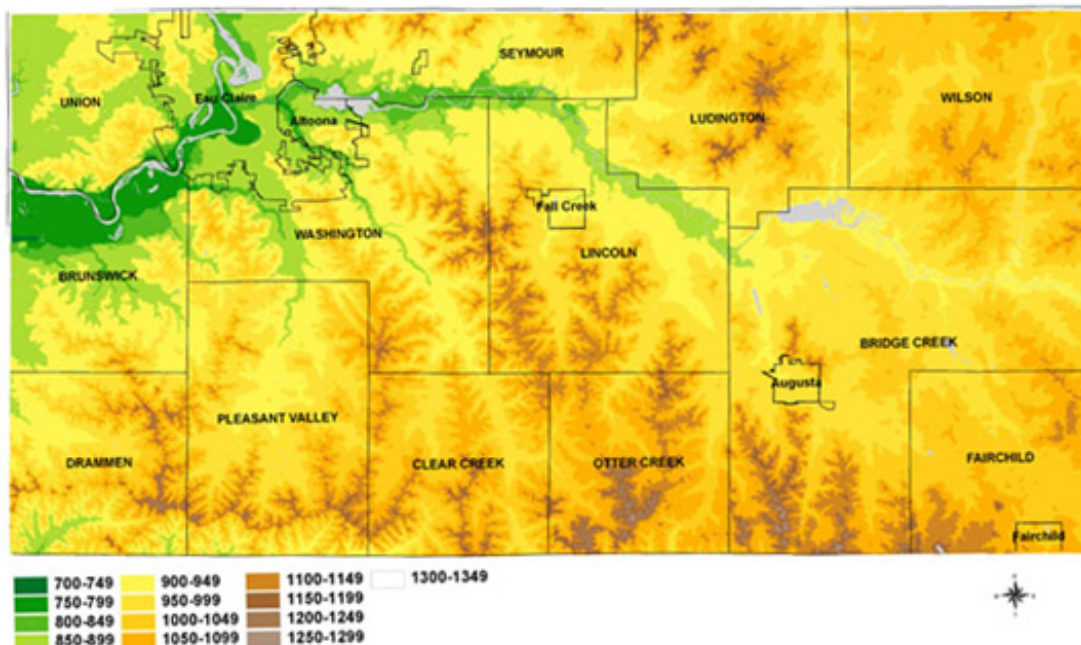


Figure 5.16: Eau Claire County Elevations (ft)

limestone caps are common on the uplands and on higher divides. (Source: Eau Claire County Land and Water Resource Management Plan)

Productive Agricultural Areas

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

The Town of Seymour Prime Soils Map depicts the location of prime farmland. In general, prime farmlands have: an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, few or no rocks, they are permeable to water and air, they are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

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

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

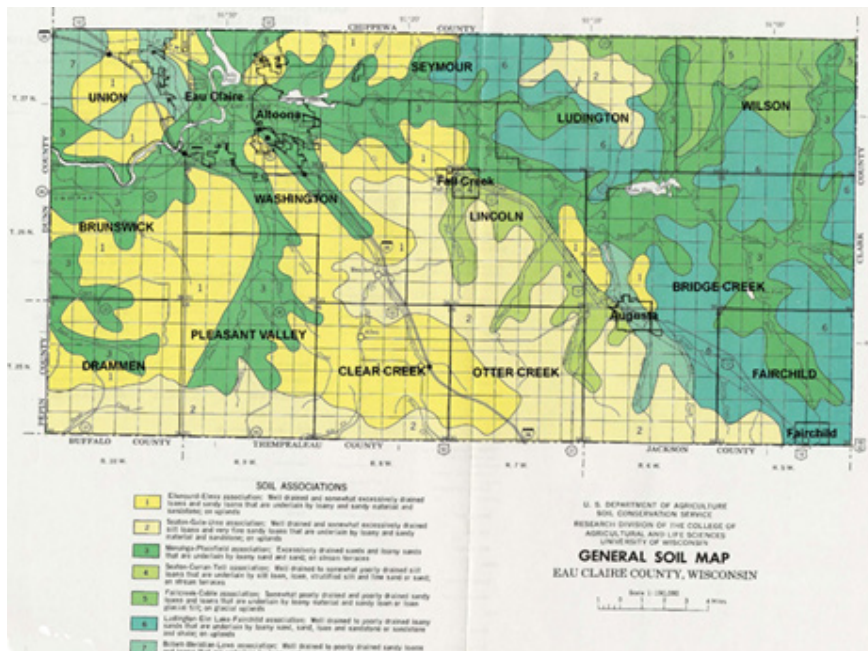


Figure 5.17: Eau Claire County Soils

Farming Trends

Most farming data is not collected at the town level. However, assumptions can be made based on data collected at the County level. Figure 5.16 and Table 5.17 provide information on the number and size of farms in Eau Claire County from 1997 to 2012. Figure 5.16 illustrates how the proportion of small farms (less than 140 acres) have increased over the past two decades, while the proportion of mid-sized farms (140-500 acres) have steadily decreased. The most significant growth is seen in the number of farms between 10 and 49 acres.

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

On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 1997 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms-those between 140 and 500 acres. In 1997, these farms comprised 41.5% of all farms in the County, while in 2012, they accounted for only 27.1%.

Table 5.17 shows that on the whole, average farm size has decreased in the past two decades, while farm values and value per acre have increased significantly. An analysis of the most recently recorded trends (between 2007 and 2012) shows that the total number of farms in Eau Claire County increased by 7.4% while the acreage of farmland remained relatively stable, decreasing by 1,670 acres (0.4%). During this most recent period, the average farm size decreased from 168 to 155 acres.

Table 5.18 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2012 Census of Agriculture. The largest percentage of farms in Eau Claire County is in the Sugarcane, Hay, and All Other category. Overall, the percentage of farms by category is fairly consistent with the percentages for the State.

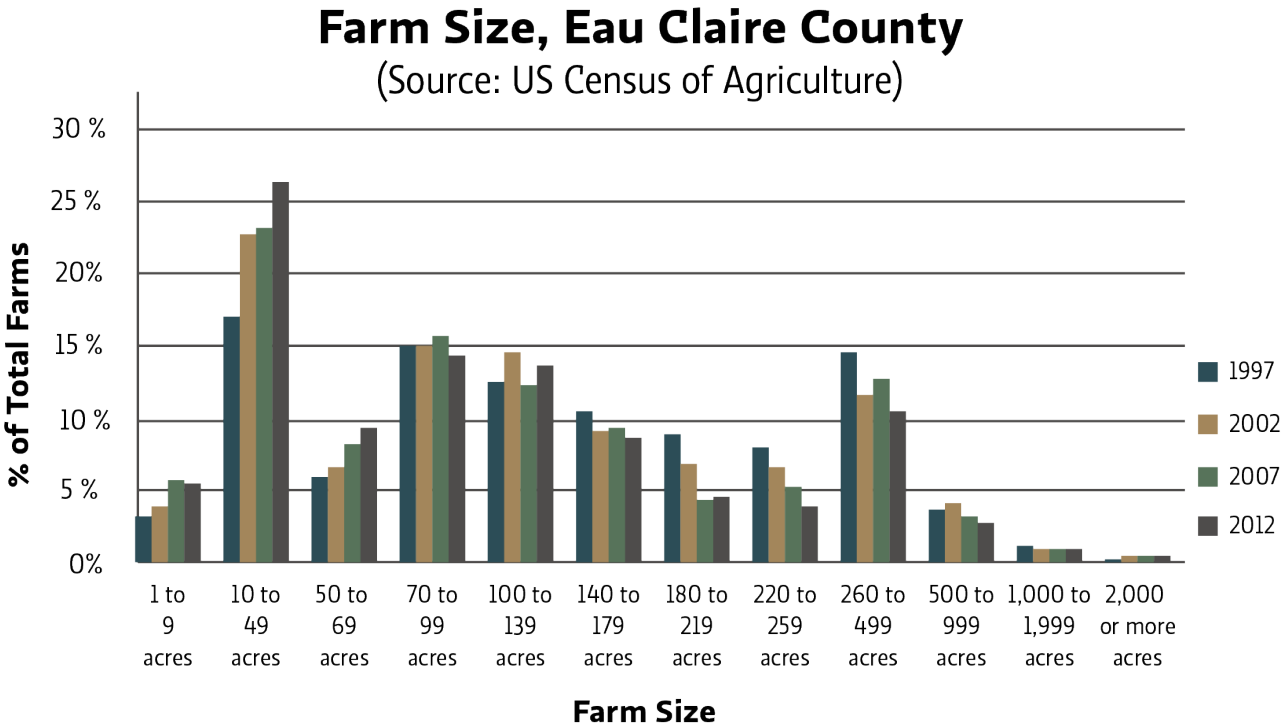


Figure 5.18: Farm Size 1997-2012, Eau Claire County

Natural Resource Inventory

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

- Eau Claire County Land and Water Resource Management Plan, 2012-2022
- Eau Claire River Watershed Plan, 2016
- Soil Survey of Eau Claire County, 1977
- The State of the Lower Chippewa River Basin Report, 2001
- State of the Black Buffalo-Trempealeau River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2011-2016
- Wisconsin DNR Legacy Report, 2006

FARMS AND LAND IN FARMS	EAU CLAIRE COUNTY 1997	EAU CLAIRE COUNTY 2002	EAU CLAIRE COUNTY 2007	EAU CLAIRE COUNTY 2012	PERCENT CHANGE 2007-2012
Number of Farms	1,162	1,174	1,223	1,313	7.4%
Land in Farms (acres)	213,767	204,298	205,375	203,705	-0.8%
Average Size of Farms (acres)	184	174	168	155	-7.7%
Market Value of Land and Buildings					
Average per Farm	\$181,016	\$305,577	\$469,888	\$465,939	-0.8%
Average per Acre	\$959	\$1,783	\$2,798	\$3,003	7.3%

Source: US Census of Agriculture, Eau Claire County

Table 5.17: Farms and Land in Farms 1997-2012

	<i>EAU CLAIRE COUNTY</i>		<i>WISCONSIN</i>	
Types of Farms by NAICS	Number of Farms 2012	Percentage of Farms 2012	Number of Farms 2012	Percentage of Farms 2012
Oilseed and grain (1111)	359	27.3%	19,730	28.3%
Vegetable and melon (1112)	26	2.0%	1,318	1.9%
Fruit and tree nut (1113)	22	1.7%	1,264	1.8%
Greenhouse, nursery, and floriculture (1114)	28	2.1%	1,754	2.5%
Tobacco (11191)	0	0.0%	57	0.0%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	383	29.2%	15,662	22.5%
Beef cattle ranching (112111)	186	14.2%	10,241	14.7%
Cattle feedlots (112112)	15	1.1%	892	1.3%
Dairy cattle and milk production (11212)	133	10.1%	10,401	14.9%
Hog and pig (1122)	9	0.7%	475	0.7%
Poultry and egg production (1123)	44	3.4%	1591	2.3%
Sheep and goat (1124)	20	1.5%	1,555	2.2%
Animal aquaculture and other animal (1125, 1129)	88	6.7%	4,814	6.9%
Total	1,313	100.0%	69,754	100.0%

Source: US Census of Agriculture

Table 5.18: Number of Farms by NAICS

The 1999 and 2012 Eau Claire County Land and Water Resource Management Plans identified several resource concerns for Eau Claire County including over-application of fertilizers/pesticides, overflow or leaking of manure storage facilities, and loss of wetlands due to development.

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

In 2006, the WIDNR completed the Legacy Report in an effort to put potential future conservation needs into context. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identify the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The seven criteria were:

Protect and Maintain the Pearls (protect the last remaining high quality and unique natural areas).

Maintain Functioning Ecosystems: keep common species common (protect representative, functional natural landscapes that help keep common species common).

Maintain Accessibility and Usability of Public Lands and Waters (protect land close to where people live and establish buffers that ensure these lands remain usable and enjoyable).

Ensure Abundant Recreation Opportunities (protect land with significant opportunity for outdoor activities

Think Big (protect large blocks of ecologically functional landscapes).

Connect the Dots: create a network of corridors (link public and private conservation lands through a network of corridors).

Protect Water Resources (protect undeveloped or lightly developed shorelands, water quality and quantity, and wetlands).

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Eau Claire County contains portions of three legacy places: Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River. None of these legacy places are located within the Town.

Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.18 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The Town of Seymour, along with most of Eau Claire County, is located within the Western Coulee & Ridges ecological landscape. Refer to the report for specific information. (Source: WIDNR Legacy Report, 2006)

Groundwater

Groundwater is the primary source of drinking water in the Town of Seymour and the County as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not shown), the Town of Seymour generally ranks “medium-low” to “high” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, and Water Table Depth.

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

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

And point source pollution as:

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

According to the EPA, the most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

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

Stream Corridors

Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.19). All of Eau Claire County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units. Eau Claire County is located within two WMUs, the Lower Chippewa WMU & Buffalo-Trempealeau WMU. The Town of Seymour is located entirely within the Lower Chippewa WMU. Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The Town of Seymour lies within three adjacent watersheds, the Lowes-Rock Creeks, Otter Creek, and Lower Eau Claire River watersheds (Figure 5.20).



Figure 5.19: WIDNR Regions

Surface Water

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

Surface water resources consisting of rivers, streams, lakes, and associated floodplains form an integral element of the natural resource base of Eau Claire County and the Town of Seymour. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. These resources are susceptible to degradation through improper rural and

urban land use development and management. The water quality of streams and ground water may also be adversely affected by the excessive development of surface water areas combined with the filling of peripheral wetlands.



Figure 5.20: WIDNR River Basins & Water Management Units



Figure 5.21: Eau Claire County Watersheds

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

Outstanding & Exceptional Waters

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

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

According to the 2002-2012 Land and Water Resource Management Plan, there are 25.6 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for Wisconsin surface waters.

Impaired Waters

The listing of waters under the Clean Water Act (s.303(d)) must occur every two years under current U.S. Environmental Protection Agency (EPA) requirements. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs) under the provisions of section 303(d)(1)(c) of the Act. Impaired waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. According to the WDNR 2016 Proposed Impaired Waters list, 16 water bodies within the County are impaired waters. Waters added to the impaired list in 2016 include Sevenmile Creek, Bears Grass Creek, Coon Fork Flowage, Eau Claire Lake, Fall Creek, and Lake Altoona.

Floodplains

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

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

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin.

Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Eau Claire County Floodplain Ordinance.

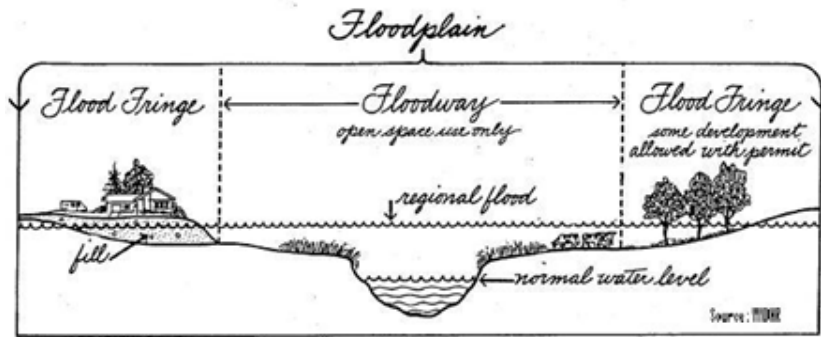


Figure 5.22: Diagram of a Floodplain

Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. The Water Resources Map displays the wetland areas in the Town of Seymour. According to an interpretation of WiscLand satellite imagery provided by the WI DNR, Eau Claire County currently has approximately 46,939 acres of wetlands covering 11.4% of the land area in the county as a whole.

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

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

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

According to the Wisconsin Endangered Species Law, it is illegal to:

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

Endangered Species - one whose continued existence is in jeopardy and may become extinct.

Threatened Species - one that is likely, within the foreseeable future, to become endangered.

Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

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

Forests & Woodlands

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

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

Environmentally Sensitive Areas & Wildlife Habitat

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

The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archaeological sites. There are no SNAs in the Town of Seymour; but there are six located in Eau Claire County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information on each location.



- Putnam Park (105 acres, UW-Eau Claire Campus)
- Coon Fork Barrens (580 acres, T26N –R5W, Sections 19,20,28,29,30)
- South Fork Barrens (120 acres, T26N-R5W, Section 14 SW ¼)
- Pea Creek Sedge Meadow (200 acres, T25N-R5W, Sections 3,4)
- North Fork Eau Claire River (367 acres, T25N-R5W, Sections 2,3,10,11)
- Canoe Landing Prairie (44 acres, T26N-R5W, Sections 15,16)

Metallic & Non-Metallic Mineral Resources

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

5.6 CULTURAL RESOURCE INVENTORY

The following section details some of the important cultural resources in the Town of Seymour and Eau Claire County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Eau Claire County had its beginning in the summer of 1855 as the Town of Clearwater (“Clear watter” in early documents), when Chippewa County was divided into three parts. Less than one year later, the name was changed to the Town of Eau Claire, and by fall of 1856, Eau Claire County was officially created. Over the next several years, towns within the county formed, and in January 1868, the Town of Seymour was created from most of the former Town of Eau Claire. For more history on the Town, consult “History of Eau Claire County, Wisconsin, Past and Present, 1914.”

HISTORICAL RESOURCES

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state’s heritage. The WI Historical Society’s Division of Historic Preservation administers the Historical Markers program. There are two registered historical markers in Eau Claire County:

- Silver Mine Ski Jump, Wayside #4 STH 85, .5 miles west of STH 37
- Dells Mill, Dells Mill Museum, STH 27, Augusta

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property’s architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked

cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. There are 33 sites in the Town of Seymour that are included in the ASI. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

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

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

Once a community is certified, they become eligible for:

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

The Town of Seymour does not have CLG status at this time.

5.7 ECONOMIC DEVELOPMENT

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

LABOR MARKET

Table 5.19 details the employment status of workers in the Town of Seymour as compared to Eau Claire County and the State. Unemployment rates for Eau Claire County tend to be below the State and national rates.

Table 5.20 indicates the percentage of workers by class for the Town of Seymour, Eau Claire County and the State, in year 2016. As shown, percentages in the Town closely resemble those of Eau Claire County. Figure 5.20 and Table 5.21 describes the workforce by occupation within the Town, County and State in year 2016. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed Seymour residents is in the Management, Professional & Related category, which also ranks highest for Eau Claire County and the State. This occupation type is followed by Sales and Office (21.5%).

COMMUNITY	TOWN OF SEYMOUR	EAU CLAIRE COUNTY	WISCONSIN
In Labor Force (2000)	1,639	51,987	2,872,104
Unemployment Rate	2.0%	11.1%	4.7%
In Labor Force (2010)	1,897	56,472	3,078,465
Unemployment Rate	6.2%	5.6%	6.6%
In Labor Force (2016)	2,624	83,381	4,603,725
Unemployment Rate	2.2%	4.8%	5.5%

Source: American Community Survey; US Census for Town

Table 5.19: Employment Status of Civilians 16 Years or Older

CLASS OF WORKER	TOWN OF SEYMOUR	EAU CLAIRE COUNTY	WISCONSIN
Private Wage & Salary	83.6%	81.3%	82.0%
Government Worker	12.6%	13.7%	12.6%
Self-Employed	3.2%	4.9%	5.3%
Unpaid Family Worker	0.6%	0.1%	0.2%
Total	100.0%	100.0%	100.0%

Source: American Community Survey

Table 5.20: Class of Worker

OCCUPATIONS	TOWN OF SEYMOUR NUMBER	TOWN OF SEYMOUR PERCENT	EAU CLAIRE COUNTY NUMBER	EAU CLAIRE COUNTY PERCENT	WISCONSIN NUMBER	WISCONSIN PERCENT
Prod, Trans & Mat. Moving	391	20.8%	8,112	14.7%	486,315	16.7%
Nat. Resources, Const. & Maint.	170	9.0%	3,677	6.7%	245,727	8.4%
Sales & Office	373	19.9%	14,465	26.2%	664,898	22.8%
Services	302	16.1%	9,974	18.0%	493,769	17.0%
Mgmt, Prof & Related	641	34.2%	19,034	34.4%	1,019,630	35.0%
Total	1,877	100.0%	55,262	100.0%	2,910,339	100.0%

Source: 2016 American Community Survey, Town of Seymour

Table 5.21: Employment by Occupation

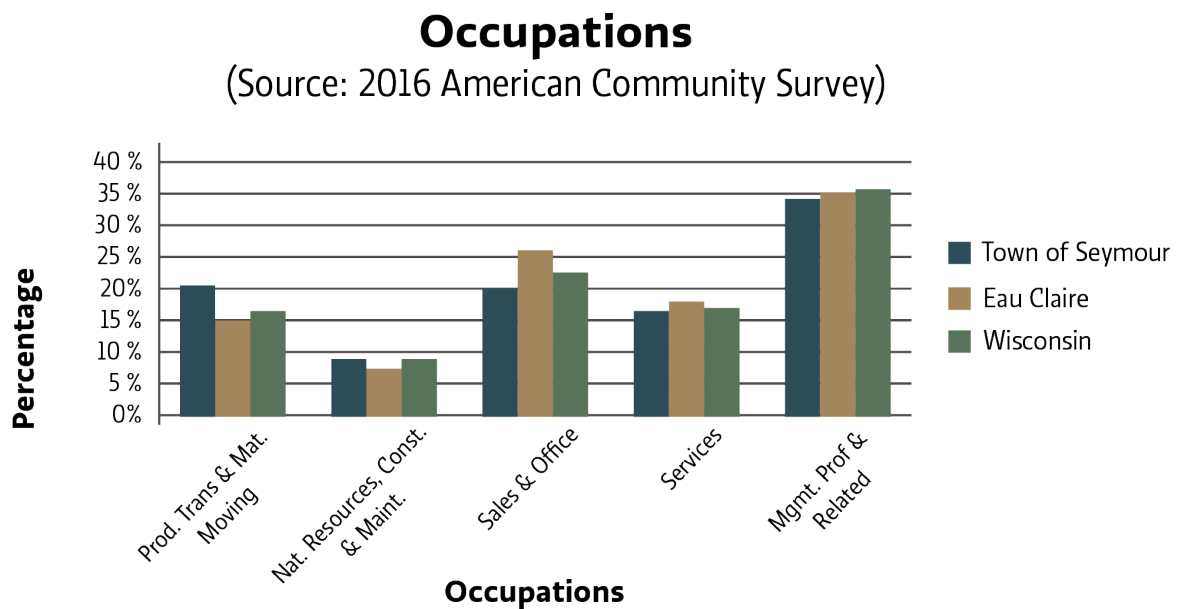


Figure 5.23: Employment by Occupation

Figure 5.23 and Table 5.22 show the earnings for workers within the Town, County and State, in years 1999 & 2016. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). For all three measures, Town of Seymour ranks higher than the County and State averages. Compared to Eau Claire County and the State, the rate of growth between 2000 and 2016 was higher in Town of Seymour for per capita income and about the same for median family and median household income.

INCOME	TOWN OF SEYMOUR 2000	TOWN OF SEYMOUR 2016	EAU CLAIRE COUNTY 2000	EAU CLAIRE COUNTY 2016	WISCONSIN 2000	WISCONSIN 2016
Per Capita Income	\$20,263	30,045	\$19,250	26,795	\$21,271	29,253
Median Family Income	\$50,969	\$77,470	\$50,737	70,368	\$52,911	72,891
Median Household Income	\$48,681	\$63,684	\$39,219	50,538	\$43,791	56,811
Individuals Below Poverty	4.1%	8.5%	10.9%	14.6%	8.7%	12.7%

Source: US Census

Table 5.22: Income

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

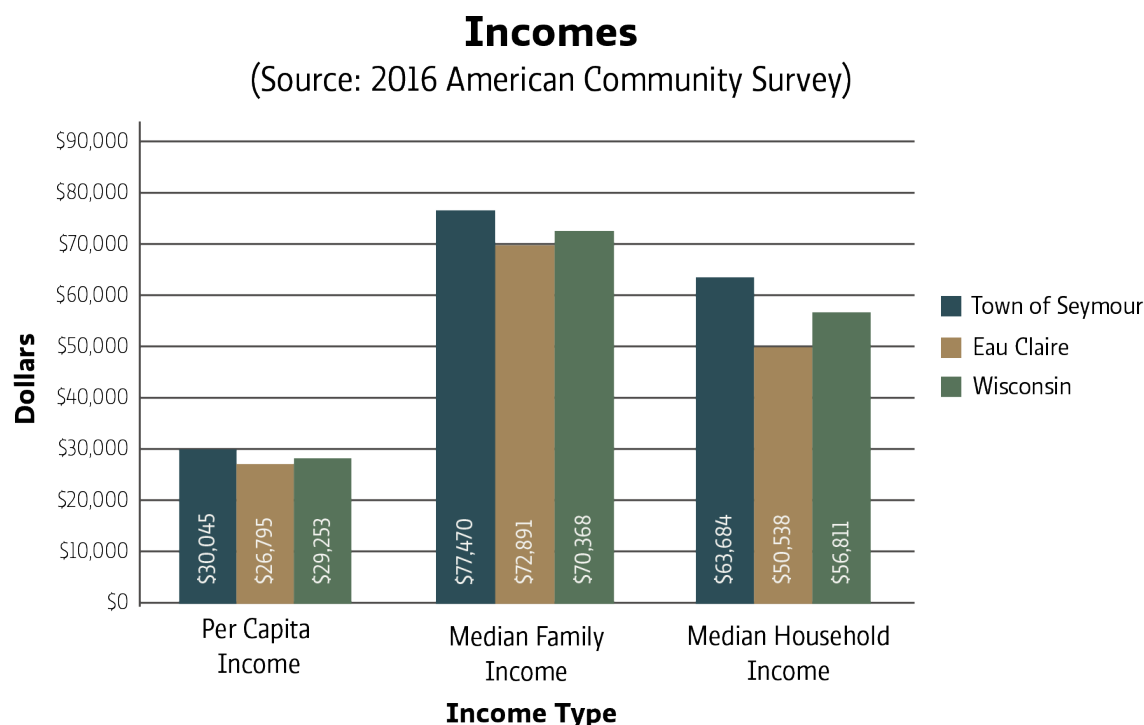


Figure 5.24: Income, Year 2016

Table 5.23 details the educational attainment of Town of Seymour, Eau Claire, and State residents 25 years and older according to the 2000 U.S. Census & 2016 American Community Survey. In year 2016, 94% of Town of Seymour residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for Eau Claire County (93%) and the State (91%). The proportions of Town residents with Bachelor's degrees and with graduate/professional degrees are relatively the same and less than that for the County and the State.

EDUCATIONAL ATTAINMENT PERSON 25 YEARS AND OVER	TOWN OF SEYMOUR 2000	TOWN OF SEYMOUR 2016	EAU CLAIRE COUNTY 2000	EAU CLAIRE COUNTY 2016	WISCONSIN 2000	WISCONSIN 2016
Less than 9th Grade	2.7%	1.4%	5.0%	2.8%	5.4%	3.0%
9th to 12th No Diploma	5.7%	4.6%	6.1%	4.1%	9.6%	5.7%
HS Grad	25.5%	28.5%	31.1%	26.1%	34.6%	31.7%
Some College	21.7%	23.0%	21.1%	22.5%	20.6%	21.0%
Associate Degree	9.6%	16.1%	9.7%	13.7%	7.5%	10.3%
Bachelor's Degree	18.2%	20.2%	18.3%	20.0%	15.3%	18.7%
Graduate/Prof. Degree	16.6%	6.2%	8.7%	10.7%	7.2%	9.6%
Percent High School Grad or Higher	91.6%	94.0%	88.9%	93.1%	85.2%	91.4%

Source: American Community Survey

Table 5.23: Educational Attainment Person 25 Years & Over

ECONOMIC BASE

Table 5.24 lists the top employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2016.

RANK	EMPLOYER	INDUSTRY TYPE	NUMBER OF EMPLOYEES
1	Menard Inc	Home centers	4,500+
2	Mayo Clinic Health System-Eau Claire	General medical & surgical hospitals	3,500+
3	United Healthcare Services Inc	Direct health & medical insurance carriers	1,600
4	Eau Claire Area School District	Elementary & secondary schools	1,300+
5	University of Wisconsin-Eau Claire	Colleges, Universities, and Professional Schools	1,300+
6	Sacred Heart Hospital	General medical & surgical hospitals	1,300+
7	Midelfort Clinic Ltd Mayo Health	Offices of Physicians	1,000+
8	Hutchinson Technology Inc	Computer storage device manufacturing	500-999
9	Chippewa Valley Technical College	Junior colleges	500-999
10	City of Eau Claire	Executive & legislative offices, combined	500-999
11	Gerber Products Co (Nestlé)	Dry Condensed & Evaporated Dairy Products & Chocolate and Confectionery Manufacturing firm	500-999
12	Wal-Mart	Warehouse clubs & supercenters	500-999
13	County of Eau Claire	Executive & legislative offices, combined	500-999
14	Xcel Energy/Northern States Power	Other technical consulting services	250-499
15	Royal Credit Union	Credit unions	250-499
16	eBay Enterprise	Telemarketing Bureaus and Other Contact Centers	250-499
17	Grace Lutheran Foundation Inc	Nursing care facilities	250-499
18	Curt Manufacturing LLC	Other motor vehicle parts manufacturing	250-499
19	SDH Education East LLC (Sodexo)	Food Service Contractors	250-499
20	McDonald's	Limited-service restaurants	250-499
21	The Work Connection of Wisconsin	Professional Employer Organizations	250-499
22	Market & Johnson Inc	Commercial and Institutional Building Construction	250-499
23	YMCA	Civic & social organizations	250-499

Source: WI Department of Workforce Development, Eau Claire County, 2014

Table 5.24: Top 25 Employers in Eau Claire County

Figure 5.24 describes the workforce by industry within the Town, County and State in year 2016. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker's employer. Therefore, an industry usually employs workers of varying occupations (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales")

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

The highest percentage of employment by industry for Seymour residents is in the Educational, Health, and Social Services category. This category is also the highest industry of employment for both Eau Claire County and the State.

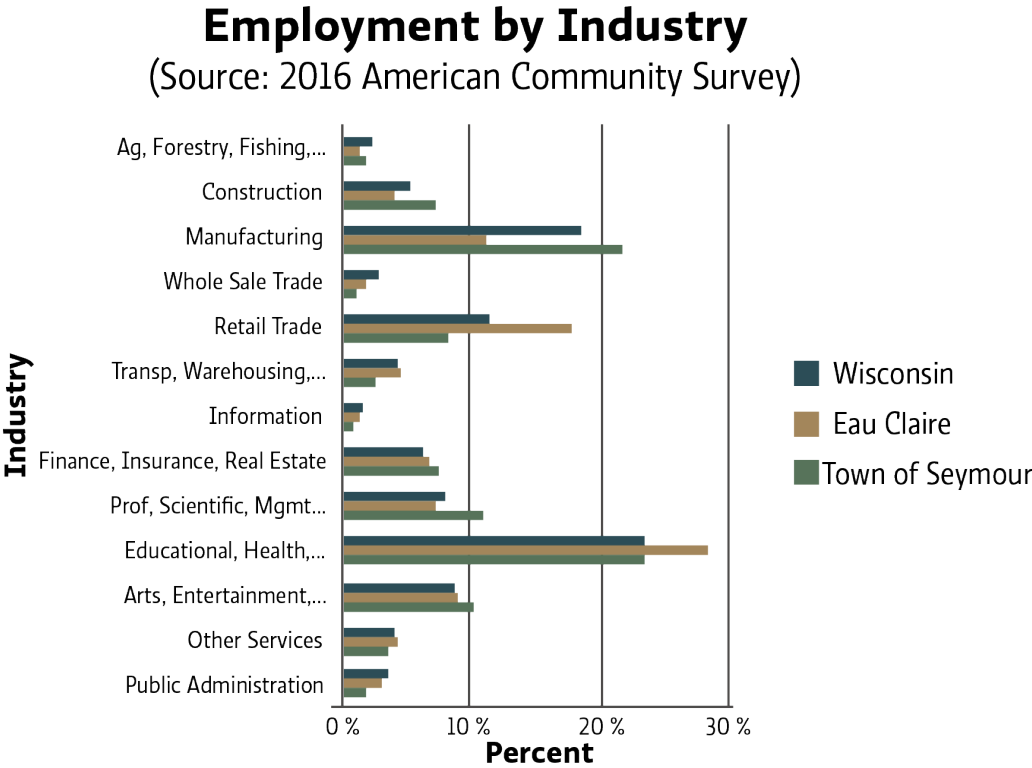


Figure 5.25: Employment by Industry

Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.25 details average employee wages for industries. In Eau Claire County, employees working in Education & Health earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. In all but two categories, Educational & Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

INDUSTRIES	EAU CLAIRE COUNTY AVERAGE ANNUAL WAGE 2016	WISCONSIN AVERAGE ANNUAL WAGE 2016	EAU CLAIRE COUNTY WAGE AS PERCENTAGE OF WISCONSIN WAGE
Natural Resources	\$29,708	\$36,156	82.2%
Construction	\$49,272	\$55,317	89.1%
Manufacturing	\$47,023	\$54,365	86.5%
Trade, Transportation & Utilities	\$31,633	\$37,362	84.7%
Information	\$44,533	\$62,482	71.3%
Financial Activities	\$48,991	\$61,884	79.2%
Professional & Business Services	\$45,147	\$52,386	86.2%
Education & Health	\$50,189	\$44,829	112.0%
Leisure & Hospitality	\$12,526	\$16,055	78.0%
Other Services	\$20,013	\$25,847	77.4%
Public Administration	\$46,136	\$44,462	103.8%
	\$40,222	\$43,856	91.7%

Source: WI Department of Workforce Development

Table 5.25: Wage by Industry

ANALYSIS OF BUSINESS & INDUSTRY PARKS

Eau Claire County has six business and industry parks consisting of 928 acres, of which approximately half is for sale. The three parks within the City of Eau Claire comprise the majority of the acreage. Of 855 acres within the City, 64% is still for sale. There does not appear to be an immediate need to develop additional business and industry parks. Commercial and industrial properties within the Town of Seymour are shown on the Existing Land Use Map.

COMMUNITY	NAME OF SITE	APPROX. TOTAL ACRES	APPROX. ACRES SOLD	APPROX. ACRES FOR SALE	UTILITIES TO SITE
City of Eau Claire	Gateway Northwest Business Park	532.8	37.8	495	Yes
City of Eau Claire	Gateway West Business Park	202.4	199.9	2.5	Yes
City of Eau Claire	Sky Park Industrial Center	120	74	46	Yes
City of Altoona	Altoona Business Park	21.5	19.6	1.9	Yes
City of Augusta	Augusta Industrial Park	31.4	25.6	5.8	Yes
Village of Fall Creek	Fall Creek Business Park	20	0	20	Yes

Source: WCWRPC; Eau Claire Area Economic Development Corporation

Table 5.26: Eau Claire County Business & Industry Parks

ENVIRONMENTALLY CONTAMINATED SITES

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.27 provides BRRTS data for sites located within the Town of Seymour.

DNR ACTIVITY NUMBER	ACTIVITY TYPE	SITE NAME	ADDRESS	T,R,S	STATUS
10-18-257519	REMOVED	SEYMOUR TN	JUNKYARD RD	n.a.	
04-18-543599	SPILL	75TH AVE	75TH AVE	n.a	CLOSED
04-18-543686	SPILL	XCEL ENERGY	CTH K	n.a.	CLOSED

Source: WIDNR, BRRTS, Town of Seymour, as of June 2006

Table 5.27: BRRTS Sites

Environmental Repair (ERP), ERP sites are sites that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

STRENGTHS & WEAKNESSES FOR ECONOMIC DEVELOPMENT

The following lists some of the strengths and weaknesses for economic development as identified by the Plan Committee and the West Central Wisconsin Regional Planning Commission, via their Comprehensive Economic Development Strategy (CEDS Report, 2015).

STRENGTHS:	WEAKNESSES:
Proactive business environment	Aging population
Successful public/private partnerships	Increasing poverty rates
Excellent recreational opportunities	Low wages and earnings
Good transportation system	Inadequate housing availability
Good community infrastructure	Instability of economic development funding & programs
Excellent education system	Lack of skilled workers
Good health facilities/services	Lack of regional identity and opportunities

Table 5.28: Economic Development Strengths & Weaknesses

EMPLOYMENT PROJECTIONS

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.29 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.30 identifies which industries are expected to experience the most growth over a ten-year period from year 2014 to 2024. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of Seymour or Eau Claire County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections. It is also important to note that the table does not reflect all relevant occupations, as they were not all collected during the study.

NAICS CODE	INDUSTRIES	WI EMPLOYMENT 2014	WI EMPLOYMENT 2024	PERCENT CHANGE 2014-2024
425	Wholesale electronic markets and agents and brokers	10834	15979	47.5
623	Nursing and residential care facilities	78584	97845	24.5
212	Mining (except oil and gas)	3265	3973	21.7
511	Publishing industries (except Internet)	19798	24012	21.3
325	Chemical manufacturing	16523	19789	19.8
237	Heavy and civil engineering enterprises	13772	16276	18.2
624	Social assistance	74500	86778	16.5
551	Management of companies and enterprises	58798	68191	15.9
493	Warehousing and storage	13944	16163	15.9
484	Truck transportation	42735	49353	15.5
326	Plastics and rubber products manufacturing	31145	35853	15.1
519	Other information services	483	551	14.1
327	Nonmetallic mineral product manufacturing	8702	9762	12.2
441	Motor vehicle parts dealers	38092	42370	11.2
236	Construction of buildings	23809	26481	11.2
621	Ambulatory health care services	117964	131171	11.2
712	Museums, historical sites, and similar institutions	1998	2217	10.9
238	Specialty trade contractors	64973	71786	10.5
541	Professional, scientific, and technical services	100358	110875	10.5
324	Petroleum and coal products manufacturing	478	526	10.0
722	Food services and drinking places	195002	214259	9.9
671	Total self-employed and unpaid family workers	193451	211802	9.5
813	Religious, Grantmaking, Civic, Professional, and Similar Org.	95700	103907	8.7
332	Fabricated metal product manufacturing	73587	79860	8.5
524	Insurance carriers and related activities	65300	70482	7.9
713	Amusement, gambling, and recreation activities	32212	34758	7.9
423	Merchant wholesalers, durable goods	65033	70135	7.8
721	Accommodation, including hotels and motels	29963	32286	7.8
522	Credit intermediation and related activities	49378	52935	7.2
518	Data processing, hosting, and related services	8294	8881	7.1

Source: WI Department of Workforce Development

Table 5.29: Fastest Growing Occupations 2004-2014

NAICS CODE	INDUSTRIES	WI EMPLOYMENT 2014	WI EMPLOYMENT 2024	PERCENT CHANGE 2014- 2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

Table 5.30: Fastest Growing Industries 2014-2024

5.8 INTERGOVERNMENTAL COOPERATION

With over 3,000 units of government and special purpose districts, Wisconsin ranks 10th nationwide in total number of governmental units and 14th nationwide in governmental units per capita. (Source: US Census) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of Seymour intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Seymour.

ADVANTAGES & DISADVANTAGES OF INTERGOVERNMENTAL COOPERATION

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

- Efficiency and reduction of costs: Cooperating on the provision of services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to cooperate.
- Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.
- Coordination and planning: Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. Cooperation can also lead to joint planning for future services and the resources needed to provide them.
- Expanded services: Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

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

- Reaching and maintaining an agreement: In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.
- Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down; it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.
- Local self-preservation and control: Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries.

EXISTING & POTENTIAL AREAS OF COOPERATION

Table 5.31 lists the Town of Seymour existing and potential areas of cooperation as identified by the Plan Committee.

<i>EXISTING AREAS OF COOPERATION WITH OTHER LOCAL UNITS OF GOVERNMENT.</i>	
<i>LOCAL UNIT OF GOVERNMENT</i>	<i>EXISTING COOPERATION EFFORTS</i>
City of Eau Claire	<ul style="list-style-type: none"> • Cost sharing for roads on the border (half and half). • Mutual Aid agreement for Fire. • Ambulance is contracted. • City must give ample notification to Town regarding pending annexations. • The City exercises subdivision review within their extraterritorial jurisdiction (area within 3 miles of city limits), and has enforced a policy to limit subdivisions to those which have a minimum lot size of 10 acres within SSA.
City of Altoona	<ul style="list-style-type: none"> • Mutual Aid agreement for Fire, and EMS. • The City exercises subdivision review within their extraterritorial jurisdiction (area within 1.5 miles of city limits), and is creating a policy to limit subdivisions to those which have a minimum lot size of 10 acres within SSA.
Town of Hallie	<ul style="list-style-type: none"> • Sharing of some snowplowing when logical.
Eau Claire County	<ul style="list-style-type: none"> • Library access at LE Phillips is administered by County. Current fee charged to Town is \$4.13 per item, taken out of general fund (\$260,000 in 2006). • County Sheriff is official for public safety, and makes all arrests, etc.
<i>POTENTIAL AREAS OF COOPERATION WITH OTHER LOCAL UNITS OF GOVERNMENT</i>	
<i>LOCAL UNIT OF GOVERNMENT</i>	<i>POTENTIAL COOPERATION EFFORTS</i>
City of Eau Claire	<ul style="list-style-type: none"> • Boundary agreements, tax sharing agreements, and other intergovernmental agreements regarding annexation and the timing, type, location, and density of development within the extraterritorial jurisdictions of the city.

Table 5.31: Existing & Potential Areas of Cooperation

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

General Agreements: This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

Cooperative Boundary Agreements: This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More information can be obtained from Wisconsin State Statute 66.0307.

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

INTERGOVERNMENTAL CONFLICTS & POTENTIAL SOLUTIONS

The Intergovernmental Agreement (IGA) between the town and the City of Eau Claire has reduced intergovernmental conflicts by providing objective standards for land divisions and developments in the Town.

5.9 LAND USE

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

EXISTING LAND USE

Table 5.34 approximates the existing land uses in the Town of Seymour as of year 2016. It is important to note that land use data for Eau Claire County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The Town of Seymour's existing land use pattern is indicative of a generally rural community facing growth pressure from adjacent municipalities. The dominant land use within the Town is agricultural, comprising almost 50% of the land area. Residential parcels, including farmsteads, comprise 35% of the area, and land used for transportation and utilities accounts for nearly 6%. The Town has a relatively low percentage of commercial and industrial land use. Refer to the Existing Land Use Map in Appendix II.

ASSESSMENT CODE	EXISTING LAND USE	ACRES	PERCENTAGE
G1	Residential	3,855	19%
G2	Commercial	232	1.10%
G3	Manufacturing	2	0.01%
G4	Agricultural	4,872	25%
G5	Undeveloped	1,332	7.0%
GM	Agricultural Forest	2,062	10%
G6	Productive Forest Land	2,846	14%
MFL & Forest Crop	Woodland	82	0.4%
G7	Other	4,085	21%
(X)	Exempt	452	2.2%
-	Total	19,819	100.0%

Source: Eau Claire County

Table 5.32: Existing Land Use, 2016

LIMITATIONS FOR BUILDING SITE DEVELOPMENT

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

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

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Eau Claire County. The findings of this survey are documented in the report entitled "Soil Survey of Eau Claire County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. Of particular importance in preparing a land use plan for the Town of Seymour are the soil capability classifications for agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

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

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

LAND USE TRENDS

Land Supply

In year 2017, there were approximately 20,601 acres of land within the Town of Seymour. It is anticipated that the land supply in the Town will decrease due to potential annexation by the City of Eau Claire. Table 5.35 indicates that there are approximately 8,640 acres of potentially developable land within the Town. Caution should be given, as this number does not include other factors that determine land suitability for

LAND USE CATEGORIES	ACRES	PERCENTAGE
Developed	7,814	37.93%
Undevelopable	4,147	20.13%
Developable	8,640	41.94%
Total	20,601	100.0%

Source: Eau Claire County

Table 5.33: Land Supply Based on Existing Land Use Inventory

development such as transportation or utility access and zoning regulations.

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

Land Demand

According to the U.S. Census, the Town of Seymour gained 51 housing units between years 2014 and 2018, representing an increase of 4.2%. Using the WI Department of Administration projected household figures for year 2040, the Town is projected to add an additional 219 housing units between years 2010 and 2040, assuming a similar vacancy rate is maintained as in year 2000. This equates to approximately 7 housing units per year and 17.7% growth. This relates to a projected 18.3% growth in the number of housing units Countywide between years 2010 and 2040. Table 5.36 indicates that so far the Town of Seymour has seen a net increase of 43 housing units between 2010 and 2015. If this growth were to continue an additional 215 housing units will be built by year 2040, slightly higher than projected by the WIDOA.

Table 5.37 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a "high estimate" has also been prepared.

YEAR	NET HOUSING UNITS ADDED
2014	11
2015	13
2016	12
2017	9
2018	6
Total	51

Source: Wisconsin Department of Administration as reported by Municipal Clerks

Table 5.34: Net Change in Housing Units, 2014-2018

For the low projections, the residential acreage was calculated by using the current median residential lot size in the Town of approximately 1.2 acres to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 874 acres will be needed for new homes by year 2030, accompanied by 24 acres of commercial development and 21 acres of land converted to manufacturing use.

The high projections were based on a future average residential lot size of 5 acres, and it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of 5 acres per unit, over 3,800 acres of agricultural land would be developed by the year 2030, over four times greater than the amount of land utilized by a development pattern with an average residential lot size of 1.2 acres.

LOW PROJECTION	2005	2010	2015	2020	2025	2030	25 YEAR CHANGE
Population	7,395	7,758	8,058	8,428	8,843	9,154	1,759
Household Size	2.71	2.68	2.66	2.64	2.64	2.65	-0.05
Housing Units	2,796	2,961	3,102	3,265	3,425	3,531	735
Residential (acres)	8,485	8,681	8,849	9,042	9,232	9,359	874
Commercial (acres)	235	240	245	250	256	259	24
Industrial (acres)	202	206	210	215	220	223	21
Agricultural (acres)	18,108	17,902	17,725	17,521	17,321	17,188	-920

Source: WIDOA population projections and median residential lot size of 1.2 acres

HIGH PROJECTION	2005	2010	2015	2020	2025	2030	25 YEAR CHANGE
Population	7,395	7,758	8,058	8,428	8,843	9,154	1,759
Household Size	2.71	2.68	2.66	2.64	2.64	2.65	-0.05
Housing Units	2,796	2,961	3,102	3,265	3,425	3,531	735
Residential (acres)	8,485	9,309	10,015	10,828	11,627	12,159	3,674
Commercial (acres)	235	258	277	300	322	337	102
Industrial (acres)	202	221	238	258	277	289	87
Agricultural (acres)	18,108	17,241	16,499	15,643	14,804	14,244	-3,863

Source: WIDOA population projections and an average residential lot size of 5.0 acres

Table 5.35: Projected Land Use Needs

With the significant amount of undeveloped (including agricultural) land within Town boundaries, it is likely that new development over the next 25 years can be accommodated. However, projected land demand for development equates to between roughly 5% and 21% of agricultural land in the Town. The tradeoffs, ideal locations, and overall density of these land uses should be carefully considered as the community defines goals for the future.

Land Prices

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

YEAR	AG LAND CONTINUING IN AG USE			AG LAND DIVERTED TO OTHER USES		
	NUMBER OF TRANSACTIONS	ACRES SOLD	DOLLARS PER ACRE	NUMBER OF TRANSACTIONS	ACRES SOLD	DOLLARS PER ACRE
1996	26	1,053	\$700	17	733	\$2,474
1997	19	971	\$700	7	327	\$2,191
1998	67	5,372	\$1,068	27	1,278	\$1,293
1999	29	2,023	\$1,066	35	1,835	\$1,574
2000	21	1,243	\$1,415	22	893	\$1,683
2001	29	1,829	\$1,392	24	991	\$2,149
2002	44	2,402	\$1,959	13	519	\$1,656
2003	34	1,701	\$2,297	13	494	\$2,890
2004	23	1,678	\$2,469	12	300	\$2,993
2005	28	1,761	\$2,524	7	319	\$4,852
Total	320	20,033	x	177	7,689	x

Source: US Census of Agriculture, Eau Claire County

Table 5.36: Agricultural Land Sale Transactions

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.39. Between years 1996 and 2005, Eau Claire County has had an average of roughly 22 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,638. Over the same time period, the County has had an average of 37 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, \$1,351.

YEAR	FOREST LAND CONTINUING IN FOREST USE			FOREST LAND DIVERTED TO OTHER USES		
	NUMBER OF TRANSACTIONS	ACRES SOLD	DOLLARS PER ACRE	NUMBER OF TRANSACTIONS	ACRES SOLD	DOLLARS PER ACRE
1996	NA	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA	NA
1998	72	2,019	\$819	25	687	\$1,075
1999	33	943	\$1,011	32	581	\$1,041
2000	31	1,027	\$1,432	22	615	\$1,268
2001	28	719	\$1,349	28	830	\$1,695
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	20	658	\$2,143	3	66	\$3,109
Total	184	5,366	x	110	2,779	x

Source: US Census of Agriculture, Eau Claire County

Table 5.37: Forest Land Sale Transactions

Trends in land prices can also be derived using the tax assessment data. Table 5.40 displays the aggregate assessed value for various land use categories for year 2015 and 2017. According to the data, the total aggregate assessed value has increased by 1.7% (per acre) from year 2015 to 2017. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

LAND USE	2015			2017			
	PARCELS	ACRES	AGGREGATE ASSESSED VALUE	PARCELS	ACRES	AGGREGATE ASSESSED VALUE	EQUALIZED VALUE
Residential	1,470	3,790	\$249,559,300	1,481	3,855	\$256,227,400	\$273,749,100
Commercial	28	227	\$6,102,600	29	232	\$6,126,300	\$6,668,900
Manufacturing	2	7	\$187,100	1	2	\$145,700	\$156,00
Agricultural	238	4,869	\$709,600	242	4,872	\$710,200	\$728,500
S&W/ Undeveloped	182	1,334	\$1,788,400	185	1,332	\$1,780,800	\$1,484,500
AG Forest	140	2,062	\$2,890,000	140	2,062	\$2,890,000	\$3,814,700
Forest	190	3,014	\$8,945,800	187	2,846	\$8,419,000	\$10,511,700
Other	42	82	\$5,376,600	42	82	\$5,434,800	\$4,844,300
Personal Property	x	x	x	x	x	x	x
Total	2,292	15,385	\$277,009,420	2,307	15,283	\$281,734,200	\$301,957,700

Source: WI Dept Revenue, Town of Seymour

Table 5.38: Land Use Assessment Statistics

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

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

EXISTING & POTENTIAL LAND USE CONFLICTS

Refer to [Intergovernmental Conflicts & Potential Solutions](#).

REDEVELOPMENT OPPORTUNITIES

Other redevelopment opportunities include the closed landfill and the BRRTS sites, refer to [Environmentally Contaminated Sites](#).

APPENDICES

Appendix I: 2019 Community Survey

Appendix II City of Eau Claire Intergovernmental Agreement

Appendix III: Seymour Farmland Preservation Map 2018

Appendix IV: Proposed Future Land Use Change to Future Land Use Map

APPENDIX I 2019 COMMUNITY SURVEY

Town of Seymour

Community Survey – 2019

Thank you for taking the time to complete this survey. Your responses will help guide the Town of Seymour Plan Commission in updating the Town's Comprehensive Plan. The goal is to ensure that the Town's Comprehensive Plan reflects the needs, desires, and values of the community.

Development

1. How would you rate the economic growth of the Town of Seymour?
15 Too fast 15 Too slow 67 Just right 29 Not sure
2. What kind of business development should be allowed in rural areas of the Town? You can respond yes to one or more choices.
 - a. Retail and/or commercial 39 Yes 54 No
 - b. Manufacturing and/or industrial 27 Yes 72 No
 - c. Agricultural production, meaning crop & livestock 97 Yes 12 No
 - d. Agricultural businesses 66 Yes 30 No
 - e. Other (please specify) _____
3. Should a concentrated effort be undertaken to recruit new industrial/commercial business to the Town?
18 Yes 89 No 18 Not sure
If yes, what location(s) are most suitable (be specific)? _____
4. The biggest issue facing the Town of Seymour in the next 10-20 years is:
23 Managing growth 57 Protecting the environment
9 Promoting economic development 62 Keeping taxes low
55 Protecting farmland from development 7 Providing more parks & recreation
48 Maintaining/improving roads & infrastructure
Other (be specific) _____
5. Why do you choose to live in the Town of Seymour (check all that apply)?
104 Pleasant surroundings/natural beauty
42 Good place for children
44 Low crime rate
40 Reasonable cost of housing
61 Easy access to work or shopping areas
17 Born here
18 School district
Other (be specific) 1 – Own woodlands on waterways

Housing

6. Should more single family housing be allowed in rural areas of the Town?
67 Yes 35 No 24 Not sure
7. Should single family housing be concentrated in subdivisions versus scattered single lot development?
38 Yes 55 No 28 Not sure
8. What kind of housing development should be allowed in the Town? (check all that apply):
- a. Single family homes on 5 acres or more 106 Yes 3 No
 - b. Single family homes on 1 to 2 acre lots in subdivisions 71 Yes 254 No
 - c. Duplexes and/or townhouses 23 Yes 60 No
 - d. Apartment housing 15 Yes 64 No

Land Use and Zoning

9. Are you pleased with the way the land in the Town has been used for growth?
66 Yes 22 No 48 Not sure
10. Current County zoning ordinances direct how land can be used. Do the current ordinances adequately meet the needs of the Town?
37 Yes 22 No 67 Not sure
11. Should land use policies and regulations emphasize preserving the rural and agricultural character of the Town?
110 Yes 10 No 6 Not sure
12. Please indicate your level of agreement with the following statement: Current land use regulations have done an effective job in minimizing land use conflicts in the Town of Seymour.
- | | |
|-------------------------|----------------------------|
| <u>4</u> Strongly Agree | <u>9</u> Strongly Disagree |
| <u>41</u> Agree | <u>52</u> Not sure |
| <u>21</u> Disagree | |

Natural Resources

13. Do you feel that groundwater contamination is a problem in the Town?
36 Yes 49 No 42 Not sure
14. Do you feel that pollution of lakes and streams is a problem in the Town?
58 Yes 38 No 27 Not sure
15. Should land use regulations be more restrictive in shoreland and wetland areas than in other areas of the Town?
84 Yes 24 No 23 Not sure

16. Do you support preserving wetlands and environmentally sensitive areas?

118 Yes 7 No 5 Not sure

17. Do you live on lakeshore property or along a river or creek?

28 Yes 101 No

Transportation

18. Do the roads and highways in the Town adequately meet the needs of residents and businesses?

104 Yes 14 No 9 Not sure

19. Are the roads where you live adequate to meet your needs?

113 Yes 13 No 7 Not sure

20. Would you be willing to pay more taxes to improve and upgrade Town roads?

42 Yes 58 No 29 Not sure

Recreation

21. Are more parks, recreational areas, and open spaces needed in the Town of Seymour?

25 Yes 86 No 17 Not sure

22. Should developers be required to provide neighborhood parks or other recreational facilities as part of subdivision approval?

86 Yes 26 No 12 Not sure

23. Would you be willing to pay additional taxes to fund new parks, recreational areas, and open spaces?

29 Yes 92 No 15 Not sure

24. Is more public access to lakes and streams needed in the Town of Seymour?

45 Yes 57 No 22 Not sure

25. How often do you visit parks in the Town of Seymour?

15 Never

70 1-5 times per year

24 6-10 times per year

25 more than 10 times per year

26. How important is it to preserve farmland for open space and recreational purposes?

84 Very important

7 Not important

25 Somewhat important

6 No opinion

5 Somewhat not important

Agriculture

27. Are you concerned if productive farmland in the Town is converted to non-farm uses?

94 Yes 20 No 14 Not sure

28. Are you for or against the development of agricultural land for residential housing purposes and commercial/industrial purposes?

Residential Housing 39 For 67 Against 22 Not sure
Commercial/Industrial 16 For 90 Against 25 Not sure

29. How important is it to preserve farms and farm land for agricultural purposes?

80 Very important 6 Not important
30 Somewhat important 3 No opinion
6 Somewhat not important

Demographic Data

The following questions will be used only for statistical analysis. You do not have to answer all of the questions if you are not comfortable providing that information.

31. Are you: 75 Male 53 Female

32. Age range: 1 18-24 3 25-34 9 35-44 22 45-54 39 55-64
 37 65-74 13 75-84 4 85+

33. Do you own your own home or rent a home or an apartment? ____ Own ____ Rent

34. If you own your own home, what is the size of your lot?

15 Less than one acre 24 5-10 acres
37 1-2 acres 27 10 or more acres
25 2-5 acres

35. How long have you lived at your present location?

5 Less than one year 6 1-3 years 9 4-7 years 7 8-12 years
22 13-20 years 64 More than 20 years

36. Do you own a commercial farm (not a hobby farm)? 3 Yes 125 No

37. Including yourself, how many people live in your household?

21 One 67 Two 17 Three 18 Four 2 Five 3 Six or more

38. Are you:

63 Employed 1 Unemployed 64 Retired 0 In school

Thank you for taking the time to complete the survey. Your participation is appreciated!

APPENDIX II CITY OF EAU CLAIRE INTERGOVERNMENTAL AGREEMENT



CITY OF EAU CLAIRE

Office of the City Attorney
Phone: (715) 839-6006
Fax: (715) 839-6177

March 8, 2011

WHEATON TOWN HALL
Paul Krumenauer, Chairperson
4975 Cty Rd T
Chippewa Falls, WI 54729

TOWN OF PLEASANT VALLEY
Dan Hanson, Chairperson
S10414 Cty Rd HH/I
Eau Claire, WI 54701

TOWN OF UNION
Jim Volbrecht, Chairperson
1506 N Town Hall Rd
Eau Claire, WI 54703

TOWN OF BRUNSWICK
Frederick Turk, Chairperson
W 5485 Cty Rd Z
Eau Claire, WI 54701

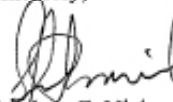
TOWN OF SEYMOUR
Doug Kranig, Chairperson
6500 Tower Dr
Eau Claire, WI 54703

TOWN OF WASHINGTON
Michael Peterson, Chairperson
5750 Old Towne Hall Rd
Eau Claire, WI 54701

Dear Town Chairs:

Thank you for taking the time recently to meet for the official signing of the Intergovernmental Agreement outlining the extraterritorial jurisdiction policies. I enclose herein an original copy of that document for your Town's file.

Sincerely,


Stephen C. Nick
City Attorney

SCN:jw

Encl.

cc: Janelle Henning (w/encl)
Darryl Tufte (w/o encl)

203 S. Farwell St., P.O. Box 5148, Eau Claire, WI 54702-5148
www.eauclairewi.gov

file

Formal Signing of the Intergovernmental Agreement on Extraterritorial Jurisdiction

Wednesday, February 16, 2011 at 5:30 PM
Town of Washington Municipal Building

Introductions and Thank You

Town of Washington Chairman, Mike Peterson

Overview of Agreement and Comments

Eau Claire City Council President, Kerry Kincaid

Town Chairs

Others who wish to speak

Signing of Agreement

Presented by Eau Claire City Council President, Kerry Kincaid

City of Eau Claire

Town of Brunswick

Town of Pleasant Valley

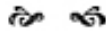
Town of Seymour

Town of Union

Town of Washington

Town of Wheaton

Social Time



CONFIDENTIAL DOCUMENT

INTERGOVERNMENTAL AGREEMENT

EXTRATERRITORIAL JURISDICTION POLICIES

1. **Parties.** This Intergovernmental Agreement ("Agreement") is made and entered into this 16th day of February, 2011, by and between the Towns of Wheaton, in Chippewa County, and Brunswick, Pleasant Valley, Seymour, Union and Washington, in Eau Claire County, all in the State of Wisconsin, hereinafter called the "Towns", and the City of Eau Claire, a Wisconsin municipal corporation with offices located at 203 South Farwell Street, Eau Claire, WI 54701 (collectively referred to herein as the "Parties").
2. **Recitals.**
 - A. On March 6, 2009 the Parties entered into a Settlement Agreement, under authority of § 66.0301, Wis. Stats., to resolve certain disputes between the Parties involving land division regulations within the three-mile extraterritorial plat approval jurisdiction of the City of Eau Claire, referred to herein as the "ETJ";
 - B. As part of the Settlement Agreement, the Parties agreed to negotiate a long-term agreement regarding land division policies in the ETJ, using as a starting point a proposed agreement between the City and the Town of Seymour;
 - C. This Agreement has been prepared and entered into pursuant to the March 6, 2009 Settlement Agreement.
3. **Authority.** This Agreement is entered into under authority of § 66.0301, Wis. Stats.
4. **ETJ Defined.** The area addressed by this Agreement is the statutory three-mile extraterritorial plat approval jurisdiction of the City of Eau Claire, as defined by §§ 66.0105 and 236.02(5), Wis. Stats..
5. **Purpose.** The purpose of this Agreement is to promote a long-term, environmentally sound, cost-effective pattern of land divisions for future growth in the metropolitan area. This Agreement will encourage compact and cost-effective development in the Towns and City's perimeter by allowing appropriate infill lots, allowing clustered development lots, and preserving working farms and sustainable development patterns. A specific objective of this Agreement is for the Parties to agree upon and adopt, as part of each jurisdiction's comprehensive plan, a similar set of policies for regulating land divisions within the ETJ.

B. Areas within the City's ETJ, but not within the SSA.

The current boundaries of the SSA, as delineated in the *Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025* approved by the MPO on May 3, 2006 and the WDNR on July 5, 2007, and the City's ETJ, are depicted in Exhibit A.

Any future adjustments to the SSA shall be made pursuant to State law and regulations, which currently requires approval of the MPO and WDNR and amendment of the *City of Eau Claire Comprehensive Plan*.

- 10. Policies for Residential Land Divisions Within the SSA.** The Parties recognize and acknowledge that the City has a legitimate role in ensuring that areas within the SSA are carefully planned and developed. It is anticipated that at some point in the future, these lands will be annexed and attached to the City's public utility systems.

It is reasonable that the City require that residential areas within the SSA be developed in general accordance with the City's comprehensive plan, municipal ordinances, and design standards. The Parties recognize that haphazard or premature development in these areas could prevent efficient use of the land resource and inhibit efficient and cost-effective delivery of urban services.

The Parties agree to amend their respective comprehensive plans and land division regulations and jointly request amendment of the Eau Claire and Chippewa County Land Division Ordinances to incorporate the following standards for land divisions within the portion of the ETJ within the SSA:

- A. Land divisions for residential purposes shall be permitted based on an overall base density standard of one single family lot per ten (10) acres.
- B. The City and respective Town shall consider the following criteria in its review of proposed land divisions:
 - (1) Each lot shall meet health code requirements for on-site sewage treatment and private water wells.
 - (2) The proposed lot layout for the overall parcel shall locate houses and other structures on building sites that have the least impact on environmentally sensitive areas and are

effective and orderly extension of public streets and utilities at the time that public utilities are available to the site. In addition, the property must be part of a cooperative boundary agreement approved pursuant to § 66.0307 Wis. Stats., requiring the current owner and any future owner of the divided lots to annex to the City of Eau Claire at the time that any adjoining contiguous parcel is annexed or petitions to annex and public sanitary sewer service and public water supply are available from the City of Eau Claire.

- (3) The proposed lots are in an area subject to a boundary adjusting intergovernmental agreement or cooperative boundary agreement between the City of Eau Claire and the Town and the proposed lots are expressly permitted by such intergovernmental agreement or cooperative boundary agreement. (No such agreements are currently in place. See Section 17.)

11. **Policies for Residential Land Divisions in the ETJ but Outside the Chippewa Falls/Eau Claire SSA.** The Parties recognize and acknowledge that areas outside the SSA, but within the ETJ, are not anticipated to be annexed or connected to the City of Eau Claire's public utilities within the term of this Agreement. Development in these areas is expected to be served by individual private septic systems and wells for the foreseeable planning future. Development in these areas will be regulated primarily by the comprehensive plans and applicable ordinances of the respective Town and County.

The Parties agree to amend their respective comprehensive plans and land division regulations and jointly request amendment of the Eau Claire and Chippewa County Land Division Ordinances to incorporate the following standards for land divisions within the portion of the ETJ outside the SSA:

- A. Land divisions for residential purposes shall be permitted based on the following overall base density standards as depicted and described in Exhibit A, which generally reflects the future land use maps in the comprehensive plans of the six Towns, and as further stated herein:
 - (1) Rural Residential (RR), Rural Residential Cluster (RRC) areas: One dwelling unit per two (2) acres, or such more restrictive standard requiring a higher minimum lot size if established by the respective Town's comprehensive plan or subdivision ordinance.
 - (2) Rural Preservation (RP) and Rural Transition (RT) areas: One dwelling unit per

larger tracts of land.

- (2) The proposed lots are in a conservation subdivision that is regulated and approved under the Conservation Subdivision Ordinance of Eau Claire County, Wisconsin and Chippewa County, Wisconsin and meet the following criteria:

- a. Proposed lots in areas classified as Rural Preservation and Rural Transition, as depicted in Exhibit A, shall not exceed a maximum density of one single-family lot per five (5) acres of potentially development land with minimum lot sizes not less than one (1) acre. As an example, this formula would yield up to 8 one-acre lots in a conservation subdivision and 32 acres of preserved farmland for a parcel with 40 acres of potentially developable land.

Note: For the purposes of this Agreement, "potentially developable land" shall be defined as privately-owned land that is outside any WDNR delineated wetland or FEMA delineated 100-year floodplain and has less than a 12 percent slope.

- b. Proposed lots in areas classified as Rural Residential and Rural Residential Cluster, as depicted on Exhibit A, shall have a minimum lot size of at least one (1) acre in size and at least 40% of the potentially developable area within the parent parcel shall be placed under a conservation easement or comparable protection. As an example, this formula would yield a maximum of 24 single-family lots and 16 acres of protected open space for a parcel with 40 acres of potentially developable land.
- c. The proposed lots are in an area subject to an intergovernmental agreement or cooperative boundary agreement between the City of Eau Claire and the Town and the proposed lots are consistent with such intergovernmental agreement or cooperative boundary agreement.

12. Conservation Subdivision Ordinance. The Parties agree to jointly submit a proposed Conservation Subdivision Ordinance to Eau Claire County and Chippewa County that generally follows the Model Conservation Subdivision Ordinance prepared by UW Extension in compliance with Wisconsin's Smart Growth Law.

13. Non-Residential Land Divisions. Land divisions for non-residential purposes in the ETJ shall be permitted on the basis of the following:

Nonresidential development along major highway corridors serving as entry points to the broader Eau Claire community yet outside the corporate limits of the City, as identified in Exhibit B, shall be subject to advisory site plan review by both the respective Town and the City to ensure high quality development along these important community transportation corridors. Final site plan review approvals shall be made by the respective agency having zoning jurisdiction.

The areas subject to site plan reviews include all lands within 1,000 feet from the r.o.w. lines of the following highway corridors:

Highway 12 and Interstate 94 (Town of Union and Town of Wheaton) – East of Elk Creek Road
Highway T (Town of Wheaton) – South of Old Highway 29 (Business Highway 29)
Highway 53 (Town of Washington) – North of County Highway I (Otter Creek Road)
Highway 93 (Town of Washington) – North of County Highway II
Highway 37 (Town of Brunswick) – North of State Highway 85

The Parties agree to jointly submit a proposed Site Plan Review Ordinance to Eau Claire County and Chippewa County that will provide a mechanism for implementing City site plan standards through site plan reviews referenced in this section. The recommended Site Plan Review Ordinance shall contain review criteria consistent with and comparable to the review criteria contained in §18.45.050 City of Eau Claire Municipal Code, in effect at the date of this Agreement.

14. **Exercise of City Extraterritorial Plat Review.** The Parties agree that the City shall retain its statutory powers of Extraterritorial Plat Review, as provided in Wis. Stats. §236.45(3), but that the City will exercise such powers consistent with the standards set forth in Sections 10 through 13 of this Agreement.
15. **Subarea or Neighborhood Plans.** The Parties agree to participate in subarea or neighborhood planning for areas within, or immediately adjacent to, the SSA that are reasonably anticipated to experience significant development within a ten (10) year planning period. Participation shall include the City and any Town with territory in the planning area with meetings open to development interests and property owners. Such planning efforts shall focus on transition of the area from current use to an urban or urbanizing area while respecting remaining land uses prior to such transition. Subarea and neighborhood planning is a cooperative effort to plan for the best possible development of our community, but it

B. *Comprehensive Plan and Ordinance Amendments.* This Agreement requires the Parties to adopt or amend previously adopted Comprehensive Plans and local ordinances to conform to its terms and conditions. The Parties shall promptly engage in the lawful process of adopting or amending their Comprehensive Plans and related ordinances and shall adopt such conforming plans and ordinances within one year of adoption of this Agreement and provide notice of the same to all other Parties. Failure of any Party to do so is a material breach of this Agreement and may be enforced by specific performance by any other Party.

19. **Binding Effect.** This Agreement shall bind, and accrue to the benefit of, all successors of the Parties. This Agreement is for the exclusive benefit of the Parties and their successors and assigns and shall not be deemed to give any legal or equitable right, remedy or claim to any other person or entity.

20. **Enforcement.**

A. *Disputes Settled by Arbitration.* Except as expressly provided otherwise in this Agreement, disputes over compliance with this Agreement shall be resolved by binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association then in effect but under the auspices of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be by one (1) arbitrator and shall take place in Eau Claire, Wisconsin. The Parties' remedies are limited by the terms of this Agreement. The arbitrator is empowered to award any such remedy available under the terms of this Agreement and the laws of the State of Wisconsin. Within fifteen (15) days of a demand for arbitration, the affected Parties shall attempt in good faith to select the arbitrator. The arbitrator shall be neutral and shall not have any financial or personal interest in the result of the arbitration. Except as otherwise agreed by the Parties in writing, if an arbitrator is not appointed within fifteen (15) days of a demand for arbitration, then, at the request of any affected Party, an arbitrator shall be appointed in accordance with Wis. Stat. § 788.04.

B. *Limitation on Commencement of Civil Action.* Section 20. A. of this Agreement shall be the exclusive method of resolving the issues specified under this Agreement and both the Parties waive their rights under Sec. 893.80, Wis. Stats., and their rights to seek remedies in court as to such issues except that the prohibition on court actions shall not apply to:

(1) Actions to enforce arbitration award under paragraph 20. A.

22. **Amendment.** The Agreement may be amended by mutual consent and approved by the governing bodies of all Parties subject to the requirements of law.

23. **Good Faith And Fair Dealing.** The Parties shall cooperate in good faith to implement this Agreement. The Parties agree that they will not oppose this Agreement in any way privately or publicly, either when communicating with any government agency that is charged with review or evaluation of any part of the Agreement or, otherwise.

24. **Implementation.** The Parties shall each take such actions as may be necessary or desirable, to implement and effectuate the provisions and intent of this Agreement.

25. **Miscellaneous Interpretation.**

A. **References.** Any references in this Agreement to any particular agency, organization or official shall be interpreted as applying to any successor agency, organization, or official or to any other agency, organization or official to which contemplated functions are transferred by statute or ordinance. Except as expressly stated otherwise, any references in this Agreement to any particular statute or ordinance shall be interpreted as applying to such statute or ordinance as recreated or amended from time to time.

B. **Section Titles.** Section and subsection titles in this Agreement are provided for convenience only and shall not be used in interpreting this Agreement.

C. **Governing Law.** This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Wisconsin.

D. **Interpretation.** If any term, section or other portion of this Agreement is reviewed by an administrative agency, court, mediator, arbitrator, or other judicial or quasi-judicial entity, such entity shall treat this Agreement as having been jointly drafted by all Parties. By the terms of this Agreement, no municipal Party shall benefit from not having drafted this document.

E. **Entire Agreement.** The entire agreement of the Parties with respect to the subject matter hereof is contained in this Agreement and it supersedes any and all oral representations and negotiations between the municipalities.

F. **Authority.** Each Party represents that it has the authority to enter into this Agreement and that all necessary procedures have been followed to authorize this Agreement. Each

Eleva, WI 54738.

Each notice to the Town of Seymour, Eau Claire County shall be addressed as follows:

Town of Seymour Town Hall
6500 Tower Drive
Eau Claire, WI 54703.

Each notice to the Town of Union, Eau Claire County shall be addressed as follows:

Union Town Hall
1506 N Town Hall Rd
Eau Claire, WI 54703.

Each notice to the Town of Washington, Eau Claire County shall be addressed as follows:

Town Of Washington Municipal Complex
5750 Old Towne Hall Rd
Eau Claire, WI 54701.

Each notice to the City of Eau Claire, Eau Claire County shall be addressed as follows:

City of Eau Claire
City Clerk
203 South Farwell Street
Eau Claire, WI 54701.

Each municipality may change its address (or add addresses for facsimile, electronic mail or other communications media), for the purpose of this Agreement, by written notice to the Town of Wheaton, Brunswick, Pleasant Valley, Seymour, Union and Washington, and the City of Eau Claire.

CITY OF EAU CLAIRE

By: Kerry S. J. Kincaid
Kerry S. J. Kincaid, President

CITY OF EAU CLAIRE

By: Mike Huggins
Mike Huggins, City Manager

Approved as to form:

Stephen C. Nick
Stephen C. Nick, City Attorney

Donna A. Austad
Donna A. Austad, City Clerk

Exhibit A
Eau Claire Area Towns
Future Land Use Plans
August 18, 2010

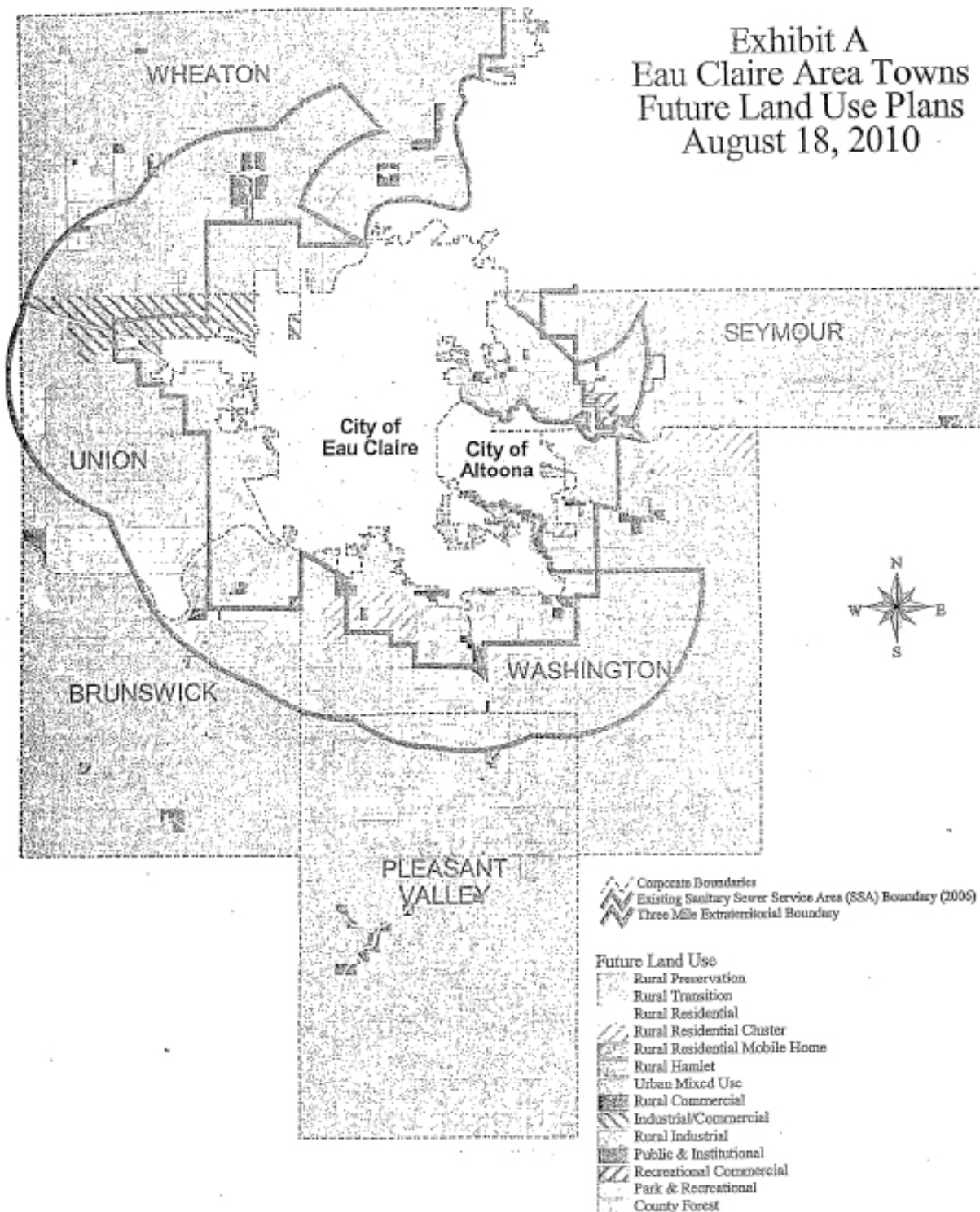




Exhibit B1
Eau Claire Area Towns
Joint Site Plan Review Areas
August 18, 2010

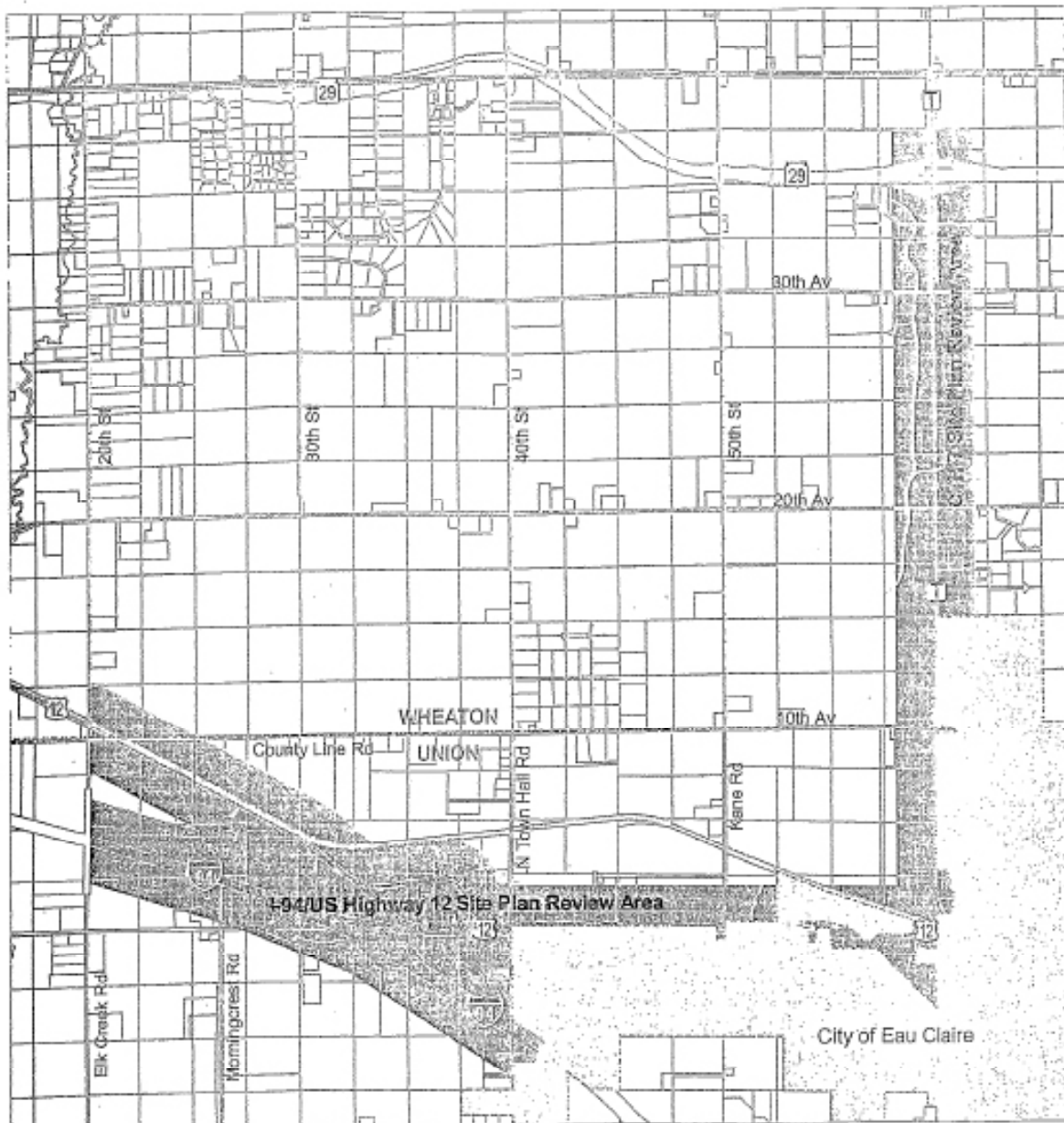
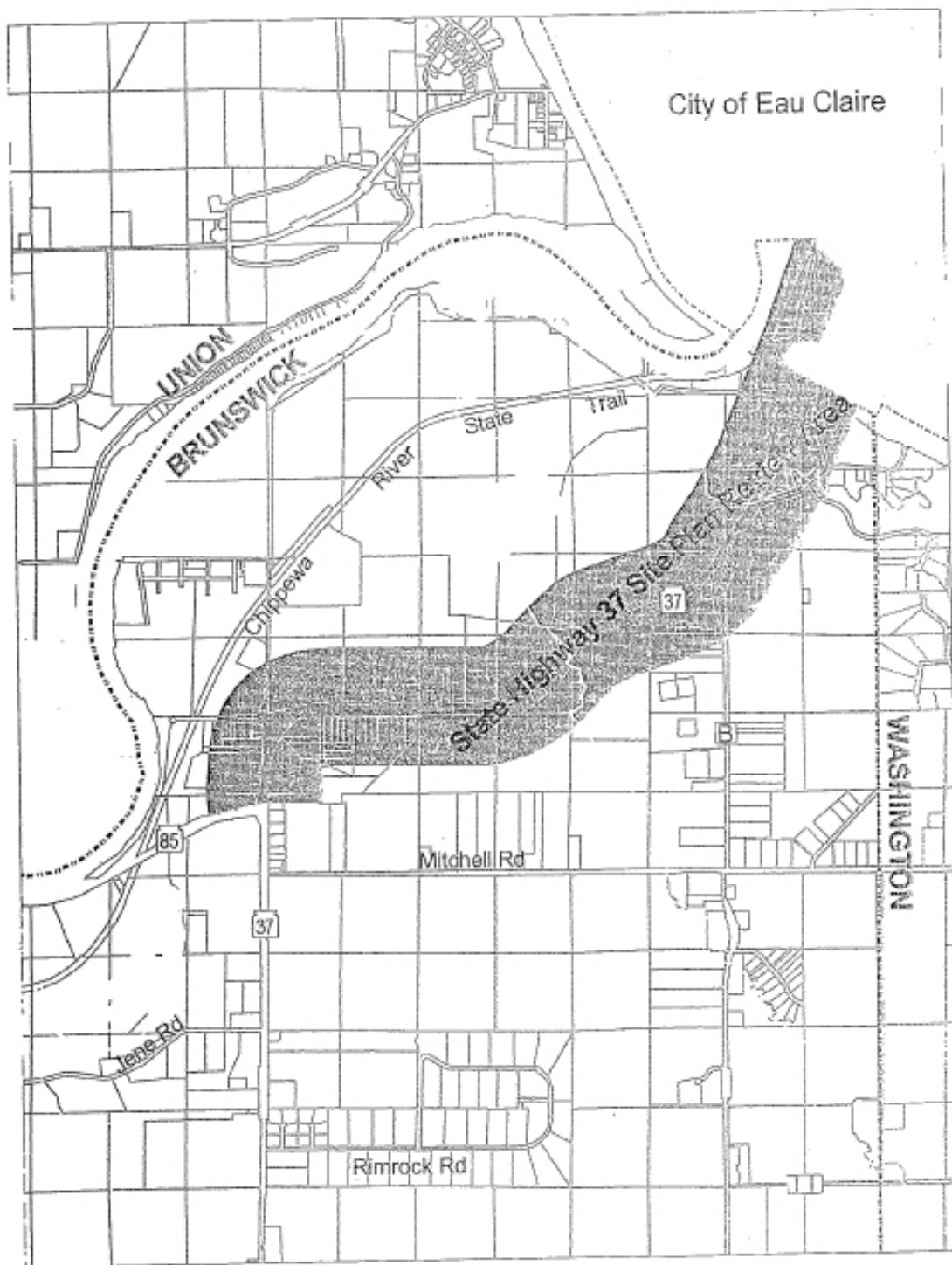


Exhibit B2
 Eau Claire Area Towns
 Joint Site Plan Review Areas
 August 18, 2010





Exhibit B3
Eau Claire Area Towns
Joint Site Plan Review Areas
August 18, 2010

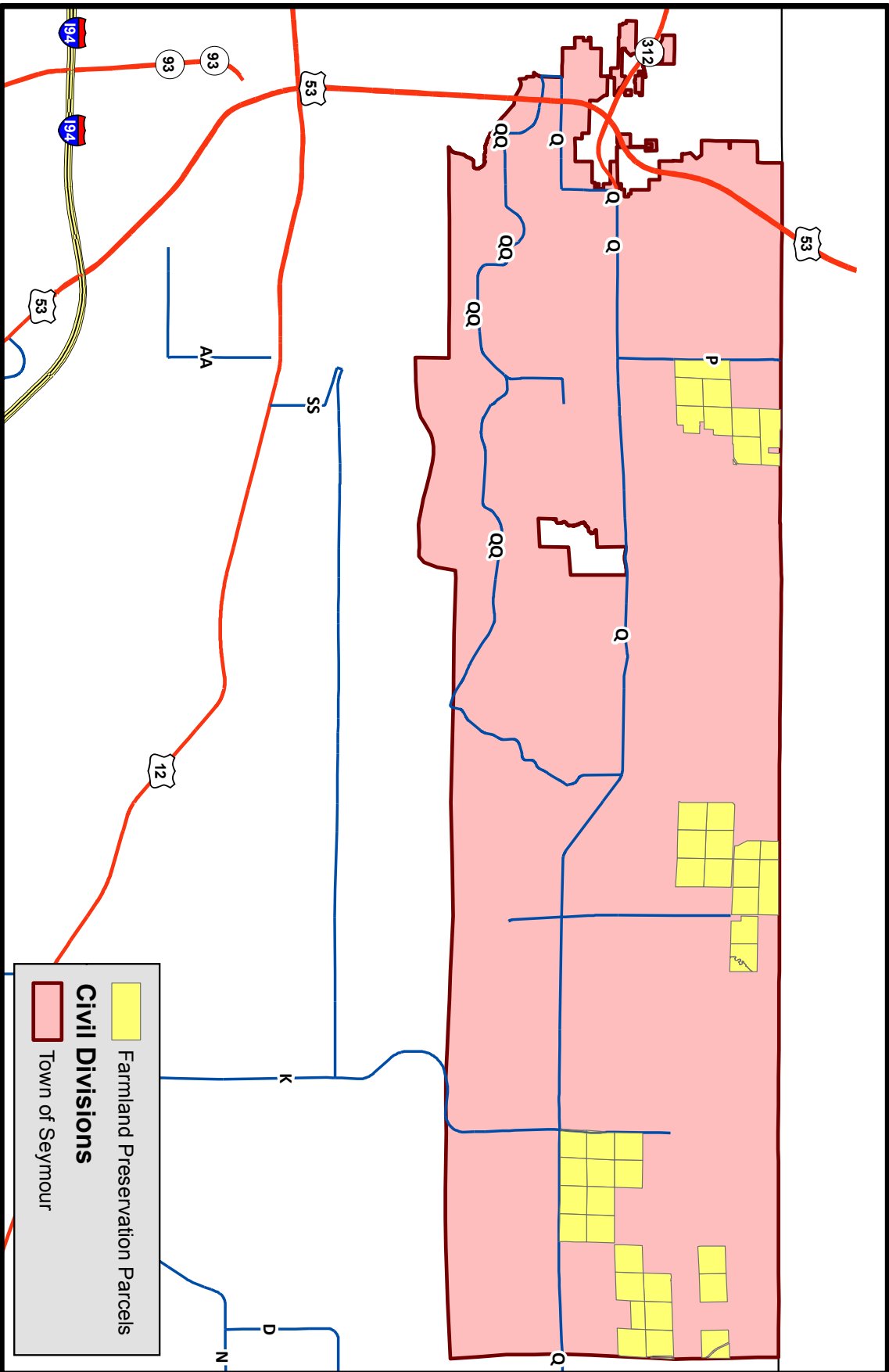


APPENDIX III SEYMOUR FARMLAND PRESERVATION MAP 2018



Eau Claire County
Land Conservation Division
Planning and Development
721 Oxford Ave
Eau Claire, WI 54703
Phone: (715) 839-6226
Fax: (715) 831-5802
www.co.eau-claire.wi.us

Farmland Preservation Program
in the Town of Seymour
2018 Participants: 10
2018 Acres: 1683.24



APPENDIX IV PROPOSED FUTURE LAND USE CHANGE TO FUTURE LAND USE MAP

Town of Seymour

Future Land Use: Proposed Changes 2019

