

TOWN OF SIOUX CREEK 2015-2035 COMPREHENSIVE PLAN

BARRON COUNTY, WISCONSIN

adopted Month Day, 2015



Final Draft
9/4/15

Town of Sioux Creek 2015-2035 Comprehensive Plan

prepared by the Town of Sioux Creek Plan Commission

with assistance from West Central Wisconsin Regional Planning Commission



**<insert Plan Commission recommending resolution here
in final version>**

**<insert Town Board adopting ordinance here in final
version>**

Town of Sioux Creek 2015-2035 Comprehensive Plan

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- Appendix C: Overview of Agricultural Resources
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- Appendix E. Economic Profile
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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 plan¹. 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, at a minimum, 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

AB608, Wisconsin Act 233 **Clarification of Smart Growth Law**

This bill was signed into law in April 2004. This law reduced the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions that must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The law also reiterates that a regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision (a city, village, town or county), and a political subdivision's comprehensive plan.

The *Town of Sioux Creek 2015-2035 Comprehensive Plan Update* fully addresses the requirements of all nine elements within Wisconsin Statutes §66.1001. Given that this plan update was funded by the Town of Sioux Creek without state grant support, the fourteen State of Wisconsin Comprehensive Planning Goals identified in Wisconsin Statutes §16.965 are considered advisory.

¹ Certain timeline extensions pertain to municipalities pursuing a comprehensive planning grant or in receipt of a comprehensive planning grant.

1.2 Town of Sioux Creek 2005-2030 Comprehensive Plan

This document is an update of the *Town of Sioux Creek 2005-2030 Comprehensive Plan* (2005 Plan) which was adopted on November 8, 2005. The 2005 Plan was developed as part of a multi-jurisdictional planning effort involving eighteen other Barron County municipalities and funded, in part, through a State of Wisconsin comprehensive planning grant. The development of the 2005 Plan included seven working meetings, an intergovernmental meeting, a public opinion survey, and public hearing. The planning process was facilitated by West Central Wisconsin Regional Planning Commission (WCWRPC). The issues, vision, goals, objectives, and policies from the 2005 Plan were reviewed and updated as part of this document. The maps, data, and a review of existing programs and plans were also updated, with most of this information incorporated into an appendix.

1.3 The Town of Sioux Creek Plan Update Process

The Town of Sioux Creek contracted with WCWRPC to assist with the update of the *Town of Sioux Creek 2015-2035 Comprehensive Plan*. This update process was robust with some restructuring of the plan to more clearly address the required plan elements. Further, the Town Plan Commission carefully modified the plan to better reflect the land use policy direction of the community. Most plan elements include goals, objectives, policies, and programs, which are generally defined as:

Goals – Broad, general, and long-term expressions of the community’s aspirations for towards which the planned effort is directed. Goals tend to be ends rather than means.

Objectives – More specific targets derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals. Objectives should also be achievable within the 20-year planning horizon.

Policies – Decision-making guidance, rules, recommendations, strategies, or courses of action to achieve the goals and objectives they are derived from. In this plan, policies are further separated into “policies” (general decision-making guidance) and “recommendations” (action-oriented strategies).

Programs – A system of projects, services or other resources which can help the community achieve its plan goals, objectives, and policies. Programs are not always administered by the community and may include other service providers, agencies, and their plans. Existing plans and programs that may be relevant to the Town are summarized in Appendix F.

The plan update was prepared under the guidance of the Town of Sioux Creek Plan Commission, which conducted five planning meetings between May 2015 and September 2015. The Town of Sioux Creek complied with all public participation requirements in Wisconsin Statutes §66.1001, including the adoption of a written public participation plan on June 8, 2015 (see Appendix A). The Town implemented the public participation plan as part of this plan update, which included opportunities for public input such as:

- all meetings were properly noticed and open to the public;
- a public discussion/visioning meeting was held on June 11, 2015;
- draft copies of the plan update were available for public review;
- an open house and a properly noticed public hearing on the draft plan; and,
- inviting, considering, and responding to written comments on the draft plan.

The *Town of Sioux Creek 2015-2035 Comprehensive Plan Appendix* is incorporated by reference as part of this plan update. The Appendix is informational; it does not guide or recommend Town policy.

2. Issues and Opportunities

2.1 Location and Regional Perspective

The Town of Sioux Creek is approximately 35.4 square miles (or 22,635 acres) in total size, of which 20,655 acres was assessed taxable land in 2014. The unincorporated Town is located in southeastern Barron County, with Dunn County sharing its southern border. The Village of Dallas is located approximately 0.5 miles to the west, the City of Chetek is approximately 1.0 miles to the northeast, the unincorporated village of Sand Creek lies approximately 2.75 miles to the south, and the Village of New Auburn is approximately 4.5 miles to the east-southeast. More broadly, the Eau Claire-Chippewa Falls metropolitan area is located less than 45 minutes to the south, the port cities of Superior/Duluth are located about two hours north, and the growing Minneapolis-St. Paul urban area is approximately 2 hours to the west.

Sioux Creek shares a history similar to much of the surrounding rural area. The original natives of the area were, for the most part, people of the Dakota (Sioux) and Ojibway (Chippewa) American Indian tribes. Early histories report that the Chippewa Indians camped in large numbers near the outlet to Lake Chetek and many nearby sites of archeological interest have been identified. At least one history notes that an important “Indian Trail” called the “Sioux Trail” ran through the Town of Sioux Creek from Chetek, then south along the west side of the Red Cedar River to the Hay River.

The earliest Europeans in the area were largely fur traders, with logging companies arriving in the mid-1800s. Settlers soon followed, coming north from Menomonie along the Red Cedar River. After the lumber era, dairy farming became the predominant land use, in part due to the hilly, undulating terrain of the area. Agricultural crops were more popular in the broader plains along the rivers and streams.

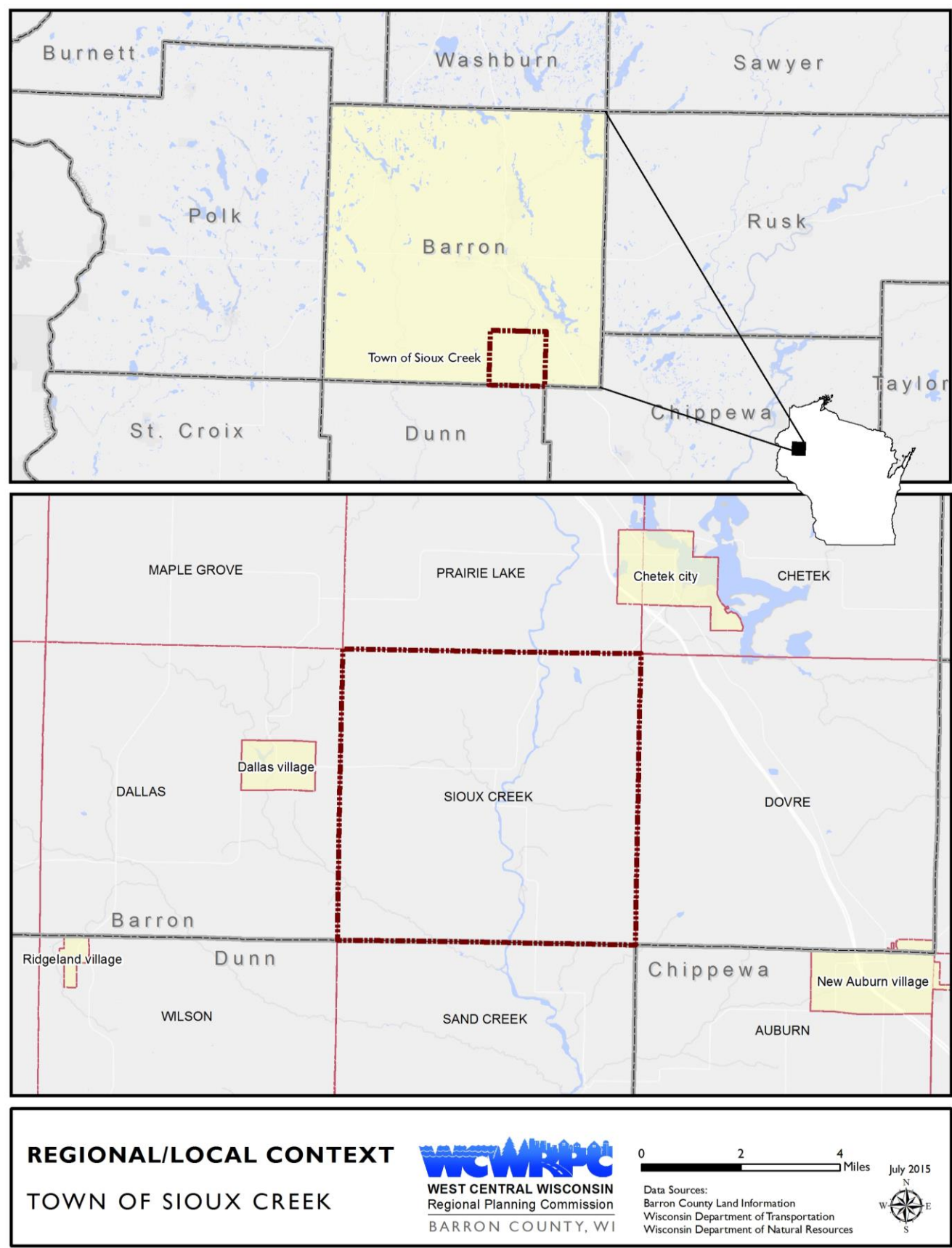
Like much of southern Barron County, the topography of the Town of Sioux Creek is hilly, with some flatter, floodplain areas along the Red Cedar River, Chetek River, and other streams. The area’s wooded hills and surface waters are attractive to residents and tourists, while U.S. Highway 53 provides a strong regional transportation and economic connection. However, like many nearby towns, the majority of working Sioux Creek residents now commute to other communities in Barron County (e.g., Rice Lake, Chetek, Barron) for employment.

Even so, agriculture and forestry continue to be important land uses in Sioux Creek. Though as the agricultural economy changes, so have agricultural practices. There are fewer dairies and fewer small farms. Meanwhile, the size of farm equipment, the production of row crops, and the use of irrigation have all grown. And more recently, the surge in the demand for silica sand has resulted in new land use issues and opportunities throughout Barron County, including the Town of Sioux Creek.

2.2 Background Information and Data

Appendix B includes the key demographic, housing, income, employment, and growth data for the Town of Sioux Creek, which was used by the Town Plan Commission in the update of this comprehensive plan. An overview of the agricultural and natural resources within the Town of Sioux Creek can be found in Appendices C and D. Additional data and forecasts/projections can also be found within each for the following plan elements.

Map 2-1 Regional Context



2.3 Community Discussion Meeting

On June 11, 2015, the Town Plan Commission hosted a community discussion and visioning meeting to obtain input for the comprehensive plan update. Attendees were given a presentation on the planning process and background data on population, housing, economic, and land use trends. A number of group discussions were conducted, the results of which are summarized below.

What is the most important reason you and your family choose to live in the Town of Sioux Creek?

| | |
|-----------------------------|--------------|
| ancestors & family ties | rural living |
| cost & availability of land | freedom |
| safe living | “elbow room” |
| peace & quiet (in the past) | |

Is there anything that makes the Town of Sioux Creek unique?

- Red Cedar River
- non-metallic mineral (sand & gravel) deposits and the number of extraction operations

Do you have any ideas, concerns, or suggestions regarding services, policies, or plan goals?

- The #1 service for Town government is road and bridge maintenance. Maintenance costs per mile are increasing, while demand is increasing. These costs are outpacing revenue.
- The Town should be open to commercial and home-based business, if compatible with our rural character. Development will be largely market driven, given that we are unzoned.
- We need to move forward as a Town. The mining operations are here, and there may be more coming in the future. Continue to partner with mining operations.
- There is increasing demand for assisted living facilities in the region. We should be open to such facilities in the future, if there is interest.
- There may be more demand for RV parks and/or seasonal camping recreation on the rivers.
- Most services (e.g., broadband, cemetery, emergency services, solid waste/recycling) are good and meeting needs; no issues noted.
- There is some interest in more ATV routes, but no proposals from a citizen-interest group have been received to date. No other recreation-related issues noted.
- There may be a need for additional education and outreach on Town ordinances.
- The Town should generally support increasing awareness of agricultural best management practices related to surface water quality, but we do not envision that the Town will have a significant role.

2.4 Issues and Opportunities

The Town of Sioux Creek Plan Commission reviewed the key issues and opportunities in the previous plan and considered the results of the June 11, 2015, community discussion meeting. In addition to the input received during the discussion meeting, the following key issues and opportunities for the plan update were identified:

- In recent years, the residents of the Town of Sioux Creek have had significant community discussion over the topic of additional land use regulations, most notably being zoning. A decision was made that zoning was not desired in the community. The Town Comprehensive

Issues & Opportunities

Plan needs to be updated with the understanding that zoning will not be used to regulate the use of land. As such, the vision, goals, objectives, and policies of the updated plan must be realistic and not create unreasonable expectations.

- Most land use and economic development decisions will be largely market driven. The Town may minimize land use conflicts by regulating certain nuisances and negative impacts through licensing and nuisance ordinances, such as the Town's land division, campground, or non-metallic mining ordinances.
- Agriculture and forestry will continue to be an important part of our landscape, though agricultural practices are changing.
- The community needs to move forward with the understanding the non-metallic mining is now part of the community and will continue to be part. More mining operations may be proposed in the future.
- Our plan and goals should provide opportunities for young people and young families, or, at a minimum, not unduly limit their opportunities.
- There are a variety of existing federal, state, regional, county and non-profit services available to assist residents and business owners with their housing, economic, social services, and other similar needs. Residents should contact these existing programs and services if needed. It is not feasible for the Town to provide such programs.
- The Plan Commission expressed a desire that the update plan be "stream-lined" and simplified where possible, while still meeting the applicable statutory guidelines. However, it was also noted that the plan update will be larger in size than the 2005 Plan, since the update will incorporate data, maps, and program information that were part of a separate, countywide document in 2005.

2.5 Vision Statement (Overall Goals)

Wisconsin Statutes 66.1001 requires a statement of overall goals, objectives, policies, and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following vision statement serves as the overall plan goals. All goals, objectives, and policies within this plan should support this overall goal statement.

TOWN OF SIOUX CREEK YEAR 2035 VISION STATEMENT

We, the residents, envision that in 2035, the Town of Sioux Creek will continue to offer the many positive, rural qualities and characteristics that are offered to residents today.

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

2.6 Overall Objectives

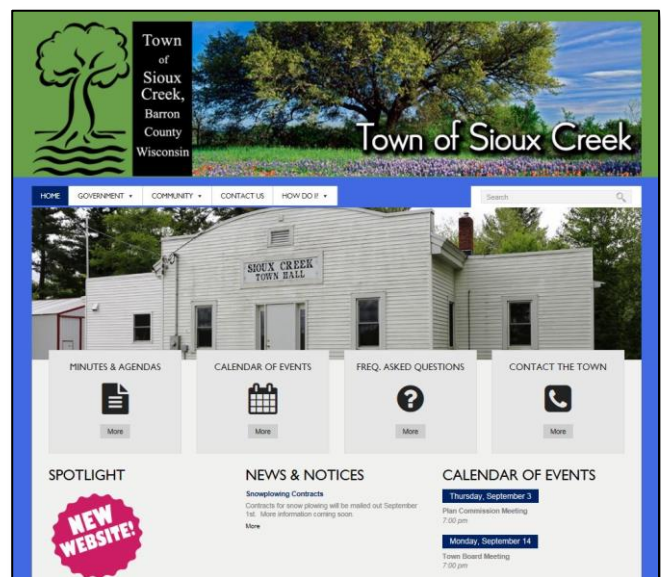
The following objectives and policies are not specific to any other plan element. Instead, these objectives and policies are more administrative and comprehensive in nature; they pertain to multiple, or all, of the other plan elements.

1. Endeavor to implement and achieve the goals, objectives, and policies found in this comprehensive plan.
2. Anticipate and understand demographic and development trends that affect the Town of Sioux Creek.
3. Encourage residents and other stakeholders to participate in community planning, decision-making, and volunteerism.

2.7 Overall Policies

Policies (Decision-making Guidance)

1. Utilize the *Town of Sioux Creek 2015-2035 Comprehensive Plan* as a guide to community decision-making. Update and amend the plan as necessary to respond to changing needs, opportunities, and State regulations.
2. The Town Plan Commission should continue to provide regular reports to the Town Board.
3. Maintain the Town website as a primary means of communicating with the public, with periodic newsletters and direct mailings as needed.



Recommendations (Action-Oriented Strategies)

1. Continue to confer regularly with Barron County departments regarding land use and development trends and opportunities in the Town of Sioux Creek. (ongoing)
2. On an annual basis, provide a brief Plan Commission report on trends (e.g., building permit data, land use changes) in the Town of Sioux Creek to the Town Board and/or at the Town Annual Meeting. (ongoing)

2.8 Existing Plans and Programs

Under Wisconsin Statutes §66.1001, many of the plan elements require a description of the existing plans and programs related to each element. The primary existing plans and programs that may guide or support residents, businesses, and activities within the Town of Sioux Creek are summarized in Appendix F. These plans and programs were considered during the update of the plan goals, objectives, and recommendations.

3. Population and Housing

To properly plan for the Town of Sioux Creek's future requires an understanding of the community's population, demographic, and housing trends. Population trends influence all other plan elements, such as the demand for community services, economic development policy, and land use. And housing trends are directly related to demands of the population. While comprehensive plans must describe programs that are available to provide an adequate housing supply that meets existing and projected demand, it is not assumed that the Town of Sioux Creek is solely responsible for managing and providing these programs. In fact, there are a wide variety of available programs for residents at a variety of geographic and jurisdictional levels, with the most commonly used and available programs summarized in Appendix F.

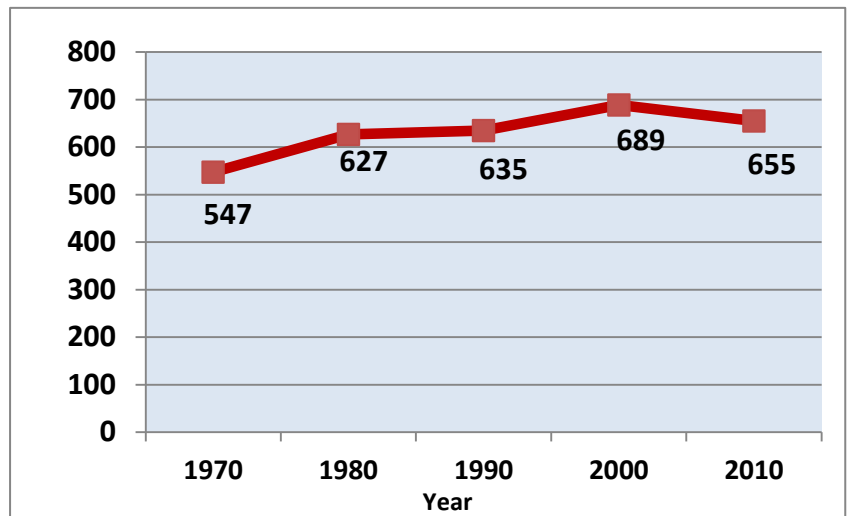
3.1 Population Estimates and Projections

As of January 1, 2014, the Town of Sioux Creek had 648 residents according to the official State of Wisconsin population estimate. As shown in the chart to the right, this is down slightly from the 2010 U.S. Census population estimate and a decrease of 41 residents since 2000.

Between 2000 and 2010, the average age in the Town dramatically increased from 31.1 years to 40.6 years. However, this is still younger than Barron County's average age of 43.1 years. In 2010, approximately 11.3 percent of the Town's population was 65 years or older, while 30.6 percent was under the age of 20.

The official population projections for the Town of Sioux Creek are shown in the table below and are used for planning purposes within the plan update. However, while the Town Plan Commission noted that young adults have been leaving the community, the Commission believes that the projected decrease in population may be over-estimated.

Town of Sioux Creek Population Change, 1970-2010



source: U.S. Bureau of the Census 1970 - 2010

Population Projections, Town of Sioux Creek, 2010-2040

| | 2010 Census | 2015 Proj. | 2020 Proj. | 2025 Proj. | 2030 Proj. | 2035 Proj. | 2040 Proj. | change |
|-----------------------|-------------|------------|------------|------------|------------|------------|------------|--------|
| Total Population | 655 | 645 | 650 | 650 | 645 | 625 | 595 | |
| Population Increase | | -10 | 5 | 0 | -5 | -20 | -30 | -60 |
| % Population Increase | | -1.5 | +0.8 | 0 | -0.8 | -3.1 | -4.8 | -9.2 |

source: Wisconsin Department of Administration, Final Municipal Population Projections, 2013

Additional population and demographic data for the Town of Sioux Creek is available in Appendix B.

3.2 Housing Characteristics and Projections

Housing costs are the single largest expenditure for most Wisconsin residents. For many homeowners, their home is their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of revenue for local communities in the form of property taxes. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense of pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

Planning for the provision of housing may be new to many local units of government. Nonetheless, the programs and actions of local governments can influence the housing market. The comprehensive planning process necessitates that the community analyze the impact of the policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed over a twenty-year planning horizon.

Town of Sioux Creek General State of Housing

The total number of housing units in the Town increased by 10.7% from 2000 to 2010, even though population decreased during the same time period. Twenty-six new housing units were added to the Town's housing stock in this ten-year period. This can be explained, in part, due to the decrease in the number of persons per housing unit from 2.82 persons/unit in 2000 to 2.43 persons/unit in 2010.

As Map 3-1 shows, non-farm, residential development in the Town is scattered throughout the community. The majority of housing units in the Town are one-unit, single-family detached structures (91.7%) followed by mobile homes (6.9%). A relatively small percent (9.6%) of all homes are renter occupied. Housing vacancy rates have fluctuated with growth and the economy. In 2010, the vacancy rate was 13 percent, with 5.96 percent of these vacant homes used for occasional, seasonal, or recreational use. The number of vacant homes increased from 19 in 2000 to 35 in 2010, with seasonal homes accounting for only four of these additional units.

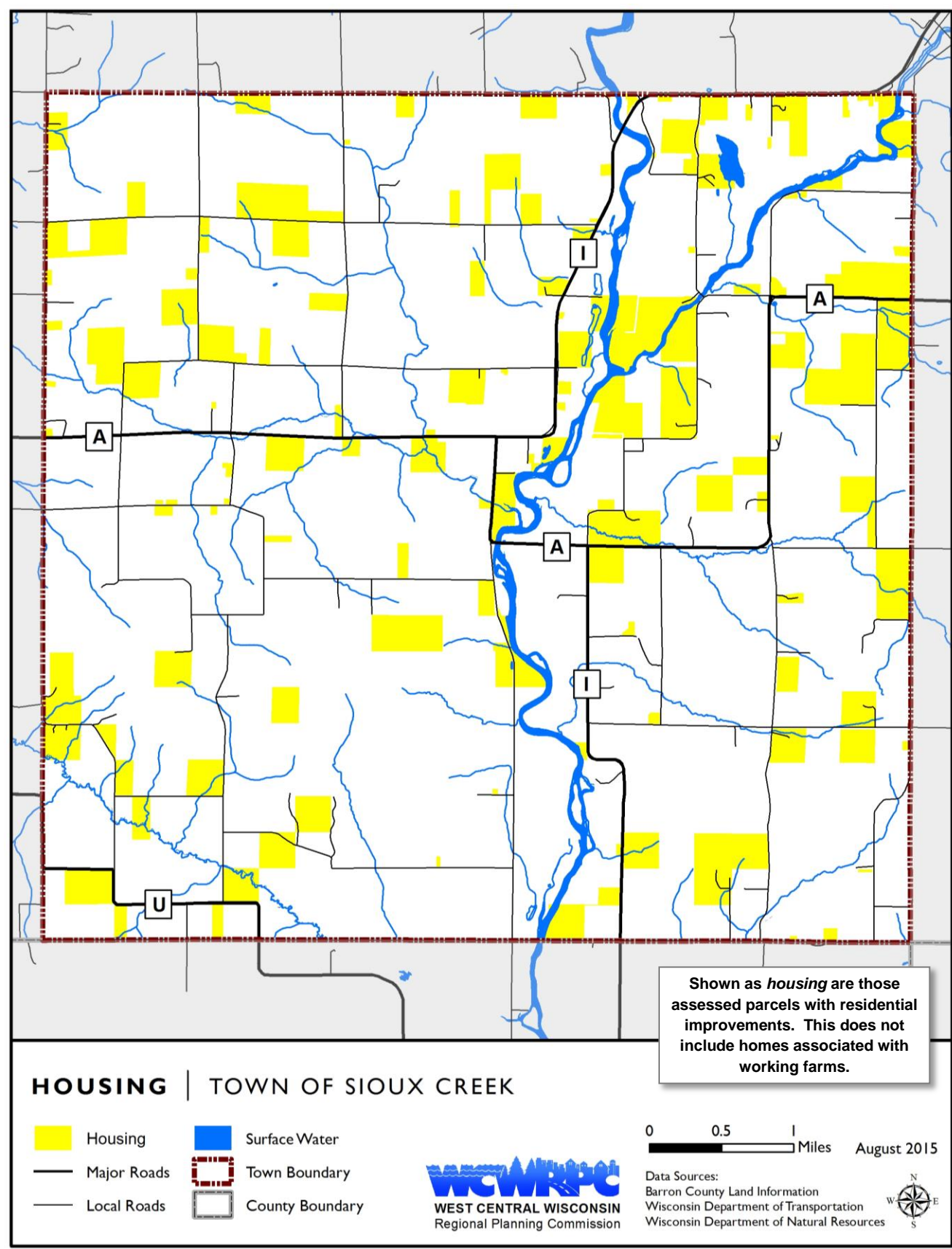
The 2010 median home value for owner-occupied units in the Town of Sioux Creek was \$167,100, exactly the same as Wisconsin's median value and significantly higher than Barron County's. Finding affordable, quality housing has historically been somewhat difficult for some areas of Barron County. A lack of affordable housing has overriding impacts on population migration patterns, economic development, and the tax base. According to the 2009-2013 American Community Survey (ACS) for the Town of Sioux Creek, 54.6 percent of homeowners with mortgages and 50 percent of renters were spending more than 30 percent of their household income on housing². Please note that the ACS is based on sample data and are estimates.

Additional housing-related data can be found in Appendix B.

² The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that does not cost a household more than 30 percent of its household income. This affordability benchmark is not an underwriting standard; it does not address the ability to pay for housing. Households may choose to pay more to get the housing they need or want; however, according to HUD standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income.

Population & Housing

Map 3-1 Town of Sioux Creek Housing



Population & Housing

Housing Unit Projections

Housing projections are helpful to estimate the amount of land that may be consumed by future housing development. As the number of households and housing units grow, there is a resulting need for government to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection, schools, etc.

The housing unit projections used for this plan are intended to provide an estimate of housing units that will be developed through the year 2040 based on observed changes in population and housing preferences. The projections are based on several assumptions that create limitations that should be remembered when considering the projections. The assumptions include the following:

- The WDOA population projections are reasonable and will continue to be reasonable during the planning period. However, as noted previously, the Town Plan Commission did believe that the projected population decrease was likely overstated.
- The average number of persons per total housing units (2.43) will remain constant during the planning period.
- The vacancy rate (13%) will remain constant during the planning period.
- Past trends regarding seasonal housing, as previously described, will continue in the future.

Two housing unit projections are provided in the table below. The first projection shows a decrease in the number of housing units based on the projected population decrease. This approach does not account for shrinking household sizes, the “filling” of vacant units, or growing numbers of seasonal units.

After reviewing this information and considering recent building permits, the Plan Commission anticipates that the number of housing units in the Town will continue to grow at a pace similar to the 2000 to 2010 change in total units, which was a net increase of 2.6 units per year. This is reflected in the second housing unit projection.

Housing Unit Projection, Town of Sioux Creek, 2010-2040

| | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
|--|------|------|------|------|------|------|------|
| WDOA Population Estimate/Projection | 655 | 645 | 650 | 650 | 645 | 625 | 595 |
| Housing Unit Projection (based on population) | 270 | 266 | 268 | 268 | 266 | 257 | 245 |
| Housing Unit Projection (based on housing unit change) | 270 | 283 | 296 | 309 | 322 | 335 | 348 |

Source: WCWRPC

For comparison, the 2014 assessment of residential property in the Town of Sioux Creek included 190 improved residential parcels, which were shown on Map 3-1. An additional 114 improved parcels were assessed as “other”, which includes homes associated with working farms and not shown on Map 3-1.

3.6 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.

3.7 Housing Policies

Policies (Decision-making Guidance)

1. Encourage larger subdivision developments in areas closest to existing roadways to minimize the construction of new roads.
2. Multiple housing units may be connected to a common or shared septic system, if applicable sanitary codes and land division regulations can be met.
3. Continue to enforce applicable State and local building regulations to encourage safe, quality housing development.

Recommendations (Action-Oriented Strategies)

4. Refer residents to existing Barron County and non-profit home ownership and rehabilitation programs to help address housing affordability, as needed. (on-going)
5. The Town should evaluate whether to potentially amended its land division and building ordinances to allow multi-generational living arrangements (e.g., “mother-in-law homes”, “granny flats”) on a single parcel, if the site and layout provides accommodations for septic systems, water supply, and further land division (e.g., shadow platting) for the future. (short- to long-term)

“Aging in Place”

Given our aging population, a growing emphasis for many communities is to consider and advocate for designs that allow for “aging in place.” Aging in place is the ability to live in one’s own home and community safely, independently, and comfortably regardless of age, income, or ability level.

This concept is not limited to housing design and construction, but includes aspects of other plan elements such as transportation and access to goods and services.

4. Transportation

A transportation system should safely and efficiently move people and products. Transportation can directly influence a community's growth, or it can be used as a tool to help guide and accommodate the growth that a community envisions. Like the other elements in the plan, transportation is interconnected, especially with land use. Economic, housing, and land use decisions can increase or modify demands on the various modes of transportation (e.g., highways and roads, air, rail, pedestrian, bicycling). Likewise, the transportation decisions, such as the construction of new roadways, can impact accessibility, land values, and land use. And for most smaller communities, maintaining the local transportation system is a very large part of their local municipal budget.

4.1 Streets and Highways

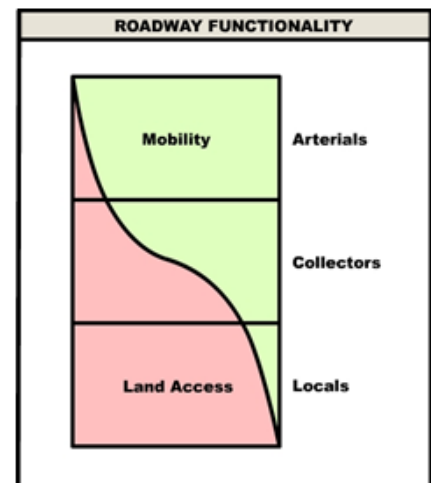
Streets/local roads and highways constitute Town of Sioux Creek's primary mode of transporting people, goods, and services. The Town's transportation system is shown on Map 4-1 with the jurisdiction of each roadway (e.g., town/local, county) shown. Three county trunk highways—CTH "A", CTH "I", and CTH "U" cross the Town. All of the other public roadways are owned and managed by the Town of Sioux Creek.

For planning, transportation funding, and design purposes, public roadways are divided into different functional classes, such as arterials and collectors. Factors influencing function include traffic circulation patterns, land access needs, and traffic volumes. These functional classifications are also often related to ownership and maintenance responsibilities, with the higher roadway classes often being County, State, or federally owned. Within Sioux Creek, the county highways are all classified as Major Collectors, except that portion of Highway "I" south of Highway "A", which is a Minor Collector. None of the town roads are collectors.

Functional Road Classifications, Town of Sioux Creek, 2013

| Functional Class | Approximate Miles |
|---------------------|-------------------|
| Principal Arterials | 0.0 |
| Minor Arterials | 0.0 |
| Major Collectors | 14.28 |
| Minor Collectors | 2.94 |
| Local Roads | 53.95 |

Source: Wisconsin Department of Transportation, 2014



Historically, County Highways "I" and "A" between the City of Chetek and Village of Dallas had the highest average daily traffic volumes with about 1,000 vehicles in 2011. However, the recent expansion of non-metallic mining in the community has resulted in the establishment of haul routes for the trucking of sand to nearby processing and/or transload facilities located along the rail line to the east. Road use agreements have been executed with mine operators for the maintenance of roadways along these haul routes. The current haul routes are identified on Map 4-1.

Maintaining the local roadways and bridges in the community is the top service provided by the Town government. The Town strives to replace or reconstruct one mile each year. Local officials stated that the costs of maintaining these roadways have been increasing, along with the demands (e.g., traffic, load weights) and expectations of residents. Costs have been generally outpacing revenues. For instance, the cost for a ton of asphalt more than doubled between 2006 and 2011. The Town of

Transportation

The automobile is the dominant mode of transportation for residents of the Town of Sioux Creek. The preference for the use of a personal vehicle as a means of transportation to work is clearly identified in the table below.

Means of Transportation to Work for Town of Sioux Creek Residents, 2013

| Primary Means of Transportation | Percent of Workers |
|--|--------------------|
| Car, Truck, or Van – Drove Alone | 61.7% |
| Car, Truck, or Van – Carpooled | 13.2% |
| Public Transportation (excluding taxi) | 0.6% |
| Walked | 12.0% |
| Taxicab, motorcycle, bicycle, or other | 0.9% |
| Worked at home | 11.7% |

source: U.S. Census Bureau, 2009-2013 American Community Survey

There were no Sioux Creek residents that work within the Town as shown in the table below. This data excludes farmers and, likely, many sole-proprietors. The mean travel time to work for residents is 32.5 minutes. Approximately two-thirds (62%) of working residents travel less than 20 minutes to work. Less than six percent travel more than 35 minutes.

Place of Work for Town of Sioux Creek Residents, 2013

| Place of Work (non-farm) | Percent of Workers |
|--|--------------------|
| Worked within the Town of Sioux Creek | 0.0% |
| Worked in Barron County, but outside T. of Sioux Creek | 82.0% |
| Worked outside Barron County | 14.7% |
| Worked outside State of Wisconsin | 3.3% |

source: U.S. Census Bureau, 2009-2013 American Community Survey

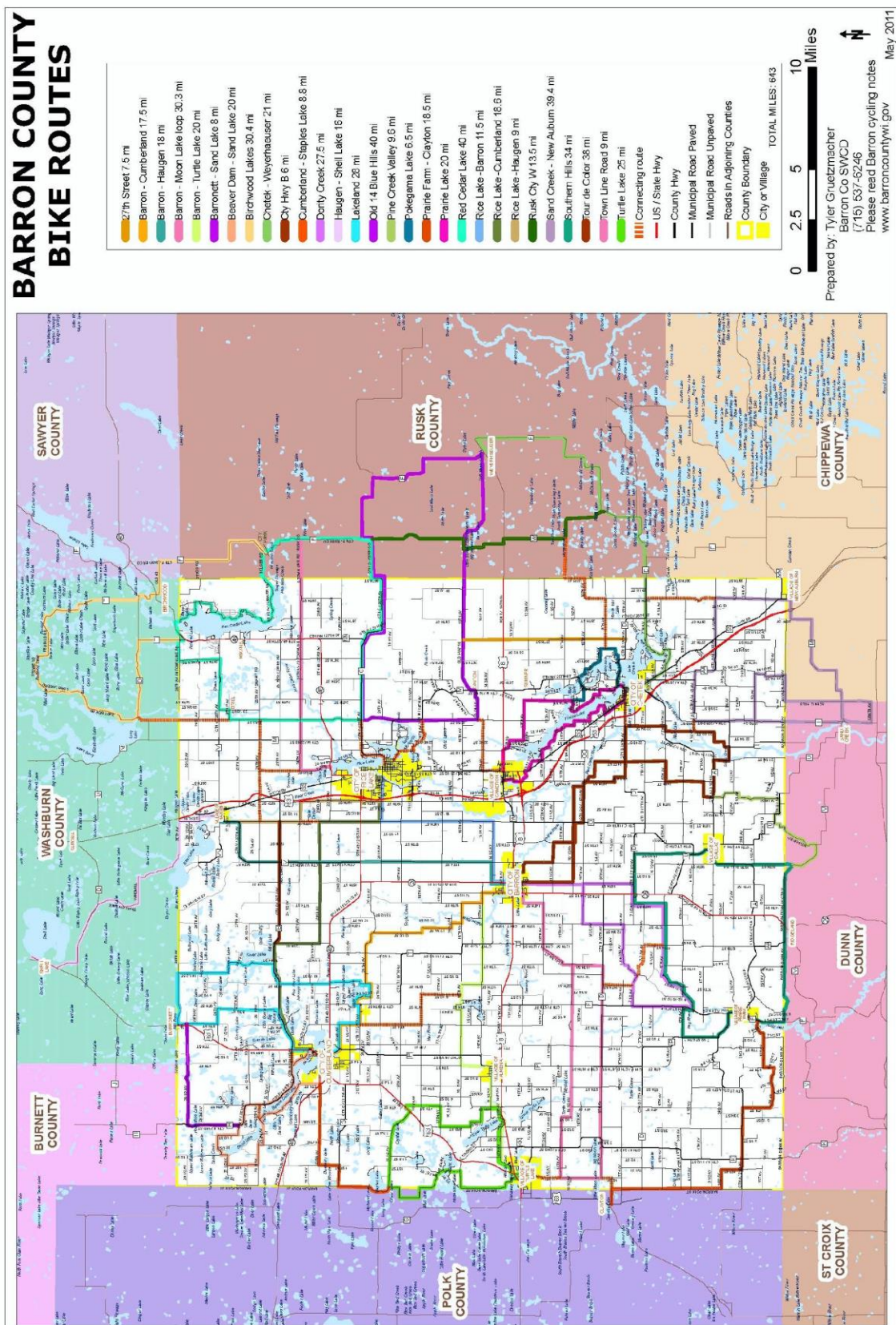
During the planning process, no unique issues regarding traffic accidents or public parking were identified.

4.2 Other Modes of Transportation

The limited pedestrian and bicycle traffic within Sioux Creek is primarily for recreation and fitness using roads and road shoulders. Off-road trails and sidewalks are not available. The maps on the following two pages show the designated bike routes in the Barron County and the Wisconsin DOT bicycle assessment. These routes were identified for the Town prior to the more recent establishment of the existing haul routes. ATV and snowmobile routes have been designated within the Town of Sioux Creek, but must be carefully planned to avoid conflicts with haul routes.

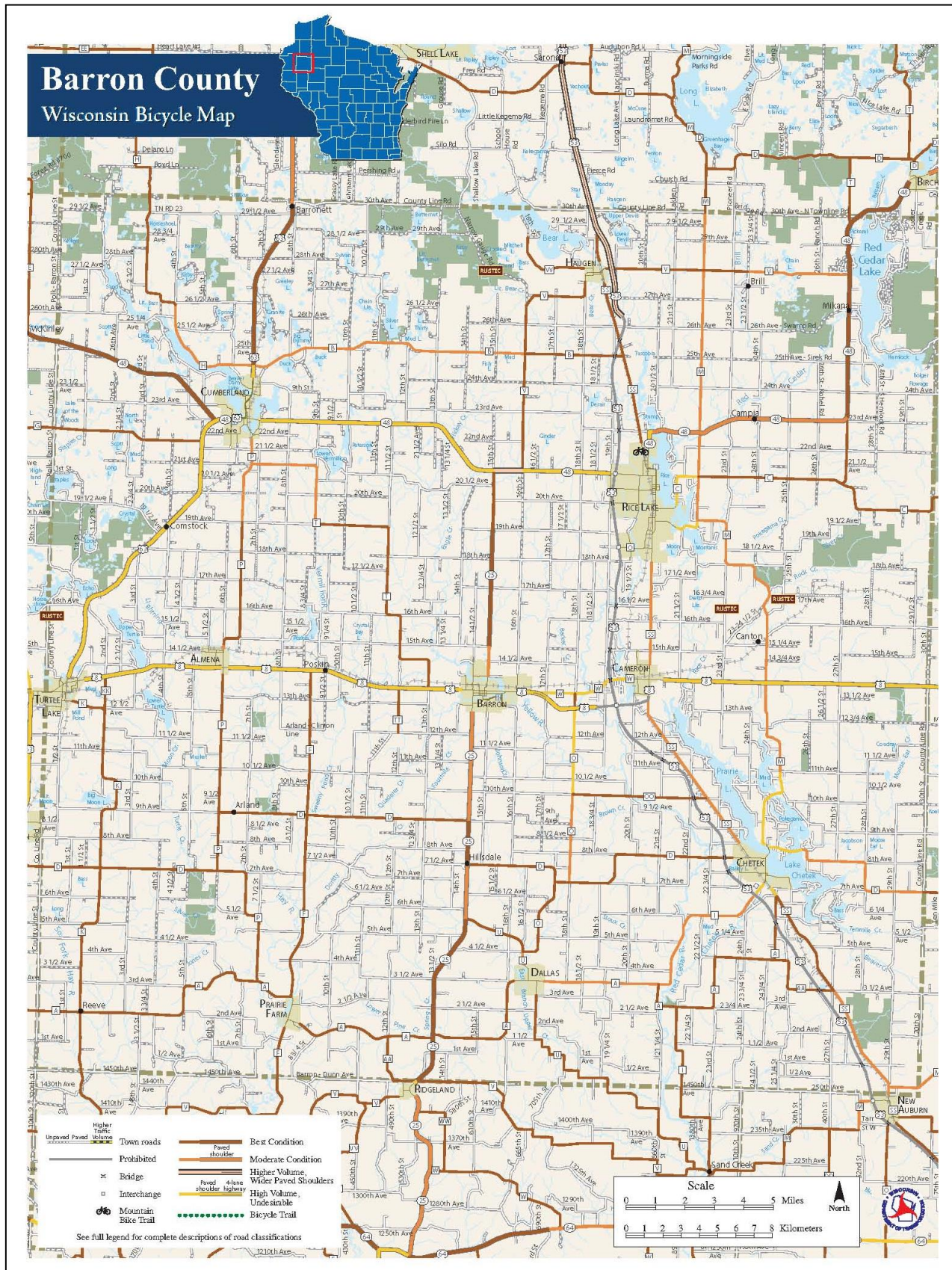
The Town of Sioux Creek does not have its own public transit system. However, Barron County residents do have access to a number of medical and non-medical transportation services for seniors and those with disabilities as referenced in Appendix F. A Canadian National rail line travels through the Town of Dovre to the east. The City of Chetek Municipal Airport is available for smaller, private aircraft. Some commuter, private passenger, and regional cargo air traffic is supported by the Rice Lake Regional Airport. Regularly scheduled air passenger service and air freight connections are available through the Chippewa Valley Regional Airport in Eau Claire and the Minneapolis-St. Paul International Airport. No significant commercial or other non-recreational traffic is conveyed via the surface waters within the Town.

Map 4-2 Barron County Bicycle Routes



Transportation

Map 4-3 Barron County Bicycle Route Assessment



4.3 Comparison with Other Transportation Plans

Appendix F includes a review of other potentially related transportation plans and programs. These other plans were considered during the planning process, as reflected by the text and maps in the previous sub-section. Transportation planning within the Town of Sioux Creek is primarily limited to the existing local roads and county highways, with specialty transportation assistance services provided by the County and area non-profit organizations. The Town maintains a good working relationship with Barron County on transportation planning, driveway permitting, etc.

4.4 Transportation Goal and Objectives

Transportation Goal:

Work with the community to plan, develop, and maintain a safe, efficient transportation system.

Objectives

1. Coordinate road improvements based on current and future land uses and land use plans.
2. Manage the Town's road system in a cost-effective manner, utilizing the existing road network to accommodate future development when possible.

4.5 Transportation Policies

Highway facilities operated by Barron County or State of Wisconsin are not bound by the policies or recommendations of this plan.

Policies (Decision-Making Guidance)

1. Promote shared driveway entrances for subdivision development.
2. Require developers to pay the costs associated with new roads or streets.
3. If initiated by local residents, work with residents to consider and guide the identification and development of recreational trails and routes in the Town.
4. Future development plans and road improvements should be evaluated with regard to accommodating the safe and efficient travel of pedestrians and bicycle users.
5. Coordinate road and highway improvement work with utility providers (i.e., electric, gas, cable, broadband).
6. Continue to communicate with Barron County on enforcement of the County Driveway Ordinance on County roads.

Recommendations (Action-Oriented Strategies)

1. Continue to use the State of Wisconsin Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System of Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town. (ongoing)
2. Develop an ongoing plan for future roadway improvements and the replacement of road maintenance equipment. (short-term)
3. Re-evaluate, and in consultation with adjacent municipalities, establish road weight posting guidelines for improved consistency. (short-term)

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 though not publically owned.



5.1 Review of Existing Utilities and Community Facilities

The table on the following page identifies the primary utilities and community facilities within the Town of Sioux Creek. Town-owned infrastructure is limited to the roadways (and associated culverts, bridges, and ditches), the Town Hall and Maintenance Buildings, and the two Town cemeteries. Other than ongoing maintenance of roadways, for which the development of a plan is recommended in the Transportation element, no definitive needs or plans regarding the Town facilities were identified. Long-term, there may be a need for a new Town maintenance building to house new equipment; in this instance, the acquisition of property and the construction of a new Town Hall would also be evaluated as options. The Plan Commission did note that culverts are being installed and enlarged throughout the larger watershed, which may be contributing to some localized flooding.

Barron County owns and manages two boat ramps on the Red Cedar River in the Town—one near the intersection of County Highway “I” and 6th Avenue and one on County Highway “A” just east of 21 ¼ Street. The majority of the Town is part of the Chetek-Weyerhauser Public School District, with a small part of the Town’s west side is part of the Barron Area School District. Public libraries are available in Chetek and Dallas.



Most other utilities and facilities are privately provided. All water and septic systems are privately owned and managed by the landowners in accordance with County and State rules. Residents individually contract for garbage and recycling collection. Electric power is provided through the Barron Electric Cooperative and Xcel Energy. And a variety of other private service providers are available for other utilities and services.

Non-elected Town staff currently consists of the Clerk/Treasurer and 1.5 FTE patrol person. If additional mining operations are proposed in the future, there may be a need for a paid “mining administrator” to perform audits, review reports, etc.

Utilities & Community Facilities

Existing Utilities and Community Facilities in Sioux Creek

| Utility/Facility | Provider, Location, and/or Use | Condition, Capacity, Plans, & Needs |
|-----------------------------------|--|---|
| Town Hall | The Town Hall is located on Highway "A" and is shown as public land on the existing land use map. | While the Town Hall is aging, it was recently improved to include restrooms, a foyer, new lighting, and improved for ADA accessibility. There are no current plans to improve or replace the facility. |
| Town Shop & Maintenance Buildings | These pole buildings are located on the same site as the Town Hall. | A salt shed was recently added. There may be a need to add an additional maintenance building in the future at this site or another site for additional equipment storage, unless the Town later determines it is more cost-effective to contract road maintenance. |
| Sewer & Water | No public sewer and water is available within the Town. | Private septic and well are maintained by landowners in compliance with applicable regulations. No special needs were identified. |
| Stormwater Management | Other than road ditches and culverts, no public stormwater management systems exist in the Town. | No improvements to stormwater management facilities are planned. Culverts will be installed and replaced as needed; no formal replacement schedule exists. New development must meet applicable stormwater management laws. |
| Solid Waste & Recycling | Curbside garbage and recycling collection is contracted by individual landowners. | The current approach is meeting needs and no changes are planned. A former municipal landfill in Section 30 is jointly owned by the Town of Dallas and Village of Dallas, which lacks a long-term plan. |
| Parks & Outdoor Recreation | Two County-managed boat ramps exist on the Red Cedar River and are mapped as public lands and/or R-O-W on the existing land use map. | Maintenance at the two boat ramps have improved since the previous plan and no concerns were noted. No additional parks or outdoor recreation facilities are planned. |
| Communications & Broadband | Telephone, cable, and broadband service are provided by private providers. | No issues, plans, or needs regarding communications and broadband that involve the Town were identified. |
| Electric, Power, and Energy | Electric is provided by Xcel Energy and Barron Electric Cooperative; a number of propane suppliers exist. | No issues, concerns, or needs related to electric, power, and energy were identified. A proposed WE Energies natural gas line may provide a new energy option for residents in 2017 or thereafter. |
| Cemeteries | Two cemeteries exist and are mapped as public lands on the existing land use map. | The cemeteries are well maintained and have available capacity. 1 is managed by the Town and 1 by an Association. No issues or plans noted. |
| Health Care & Senior Housing | No health care or senior housing facilities were identified within the Town. | This will be driven by the private market, though demographic trends indicate there will be increased need for such services over the next 30 years. |
| Day Care Facility | No day care facilities were identified within the Town. | No issues, plans, or needs regarding day care facilities, that involve the Town, were identified. |
| Schools | Most of the Town is part of two public school districts. An Amish school exists in the Town. | No issues, plans, or needs regarding the schools, that involve the Town, were identified. |
| Libraries | Nearby libraries exist in Dallas and Chetek. | No issues, plans, or needs regarding the libraries, that involve the Town, were identified. |
| Dams & Flood Control Facilities | Two very small, privately owned dams exist in the Town. | No issues, plans, or needs regarding dam and flood control facilities in the Town were identified. A dam failure at the Chetek Dam may pose some flood risk. |

Utilities & Community Facilities

5.2 Emergency Services

Protecting the safety of Town residents is a statutory responsibility of town governments. The Town of Sioux Creek relies on contractual agreements for emergency services.

Police Services

Law enforcement and protective services are provided by the Barron Sheriff's Department. Statewide law enforcement mutual aid exists if needed.

Fire Protection and Rescue Services

The Town of Sioux Creek is split between three different volunteer fire districts—Dallas-Sioux Creek Fire Department in the west half, Chetek Fire Department in the northeast, and Sand Creek Fire Department in the southeast. The Town is unaware of specific equipment and facility plans for these fire departments and related emergency services.

Emergency Medical Services

First responder service is provided by the Chetek Fire Department in the northeast and Sand Creek Fire Department in the south half; the northwest portion of the Town does not have first responder service. Ambulance service for the entire community is provided out of Chetek.

9-1-1 Emergency Communications

Barron County has a single emergency dispatch for the entire county, including the Town of Sioux Creek.

Hazardous Materials Planning and Response

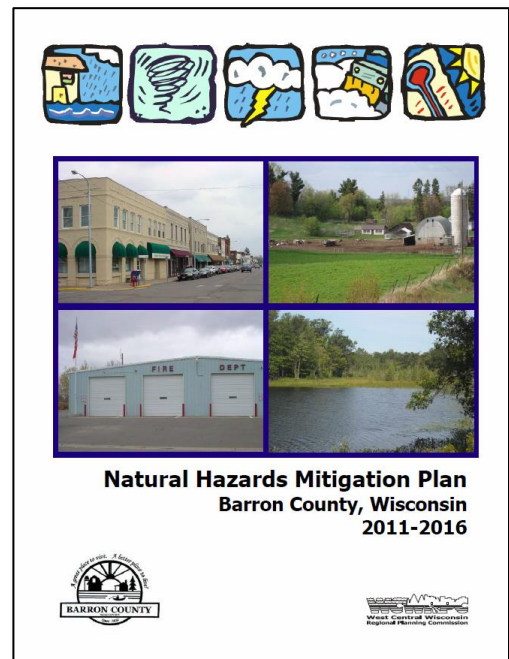
Barron County Emergency Management assists with the coordination of all emergency management and hazardous materials activities throughout the entire county.

Town of Sioux Creek Emergency Operations Plan

This plan identifies procedures, roles, responsibilities, and contact information in case of a large emergency or disaster event.

Barron County Natural Hazards Mitigation Plan

The Town is included within the *Barron County Natural Hazards Mitigation Plan* and adopted the plan in October 2011. Adoption of the plan is a prerequisite for certain FEMA mitigation grant programs. No hazard concerns or mitigation projects specific to the Town of Sioux Creek were identified in the plan.



5.3 Assessment of Future Needs

As reflected in the table, future utilities and community facility needs for the Town government within the next twenty years will primarily be maintenance-related. Some replacement and/or acquisition of new road equipment is likely, which may trigger the need for an additional or new maintenance building. Some future school, library, and emergency services projects should be anticipated as older facilities and equipment wear-out, equipment needs change, or growth occurs. Other utilities and facilities are privately provided and are expected to be largely market driven. Given the slow population growth of the community, no specific future needs were identified.

5.4 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.*

Objectives

1. Infrastructure improvements should be done in a manner that 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.

5.5 Utilities and Community Facilities Policies

Policies (Decision-Making Guidance)

1. Maintain a "dig once" goal, so that private infrastructure is installed concurrently with public road and infrastructure improvements. Contact providers when such projects are planned.
2. Coordinate with area fire departments when new bridges are planned to determine the need for the installation of dry hydrants for fire protection.
3. On a case-by-case but consistent basis, require developers to pay Town facility and services costs related to their development, including dedication, or payment-in-lieu of, for public parks, facilities, and equipment.
4. 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.

Recommendations (Action-Oriented Strategies)

5. If it is determined that a new Town maintenance building is needed in the future, engage in a community discussion on the acquisition of property for the new building and, potentially, a new Town Hall. (long-term)

6. Agricultural, Natural and Cultural Resources

This element of the *Town of Sioux Creek Comprehensive Plan* presents the goal, objectives, and strategies for three resources important to any rural, Wisconsin town—agricultural, natural, and cultural resources. For the past century, agriculture has been the primary land use in the Town, though changes in the local farm economy have also resulted in changes to the economy and character of the Town. The area's water and air are natural resources important to public health, while natural areas and environmentally sensitive areas may pose development limitations, provide important recreational resources, are aesthetically enjoyable, and contribute to the character of the community. Cultural resources are the important third sub-element, which can nurture a “sense of place,” provides an important context for planning, have social or spiritual importance, and helps foster community identity and pride.

6.1 Agricultural Resources

Map 6-1 on the following page shows that a majority of the parcels have at least some acreage assessed as “agriculture.” As described in Appendix B, there was an increase of 241 acres and 38 parcels of assessed agricultural land within Sioux Creek between 2004 and 2014. In 2014, 11,416 acres was assessed as agriculture, which is about 50 percent of the total land and water area of the Town. And approximately 58% of the soils in the Town are classified as prime farmland soils. Appendix C includes additional information on the agricultural resources of the Town.

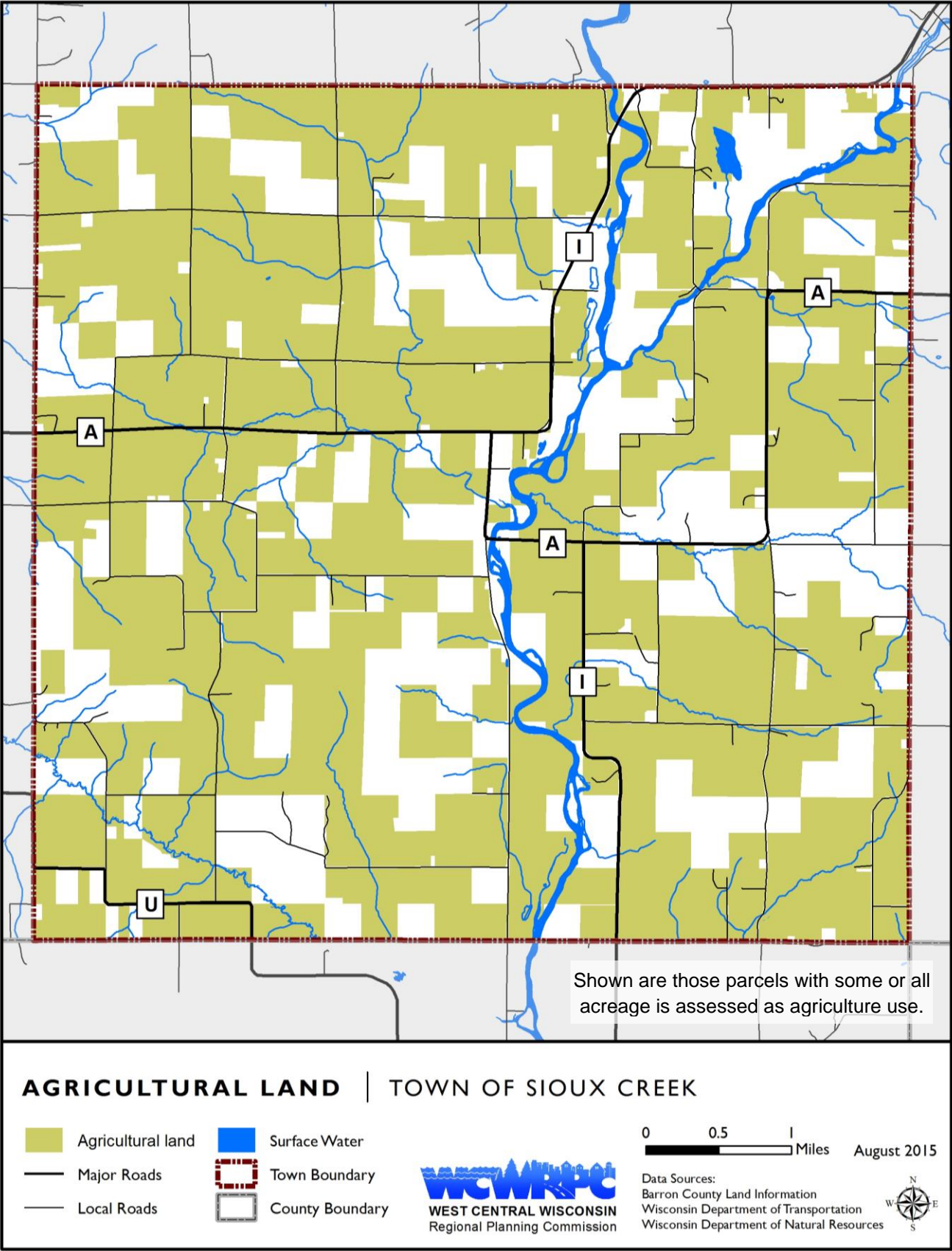
The nature of agriculture has also been changing. Between 2002 and 2012, the number of farm operations in Barron County decreased from 1,647 to 1,322, with a 37 percent decrease in the number of full-time farmers. Dairy farm operations decreased from 472 to 279 during this timeframe. However, increases in corn and bean prices have resulted in more cropland acres and livestock herd size has also been increasing. The influx of Amish farmers to the local area has somewhat moderated these trends.

Barron County is currently in the process of updating the County's farmland preservation plan (FPP). Maintaining an up-to-date, certified FPP enables eligible farmland owners to pursue associated tax credits. Acres claimed for tax credits must be designated as farmland preservation areas within the FPP. And for unzoned towns, a \$5.00/acre tax credit would be available to farmers who sign a farmland preservation agreement and are located in an agricultural enterprise area (AEA). Currently, there are no AEAs within Barron County. Communities, working with landowners, can voluntarily pursue AEA designation by the State. As part of the FPP update, the County has prepared a draft map of the suggested farmland preservation areas for the Town of Sioux Creek, which are shown on Map 6-2. This draft map generally identified farmland preservation areas based on the following:

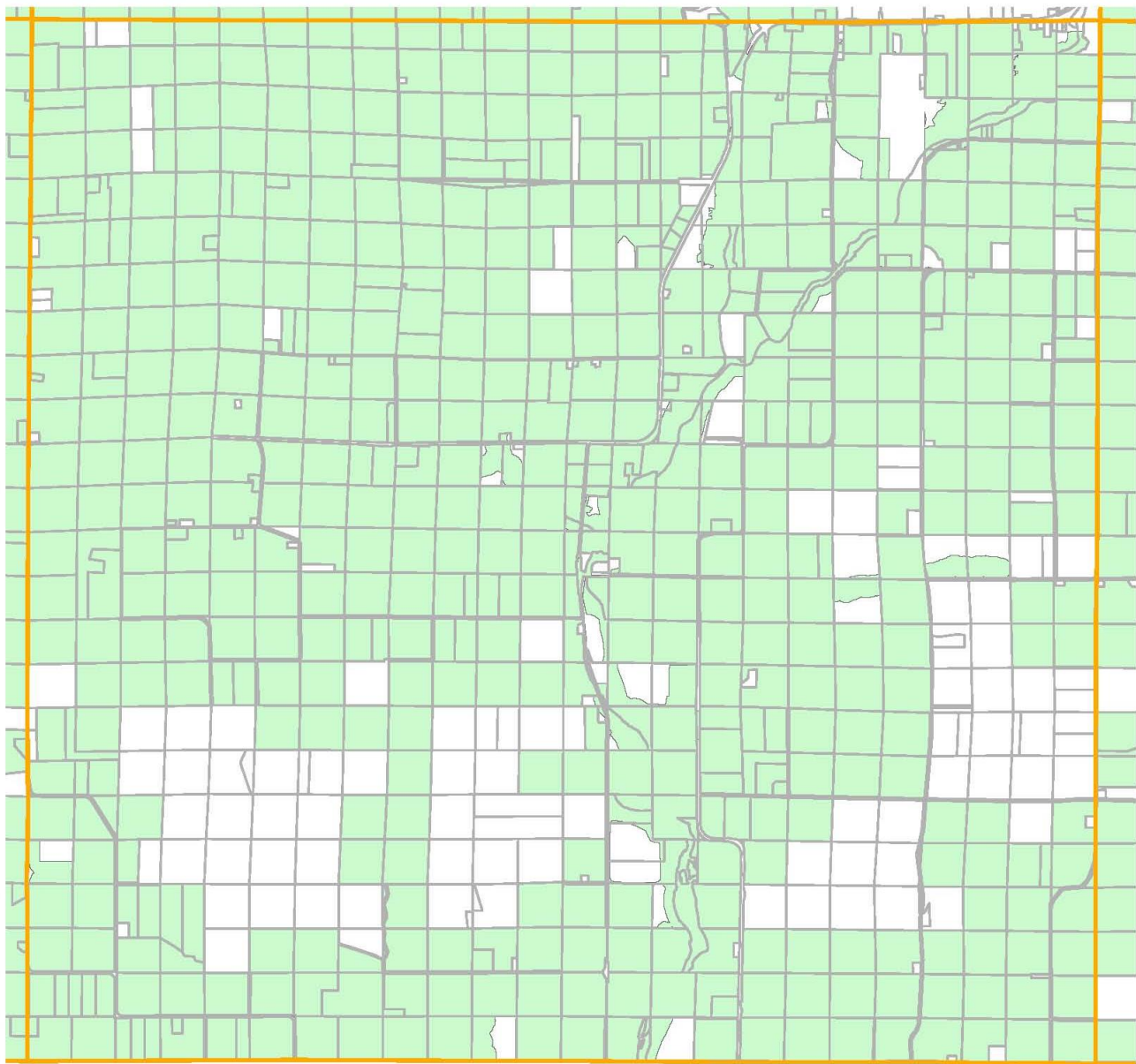
- includes parcels assessed for agriculture, ag forest, and MFL lands
- includes parcels with agricultural fields present
- excludes nonmetallic mining processing areas, transload facilities, reclamation plan permitted mining areas, or larger commercial uses (e.g., golf course)

In discussing the draft FPP map, the Town Plan Commission supported Barron County's approach and stated that the Town should be open to discussing a potential agricultural enterprise area (AEA) designation, if approached by Town farmers. Participation in FPP programs is voluntary and at the discretion of the farmer.

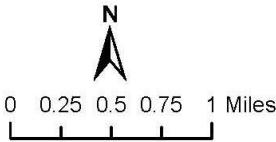
Map 6-1 Town of Sioux Creek Agricultural Land



Map 6-2 Barron County's Proposed Farmland Preservation Areas



-  MUNICIPAL BOUNDARY
-  PROPOSED FARMLAND PRESERVATION AREA



07/06/15

6.2 Natural Resources

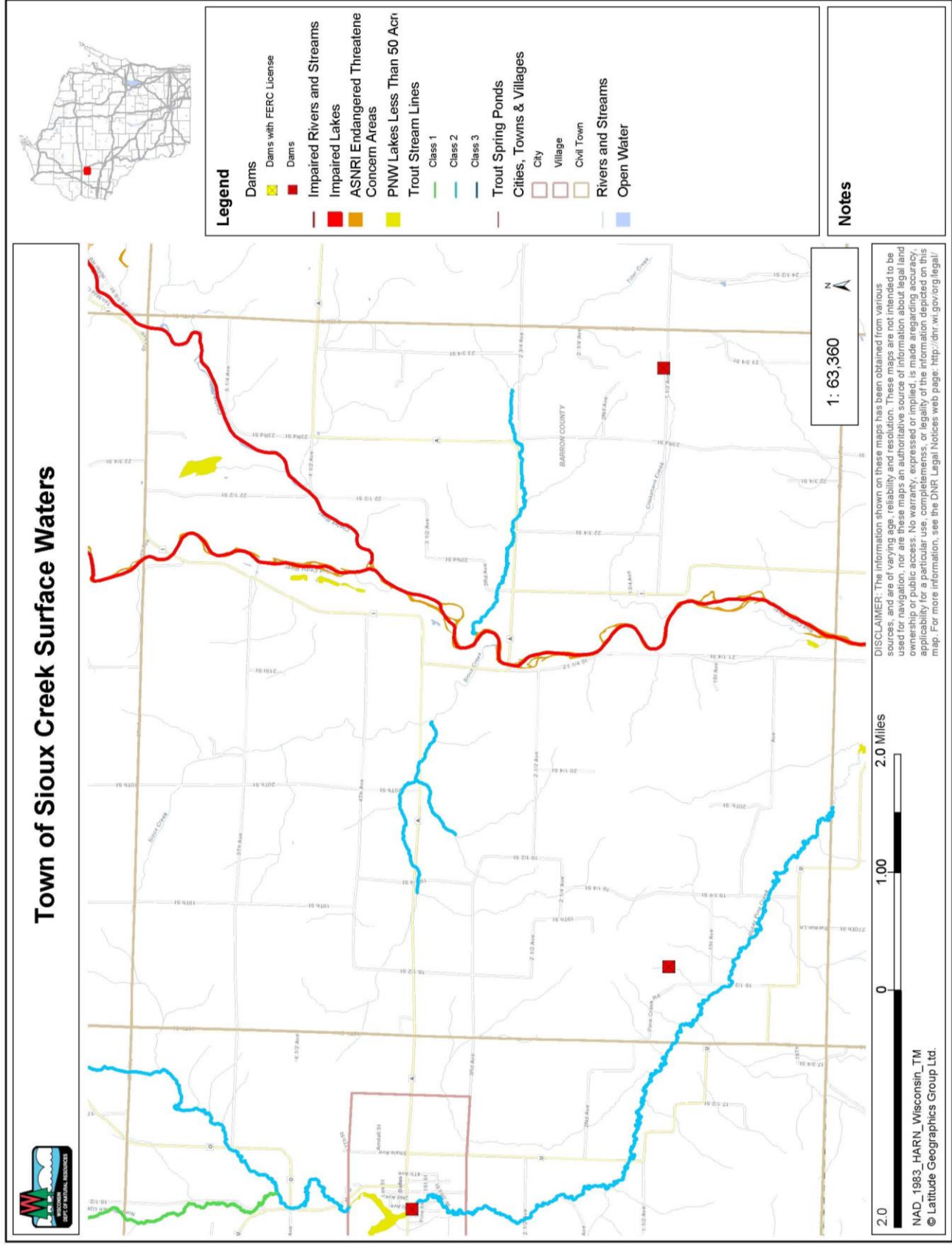
Appendix D provides an overview of the natural resources within the Town of Sioux Creek. The following items in particular were noted during the planning process:

- The surface waters of the Town are shown on Map 6-3. 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, though many of the Class II trout streams have the potential to become Class I with habitat improvements and controls of 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 River and the Chetek River were mentioned by community members as the most unique natural features of the community. Both are popular recreational resources. However, both are also listed as impaired waters due to Phosphorus loading, with Mercury also being a pollutant source on the Red Cedar. A number of Class II trout streams exist in the community, which are also shown on Map 6-3. Wetlands are commonplace along these rivers and streams.
- There are pockets of steep slopes in the Town of Sioux Creek that are largely forested. As of January 1, 2014, there was 5,639 acres of assessed “Forest” and “Agricultural Forest” lands within the Town. This is approximately 25% of total land and water in the Town. An additional 2,359 acres was assessed as “Undeveloped”, which include open space, wetlands, etc.
- There are no State Natural Areas or public recreational lands in the Town, with the exception of two County-owned boat landings on the Red Cedar River.
- Sioux Creek currently has seven permitted non-metallic mining operations within the community. A bedrock geological map reviewed during the plan update process showed that much of the Town may have bedrock soils attractive for sand and gravel mining, but there were questions over the accuracy of this data, so the map was not included with this plan update. Further, the marketability of mineral deposits is also dependent on other factors, such as depth and quality of the deposit. Regardless, additional marketable non-metallic mining deposits likely exist within the community.
- Appendix D includes additional maps showing potential barriers to development and septic systems, such as depth to bedrock and depth to groundwater, which should be considered when new development projects are proposed.

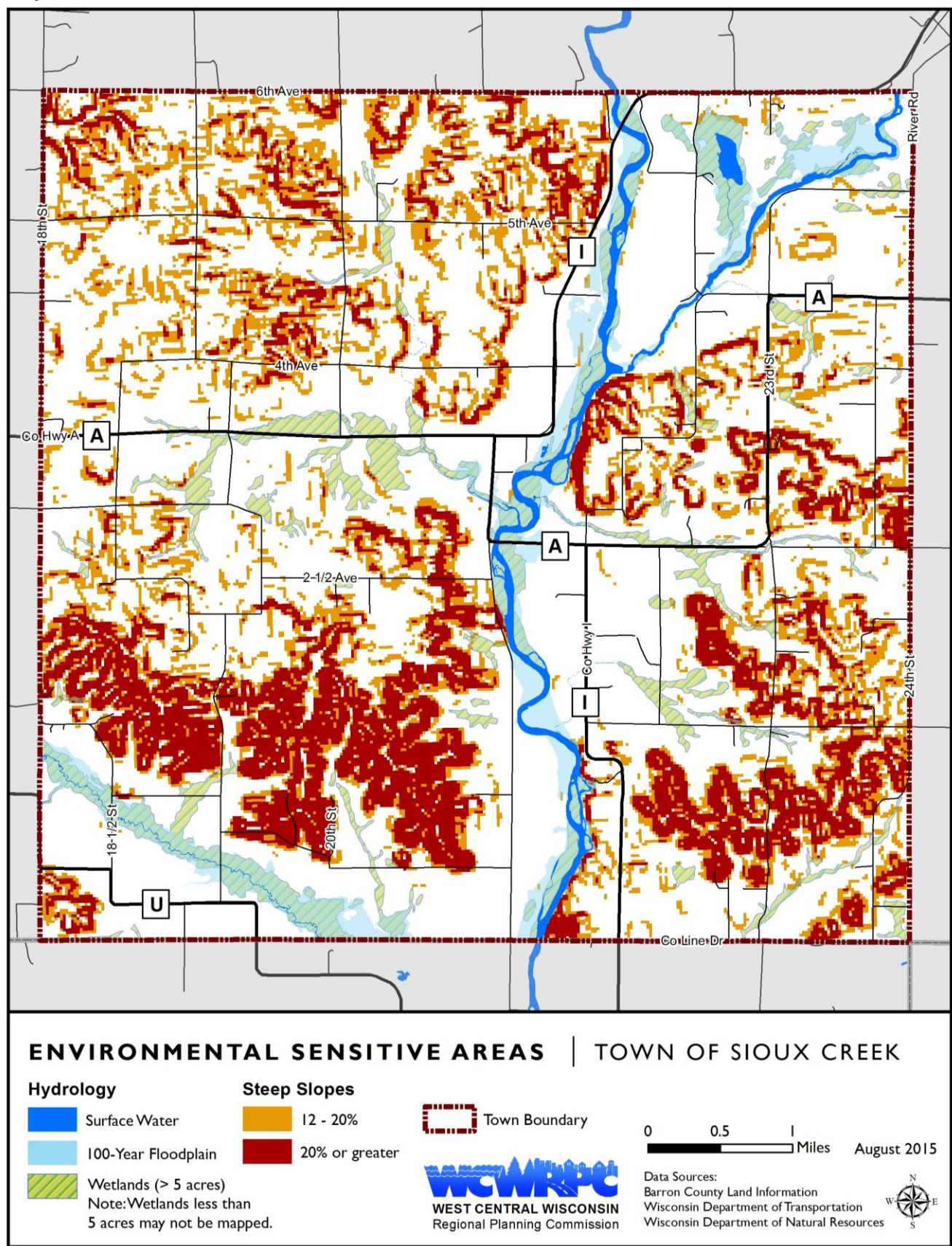
For purposes of this plan, there are three primary types of environmental sensitive areas (ESAs) shown on Map 6-4 that pose development limitations or where development should generally be avoided if possible:

- **Steep Slopes** are areas that are more susceptible to erosion, run-off, and flash flooding. Disrupting natural drainageways with new construction, development, and other activities can create a variety of new problems and hazards. The Wisconsin Department of Natural Resources considers any area of 12 percent or greater to be steep slopes. Soil erosion on slopes 12 percent to 20 percent is often manageable with good practices. The WDNR discourages development of slopes greater than 20 percent without more intensive or engineered best management practices and erosion controls. Where steep slopes exist, more attention should be given to site planning, stormwater management, and erosion control.

Map 6-3 Town of Sioux Creek Surface Waters



Map 6-4 Town of Sioux Creek Environmental Sensitive Areas



Agricultural, Natural & Cultural Resources

- **Wetlands** are defined by State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland areas, plants, and soils have the capacity to store and filter pollutants, replenish groundwater supplies, provide wildlife habitat, and store floodwaters. Wetlands are also an important part of the Town’s rural character.

Map 6-12 identifies the WDNR-mapped wetland areas within the Town according to the Wisconsin Wetland Inventory. Smaller wetland areas (generally less than 5 acres) are often not mapped. Additional areas in the Town may not been formally mapped as wetlands, but may be natural drainage ways or have “somewhat poorly”, “poorly”, or “very poorly” drained soils according to the USDA Natural Resources Conservation Service Soil Survey, which are also indicators of potential wetlands. Both of these sources—the Wisconsin Wetlands Inventory and NRCS Soil Survey—should be used in combination to identify potential wetlands. Whether mapped or not, all wetlands are protected from development under WDNR and local regulations.

- **Surface Waters and 100-Year Floodplains** are the third ESA. The surface waters were discussed previously. For purposes of this plan, a floodplain is that land which has been or may be covered by floodwater during a flood event. The terms “100-year flood” and “floodplain” are commonly used interchangeably, and are generally treated as such within this plan. A 100-year flood, often referred to as a regional flood, special flood hazard area, or base flood, is a flood that has a one percent chance of being equaled or exceeded in any given year. This can be misleading as a 100-year flood is not a flood that will occur once every 100 years. The 100-year flood, which is the standard used by most Federal and State agencies, is used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and to determine the need for flood insurance.

Shorelands adjacent to these surface waters could also potentially be considered an ESA. Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and also act as buffers and thus serve to protect water quality. Shorelands are also considered prime residential and tourism-based commercial areas because of their scenic beauty and recreational amenities (e.g., fishing, canoeing). Recognizing this conflict, and to maintain the environmental, recreational, and economical quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance. As required by the state, shorelands are defined as:

- all land within 1,000 feet of the ordinary high water mark of a lake, pond, or flowage; or
- all land within 300 feet of the ordinary high water mark of a river or stream or to the landward side of the floodplain, whichever is greater.

Shorelands in the Town are regulated by Barron County. Each county must meet or exceed the minimum state standards for shoreland protection.

Critical habitat for endangered and threatened species should also be considered a fourth type of ESA, but is not mapped within this plan. No unique concerns and habitat areas involving endangered and threatened species were identified during the planning process.

6.3 Historical and Cultural Resources

Historical and cultural resources are often core to a community's identity. They are often what make a community unique, while archeological sites can offer invaluable insights into history or be of sacred, cultural importance. And society has a responsibility to protect all human remains and burial sites.

The following was discussed by the Plan Commission during the plan update:

- Buildings and sites of historic interest (e.g., cemeteries, Town Hall, former school sites) do exist in the Town, but there are no listed or inventoried historic sites or structures in the Town of Sioux Creek on the National Register of Historic Places or on the Wisconsin Architecture and History Inventory (AHI).
- The Plan Commission was unaware of any sites of archeological interest located within the community.
- No specific historical or cultural organizations exist within the community or immediate area. In the past, the Barron County Historical Society had placed signs at various sites around the County, including in the Town.
- Many additional cultural and community activities revolve around the area school districts, with their plays, musicals, sports, and other events. In addition, nearby cities and village do host festivals and other events.

6.4 Agricultural, Natural and Cultural Resources Goal and Objectives

Agricultural, Natural, and Cultural Resources Goal:

Encourage the preservation of the 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.

6.5 Agricultural, Natural and Cultural Resources Policies

Policies (Decision-Making Guidance)

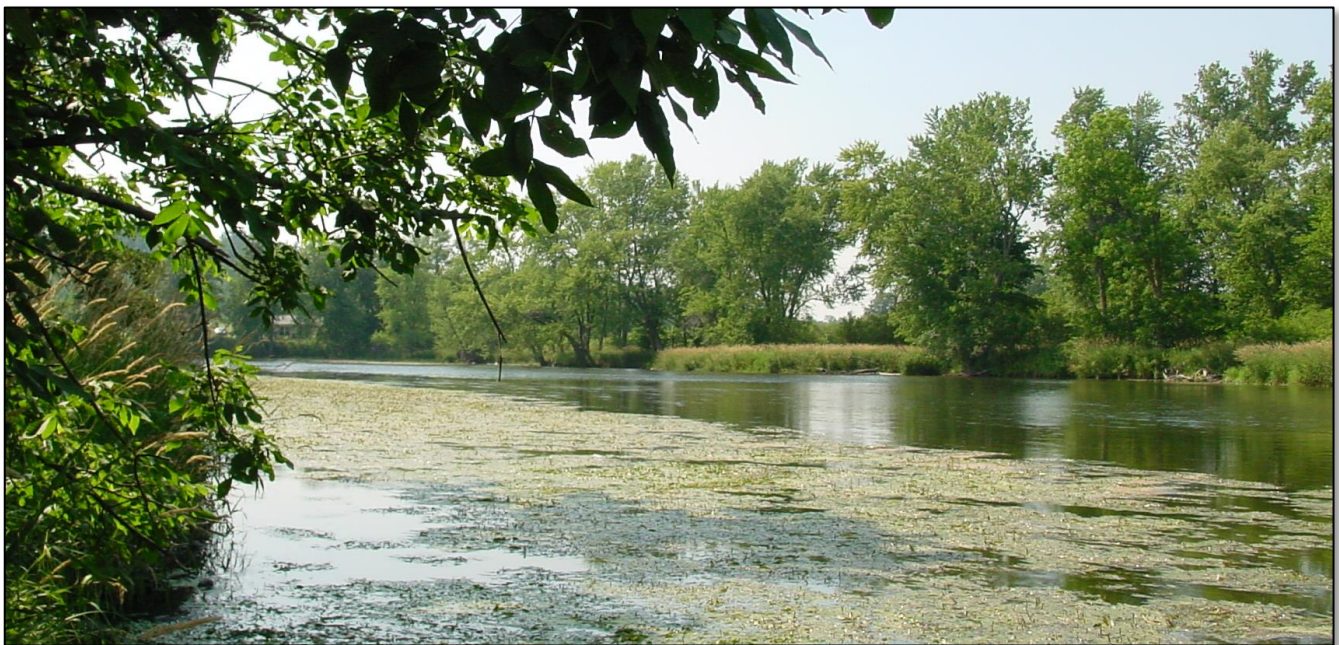
1. Require adequate septic systems for development based on type of activity, anticipated effluent type, and projected effluent levels.
2. Discourage the construction of a dwelling unit on steep slopes greater than 20% without consideration of alternative sites and an erosion control mitigation plan approved by the Town prior to the start of land clearing and construction.
3. Work with landowners and Barron County, if there is interest by farmers in establishing an Agricultural Enterprise Area for a portion of the Town.

Agricultural, Natural & Cultural Resources

4. Continue to communicate with Barron County in the enforcement of the County Land Division Ordinance, Sanitation Ordinance, Floodplain Ordinance, Shoreland-Wetland Ordinance, and agricultural-related ordinances (e.g., manure storage, animal feedlots).
5. 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.
6. Encourage the design, type, and positioning of site lighting in a manner that minimizes light pollution.
7. Support efforts by local groups and property owners to preserve buildings and sites of historical or cultural significance.

Recommendations (Action-Oriented Strategies)

8. Continue to provide a copy of the Town's "Right-to-Farm" resolution with certified survey maps and subdivision plats to show support for local farmers, while helping reduce nuisance complaints. (ongoing)
9. 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. (ongoing)
10. Cooperate with the Wisconsin Department of Natural Resources, Barron County, and upstream municipalities regarding water quality management of the Red Cedar and Chetek Rivers. (ongoing)



7. Economic Development

Through planning, a community can anticipate economic change and guide development 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 Current Economic Profile

Appendix E provides a description of the economy of the Town of Sioux Creek and the surrounding area.

7.2 Economic Strengths and Weaknesses

The Town of Sioux Creek lies approximately one mile southwest of Highway 53 and a rail line, both regional transportation arterials, and the City of Chetek, a local center of trade. All are significant economic strengths, both for businesses which operate in the Town and for residents who commute to surrounding communities. As discussed previously, 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 more recent advent of industrial silica sand mining, processing, and transport has provided new economic strength to the local economy in the form of jobs and payments to the Town through road and operational agreements between the mining companies and the Town. The scenic and recreational value of the Red Cedar and Chetek Rivers, as well as the wooded hillsides, offer opportunities for tourism-based business. 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 appropriate within the community only if on private on-site "municipal like" systems. The Town 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.

7.3 Desired Businesses and Industries

Given that the Town of Sioux Creek is unzoned, business and industrial development within the Town will largely be market driven. Desired businesses and industries should not harm the health, safety, and general welfare of residents and the community.

7.4 Current Town of Sioux Creek Economic Plans and Designated Sites

The Town of Sioux Creek currently has no local economic development plans and programs, but residents, local businesses, and the community have access to the myriad of county, regional, and state economic development programs and plans summarized in Appendix F.

The existing businesses and permitted non-metallic mining areas in the Town of Sioux Creek are shown in Map 7-1 on the following page. Those parcels identified as commercial have some existing use on the property that has been assessed as commercial. Additional cottage industry exists that is not shown on the map.

No specific sites or properties have been identified for future commercial or industrial development in the Town of Sioux Creek. However, it is likely that additional recoverable deposits for silica sand and gravel have or will be discovered in the Town, which will lead to either additional and/or the ongoing development of new non-metallic mine sites. It is envisioned that most prime farmlands will continue to be farmed, and forest management will continue on the wooded hillsides where row crop production would be marginal at best. Some hills will disappear or be reduced in elevation as the silica sand deposits are mined. Some development pressure may be anticipated along CTH “I”, 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.

“Cottage Industry”

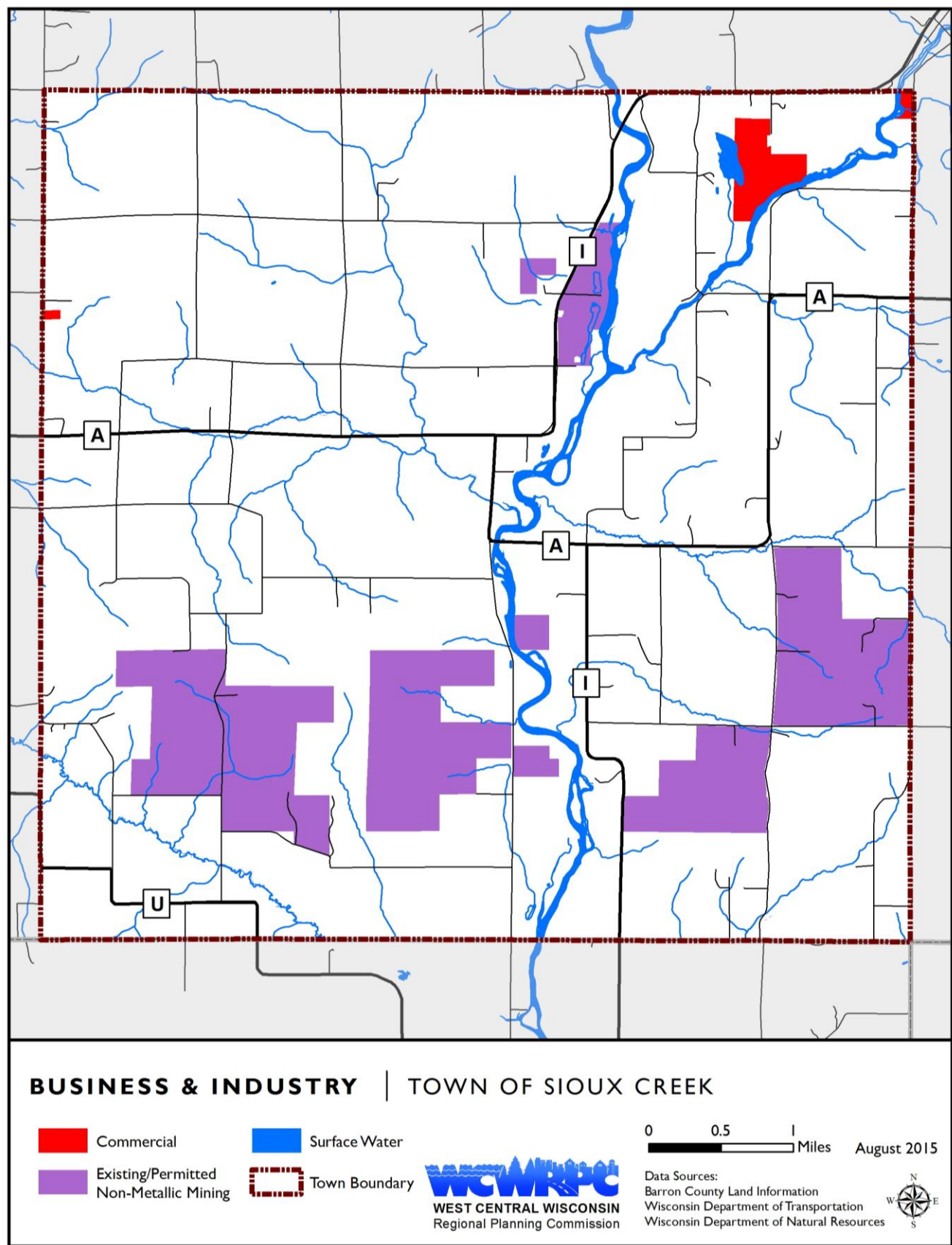
Cottage industries, cottage businesses, or home-based businesses are small-scale businesses carried on in or near a person’s home, primarily by a sole-proprietor or the persons living in the home on site. Cottage industries typically have a limited number of employees, low traffic, and the business space is secondary to the residential use on the property.

7.5 Opportunities for the Use of Environmentally Contaminated Sites

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) urge the clean-up of environmentally contaminated commercial or industrial sites to utilize the lands for more productive uses. As of December 2014, there were no open or active environmentally contaminated sites located within the Town of Sioux Creek listed in the WDNR Remediation & Redevelopment Sites database.

During the plan update process, the Town Plan Commission identified no specific contaminated sites or brownfield development within the Town requiring action. However, the Town expects currently active non-metallic mining sites to be reclaimed to a more natural setting once mining activities cease, in accordance with approved reclamation plans.

Map 7-1 Town of Sioux Creek Industry and Businesses



Economic Development

7.6 Economic Development Goal and Objectives

Economic Development Goal:

Agriculture, forestry, cottage industries, and silica sand and gravel mining, processing, and transport 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 cottage industries that complement the community and comply with applicable regulations.
3. Continue to work cooperatively with non-metallic mining companies to assure the relationships are mutually beneficial, comply with local and State regulations, and are not harmful to the Town, its residents, or the environment.

7.7 Economic Development Policies

Policies (Decision-making Guidance)

1. Implement the policies in the Agricultural Element that promote agricultural- and forestry-related practices and industries.
2. Allow home occupations and cottage industries that are compatible with the rural character of the community.
3. Require “higher impact” commercial and light industrial development to be located on “municipal-like” wastewater systems, 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 financial assurances for impacts to Town roads, and periodic license renewals for businesses and industries regulated by the Town.
5. Consider proposed commercial and industrial uses on a case-by-case basis by evaluating potential impacts and compatibility with the community’s rural character.



Recommendations (Action-Oriented Strategies)

none identified

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. Likewise, budget constraints are encouraging many municipalities to explore partnerships and collaborative efforts to provide services more efficiently. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit. And the decisions, plans, and strategies of one community can impact neighboring jurisdictions. 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 Planning in Adjacent and Overlapping Jurisdictions

Barron County

The Town of Sioux Creek has coordinated with Barron County on a wide variety of planning and programming activities, such as driveway permitting, non-metallic mine reclamation planning, shoreland/floodplain zoning, land conservation, septic system permitting, manure storage/nutrient management planning, and emergency management. Barron County has adopted a comprehensive plan and is currently working to update its farmland preservation plan. During the Town's comprehensive plan update process, County planning/zoning and land conservation staff were consulted to obtain input and coordinate with the farmland preservation planning effort.

Surrounding Communities

The Town of Sioux Creek is bordered by eight towns—Dallas, Maple Grove, Prairie Lake, Chetek, and Dovre in Barron County, Wilson and Sand Creek in Dunn County, and Auburn in Chippewa County. All of these towns have adopted comprehensive plans in the past and all eight were provided a PDF version of the draft Town of Sioux Creek Comprehensive Plan update and invited to share additional ideas and comments.

PDF versions of the draft plan were also provided to the Village of Dallas and City of Chetek, and comments were invited. Both of these communities are within 1.5 miles of the Town of Sioux Creek and could potentially enforce extraterritorial plat review within the Town. Both communities have adopted comprehensive plans and no intergovernmental issues with the Town of Sioux Creek were identified.

Other Intergovernmental Planning

The Town of Sioux Creek coordinates with surrounding communities on a variety of activities, most notably emergency services, road maintenance, and library services. The Town of Sioux Creek is served by the Barron and Chetek-Weyerhaeuser School Districts and has a good working relationship with both districts.

Numerous non-governmental entities can have a role in multi-jurisdictional or regional coordination, ranging from the County Economic Development Corporation and Barron County UW-Extension to the Indianhead Community Action Agency, West Central Wisconsin Regional Planning Commission, and various special interest groups. These entities and the related intergovernmental plans and programs are discussed in other plan elements and Appendix F.

Intergovernmental Cooperation

8.2 Existing Partnerships, Agreements, and Intergovernmental Plans

The primary intergovernmental agreements and plans involving the Town of Sioux Creek are:

- coordination with Barron County on farmland preservation planning, septic system permitting, floodplain zoning, shoreland zoning, and highway-related issues
- emergency services agreements (EMS, Fire, Ambulance, etc.)
- library and school district coordination
- public works mutual aid and support with surrounding communities, if needed
- road agreements with adjacent towns for shared local roads

8.3 Intergovernmental Issues and Opportunities

The following intergovernmental trends are anticipated during the planning period:

- Intergovernmental cooperation will increase as state, county, and local budgets become more restrictive and partnerships are pursued.
- As more jurisdictions update their comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will become apparent.
- The sharing of employees, equipment, and facilities will increase locally to meet demand at reduced costs.

Opportunities

The following opportunities were identified during the planning process:

| Opportunity | Other Governmental Unit Assistance |
|---|--|
| 1. Increase resident knowledge of the Barron County Clean Sweep Program | <ul style="list-style-type: none">• Barron County Department Staff• UW-Extension |
| 2. Work cooperatively to improve surface water quality on the Chetek and Red Cedar Rivers | <ul style="list-style-type: none">• Barron County Land Conservation• Other municipalities in the watershed• Wisconsin Department of Natural Resources• UW-Extension |
| 3. Explore joint-bidding, service agreements, and other mutual aid to achieve cost savings for road maintenance and other services. | <ul style="list-style-type: none">• Adjacent and nearby municipalities• County Highway Department |

Potential Conflicts and Resolutions

The Town of Sioux Creek identified no current intergovernmental conflicts, though potential conflicts may develop through the course of the planning period. The Town did recognize that growth of the City of Chetek could lead to annexation requests in the future—a potential source of intergovernmental conflict. Potential conflicts can be most effectively addressed in a “pro-active” fashion. The Town of Sioux Creek will resolve potential conflicts through ongoing, open communication with adjacent and overlapping jurisdictions.

Intergovernmental Cooperation

The only current intergovernmental issue identified during the plan update process was the need to work with the Town of Dallas and Village of Dallas to identify a long-term plan for the former landfill site within the Town of Sioux Creek. A past issue—maintenance and upkeep of the County boat landings in the Town—has been addressed in recent years.

8.4 Intergovernmental Cooperation Goal and Objectives

Intergovernmental Cooperation 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.

8.5 Intergovernmental Cooperation Policies

Policies (Decision-making Guidance)

1. Work cooperatively with adjacent municipalities and Barron County when mutually beneficial opportunities for cost-sharing arise.
2. Encourage Barron County to continue maintenance and observation of the existing park and boat ramps in the Town.
3. As needed, work cooperatively with other area communities to identify routes appropriate for the potential development of linked recreational trails.
4. Maintain communication with the City of Chetek and Village of Dallas on land-use and growth issues, including providing input on the use of extraterritorial powers and the future siting of municipal utilities.
5. Maintain communication with other area unincorporated jurisdictions on the development of land-use regulations and shared land-use concerns.
6. The Town of Sioux Creek maintains its right to object to an annexation petition as allowed under State Statutes.

Recommendations (Action-Oriented Strategies)

7. Maintain membership of the Town Board in the Wisconsin Town's Association. (ongoing)
8. Work with Barron County to increase resident knowledge of the County recycling and Clean Sweep programs. (ongoing)
9. Provide a copy of the adopted Town of Sioux Creek Comprehensive Plan to surrounding local governments. (short-term)
10. 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. (long-term)

9. Land Use

The use of land is a critical factor in guiding the future growth and decision-making of any community. This plan element identifies a land use goal, objectives, and strategies for the Town of Sioux Creek, based on current and projected land use trends and in consideration of potential conflicts.

9.1 Current Land Uses and Land Use Trends

The table also shows 2014 Wisconsin Department of Revenue assessment data by assessed land use. For comparison, Map 9-1 and the table below also displays and summarizes the existing land uses within the Town of Sioux Creek based on the predominant assessed land use by parcel from GIS data provided by the Barron County Land Information Office as of January 2014 and a review of the draft map by the Town Plan Commission. Since these land uses are largely based on property tax assessment data, rather than “field verified” data, the following approach was used:

- Existing use was determined on a parcel-by-parcel basis.
- Those parcels with existing mining operations are identified with **Non-Metallic Mining** as the predominant use, with the permitted extent of the operations delineated on the map. All other properties with assessed commercial are shown as **Commercial** as the predominant use, such as the golf course and private campground
- Public** acreages include tax-exempt lands, including the Town Hall and cemeteries.
- Generally, for those other parcels that are less than 10 acres in size with assessed residential, **Residential** is shown as the predominant use.
- Generally, for all other parcels, the assessed use (agricultural, residential, forest, undeveloped) with the most acreage is shown as the predominant use. A parcel may have other uses (e.g., a home) that have lower amounts of acreage.
- For the parcels assessed as **Other**, most of these are farmsteads associated with an operating farm and were shown as agriculture on the existing land use map.

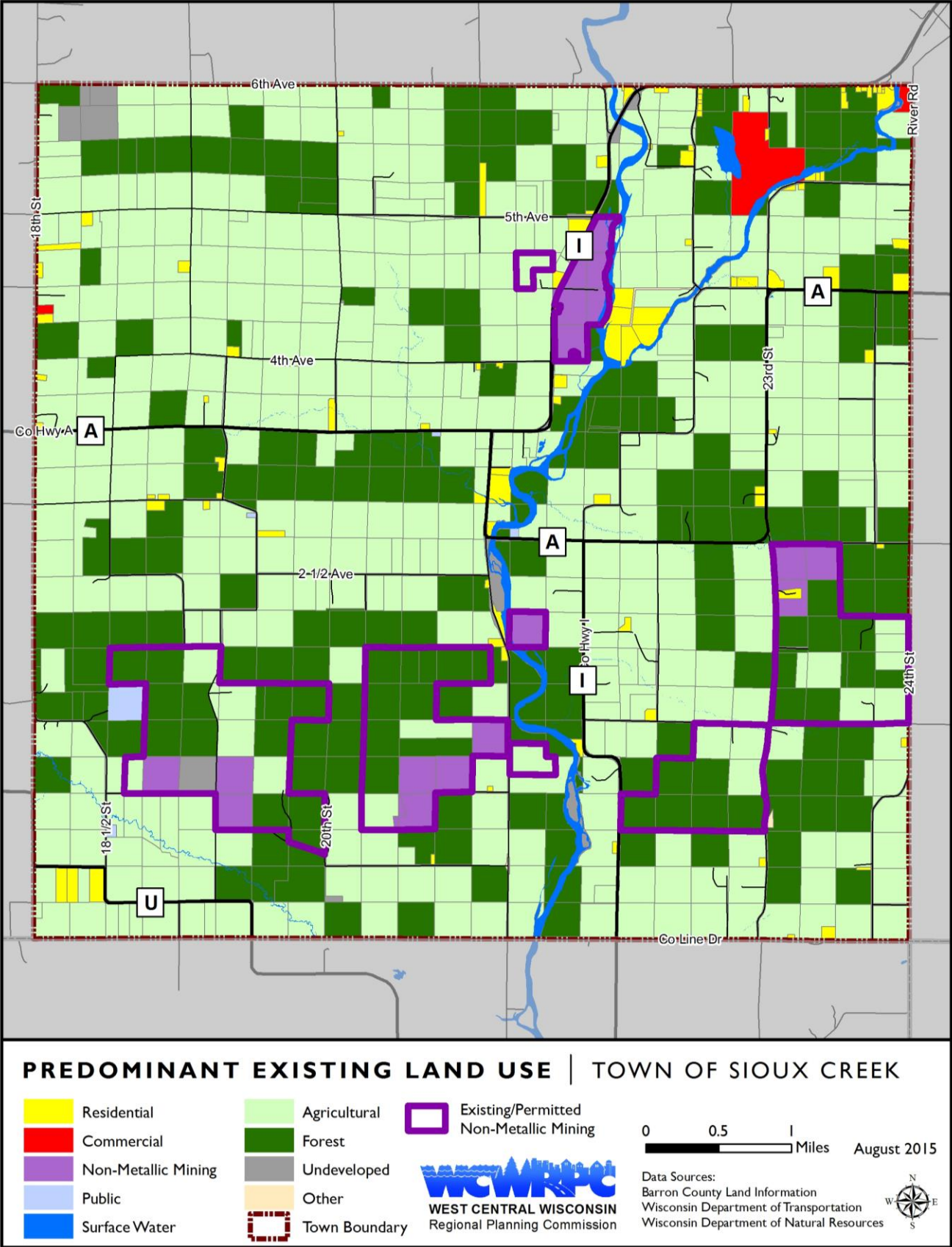
Prominent Existing Land Use, Town of Sioux Creek, 2014

| LAND USE | Number of Parcels | | Total Acreage | |
|---------------------|-------------------|--------------------|---------------|--------------------|
| | 2014 Assessed | Predominant Mapped | 2014 Assessed | Predominant Mapped |
| AGRICULTURAL | 552 | 420 | 11,416 | 13,238 |
| COMMERCIAL | 13 | 3 | 297 | 164 |
| FOREST | 120 | 236 | 2,186 | 7,364 |
| NON-METALLIC MINING | 0 | 20 | 0 | 580 |
| OTHER | 110 | 3 | 281 | 10 |
| PUBLIC | - | 5 | - | 50 |
| RESIDENTIAL | 217 | 108 | 663 | 443 |
| UNDEVELOPED | 358 | 14 | 2,359 | 178 |
| Total | 31,244 | 2,788 | 24,845 | 3,127 |

source: Barron County Land Information Parcel GIS Database and Wisconsin Department of Revenue

Discrepancies between the 2014 Assessed and Predominant Mapped numbers in the table above are primarily explained by: (i) predominant mapped uses may include a mix of other uses; (ii) 27 assessed “Residential” and 9 assessed “Commercial” parcels are not improved; and (iii) some older mining-related uses are assessed as “Commercial.”

Map 9-1 Town of Sioux Creek Existing Land Use



Land Use

For an understanding of land use trends in Sioux Creek, the table below compares 2004 and 2014 assessment data.

Land Use Acreage and Assessed Value Per Acre, 2004 and 2014

| | Agricultural | Forest | Ag. Forest | Undeveloped | Residential | Commercial | Manufacturing | Other | Total |
|-------------------------------|--------------|---------|------------|-------------|-------------|------------|---------------|-----------|-----------|
| 2004 | | | | | | | | | |
| # Parcels | 484 | 350 | 10 | 347 | 205 | 10 | 0 | 101 | 1,507 |
| # Improved | 0 | 0 | 0 | 0 | 182 | 3 | 0 | 103 | 288 |
| Acres | 11,175 | 5,731 | 200 | 2,567 | 666 | 296 | 0 | 264 | 20,899 |
| Land Value per Acre | \$114 | \$869 | \$434 | \$198 | \$2,458 | \$768 | - | \$2,233 | \$445 |
| Improv. Value per Imp. Parcel | - | - | - | - | \$70,585 | \$1,733 | - | \$60,483 | \$68,018 |
| 2014 | | | | | | | | | |
| # Parcels | 522 | 120 | 248 | 358 | 217 | 13 | 0 | 110 | 1,588 |
| # Improved | 0 | 0 | 0 | 0 | 190 | 4 | 0 | 114 | 308 |
| Acres | 11,416 | 2,186 | 3,453 | 2,359 | 663 | 297 | 0 | 281 | 20,655 |
| Land Value per Acre | \$150 | \$1,619 | \$786 | \$526 | \$3,134 | \$1,019 | - | \$2,964 | \$601 |
| Improv. Value per Imp. Parcel | - | - | - | - | \$108,002 | \$131,950 | - | \$90,619 | \$101,879 |
| Difference | | | | | | | | | |
| # Parcels | +38 | -230 | +238 | +11 | +12 | +3 | 0 | +9 | +81 |
| # Improved | 0 | 0 | 0 | 0 | +8 | +1 | 0 | +11 | +20 |
| Acres | +241 | -3,545 | +3,253 | -208 | -3 | +1 | 0 | +17 | -244 |
| Land Value per Acre | +36 | +750 | +352 | -208 | +676 | +251 | - | +731 | +156 |
| Improv. Value per Imp. Parcel | - | - | - | - | +\$37,417 | +\$130,217 | - | +\$30,136 | +\$33,861 |

Source: Wisconsin Department of Revenue

When considering the above, it is important to keep in mind:

- The above values do not include unassessed or exempt properties, such as those owned by governmental units or non-profits.
- Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for

commercial or residential use will be assessed as “Agricultural.” “Undeveloped” land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and “Ag Forest” are typically assessed at 50% of its full value. “Other” includes farm buildings and improvements, including the farm operator’s residence.

- Sand mines and processing facilities will be classified as “Manufacturing” once the assessor receives the official DOR letter. Some earlier non-metallic mining operations are assessed as “Commercial.”
- The number of improved residential parcels seems to lag slightly behind the 2013 ACS housing unit numbers (277), of which about 92% are one-unit households.

As discussed in the agricultural resources element, the amount of assessed “Agricultural” land in the Town of Sioux Creek has been increasing, with 241 acres added between 2004 and 2014. “Forest” and “Agricultural Forest” decreased by 291 acres and “Undeveloped” decreased by 208 acres in the same timeframe. “Residential” experienced an increase of eight parcels, but decreased three acres between 2004 and 2014. In 2014, there were 3.1 acres for every assessed residential parcel. Other acreage increased slightly. “Commercial” and “Manufacturing” trends are difficult to analyze given the recent growth in non-metallic mining; this is not yet fully reflected in the assessment data. Outside of mining, no significant commercial growth has occurred in the Town during the past decade and there are no other industrial uses in the community.

9.2 Supply, Demand, and Price of Land

Two indicators of a dynamic economy and a changing land use pattern are land sales and prices. These two indicators can demonstrate a demand to convert undeveloped or under-developed land to more intensive uses such as residential, commercial or industrial. In turn, additional community services may be needed to support changing land uses.

Assessment information can also help indicate land prices; however, this information has certain limitations due to assessment methods, timing, and whether a particular assessor has completely established current fair-market value comparables for a given community. The State of Wisconsin attempts to equalize values so communities whose assessments are in different years will have assessments that are fair. Eventually all assessments are supposed to reflect fully equalized, fair-market value of property.

The previous table includes 2004 and 2014 assessed land use acreage and assessed value per acre for the Town of Sioux Creek. The table shows net increases in land values per acre for all assessed uses, except “Undeveloped.” This is unusual compared to many communities that experienced decreased land values during the recent recession and collapse of the housing market. “Residential” land had the highest value per acre, followed by “Other”, which includes farm homes and buildings. Somewhat unusual, “Forest” land values were higher than “Commercial” values. State tax policy is reflected in the low values of “Agricultural” and “Agricultural Forest” lands. However, these are assessed values and not actual market values. The market value of agricultural land has been generally increasing in the region.

Not reflected in the previous table is the recent growth of non-metallic mining in the community, which will dramatically impact the acreages and land values for some of the uses over the next few years.

9.3 Barriers to Development and Land Use Conflicts

Barriers to Development

The most significant barriers to development in the Town of Sioux Creek are natural, rather than manmade. The Town of Sioux Creek is unzoned and regulatory policies that could pose a barrier to development are relatively minimal. The Town has good road infrastructure, with a four-lane highway and rail line nearby, but does lack municipal sewer and water services. The Agricultural, Natural, and Cultural Resources element identifies potential natural barriers to building site development within Town, including septic suitability, soils, surface waters, floodplains, wetlands, and steep slopes.

Existing and Potential Land Use Conflicts

The primary types of existing and potential land use conflicts in the Town of Sioux Creek are not unusual for a rural community. Residential development within an agricultural area can create related conflicts over odors, manure on roads, hours of harvesting, etc. Loss and fragmentation of farm and forest lands can also decrease the viability of such uses within a community. Commercial and recreational activities (e.g., campgrounds, ATV use) can also create land use conflicts or negatively impact natural resources. Non-metallic mining operations and hauling activities changes the character of the landscape and can create noise, dust, and safety concerns.

9.4 Opportunities for Redevelopment

During the plan update process, the Town Plan Commission identified no specific sites for potential redevelopment requiring action that should be addressed in the plan update. Reclamation at the non-metallic mining sites will be required in accordance with approved reclamation plans.

9.5 Current Land Use Plans, Programs, and Regulations

The following are the primary land use-related plans and programs that may have implications for the Town of Sioux Creek. Some of these and others are discussed previously in other plan elements.

Town of Sioux Creek Plans and Ordinances

- The Town previously adopted a comprehensive plan in November 2005, which is fully updated as part of this document.
- Building Ordinance
- Land Division Ordinance and Land Division Handbook
- An Ordinance Regarding the Operation of Non-Metallic Mines
- An Ordinance Regarding the Construction of New Roads
- Driveway Ordinance
- Campground Ordinance
- Ordinance Regarding Limitations on the Use of Camper Vehicles and Other Non-Permanent Structures for Permanent Human Habitation
- Telecommunications Towns Ordinance
- Junk Ordinance
- Dog Control Ordinance
- ATV & UTV Ordinance
- Ordinance regarding Option B – Opt Out of IOH Length & Weight Limits

Barron County

- County Comprehensive Plan
- County Farmland Preservation Plan, currently being updated
- County sanitary, non-metallic mining reclamation, animal waste, and land division ordinances, including floodplain and shoreland zoning regulations

It was noted during the plan update process that Barron County would only regulate the number of dwelling units per parcel within the shoreland areas. Appendix F includes a description of additional land use plans, programs, and regulations that may apply.

9.6 Projected Land Use Supply and Demand

The table below provides estimates for the total acreage that will be utilized by residential, commercial, industrial, and agricultural land uses for five-year increments through the year 2035 in the Town of Sioux Creek. These future land use demand estimates should only be utilized for planning purposes in combination with other indicators of land use demand.

Projected Land Use Demand (acres), Town of Sioux Creek, 2015-2035

| Year | Population | Residential | Commercial | Industrial (permitted) | Agricultural |
|------------|------------|-------------|------------|---------------------------|--------------|
| 2014 | 648 | 663 | 164 | 2,582 | 11,416 |
| 2015 | 645 | 671 | 164 | 2,582 | 11,440 |
| 2020 | 650 | 710 | 169 | 2,582 | 11,560 |
| 2025 | 650 | 749 | 174 | 2,582 | 11,680 |
| 2030 | 645 | 788 | 179 | 2,582 | 11,730 |
| 2035 | 625 | 827 | 184 | 2,582 | 11,780 |
| Difference | -23 | +164 | +20 | 0 | +364 |

The above projected demand is based on the following general assumptions:

Residential The 2014 residential acreage in the table above is based on residential assessment data. Residential acreage does not include homes associated with working farms (i.e., farmsteads). While population has decreased, the number of housing units has continued to increase. A continued increase of 2.5 new homes per year is projected. Based on the 2014 assessment, an annual average of 3.1 acres per new home is assumed (or +7.75 residential acres per year). However, residential properties are often associated with a larger lot for which part may be assessed as undeveloped, forest, or another use.

Commercial The 2014 commercial acreage in the table above is based on the commercial assessment data, but excludes properties associated with non-metallic mining operations. Commercial is very difficult to project and this is a very rough estimate. Some new recreational (e.g., campground) and home-based businesses is expected. On average, commercial use is projected to increase by about ten acres every decade.

Industrial The 2014 industrial acreage in the table above is based on the permitted extent of the non-metallic mining operations outlined on Map 9-1. The existing/permitted operations range from 28 acres to over 900 acres in size, with an average of 322 acres at an individual site. **This is permitted acreage, not current land use. Excavation and reclamation at these sites will occur in a phased manner and not all 2,582 acres**

will be in industrial use at any given time. As land is reclaimed, it will be converted back to forestry, agricultural, and undeveloped uses. For example, the 2014 land uses within the permitted non-metallic mining areas includes an estimated 628 acres of agricultural, 1,324 acres of forest, 42 acres of undeveloped, and 8 acres of residential.

While additional non-metallic mining may be permitted in the future at new sites or as part of the expansion of an existing operation, no such growth is anticipated at this time. No other industrial uses are projected for the Town of Sioux Creek.

Agricultural The 2014 agricultural acreage in the table above is based on the agricultural assessment data. This generally does not include farmsteads and agricultural buildings, which are assessed as “Other” and could add up to 280 acres to the total agricultural acreage. The current growth in agricultural acreage is expected to continue for the next decade (about +24 acres/year), but will then begin to plateau (about +10 acres/year) as the availability of potential productive croplands decreases. Eventually, this increase of agricultural land will likely end or even reverse slightly. The price of agricultural commodities (e.g., corn, soybeans) will impact these projections.

The above projected net increases are anticipated to have corresponding net decreases in forest, agricultural forest, and undeveloped acreage.

9.7 Future Land Use Plan Map

The Future Land Use Map is a reflection of the community’s vision, goals, objectives, and policies. This map can be used as a guide for local officials when considering future development within the community.

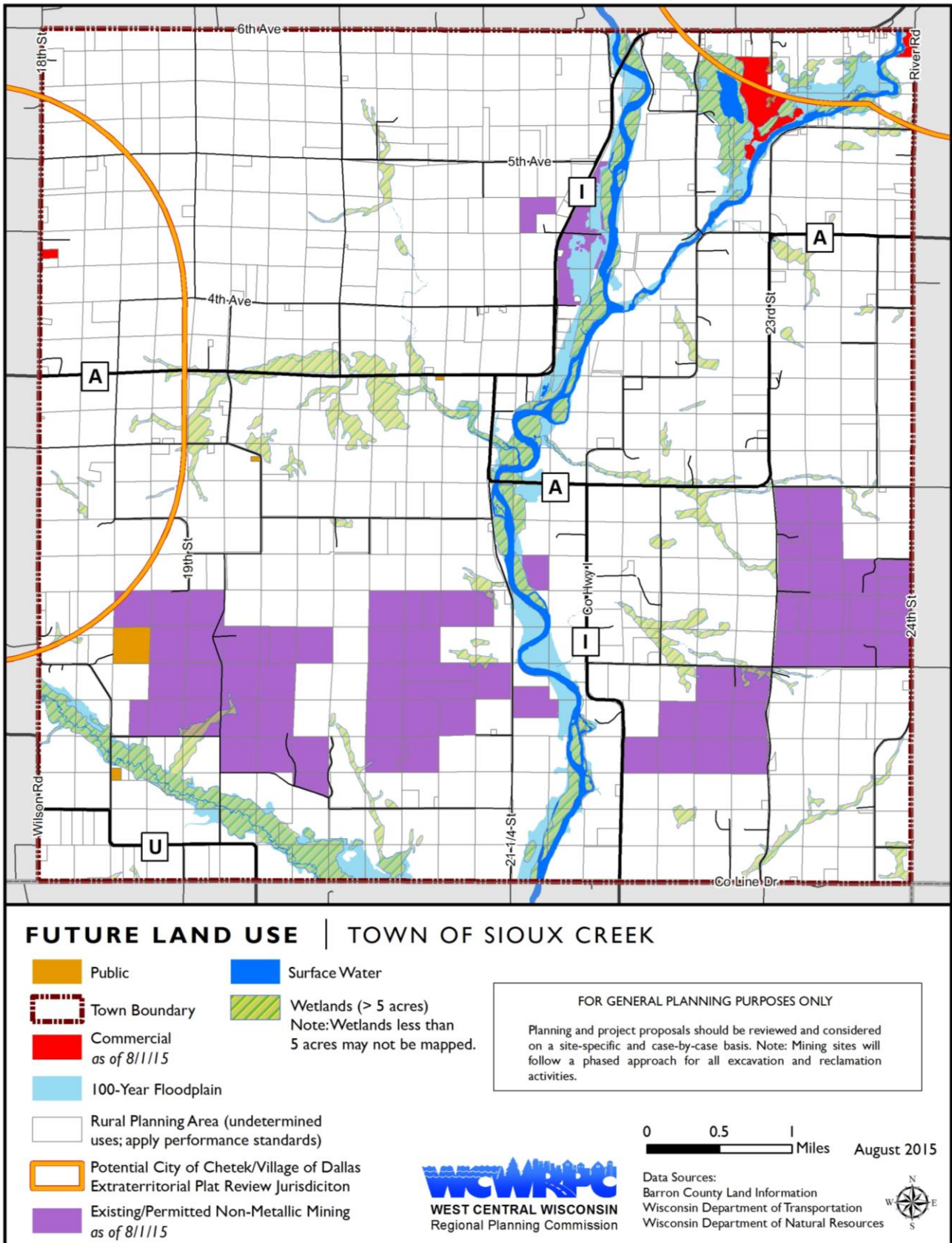
The Town of Sioux Creek does not regulate the use of land through zoning. Instead, the Town uses land division, licensing, and nuisance ordinances to protect the health, safety, and general welfare of residents. Further, Barron County and WDNR have enforcement powers involving surface waters, wetlands, shorelands, floodplains, wells, and septic systems. Map 9-2 reflects this policy approach.

The majority of the Town is shown on Map 9-2 as Rural Planning Area, where the land uses have not been determined, yet certain licensing, nuisance, and natural resource-related requirements (i.e., performance standards) do exist. The current permitted extent of the non-metallic mining operations are shown, though the actual land use within these areas will vary over time as land is excavated and reclaimed in a phased approach³. The current commercial operations, most notably the golf course and campground, are shown, since these uses are not anticipated to change. Existing public-owned lands are also shown.

As a reminder, Map 9-2 also delineates the potential extent of the extra-territorial plat review jurisdictions of the City of Chetek and Village of Dallas, which extends 1.5 miles from their borders. At their discretion, the City and Village may enforce land division regulations within these areas. In such a case within these areas, the most stringent of the land division regulations of the Town, City/Village, and Barron County would need to be met.

³ The permitted extent of the older Milestone Minerals quarry between CTH “I” and the Red Cedar River on Map 9-1 and 9-2 is approximate, given that this is an older site and a reclamation plan is not on file with the Town of Sioux Creek and Barron County.

Map 9-2 Town of Sioux Creek Future Land Use Map



9.8 Land Use Goal and Objectives

Land Use Goal:

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

Objectives

1. Preserve and protect large tracts of productive farmlands and forested areas from non-agricultural related development.
2. Maintain local land-use control that balances regulations and individual property rights with Town interests, vision, and goals.
3. Development should occur in a manner which is safe, efficient, and minimizes land-use conflicts.
4. Protect natural resources and maintain the Town's rural character.

9.9 Land Use Policies

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.

Policies (Decision-making Guidance)

5. Utilize the existing road network to accommodate most future development.
6. Require developers to pay public costs associated with their development.
7. Opportunities for citizen participation will be required throughout all stages of land-use planning, ordinance development, development review, and policy implementation.
8. Continue to apply standards that limit the development of steep slopes (greater than 20%) as part of required erosion control and driveway permitting.
9. Continue to encourage a range of affordable housing opportunities.
10. 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.
11. Allow flexibility during the site planning and site plan review process in order to encourage the preservation of prime farmland and open space, minimize the fragmentation of productive forests, protect environmentally sensitive features, and mitigate potential land-use conflicts.

Recommendations (Action-Oriented Strategies)

12. 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. (ongoing)
13. Continue to administer the *Town of Sioux Creek Land Division Ordinance* to encourage a residential development pattern that helps preserve open space, prime farmlands, environmentally sensitive areas, and productive forests. Require major residential subdivisions to incorporate clustering and conservation subdivision design. (ongoing)

Future Land Use Map Policies

The Future Land Use Plan map is a vision and guide. It is not a zoning map, nor is it an assurance that certain land uses or development will be maintained, allowed, or approved. Given that the Town of Sioux Creek is unzoned, preferred development areas for land uses are not identified, though site conditions and environmentally sensitive features may limit development.

The Future Land Use Map helps to illustrate the implications of related goals, objectives, and policies, but is subordinate to them. It is recognized that there may be other land uses within these areas and future land use changes are expected as provided for in comprehensive plan policy. The form, character, and impacts of proposed development are more important the Town's preferred land use map.

The Town of Sioux Creek Plan Commission shall consider a variety of factors when reviewing potential amendments to the Town's Future Use Map and comprehensive plan, such as proximity to existing roadways, soil/septic suitability, environmental sensitive areas, access for emergency vehicles, compliance with existing regulations, and consistency with the vision, goals, objectives, and policies found within this Comprehensive Plan. Additional factors may be considered. When development is proposed for which the Town has review authority, it shall be the responsibility of the petitioner to provide the information necessary to demonstrate consistency with the above general guidelines and their approach to prevent or mitigate any potential negative impacts. Further, the Town of Sioux Creek may require the petitioner to provide independent traffic, environmental, fiscal, or other impact studies.



10. Implementation

To achieve the community's vision, the plan must be put into action. This plan element discusses the timeframe for specific actions to be completed in order to achieve the plan's vision, goals, and objectives. Also included is 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 that considers or allows for change in the community. An evaluation strategy provides a mechanism to measure progress toward 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 policy subsections of the plan elements are separated into policies and recommendations. The policies are general, ongoing decision-making guidance that further supplement or expand upon the objectives, while the recommendations are action-oriented strategies with a measureable timeframe. A suggested implementation timeframe is provided for each recommendation:

| | |
|--------------------|---|
| <u>Ongoing:</u> | Recommendation ongoing and should be continued. |
| <u>Short-Term:</u> | approximately 0 to 5 years (or before 2020) |
| <u>Long-Term:</u> | approximately 5+ years (or after 2020) |

These timeframes provide the Town with a sequence of action. Initial focus should be on the ongoing and short-range recommendations. However, the above timeframes also offers some flexibility to accommodate budgets and other priorities.

The Town Board has the primary responsibility of implementing the plan recommendations, but it may delegate such responsibility to the Plan Commission, other committees, or Town officials/staff. Many times, collaboration will be required for implementation. In some cases (e.g., certain housing or social services programming) the Town may not be the lead implementing entity. Prior to implementation, the Town will consider and reassess each action item to further determine if each is in the best interest of the community. Some recommendations will require further analysis and exploration, and may later be deemed unfeasible. Changing conditions in the community may necessitate an addition or modification to the action plan.

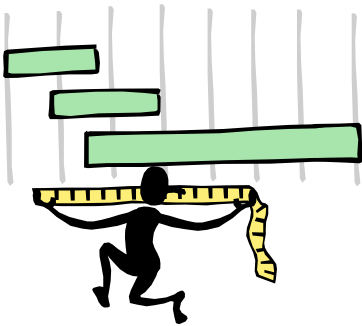
10.2 Implementation Resources

The plan implementation programs and resources are largely covered by the programs, resources, and tools identified in the other elements of this plan. One unique plan implementation resource that covers multiple plan elements is the *Plan Implementation Guide for West Central Wisconsin*, compiled by West Central Wisconsin Regional Planning Commission, which discusses best practices from around the region and other ideas and resources for some of the key concepts and trends identified in the regional comprehensive plan. The University of Wisconsin-Extension and Barron County staff are additional excellent sources of technical information, training programs, and support. Two additional excellent guides worth noting here are the *Plan Commissioner Handbook* produced by the Center for Land Use Education at UW-Stevens Point and Dr. Brian Ohm's *Wisconsin Land Use & Planning Law* published by the University of Wisconsin Law School.

10.3 Plan Integration and Consistency

The *Town of Sioux Creek Comprehensive Plan* has an important role as a guide for future action and policy decisions in the Town. When the Town Board, Plan Commission, or other Town officials are considering policy or programmatic decisions or developing other Town plans, this comprehensive plan can provide important guidance. In addition to using the Town's plan, it is recommended that communities and counties consider the vision, goals, objectives, and strategies of the *West Central Wisconsin Regional Comprehensive Plan* and adjacent and overlapping comprehensive plans for potential opportunities and collaboration.

The elements of this plan are also internally consistent and there is significant overlap in issues and policy between many of the elements. A review of the plan goals, objectives, and policies has been performed to ensure consistency. When using and interpreting this plan, the vision, goals, objectives, and policies should be considered in total and as a whole. Any future plan amendments should be evaluated for consistency with the overall comprehensive plan.



10.4 Plan Monitoring and Evaluation

Every comprehensive plan is required by statute to include a “mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan.” As the entity primarily responsible for development and use of the comprehensive plan, plan monitoring and evaluation naturally falls under the responsibilities of the Town Plan Commission. To ensure the plan is achieving intended results, the Town Plan Commission should review the plan at least annually with any recommendations reported to the Town Board.

10.5 Plan Amendments and Updates

Frequent comprehensive plan amendments or updates should be avoided. However, plan monitoring and evaluation is an ongoing process and may lead to the realization that the plan requires an amendment or updating.

Amendments

The Town of Sioux Creek should regularly evaluate its progress towards achieving the goals, objectives, and policies within the comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency established within the plan. Plan amendments are typically 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 to the Town Board decision.

When the Town is evaluating plan consistency with a proposed project, the petitioner(s) should be responsible for demonstrating how their proposal is consistent with the *Town of Sioux Creek Comprehensive Plan* as a whole. The proposal should not contradict the objectives, goals, and policies of the plan, or else additional plan changes must be considered. There should be a clear public need for the proposed change or that unanticipated circumstances have resulted in a need for the change. The proposed change should also not result in substantial adverse impacts to the community, nearby properties, or the character of the area. The Town may require the petitioner(s) to prepare reports or fund other such studies prior to a decision on amending the comprehensive plan.

Implementation

Updates

The *Town of Sioux Creek Comprehensive Plan* will be updated at least once every ten years as required by State law, unless a more frequent update is deemed necessary by the Town Board. Unlike an amendment, an update is often a substantial re-write of the text, updating of the inventory and tables and substantial changes to maps, if necessary. The Town Plan Commission is responsible for facilitating the plan update, working within any general guidelines provided by the Town Board. The plan update process will likely involve a similar process as the one allowed for during the initial creation of this plan.

The adoption process for plan amendments and plan updates is similar. Consistent with State law, a public hearing must be held. The Plan Commission must then adopt a resolution recommending the proposed plan changes or updates to the Town Board. The Town Board will then adopt the plan changes or updates by ordinance. Whether the Town of Sioux Creek is considering a plan amendment or update, the Town will encourage public participation during the plan amendment and update processes. A public participation plan should be developed and adopted at the beginning of any plan update process.