

TOWN OF SIOUX CREEK COMPREHENSIVE PLAN 2005-2030



October 28, 2005

TOWN OF SIOUX CREEK COMPREHENSIVE PLAN 2005-2030

TOWN OF SIOUX CREEK VISION STATEMENT

We, the residents, envision that in 2030, the Town of Sioux Creek will continue to offer the many positive, rural qualities and characteristics which are offered to residents today.

Prime croplands will be preserved for future generations of family-owned farms. Open space, woodlands, shorelands, and other natural resources will provide wildlife habitat and be available for the enjoyment and economic benefit of residents. Clean water, dark skies at night, well-maintained roadways, and wooded hillsides will continue to contribute to the aesthetic beauty of the Town.

Affordable, single-family housing will be available within the Town, carefully sited to preserve and minimize conflicts with other natural and agricultural uses. Agricultural operations and in-home, cottage businesses will constitute the primary commercial activities, with many residents continuing to commute to other neighboring communities for employment.

This vision will be achieved through community input and well-considered local land-use controls which are balanced with a respect for the individual property rights of residents.

Prepared by:

Town of Sioux Creek Plan Commission

with technical assistance from:

Short Elliott Hendrickson Inc.

West Central Wisconsin Regional Planning Commission

with financial assistance from:

Wisconsin Department of Administration

2005 - 1

RESOLUTION RECOMMENDING TOWN BOARD ADOPTION OF
THE TOWN OF SIOUX CREEK COMPREHENSIVE PLAN

WHEREAS, the Town of Sioux Creek has determined the need and propriety for a comprehensive plan with the general purpose of guiding, directing and accomplishing a coordinated, adjusted and harmonious development of the Town, which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the Town of Sioux Creek Plan Commission has prepared the *Town of Sioux Creek Comprehensive Plan 2005-2030* pursuant to § 66.1001 and § 62.23, Wisconsin Statutes, which contains plan documents, maps and other materials in the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes and is dated October 28, 2005; and

WHEREAS, the Town of Sioux Creek has participated in a multi-jurisdictional planning process during which the *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report*, dated May 2005, was prepared, which contains statistics, demographic data and other information for the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes; and

WHEREAS, the Town of Sioux Creek Plan Commission pursuant to § 66.1001 (4) (b), Wisconsin Statutes may recommend governing body adoption of the comprehensive plan by adoption of a resolution to that effect by a majority of the entire Plan Commission.

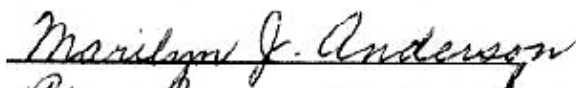
NOW THEREFORE BE IT RESOLVED, the Town of Sioux Creek Plan Commission officially recommends adoption of the *Town of Sioux Creek Comprehensive Plan 2005-2030*, dated October 28, 2005, and the *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report*, dated May 2005, by the Town of Sioux Creek Town Board.

Adopted this 28th day of October, 2005 by the Plan Commission of the Town of Sioux Creek.

Approved:


Plan Commission Chairman

Attest:


Plan Commission Secretary

Ordinance No. 2005-2

**AN ORDINANCE TO ADOPT THE
TOWN OF SIOUX CREEK COMPREHENSIVE PLAN**

The town board of the Town of Sioux Creek, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and 62.23(3) of the Wisconsin Statutes, the Town of Sioux Creek is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Sioux Creek, Wisconsin has adopted ~~written procedures designed to foster public participation in every state of the preparation~~ of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Town of Sioux Creek by a majority vote of the entire Plan Commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of a comprehensive plan consisting of the documents entitled "TOWN OF SIOUX CREEK COMPREHENSIVE PLAN 2005-2030" dated October 28, 2005 and "BARRON AREA MULTI-JURISDICTIONAL COMPREHENSIVE PLAN EXISTING CONDITIONS REPORT" dated May 2005 together containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Sioux Creek, Wisconsin, does, by the enactment of this ordinance, formally adopt the documents entitled "TOWN OF SIOUX CREEK COMPREHENSIVE PLAN 2005-2030" and "BARRON AREA MULTI-JURISDICTIONAL COMPREHENSIVE PLAN EXISTING CONDITIONS REPORT", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and posting as required by law.

ADOPTED this 8 day of Nov, 2005.

Posted: Nov 9 (date) 2005

Approved:

Attest: Kathleen L. Martin
Town Clerk


Town Board Chairman


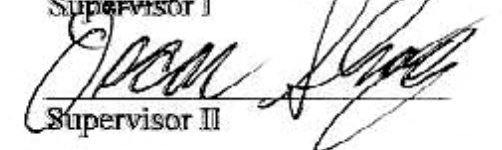

Supervisor I

Supervisor II

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EXECUTIVE SUMMARY

This comprehensive plan was developed as part of a multi-jurisdictional planning effort of 18 Barron County communities which successfully procured State grant funding for its development. The Town of Sioux Creek Comprehensive Plan, together with the related *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report*, meets the requirements of the State of Wisconsin Comprehensive Planning Law (1999 Wisconsin Act 9). The *Existing Conditions Report* provides a demographic and programmatic overview for the Barron area, while the *Comprehensive Plan*, is the policy document focused on the Town of Sioux Creek. This Executive Summary focuses on the *Comprehensive Plan*.

Between July 2004 and September 2005, the Town of Sioux Creek Plan Commission held eight working meetings facilitated by West Central Wisconsin Regional Planning Commission to develop the plan recommendations. In addition, in August 2005, a special intergovernmental meeting was held with other area communities which resulted in additional recommended policies. All meetings were open to the public and the Town made extra efforts to encourage public participation during the planning process through the use of postcards to all residents for key meetings and by distribution of a survey in early 2005.

The result of these meetings and other resident input are well-reasoned plan goals, objectives, and policy recommendations carefully crafted by the Plan Commission for the community through a consensus-building process. The Plan is organized by the nine required planning elements, each section guided by the general vision valued by community members—preservation of rural character, protection of natural features, flexibility in application, and respect of private property rights.

During the planning process, substantial focus was spent on the policy recommendations of the Land-Use Element. Changes to the Town ordinances were recommended to protect the community from the environmental and fiscal impacts of intensive land uses. A land division ordinance was recommended to promote the preservation of the town's rural character and help prevent land-use conflicts by encouraging the use of conservation design techniques during the site planning of subdivisions. In conjunction, a maximum density standard would be established whereby a maximum number of lots per acreage would be allowed, permitting a substantial reduction in the current minimum lot size requirement. Through the use of residential density transfer, developers would have incentive to apply the maximum density standard to larger areas within the Town allowing development to occur in a smaller, more efficiently designed area while maintaining larger, often contiguous areas of agricultural lands, forests, and open space.

However, adoption of this Plan is only a beginning. As described in the Implementation Section, many Plan policies require additional action, such as the development and adoption of related ordinances, each with additional public hearings. The policy recommendations within this Plan are often generalized so additional time could be spent by the community on specific issues and definitions during ordinance development. As such, the *Town of Sioux Creek Comprehensive Plan* provides a general direction and vision for the future of the community for planning and decision-making. But the Plan recommendations should be applied flexibly and amended as needed to account for specific or changing conditions.

1. INTRODUCTION

1.1 Planning Authority and Scope

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

Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government's comprehensive plan. According to Wisconsin Statutes, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development.

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

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

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

In addition, 1999 Wisconsin Act 9 made available comprehensive planning grants to local governments to assist in the preparation of these plans. The smart growth grants for comprehensive planning efforts encourage local governments to address multi-jurisdictional issues and promote smart growth policies which encourage efficient development patterns and minimizes local government and utility costs.

The *Town of Sioux Creek Comprehensive Plan*, when combined with the *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report*, includes all nine elements and meets the requirements of 1999 Wisconsin Act 9.

1.2 The Barron Area Multi-Jurisdictional Planning Effort

Barron County consists of four cities, seven villages, and 25 towns. The multi-jurisdiction comprehensive planning project, which includes the following eighteen (18) Barron County communities, represents a grass-roots effort by local government officials to coordinate local planning efforts and to address cross-jurisdictional issues and concerns:

City of Barron	City of Cumberland
City of Chetek	Village of Turtle Lake
Village of Almena	Town of Almena
Town of Chetek	Town of Dovre
Town of Stanley	Town of Prairie Lake
Town of Sioux Creek	Town of Sumner
Town of Maple Plain	Town of Stanfold
Town of Crystal Lake	Town of Barron
Town of Bear Lake	Town of Doyle

The City of Barron served as the lead community in a process to generate interest among nineteen (19) Barron County municipalities, including the three cities, two villages and fourteen townships to participate in a multi-jurisdiction comprehensive planning project. In the summer of 2002, Barron County explored the option of proceeding with a county-wide planning process. At that time, the Board decided to wait and not proceed.

A number of communities desired to move forward, not wanting to wait until the County made (or did not make) a decision to go forward. A series of meetings was organized by the City of Barron, in conjunction with the Cities of Chetek and Cumberland, for all Barron County jurisdictions. The government entities, including the County, were invited to discuss and explore interest in joining to apply for a planning grant. The meetings included discussions of statutory requirements and planning-related issues impacting the communities of Barron County. About sixty people attended the meetings, including representatives of nearly all Barron County jurisdictions. Key multi-jurisdiction and cross-jurisdiction issues mentioned include the significant land-use impacts associated with the Highway 8 Improvement Project and general growth pressures, including demand for residential development on recreational lakes and growth related to both the Twin Cities area and the Eau Claire/Chippewa Falls area. At the conclusion of these meetings, a consensus of those present agreed that enough interest existed to pursue a 2003 Multi-Jurisdiction Comprehensive Planning Grant.

During the months of September and October, 2002, the City of Barron, with the assistance of its Planning and Design Consultant (SEH), encouraged all Barron County jurisdictions to approve the required resolution to authorize participation in a multi-jurisdiction comprehensive planning project. Originally, nineteen municipalities agreed to participate in the planning project. Barron County has not decided to join the planning project (although in 2001 they completed a County land-use plan). Barron County officials have expressed support for the project and a willingness to provide input and assistance to ensure that the resulting comprehensive plans are consistent with County planning priorities.

In 2003, a comprehensive planning grant was awarded by the Wisconsin Department of Administration to eighteen communities. One community, not being contiguous to any of the other applicant communities, was not awarded the grant. The multi-jurisdictional planning process began with a kick-off meeting in November 2003 led by Short Elliot Hendrickson (SEH) and West Central Wisconsin Regional Planning Commission, the consultant team for the project.

Since the whole of Barron County is not participating in this planning effort, a unique approach was used where existing conditions for the majority of plan elements (e.g., transportation, land-use, housing, natural resources, economic) are presented and analyzed for the entire County. This approach provided valuable insight into county-wide trends and how trends may differ among the different communities. The draft *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report* was presented to the participating communities and general public on June 9 and June 16, 2004.

Then, in consideration of these existing conditions, each participating municipality developed its individual comprehensive plan which is a policy-oriented document focusing on issues, goals, and action plans specific to each community.

In short, each community participating in the Barron Area comprehensive planning effort will receive the *Existing Conditions Report* that contains background information for all of Barron County and an individual community plan document containing supplementary background information, and goals, objectives, policies, programs and maps specific to that community. The comprehensive plan for each community will then in total equal the *Existing Conditions Report* and community plan document. This document, the *Town of Sioux Creek Comprehensive Plan*, represents the plan policy document for the Town.

Following public hearings and local plan adoption, the *Existing Conditions Report* and the individual community plans were reviewed for consistency with the State Comprehensive Planning Law; and the Comprehensive Planning Grant Program Closeout Form was completed. The Wisconsin Department of Administration then certified that all requirements of the grant program had been met. A copy of the Department of Administration certification letter is included at the beginning of this document.

1.3 The Town of Sioux Creek Planning Process

Though a preliminary meeting with the Town of Sioux Creek to discuss the planning effort took place on April 1, 2004, the planning process did not begin to focus on the Town in earnest until after the presentations of the draft *Existing Conditions Report* in June 2004. Each of the subsequent planning meetings for the Town of Sioux Creek is summarized below:

July 8, 2004

Meeting #1: Existing Conditions and Issues

The planning process for the Town of Sioux Creek was finalized with the Plan Commission. The Existing Conditions Transition Report for the Town is reviewed and discussed. Key issues for the planning endeavor are identified and prioritized.

- August 19, 2004** **Meeting #2: Visioning**
Planning process, existing conditions, and prioritized issues were briefly reviewed. Based on the issues, applicable regulations and trends were discussed. A visioning exercise was completed.
- Sept. 21, 2004** **Meeting #3: Land-Use**
Planning process, existing conditions, and prioritized issues were briefly reviewed. A draft vision statement, land-use goal, and land-use objectives were discussed. Alternative land-use tools were reviewed and discussed. A land-use policy questionnaire was completed by those in attendance.
- March 3, 2005** **Meeting #4: Other Elements**
Issues were discussed and goals, objectives, and policies were developed for the following elements: transportation; utilities & community facilities; housing; agricultural, natural, & cultural resources; and economic development.
- April 7, 2005** **Meeting #5: Revisiting Land-Use**
At the request of the Plan Commission, additional time was spent on developing land-use policies. This meeting further reviewed land-use issues and alternatives, providing further guidance on land-use policies for the Town.
- May 5, 2005** **Meeting #6: Revisiting Land-Use**
Land-use policies for the Town were further discussed and defined as the Plan Commission and residents strived towards consensus.
- August 18, 2005** **Intergovernmental Meeting**
Members of the Plan Commission met with officials from the City of Chetek and other area communities to discuss intergovernmental issues and opportunities.
- September 1, 2005** **Meeting #7: Intergovernmental, Implementation, & Finalization**
Discussed intergovernmental issues, developed action plan, and made final changes to the draft plan. Public hearing process discussed and scheduled.
- October 27, 2005** **Public Hearing**
Town residents were provided an opportunity to make comments and ask questions on the draft Plan following a brief presentation on the planning process and Plan scope.
- October 28, 2005** **Plan Commission Resolution**
On October 28, 2005, the Town of Sioux Creek Plan Commission adopted a resolution recommending to the Town Board the adoption of the *Town of Sioux Creek Comprehensive Plan 2005-2030*. A copy of this resolution

and the subsequent adopting ordinance approved by the Town Board is attached at the beginning of this document.

The Town of Sioux Creek planning process offered ample opportunities for public participation and followed the public participation resolution adopted on December 9, 2004, which approved the *Public Participation Procedures for Barron Area Comprehensive Planning* (see Appendix I). All meetings were open to the public, properly noticed, and met the requirements of the Wisconsin Open Meeting's Law.

To promote resident participation in the process, postcards were sent to every household in the Town inviting local residents to participate in the visioning meeting on August 19, 2004, all the land-use meetings, and prior to the public hearing on October 27, 2005. With tax mailings in early 2005, the Town Board also distributed a development questionnaire to all taxpayers; the results of this mailing are summarized in the land-use section later in this document.

2. ISSUES AND OPPORTUNITIES

2.1 Existing Conditions Transition Report

The *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report* provides a compilation of background information for the elements of the Comprehensive Plan. While that report identifies significant information and trends, it often does so in the broad context of greater Barron County and does not always identify trends specific to individual communities. Hence, the introduction of the individual community's comprehensive plan requires a transition be made from the *Existing Conditions Report* with a brief synopsis of the trends discovered therein specific to the community. The reader can review the *Existing Conditions Report* if desiring a more detailed look into the community than is provided by the identified trends below.

Demographic Profile: Issues and Opportunities – Existing Conditions

- Over the last 40 years, the population of the Town of Sioux Creek has fluctuated, losing 119 people between 1960 and 1970, gaining 80 from 1970 to 1980, only losing 8 people over the next decade, and growing by 54 people between 1990 and 2000. This trend was common for many towns in Barron County. Overall, the Town of Sioux Creek increased in population by only 7 persons between 1960 and 2000.
- Wisconsin Department of Administration (DOA) 2003 population estimates for the Town of Sioux Creek of 713 people (24 more than the 2000 Census) show the population of the Town of Sioux Creek is likely to continue to grow at a faster pace than in prior years.
- Indeed, the Wisconsin Department of Administration population projections predict the Town will grow to 821 people by the year 2030 from its 2000 population of 689.
- The Town of Sioux Creek is experiencing an aging population with the median age in 1990 of 30.5 increasing to 32.1 in 2000.
- Between 1990 and 2000, the Town of Sioux Creek saw a large increase in males 15 to 20 years of age, significant increases in the number of males 40 to 44 and 60 to 64 years old, and dramatic increases (300-400%) in males over 80 years of age. This could mean one large group of males are ready to enter the workforce or college while another group is approaching retirement age, while life expectancy is increasing.
- The number females aged between 20 and 24 years of age increased faster than any other female age group and those between 45 and 59, and 75 and 79 years of age increased significantly as well. It is also likely that a large number of women will be approaching retirement over the next decades.
- Town of Sioux Creek residents saw dramatic improvements in educational attainment with 85.7 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 71.8 percent in 1990.
- By 2000, almost half of Sioux Creek residents over 25 years of age had at least some post-secondary education compared to just over one-quarter in 1990.

Housing – Existing Conditions

- While the Town’s population declined 1.2 percent and increased 8.5 percent between 1980 and 1990, and 1990 and 2000, respectively, its housing stock grew 0.4 and 8.4 percent, respectively.
- In 2000, 42 percent of the Town of Sioux Creek’s housing stock was at least 60 years old, while one in four housing units was 20 years old or less and 10 percent were 10 years old or less.

<i>HOUSING CHARACTERISTICS • 1980 to 2000</i>			
<i>Town of Sioux Creek</i>			
Year	1980	1990	2000
Total Housing Units	224	225	244
Total Seasonal	2	23	12
Total Vacant	23	20	7
Total Occupied Units	199	202	225
Owner Occupied Units	161	159	193
Renter Occupied Units	38	43	32
Single Family Units	170	196	226
Multi-Family Units	37	1	0
Mobile Homes	15	28	20

Source: U.S. Census.

<i>HOUSING VALUE OF SPECIFIED OWNER OCCUPIED UNITS • 2000</i>									
<i>Town of Sioux Creek, Number of Housing Units</i>									
Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 or more	Town Median Value	County Median Value	State Median Value
7	33	5	2	2	0	0	\$78,300	\$78,000	\$113,400

Source: U.S. Census. Note: value of all units not reported.

<i>CONTRACT RENT (RENTER OCCUPIED UNITS) • 2000</i>					
<i>Town of Sioux Creek, Number of Housing Units</i>					
Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 or more
0	0	3	3	0	0

Source: U.S. Census. Note: rent for all units not reported.

<i>OWNER OCCUPIED HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999</i>							
<i>Town of Sioux Creek Housing Units, Monthly Housing Costs as a Percentage of Household Income</i>							
Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	Town % not affordable	County % not affordable
19	10	4	2	6	8	28.6%	16%

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

<i>RENTER OCCUPIED HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999</i>							
<i>Town of Sioux Creek Housing Units, Monthly Housing Costs as a Percentage of Household Income</i>							
Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	Town % not affordable	County % not affordable
3	0	3	0	0	0	0	35%

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

Transportation – Existing Conditions

- The major transportation function in the Town is maintaining the local road system with the PASER system for Town road pavement management.
- Three County highways also transverse the Town of Sioux Creek—CTH “A”, CTH “T”, and CTH “U”.
- No state or federal highways, railroads, or other major transportation routes transverse the Town, though an interchange on USH 53 is located just outside the Town to the northeast.

Utilities and Community Facilities – Existing Conditions

- Buildings and homes are served through private wells and on-site septic systems.
- The Town Hall and associated maintenance structures are the only community facilities located within the Town of Sioux Creek.
- The Town of Sioux Creek mostly lies within the Chetek School District, except for portions of the western edge of the Town which lie in the Barron Area School District. Ambulance services are provided by Chetek, while the community falls within the Dallas/Sioux Creek, Chetek, and Sand Creek Fire Districts.



Agricultural, Natural and Cultural Resources – Existing Conditions

- Agricultural assessed acreage in the Town of Sioux Creek declined by 27.5% (or 4,441 acres) between 1990 and 2003. This is fairly consistent with the 32.9% County-wide decline in agricultural acres for the same time period.
- The Town of Sioux Creek has considerable soils which can be classified as prime farmlands, especially in a band running from northwest to southeast corners of the Town.
- The majority of the Town of Sioux Creek falls within the Pine Creek & Red Cedar River Watershed. The majority of streams in this watershed are degraded by polluted runoff.
- The northeast portion of the Town falls within the Lake Chetek Watershed and a small portion of the north-central part of the Town falls within the Yellow River Watershed.
- The Red Cedar and Chetek Rivers and Upper Pine Creek are prominent water features which bisect the Town. The floodplains and lands nearby these rivers offer soils with probably potential use for sand and/or gravel extraction. There are also considerable wetlands located adjacent to these water bodies and adjacent to Mud Lake.
- There are pockets of steep slopes in the Town of Sioux Creek which are largely forested.

- There are no State Natural Areas or public recreational lands in the Town, with the exception of a small park and boat landings on the Red Cedar River.
- There are no listed or inventoried historic sites or buildings in the Town of Sioux Creek.
- The Town of Sioux Creek is currently unzoned, though minimum lot sizes are regulated by the Town. Barron County's Subdivision Regulations, Shoreland Regulations, and Floodplain Ordinance do apply.

Economic Development – Existing Conditions

- While the Town of Sioux Creek's population grew by 8.5% between 1990 and 2000, its work force of people 16 years and older increased by 15.6%. And the percentage of persons 16 years and older who were employed increased from 67.7% to 79.3% between 1990 and 2000.
- Between 1990 and 2000, there were substantial increases in the number of Sioux Creek residents employed in manufacturing and educational, health, social, and other services sectors.
- There was a 16.6% decrease in agriculture sector employment between 1990 and 2000; and for the first time in recent history, the majority of employed Town residents were not employed in farming and forestry.
- In 2000, the majority of working Town residents were employed in a professional trade (33.1%), followed by machine operators, assemblers, and inspectors (21.3%).
- In 2000, 22% of Town of Sioux Creek workers were employed in the Town of Sioux Creek, 21.5% in the City of Chetek, 12.6% in the City of Rice Lake, and 11.8% in the City of Barron.
- The median household income in the Town of Sioux Creek increased by 98.2 percent to \$47,083 between 1990 and 2000 while increasing 65.2 and 47.1 percent in Barron County and the State of Wisconsin, respectively.

Land-Use – Existing Conditions

- The Town of Sioux Creek has 56% of its land assessed as agricultural and 28% assessed as forested. The Town experienced a 51% increase in improved residential parcels since 1990.

LAND-USE ACREAGE AND VALUE PER ACRE • 2003

Town of Sioux Creek

	Agricultural	Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
Acres	11,716	5,955	1,973	664	359	0	262	20,929
Value per Acre	\$122	\$856	\$357	\$2,440	\$808	\$0	n.a.	n.a.

2.2 Previous or Related Planning & Regulatory Efforts

Town of Sioux Creek Plans and Regulations

This is the first comprehensive planning effort which focuses on the Town of the Sioux Creek. In December 2002, after considerable deliberation and public meetings, the Town adopted a Building Ordinance, Junk Ordinance, Driveway Ordinance, and Appeal Ordinance which provided some local land-use control. With recent enforcement of the Junk Ordinance, there has been some public debate over this regulation. The Building Ordinance includes a minimum 17-acre lot size requirement for new subdivisions in the Town, which is largely thought of as being a temporary measure to control development until this planning process is complete and a longer-term vision decided upon. There is a general consensus among local officials that the minimum lot size requirement should be revisited as part of this planning process and will likely be changed. The Town of Sioux Creek is currently unzoned.

Applicable Barron County Plans and Regulations

The Town has been encompassed within previous Barron County planning efforts, such as the *2001 Barron County Land-Use Plan* which included the following recommendations for the Town of Sioux Creek:

- maintain agriculture as the predominate land use in the Town
- encourage low-density residential development that is compatible with agriculture
- protect the Red Cedar River corridor from incompatible development

The Town of Sioux Creek also adheres to the Barron County Sanitary Code, Shoreland Ordinance, Floodplain Ordinance, Manure Storage Ordinance, and Land Division Ordinance. Natural resources in the Town of Sioux Creek also fall within the scope of the recently adopted *Barron County Land and Resource Management Plan* administered by the Barron County Soil & Water Conservation Department.

Other Applicable Plans & Regulations

The *Critical Issues Report* reviews a number of additional plans, programs, and regulations which are related to this planning effort. Three neighboring jurisdictions—Town of Dovre, Town of Chetek, and Town of Prairie Lake—are also participating in this comprehensive planning process, as is the City of Chetek to the northeast. The issues and recommendations from these other plans should be considered as the Town of Sioux Creek develops its own Plan and key issues and opportunities highlighted in the intergovernmental cooperation element later in this document.

2.3 Key Issues

At the July 8, 2004, Town of Sioux Creek Plan Commission meeting, those in attendance identified, discussed, and prioritized those key issues which should be included as part of the planning process. This process did not preclude discussion of additional issues at future planning meetings.

After reviewing the existing conditions transition report for the Town of Sioux Creek, a nominal group process was used to obtain input from all attendees to develop a list of issues to be addressed during the planning effort. Each attendee was then asked to rank their top ten issues (e.g., the highest priority issue received 10 points). As a result of this prioritization, there were five top priorities which were closely grouped in point total and scored considerably higher than the other issues. There are also numerous relationships between many of the priorities which will need to be considered and balanced during the planning process.

These issues were prioritized as follows:

- | | |
|----------------------------|---|
| #1 (60 points) | Loss of farmland/farmland preservation. |
| #2 tied (53 points) | Land-use compatibility and conflicts.
This includes right-to-farm laws which often conflict with growing residential trends, in particular the State tax system which encourages the sale of non-developed, non-farm land since it is taxed at a higher rate. |
| #2 tied (53 points) | Protect groundwater quality and well water.
Of special interest was: (1) the relationship between private septic systems, soil types, and development density, and (2) the risk that nitrates pose to well water |
| #4 (52 points) | Respect and balance local controls with private property rights to allow market to determine development. |
| #5 (47 points) | Protection of open space, woodlands, etc. |
| #6 (27 points) | Large factory farms or large manure storage facilities. |
| #7 (26 points) | Is multi-family housing needed? If so, how much, what type, and where should it be located? |
| #8 (19 points) | Should the Town of Sioux Creek pursue zoning? If so, where should the control be (local zoning v. county zoning)?
Initial general consensus was to maintain local control. |

- #9 (17 points) Development near Highway 53 & County Highway “I”**
What type of development is appropriate near this interchange, how will it impact the Town of Sioux Creek, and how should the Town work with adjacent municipalities on development in this area?
- #10 (16 points) Protection of natural resources**
Related to many of the previous issues, especially groundwater quality, this issue focuses more on the protection of other natural resources such as shoreland, floodplain, wetlands, flora, fauna, and other natural habitats and ecosystems.
- #11 tied (13 points) Planning for industrial and commercial development.**
What types of industrial or commercial development are appropriate and where should they be located?
- #11 tied (13 points) Planning for parks and recreation.**
Are existing parks and recreational opportunities adequate for community members or should additional property be set aside or developed for such uses?
- #13 (12 points) Expansion of Chetek wastewater services.**
Is there a need, opportunity, or plan to expand Chetek wastewater services to northeast portions of the Town? Related to #7, #9, and #11a above.
- #14 (11 points) Community members need to understand local land-use impacts of State of Wisconsin tax law and other State policies.**
- #15 (9 points) Expectations and costs related to roads.**
What are expectations of community members for road maintenance and upkeep, and how is this balanced against costs? What should be the policies and standards related to long driveways and the transfer of rights-of-way for new subdivisions.
- #16 (5 points) Noise and light pollution.**
- #16 (5 points) Development and protection of steep slopes.**
Given the vulnerability of steep slopes to erosion and related problems with stormwater run-off, should additional protections for road-building, clearing, and logging be considered for such areas?

2.4 Vision Statement

A vision statement defines the future that a community wants, but does not define how it gets there. Visioning helps build consensus, can emphasize community assets, identifies any desirable change, and provides direction and context for the planning goals and policies later in the process.

Visioning

The process by which a community defines the future it wants.

At the August 19, 2004 meeting, a visioning session was conducted to develop a vision statement for the Town of Sioux Creek in 2030. Based in part on the key issues list, a visioning questionnaire was developed which consisted of eight open-ended questions regarding qualities, characteristics, and land use in the Town. After a review of existing conditions report highlights and other local land-use trends, attendees were formed into four groups to discuss and complete the visioning questionnaire. At the close of the meeting, the responses from each group were reviewed and discussed as a whole to further gain community consensus.

The following were some groups of qualities or characteristics which community members wished to preserve or promote:

- farms, croplands, and quiet, rural nature of the community
- open space, woodlands, hills/valleys, wildlife, natural and scenic beauty
- water quality, shorelands, Red Cedar River
- low density, single-family housing
- cottage industry and in-home businesses
- individual property rights

The following were some groups of qualities, characteristics, or trends which were of concern:

- telecommunication towers (cellular phone towers)
- State tax system which promotes the sale of forest lands
- heavy industry and large, multi-family housing developments
- litter, junk, and pollution of ground and surface waters
- sprawling residential growth (does 17-acre minimum lot size requirement encourage it?)
- land-use conflicts
- balancing local controls with individual property rights

The above responses were not only important for creating the vision statement, but provided valuable direction for establishing Plan goals, objectives, and policies later in the Plan. Overall, there was a consensus that community members liked the qualities and characteristics of the Town of Sioux Creek as it exists today and wished to maintain and preserve these qualities and characteristics for future generations.

Based on the visioning exercise, the following vision statement for the Town of Sioux Creek was developed, and then discussed at the September 20, 2004 Plan Commission meeting:

Town of Sioux Creek Vision Statement

We, the residents, envision that in 2030, the Town of Sioux Creek will continue to offer the many positive, rural qualities and characteristics which are offered to residents today.

Prime croplands will be preserved for future generations of family-owned farms. Open space, woodlands, shorelands, and other natural resources will provide wildlife habitat and be available for the enjoyment and economic benefit of residents. Clean water, dark skies at night, well-maintained roadways, and wooded hillsides will continue to contribute to the aesthetic beauty of the Town.

Affordable, single-family housing will be available within the Town, carefully sited to preserve and minimize conflicts with other natural and agricultural uses. Agricultural operations and in-home, cottage businesses will constitute the primary commercial activities, with many residents continuing to commute to other neighboring communities for employment.

This vision will be achieved through community input and well-considered local land-use controls which are balanced with a respect for the individual property rights of residents.



3. HOUSING

Housing costs are the single largest expenditure for most Wisconsin residents. Affordability is just one reason a community may plan for housing however. A variety of local housing issues and demands can be addressed through planning, such as type (e.g., single-family, rental, manufactured), condition (e.g., age, aesthetics, rehabilitation), and safety (e.g., codes, disaster preparedness, accessibility). Housing policies should meet the needs of persons of all income levels, age groups, and other special needs. This element identifies the housing goal, objectives and policies for the Town of Sioux Creek.

3.1 Housing Goal and Objectives

Housing Goal

Encourage a range of affordable, quality housing opportunities consistent with the rural nature of the community.

Objectives:

- 1) Encourage clustered residential development which helps preserve open space.
- 2) Preserve rural character by utilizing existing transportation routes and encouraging the protection of natural features.
- 3) Encourage safe, accessible, quality housing development and housing stock, while maintaining affordability.

3.2 Housing Policies

- 1) Encourage larger subdivision developments in areas closest to existing roadways to minimize the construction of new roads.
- 2) Through careful site plan review, encourage landowners to consider alternatives to clearing large areas of forest at the very tops of hills for housing development in order to preserve the rural nature of the community.
- 3) Structures with more than two housing units should be connected to a municipal wastewater system.
- 4) Continue to enforce applicable State and local building regulations to encourage safe, quality housing development.
- 5) Provide residents with opportunities to increase knowledge of existing Barron County home ownership and rehabilitation programs to help address housing affordability.
- 6) Implement those policies related to new housing development as noted under the Land-Use Element and the Agricultural, Natural, and Cultural Resources Element of this Plan.

4. *TRANSPORTATION*

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

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

4.1 Transportation Goal and Objectives

Transportation Goal

Work with the community to plan, develop, and maintain a safe, efficient transportation system which meets the needs of Town residents.



Objectives:

- 1) Coordinate road improvements based on current and future land uses and land-use plans.
- 2) Town roads should serve the needs of the agricultural community in a manner consistent with the rural character of the community.
- 3) Manage the Town's road system in a cost-effective manner, utilizing the existing road network to accommodate future development when possible.

4.2 Transportation Policies

- 1) Continue to use the State of Wisconsin Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.
- 2) Promote shared driveway entrances for clustered development and subdivision development.
- 3) Require developers to pay the costs associated with new roads or streets.

- 4) Identify design and maintenance standards for private roads as part of a subdivision development.
- 5) Work with residents to consider and guide the development and identification of recreational trails in the Town, such as hiking, bicycling, ATV, and snowmobile trails.
- 6) Maintain an ongoing plan for future roadway improvements and road maintenance equipment purchases.
- 7) Continue to communicate with Barron County on enforcement of the County Driveway Ordinance on County roads.

4.3 Comparison with Other Transportation Plans

The related transportation plans discussed in the *Existing Conditions Report* were reviewed and the above transportation goal, objectives, and policies for Town of Sioux Creek were determined to be compatible with these other related transportation plans. The goals and policies of these other plans are not expected to have impacts on the community which require action within the scope of this planning effort.

The Town of Sioux Creek has no State highways but does have parts of three County highways for which the Town will continue to cooperate with Barron County on planning and access controls. Portions of County highways in the Town of Sioux Creek have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling. The Town also contains an established County snowmobile route. These recreational transportation activities are not inconsistent with this Plan, though the Town expresses an interest to participate in the planning and review of any future recreational trails and transportation routes.

5. UTILITIES AND COMMUNITY FACILITIES

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

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

5.1 Review of Existing Facilities

Other than roads, as discussed in the transportation section, community facilities in the Town of Sioux Creek are limited.

No municipal utilities (e.g., sewer, water, stormwater) exist within the Town. The majority of the Town falls within the Chetek School District, except far western portions of the community which are within the Barron Area School District. Emergency services are adequately provided by the Barron County Sheriff's Department, the Dallas-Sioux Creek Fire District, Chetek Fire District, Sand Creek Fire District, and the Chetek Ambulance Service.

The existing Town Hall and associated maintenance buildings represent the only Town-owned community facilities. While the Town Hall is older, it has received some recent refurbishing and continues to meet community needs at this time. Two larger private cemeteries are located in the community in Sections 20 and 21, though some smaller private cemeteries or family burial plots are known to exist. Residents contract directly with private firms for solid waste disposal and have access to the facilities of the Barron County Recycling Program.



On the Red Cedar River, a two-acre public boat landing exists in Section 2. A three-acre public boat landing and wayside lies within Section 22; both are maintained by Barron County. A County snowmobile trail also crosses through the Town.

Utilities and facilities of regional significance (e.g., health care, emergency services, recycling facilities, telecommunications, electric utilities, child care, libraries, parks, and schools) are identified and discussed in the *Barron Area Multi-Jurisdictional Existing Conditions Report*. The Town of Sioux Creek has very little or no control or responsibility regarding the planning

and operation of these facilities. This is also true for stormwater management planning, private wells, and private sanitary sewer systems which are regulated by Barron County and the State of Wisconsin, and not the Town of Sioux Creek.

5.2 Assessment of Future Needs

Other than normal maintenance, no future expansion, rehabilitation, or construction needs regarding Town of Sioux Creek community facilities were identified during the planning meetings. Future needs for those utilities and facilities of regional significance and for privately owned facilities (e.g., cemeteries, solid waste disposal) are assessed and planned for by the providers and are not considered a normal responsibility of the Town.

However, increased maintenance and observation of the two boat landings was noted during meetings since these locations often attract dumping, littering, and partying. Other law enforcement issues were also discussed during the planning process, including the rise in methamphetamine production in the area and recent increases in theft. A need for more resident awareness and involvement on such issues was suggested.

It was also recognized during the planning process that the Town may be approached in the future for the development of a snowmobile and/or ATV route between New Auburn and Dallas. Such a proposal would need to be carefully considered by Town residents prior to approval for use of Town rights-of-way. Additional opportunities for a more regional approach to the linking of recreational trails are discussed in the Intergovernmental Cooperation Element of this plan.

5.3 Utilities and Community Facilities Goal and Objectives

Utilities and Community Facilities Goal

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

Objectives:

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

5.4 Utilities and Community Facilities Policies

- 1) Require developers to pay related Town costs, including dedication, or payment-in-lieu of, for parks or recreational areas if needed.

- 2) Implement a cell tower ordinance which promotes co-location and the use of alternative support structures to minimize visual impact where feasible.
- 3) Continue to work with Barron County to ensure the proper installation of new private septic systems as part of the building permitting process and the continued maintenance of existing systems.



- 4) Encourage Barron County to increase maintenance and observation of the existing park and boat ramps in the Town.
- 5) Work with Barron County to increase resident knowledge of the County recycling and Clean Sweep programs.
- 6) Work with the Village of Dallas and the Town of Dallas to develop a plan for the 40-acre former landfill co-owned by the communities.

6. *AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES*

This element of the *Town of Sioux Creek Comprehensive Plan* presents the goal, objectives, and policies for three resources important to any community—Agricultural, Natural, and Cultural



Resources. For the past century, agriculture has been the primary land-use in the Town of Sioux Creek; and the Town’s vision statement recognizes the importance of preserving the family farm and prime farmlands. Natural resources, such as the Red Cedar River and the wooded hillsides, also add to the rural qualities which local residents promote in their vision. Cultural resources are the important third sub-element which nurtures a “sense of place,” provides an important context for planning, and fosters civic pride.

6.1 **Agricultural, Natural, and Cultural Resources Goal and Objectives**

Agricultural, Natural, and Cultural Resources Goal

Encourage the preservation of community’s productive farmlands, family farms, forest lands, natural resources and cultural assets.

Objectives:

- 1) Encourage farmland preservation and contiguous forest lands.
- 2) Support the continued viability of family-farm operations.
- 3) Work cooperatively to protect natural resources, including both groundwater and surface water quality.
- 4) Support efforts to preserve buildings and sites of historical or cultural significance.

6.2 **Agricultural, Natural, and Cultural Resources Policies**

- 1) Implement those applicable policies in the Land-Use Element of this Plan which will help preserve and protect the Town’s prime farmlands, productive forest lands, wooded hillsides, water quality, and natural resources.
- 2) Adopt a Town “Right-to-Farm” resolution consistent with the State “Right-to-Farm Law” and provide a copy of the resolution with every building permit application to show support for local farmers, while helping reduce nuisance complaints.
- 3) Discourage the construction of a dwelling unit on steep slopes greater than 20% without consideration of alternative sites and an erosion control mitigation plan approved by the Town prior to the start of land clearing and construction.

- 4) Require municipal sanitary sewer for intensive industrial, commercial, or housing (more than 2 units per structure) development based on type of activity, anticipated effluent type, and projected effluent levels.
- 5) Support State tax programs which encourage the preservation of farmland and forest lands, such as farmland tax credits, use value assessment, and other such farmland preservation programs.
- 6) Work with Wisconsin Department of Natural Resources and Barron County Soil and Water Conservation Department to help educate Town residents on methods to protect surface waters, trout streams, and groundwater quality in the Town.
- 7) Continue to communicate with Barron County in the enforcement of the County Land Division Ordinance, Sanitation Ordinance, Floodplain Ordinance, and Shoreland-Wetland Ordinance.
- 8) Require stormwater management plans for proposed industrial uses, commercial uses, and major land divisions of four or more parcels as part of the subdivision review process.
- 9) Cooperate with the Wisconsin Department of Natural Resources, Barron County, and upstream municipalities regarding water quality management of the Red Cedar and Chetek Rivers.
- 10) Adopt standards for site lighting to minimize light pollution.
- 11) Support efforts by local groups and property owners to preserve buildings and sites of historical or cultural significance.
- 12) Adopt policies which provide for community and resident input in decisions regarding the siting of large livestock feedlot operations. Generally discourage such factory farms and feedlot operations as being inconsistent with the Town's vision statement and a potential threat to the surface waters and groundwater of the community.



7. ECONOMIC DEVELOPMENT

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

7.1 Local Economic Development Plans and Programs

The Town of Sioux Creek currently has no local economic development plans and programs, but residents and the community do have access to the myriad of County, regional, and State economic development programs identified in the *Existing Conditions Report*.

7.2 New Businesses or Industry Desired

The types of new businesses or industry desired grows out of the vision statement. Principally, it is envisioned that the community will continue to be primarily agricultural in nature, including forestry practices, with many residents continuing to commute to incorporated areas in the region for employment. Other commercial activities which do occur within the community are envisioned to be in-home, cottage businesses which compliment agricultural and forestry operations. Traditional, family-owned farms are desired instead of higher-impact feedlot operations and factory farms which are viewed more as industrial uses which are considered inconsistent with the community's vision. Overall, other than family-based agriculture, forestry, and cottage industry consistent with the community's rural nature, no new businesses or industry is desired in the Town of Sioux Creek.

7.3 Strengths and Weaknesses

The Town of Sioux Creek lies approximately one mile southwest of Highway 53, a regional transportation arterial, and the City of Chetek, a local center of trade. Both are significant economic strengths, both for businesses which operate in the Town and for residents who commute to surrounding communities. As shown in the *Existing Conditions Report*, the Town also has significant prime farmlands and forest lands, which have historically been the primary economic activities in the Town over the past 150 years.



The scenic and recreational value of the Red Cedar and Chetek Rivers, as well as the wooded hillsides, offer opportunities for tourism-based business. Some areas near these rivers may also hold substantial sand and gravel deposits. Entrepreneurs also have access to a diversity of County, regional, and State economic development assistance programs.

However, the Town has no municipal water or wastewater utilities for more intensive commercial and industrial uses. Due to a preponderance of excessively drained soils and the proximity to the Red Cedar and Chetek Rivers, such intensive uses are deemed inappropriate to the community if on private systems, as well as being inconsistent with the rural character expressed in the community vision. The Town also has no State highways or railroad access. Most Town roads are not built to specifications to allow for year-round heavy traffic often associated with commercial and industrial uses.

7.4 Opportunities for Brownfield Redevelopment

As a rural, unincorporated community, no opportunities for brownfield redevelopment were identified during the planning process. However, the Town expects currently active non-metallic mining sites to be reclaimed to a more natural setting once mining activities cease.

7.5 Designation of Sites

No specific sites or properties have been identified for future commercial or industrial development in the Town of Sioux Creek. It is envisioned that prime farmlands will continue to be farmed and forest management will dominate the wooded hillsides where row crop production would be marginal at best.

Some development pressure may be anticipated along CTH “T”, especially closer to the City of Chetek and the Highway 53 interchange. Some tourism-based recreational activities could also be anticipated along the Chetek and Red Cedar Rivers. While these types of development may be anticipated for the future, they are not necessarily desired.

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

7.6 Economic Development Goal and Objectives

Economic Development Goal

Agriculture, cottage industry, and other businesses compatible with the rural nature of the community will continue to be the primary economic activities within the Town as the majority of residents continue to commute outside the Town for employment.

Objectives:

- 1) Promote the continued success of farming, forestry, and farm-related businesses.
- 2) Support the maintenance and development of in-home, cottage industries which compliment the agrarian community and comply with applicable regulations.

- 3) Discourage larger, “higher impact” commercial and industrial development without access to municipal wastewater services.

7.7 Economic Policies

- 1) Implement the agricultural-related policies in the Agricultural Element which promote agricultural and forestry related practices and industries.
- 2) Allow home occupations and cottage industries which are compatible with the rural character of the community.
- 3) Require “higher impact” commercial and light industrial development to be located on a municipal wastewater system while minimizing impacts on adjacent uses through natural screening, appropriate lighting, and careful site planning. Define “higher impact” based on standards such as: average trips per day, heavy equipment or truck traffic, hours and days of operation, noise, use of chemicals, facility size, impervious surface area, etc.
- 4) Require bonding for potential environmental impacts, impacts to Town roads, and site reclamation for mineral extraction operations, as well as periodic permit renewals.
- 5) Consider proposed commercial and industrial uses on a case-by-case basis by evaluating potential impacts and the compatibility with the community’s rural character.
- 6) Commercial and industrial uses should be financially responsible for potential environmental impacts and impacts to Town roads.



8. INTERGOVERNMENTAL COOPERATION

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

Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies in order to identify potential solutions to mitigate such conflicts. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources to everyone's benefit.

8.1 Growth Trends and Planning Activities in Adjacent Communities

Growth trends for surrounding Barron County communities are described in the *Barron Area Multi-Jurisdictional Comprehensive Plan Existing Conditions Report*. Like the Town of Sioux Creek, adjacent unincorporated towns have also been experiencing population and housing growth and considerable loss of farmlands, though agriculture remains the predominant land use in the area. Residential development pressure has been greatest along shorelines, and the Town of Dovre to the east experienced the greatest percentage of residential growth during the 1990s among all Barron County towns. Changes in the amount of forest lands varied by community, with substantial increases occurring in the Towns of Prairie Farm and Dallas, while a slight decrease occurred in the Town of Dovre to the east. The Town of Prairie Lake, Town of Dovre, City of Chetek, and Town of Sand Creek (Dunn County) are all currently developing comprehensive plans.

8.2 Intergovernmental Plans, Agreements, & Relationships

Outside the multi-jurisdictional aspect of this comprehensive planning process, the number of existing intergovernmental plans, agreements, and relationships including the Town of Sioux Creek are limited. The primary intergovernmental agreements involving the Town of Sioux Creek are for emergency services from the Barron County Sheriff's Department, the Dallas-Sioux Creek Fire District, and the Chetek Ambulance Service. The Town of Sioux Creek has no cooperative boundary agreements as defined under State Statute 66.0307, and there is no regional master plan as defined under State Statute 66.0309. The Town is part of the Chetek and Barron Area School Districts as mapped in the community facilities section of the *Existing Conditions Report*, but has minimal involvement in school district planning and operations.

The Town is encompassed within a number of Barron County plans and ordinances, though Town approval of these documents was not required and ongoing participation is minimal. These plans include, but are not limited to the: *Barron County Land-Use Plan, Land-Use Ordinance, Sanitary Ordinance, Natural Hazards Mitigation Plan, Emergency Operating Plan, Manure Storage Ordinance, Recycling Ordinance, and Land & Water Resource Management*

Plan. General guidance for other specific issues may be acquired from a plethora of other local, regional and State plans regarding natural resource management, farmland preservation, economic development, emergency services, and social programs. Please refer to the *Existing Conditions Report* for more details on many of these plans.

8.3 Potential Issues and Opportunities

During the planning process, the following potential intergovernmental issues and opportunities were identified:

- 1) There is limited resident knowledge of the Barron County recycling and Clean Sweep programs.
- 2) The two Barron County boat landings and waysides in the Town often attract dumping and partying, which results in further noise and litter. Increased maintenance and observation is needed.
- 3) With the Town of Dallas and the Village of Dallas, the Town of Sioux Creek jointly owns a 40-acre former landfill in the Town of Dallas. A long-term plan or use for this property has not been determined. Potential use of the property for hunting has been discussed.
- 4) Surface water quality on the Chetek River and Chetek Chain-of-Lakes, and concerns regarding operation and location of the Chetek wastewater treatment plant.
- 5) Potential provision of municipal wastewater treatment to developing areas of unincorporated jurisdictions.
- 6) Growth and land-use plans of the City of Chetek, as well as use of related extraterritorial powers.
- 7) Development plans around the CTH “I” and USH 53 interchange and the Town’s desire to maintain dark nighttime skies.
- 8) Affordable housing issues and encouraging residential development on smaller lots which may be more suitable for a community wastewater treatment system.



8.4 Intergovernmental Discussions and Input

On August 18, 2005, Town of Sioux Creek Plan Commission members met with Plan Commission members from the City of Chetek, Town of Dovre, and Town of Prairie Lake to discuss intergovernmental issues of mutual concern. The primary issues discussed were:

- expansion of wastewater services and potential establishment of a wastewater district
- surface water quality concerns on area rivers and lakes
- future expansion and annexation by the City

- establishing and linking recreational trail systems
- cooperation in the development of local land-use ordinances

Town Plan Commissioners also expressed the need for the City to enforce lighting standards to minimize light pollution.

8.5 Intergovernmental Goal and Objectives

Intergovernmental Goal

Establish and maintain mutually beneficial relations with neighboring units of government and Barron County.

Objectives:

- 1) Maintain communication with adjacent governmental units to identify and discuss existing or potential conflicts.
- 2) Utilize intergovernmental agreements to realize a financial benefit or cost-savings to the Town.
- 3) Stay informed and participate in intergovernmental discussions to ensure continued opportunities for the Town and its residents.

8.6 Intergovernmental Policies

- 1) Provide a copy of the adopted Town of Sioux Creek Comprehensive Plan to surrounding local governments.
- 2) Maintain membership of the Town Board in the Wisconsin Town's Association.
- 3) Work cooperatively with adjacent municipalities and Barron County when mutually beneficial opportunities for cost-sharing for needed projects arise.
- 4) Work with the Village of Dallas and the Town of Dallas to develop a plan for the 40-acre former landfill co-owned by the communities.
- 5) Encourage Barron County to increase maintenance and observation of the existing park and boat ramps in the Town.
- 6) Work with Barron County to increase resident knowledge of the County recycling and Clean Sweep programs.
- 7) Participate in discussions with the City of Chetek and area towns on the potential expansion of wastewater services to unincorporated areas or the establishment of a sewer district.

- 8) Participate in discussions with area communities to assess surface water quality concerns and identify appropriate remedies if needed.
- 9) Work cooperatively with other area communities to identify routes appropriate for the potential development of linked recreational trails.
- 10) Maintain communication with the City of Chetek on land-use and growth issues, including providing input on the City's use of extraterritorial powers and the future siting of the City wastewater treatment plant.
- 11) Maintain communication with other area unincorporated jurisdictions on the development of land-use regulations and shared land-use concerns.

9. LAND USE

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

9.1 Existing Land Uses and Land Use Trends

Land-use data and trends for the Town of Sioux Creek are discussed in the *Existing Conditions Report* and previously in the Issues and Opportunities section. This includes a discussion of land supply, demand, and prices in the area. The *Existing Conditions Report* also includes a school district map and discusses emergency services areas which are the only service area boundaries for the Town of Sioux Creek; the Town has no public utilities. The agricultural and natural resources sections and maps in the Existing Conditions Report identify and discuss the area's prime farmlands, floodplains, environmental sensitive areas, and engineering constraints. Recent land-use trends by acreage are summarized in the table below:

	1998 parcels	1998 acreage	2003 parcels	2003 acreage	Annual Change <i>parcels</i> <i>acres</i>	Density (avg parcel size)
Agricultural	531	13,157	478	11,716	-10.6 -288	24.5 ac
Forest	319	5,877	348	5,955	5.8 15.6	17.1 ac
Residential	163	397	199	664	7.2 100.2	3.3 ac
Commercial	5	195	13	359	1.6 32.8	27.6 ac
Industrial	0	0	0	0	none	none
Other Public Uses	6	15	6	15	0 0	2.5 ac
Other Private Uses	352	1,784	361	2,235	1.8 90.2	6.2 ac

source: Wisconsin Department of Revenue. 1998 & 2003 Statements of Assessments.

The above clearly shows the loss of farmland in the Town over the past five years, an ongoing concern for residents. While some of this acreage has become residential, forest, and commercial land, it is apparent that the largest percentage is now being taxed as “undeveloped” and falls within the other private uses category above. A substantial portion of this undeveloped land may be associated with new home construction on a larger lot where a small portion of the property is assessed as residential and the remainder is left unfarmed or not actively forested. It should be further noted that a limited number of commercial parcels represent a large proportion of the acreage in that land-use category. For instance, the 157-acre Sioux Creek Golf Course represents 44% of the total commercial property in the Town as of 2003.

During the planning process, the Plan Commission supplemented the above information with additional local data for additional insight into land-use trends. On average, 6.8 building permits per year have been issued over the last five years, which is consistent with the annual increase of 7.2 residential parcels in the same timeframe. Given the Town's current minimum lot size requirement of 17 acres, if these growth rates continued, land in residential lots would increase from 5.4% of the Town today to 19.1% in 2030. For further perspective, 31.8% of the Town would be in residential lots within 50 years if trends continue. And given that many subdivisions could be larger than 17 acres and excluding undevelopable land (e.g., waterways, roads, steep slopes), development as a percentage of available land base could occur at even a faster rate.

During the issues identification, visioning, and land-use meetings with Town officials and residents, there was a strong consensus that the 17-acre minimum lot size requirement should be revisited and alternatives considered. As discussed previously, the 17-acre minimum lot size requirement was primarily a temporary means of controlling development until a consensus could be attained on a long-term land-use policy through this planning process.

9.2 Opportunities for Redevelopment

As a rural, unincorporated community, opportunities for redevelopment are limited; and no specific projects or sites were identified during the planning process. However, the Town expects currently active non-metallic mining sites to be reclaimed to a more natural setting once mining activities cease.

9.3 Land-Use Conflicts

Early in the planning process, issues facing the Town of Sioux Creek were identified, discussed, and prioritized. Land-use compatibility and conflicts ranked second highest on this list, only behind the loss of farmland. Of foremost concern were growing conflicts between farming operations and residential growth. Current tax law with higher rates for non-developed, non-farm land can accelerate growth, thus resulting in conflicts with agricultural practices and State right-to-farm laws. This incompatibility is further increased in the case of factory farms or animal feedlot operations which are not only incompatible with nearby residential uses but are inconsistent with the Town of Sioux Creek vision statement. And not unrelated, other potential conflicts were recognized in cases where unplanned or inappropriate land uses may threaten the natural resources of the Town, including the surface waters, steep hillsides, and the groundwater due to a preponderance of well-drained soils.

9.4 Community Input On Land-Use Policy

The Town of Sioux Creek made great efforts during the planning process to obtain and integrate resident input into their land-use goal, objectives, and policies. Three planning meetings were held during the process to specifically discuss land-use policy (9/21/04, 4/7/05, and 5/5/05). At these meetings, a wide variety of alternative land-use tools and policies were considered. These meetings were well advertised to community members through the mailing of post cards to every household. In addition, land-use issues were frequent topics of discussion at other meetings, such as the issues identification meeting in July 2004 and the visioning meeting in August 2004.

These discussions were further supplemented by a land-use policy questionnaire completed by those in attendance at the 9/21/04 meeting and a development survey distributed to all taxpayers in early 2005. Summary results of the both surveys are included in Appendix II.

Importance guidance into developing the land-use goal, objectives, and policies was gained through this process. Some key land-use issues and opinions were:

- maintaining the rural character and protection of farmlands is important to the community
- protection of the natural resources of the community is important, especially groundwater and surface waters
- commercial and industrial development should be limited based on impacts
- provide opportunities for affordable housing while offering flexibility for families and farms
- allow for carefully planned, clustered development to preserve farmland and open space, but the density and design should maintain the overall community's rural character, protect environmentally sensitive areas, and not degrade groundwater quality from private, on-site wastewater treatment
- consideration of property tax implications of land-use policy is very important
- if possible, supplement existing ordinances and rules, not supplant them
- use incentives to help achieve the vision and land-use goal
- offer flexibility in the policies if the vision and goals of the plan are being met

There was a greater diversity of opinions on how to best address and achieve the above general tenets. While the plan land-use policies provide a general direction, there was not sufficient consensus on some details (e.g., an exact maximum density standard) during the meetings to incorporate such standards into the plan. Instead, additional meetings of the Plan Commission will be required to look at each of these standards much more closely during the development of land-use ordinances following adoption of this comprehensive plan. Numerous residents cautioned that that such rules not be too restrictive. It was generally accepted that the Plan policies should be practical and use a common sense approach to balancing the above issues with the individual property rights of landowners.

9.5 Land-Use Goal and Objectives

Land-Use Goal

Development and growth in the Town of Sioux Creek should occur in a manner which preserves and protects its rural character, prime farmlands, and important natural resources using an approach which recognizes individual property rights.

Objective 1: Preserve and protect large tracts of productive farmlands and forested areas from non-agricultural related development.

Objective 2: Maintain local land-use control which balances regulations and individual property rights with Town interests, vision, and goals.

Objective 3: Development should occur in a manner which is safe, efficient, and minimizes land-use conflicts.

Objective 4: Protect natural resources and maintain the Town’s rural character.

9.6 Land-Use Policies

Currently, a number of key land-use policies already apply to the Town of Sioux Creek. These include the Town of Sioux Creek Building Ordinance and a number of codes administered by Barron County—Sanitary Ordinance, Shoreland-Wetland Ordinance, and Subdivision Ordinance. Some flexibility in the application and enforcement of the land-use policies in this plan may be allowed if the proposed actions are consistent with the overall vision and goals of this plan, while protecting the health, safety, and general welfare of the community. However, these policies should be defined and applied in a consistent and non-arbitrary manner.

It is the intention that the following policies supplement the already existing land-use controls where possible:

- 1) Utilize the existing road network to accommodate most future development.
- 2) Require developers to pay public costs associated with their development.
- 3) Opportunities for citizen participation will be required throughout all stages of land-use planning, ordinance development, development review, and policy implementation.
- 4) Continue to work with Barron County and Wisconsin DNR to limit development in shoreland areas, floodplains, wetlands, and other areas that directly affect water quality.
- 5) Establish standards which limit the development of steep slopes (greater than 20%).
- 6) Establish a wireless telecommunications (cell tower) ordinance which promotes co-locating, minimizes visual impacts, and mitigates potential use conflicts.
- 7) Limit housing development with more than two units per structure to municipal wastewater systems and discourage larger, “higher impact” commercial and industrial development without access to municipal wastewater systems.
- 8) Allow home occupations and cottage industries which are compatible with the Town’s rural character.
- 9) Adopt land-use policies which encourage a range of affordable housing opportunities.
- 10) Establish a maximum density standard for residential development which is consistent with “rural character” as expressed in the vision statement.

- 11) Allow the planned clustering of residential parcels on smaller lot sizes of 2 to 5 acres average to help preserve open space, prime farmlands, environmentally sensitive areas, and productive forests.
- 12) Allow a density bonus for the planned clustering of residential parcels which utilize conservation subdivision design techniques and conservation easements to help preserve open space, prime farmlands, environmentally sensitive areas, and productive forests.
- 13) Allow the use of residential density transfer to focus more development in a smaller area while maintaining larger areas of contiguous open space when conservation design techniques and conservation easements are utilized.
- 14) Major subdivisions must incorporate residential clustering, conservation subdivision design, conservation easements, and minimum setbacks from public roads to help achieve the community's vision. In such cases, the number of access points to public roads may be controlled.
- 15) Provide ongoing training to the Town of Sioux Creek Plan Commission and other interested residents on conservation subdivision design and residential density transfer.
- 16) Allow two homes on a single parcel for immediate family members or for employees of a working farm if applicable building codes and sanitary ordinances are met.
- 17) Allow flexibility during the site planning and site plan review process in order to maximize the preservation of prime farmland and open space, limit the fragmentation of productive forests, protect environmentally sensitive features, and mitigate potential land-use conflicts.

9.7 Land-Use Projections and Future Land-Use Map

In accordance with State planning law, comprehensive plans must include 20-year land-use projections in 5-year increments. Since the Town of Sioux Creek does not utilize zoning to guide development into specific areas, making such projections is challenging.

The land-use projections for the Town of Sioux Creek are based upon population projections from Wisconsin Department of Administration, the current Town average household size of 3.06 persons per occupied unit, and the land-use trends provided in the previous table. The land-use projections are also consistent with the policy recommendations within this Comprehensive Plan.

These land-use projections for the Town of Sioux Creek can be found on the table below:

	2005 parcels/ acreage	2010 parcels/ acreage	2015 parcels/ acreage	2020 parcels/ acreage	2025 parcels/ acreage
Residential	213 895	224 950	233 995	241 1,035	248 1,070
Agricultural	457 11,046	449 10,886	444 10,756	439 10,640	436 10,539
Commercial	16 373	21 450	26 527	31 604	36 681
Industrial	0	0	0	0	0
Projected Population	718	750	778	802	821

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

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

Residential-Use Projections

Over the past five years, 6.8 building permits per year have been issued for new homes and a similar trend is expected to continue. However, given the policies within the plan, it is anticipated that this residential development will occur at a smaller average lot size than the 14 acres per parcel assessed over the past five years. During community meetings, an average lot size of two to five acres for clustered residential development was envisioned, though some larger lot development could still be expected to occur. By incorporating a maximum density requirement, combined with incentives for smaller lot development, the average acreage per residential parcel is expected to decrease.

According to the Wisconsin Department of Administration, projected population growth during the next 25 years is expected to slow within the Town of Sioux Creek. As such, the expected growth in housing units is also projected to slow. Projecting an average lot size for future development, and thus projecting acreage by land use, is even more difficult. Over the last five years, the average lot size of new residential development has grown dramatically to 14 acres. Overall, the average residential lot size of 3.3 acres in the Town is much smaller. It is expected and hoped that the land-use policies recommended in this Plan will reverse the increasing lot size trends of the past five years. For the projections in the table above, a five-acre average lot size was assumed.

However, it is very possible that these population and housing growth rates will be exceeded, especially for the short-term, and the number of building permits per year will more closely resemble recent trends rather than those housing unit projections based on the Wisconsin

Department of Administration population projections. If trends from the past five years continued, and 6.8 building permits were issued by the Town annually, an increase of 34 housing units every five years would be realized. This would result in a total of 136 more homes by 2025. If the five-acre lot size was applied to the 136 homes based on current building permit rates, 680 acres would be converted to residential use by 2025. And if the current 14-acre average lot size trends continued, and were applied to 136 homes, just over 1,900 acres would be converted to residential use. This not only demonstrates the potential variability in these projections, but shows the importance of implementation of the land-use policies within this Plan.

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

Agricultural-Use Projections

For the Town of Sioux Creek, a loss of agricultural land is expected to continue, though it is the community's goal that the rate of decrease be slowed and the loss of prime farmlands be minimized. Currently, agricultural assessed properties are decreasing by 10.6 parcels and 288 acres each year in the Town. If population and housing decreases based on WisDOA projections were realized, the rate of loss of agricultural lands would proportional slow down. This loss could be further slowed by implementation of the Plan policies. On average over the past five years, for every newly assessed residential acre, 2.9 acres of agricultural land was lost. To estimate future agricultural acreage, this ratio was applied to the projections in the previous table.

Commercial-Use Projections

During the past five years, the number of assessed commercial parcels in the Town more than doubled. However, commercial growth is expected to be minimal for the planning horizon, consisting of primarily recreational-based commercial and self-employed residents. Much of this commercial is expected to be cottage industries or in-home businesses. And as less shorelands become available for recreational uses and the prime commercial locations are taken, there is



also a saturation point at which such commercial growth will likely slow without substantial population growth or the provision of municipal wastewater services.

To project future commercial development for the Town, an average of one commercial parcel per year was assumed in the previous table. The 157 acres of the Sioux Creek Golf Course were excluded which reduced the average commercial parcel size to 15.5 acres

Industrial-Use Projections

Currently, no acreage in the Town of Sioux Creek is assessed as an industrial or manufacturing use; and there are no indications that this will change in the future.

Future Land-Use Map

The community does not anticipate utilizing zoning to guide land uses by location. As such, the entire community is considered a general, rural development zone, with the exception of those areas deemed environmentally sensitive. Future development will instead follow the guidance and performance standards provided in this Comprehensive Plan regardless of location within the community. This guidance includes policies which promote the preservation of prime farmlands, open space, productive forests, and natural resources while minimizing use conflicts. Given this approach, identifying the net density of future land uses by specific location is not possible.

However, based on past trends, residential and tourism-based commercial development pressure is expected to be highest along the Chetek and Red Cedar Rivers, with more intensive residential and commercial development pressure occurring near County Highway “I” in areas closer to the City of Chetek.

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

10. IMPLEMENTATION

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

The Comprehensive Plan must also be a "living," dynamic document which considers or allows for change in the community. An evaluation strategy provides a mechanism to measure progress towards achieving all aspects of the Comprehensive Plan and monitors progress in the context of local change. And a process for Plan amendments and updates is described.

10.1 Action Plan

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

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

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

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

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

Information and Participation		
1.1	Increase resident knowledge of available Barron County housing assistance programs, recycling programs, and CleanSweep Programs by means such as posting flyers at the Town Hall and distribution of information with tax-related mailings.	ongoing
1.2	Following adoption by the Town Board, provide a copy of the Town "Right-to-Farm" resolution with building permits and post a copy at the Town Hall to reflect the rural character of the community and help reduce land-use conflicts and nuisance complaints.	2006-2008

1.3	Utilize University of Wisconsin-Extension and other available resources to increase resident and Plan Commission understanding of planning regulations, techniques, and conservation subdivision design.	2006, periodically thereafter
1.4	Working with Wisconsin DNR and Barron County, to help educate Town residents on regulations and methods for the protection of water quality through the distribution of materials at the Town Hall.	2007 and ongoing
1.5	Continue to monitor governmental procedures to ensure opportunities for community participation during all phases of plan, program, and regulation development and implementation.	ongoing
1.6	Work with Barron County Sheriff's Department and other area law enforcement to increase resident knowledge of pertinent issues, such as potential neighborhood watch programs and methamphetamines.	every 2-5 years; or more often as needed

Planning Activities		
2.1	Annually reassess and update 5-year plans for future public facilities, road improvements, and heavy equipment purchases, with the assistance of the PASER system and WISLR database. Ensure basic training in these road management tools by employees and/or Board members.	ongoing
2.2	Work cooperatively with other area communities in the planning of linked recreational trail systems, strive to include proposed trails into future updates of the Barron County Outdoor Recreational Plan, and integrate resident participation into this planning process.	2006 and ongoing as needed
2.3	Acquire and maintain updated copies of City of Chetek ordinances which apply to the extraterritorial area and provide comments on proposed modifications to these ordinances.	ongoing as needed
2.4	The Town, through its Plan Commission, will continually monitor land-use changes in the community and assess the compatibility of these changes with the Plan's vision, goals, and objectives. If such changes conflict with the Plan, the Commission will consider the community survey results and make recommendations to the Town Board to mitigate existing and future conflicts.	annually, and more frequently as needed

Codes and Ordinances		
3.1	The Town Board, Plan Commission, and employees of the Town of Sioux Creek will continue to enforce applicable codes and ordinances, such the Junk Ordinance, Driveway Ordinance, Telecommunication Tower Ordinance, and the Building Ordinance. Additions or expansions to non-conforming structures should not be allowed until conformance is attained.	ongoing
3.2	Modify Town ordinances to require developers to pay Town costs related to a development (e.g., special studies, roads, parks) and be financially responsible for potential environmental impacts.	2006-2008
3.3	Modify the Town Building Ordinance to be consistent with Plan policy recommendations, such as: - requiring municipal wastewater treatment and stormwater management plans for "higher impact" development - performance standards to define "higher impact" development with commercial, industrial, and multi-family residential uses to be	2006-2008

	<p>reviewed on a case-by-case basis prior to approval of a building permit</p> <ul style="list-style-type: none"> - performance standards regarding outdoor lighting, screening, etc - discouraging hilltop development which clears large areas of forest and the development of steep slopes without commitment to an engineered long-term erosion control plan 	
3.4	<p>Adopt a Town land division ordinance to be consistent with Plan policy recommendations, such as:</p> <ul style="list-style-type: none"> - minimizing new public roads and encouraging shared driveways - identifying design/maintenance standards for private roads - establishing a maximum density standard - promoting the clustering of houses on 2-5 acre lots - requiring conservation subdivision design, clustered housing, and minimum setbacks from public roadways for major subdivisions - encouraging the clustering of homes and conservation subdivision design by providing density bonuses, and allowing density transfer - requiring site plan review of all land divisions by the Plan Commission - providing flexibility in the enforcement of the ordinance to allow for site planning which is consistent with the Plan's vision and goals 	2006-2008
3.5	Allow exceptions to Town land-use ordinances for low-impact cottage industries, for working farms, immediate family, and other special cases where health, safety, and general welfare is protected.	2006, and in future
3.6	When Town ordinance regarding land-use or subdivision regulations are amended, the Plan Commission shall notify the Barron County Zoning Office of the changes to Town land-use policy.	as needed
3.7	Enact a Town Ordinance regarding the siting of large livestock operations which provides resident input into the siting process and protects surface and ground waters.	2006-2008
3.8	Enact a Town Ordinance regarding permitting, bonding, and arbitration for proposed landfills and mineral extraction operations.	2007-2009

Cooperative Efforts		
4.1	Establish and maintain communication with the Barron County Recycling Program and Emergency Management to increase resident awareness of the County's recycling program and CleanSweep efforts.	2006 and ongoing
4.2	Establish and maintain contacts with adjacent unit of governments, Barron County, Wisconsin Town's Association, and the State of Wisconsin to protect the natural resources and interests of the Town, including ongoing membership and active participation in related organizations and regarding the enforcement of applicable regulations. Support efforts which appropriately modifies State tax policy to encourage the preservation of farmlands and forests.	ongoing
4.3	Maintain ongoing communication with Barron County in the enforcement of the County Land Division Ordinance, Shoreland-Wetland Ordinance, Floodplain Ordinance, Sanitary Ordinance, and access controls on County Highways.	ongoing
4.4	Maintain contact with adjacent municipalities and Barron County to coordinate and pursue opportunities for the cost-sharing and planning of road projects and the enforcement of access controls.	ongoing, as opportunities arise

4.5	Request a meeting(s) with the Village of Dallas and the Town of Dallas to develop a future plan for the 40-acre former landfill which is co-owned by the communities.	2007-2010
4.6	Monitor upkeep of Barron County parks and boat ramps in the Town and contact Barron County to request additional upkeep, maintenance, or law enforcement if needed. Ensure the County maintains clearly visible rules at the entrance to each park area.	ongoing
4.7	Work to encourage an intergovernmental working group of area municipalities and lake associations to define and discuss water quality concerns on the Chetek River and Chetek Chain-of-Lakes.	2007-2010
4.8	Establish a working group with the City of Chetek and other interested area Towns to discuss the potential provision of wastewater services to developing unincorporated areas and/or the establishment of a sewer district, potentially in concert with the update of the Chetek Wastewater Treatment Plant Facility Plan.	2006 –2008 and ongoing as needed
4.9	Provide opportunities for adjacent municipalities to comment on proposed plans and ordinances which may have intergovernmental impacts. Maintain communication with Plan Commissions from adjacent communities to encourage cooperation in the development and sharing of said plans and ordinances.	ongoing, as opportunities arise
4.10	Work with the City of Chetek and other area plan commissions to conduct annual multi-jurisdictional planning meetings to discuss growth trends, issues, and opportunities for cooperation.	annually; more often if desired

10.2 Plan Integration and Consistency

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

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

10.3 Plan Monitoring and Evaluation

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

The Plan Commission will conduct an annual review and evaluation on: (a) progress of Plan implementation, (b) growth trends in past year, (c) issues and conflicts with the Plan, and (d) any needed Plan amendments. The Plan Commission will report its findings of each annual review to the Town Board.

10.4 Plan Amendments and Updates

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

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

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

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

The Town of Sioux Creek will encourage public participation during Plan amendment and update processes. Frequent Plan amendments and updates should be avoided.



APPENDIX I

PUBLIC PARTICIPATION PLAN

RESOLUTION 60 - 03

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR
BARRON AREA COMPREHENSIVE PLANNING

- WHEREAS, the Town of Sioux Creek has decided to prepare a comprehensive plan under the authority and procedures of s.62.23 (3) and s.66.1001, Wisconsin Statutes; and
- WHEREAS, s.66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS, the Town Board of the Town of Sioux Creek has designated a plan commission for the purpose defined in s.62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS, the Town of Sioux Creek plan commission has received, reviewed and recommended approval of the *Public Participation Procedures for Barron Area Comprehensive Planning*; and
- WHEREAS, the agreement between the City of Barron and the hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called *Public Participation Procedures for Barron Area Comprehensive Planning*; and
- WHEREAS, the Town of Sioux Creek believes that regular, meaningful public involvement in the Barron Area Comprehensive Planning process is important to assure that the resulting plan meets the wishes and expectations of the public.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Sioux Creek hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for Barron Area Comprehensive Planning* as its public participation procedures meeting the requirements of s.66.1001 (4) (a), Wisconsin Statutes.

Dated this 9 day of Dec 2003

Jerry H. Hunt - Chairman
Debra Kluge - Supervisor
[Signature] Supervisor
Kathleen R. Martin, Clerk

APPENDIX II

COMMUNITY SURVEY RESULTS

Land-Use Policy Questionnaire (9/21/04 Meeting)

At the 9/21/04 meeting, a questionnaire was distributed to those in attendance to obtain some initial input into land-use tools and policies for the Town of Sioux Creek. A total of 34 questionnaires were completed. The results of this questionnaire, which are summarized below, were further discussed at subsequent meetings.

What primary land-use tool(s) would be most appropriate for the Town of Sioux Creek to achieve the vision statement?

Large Lot Requirements (17-acre min. lot size)	8 (24%)
Traditional Zoning (w/ minimal regulations)	9 (27%)
Agricultural Protection Zoning (35-acre min lot size)	8 (24%)
Conservation Subdivision Design	12 (35%)
Performance Standards/Miscellaneous Ordinances	10 (29%)
Residential Density Transfer	17 (50%)
None	2 (6%)

Other land-use policy opinions:

- 82% supported using the existing road network to accommodate most future development
- 76% supported continuing to work with WisDNR & Barron County to limit development in areas that could impact water quality (e.g., floodplains, shorelands)
- 53% supported standards which limit the development of steep slopes
- 77% supported the creation of a cell tower ordinance
- 59% supported commercial/industrial nuisance standards for lighting and noise
- 74% supported establishing a water quality standard which requires municipal sanitary sewer for proposed industrial, commercial, and multi-family housing development depending on effluent quantity and type
- 68% supported encouraging in-home businesses, if applicable laws are met
- 68% supported amending the existing Building Ordinance to require developers to pay local costs related to a proposed development

Development Survey (Early 2005)

With the tax mailing in early 2005, the Town of Sioux Creek distributed a “development survey” to all taxpayers to obtain further community input on planning and land-use issues. All survey questions were “open-ended,” allowing for a diverse range of responses. In all, thirty-three (33) surveys were returned with general comments regarding development and future land-use in the Town of Sioux Creek.

The following are the general responses from the survey, grouped or combined based on similar responses.

Housing Development Issues, Opinions, & Policy Suggestions

allow smaller lots to make affordable

1-2 acres per family

reduce to 5 acre min.

reduce to 5 acre min w/ 1-2 lots per 40 acres

many smaller lots in small area

allow higher density where appropriate; preserve woods & open space

control amount of development and make it area specific

10-15 acre min.

increase to 35 acre min. (2)

no developments; s.f. okay

too many rules; 17 acre min lot size poor idea

room for everyone

allow grouping of related buildings on a family farm

quality housing; no trailer homes (2)

no trailer courts (2)

yes (2)

no (3)

not on farmland

Commercial Development Issues, Opinions, & Policy Suggestions

yes; allow whatever landowner wants to do w/ land (5)

some is good for jobs, tax base, & services (2)

pursue as an economic source

smaller businesses is okay, but not large; within reason (6)

evaluate on impacts; depends on type of development (2)

not on farmland (2)
no (3)

Agricultural Issues, Opinions, & Policy Suggestions

- no protections; leave unrestricted (3)
- on the way out; not necessary to protect (2)
- up to individual landowner
- protect best farmlands and rural setting; encourage farming; yes; keep in production (7)
- our zoning doesn't mean anything
- some preservation needed, but how much?
- no factory farms or min. distances to turkey barns (3)
- don't take away ability to sell land for retirement
- protect farmers from nuisance complaints, but avoid too much regulations

Environment Issues, Opinions, & Policy Suggestions

- yes (2)
- very important (2)
- make it better; do what we can (2)
- yes, w/in reason
- continue existing protections
- continue existing & remain flexible to change (2)
- State & Federal enough (3)
- protect streams & waterways (2)
- spreading/spraying & chemical use too close to waterways (2)
- clean-up old dump sites & recycling

Land-Use Issues, Opinions, & Policy Suggestions

- city people moving here & development, especially on farmlands (5)
- keep Town rural; don't encourage development (2)
- don't allow subdividing into small lots; use large lot size
- loss of woodlands & farmlands; protect open spaces (2)
- determining min. acre for housing development and where
- require development plans (access, aesthetics, environment)
- planning is very important (2)
- lack of planning

- no planning needed (2)
- loss of tax revenue by restricting development
- loss of property rights; do what want with your land (3)
- keep rules and restrictions to a minimum (2)

- keep housing affordable for young families
- allow subdividing by owners

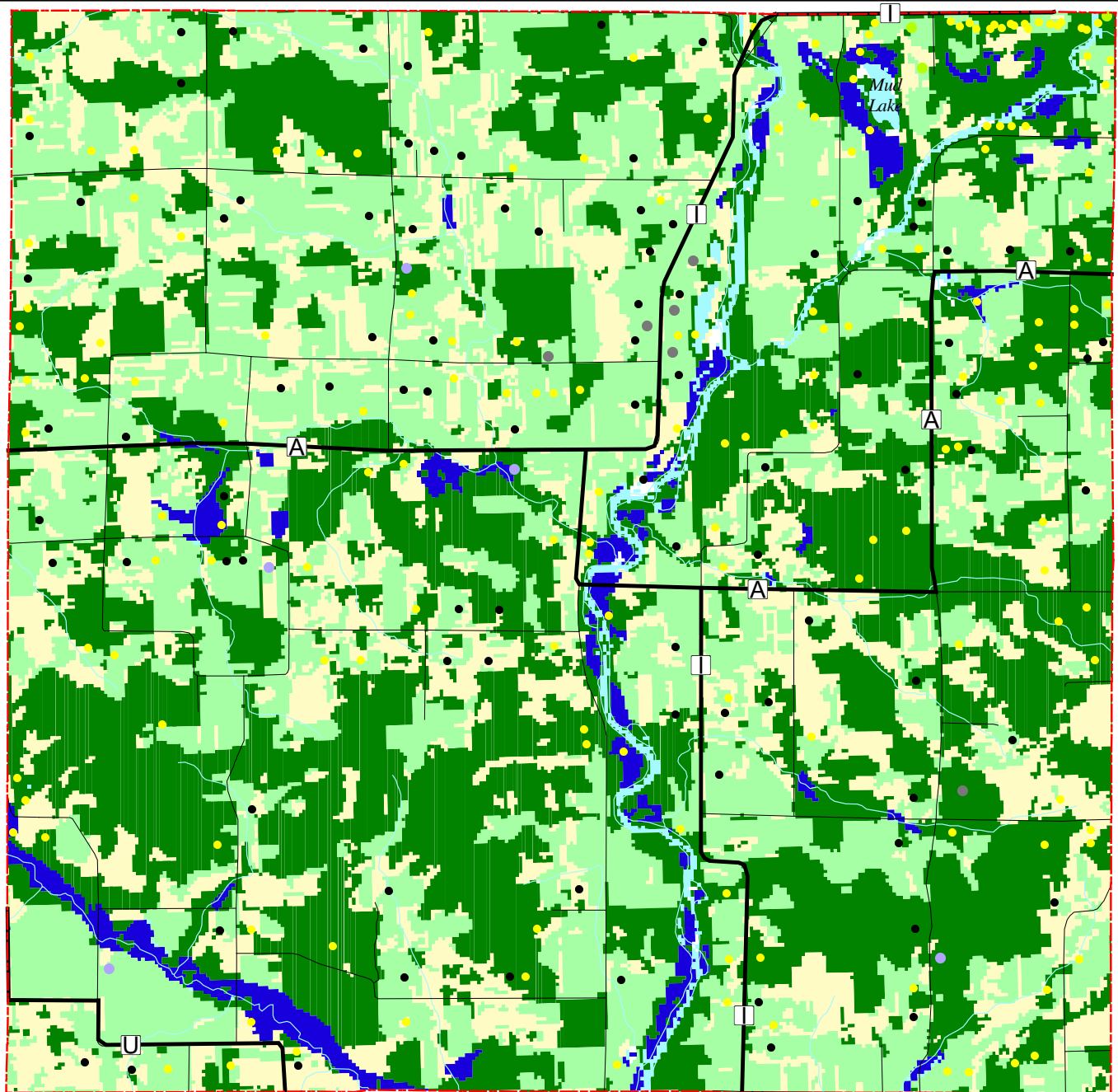
- make the soil productive
- no money in farming
- be “agri-friendly”

Other Issues, Opinions, & Policy Suggestions

- be practical; not get carried away; use common sense (3)
- appreciate junk ordinance (2)
- junk ordinance is confusing; only regulate junk yards
- sportsman paradise
- stars at night

APPENDIX III

EXISTING LAND-USE MAP



LAND USE

- Residential
- Farm Residential
- Commercial
- Industrial
- Govt/Institutional
- Recreational

LAND COVER

- Agriculture
- Grassland & Shrubland
- Forest
- Open Water
- Wetland
- Incorporated

Existing Land-Use

TOWN OF SIOUX CREEK



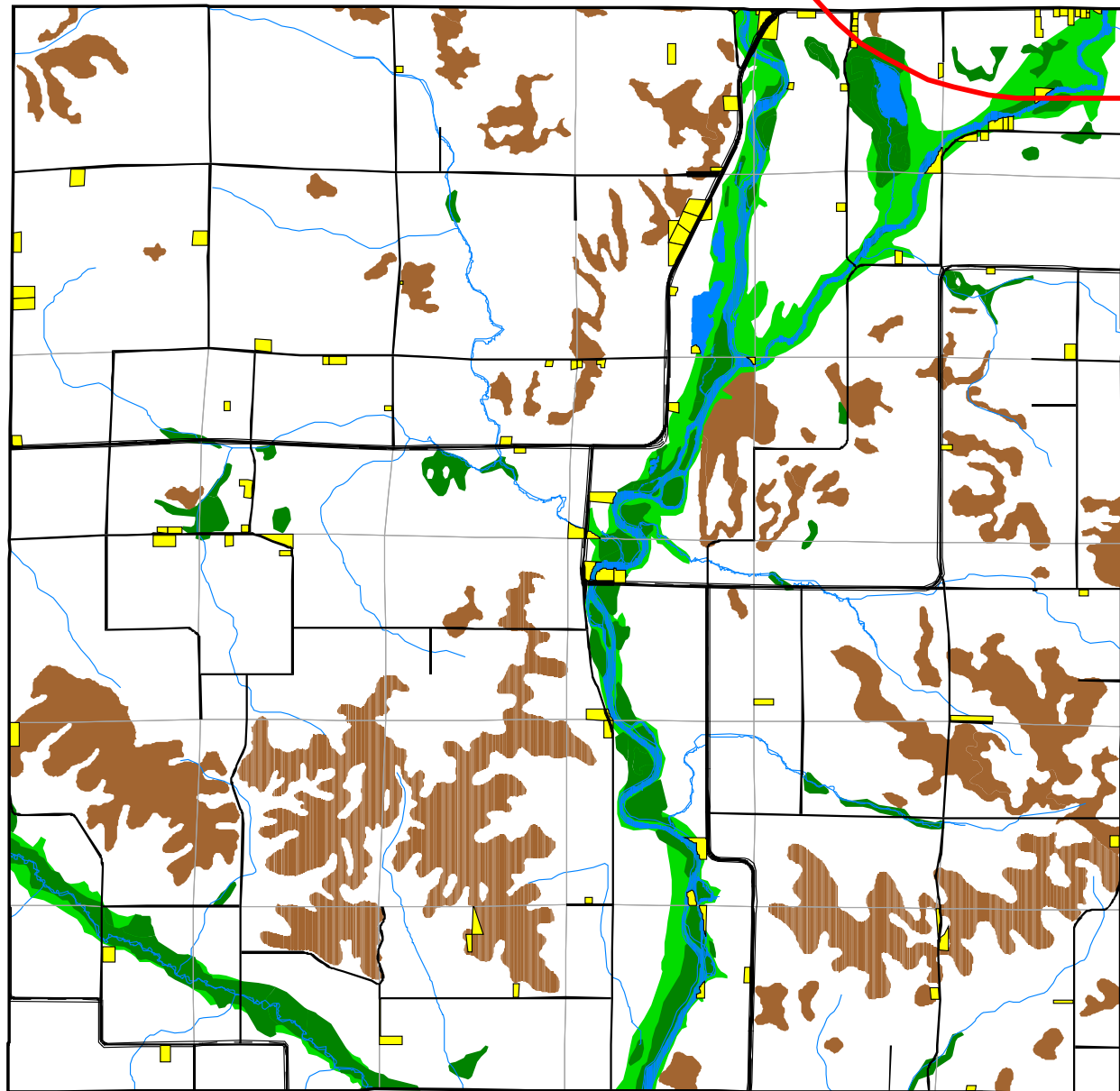
Source: WISLAND, 1999.
WCWRPC Land Use Survey, 2000.



APPENDIX IV

FUTURE LAND-USE MAP

Town of Sioux Creek Future Land Use



 County Highways

 Parcels less than 5 acres

 Surface Waters

 Wetlands

 Floodplains

 Steep Slopes

 Rural Planning Area (undetermined uses; apply performance standards)

 Approx. Extent of City of Chetek Extraterritorial Plat Review Jurisdiction



FOR GENERAL PLANNING
PURPOSES ONLY

Map shows areas with a high potential of environmental constraints; other areas may exist. Planning and project proposals should be reviewed and considered on a site-specific and case-by-case basis.