

**CITY OF AUGUSTA**  
EAU CLAIRE COUNTY  
WISCONSIN

**COMPREHENSIVE PLAN**  
**2009-2030**

Adopted September 8, 2009



**Prepared by MSA PROFESSIONAL SERVICES, INC.**  
**WITH ASSISTANCE FROM: WEST CENTRAL PLANNING COMMISSION &**  
**EAU CLAIRE COUNTY PLANNING & DEVELOPMENT DEPARTMENT**

THIS PLAN IS  
FORMATTED FOR  
DOUBLE SIDED  
PRINTING



Ordinance No. \_\_\_\_\_

**An Ordinance to Adopt the Comprehensive Plan of the City of Augusta, Eau Claire, Wisconsin.**

The City Council of the City of Augusta, Eau Claire County, Wisconsin, do ordain as follows:

Section 1. Pursuant to section [62.23(2) and (3) of the Wisconsin Statutes, the City of Augusta, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The City Council of the City of Augusta, Eau Claire County, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

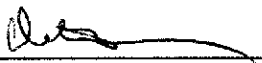
Section 3. The Plan Commission of the City of Augusta, by a majority vote of the Commission recorded in its official minutes, has adopted a resolution recommending to City Council the adoption of the document entitled "City of Augusta, Eau Claire County, Wisconsin Comprehensive Plan 2009-2030," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The City has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The City Council of the City of Augusta, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "City of Augusta, Eau Claire County, Wisconsin Comprehensive Plan 2009-2030," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Council and [publication/posting] as required by law.

Adopted this 8th day of September 2009

Mayor : 

Published: September 17, 2009

Attest:

Brenda Giese

City Clerk





RESOLUTION PC 2009-01

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS  
PREPARED BY THE CITY OF AUGUSTA PLAN COMMISSION

WHEREAS, the City Council of the City of Augusta directed the City of Augusta Plan  
Commission to prepare a recommended Comprehensive Plan for the City of Augusta; and

WHEREAS, numerous persons involved in local planning provided information at regular and  
special meetings called by the Augusta Plan Commission; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the  
Comprehensive Plan herein adopted was reviewed and commented upon by members of the  
public; and

WHEREAS, the City of Augusta Plan Commission has reviewed the recommended  
Comprehensive Plan at a regular monthly meeting; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Eau  
Claire County will be given a 30-day review and comment period prior to the public hearing,  
which will be conducted by the City Council for the Comprehensive Plan; and

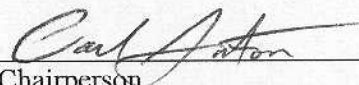
WHEREAS, after said public hearing, the City Council will decide whether to adopt by ordinance  
the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, official  
mapping (s 62.23 (6)), local subdivision regulations (s 236.45 or 236.46), county zoning  
ordinances (s. 62.23 (7)), city zoning ordinances (s 60.61, 60.62, 60.23 (7)), zoning of shorelands  
or wetlands in shorelands under (s. 59.692, 61.351, or 62.231), and as a guide for approving or  
disapproving actions affecting growth and development within the jurisdiction of the City of  
Augusta; and

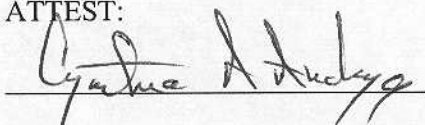
WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to  
in greater detail.

NOW, THEREFORE, BE IT RESOLVED, by the City of Augusta Plan Commission that the  
recommended Comprehensive Plan is hereby adopted as a part of the City of Augusta  
Comprehensive Plan pursuant to s.60.62 (4), s.61.35 and s.62.23, Wis. Stats. and that the Plan  
Commission recommends said Comprehensive Plan to the City Council for adoption by  
ordinance, after a 30-day public review and comment period and public hearing.

APPROVED:

 5 May 09  
Chairperson  
Plan Commission

ATTEST:

  
\_\_\_\_\_



## PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

<u>Amendment Date</u>	<u>Page #</u>	<u>Summary</u>
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## COMMON COUNCIL

Delton Thorson	Mayor
Don Kamrowski	Council Member
Lynette Richards	Council Member
Steve Peterson	Council Member
Mike Canady	Council Member
Christine Lee	Council Member
Brenda Giese	Clerk

## PLAN COMMISSION

Carl Anton	Chairperson
Chad Johnson	Commissioner
Corey Bauch	Commissioner
Delton Thorson	Commissioner
Mike Canady	Commissioner
Kim Krueger	Commissioner
Lynette Richards	Commissioner

Partial funding support for this planning effort was provided by the  
Wisconsin Department of Administration





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## EXECUTIVE SUMMARY

In 2006, the City of Augusta, along with nine other communities including the County, received a grant from the Wisconsin Department of Administration to complete Comprehensive Plans that complied with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The City requested the assistance of MSA Professional Services, Inc. to facilitate the creation of this plan.

This plan is a guidebook for managing land use and development in and around the City of Augusta. It provides the most recent available statistics and survey data, documents the important issues of concern identified by City residents, and sets forth goals, objectives, policies, and actions to be pursued by the City in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2030, but it should be reviewed annually and fully updated every ten years.

Over the course of three years, the Plan Committee met over 12 times with their consultant, and held numerous other local meetings to review project material and to make policy recommendations. Residents were consulted in the development of this plan through public meetings, a community survey, and a formal public hearing held prior to adoption of the plan. All Plan Committee working sessions were also open to public attendance and comment. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

- ❖ Attract new residents to Augusta by promoting more housing development and expansion of business opportunities
- ❖ Promote redevelopment within the downtown, including cohesive design guidelines
- ❖ Minimizing land use conflicts between incompatible uses through zoning and site design guidelines
- ❖ Develop a system of on & off road bicycle and pedestrian trails linking community parks, businesses, and school grounds with residential neighborhoods, the Bridge Creek corridor, County Parks, and the Augusta Wildlife Area
- ❖ Preserve sensitive natural resources within the area, with a particular emphasis on protection and enhancement of Bridge Creek

This Plan is organized into five chapters:

- ❖ **Chapter 1: Introduction** – describes the Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.
- ❖ **Chapter 2: Vision, Goals, Objectives, & Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- ❖ **Chapter 3: Future Land Use** – a summary of the future land use plan for the City of Augusta.
- ❖ **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2 & 3.
- ❖ **Chapter 5: Existing Conditions** - summarizes historical census and land use data and county, regional, or state planning efforts which may include or affect the City (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the City of Augusta.

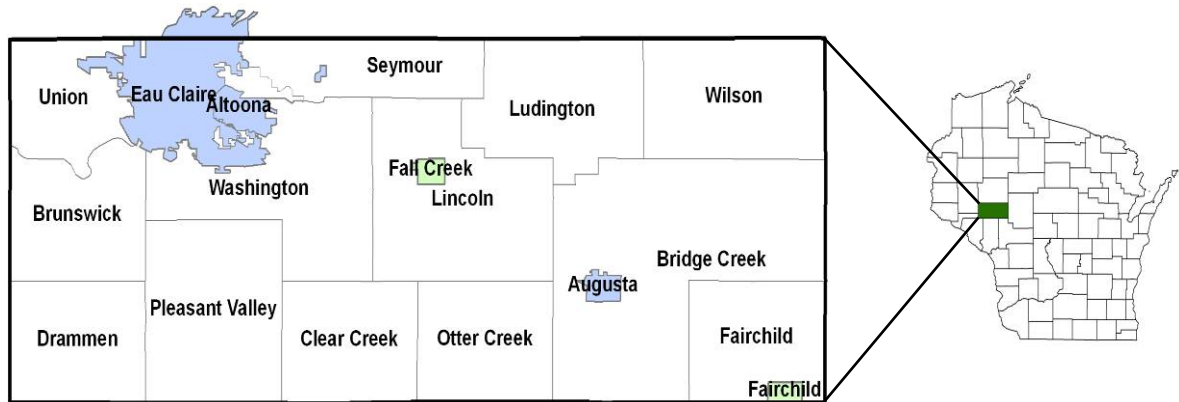


# 1 INTRODUCTION

## 1.1 REGIONAL CONTEXT

The City of Augusta is located in west central Wisconsin (Eau Claire County), and is surrounded by the Town of Bridge Creek (pop. 1,863). The City is about 1,295 acres (2.0 sq.mi.) in size with predominant land uses being agricultural, residential, and vacant parcels. In 2007, the population of the City was estimated to be 1,458.

**Figure 1.1: Eau Claire Communities**



The population density of Augusta is low for a Wisconsin City. The population density of the City is estimated to be approximately 756.7 persons per sq.mi.<sup>1</sup>, higher than the surrounding Town of Bridge Creek (17.7 persons per sq.mi) but lower than the population density of the average Wisconsin City (1,558.1 persons per sq.mi.). However, it should be noted that the City currently contains significant agricultural and open space within its municipal boundary, which contributes to a lower population density. The City's population density is fairly consistent with the average Wisconsin Village (984.0 persons per sq.mi.). The City has a significantly higher population density than that of Eau Claire County (149.2 persons per sq.mi.).

Established in 1856, Eau Claire County is bordered on the west by Pepin & Dunn Counties, on the south by Buffalo, Trempealeau, & Jackson Counties, on the east by Clark County, and on the north by Chippewa County. The county is approximately 408,320 acres, or 638 square miles. The population in 2007 was 98,000. Thirteen towns, two villages, and three cities make up the county. Eau Claire (pop. 63,190), located in the northwest part of the county, is the largest city and is the county seat. Current major industries are in health care/social assistance and retail trade.

<sup>1</sup> Density calculations for Wisconsin communities are based on 2004 data, using the latest available WI DNR Geospatial data for town, village and city areas, and corresponding WI DOA 2004 population estimates.

## 1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

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

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

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

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

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

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

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

### **Required Comprehensive Planning Goals - Planning Grant Recipients**

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis.Stats. All communities who receive grant funds from the Wisconsin Department of Administration (WIDOA) to complete a comprehensive plan must address these fourteen goals. The City of Augusta did receive WIDOA funds and the content of this plan compliments these fourteen goals.

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.

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

### **The Role of a Comprehensive Plan for the City of Augusta**

This planning document is intended to be a “living” guide for the future overall development of the City of Augusta. It serves the following purposes:

- ✓ The plan acts as a benchmark to where the community is now in terms of current strength, weaknesses, opportunities and threats to quality of life.
- ✓ It provides a means of measuring progress for existing and future City of Augusta leaders.
- ✓ It clearly defines areas appropriate for development, redevelopment, and preservation.
- ✓ It identifies opportunities to update and strengthen the City of Augusta’s land use implementation tools.
- ✓ It can be used as supporting documentation for City policies and regulations as well as grant funding requests for public & private projects.

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

### 1.3 PUBLIC PROCESS

In 2006, the City of Augusta, along with nine other Eau Claire communities including the County, requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. The key components of the public participation plan are outlined below:

Figure 1.2: MSA Problem Solving Model



1. **Kick-off Meeting (September 2006):** This meeting was attended by the Plan Committees from all participating communities and included an overview of the planning process and a summary of the public participation process. In addition, officials from non-participating communities, and the public were invited to attend the meeting.
2. **Visioning Meeting (October/November 2006):** Attended by the Plan Committee and the general public, this meeting engaged the community in a discussion about issues and opportunities that should be addressed through the comprehensive planning process and helped establish a vision for the future of the community.
3. **Planning Committee Cluster Meetings – Existing Conditions (February/March 2007):** Two cluster meetings were held to present and discuss the existing conditions portion of the plan (Refer to Chapter 5). Cluster meetings consisted of the plan committees from the City of Augusta, Village of Fall Creek and Town of Otter Creek. One of the advantages of the cluster format was to encourage intergovernmental dialogue and cooperation. The analysis involved preliminary discussions on how the various factors studies can support or impose limitations on development.
4. **Community Survey (April thru August 2007):** With input from the Plan Committee, a community survey was developed and distributed to households within the town and sought information regarding the opinions of citizens about the various development issues identified during the existing conditions analysis. Results from the survey are incorporated into the comprehensive plan (Refer to Appendix A).



5. **Plan Committee Cluster Meetings – GOPs and Future Land Use (Sept 2007 thru May 2008):** Four cluster meetings were held to present and discuss the plan’s goals, objectives and policies and the community’s Future Land Use Map. The meetings focused on the development of plans, policies, programs and land use alternatives to implement the community defined vision. (Refer to Chapters 2 & 3)
6. **Plan Committee Cluster Meeting – Intergovernmental Cooperation (Periodically):** A discussion on concerns, disagreements or inconsistencies between neighboring jurisdictions draft Comprehensive Plans. Inconsistencies were addressed at the Planning Committee level.
7. **Public Informational Meetings (Periodically):** Led by County staff, public informational meetings were conducted periodically in all communities to facilitate input on draft components of the comprehensive plan. Comments received at these meetings were presented to the Plan Committee and incorporated into the plan.
8. **Public Hearing and Final Adoption (April thru June 2009):** A public hearing on the proposed Comprehensive Plan, and a recommendation and adoption by the City. Information on the Plan’s adoption procedures is detailed in Chapter 4.
9. **Website:** Throughout the planning process the County maintained a publicly accessible website which published meeting notices and draft planning documents for public review. The web site also included a link to submit public comments.
10. **Press Releases:** The County produced periodic press releases to further communicate the progress of the planning process.
11. **Meeting Notices:** The County & local staff posted meeting notices in a timely manner at accessible locations.

## 1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan includes all lands in which the City has both a short and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the City’s 1½-mile extraterritorial jurisdiction (ETJ). (See Map 1: Planning Area)

## 1.5 COMMUNITY ASSETS & LIABILITIES

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

According to the *Community Survey*, 85.3% of respondents rated the quality of life in Augusta as either “excellent” or “good”. When asked to rate the change in quality of life over the last five years the majority, 58.2%, indicated it has stayed the same. (Refer to Appendix A)

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

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

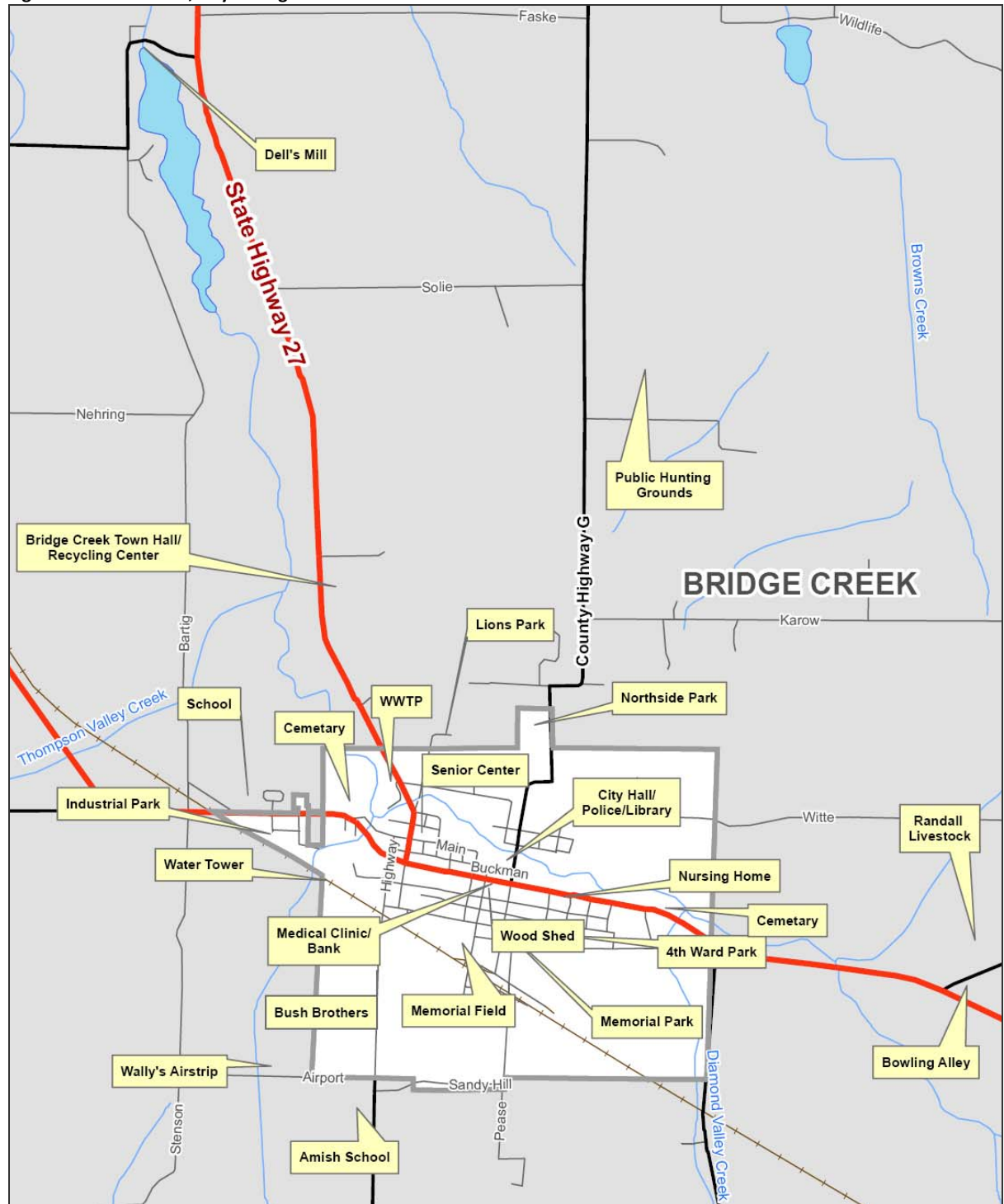
## ASSETS

## LIABILITIES

Bush Brothers (6)	Limited job market opportunities (7)
Small Town atmosphere (4)	Stagnant population growth (7)
Nursing Homes (4)	Lack of private investment in housing, commercial, and industrial (6)
Good downtown business district (3)	Limited Senior Housing (2)
City Infrastructure	Lack of professionals living in Augusta (1)
Proximity to recreational opportunities (2)	Aging population (1)
Schools (1)	Amish population
Railroad (1)	Distance from interstate
Civic-minded people	Lower than average pay
Cost of living	Higher taxes due to lower tax base
High morals & ethics	School
Small town	Higher cost of goods (lack of variety in community)
Excellent drinking water	
Well-run City Govt./ Employment	
Local Newspaper	
Amish Population	
City parks	

As part of the first visioning meeting the planning commission identified key landmarks in the community. These landmarks are outlined in Figure 1.3 and along with the assets and liabilities table above help to further define and communicate community assets. Note the locations of landmarks are approximations and are not intended to pinpoint exact locations.

**Figure 1.3: Landmarks, City of Augusta**





## 2 VISION, GOALS, OBJECTIVES, & POLICIES

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

### VISION STATEMENT

#### The City of Augusta is...

A full service community with a balanced mix of residential, commercial, and light industrial property surrounded by a rural landscape with active farmland and pristine natural resources. Residents of all ages have adequate opportunities for employment, education, recreation, affordable housing, and enjoyment of area natural resources.

While City residents benefit from employment and cultural opportunities in nearby Eau Claire, Augusta maintains its unique identity as a vibrant small community welcoming new professionals, families, and entrepreneurs wishing to call Augusta home. The City maintains strong public infrastructure and a healthy, attractive business district serving the needs of both residents and visitors.

### General Goals

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

A Sustainable Community Framework



- ✓ **Protect and improve the health, safety, and welfare of residents in the City of Augusta.**
- ✓ **Preserve and enhance the quality of life for the current and future residents of the City of Augusta.**
- ✓ **Protect and reinforce the community character of the City of Augusta.**

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

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

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

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

## 2.1 HOUSING

### 2.1.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee noted the population & housing projections developed by the WIDOA were too low and those developed by MSA seemed more likely (Refer to Section 5.1 & 5.2). The Plan Committee acknowledged the population has not grown much during the last ten years because there has not been economic development to stimulate growth. However, it was noted that the state of the art training center at Bush's Beans had not been promoted extensively as of yet, and that it might stimulate some growth. Further expansion of Bush's Beans operation could also trigger growth in population. The high median age of the population was attributed to farmers who have retired in the surrounding area and moved into the City.



The Plan Committee questioned the decline in the number of housing units from year 1990 to 2000, but noted demolition of a few residential structures. The aging population and the lack of new businesses in the community were identified as factors that were limiting growth in the community, but participants also noted the lack of senior housing options in the City. The absence of new housing units and the lack of new construction were also identified as issues contributing to the lack of growth. The Plan Committee acknowledged simply having some new housing available in the community would stimulate some growth. Public sewer and water service are readily available where new housing could be constructed.

### 2.1.2 Goals, Objectives & Policies

#### GOAL 1

**Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands for all Augusta residents**

#### Objectives:

1. Create attractive and safe neighborhoods to protect the public health and a stable tax base.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

#### Policies:

1. The City encourages development of a range of housing types to meet the needs of residents of various income, age, and health status.
2. The City supports infill and redevelopment practices to reinvigorate older portions of the community.
3. The City will maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.

According to the *Community Survey*, Augusta residents believe the greatest housing needs are "improving existing housing quality" (82%) and "assisted living facilities for seniors" (76%). (Refer to Appendix A)

3. The City supports programs that maintain or rehabilitate the local housing stock and will work with county, state, and federal agencies to support rehabilitation of homes. The City encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. The City discourages the use of properties for the accumulation of “junk” materials.

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

## GOAL 2

### Maintain housing types and densities that reinforce the traditional character of the City and are attractive to new residents

#### Objectives:

1. Design mixed use neighborhoods that provide a range of housing types, densities, and costs.
2. Create traditional neighborhood development in most areas of the City and conservation subdivisions near environmentally sensitive areas within the City limits.

#### Policies:

1. The City encourages the integration of varied housing types and lot sizes within the community. This may include a blend of single-family, two-family, multiple family, or senior housing choices within the same development. In general, residential areas of new neighborhoods should feature 60-80% single-family detached homes, 15-25% two-family or duplex housing units, and 5-15% multi-family housing units.

According to the *Community Survey*, 82.1% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with a mix of lot sizes. (Refer to Appendix A)

2. In appropriate areas, the City will encourage creative development or redevelopment that includes a mix of residential units, small businesses, and civic spaces.
3. The City will plan for multiple-family developments in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity.

*Traditional Neighborhood Design (TND)* is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century cities. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front setbacks with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or City squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

*Conservation Subdivisions* are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.



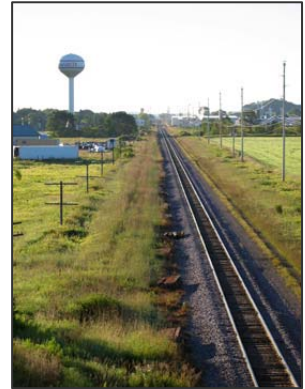
4. The City will maintain site and design guidelines for new residences that aim to reinforce traditional neighborhood design and protection of environmentally sensitive areas. (Refer to Section 2.8).

## 2.2 TRANSPORTATION

### 2.2.1 Issues or Opportunities Raised During the Planning Process

Plan Committee members questioned the accuracy of the average daily traffic (ADT) counts provided by WisDOT as they seemed to underestimate local perceptions. The Plan Committee acknowledged existing state and county roads provide good access to the City of Augusta. The existing methods of commuting are not expected to change without a significant increase in gasoline prices. The Plan Committee thought the City should develop a capital improvement program for maintenance of the road system.

According to the *Community Survey*, 95% of respondents either “agreed” or “strongly agreed” that maintenance to existing roadways was the best transportation investment during the next ten years. (Refer to Appendix A)



### 2.2.2 Goals, Objectives & Policies

**GOAL 1**

**Provide a safe, efficient, multi-modal, and well-maintained transportation network**

#### Objectives:

1. Ensure a diverse transportation system to meet the needs of multiple users.
2. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of City streets.
3. Maintain the City’s transportation network at a level of service desired by City residents and businesses.
4. Coordinate major transportation projects with land development, the Town of Bridge Creek, and the WisDOT.

#### Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – The City will collaborate with Eau Claire County and private vendors in the region to provide transportation services for disabled & elderly residents.

2. Incorporation of Pedestrian & Bicycle Planning – The City encourages the (re)development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments should be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.
 

According to the *Community Survey*, 58.2% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with sidewalks and 54.5% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with recreational trails. (Refer to Appendix A)
3. Protection of City Streets – The City may require intergovernmental agreements that define the responsibilities of the City, the developer and neighboring communities regarding any required improvements to City streets and funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes, to protect local streets.
4. New Roads & Driveways – The City supports the use of the existing road network to the greatest extent possible before creating additional streets to accommodate future development. The City may utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area. New roads shall be built according to City standards and inspected before accepting for dedication. The City will maintain site and design requirements for new roads and driveways that aim to reinforce traditional neighborhood design and safe transportation facilities. The City encourages the use of grid-like street patterns as opposed to multiple cul-de-sacs and will consider the use of transportation calming devices & alternative designs to provide a safe & fluid street network. (Refer to Section 2.8)
5. Maintain Condition Standards for City Roadways – The City will strive to maintain an average PASER rating of 7 for all City streets (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans.
 

“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.
6. Coordination of Improvements to State and County Highways – Keep informed of WisDOT and Eau Claire County’s efforts to maintain and improve State and County highways. The City will coordinate improvements to adjacent local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The City will work with Town of Bridge Creek to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.

**GOAL 2****Be prepared to address other transportation modes required by Wisconsin's Comprehensive Planning law**Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the City at this time.

Policies:

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

**2.3 UTILITIES & COMMUNITY FACILITIES****2.3.1 Issues or Opportunities Raised During the Planning Process**

The Plan Committee did not express any major concerns about utilities or community facilities. Stormwater challenges were recently addressed and there were no physical conditions identified that would limit further development of utilities and community facilities. Marquardt Park was discussed as having high utilization, and therefore, consideration should

According to the *Community Survey*, respondents consider most community services to be “good” or “excellent”. The services most often rated as “fair” or “poor” were cable service and hospital and health care services (Refer to Appendix A)

be given to improvements to accommodate the high usage. The area adjacent to the Senior Center was discussed for its potential use as a park.

**2.3.2 Goals, Objectives & Policies****GOAL 1****Maintain high quality services, utilities and facilities**Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the traditional character of the City. (Refer to Chapter 2.8)
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Ensure that City Hall and other public facilities continue to meet the needs of residents.

4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Utility Services & Extensions – The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns. The City will generally require all development that relies on municipal services to be located within the City of Augusta’s corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.
2. Sanitary Sewer – The adequacy and capacity of the system should be closely monitored to ensure that it continues to meet the needs of all City users. The City will plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial developer. In areas not served by municipal sewer, the City requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code.
3. Water Supply - The quality and quantity of water from the City’s wells should be closely monitored to ensure that they continue to meet the needs of development across the City. The City encourages programs that support water conservation within the region.
4. Stormwater Management – The City will work with the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with local regulations. The use of Best Management Practices (BMPs) is highly encouraged.
5. Solid Waste & Recycling – The City will review annually levels of service provided by the contracted solid waste disposal and recycling services and meet with them to address any concerns raised by residents or local businesses. The City will encourage participation in recycling & clean sweep programs for the disposal of hazardous materials.
6. Parks – The City will maintain Memorial Park, the Augusta Community Center, North Side Park, and Fourth Ward Park as focus areas for community gatherings and recreation. The City encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. In appropriate circumstances, the City will require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development (in accordance with State Statute).

*National Recreation and Park Association recommendation that most residents should be within a ten minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.*

*According to the Community Survey, 68,2% of respondents either “agreed” or “strongly agreed” that new housing and neighborhoods should be designed with parks within walking distance of residents. (Refer to Appendix A)*

7. Power Plants, Transmission Lines, and Telecommunication Facilities – The City will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses, respect environmentally sensitive areas, and should minimize impact on residents’ quality of life. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
8. Energy Conservation - The City will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The City will consider the use of energy efficient alternatives when upgrading local buildings or equipment.
 

*Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.*
9. Cemeteries – The City will collaborate with the Cemetery Association & local church associations regarding the need for additional or expanded cemeteries.
10. Special Needs Facilities – The City will work with Eau Claire County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. Actively participate in the planning and siting of any new special needs facility.
11. Emergency Services – The City will work with the Augusta Police Department, the Augusta-Bridge Creek Fire Department, and ambulance services to maintain adequate provision of emergency services (i.e. fire, police, EMS) for City residents and businesses, and will review service provision levels with the appropriate agencies annually. The City encourages opportunities for intergovernmental cooperation on emergency services.
12. Schools – The City will collaborate with the Augusta School District and post-secondary institutions to provide high quality educational facilities and opportunities for City residents. The City will actively participate in the planning and siting of any new school facility.
13. Libraries – The City will work with Augusta Public Library to maintain and improve access to public library facilities for City residents, as well as residents from area Towns as applicable.
14. City Facilities - The City will annually evaluate the condition of the City facilities and associated equipment to ensure that it will continue to meet City needs. Upgrades for handicap accessibility will be considered for all city facilities (including parks) whenever changes are made to those facilities. The City will continue to use its Five Year Capital Equipment Plan to coordinate & prioritize long-term public needs.
15. City Fees - The City may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals & permits, including pass through fees of consultants hired by the City. The City may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

## 2.4 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

### 2.4.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee noted the City should protect floodplain and wetland areas from further development. The Plan Committee acknowledged that Bridge Creek, County Forests & Parks, and the WIDNR Wildlife Area are resources that the City should make the best use of for scenic and recreational purposes as a drawing point to encourage people to live in the community and businesses to locate in Augusta. The Plan Committee noted research was conducted for revitalization of the downtown area in 1979, and this plan should be consulted to determine if there are sites and structures in the community that might warrant historic preservation.



According to the *Community Survey*, 75% or more of respondents were “satisfied” or “very satisfied” with the control of signage, noise, and exterior lighting in the Augusta area. (Refer to Appendix A)

### 2.4.2 Goals, Objectives & Policies

#### GOAL 1

**Reinforce the character of the City and surrounding landscape by preserving sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources**

#### Objectives:

1. Avoid fragmentation of productive agricultural areas and significant natural areas.
2. Avoid detrimental impacts that new development could have on natural resources, environmental corridors, or habitat areas.
3. Avoid detrimental impacts that new development could have on local historical and cultural resources.
4. Avoid land use conflicts between urban & rural uses along the periphery of the City.

#### Policies:

1. The City discourages the location of development in areas that have been historically productive farmland, are in agricultural use, or contain prime soils.
2. The City will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The City shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources. (Refer to Chapter 2.8 & Chapter 3)

3. The City will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
4. The City encourages maintenance and rehabilitation of historic areas and buildings and will support community events and programs that celebrate the history and culture of Augusta. The City will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery.
5. The City will maintain cooperative relationships with the Amish community.
6. The City will use its zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, steep slopes, and floodplain areas within the City's planning area.
7. The City will work with surrounding communities to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between City and rural development to minimize conflicts between urban and rural uses.
6. The City encourages all farming or forestry operations to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
  - a. Eau Claire County
  - b. University of Wisconsin Extension
  - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
  - d. Wisconsin Department of Natural Resources
  - e. National Resource Conservation Service

## 2.5 ECONOMIC DEVELOPMENT

### 2.5.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee felt the City needs to attract business and establish new housing to facilitate growth. Providing services for older citizens was identified as a potential niche for employment within the community. Other businesses that were desired by the Plan Committee include: more ag-related businesses to support the surrounding agricultural industry, light industrial and retail businesses, and businesses that support outdoor recreational activities.



According to the *Community Survey*, support for new industrial development was weakest for heavy manufacturing (30.8%) and intensive agriculture operations (55.2%) and strongest for transport industrial (81.8%) and light manufacturing (92.4%) (Refer to Appendix A)

## 2.5.2 Goals, Objectives & Policies

### GOAL 1

#### Attract and retain businesses that strengthen and diversify the local economy

##### Objectives:

1. Seek businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, utilize the resident labor force, and generally improve the quality of life for Augusta citizens.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings within the City.

##### Policies:

1. The City encourages tourism, light manufacturing, transport industrial, high technology manufacturing, and agriculture-related businesses as the major economic development types in Augusta. In designated areas, the City supports the development of retail businesses, professional services, and restaurants to better serve the needs of residents and visitors.
2. The City encourages public-private partnerships as a way to promote investment in local economic development.
3. The City will collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development.
4. The City supports the development of farm-based businesses and cottage industries within its extraterritorial area to assist farm families with a second income.

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

### GOAL 2

#### Plan efficient, well-designed business and employment centers

##### Objectives:

1. Identify strategic locations for business development.
2. Avoid land use conflicts between business and non-business use.
3. Maintain standards and limitations for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.



**Policies:**

1. The City will promote its downtown business district while allowing for some business development at the edge of the City or as part of new traditional neighborhood developments or planned business parks.
2. The City encourages the creation of highly planned mixed-use activity centers that include employment, shopping, housing, and recreation opportunities in a compact, pedestrian-oriented setting. The City will focus neighborhood-oriented commercial development in areas that will conveniently serve existing and planned residential areas.
3. The City will require large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) to locate within the Augusta Business Park where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.
4. The City encourages brownfield or infill (re)development and expansion of existing business and industry parks in the region before considering creating new business or industry parks.
5. The City will work with private landowners & State agencies to clean up and redevelop contaminated sites that threaten the public health, safety, and welfare.
6. The City will maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access consistent with its small town character. (Refer to Section 2.8)
7. The City will prohibit home based businesses within residential subdivisions, or groups of residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, and lighting, unless these detrimental affects can be sufficiently addressed.

According to the *Community Survey*, 55.2% of respondents "agreed" or "strongly agreed" that Augusta should promote development or redevelopment in the core of the community instead of annexing additional property. (Refer to Appendix A)

*Home occupations* refer to office types of uses that do not alter the residential character of a home and its neighborhood.

*Home based businesses* are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

## 2.6 INTERGOVERNMENTAL COOPERATION

### 2.6.1 Issues or Opportunities Raised During the Planning Process

The only issue identified was Bridge Creek's absence from the Eau Claire Multi-Jurisdictional Planning Project. The Plan Committee wished the Town would have participated directly in the planning process. The City feels that it has a good working relationship with the County Highway Department and the WisDOT.



## 2.6.2 Goals, Objectives & Policies

**GOAL 1**

**Maintain mutually beneficial relationships with neighboring municipalities, Eau Claire County, State & Federal agencies, and the schools serving Augusta residents**

Objectives:

1. Coordinate with Eau Claire County and the Town of Bridge Creek to jointly plan boundary areas and coordinate their long-term growth plans with the City Comprehensive Plan.
2. Coordinate City planning efforts with the Augusta School District as necessary to allow the district to properly plan for facility needs.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Improve communication and levels of transparency with Town of Bridge Creek officials regarding shared development goals and objectives and development proposals in the extraterritorial area.
5. Identify existing and potential conflicts between neighboring municipalities and establish procedures to address them.

Policies:

1. The City encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, coordinate the City's Comprehensive Plan with Eau Claire County's, and any future plans for the Town of Bridge Creek.
2. Where intergovernmental cooperation efforts do not yield desirable results, the City will utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to protect City interests and coordinate development in the planning area with the City's Comprehensive Plan.
3. Prior to the adoption of the Augusta Comprehensive Plan, and for subsequent updates, the City will request comments from Augusta School District officials, the Town of Bridge Creek, and Eau Claire County.
4. The City will request that School District official's keep the City informed of any plans for new facilities and will coordinate land use planning to encourage compatible uses and safe routes to schools.
5. The City will actively participate, review, monitor, and comment on pending plans from the Town of Bridge Creek, Eau Claire County, and State or Federal agencies on land use or planning activities that would affect Augusta.
6. The City will continue to work with the Town of Bridge Creek and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts.

## 2.7 LAND USE

### 2.7.1 Issues or Opportunities Raised During the Planning Process

The Plan Committee acknowledged the projected land use needs seem accurate given population projections (Refer to Section 5.8.3.2); however, an effective effort to stimulate growth in the community could result in more acreage being necessary for development. The Plan Committee identified the following areas as suitable for redevelopment:

- ❖ An area in the northeast part of the City on the south side of Witte Road that has access to sewer and would be acceptable for residential development
- ❖ The area north of Rolling Hills Drive for residential development
- ❖ The remainder of the industrial park



According to the *Community Survey*, 61.3% of respondents believe that current land use policies and regulations are “okay”, while 17.7% would like less restriction and 21% would like more restriction. (Refer to Appendix A)

### 2.7.2 Goals, Objectives & Policies

#### GOAL 1

**Ensure a desirable balance and distribution of land uses is achieved which enhances the City’s unique character & sense of place**

#### Objectives:

1. Maintain a comprehensive future land use plan and map that ensures a desirable and compatible mix of land uses.
2. Develop detailed neighborhood & corridor plans & policies for areas planned for new growth or redevelopment.

#### Policies:

1. The City will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (Refer to Map 5 & 8 in Appendix C). The City will prepare a description of these areas that designates them for conservation or protection where development is severely limited. (Refer to Chapter 3)
2. The City will map areas in agricultural use or that have highly productive soils for agricultural use (Refer to Map 3 & 4 in Appendix C). When development occurs on the urban fringe, the City will encourage site designs that aim to limit conflicts between new urban land uses and existing farm operations.
3. The City will map the location of residential land uses throughout the planning area (Refer to Map 6 & 7 in Appendix C). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the City will identify areas suitable for future residential development and will develop one or more descriptions for the type and density of residential development appropriate for these areas. (Refer to Chapter 3)

4. The City will map existing commercial and/or industrial uses that are found in the planning area (Refer to Map 6 & 7 in Appendix C). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the City will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas. (Refer to Chapter 3)
5. The City will map existing public or recreational uses. (Refer to Map 7 in Appendix C). The City will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for public or recreational use.
6. The City may require detailed development plans, neighborhood plans, or corridor plans prior to the platting and development of land. These detailed plans should include the proposed land use pattern of the area, recommended zoning for the area, recommended lot pattern, location of necessary municipal utilities, locations of parks, open space, civic or institutional buildings, and the proposed street system that will serve the area. The plans should also provide a development-phasing timetable so the City can coordinate capital improvements with the development of the area. New development plans, neighborhood plans, & corridor plans shall be adopted as appendices to the Comprehensive Plan.

**GOAL 2****Balance land use regulations and individual property rights with community interests**Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
3. Maintain policies for interpreting mapping boundaries.

Policies:

1. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See section 3.3.1 for future land use map amendment policies.*
2. Planned Unit Development<sup>2</sup>: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
3. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.

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

*Transfer of Development Rights (TDR)* refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.

<sup>2</sup> Regulations for PUDs or Conservation Subdivisions did not exist when this plan was completed.

4. Transfer of Development Rights:<sup>3</sup> The City may consider the use of transfer of development rights to increase the allowable density of new development, if Eau Claire County develops this program.
5. Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply<sup>4</sup>:
  - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
  - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
  - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
  - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
  - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
  - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
  - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

## 2.8 COMMUNITY DESIGN PRINCIPLES

### 2.8.1 Issues & Opportunities Identified During the Planning Process

In general, Plan Committee thought development should strive to enhance the community's character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles. No particular issues of concern were raised.

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<sup>3</sup> No such program existed when this plan was completed.

<sup>4</sup> With respect to the accuracy of maps included in this document, a disclaimer is necessary. The City of Augusta, Eau Claire County, MSA Professional Services, and the West Central Wisconsin Regional Planning Commission have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The City Council will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

## 2.8.2 Goals, Objectives & Policies

### GOAL 1

**Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the City**

#### Objectives:

1. Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

#### Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below:

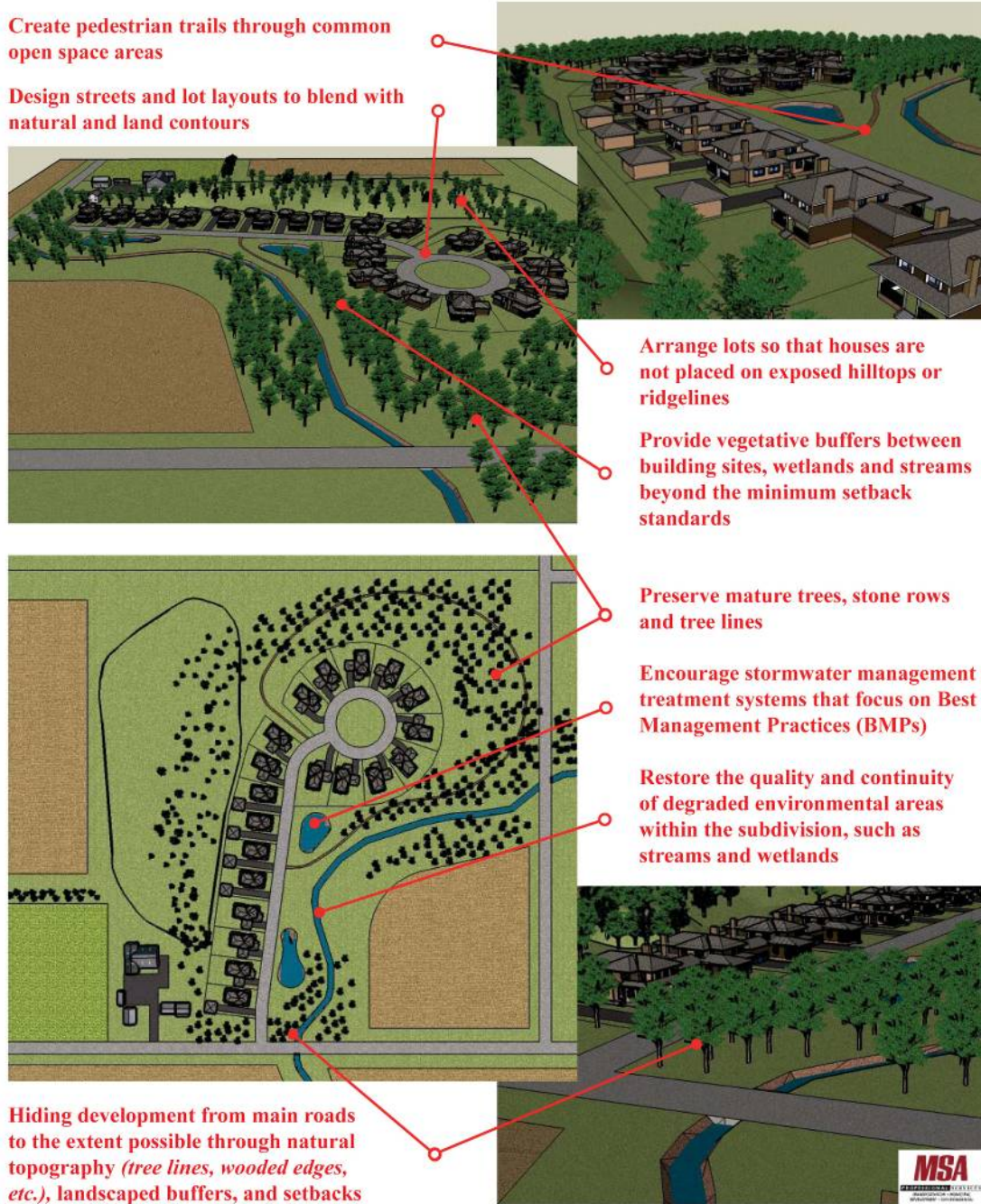
- a. **Building Location in the Extraterritorial Area:** Lots and buildings shall be arranged for potential re-subdivision into City-sized lots to facilitate higher density development once the property has been annexed, including reduced setbacks to allow an efficient and economical connection to City water and sanitary sewer systems at the time of annexation.
- b. **Environmentally Sensitive Areas:** Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas with steep slopes. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development. The City encourages the use of conservation subdivisions, rather than the conventional lot-by-lot division of land in rural areas containing environmentally sensitive resources (see Figure 2.1 & 2.2).

**Figure 2.1: Conventional vs. Conservation Subdivision Design**





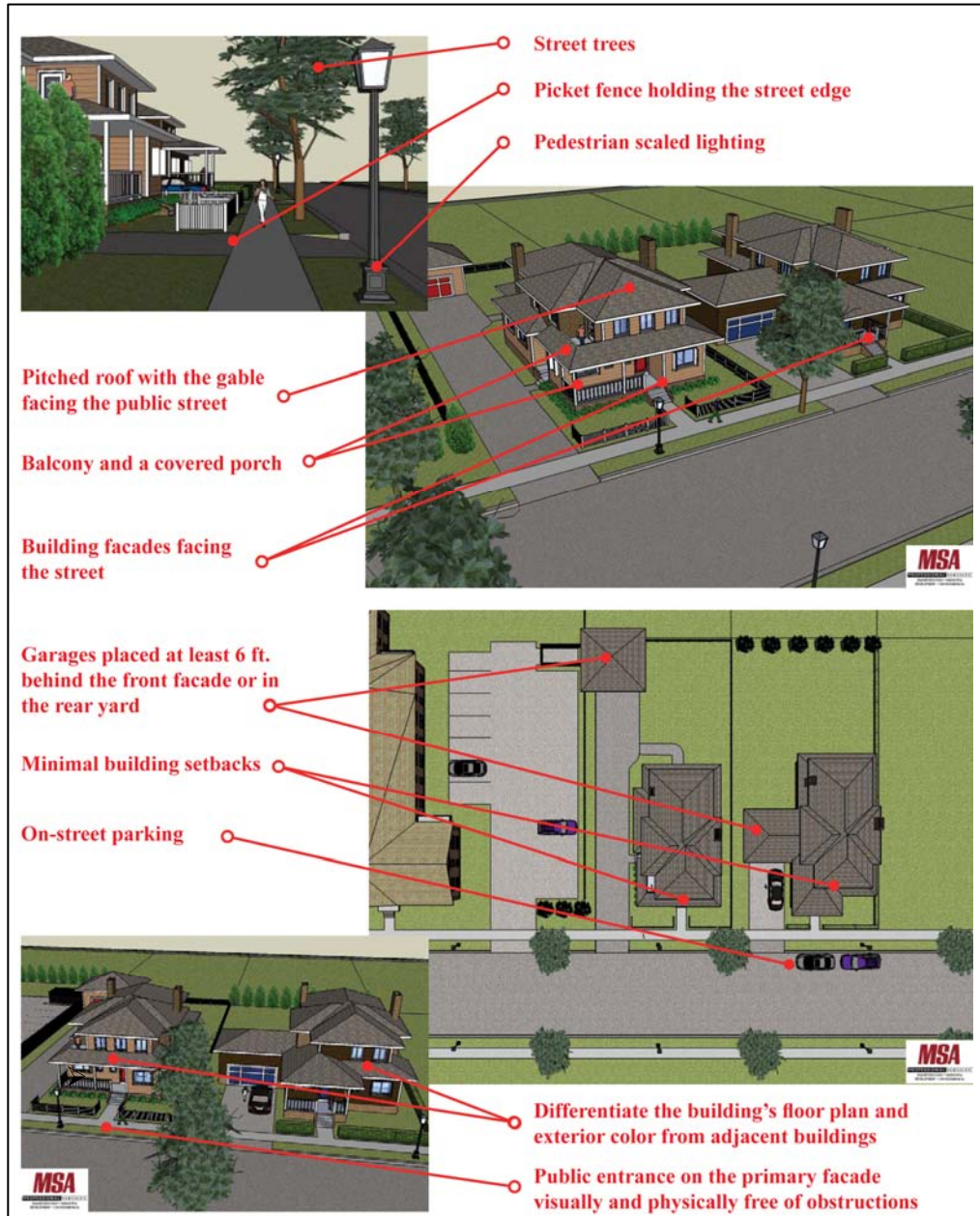
**Figure 2.2: Conservation Subdivision Design Principles**



- c. **Single-Family Areas:** The City encourages well-designed neighborhoods that reflect traditional neighborhood designs, including the elements listed below and illustrated in Figure 2.3.

- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Place the building within close proximity to the sidewalk (usually within twenty feet of the public right-of-way, or as close as applicable zoning allows), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. A gable facing the street is strongly encouraged.

**Figure 2.3: Single-Family Design Guidelines**



- **Building Materials:** Use high-quality, long-lasting building materials such as kiln-fired brick, wood, and fiber cement siding. All exposed sides of the building should have similar materials as used on the front façade.
- **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- **Garages:** Place the garage at least 6 feet behind the primary façade and front door of the home or in the rear yard to avoid a “garage-scape” street appearance.
- **Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.



- **Lighting:** Lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
  - **Neighborhood Diversity:** Vary the lot sizes, building heights, building colors, and housing floor plans within any given street block.
- d. **Multi-Family Areas:** The City encourages high-quality multi-family housing designed to blend in with traditional neighborhoods. The general guidelines listed below and Figure 2.4 will provide assistance in guiding future multi-family development:
- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
  - **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character. This can be accomplished by using the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
  - **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
  - **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
  - **Parking and Buffering:** Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.
  - **Service Areas:** Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
  - **Common Open Space:** Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.

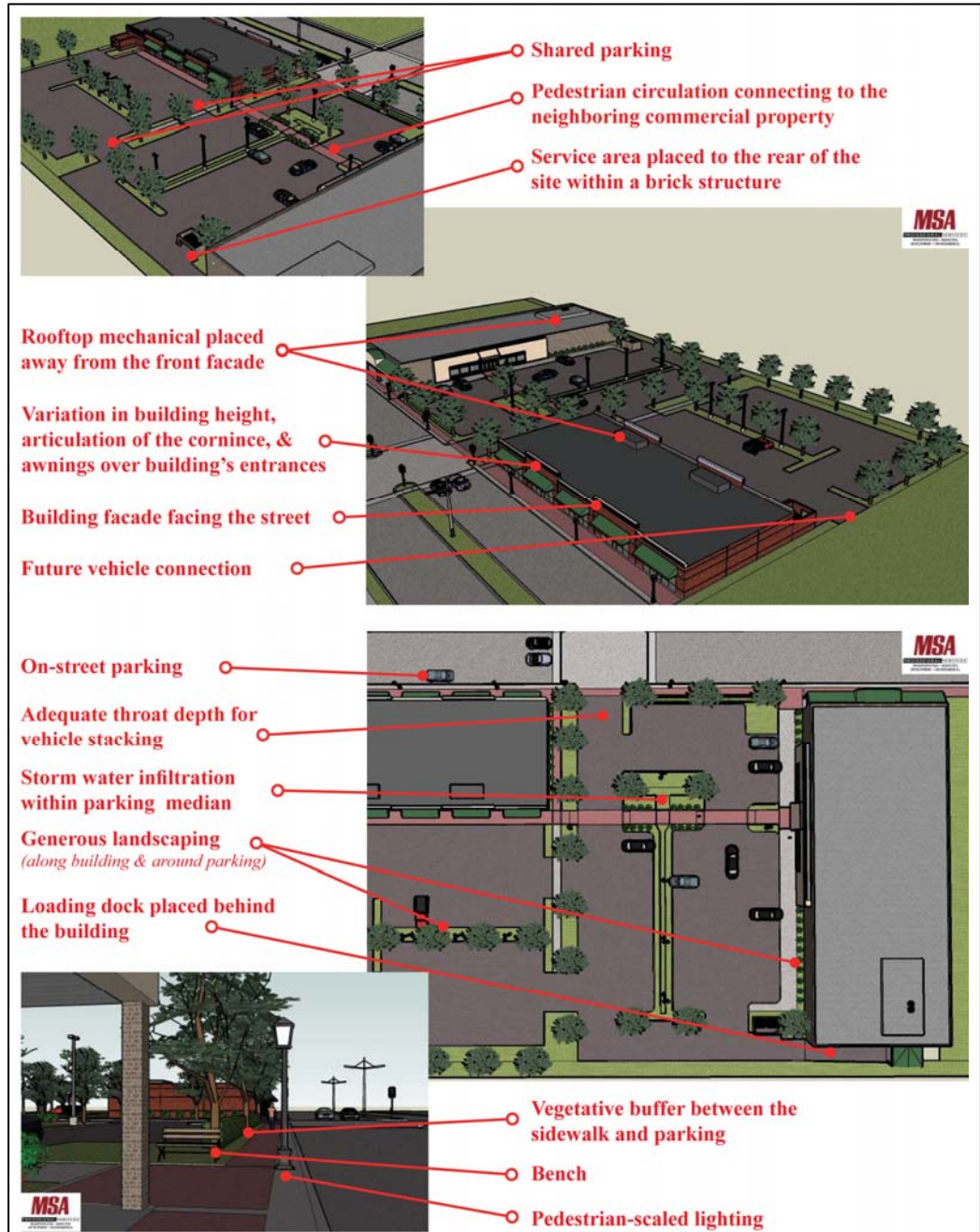
- Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- Lighting: Lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.4: Multi-Family Design Guidelines



- e. **Commercial and Industrial Areas:** Commercial and industrial uses provide the City with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. To ensure high-quality and long-lasting projects the following guidelines and illustrations (Figures 2.5-2.7) will provide assistance in guiding future business development:

**Figure 2.5: Business Design Guidelines**



- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade that is visually and functionally free of obstruction.



- **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- **Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Figure 2.6: Desired Sign Types

- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping & Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

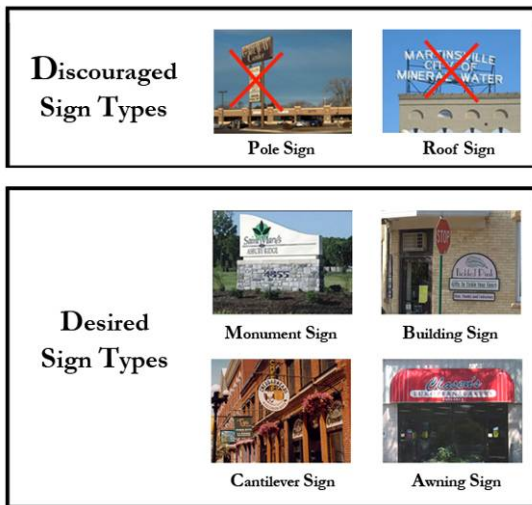
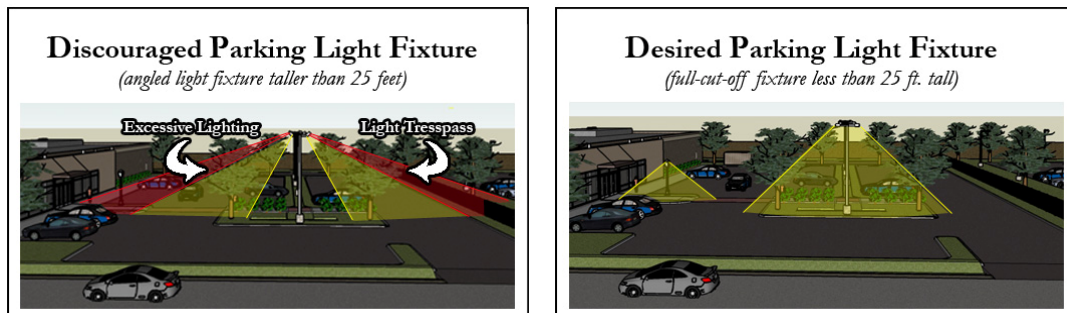


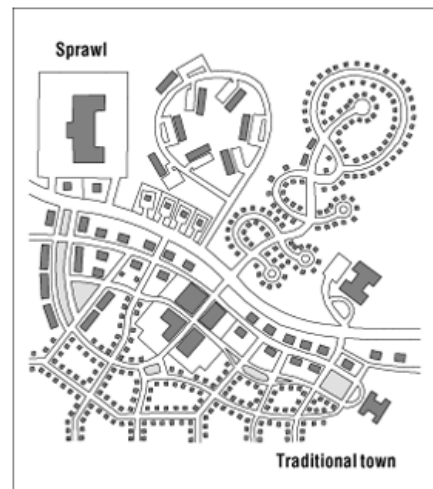
Figure 2.7: Desired Outdoor Lighting



- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
  - **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- f. **Transportation Facilities:** Transportation facilities for new developments shall be constructed according to their functional classification and local ordinances. Direct access to arterial and collector streets will be discouraged. Most lots shall take access from local streets to minimize the impacts to existing transportation facilities such as USH 12. New facilities shall address future connectivity to surrounding properties.

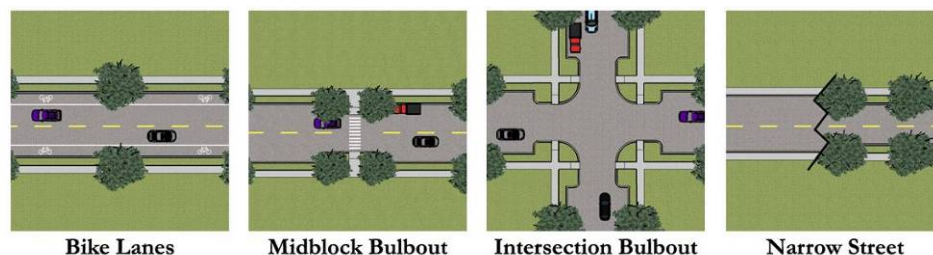
**Figure 2.8: Traditional v. Cul-de-Sac Street Design**

- **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.



- **Traffic-Calming Devices:** Traffic-calming devices and designs are encouraged. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, speed bumps and speed tables, median & refuge islands, or turning circles.
- **Pedestrian and Bicycle Improvements:** are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and mid-block footpaths. Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

**Figure 2.9: Alternative Transportation Designs**







Existing commercial and industrial sites are mainly kept unchanged. The land outside the corporate limits is classified as Rural Preservation, with the primary intent to preserve agricultural land, wildlife habitat, and open spaces. An on/off road pedestrian and bicycle trail will follow along Bridge Creek. A new park will be created on the east end of the City.

**Differences:**

Alternative 1 assumes a slower rate of growth, and therefore, much of the undeveloped land within the City is classified as Rural Transitional. This classification will prohibit development requiring public services within these areas until other areas within the City are built out or the Future Land Use Plan is amended. Alternative 2 shows a shorter proposed recreational trail and a smaller Downtown Mixed Use area.

**3.1.2 Future Land Use Plan**

After consideration of the two alternatives, the City of Augusta Plan Commission chose to develop a future land use plan combining aspects of Alternative 1 & 2 with additional policy modifications. The following provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

**Natural Resource Protection (NRP)** – The NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by State or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- ❖ Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory<sup>5</sup>, or
- ❖ 100-Year Floodplains based on FEMA maps<sup>6</sup>, or
- ❖ Areas within steep slopes<sup>7</sup> greater than 20%, or
- ❖ Areas within the City's Shoreland-Wetland Zoning District (1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable<sup>8</sup> rivers or streams, or to the landward side of the floodplain, whichever distance is greater).

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the image of the City of Augusta, and thus development in areas designated NRP shall be severely limited.

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be complied with.

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

<sup>6</sup> At the time this Plan was developed, Eau Claire County was in the process of modernizing its FEMA floodplain maps. Future updates to this Plan should incorporate this new data on Maps 5, 8, and 9.

<sup>7</sup> Data for Map 8 and 9 was derived using the USDA Soil Survey for Eau Claire County.

<sup>8</sup> Determination of navigability shall be made in accordance to the standards set forth in the City of Augusta Zoning Code.



2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Augusta Floodplain, Shoreland, & Wetland Zoning Ordinance, or the City's Subdivision Ordinance.
3. Permit recreational develop and activities which are compatible with natural resource protection.

**Low Density Residential (LDR)** – This land use category includes most of the existing residential development within the City. These areas are intended to be primarily single family residential with the potential for some duplex or small multi-family developments. The following policies shall apply in areas designated as LDR:

1. Within the LDR classification, limit new development to a maximum gross density of five (5) residential dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.

**High Density Residential (HDR)** – This land use category includes most of the existing multi-family apartment complexes. These areas are intended to be primarily duplex or multi-family residential developments. The following policies shall apply in areas designated as HDR:

1. Within the HDR classification, the gross density for new residential develops shall be a minimum of five (5) dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.

**Downtown Mixed Use (DM)** – Includes those lands within the historic downtown. These areas are intended for pedestrian-oriented commercial, office, entertainment, institutional, and residential uses in a “traditional downtown setting” with on-street parking and minimal building setbacks. The following policies shall apply in areas designated as DM:

1. Within the DM classification, the gross density for new residential developments shall be a minimum of five (5) dwelling units per acre.
2. Ground floor residential development along Lincoln Street should be discouraged.
3. The City does not intend to require an amendment to the Future Land Use Map if and when it determines that land with the DM classification is appropriate for new or redeveloped residential, business, or institutional uses. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development.

**General Commercial (GC)** – The primary intent of this classification is to identify areas suitable for planned commercial & office development. There are some existing scattered commercial developments throughout the City and these areas are expected to stay in commercial use. The Future Land Use Map maintains the Downtown as the focal point for retail and commercial uses. The following policies shall apply in areas designated as GC:

1. The intensity and types of commercial development within these areas shall be regulated through the City's zoning code.
2. New developments should be designed and sited to avoid a long linear "strip" appearance, with a focus on attractive building and landscaping as outlined in Section 2.8 of this Plan.
3. Industrial developments shall be avoided in planned commercial areas unless approved under a conditional use within a commercial zoning district.

**Light Industrial/Commercial Mix (LIC)** – The primary intent of this classification is to identify areas suitable for small industrial developments or commercial uses. This classification is limited to the area between Industrial Avenue and the railroad. This area is typical of most old industrial areas. It was built around the use of the railroad and contains many smaller lots which generally do not fit the needs of today's industrial and office businesses. This area also serves as a buffer between the residential uses to the north and larger industrial uses south of the railroad. As such, new businesses should be limited to those that do not generate significant noise, light, or air pollution. The following policies shall apply in areas designated as LIC:

1. The intensity and types of industrial & commercial development within these areas shall be regulated through the City's zoning code.
2. New developments should be designed and sited to avoid a long linear "strip" appearance, with a focus on attractive building and landscaping as outlined in Section 2.8 of this Plan.

**General Industrial (GI)** – The primary intent of this classification is to identify areas suitable for planned indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The following policies shall apply in areas designated as GI:

1. The intensity and types of industrial development within these areas shall be regulated through the City's zoning code.
2. Commercial developments shall be avoided in planned industrial areas unless approved under a conditional use within the industrial zoning district.

**Public & Institutional (PI)** – The primary intent of this classification is to identify areas suitable for public or institutional development. There are some existing scattered public & institutional developments throughout the City and these areas are expected to remain unchanged. Specific future public & institutional uses have not been identified in this plan. The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the Augusta Zoning Code.
2. The City does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved.

**Park & Recreational (PR)** – The primary intent of this classification is to identify areas suitable for public or private park and recreational uses. There are some existing scattered park & recreational land throughout the City and these areas are expected to remain unchanged. Additional park & recreational uses have been identified in this plan. The following policies shall apply in areas designated as PR:

1. Applications for the development of park & recreational uses shall be approved as conditional uses under the regulations of the Augusta Zoning Code.
2. The City does not intend to require an amendment to the Future Land Use Map if and when a publicly owned park or recreational use is proposed; however, privately owned recreational uses shall require an amendment to the Future Land Use Map.

**Rural Transition (RT)** – The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. Rural Transition areas have been titled by their geographic location to aid future land use planning. These areas will eventually serve as new “planned neighborhoods.” Planned Neighborhoods should feature a variety of lot sizes and housing styles, consistent with “traditional neighborhood design principles.” These areas should include a carefully planned mixture of predominately single-family residential development combined with two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area. A small amount of neighborhood business uses or mixed uses may be appropriate; however, the downtown should remain the focal point of retail services in the community. Additional industrial and commercial development is also anticipated next to adjacent facilities along the rail corridor and within the Southwest Transition Area. Planned Neighborhoods should include opportunities for residents to gather through the development of public open spaces, parks, or institutional uses. The following policies shall apply in areas designated as RT:

1. Development within this area should be discouraged until other existing platted subdivisions are developed, a specific neighborhood plan is created, or the City determines the provision of public facilities and services will not place an unreasonable burden on the ability of the City to provide and fund those facilities and services.
2. If and when development is warranted, areas within the RT classification shall require an amendment to the Future Land Use Map to one or more of the development classifications listed herein.
3. If created, neighborhood plans for these areas shall be incorporated and adopted as an amendment to this Plan. The following should serve as a guide for the creation of a neighborhood plan or development in these areas:
  - a. Approximately 60-80% of the developed portion of the neighborhood should be low density single-family residential ( $\leq 5$  units/ac). The remaining portion should feature a mix of medium density two-family or small multifamily developments (5-10 units/ac).

- b. A limited amount of mixed use or neighborhood business development maybe appropriate and should be located on or near collector streets. Intensive business or industrial developments shall be avoided within or adjacent to residential areas.
- c. New growth areas should reserve land for public and institutional uses needed to serve the neighborhood or community as a whole.
- d. Opportunities for residents to gather through the development of public open spaces or parks. Any planned recreational trails should connect to the proposed on/off road trail shown on the Future Land Use Map.
- e. Continuous sidewalks, or equivalent provisions, along both sides of collector & arterial streets. Local roads may be served with sidewalks along only one side of the street or no sidewalks at all.
- f. Grid street design rather than cul-de-sac design to improve connectivity within the neighborhood and to and from surrounding neighborhoods. Cul-de-sac design is appropriate within conservation subdivisions or near environmentally sensitive land.
- g. The development meets all requirements of the *Augusta Floodplain, Shoreland, & Wetland Zoning Ordinance*.

### **Land Use Recommendations for the Planning Area**

**Rural Preservation (RP)** – The majority of the City’s peripheral areas are planned as Rural Preservation. The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. The RP represents areas that are vital to the regions agricultural & forestry economy and are key ingredients of the rural character and image of the greater City of Augusta area.

Wisconsin statutes allow Augusta to review and deny plats in its extraterritorial area (the area within 1.5 miles of the City corporate limits). This Plan recommends the City continue to work with the Town of Bridge Creek and Eau Claire County to form agreements to promote coordinated regional growth. Bridge Creek is an unzoned Town (except for areas within shorelands and wetlands), as such, it is not expected that the Town will develop their own comprehensive land use plan. Eau Claire County is currently developing their Comprehensive Plan. The following policies are recommended for the areas designated as RP:

1. Land within the RP classification may represent long-term areas for City expansion, and therefore, this Plan strongly recommends against scattered rural development patterns that would prevent the City from providing orderly, cost-effective growth in the long-term. Development requiring public utility extensions should not be allowed until such a time that a petition for annexation of the property occurs.
2. Some limited low-density development is anticipated in the RP areas in accordance with any land use plan development by the Town of Bridge Creek and the Eau Claire County Comprehensive Plan.

3. Non-farm development shall be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development.

### **3.1.3 Amending the Future Land Use Map**

The City of Augusta recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition<sup>9</sup> for a change to the Future Land Use Map<sup>10</sup>. The City will consider petitions based on the following criteria:

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

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<sup>9</sup> Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the City, by City or County Officials, or by officials from adjacent municipalities.

<sup>10</sup> Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Plan Commission, a public hearing, and City Council approval. Refer to Chapter 4 Implementation.

demonstrate how they will assist the City with any shortcomings in public services or facilities.

7. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with the Eau Claire County Comprehensive Plan. *(This criterion shall only apply to areas outside of the City's corporate limits.)*
8. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstances has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.

### 3.1.4 Definitions

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

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

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

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

**Rounding:** Rounding shall be allowed when calculating the number of units per acre permitted. The maximum number of dwelling units allowed shall be determined by dividing the total acreage of contiguous land under single ownership by the permitted density identified by this comprehensive plan. If the resulting quotient is a whole number, the owner may create that number of new dwelling units. If the quotient is a whole number plus a fraction, the owner may create that number of units equal to the whole number plus an additional unit if the remainder equals or exceeds one-half (50%). If the resultant quotient is less than a whole number the owner shall not create any additional units unless there are no existing units on the parcel, in which case the owner may create one unit if they meet the minimum lot size requirements of the Augusta Zoning Code.

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

## 4 IMPLEMENTATION

### 4.1 IMPLEMENTATION SUMMARY

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

### 4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The City Council is responsible for amending and adopting these local ordinances.

#### 4.2.1 Zoning Ordinance

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

- ❖ Zoning is controlled through the City of Augusta Zoning Code. The City intends to use this plan along with the City's Zoning Ordinance to guide future development.

#### 4.2.2 Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future dedication for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- ❖ The City does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12) and does not have immediate plans to create one.

#### 4.2.3 Sign Regulations

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

- ❖ The City's Zoning Code provides limited regulation of signs in residential districts, but it does not regulate signs in commercial or industrial districts. This Plan includes several policies relating to sign development (Section 2.8) and the City of Augusta should incorporate these into the zoning code.

#### **4.2.4 Erosion/Stormwater Control Ordinances**

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

- ❖ Erosion and stormwater management are regulated through the City's zoning & subdivision ordinances.

#### **4.2.5 Historic Preservation Ordinances**

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

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

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

#### **4.2.6 Site Plan Regulations**

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

- ❖ The City manages site plan regulations through its zoning and subdivision ordinances.

#### **4.2.7 Design Review Ordinances**

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



- ❖ The City does not have a design review ordinance; however, the City has established specific site and design principals within this Plan (Refer to Section 2.8), and the City should work to make sure they are addressed during development review.

#### **4.2.8 Building Codes and Housing Codes**

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

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

#### **4.2.9 Mechanical Codes**

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

- ❖ The City requires adherence to all state mechanical codes.

#### **4.2.10 Sanitary Codes**

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

- ❖ The City requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code where developments are not served by municipal sewer.

#### **4.2.11 Land Division & Subdivision Ordinance**

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the City. The City council makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- ❖ The division of land in the City is governed by the Wisconsin Statutes, the City's Subdivision Regulations, and within 1.5 miles of the City of Augusta, by the City's extraterritorial plat review authority.

### 4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

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

#### Plan Commission Recommendation

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

#### Public Hearing

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

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

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

#### Draft Distribution & Public Hearing Notifications

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

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

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

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

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

#### Plan Adoption/Amendment

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

#### Adopted Plan Distribution

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

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

### **4.4 CONSISTENCY AMONG PLAN ELEMENTS**

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

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

An action will be deemed consistent if:

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

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

**Inconsistencies with Town of Bridge Creek Planning**

The Town of Bridge Creek does not have a comprehensive plan.

**Inconsistencies with the 2007 Eau Claire County Comprehensive Plan**

Eau Claire County does not regulate land use within the City of Augusta; however, it does maintain regulations within the City's extraterritorial planning area, in conjunction with the Town of Bridge Creek. As part of the Eau Claire County Multi-jurisdictional Comprehensive Planning Project, the City of Augusta and Eau Claire County were simultaneously developing comprehensive plans. The initial recommendations developed by the Eau Claire County Steering Committee indicate a preference to include land use policies from the City of Augusta's Comprehensive Plan into the County plan for the areas within the City's extraterritorial planning area. This methodology would ensure consistency between the City's plan and the County plan for all areas within the City's extraterritorial planning area. In addition, the Eau Claire County Steering Committee consisted of at least one member from every community within the County. Local representation within the County Steering Committee, coupled with simultaneous planning efforts, enabled the City of Augusta to develop a comprehensive plan consistent with the County plan in terms of layout, terminology, and general land use policies.

**4.5 PLAN MONITORING, AMENDING & UPDATING**

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

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

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

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

## **4.6 SEVERABILITY**

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

## **4.7 ACTIONS BY ELEMENT**

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

### Timelines:

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

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

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

### **4.7.1 Housing Actions**

#### **1. Update and enforce building code regulations. (Continual)**

#### **2. Promote access to low interest loan programs**

Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages. *(Continual)*

#### **3. Establish an award program to recognize exceptional exterior building and landscaping improvements**

Existing City ordinances regulate property maintenance, though they are seldom enforced because neighbors are often reluctant to file complaints. The City will consider creation of a simple program that rewards excellent property improvements and maintenance each year. Usually the awards offer prizes from local businesses. The purpose of these program is to reinvigorate residents to make home improvements and to strengthen their sense of community. Similarly, many communities hold "Clean Sweep Days," which offer residents opportunities to safely dispose of hazardous materials. *(Short Term)*

#### **4. Adopt Design Standards for Multifamily Housing**

Multifamily housing is a necessary building type that provides housing options for the elderly, young adults, low-income residents, etc. When not well designed and well built, multifamily

housing may eventually become a liability rather than a strength of the community. The City will consider adoption of design standards for multifamily housing based on the design guidelines of Section 2.8. These should apply to multi-family housing that is planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). *(Mid Term)*

### 4.7.2 Transportation Actions

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

Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Continual)*

#### 2. Promote Transit Service Alternatives

Collect information from Eau Claire County programs and private vendors that offer alternative transportation options for City residents, and make this information available at City Hall. *(Continual)*

#### 3. Adopt an Official Map

The City does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12). In order to facilitate the development of roadways, and planned bike and pedestrian trails, the City should develop an Official Map consistent with state statute. *(Short Term)*

#### 4. Develop a Bike & Pedestrian Plan

The Future Land Use Map includes a potential on/off-road bike and pedestrian trail. One of the opportunities discussed during the development of this Plan was to create a network of bike and pedestrian facilities that would link the City's parks and take advantage of the Bridge Creek corridor as a scenic amenity. The Future Land Use Map indicates the potential route for this planned trail; however, the City should develop a more detailed bike and pedestrian plan as a supplement to this comprehensive plan that identifies specific barriers to completion and strategies to overcome those barriers. *(Mid Term)*



### 4.7.3 Agriculture, Natural, & Cultural Resource Actions

#### 1. Promote Cultural Resources & Public Art Displays.

The City should continue to promote its history through cultural events and the rehabilitation of historic properties. The City should consider the use of interpretive signs/historical markers as part of local parks. In addition, the City should consider the use of outdoor public art within the downtown, parks, and new neighborhoods. The use of public art is a convenient way to promote a unique sense of place. The City could consider holding a contest amongst local artisans to create public art pieces for the downtown or could require such installments as part of new developments. Public outdoor art should depict aspects of the City's history or other aspects unique to the region. *(Continual)*



#### 4.7.4 Energy, Utilities & Community Facilities Actions

**1. Upgrade City facilities & equipment to more energy efficient alternatives**

The City will consider the use of energy efficient alternatives when upgrading local buildings or equipment. *(Continual)*

**2. Create a Capital Improvement Plan**

Create a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year, and it should be updated annually for the next 5-year period. *(Short Term)*

**3. Conduct a Park and Recreation Facilities Needs Assessment Study**

The City does not maintain its own Comprehensive Outdoor Recreation Plan (CORP) but does participate in the development of Eau Claire County's CORP. A CORP is required in order to become eligible for WIDNR Knowles/Nelsen Stewardship park and open space grants. Wisconsin Statute 236.45, as amended in 2008, allows the City to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the City to plan future park improvements and will provide a defensible rationale for any fees charged to new development. This study should be incorporated into a CORP for the City. *(Short Term)*

#### 4.7.5 Economic Development Actions

**1. Promote "buy local" programs.**

To support the local economy the City should promote the use of "buy local" policies. *(Continual)*

**2. Prepare a Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program.**

CDBG offers up to \$25,000 of grant funding assistance for planning studies to physically improve downtown business districts and address blight conditions. The City will seek such assistance to study the downtown area in greater detail. This study should identify specific redevelopment opportunities, provide concepts for the use and design of new development, identify streetscape improvements, and offer specific implementation strategies. *(Short Term)*

**3. Adopt Design Standards for Commercial & Industrial Businesses outside of the Downtown.**

Commercial and industrial uses are a necessary building type that provides economic opportunities for area residents. When not well designed and well built, adaptive re-use of these buildings may become difficult once the original tenant stops using the building. The City will consider adoption of design standards for commercial and industrial developments based on the design guidelines of Section 2.8. These should apply to developments that are planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). *(Mid Term)*

### 4.7.6 Intergovernmental Cooperation Actions

**1. Coordinate Growth Plans with the Town of Bridge Creek and Eau Claire County.**

Prior to the adoption of this Plan, and for subsequent updates, request comments from officials of the Town of Bridge Creek and Eau Claire County. *(Continual)*

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

The City will continue to work with neighboring municipalities and Eau Claire County to identify opportunities for shared services or other cooperative planning efforts. The City will meet at least once per year with officials from neighboring communities to discuss opportunities for sharing services. *(Continual)*

**3. Seek input from the Augusta School District whenever new residential neighborhoods are proposed.**

The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Augusta School District concerning the need to provide or update school facilities to support these developments. The City should request and receive comments from Augusta School District officials before approving new development. *(Continual)*

### 4.7.7 Land Use Actions

**1. Update zoning, land division, subdivision, site building, and landscaping regulations.**

Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. The City will review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulation. *(Short Term)*

**2. Develop Detailed Neighborhood Plans.**

The Future Land Use Plan recommends the development of Planned Neighborhoods. This concept encourages the creation of a mix of residential, institutional, recreational, and neighborhood business developments in the spirit of Traditional Neighborhood Design. In order to foster a cohesive development pattern the City should prepare detailed neighborhoods plans and adopt them as a component to this Comprehensive Plan. *(Long Term)*

*Neighborhood Plans* are prepared with the purpose of guiding the growth and development for either largely undeveloped lands at a community's edge, or for existing built up areas that are in need of revitalization. A neighborhood plan is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A neighborhood plan does not function to replace the comprehensive plan but rather serves to augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Such plans should specify the location of proposed streets, sewer & water utilities, land uses, densities, open space, stormwater management facilities, recreational areas, and institutional uses.

By preparing a neighborhood plan a clear signal is sent to the development community, landowners, and existing/future policy makers regarding expectations and desires of the community. The result is a "win-win" situation where the community gains the benefits of new tax base and a quality built environment that lends a sense of vibrancy to the community, while the development community gains project efficiency by avoiding protracted community debates or the possible denial of proposed projects. In addition, property within well-planned neighborhoods is typically more marketable and attractive to future buyers.



## 4.7.8 Implementation and Plan Amendment Actions

### 1. Hold one annual joint comprehensive plan review meeting with the City Council and Plan Commission.

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

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

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

**Table 4.1: Consolidated List of Community Actions**

Action	Timeline
Update and enforce building code regulations	Continual
Promote access to low interest loan programs	Continual
Continue to schedule and budget for street maintenance with a Capital Improvement Plan	Continual
Promote Transit Service Alternatives	Continual
Promote Cultural Resources & Public Art Displays	Continual
Upgrade City facilities & equipment to more energy efficient alternatives	Continual
Promote “buy local” programs	Continual
Coordinate Growth Plans with the Town of Bridge Creek, Eau Claire County, and school district officials	Continual
Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government	Continual
Hold one annual joint comprehensive plan review meeting with the City Council and Plan Commission	Continual
Establish an award program to recognize exceptional exterior building and landscaping improvements	Short Term
Adopt an Official Map	Short Term
Create a Capital Improvement Plan	Short Term
Conduct a Park and Recreation Facilities Needs Assessment Study	Short Term
Conduct a Long Range Facilities Needs Study	Short Term
Prepare a Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program	Short Term
Update zoning, land division, subdivision, site building, and landscaping regulations for consistency with this comprehensive plan	Short Term
Adopt Design Standards for Multifamily Housing	Mid Term
Develop a Bike & Pedestrian Plan	Mid Term
Adopt Design Standards for Commercial and Industrial Businesses	Mid Term
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Mid Term
Develop Detailed Neighborhood Plans	Long Term



## 5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during years 2006 & 2007, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects are from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

### 5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the City of Augusta past, current, and projected population statistics and contains information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the City of Augusta.

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

**Table 5.1: Population & Age Distribution**

Population	City of Augusta Number	City of Augusta Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	1,242	100.0%	67,219	100.0%	4,417,821	100.0%
Total Population (1980)	1,560	100.0%	78,805	100.0%	4,705,642	100.0%
Total Population (1990)	1,510	100.0%	85,183	100.0%	4,891,769	100.0%
Total Population (2000)	1,460	100.0%	93,142	100.0%	5,363,715	100.0%
Total Population (2007)*	1,458	100.0%	98,000	100.0%	5,648,124	100.0%
<b>SEX AND AGE (2000)</b>						
Male	668	45.8%	44,993	48.3%	2,649,041	49.4%
Female	792	54.2%	48,049	51.6%	2,714,634	50.6%
Under 5 years	83	5.7%	5,565	6.0%	342,340	6.4%
5 to 9 years	108	7.4%	5,934	6.4%	379,484	7.1%
10 to 14 years	108	7.4%	6,364	6.8%	403,074	7.5%
15 to 19 years	96	6.6%	8,696	9.3%	407,195	7.6%
20 to 24 years	80	5.5%	11,199	12.0%	357,292	6.7%
25 to 34 years	152	10.4%	11,768	12.6%	706,168	13.2%
35 to 44 years	206	14.1%	13,147	14.1%	875,522	16.3%
45 to 54 years	170	11.6%	12,158	13.1%	732,306	13.7%
55 to 59 years	65	4.5%	3,943	4.2%	252,742	4.7%
60 to 64 years	58	4.0%	2,973	3.2%	204,999	3.8%
65 to 74 years	141	9.7%	5,472	5.9%	355,307	6.6%
75 to 84 years	112	7.7%	4,324	4.6%	251,621	4.7%
85 years and over	81	5.5%	1,599	1.7%	95,625	1.8%
<b>Median Age (2000)</b>	39.6		32.4		36.0	

Source: US Census, \*WIDOA Estimate.

The City of Augusta 2007 estimated population is 1,458, ranking 168<sup>th</sup> out of 190 Wisconsin cities in total population. From year 1970 to 2000, the population for the City of Augusta increased by 17.6%, compared to a 38.6% increase for the County and a 21.4% increase for the State. However, since 1980 the population in the City has decreased by 5.7%. The decline in population from 1980 to 2000 is assumed the result of the creation of Interstate 94 in the late 1960s, which routed traffic away from the City. The average growth rate for a Wisconsin city from year 1970 to 2000 was 42.1%.

According to the 2000 Census, the age group (cohort) with the highest population is those 35 to 44 years old (14.1%). The median age is 39.6, which is higher than the County and the State median age. In year 2000, approximately 26.9% of the population was at or near retirement age (60+), which is higher than the County (15.4%) and State (16.9%).

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2004). In the report, the WIDOA provided population projections for all municipalities in the state out to the year 2025, and county level projections to the year 2030. In order to project population at the municipal level for 2030, MSA assumed that the percentage of the county population within each municipality would remain constant between year 2025 and 2030. Table 5.2 indicates the total population for the City of Augusta could increase slightly to 1,484 by 2030, an increase of just 1.6% since year 2000. The reason the increase is so slight may be due to the methodology used to compute the projections. Among other factors, the WIDOA uses past population trends and age distribution to compute its projections. The historical decline in the population (1980-2000) and the large percentage of population 60+ years in age contributed to the WIDOA population projections for the City of Augusta. As an alternative, MSA developed an additional population projection assuming a five-year 1% growth rate. Based on this modest assumption, the total population for the City of Augusta will reach 1,532 by year 2030, an increase of 5.0% since year 2000.

**Table 5.2: Population Projections**

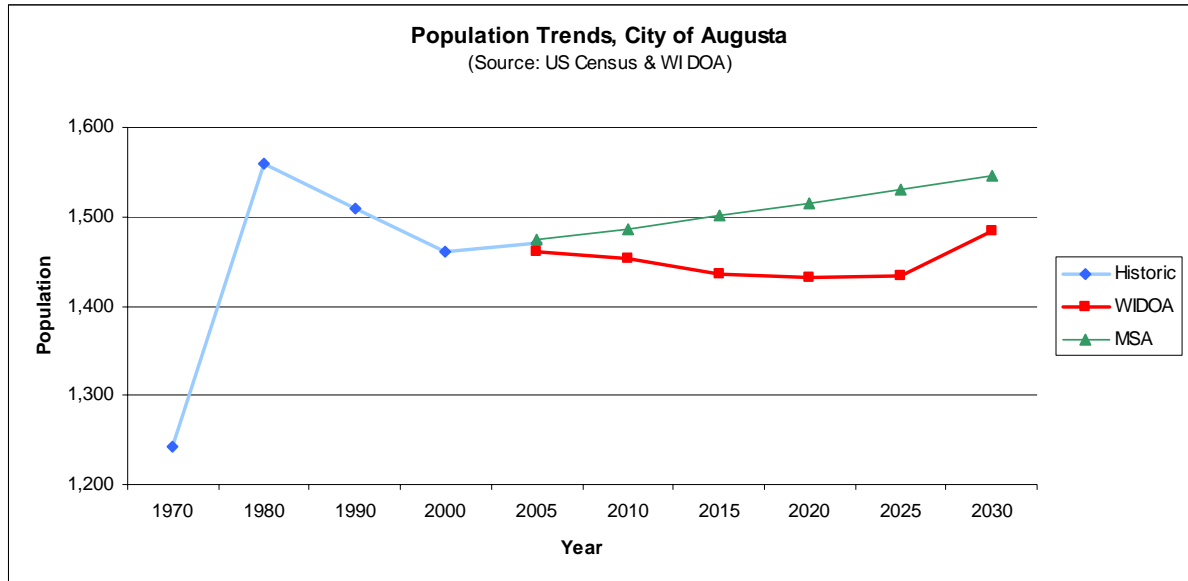
Population	City of Augusta	City of Augusta	Town of Bridge Creek	City of Eau Claire	Eau Claire County	Wisconsin
Total Population (1970)	1,242	1,242	935	43,662	67,219	4,417,821
Total Population (1980)	1,560	1,560	1,206	49,852	78,805	4,705,642
Total Population (1990)	1,510	1,510	1,440	55,130	85,183	4,891,769
Total Population (2000)	1,460	1,460	1,844	59,794	93,142	5,363,715
Total Population (2007)*	1,458	1,458	1,838	63,190	97,142	5,580,757
<b>Projection</b>	<b>WIDOA</b>	<b>MSA</b>				
Total Population (2005)	1,461	1,475	1,947	62,659	97,679	5,563,896
Total Population (2010)	1,453	1,486	2,037	65,086	101,580	5,751,470
Total Population (2015)	1,435	1,501	2,111	66,990	104,663	5,931,386
Total Population (2020)	1,431	1,516	2,203	69,488	108,674	6,110,878
Total Population (2025)	1,434	1,531	2,307	72,365	113,270	6,274,867
Total Population (2030)	1,484	1,546	2,388	74,910	117,253	6,415,923
<b>Percent Growth (2000-2030)</b>	1.6%	5.9%	29.5%	25.3%	25.9%	19.6%

Source: US Census, Projection WIDOA 2004;  
City of Eau Claire numbers only include that portion in Eau Claire County.

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

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

**Figure 5.1: Population Trends**



## 5.2 HOUSING

This element provides a baseline assessment of the City of Augusta current housing stock and contains information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the City of Augusta.

### 5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 599 households in the City of Augusta, an increase of 26% since 1970. During that same period, total households increased by 78.2% for Eau Claire County and 56.9% for the State. The higher growth in households (25.6%) vs. population (17.6%) from year 1970 to 2000 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

**Table 5.3: Households & Housing Units**

Housing	City of Augusta	Eau Claire County	Wisconsin
Total Households (1970)	477	20,101	1,328,804
Total Households (1980)	606	27,330	1,652,261
Total Households (1990)	622	31,282	1,822,118
Total Households (2000)	599	35,822	2,084,544
People per Household (1970)	2.6	3.3	3.3
People per Household (1980)	2.6	2.9	2.8
People per Household (1990)	2.4	2.7	2.7
People per Household (2000)	2.4	2.6	2.6
Housing Units (1970)	507	21,209	1,482,322
Housing Units (1980)	641	28,973	1,863,857
Housing Units (1990)	657	32,741	2,055,774
Housing Units (2000)	632	37,474	2,321,144

*\*Total Households include any unit that is **occupied**.*

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

Source: US Census

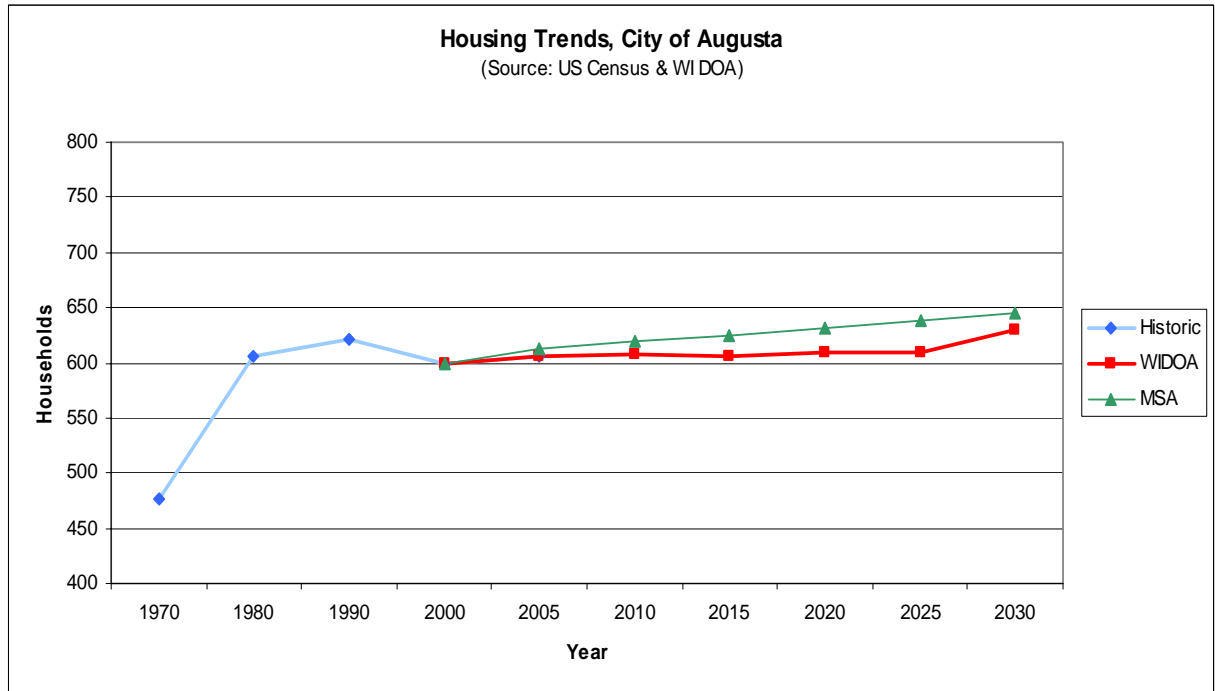
Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a report from the Wisconsin Department of Administration (2004), which provided household projections at the municipal level to year 2025, and household projections at the county level to year 2030. MSA derived year 2030 household projections for municipalities in three steps. First, the household size for year 2030 was projected, based on WIDOA projected trends to year 2025. Second, an initial 2030 household projection was derived using the relevant population projection and household size. Finally, an adjustment factor was applied to ensure that the total number of projected households in all municipalities within the county was equal to the WIDOA countywide total for 2030.

Table 5.4 indicates that the total households for the City of Augusta could reach 629 by year 2030, an increase of 5.0% since year 2000. The slow rate of housing growth is due to the methodology used to compute the projections. Among other factors, the WIDOA relies on the population projections it derives for each community to project future households. Using the adjusted population projections derived by MSA, and the anticipated household size of 2.35 for year 2030, the total number of households for the City of Augusta will reach 652 by year 2030, an increase of 8.9% since year 2000.

**Table 5.4: Projected Households**

Projected Households	City of Augusta	City of Augusta	Town of Bridge Creek	City of Eau Claire	Eau Claire County	Wisconsin
	WIDOA	MSA				
Total Households (2005)	606	627	595	24,716	37,959	2,190,210
Total Households (2010)	608	627	628	25,928	39,855	2,303,238
Total Households (2015)	606	633	656	26,996	41,485	2,406,798
Total Households (2020)	609	639	689	28,216	43,373	2,506,932
Total Households (2025)	610	646	721	29,341	45,153	2,592,462
Total Households (2030)	629	652	743	30,221	46,519	2,667,688
<b>Percent Growth (2000-2030)</b>	5.0%	8.9%	33.4%	29.4%	29.9%	28.0%

Source: US Census, Projection WIDOA & MSA, City of Eau Claire numbers only include that portion in Eau Claire County.

**Figure 5.2: Housing Trends**

### 5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the City of Augusta's 632 housing units, 75.9% were built before 1970 and 48.4% were built before 1940. With 75.9% of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is less than the County's average of 50.1% (35+ years in age).

**Table 5.5: Housing Age Characteristics**

Year Structure Built	Percent
1939 or Earlier	48.4%
1940 to 1959	21.9%
1960 to 1969	5.6%
1970 to 1979	18.4%
1980 to 1989	2.8%
1990 to 1994	0.5%
1995 to 1998	2.2%
1999 to March 2000	0.3%
<b>Total</b>	<b>100.0%</b>

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

As of the 2000 US Census, 77% of the City of Augusta's 632 housing units were single-family homes. This figure is above the County average of 50%. In addition, 3% of the housing units are mobile homes or trailers; the County average for this category is 5%.

Figure 5.3: Housing Unit Types

### 5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the City of Augusta had 632 housing units. Of these, 69.1% were owner occupied at the time of the Census (County average is 62.2%), an increase of 6.1% since 1990. There were 33 vacant housing units, and 5 of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5 percent to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

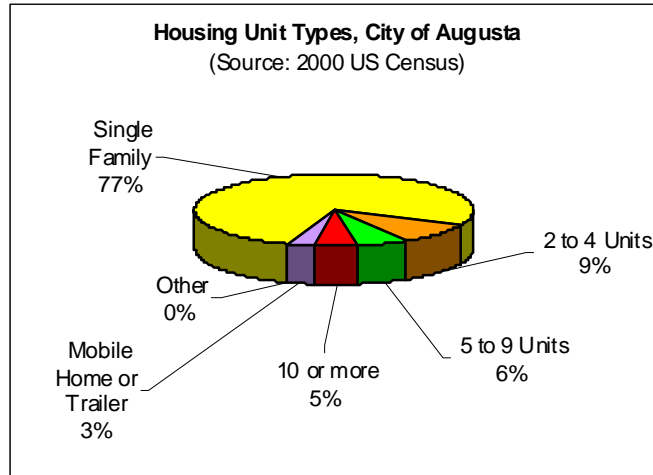


Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	414	63.0%	437	69.1%
Renter Occupied Housing Units	208	31.7%	162	25.6%
Vacant Housing Units	35	5.3%	33	5.2%
Homeowner Vacancy Rate		1.2%	-	1.8%
Rental Vacancy Rate		1.4%	-	3.0%

Source: US Census, City of Augusta

Of the occupied housing units, 38.1% have been lived in by the same householder for five or fewer years (1995-2000) and 51.8% for 10 or fewer years (1990-2000). Of the population five years and older, 56.3% have lived in the same house since 1995, and only 15.7% of the population didn't live somewhere within Eau Claire County in 1995. This data suggests that those City of Augusta housing units that have become occupied within the last five years (1995-2000) consists largely of residents that already lived within Eau Claire County.

Table 5.7: Housing Tenure &amp; Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	14.0%	Same House in 1995	56.3%
1970 to 1979	10.9%	Different House in US in 1995	43.4%
1980 to 1989	23.3%	Same County	27.7%
1990 to 1994	13.7%	Different County	15.7%
1995 to 2000	38.1%	Same State	10.4%
		Different State	5.3%

Source: US Census, City of Augusta

### 5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the City of Augusta was \$61,200, compared to \$93,300 for Eau Claire County and \$112,200 for Wisconsin. The median value increased 110.3% from 1990, the County and State increased 80% and 81% respectively. In contrast, median household income only increased 74% for City households from year 1990 to 2000 (see Economic Development). Most



homes, 63.8%, ranged in value between \$50,000 and \$99,999. The median rent in the City of Augusta was \$388, compared to \$486 for Eau Claire County and \$540 for Wisconsin.

**Table 5.8: Home Value and Rental Statistics**

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	91.2%	29.8%	Less than \$200	51.2%	12.3%
\$50,000 to \$99,999	8.8%	63.8%	\$200 to \$299	40.6%	14.7%
\$100,000 to \$149,999	0.0%	5.9%	\$300 to \$499	3.4%	57.1%
\$150,000 to \$199,999	0.0%	0.0%	\$500 to \$749	4.0%	11.0%
\$200,000 to \$299,999	0.0%	0.0%	\$750 to \$999	0.0%	0.0%
\$300,000 to \$499,999	0.0%	0.0%	\$1,000 to \$1,499	0.0%	1.8%
\$500,000 to \$999,999	0.0%	0.5%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	4.8%	3.1%
<b>Median Value</b>	\$29,200	\$61,200	<b>Median Rent</b>	\$192	\$388

Source: US Census, City of Augusta

**Table 5.9: Recent Home Sales, Eau Claire County**

Year	Number of Home Sales	Median Sale Price YTD
2001	1,136	\$112,000
2002	1,346	\$115,000
2003	1,357	\$122,900
2004	1,444	\$129,300
2005	1,346	\$133,300
2006	1,245	\$133,300
2007	1,228	\$136,200
<b>Average</b>	1,300	\$126,000

Source: WI Realtors Association, Eau Claire County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Eau Claire County from year 2001 to 2007. Since year 2001, the median price of home sales in Eau Claire County has increased by 22%.

In the City of Augusta, affordable housing opportunities are often provided through the sale of older housing units located throughout the City. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their

homes, only 13.3% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 22%, compared to 19.8% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most City residents.

**Table 5.10: Home Costs Compared to Income**

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	48.0%	Less than 15%	22.7%
15% to 19.9%	14.5%	15% to 19.9%	8.6%
20% to 24.9%	13.8%	20% to 24.9%	9.8%
25% to 29.9%	9.9%	25% to 29.9%	14.7%
30% to 34.9%	3.6%	30% to 34.9%	6.7%
35% or more	9.7%	35% or more	33.1%
Not computed	0.5%	Not computed	4.3%
<b>Median (1990) with mortgage</b>	20.9%	<b>Median (1990)</b>	32.6%
<b>Median (2000) with mortgage</b>	22.0%	<b>Median (2000)</b>	27.3%

Source: US Census, City of Augusta

## 5.3 TRANSPORTATION

This element provides a baseline assessment of the City of Augusta transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the City of Augusta.

### 5.3.1 Existing Transportation Facilities

#### 5.3.1.1 Highways & the Local Street Network

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

**Arterials** – accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.

**Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.

**Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classifications

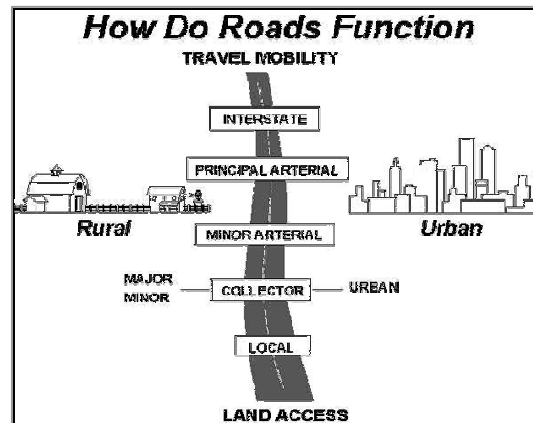


Table 5.11: Miles by Roadway

Roadway	Miles
Interstate	0
US & State Highways	2.28
County Highways	1.48
Local Roads	11.74
<b>Total</b>	<b>15.5</b>

Source: WisDOT

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

#### 5.3.1.2 Commuting Patterns

Table 5.12 shows commuting choices for resident workers over age 16. 84% of local workers use automobiles to commute to work, and the vast majority of these drive alone. About 4% of residents worked at home and did not commute to work. The average commute time is 22 minutes, which is the same as the overall State of Wisconsin mean travel time to work, but higher than the County average of 17.3 minutes. The higher commuting times are likely due to the high percentage of

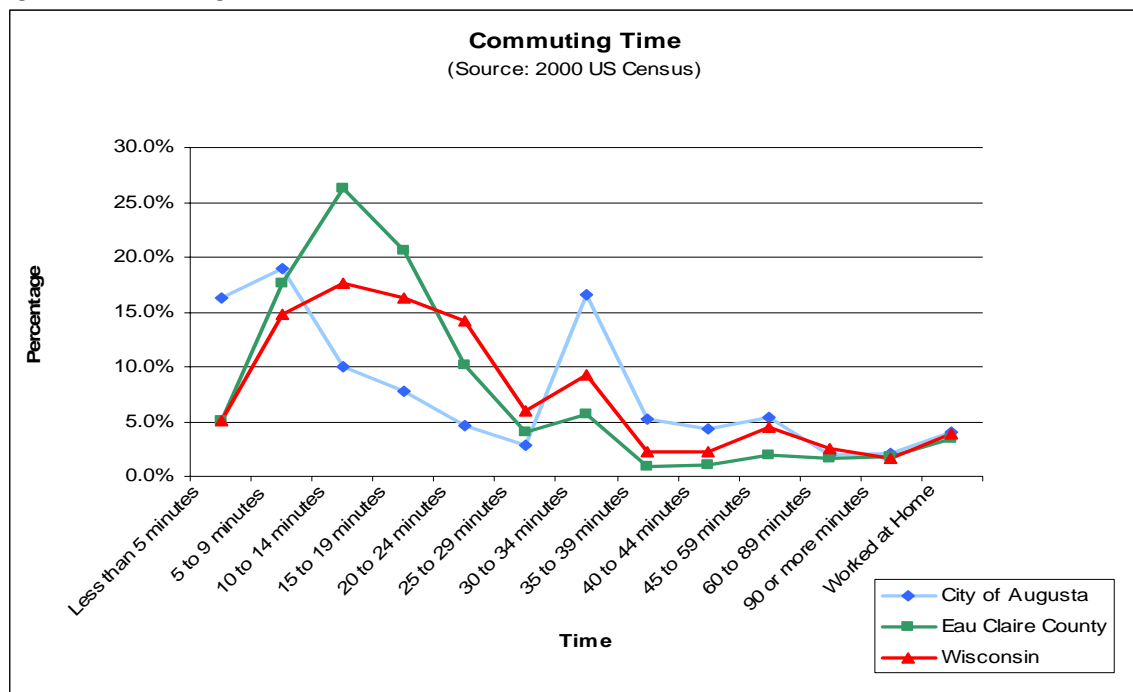
Augusta residents working in the City of Eau Claire, a major employment center over 30 minutes away by automobile. (See Table 5.13)

**Table 5.12: Commuting Methods**

Commuting Methods, Residents 16 Years or Older	Percent
Car, Truck, Van (alone)	76.4%
Car, Truck, Van (carpooled)	7.8%
Public Transportation (including taxi)	1.2%
Motorcycle	0.3%
Biked	0.0%
Walked	8.3%
Other Means	2.0%
Worked at Home	4.0%
<b>Total (Workers 16 Years or Over)</b>	<b>100%</b>
Mean Travel Time to Work (minutes)	22.1

Source: US Census, City of Augusta

**Figure 5.5: Commuting Time**



**Table 5.13: Residents by Place of Work**

Place of Work, Working Residents 16 Years or Older	City of Augusta Workers	Eau Claire County Workers
Within Eau Claire County	79.2%	82.2%
Within City of Augusta	42.0%	Unknown
Within Eau Claire County, Outside of Augusta	37.2%	Unknown
Outside of County, Within State	19.4%	16.5%
Outside of State	1.3%	1.3%

Source: US Census 2000

### 5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing

improvements. (AADT) counts are defined as the total volume of vehicle traffic in both directions of

a highway or road for an average day. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Refer to the City of Augusta Transportation Facilities Map)

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

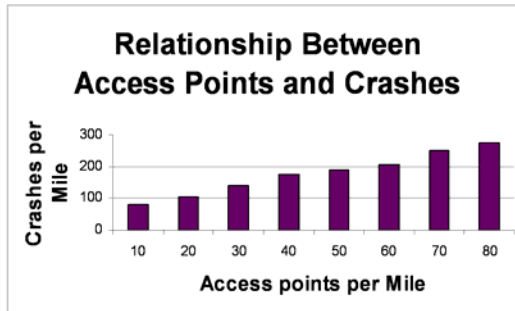
**Table 5.14: Trip Generation Estimates**

		Rates		
Land Use	Base Unit	AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/TownHome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	.65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

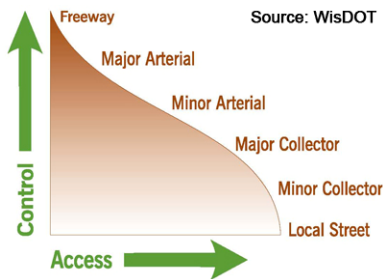
### 5.3.1.4 Access Management & Safety

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

**Figure 5.6: Relationship Between Access Points And Crashes**

The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general,

arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

**Figure 5.7: Relationship between Access and Functional Classification**

The WisDOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Planning Area STH 27 and USH 12 are designated Tier 3 roadways, except for the portion of USH 12 within the City which is designated a Tier 4 roadway. There are no Tier 1, 2A, or 2B roadways within the Planning Area. Consult the Augusta Zoning Code for additional access regulations for local roads.

**Figure 5.8: WisDOT Guidelines for Access along State Highways**

Goal for access and traffic movement	Type of new access allowed
Tier 1 maximizes Interstate/Statewide traffic movement	<ul style="list-style-type: none"> <li>Interchanges</li> <li>Locked/gated driveways for emergency vehicles</li> <li>On an interim basis – isolated field entrances</li> </ul>
Tier 2A maximizes Interregional traffic movement	<ul style="list-style-type: none"> <li>At-grade public road intersections, with some interchanges possible at higher volume routes</li> <li>Locked/gated driveways for emergency vehicles</li> <li>On an interim basis – isolated field entrances</li> </ul>
Tier 2B maximizes Interregional traffic movement	<ul style="list-style-type: none"> <li>At-grade public road intersections</li> <li>Lower volume residential, commercial, and field</li> </ul>
Tier 3 maximizes Regional/Intra-urban traffic movement	<ul style="list-style-type: none"> <li>At-grade public road intersections</li> <li>Higher volume residential, commercial, and field</li> </ul>
Tier 4 balances traffic movement and property access	<ul style="list-style-type: none"> <li>All types, provided they meet safety standards</li> </ul>

## 5.3.2 Additional Modes of Transportation

### 5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the City of Augusta. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire. The ECT’s *Transit Development Plan* and *Long Range Plan (2003)* do not anticipate adding or extending routes to serve the City of Augusta. The need for this service should be monitored and coordinated with the Eau Claire County. Greyhound Lines does make stops in the City of Eau Claire, providing area residents with access to long-distance bus travel across the U.S.

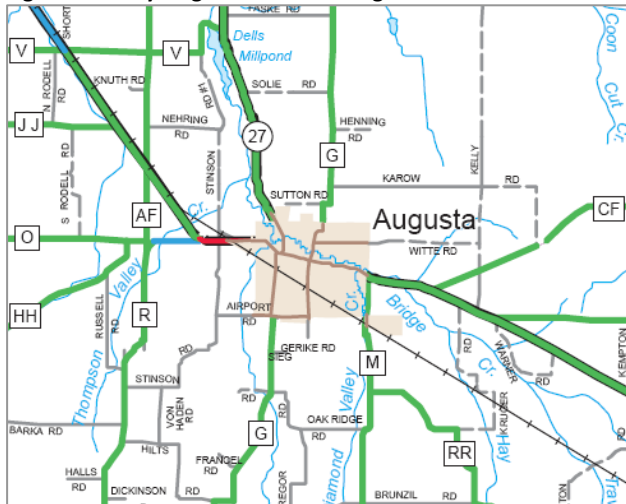
### 5.3.2.2 Transportation Facilities for the Disabled

The Eau Claire County Department On Aging & Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.15 displays total ridership for the past five years. Total ridership is up 50% over the last five years, and given the aging population, this trend is expected to continue.

**Table 5.15: Eau Claire City/County Paratransit Ridership, 2002-06**

	2002 Ridership	2003 Ridership	2004 Ridership	2005 Ridership	2006 Ridership	Percent Change 2002-06
City	36,819	44,453	47,326	48,413	50,804	37.98%
County	12,331	17,953	19,580	21,291	23,236	88.44%
<b>Total</b>	<b>49,150</b>	<b>62,406</b>	<b>66,906</b>	<b>69,704</b>	<b>74,040</b>	<b>50.64%</b>

**Figure 5.9: Bicycling Conditions in Augusta**



Green routes indicated roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions. In addition, Eau Claire County has one off road trail, the Chippewa River Trail, which links with the Red Cedar Trail to connect the cities of Eau Claire and Menomonie. There are plans to link this trail with the Old Abe Trail to connect the cities of Eau Claire and Chippewa Falls.

### 5.3.2.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the City's existing sidewalks and roadways. The WisDOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2004 traffic and roadway data.

<http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>

Figure 5.9 displays the portion of the map for the Planning Area. Green routes indicated roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions.

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

### 5.3.2.4 Rail Road Service

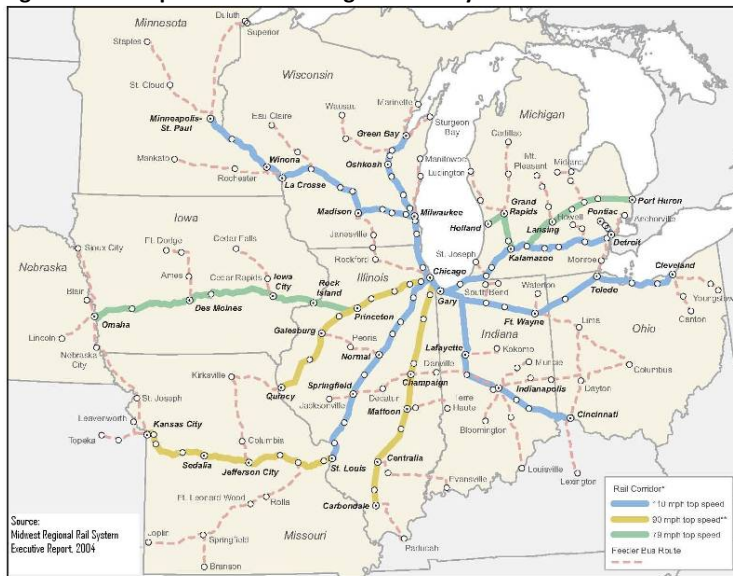
Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. Union Pacific maintains a line through the City of Augusta, Village of Fall Creek, City of Altoona, and City of Eau Claire. The only rail yard within Eau



Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. A 2003 WisDOT commodity report estimates that rail accounts for only 4% (440,316 tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties.

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

**Figure 5.10: Proposed Midwest Regional Rail System**



\*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.  
\*\*In Missouri, current restrictions limit train speeds to 79 mph.

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

**Figure 5.11: Proposed MRRS – Eau Claire Alternatives**

Source: WisDOT Bureau of Planning

**“Eau Claire plus La Crosse” alternative**  
Every second train through WI Dells travels to Eau Claire first and returns via La Crosse

**“Eau Claire West” alternative**  
Service is extended from Minneapolis to Eau Claire and back



### 5.3.2.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. In 1999 there were 48,616 total operations. Air service is provided by Northwest Airlink, (Mesaba Airlines) using 34-passenger turboprop aircrafts, with daily flights to the Twin Cities. A Sun



Country airline also provides 18 annual flights to Nevada. The airport has two paved runways, one 7,301 ft the other 4,999 ft, which are in good to excellent condition, handling approximately 50,000 total operations a year. The *CVRA Master Plan* estimates total operations will rise to 83,100 by year 2020. The WisDOT does not anticipate CVRA will change in classification from Air Carrier/Cargo by year 2020. CVRA is included in the FAA's *National Plan of Integrated Airport Systems* (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. The 2007-2011 NPIAS Report estimates that by year 2011 90 locally owned aircraft will be hangared or based at CRVA. In addition, the WisDOT *5-Year Airport Improvement Program* lists several terminal reconstruction projects for CRVA, but no additional runways.

### 5.3.2.6 Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to 2003 commodity movement data provided by WisDOT, trucking accounts for 96% (10 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties. Within the City of Augusta, USH 12, STH 27, & CTH R are Designated Long Truck Routes by the WisDOT. (Source: Long Range Transportation Plan, Chippewa-Eau Claire MPO)

### 5.3.2.7 Water Transportation

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

## 5.3.3 Maintenance & Improvements

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

According to the *Community Survey*, 70.6% of respondents rated the City roads as either "excellent" or "good;" 73.1% rated street and road maintenance as either "excellent" or "good;" 86.7% rated snow removal as either "excellent" or "good." (Refer to Appendix A)

### 5.3.3.1 Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the City in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the City are evaluated and rated in terms of their surface condition, drainage, and road crown. The average pavement condition of local roads in the City of Augusta as of year 2007 was 6.0.



**Table 5.16: PASER Ratings**

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

### 5.3.3.2 State & Regional Transportation Plans

**Figure 5.12: Transportation Plans & Resources**

<ul style="list-style-type: none"> <li>➤ Translink 21</li> <li>➤ WI State Highway Plan 2020</li> <li>➤ 6-Year Highway Improvement Plan</li> <li>➤ WI State Transit Plan 2020</li> <li>➤ WI Access Management Plan 2020</li> <li>➤ WI State Airport System Plan 2020</li> <li>➤ WI State Rail Plan 2020</li> <li>➤ WI Bicycle Transportation Plan 2020</li> <li>➤ WI Pedestrian Plan 2020</li> <li>➤ Eau Claire Transit, Transit Development Plan &amp; Long Range Plan, 2003</li> <li>➤ Chippewa Valley Regional Airport Master Plan, 2001</li> <li>➤ Chippewa-Eau Claire, Long Range Transportation Plan 2005-2030</li> <li>➤ Eau Claire County Highway Department Five Year Road &amp; Bridge Improvement Plan, 2005-2009</li> <li>➤ WisDOT Connections 2030</li> </ul>
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A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from *Translinks 21*, Wisconsin's multi-modal plan for the 21st Century.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assess financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan* for Eau Claire County lists two projects located near the City of Augusta. CTH 27 is scheduled for a bridge replacement over the Eau Claire River in year 2008, and repavement near CTH GG in year 2009-11. In addition, the Eau Claire County *Five Year Road and Bridge Improvement Plan (2004-2009)* indicates that CTH G from USH 12 to Sand Hill Rd. is scheduled for improvements in year 2007. In year 2008, CTH G from USH 12 to Sutton Rd. is scheduled for improvements.

In follow-up to *Translinks 21*, The WisDOT has recently released its new plan: *Connections 2030*. While still in a draft form, the plan lays out 7 themes, and 37 related policies, that will guide the State of Wisconsin as it meets the challenge to provide a high quality transportation network. The seven themes are organized not by mode of transportation, but instead as overarching goals:

- ❖ Preserve and maintain Wisconsin's transportation system
- ❖ Promote transportation safety
- ❖ Foster Wisconsin's economic growth
- ❖ Provide mobility and transportation choice

- ❖ Promote transportation efficiencies
- ❖ Preserve Wisconsin's quality of life
- ❖ Promote transportation security

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

- ❖ Short Term: WIS 27 – Replace bridge over Eau Claire River

## 5.4 UTILITY & COMMUNITY FACILITIES

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

### 5.4.1 Sanitary Sewer System

The City of Augusta wastewater treatment plant located on the northwest side of the city sufficiently meets current and projected future needs, currently operating at approximately 58% of its capacity. The system, last expanded in 1979, is still in good condition, and there are no plans for major improvements or expansion at this time.

According to the *Community Survey*, 91.0% of respondents rated the sanitary sewer service as either "excellent" or "good." (Refer to Appendix A)

**Table 5.17: Waste Water Treatment in Augusta**

Design Flow (GPD)	Average Flow (GPD)	Percent Capacity	Year Constructed	Last Year of Expansion
334,000	193,000	57.8%	NA	1979

### 5.4.2 Storm Water Management

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

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within tribal

According to the *Community Survey*, 80.3% of respondents rated stormwater management service as either "excellent" or "good." (Refer to Appendix A)

lands, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. On August 1, 2004, the DNR received authority under revised ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage.

The City of Augusta's stormwater is directed to a storm sewer system flowing into local creeks. There are no plans for improvements at this time, although the City may want to consider ways to improve or encourage onsite stormwater management in order to decrease the volume of stormwater runoff and associated pollutants into creeks during and after heavy rains.

### 5.4.3 Water Supply

City of Augusta businesses and residences rely on four wells and a 400,000-gallon reservoir for their water supply. At peak demand in 2006, residents and businesses utilized 53% of the capacity of the wells, and on average, use just over 25% of the capacity. No improvements to the system are planned at this time.

According to the *Community Survey*, 79.1% of respondents rated the municipal water service as either "excellent" or "good." (Refer to Appendix A)

**Table 5.18: Water Supply in Augusta**

Well	Design Flow (gal/min.)	Year Constructed
#6	165	1963
#7	250	1977
#9	350	1992
#10	300	2006

### 5.4.4 Solid Waste Disposal & Recycling Facilities

Private haulers manage waste disposal and curbside pick-up of recycling in the City.

According to the *Community Survey*, 95.6% of respondents rated garbage collection as either "excellent" or "good;" 80.9% rated recycling services as either "excellent" or "good." (Refer to Appendix A)

### 5.4.5 Parks, Open Spaces & Recreational Facilities

There are nine parks in the city totaling just over 17 acres. The largest, Memorial Park, is a 7.5-acre facility complete with athletic courts and fields, an ice rink, concession stands, and restroom facilities. Other active recreational facilities include the private Lion's Club Park and the Augusta Community Center. The 5-acre North Side Park is focused more on passive recreation such as picnicking, but does include playground facilities for children. The five remaining parks are much smaller and serve as "neighborhood parks" or small public spaces.

According to the *Community Survey*, 75.0% of respondents rated park and recreational facilities as either "excellent" or "good." (Refer to Appendix A)

**Table 5.19: Park Acreage Compared to Population Forecasts**

	2007	2020	2030
Population	1,458	1,516	1,546
Demand (12 acres/1,000 people)	17	18	19
Total Supply (public use areas only)	17	17	17
Surplus/Deficit	+0	-1	-2

Source: MSA GIS

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. As Table 5.19 suggests, based on acreage alone, the existing parks system should adequately meet the needs of City residents for the foreseeable future. As the age composition

in the City changes, specific recreational needs may change, and should be monitored over time.

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

The Eau Claire County *Outdoor Recreational Plan (2006-2010)* serves as a guide for the development of parks and outdoor recreation facilities in the County. Maintained by the Eau Claire County Parks and Forestry Department, the plan identifies the following general goals:

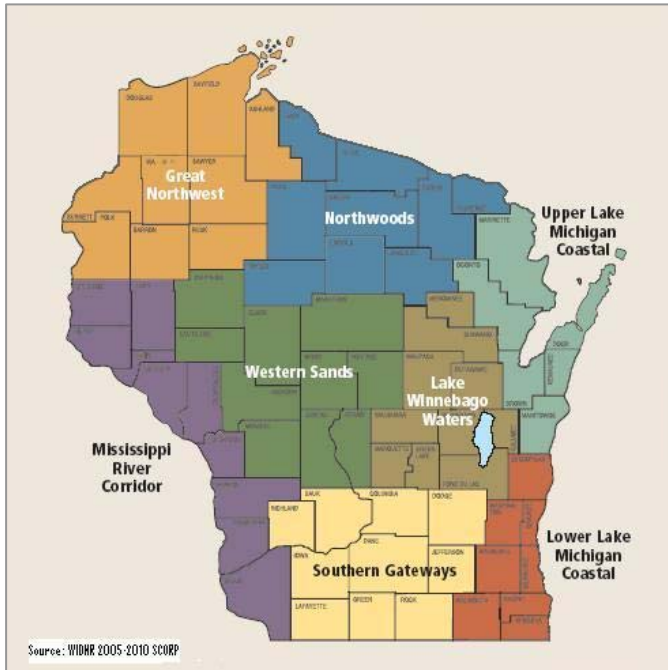
1. Provide quality park facilities and varied recreational opportunities and experiences to meet the needs of county residents, both now and in the future
2. Provide opportunities for non-resident recreational activity to an extent compatible with County residents' use of County facilities while preserving irreplaceable resources
3. Preserve and protect natural and historical resources within the County

Within the City of Augusta, the plan identifies the following recommendations:

1. Install additional playground equipment at North Side Park.
2. Install practice area on tennis court at Memorial Field.
3. Construct picnic shelter at North Side Park.
4. Repave roads in North Side Park.
5. Develop biking/hiking trail in City.
6. Develop plans for neighborhood/community parks at the former dam site and Sheggely Memorial Park
7. Develop parks at the former dam site and Sheggely Memorial Park.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- ❖ Walking for Pleasure is rated as the activity with the most participation.
- ❖ Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ❖ ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- ❖ The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

**Figure 5.13: WIDNR SCORP Regions**

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Eau Claire County is a part of the Western Sands Region (Adams, Chippewa, Clark, Eau Claire, Jackson, Juneau, Marathon, Monroe, Portage, and Wood Counties). The most common issues and needs for the region identified by the plan include:

**Issues:**

- ❖ Deteriorating facilities
- ❖ Increasing multiple-use recreation conflicts
- ❖ Increasing pressure and overcrowding
- ❖ Increasing use of recreational facilities by disabled populations
- ❖ Poor water quality impairing recreation

**Needs:**

- ❖ More trails for biking, hiking, horses
  - ❖ More boat access
- ❖ More fishing opportunities
  - ❖ More camping access

### 5.4.6 Telecommunication Facilities

There are no known telecommunication needs in the City aside from normal maintenance. New facilities are driven by development.

### 5.4.7 Energy Facilities & Resources

Xcel Energy supplies electric power and natural gas. The nearest power plant is the Xcel Energy dam at Dells Pond in Eau Claire. Similar to telecommunications facilities, power transmission lines are driven by new development. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

#### 5.4.7.1 Renewable Energy Sources

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

*Focus on Energy* works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects. As of July 1, 2007, Eau Claire Energy Cooperative is now a member of Wisconsin's Focus on Energy program.

Cooperative ([www.ecec.com](http://www.ecec.com)), Xcel Energy ([www.xcelenergy.com](http://www.xcelenergy.com)), or Focus on Energy ([www.focusonenergy.com](http://www.focusonenergy.com)).

### Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. How much energy a photovoltaic (PV) or solar hot water (SHW) system produces in Wisconsin depends on the size of the system (i.e., area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing). Currently there are no commercial or public solar energy systems in use within the City of Augusta.

### Wind

Wind energy production is optimized when wind turbines are located at the place with the highest, steadiest wind speeds (the energy produced is related to the cube of the wind speed). As Figure 5.14 illustrates, most of the Eau Claire County region is not well suited for commercial scale wind systems. However, this is a generalized assumption and there may be opportunities for small and commercial scale wind systems within the Planning Area. A certified wind site assessment can provide a more detailed understanding of the feasibility of this alternative energy source. These can be provided free of charge to communities through Focus On Energy. Currently there are no commercial or public wind energy systems in use within the City of Augusta.

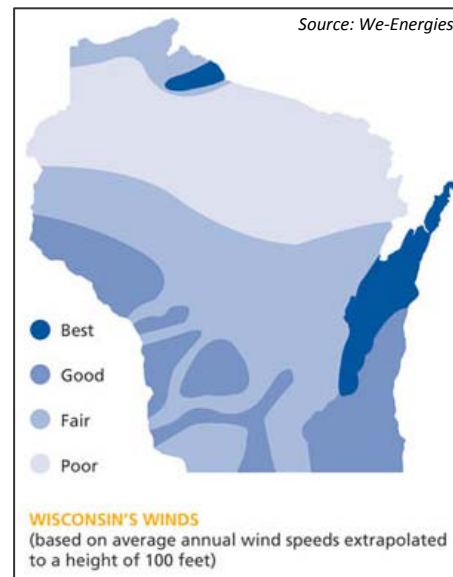
Figure 5.14: Wisconsin Wind Energy Sources

### Geothermal

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

### Biofuel

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



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

The main sources of biomass for biogas (methane) production are animal waste, landfills and wastewater treatment facilities. Animal waste is a persistent and unavoidable pollutant produced primarily by the animals housed in industrial sized farms. The use of digesters to produce methane from animal waste is growing as both an energy source and a means of waste management. Biogas production from animal waste is most effective in commercial size dairy farms (Refer to Section 5.5.1.3). Landfill gas can be burned either directly for heat or to generate electricity for public consumption. The same is true with regard to the secondary treatment of sewage in wastewater

treatment facilities where gas can be harvested and burned for heat or electricity. Currently there are no biofuel facilities within the City of Augusta.

### Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. A micro-hydro system can produce enough electricity for a home, farm, or ranch. The potential energy source from a hydro system is determined by the head (the distance the water travels vertically) and the flow (the quantity of water flowing past a given point). The greater the head and flow, the more electricity the system can generate. Hydroelectric energy is limited both by available rivers (Refer to Section 5.5.2.3) and by competing uses for those rivers, such as recreation, tourism, industry, and human settlements. Currently there are no hydroelectric facilities within the City of Augusta.

### 5.4.8 Cemeteries

There are two cemeteries totaling just over 28 acres within the City of Augusta. West Lawn Cemetery and East Lawn Cemetery are both on USH 12, and managed by the Cemetery Association. The City does not initiate the development or expansion of cemeteries; however, they are regulated through the Augusta Zoning Code.

### 5.4.9 Health Care Facilities

The City has no general health care facilities of its own, although residents have access to a wide array of health care options in the City of Eau Claire. The 61-bed Augusta Area Nursing Home at 215 E. Brown St. provide for the specific long-term needs of seniors and others in Augusta. The City does not initiate the development or expansion of health care facilities; however, they are regulated through the Augusta Zoning Code.

### 5.4.10 Child Care Facilities

The City currently has four licensed childcare facilities with a total capacity of 46 children. The City does not initiate the development or expansion of child care facilities; however, they are regulated through the Augusta Zoning Code.

### 5.4.11 Police & Emergency Services

The Augusta Police Department, located at 145 W. Lincoln St., serves the law enforcement needs in the City. The Augusta-Bridge Creek Fire Department, located at 745 Industrial Dr., provides fire protection and EMS service with a volunteer staff. Osseo Ambulance provides ambulance service in the city. Although service is good, the distance from Osseo sometimes leads to slow response times.

According to the *Community Survey*, 89.5% of respondents rated police protection as either "excellent" or "good;" 94.1% rated fire protection services as either "excellent" or "good;" 84.9% rated ambulance service as either "excellent" or "good." (Refer to Appendix A)

### 5.4.12 Libraries

Augusta Memorial Public Library, located at 113 N. Stone St., has over 17,000 books and is open five days a week.

According to the *Community Survey*, 81.9% of respondents rated library services as either "excellent" or "good;" 72.1% rated the public school system as either "excellent" or "good." (Refer to Appendix A)

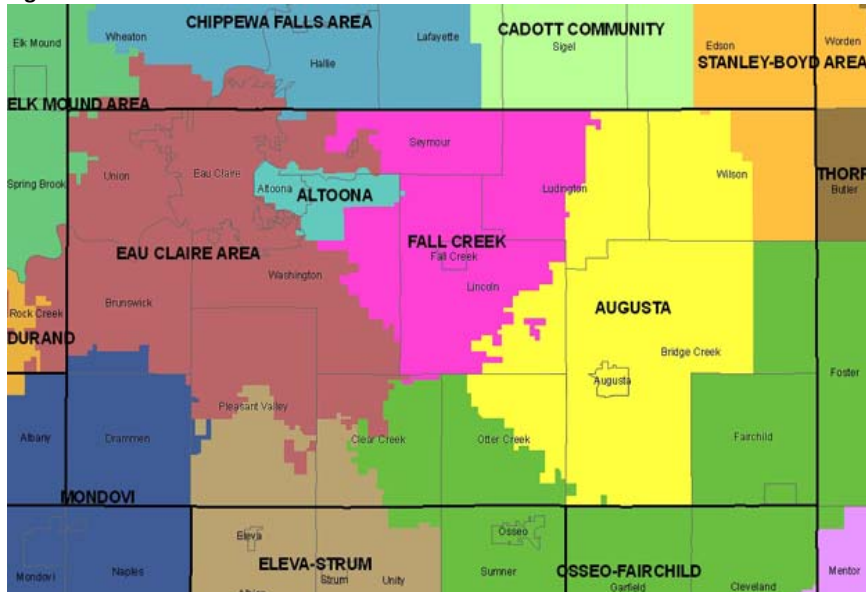
### 5.4.13 Schools

Augusta Elementary, Middle and High Schools are located at one site, E19320 Bartig Rd., and served approximately 596 students in 2007. The School district of Augusta serves an area of approximately 250 square miles, including all or part of seven surrounding townships. Between 2001 and 2007,



district enrollment decreased significantly from 691 to 596 (-13.7%). The school district also encompasses portions of the towns of Bridge Creek, Lincoln, Ludington, Otter Creek, and Wilson.

**Figure 5.15: School District Boundaries**



#### 5.4.14 Other Government Facilities

City Hall, located at 145 W. Lincoln St., is in good condition and sufficiently meets the needs of the community. The Augusta Community Center, located at 601 Main St., has taken root in the former Augusta High School. The facility was last renovated in 1995, and includes meeting rooms, a gym, a stage, a kitchen with meal site, and an emergency shelter. The Senior Center, located in the same building, is open from 9:00 AM to 3:00 PM Monday –Friday. For maintenance and snow removal, the City owns three dump trucks, two utility trucks, water/sewer trucks, a front-end loader, a grader, and a backhoe. No major improvements or equipment additions are needed at this time.

### 5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

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

#### 5.5.1 Agricultural Resource Inventory

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

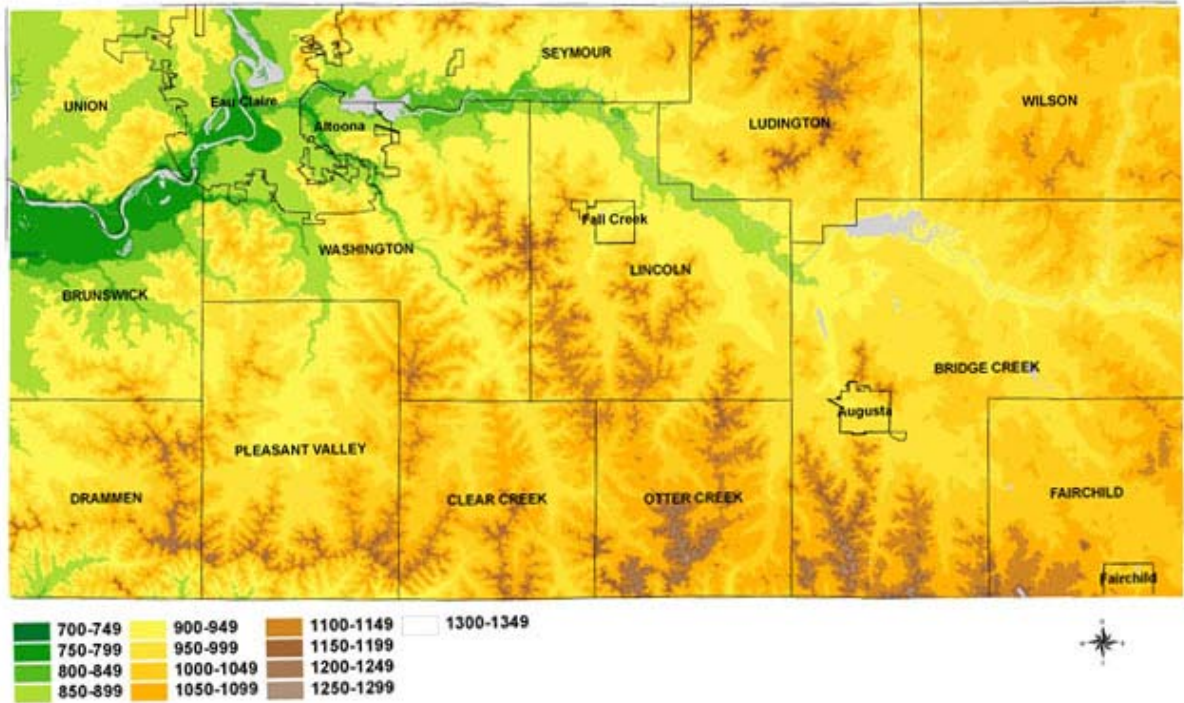
- ❖ Eau Claire County Land and Water Resource Management Plan, 1999 & 2007
- ❖ Eau Claire County Farmland Preservation Plan, 1983
- ❖ Soil Survey of Eau Claire County, 1977



### 5.5.1.1 Geology and Topography

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

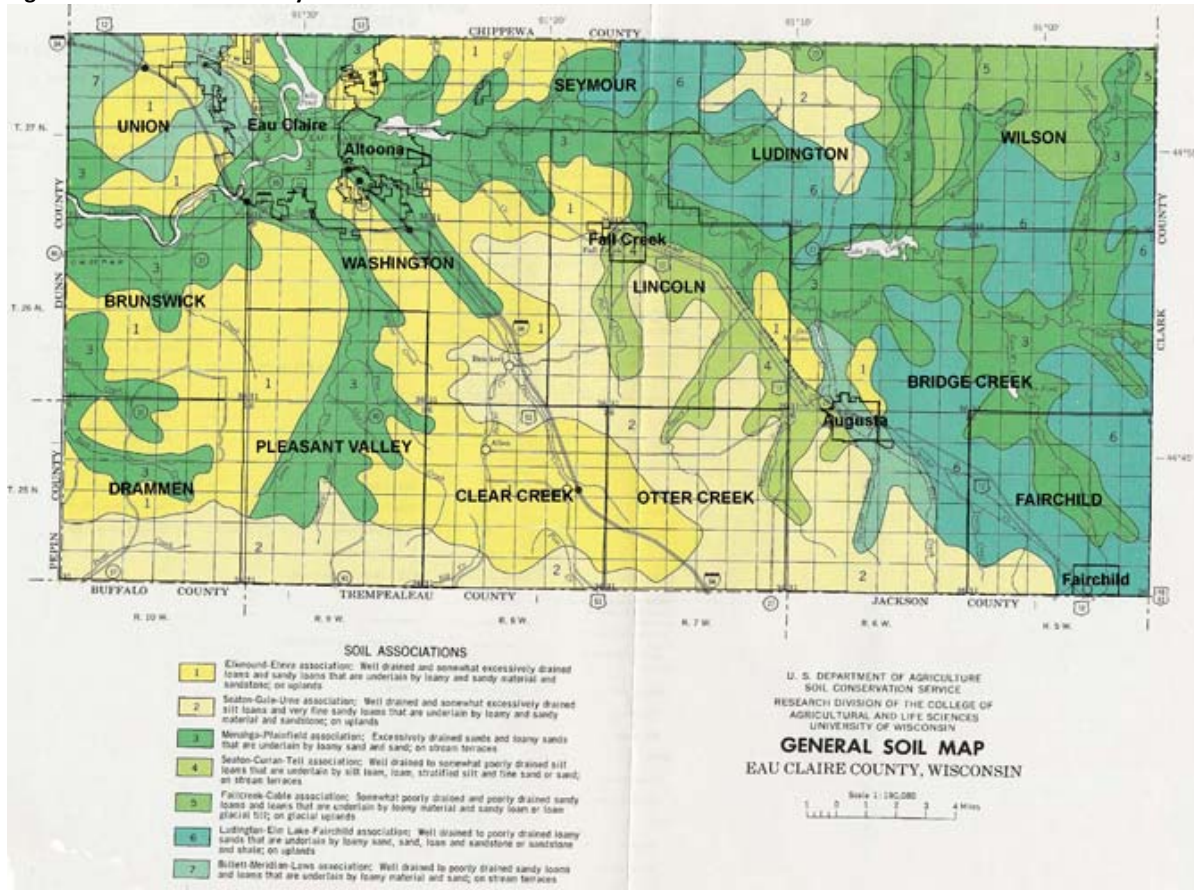
Figure 5.16: Eau Claire County Elevations (ft)



### 5.5.1.2 Productive Agricultural Soils

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

Figure 5.17: Eau Claire County Soils



The City of Augusta Prime Soils Map depicts the location of prime farmland in and around the City. The “prime farmland” designates land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops according the Natural Resources Conservation Service. In general, prime farmlands: have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, few or no rocks, they are permeable to water and air, they are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

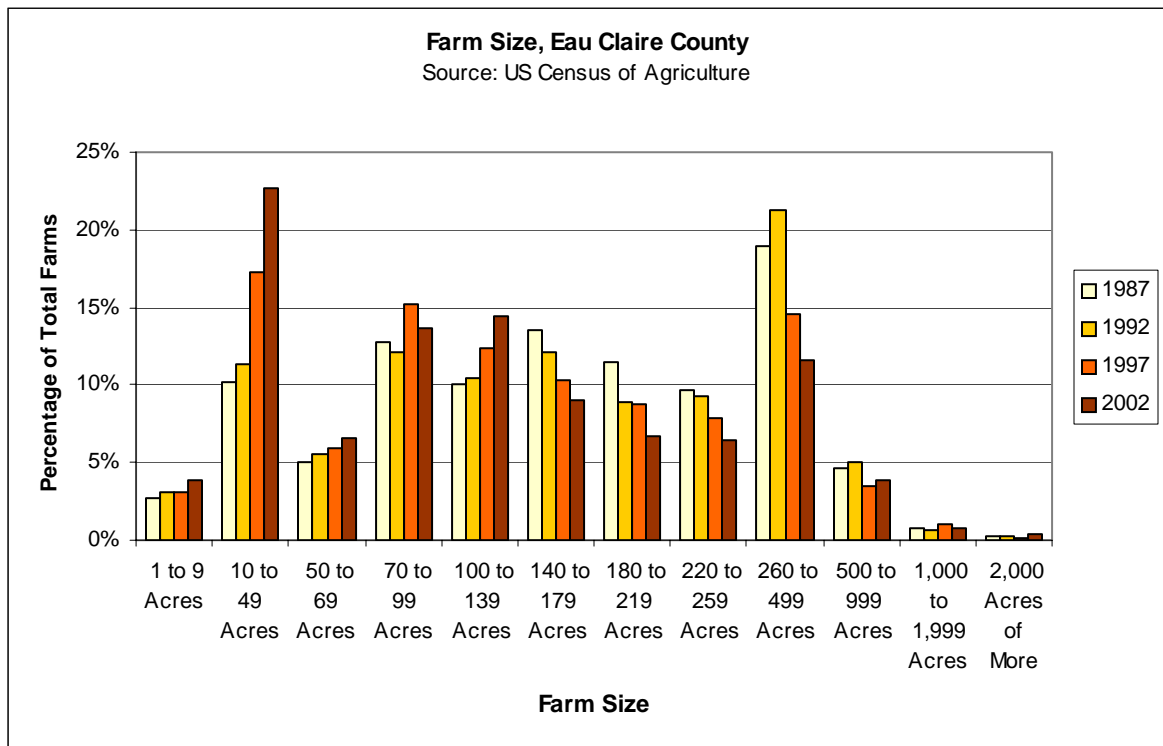
The Natural Resources Conservation Service also identifies soils according to their capability class. Capability classes show, in a general way, the suitability of soils for most kinds of field crops. The soils are classed according to their limitations when they are used for field crops, the risk of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

### 5.5.1.3 Farming Trends

Most farming data is not collected at the township level. However, assumptions can be made based on data collected at the County level. Figure 5.18 and Table 5.20 provide information on the number and size of farms in Eau Claire County from 1987 to 2002. Figure 5.18 illustrates how the proportion of small farms (all categories under 140 acres) have increased over the past two decades, while the proportion of mid-sized farms (140-500 acres) have steadily decreased. The most significant growth is seen in the number of farms between 10 and 49 acres.

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

**Figure 5.18: Farm Size 1987-2002, Eau Claire County**



On the opposite end, the number of large farms over 500 acres (sometimes referred to as “factory farms,”) has stayed relatively stable since 1987 in Eau Claire County. A significant decline is seen clearly in the mid-sized farms- those between 140 and 500 acres. In 1987, these farms comprised 54% of all farms in the County, while in 2002, they accounted for only 34%.

Table 5.20 shows that on the whole, average farm size has decreased in the past two decades, while farm values and value per acre have increased significantly. An analysis of the most recently recorded trends (between 1997 and 2002) shows that the total number of farms in Eau Claire County remained relatively stable, increasing by (1%), while the acreage of farmland has decreased by 9,469 acres (4.4%). During this most recent period, the average farm size decreased from 216 to 174 acres.

**Table 5.20: Farms and Land in Farms 1987-2002**

Farms and Land in Farms	Eau Claire County 1987	Eau Claire County 1992	Eau Claire County 1997	Eau Claire County 2002	Percent Change 1997-2002
Number of Farms	1,001	886	1,162	1,174	1.0%
Land in Farms (acres)	215,964	189,905	213,767	204,298	-4.4%
Average Size of Farms (acres)	216	214	184	174	-5.4%
<b>Market Value of Land and Buildings</b>					
Average per Farm	\$139,507	\$169,264	\$181,016	\$305,577	68.8%
Average per Acre	\$654	\$769	\$959	\$1,783	85.9%

Source: US Census of Agriculture, Eau Claire County

Table 5.21 displays the number of farms by NAICS (North American Industrial Classification System) for Eau Claire County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Eau Claire County is in the Sugarcane, Hay, and All Other category. Overall, the percentage of farms by category is fairly consistent with the percentages for the State.

**Table 5.21: Number of Farms by NAICS**

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	188	16.0%	12,542	16.3%
Vegetable and melon (1112)	14	1.2%	1,317	1.7%
Fruit and tree nut (1113)	14	1.2%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	24	2.0%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	371	31.6%	20,943	27.2%
Beef cattle ranching (112111)	168	14.3%	9,852	12.8%
Cattle feedlots (112112)	51	4.3%	3,749	4.9%
Dairy cattle and milk production (11212)	213	18.1%	16,096	20.9%
Hog and pig (1122)	8	0.7%	759	1.0%
Poultry and egg production (1123)	17	1.4%	910	1.2%
Sheep and goat (1124)	13	1.1%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	93	7.9%	6,347	8.2%
<b>Total</b>	<b>1,174</b>	<b>100.0%</b>	<b>77,131</b>	<b>100.0%</b>

Source: US Census of Agriculture

## 5.5.2 Natural Resource Inventory

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

- ❖ Eau Claire County Land and Water Resource Management Plan, 1999 & 2007
- ❖ Soil Survey of Eau Claire County, 1977
- ❖ The State of the Lower Chippewa River Basin Report, 2001
- ❖ State of the Black Buffalo-Trempeleau River Basin Report, 2002
- ❖ Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010
- ❖ Wisconsin DNR Legacy Report, 2006



The 1999 *Eau Claire County Land and Water Resource Management Plan* identified four rural and three urban resource concerns for Eau Claire County as follows:

Rural:

- ❖ Overflow, leaking, or abandoned manure storage facilities
- ❖ Over-application of fertilizers/pesticides
- ❖ Stacking manure too close to water resources
- ❖ Unrestricted livestock access to streams/eroding streambanks

Urban:

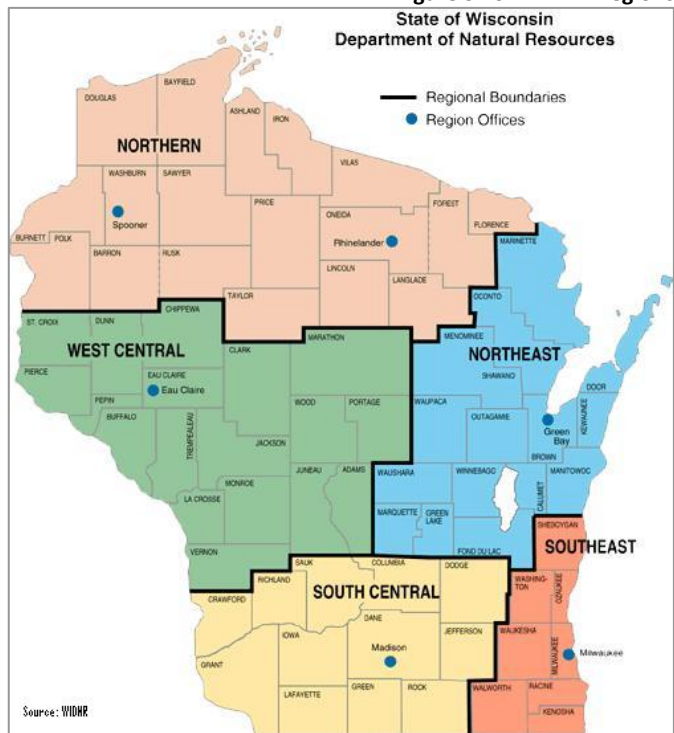
- ❖ Waste materials dumped in storm drains
- ❖ Over-application of fertilizers and pesticides on yards, parks, and golf courses
- ❖ Loss of wetlands due to drainage or filling for development purposes

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

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2006, after a three-year period of public input, the WIDNR completed the *Legacy Report*. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The seven criteria were:

1. **Protect and Maintain the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Maintain Functioning Ecosystems:** keep common species common (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands and Waters** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Ensure Abundant Recreation Opportunities** (protect land with significant opportunity for outdoor activities)
5. **Think Big** (protect large blocks of ecologically functional landscapes).
6. **Connect the Dots:** create a network of corridors (link public and private conservation lands through a network of corridors).

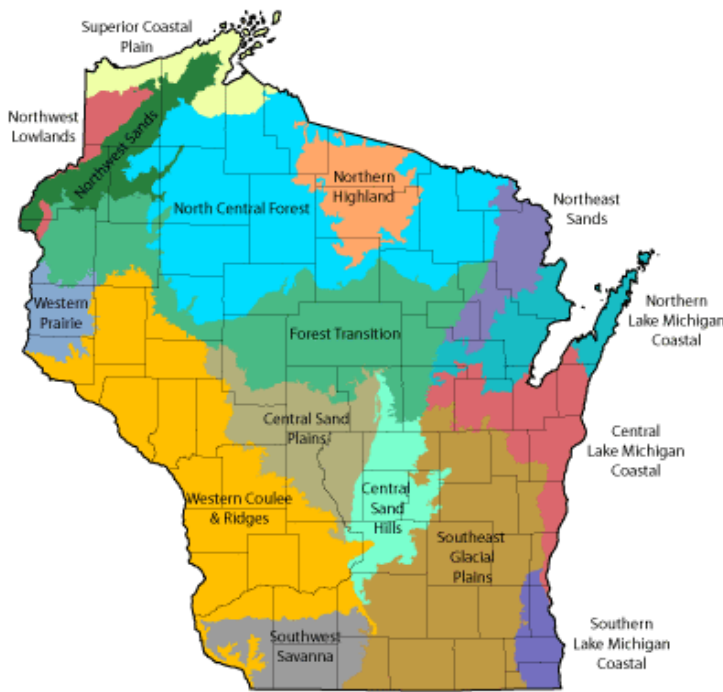
**Figure 5.19: WIDNR Regions**



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

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Eau Claire County contains portions of three legacy places: Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River.

**Figure 5.20: WIDNR Ecological Landscapes**



Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.20 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The City of Augusta, along with most of Eau Claire County, is located within the Western Coulee & Ridges ecological landscape. Refer to the report for specific information. (Source: WIDNR Legacy Report, 2006)

#### 5.5.2.1 Groundwater

Groundwater is the primary source of drinking water in the City of Augusta and the County as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers,

streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the *WIDNR Susceptibility to Groundwater Contamination Map* (not shown), the City of Augusta generally ranks “medium-low” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

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

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

And point source pollution as:

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

According to the EPA, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

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

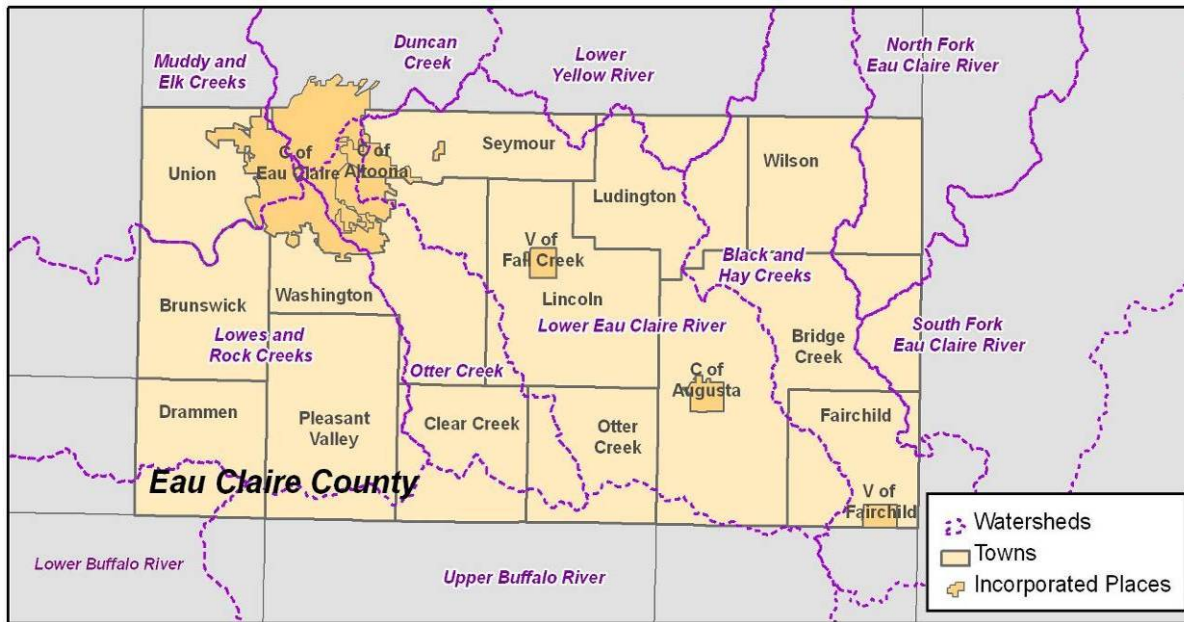
### 5.5.2.2 Stream Corridors

Figure 5.21: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.21). All of Eau Claire County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units. Eau Claire County is located within two WMUs, the Lower Chippewa WMU & Buffalo-Trempealeau WMU. The City of Augusta is located entirely within the Lower Chippewa WMU. Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The City of Augusta lies completely within the Lower Eau Claire River watershed (Figure 5.22). In 2001, the WIDNR released the first *State of the Lower Chippewa River Basin Report*, and in 2002, the *State of the Black-Buffalo-Trempealeau River Basin Report*. The goal of the reports is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the basins. Refer to these reports for more information.

**Figure 5.22: Eau Claire County Watersheds**

From year 1983 to 1994, the Lower Eau Claire River watershed was the focus of a large-scale WIDNR priority watershed project focused on agricultural conservation practices such as no-till farming, fencing streambanks. Goals regarding reduction in soil erosion and animal waste run-off were met or exceeded during the project.

### 5.5.2.3 Surface Water

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

Surface water resources, consisting of rivers, streams, lakes, and associated floodplains, form an integral element of the natural resource base of Eau Claire County and the City of Augusta. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers, streams, and lakes constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Surface water resources are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff, runoff from construction sites, and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of surface water areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).



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

### **Outstanding & Exceptional Waters**

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

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

According to the *1999 Land and Water Resource Management Plan*, there are 25 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for Wisconsin surface waters. Note, Bridge Creek is classified as a Class III trout stream meaning it has no natural trout reproduction and would have to be stocked annually if a trout fishery is desired.

### **Impaired Waters**

The listing of waters under the *Clean Water Act* (s.303(d)) must occur every two years under current U.S. Environmental Protection Agency (EPA) requirements. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs) under the provisions of section 303(d)(1)(c) of the Act. Impaired waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. According to the WDNR 2006 Proposed Impaired Waters list, two water bodies within the County- both under City of Eau Claire jurisdiction- are impaired waters. Half Moon Lake was added to the list in 1998 due to a high concentration of phosphorus and sediment, and a one-mile stretch of the Chippewa River was listed in 1998 for a high concentration of metals and PCBs.

#### **5.5.2.4 Floodplains**

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

**Direct Costs:**

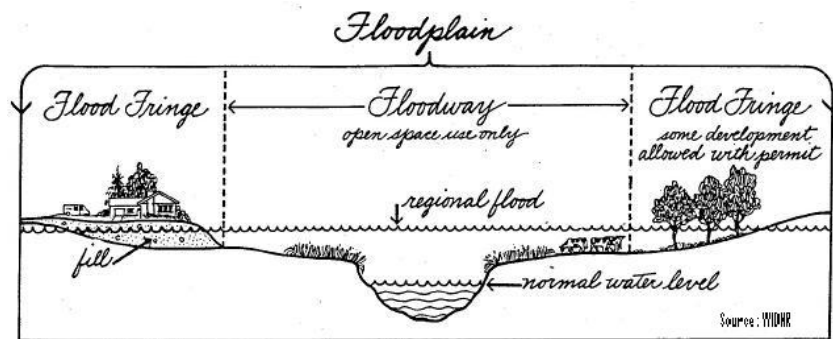
- ❖ Rescue and Relief Efforts
- ❖ Clean-up Operations
- ❖ Rebuilding Public Utilities & Facilities
- ❖ Rebuilding Uninsured Homes and Businesses
- ❖ Temporary Housing Costs for Flood Victims

**Indirect Costs:**

- ❖ Business Interruptions (lost wages, sales, production)
- ❖ Construction & Operation of Flood Control Structures
- ❖ Cost of Loans for Reconstructing Damaged Facilities
- ❖ Declining Tax Base in Flood Blight Areas
- ❖ Subsidies for Flood Insurance

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

**Figure 5.23: Diagram of a Floodplain**



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore they constitute prime locations necessary for park, recreation, and open space areas. Every effort should

be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Eau Claire County Floodplain Ordinance.

### 5.5.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that

are poorly drained. Under certain conditions wetlands may also occur in upland areas. The Water Resources Map displays the wetland areas in the Planning Area. Wetlands accomplish important natural functions, including:

- ❖ Stabilization of lake levels and stream flows,
- ❖ Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- ❖ Contribution to the atmospheric oxygen and water supplies,
- ❖ Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- ❖ Protection of shorelines from erosion,
- ❖ Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- ❖ Provision of groundwater recharge and discharge areas,
- ❖ Provision of habitat for a wide variety of plants and animals, and
- ❖ Provision of educational and recreational activities.

The *Wisconsin Wetland Inventory (WWI)* was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. According to the an interpretation of WiscLand satellite imagery provided by the WI DNR, Eau Claire County currently has approximately 46,939 acres of wetlands covering 11.4% of the land area in the county as a whole.

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

#### **5.5.2.6 Threatened or Endangered Species**

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

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's

*Natural Heritage Inventory* (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the *Wisconsin Endangered Species Law*, it is illegal to:

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

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.22 list those elements contained in the NHI inventory for the City of Augusta. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Eau Claire County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- ❖ Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- ❖ Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- ❖ Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

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

**Table 5.22: Natural Heritage Inventory**

Group	Scientific Name	Common Name	State Status	Date Listed
COMMUNITY	CENTRAL POOR FEN	CENTRAL POOR FEN	NA	1994
PLANT	CACALIA MUEHLENBERGII	GREAT INDIAN-PLANTAIN	SC	1930
INVERTEBRATE	CICINDELA PATRUELA HUBERI	TIGER BEETLE	SC/N	1999
INVERTEBRATE	LYCAEIDES MELISSA SAMUELIS	KARNER BLUE BUTTERFLY	SC/FL	1999
INVERTEBRATE	ALASMIDONTA MARGINATA	ELKTOE	SC/H	1992
INVERTEBRATE	GOMPHURUS VENTRICOSUS	SKILLET CLUBTAIL	SC/N	1997
INVERTEBRATE	OPHIOGOMPHUS SP. 1 NR. ASPERSUS	SAND SNAKETAIL	SC/N	1997
INVERTEBRATE	PLEUROBEMA SINTOXIA	ROUND PIGTOE	SC/H	1992
INVERTEBRATE	SIMPSONIA AMBIGUA	SALAMANDER MUSSEL	THR	1992
PLANT	POLYGALA CRUCIATA	CROSSLEAF MILKWORT	SC	1986

Source: WIDNR NHI, City of Augusta

**NOTE:** END = Endangered; THR = Threatened; SC = Special Concern; NA\* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.



Central Poor Fen



Great Indian-Plantain



Tiger Beetle



Karner Blue Butterfly



Elktoe



Skillet Clubtail



Sand Snaketail



Round Pigtoe



Salamander Mussel



Crossleaf Milkwort

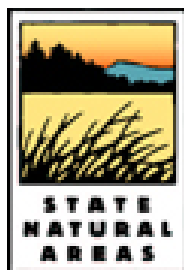
### 5.5.2.7 Forests & Woodlands

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

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

### 5.5.2.8 Environmentally Sensitive Areas & Wildlife Habitat

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



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **418** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on

Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are six SNAs in the City of Augusta; but there are six located in Eau Claire County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

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

#### **5.5.2.9 Metallic & Non-Metallic Mineral Resources**

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

### **5.5.3 Cultural Resource Inventory**

The following section details some of the important cultural resources in the City of Augusta and Eau Claire County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Eau Claire County had its beginning in the summer of 1855 as the Town of Clearwater ("Clear Water" in early documents), when Chippewa County was divided into three parts. Less than one year later, the name was changed to the Town of Eau Claire, and by fall of 1956, Eau Claire County was officially created. In 1856, Augusta was incorporated as a Village, and in 1885 as a City. For more history on the City, consult the "History of Eau Claire County, Wisconsin, Past and Present, 1914."

### 5.5.4.1 Historical Resources

*Wisconsin Historical Markers* identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There is only one registered historical marker in Eau Claire County:

- ❖ Silver Mine Ski Jump, Wayside #4 STH 85, .5 miles west of STH 37

The *Architecture and History Inventory (AHI)* is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

**Table 5.23: Architecture and History Inventory, City of Augusta**

AHI ID #	T,R,S	Location	Resource Type - Style	Historic Name
25616		CTH G over the Eau Claire River	overhead truss bridge	
25617		Bills St. over Bridge Creek	overhead truss bridge	
25618		Stone St., 108	water utility	Augusta Water Tower
56787		120 W. Lincoln St.	retail building	Thompsons' Drug Store
112979		Main Street	house	Silas Austin House

Source: State Historical Society AHI Inventory, City of Augusta

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

**Table 5.24: Archaeological Site Inventory, City of Augusta**

ASI ID #	T,R,S	Site Name	Site Type
		<i>No Records for the City of Augusta</i>	

Source: State Historical Society ASI Inventory

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



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

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

The City of Augusta does not have CLG status at this time.

## 5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the City of Augusta economic development and contains the information required under S566.1001. Information includes: labor market statistics, economic base statistics, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the City of Augusta.

### 5.6.1 Labor Market

**Table 5.25: Employment Status of Civilians 16 Years or Older**

Community	City of Augusta	Eau Claire County	Wisconsin
In Labor Force (1990)	627	44,329	2,598,898
Unemployment Rate	10.4%	5.0%	4.3%
In Labor Force (2000)	667	53,384	2,996,091
Unemployment Rate	6.6%	3.2%	3.4%
In Labor Force (2005)	n.a.	54,312	3,041,470
Unemployment Rate	n.a.	4.1%	4.7%

Source: WI Department of Workforce Development; US Census

Table 5.25 details the employment status of workers in the City of Augusta as compared to Eau Claire County and the State. Unemployment rates for small cities are only collected during the U.S. Decennial Census; therefore, 2005 data was not available. However, unemployment rates for Eau Claire County tend to be below the State

and national rates.

**Table 5.26: Class of Worker**

Class of Worker	City of Augusta	Eau Claire County	Wisconsin
Private Wage & Salary	83.0%	78.9%	81.1%
Government Worker	6.6%	14.7%	12.5%
Self-Employed	10.0%	6.1%	6.1%
Unpaid Family Worker	0.5%	0.2%	0.3%
<b>Total</b>	100.0%	100.0%	100.0%

Source: US Census

Table 5.27 indicates the percentage of workers by class for the City of Augusta, Eau Claire County and the State, in year 2000. As shown, percentages of private and self-employed workers outpace the County average. Figure 5.24 and Table 5.27 describes the workforce

by occupation within the City, County and State in year 2000. Occupation refers to what job a person holds, regardless of the industry type. The highest percentage of occupations of employed



Augusta residents is in the Production, Transportation, and Materials Moving category (29%), followed by Services (23%) and Sales and Office (22%).

**Table 5.27: Employment by Occupation**

Occupations	City of Augusta Number	City of Augusta Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	180	28.9%	7,749	15.6%	540,930	19.8%
Const, Extraction & Maint.	45	7.2%	3,864	7.8%	237,086	8.7%
Farm, Fishing & Forestry	11	1.8%	309	0.6%	25,725	0.9%
Sales & Office	139	22.3%	13,957	28.2%	690,360	25.2%
Services	143	23.0%	8,100	16.4%	383,619	14.0%
Mgmt, Prof & Related	105	16.9%	15,545	31.4%	857,205	31.3%
<b>Total</b>	<b>623</b>	<b>100%</b>	<b>49,524</b>	<b>100%</b>	<b>2,734,925</b>	<b>100%</b>

Source: US Census, City of Augusta

**Figure 5.24: Employment by Occupation**

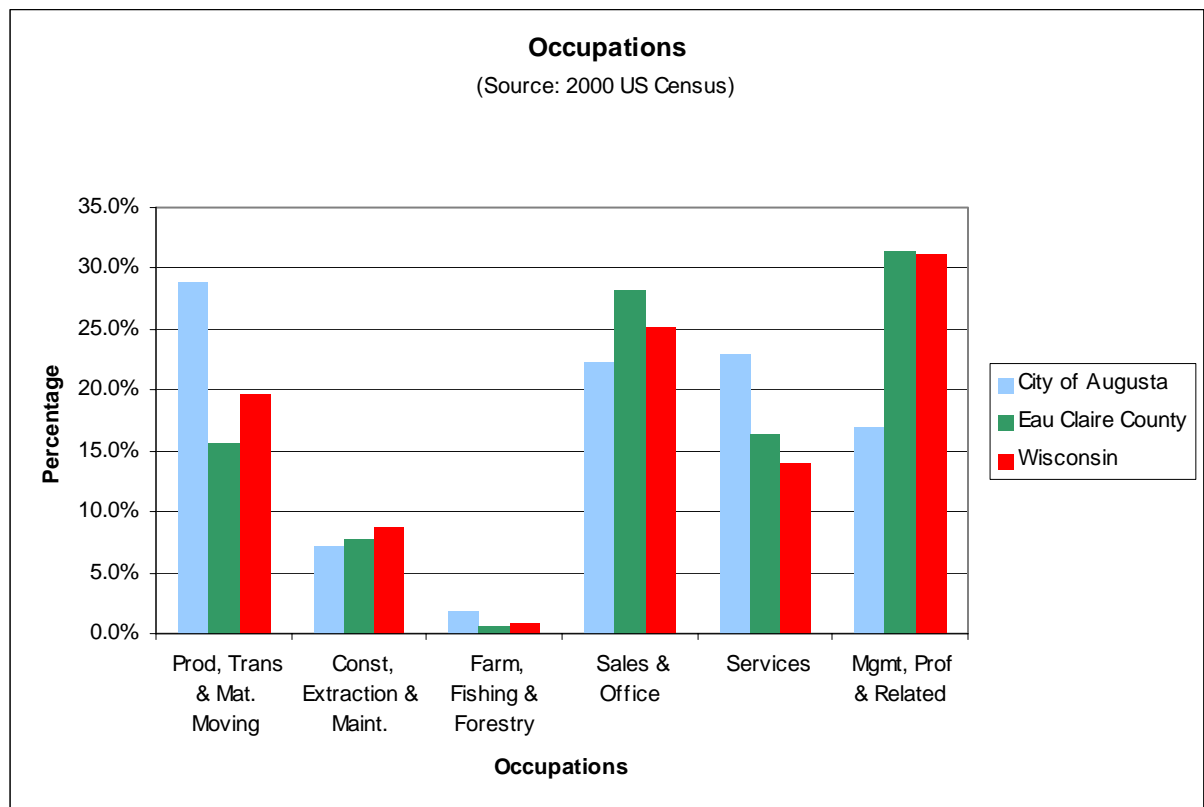


Figure 5.25 and Table 5.28 show the earnings for workers within the City, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). City of Augusta per capita income, median family income, and is lower than County and State averages, while median household income is similar. Compared to Eau Claire County and the State, the rate of growth between 1989 and 1999 was much higher in the City of Augusta for both median family income and median household income, but similar for per capita income.

**Table 5.28: Income**

Income	City of Augusta 1989	City of Augusta 1999	Eau Claire County 1989	Eau Claire County 1999	Wisconsin 1989	Wisconsin 1999
Per Capita Income	\$9,826	\$15,469	\$11,801	\$19,250	\$13,276	\$21,271
Median Family Income	\$21,296	\$37,500	\$32,468	\$50,737	\$35,082	\$52,911
Median Household Income	\$16,393	\$28,478	\$25,886	\$39,219	\$29,442	\$43,791
Individuals Below Poverty	21.1%	11.0%	15.9%	10.9%	10.4%	8.7%

Source: US Census

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

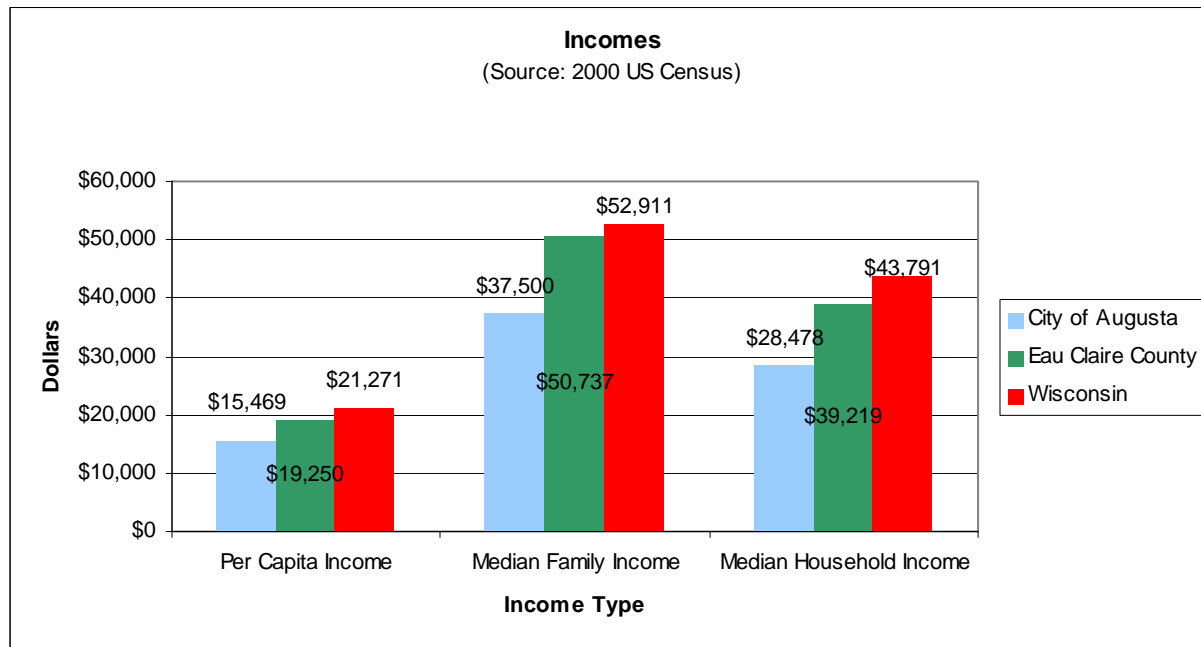
**Figure 5.25: Income, Year 1999**

Table 5.29 details the educational attainment of City of Augusta, Eau Claire, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 79% of City of Augusta residents 25 years or older had at least a high school diploma- slightly lower than County and State percentages. The proportion of City residents with Bachelor's or graduate/professional degrees is also less than the County and the State.

**Table 5.29: Educational Attainment Person 25 Years & Over**

Educational Attainment Person 25 Years and Over	City of Augusta 1990	City of Augusta 2000	Eau Claire County 1990	Eau Claire County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	17.4%	11.3%	7.0%	5.0%	9.5%	5.4%
9th to 12th No Diploma	15.8%	9.8%	8.8%	6.1%	11.9%	9.6%
HS Grad	44.6%	47.5%	32.7%	31.1%	37.1%	34.6%
Some College	11.0%	19.0%	26.4%	21.1%	16.7%	20.6%
Associate Degree	5.1%	3.5%	8.1%	9.7%	7.1%	7.5%
Bachelor's Degree	3.7%	7.5%	11.3%	18.3%	12.1%	15.3%
Graduate/Prof. Degree	2.5%	1.5%	5.8%	8.7%	5.6%	7.2%
<b>Percent High School Grad or Higher</b>	<b>66.9%</b>	<b>79.0%</b>	<b>84.3%</b>	<b>88.9%</b>	<b>78.6%</b>	<b>85.2%</b>

Source: US Census

## 5.6.2 Economic Base

Table 5.30 lists the top 25 employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in year 2005.

**Table 5.30: Top 25 Employers in Eau Claire County**

Rank	Employer	Industry Type	Number of Employees
1	Menard Inc	Home centers	1000+
2	Eau Claire Area School District	Elementary & secondary schools	1000+
3	Hutchinson Technology Inc	Computer storage device manufacturing	1000+
4	Luther Hospital	General medical & surgical hospitals	1000+
5	University of Wisconsin- Eau Claire	Colleges & universities	1000+
6	Sacred Heart Hospital	General medical & surgical hospitals	1000+
7	Midelfort Clinic Ltd Mayo Health	Offices of physicians, except mental health	1000+
8	United Healthcare Services Inc	Direct health & medical insurance carriers	500-999
9	City of Eau Claire	Executive & legislative offices, combined	500-999
10	Chippewa Valley Technical College	Junior colleges	500-999
11	The Charlton Group Inc	Telemarketing bureaus	500-999
12	Wal-Mart Associates Inc	Warehouse clubs & supercenters	500-999
13	County of Eau Claire	Executive & legislative offices, combined	500-999
14	Brotoloc Health Care Systems Inc	Residential mental retardation facilities	500-999
15	Royal Credit Union	Credit unions	500-999
16	Nestle USA Inc	Dry, condensed, & evaporated dairy products	250-499
17	Mega Foods	Supermarkets & other grocery stores	250-499
18	Xcel Energy Services Inc	Other technical consulting services	250-499
19	Northern States Power Co	Managing offices	250-499
20	Pan O Gold Baking Co	Baked goods stores	250-499
21	McDonald's	Limited-service restaurants	250-499
22	Phillips Plastics Corp	All other plastics product manufacturing	250-499
23	Target Corporation	Discount department stores	250-499
24	Young Mens Christian Assn of Eau Claire	Civic & social organizations	250-499
25	Sodexo Service	Food service contractors	250-499

Source: WI Department of Workforce Development, Eau Claire County, December 2005

Table 5.31 and Figure 5.26 describe the workforce by industry within the City, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

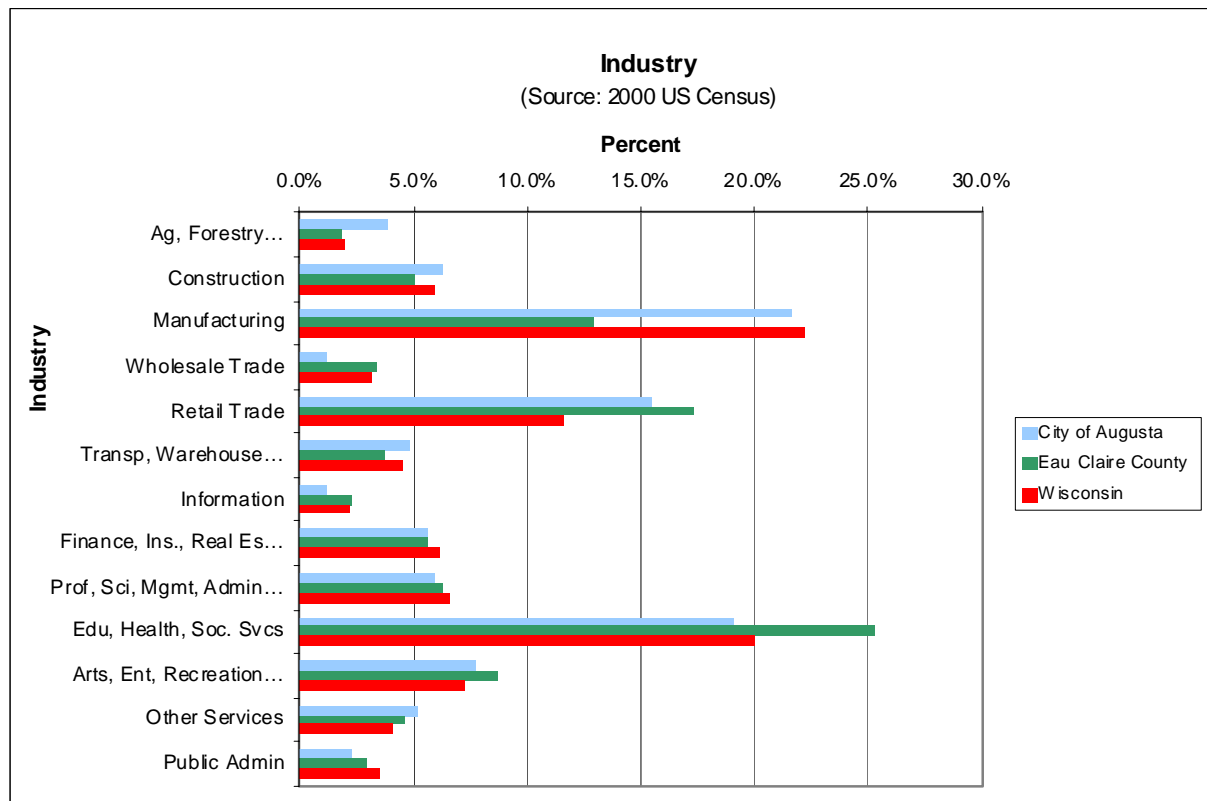
Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total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

The highest percentage of employment by industry for Augusta residents is in the Manufacturing category (22%), followed closely by the Educational, Health, and Social Services category (19%). Both of these are among the top industry categories in Eau Claire County and the State as well.

**Table 5.31: Employment by Industry, Civilians 16 Years & Older**

Industry	City of Augusta Number	City of Augusta Percent	Eau Claire County Number	Eau Claire County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	24	3.9%	937	1.9%	75,418	2.0%
Construction	39	6.3%	2,506	5.1%	161,625	5.9%
Manufacturing	135	21.7%	6,406	12.9%	606,845	22.2%
Wholesale Trade	7	1.1%	1,705	3.4%	87,979	3.2%
Retail Trade	96	15.4%	8,598	17.4%	317,881	11.6%
Transp, Warehousing & Utilities	30	4.8%	1,839	3.7%	123,657	4.5%
Information	7	1.1%	1,130	2.3%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	35	5.6%	2,752	5.6%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	37	5.9%	3,116	6.3%	179,503	6.6%
Educational, Health & Social Services	119	19.1%	12,533	25.3%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	48	7.7%	4,286	8.7%	198,528	7.3%
Other Services	32	5.1%	2,275	4.6%	111,028	4.1%
Public Administration	14	2.2%	1,441	2.9%	96,148	3.5%
<b>Total</b>	<b>623</b>	<b>100%</b>	<b>49,524</b>	<b>100%</b>	<b>2,734,925</b>	<b>100%</b>

Source: US Census, City of Augusta

**Figure 5.26: Employment by Industry**

Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.32 details average employee wages for industries. In Eau Claire County, employees working in Financial Activities earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. In all but two categories, Educational and Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

**Table 5.32: Wage by Industry**

NAICS Code	Industries	Eau Claire County Average Annual Wage 2005	Wisconsin Average Annual Wage 2005	Eau Claire County Wage as Percentage of Wisconsin Wage
61-62	Educational & Health Services	\$38,787	\$37,228	104.2%
	Public Administration	\$38,482	\$37,244	103.3%
81	Other Services	\$19,045	\$20,604	92.4%
23	Construction	\$38,170	\$42,891	89.0%
54-56	Professional & Business Services	\$34,708	\$40,462	85.8%
51	Information	\$36,717	\$43,439	84.5%
42, 44, 48, 22	Trade, Transportation, Utilities	\$25,844	\$31,088	83.1%
31-33	Manufacturing	\$36,875	\$44,430	83.0%
71-72	Leisure & Hospitality	\$9,856	\$12,468	79.1%
52-53	Financial Activities	\$35,665	\$46,267	77.1%
21, 1133	Natural Resources & Mining	\$20,369	\$27,765	73.4%
	Unclassified	NA	\$27,296	
	<b>All Industries</b>	\$31,231	\$35,503	88.0%

Source: WI Department of Workforce Development

### 5.6.3 Analysis of Business & Industry Parks

Eau Claire County has six business and industry parks consisting of 928 acres, of which approximately half is for sale. The three parks within the City of Eau Claire comprise the majority of the acreage. There is approximately 11 acres available for new business development in the City of Augusta Industrial Park. There does not appear to be an immediate need to develop additional business and industry parks at this time. Commercial and industrial properties within the City of Augusta are shown on the Existing Land Use Map.

**Table 5.33: Eau Claire County Business & Industry Parks**

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Utilities to Site
City of Eau Claire	Gateway Northwest Business Park	532.8	168.8	364	Yes
City of Eau Claire	Gateway West Business Park	202.4	191.4	11	Yes
City of Eau Claire	Sky Park Industrial Center	120	82.4	37.6	Yes
City of Altoona	Altoona Business Park	21.5	15.2	6.3	Yes
City of Augusta	Augusta Industrial Park	31.4	21.8	9.6	Yes
Village of Fall Creek	Fall Creek Business Park	20	0	20	

Source: WCWRPC; Eau Claire Area Economic Development Corporation

### 5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.34 provides BRRTS data for sites located within the City of Augusta, which still have an “open” status. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites that were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

**Table 5.34: BRRTS Sites**

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
03-18-000409	LUST	BRIGHTS CAR WASH	S STONE & BALDWIN ST	SW 1/4 of the NW 1/4 of Sec 04, T25N, R06W	OPEN
02-18-000026	ERP	COUNTRYSIDE COOP AUGUSTA FACILITY	213 E RAILROAD ST	NW 1/4 of the SW 1/4 of Sec 04, T25N, R06W	OPEN
03-18-221470	LUST	COUNTRYSIDE COOP AUGUSTA FACILITY	213 E RAILROAD ST	NE 1/4 of the SW 1/4 of Sec 04, T25N, R06W	CONDITIONALLY CLOSED
03-18-240768	LUST	SCHACHT, DENNIS FARM	E16335 CTH V	NE 1/4 of the SW 1/4 of Sec 23, T26N, R07W	OPEN
02-18-547274	ERP	COUNTRYSIDE COOP AUGUSTA FACILITY	213 E RAILROAD ST	n.a.	OPEN

Source: WIDNR, BRRTS, City of Augusta, as of September 2006

***Abandoned Container (AC)**, an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. **Leaking Underground Storage Tank (LUST)**, a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. **Environmental Repair (ERP)**, ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. **Spills**, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. **General Property Information (GP)**, this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. **Liability Exemption (VPLE)**, VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. **No Action Required by RR Program (NAR)**, There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.*

### 5.6.5 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development as identified by the Plan Committee and the West Central Wisconsin Regional Planning Commission, via their *Comprehensive Economic Development Strategy (CEDS Report, 2005)*.

#### Strengths:

- ❖ Corporate office of Bush Beans includes meeting facilities are designed to accommodate high-tech meetings with state of the art equipment (Plan Committee)
- ❖ Proximity to the county forest and other outdoor recreational resources (Plan Committee)
- ❖ Good transportation system (CEDS Report)
- ❖ Good community infrastructure (CEDS Report)
- ❖ Excellent education system (CEDS Report)
- ❖ Good health facilities/services (CEDS Report)

**Weaknesses:**

- ❖ Limited number of people in the workforce that have professional skills (Plan Committee)
- ❖ On-going “brain drain” (CEDS Report)
- ❖ Lack of entrepreneurial activity – lack of venture capital (CEDS Report)
- ❖ Declining agricultural base (CEDS Report)
- ❖ Low per capita income levels (CEDS Report)
- ❖ Struggling “main street” economy (CEDS Report)

## 5.6.6 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.35 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

**Table 5.35: Fastest Growing Occupations 2004-2014**

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.36 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the City of Augusta or Eau Claire County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

**Table 5.36: Fastest Growing Industries 2004-2014**

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development



## 5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13<sup>th</sup> nationwide in total number of governmental units and 3<sup>rd</sup> nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the City of Augusta intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the City of Augusta.

### 5.7.1 Advantages & Disadvantages of Intergovernmental Cooperation

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

**Efficiency and reduction of costs:** Cooperating on the provision of services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to cooperate.

**Limited government restructuring:** Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a city and town can cooperate, the town may avoid annexation of its land and the city may avoid incorporation efforts on the part of the town, which may hinder the city's development. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.

**Coordination and planning:** Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared water, sewage, and waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

**Expanded services:** Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

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

**Reaching and maintaining an agreement:** In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

**Unequal partners:** If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down, it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

**Local self-preservation and control:** Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries. Moreover, although government officials may lose control, they are still held responsible for the delivery of services to their electorates.

### 5.7.2 Existing & Potential Areas of Cooperation

Table 5.37 lists the City of Augusta existing and potential areas of cooperation as identified by the Plan Committee.

**Table 5.37: Existing & Potential Areas of Cooperation**

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Town of Bridge Creek & Eau Claire County	Recycling operations
Eau Claire County	Library services
Town of Bridge Creek	Joint fire protection
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
Osseo Fire Department	Cooperation on emergency medical and ambulance services

The *Intergovernmental Cooperation Element Guide* published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

**Voluntary Assistance:** Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

**Trading Services:** Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

**Renting Equipment:** Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

**Contracting:** Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

**Routine County Services:** Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks.

**Sharing Municipal Staff:** Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

**Consolidating Services:** Your community could agree with one or more other communities or governmental units to provide a service together.

**Joint Use of a Facility:** Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

**Special Purpose Districts:** Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

**Joint Purchase and Ownership of Equipment:** Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

**Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

**Annexation:** Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. Cities and village cannot annex property without the consent of landowners as required by the following petition procedures:

- ❖ Unanimous Approval – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- ❖ Notice of Intent to Circulate Petition (Direct Petition for Annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- ❖ Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.

**Detachment:** Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

**Incorporation:** Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

**Consolidation:** Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

**Extraterritorial Planning:** Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

**Extraterritorial Zoning:** Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

**Extraterritorial Subdivision "Plat" Review:** Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

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

1. **General Agreements:** This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. **Cooperative Boundary Agreements:** This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other

arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.

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

(Source: WIDOA Intergovernmental Cooperation Element Guide)

### 5.7.3 Analysis of Intergovernmental Relationships

Table 5.38 provides a brief description of the quality of the City of Augusta relationship to other units of government according to the Plan Committee.

**Table 5.38: Analysis of Intergovernmental Relationships**

Adjacent Local Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Eau Claire County	5	
Town of Bridge Creek	5	
<b>School District</b>		
Augusta School District	5	
<b>Other</b>		
State	5	
West Central Regional Planning Commission	5	

### 5.7.4 Intergovernmental Conflicts & Potential Solutions

Table 5.39 provides a brief description of the existing and potential conflicts facing the City of Augusta according to the Plan Committee.

**Table 5.39: Intergovernmental Conflicts & Possible Solutions**

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
Town of Bridge Creek	None now, but possibility of land use conflicts in the future from annexation requests and because to date the Town has not completed a comprehensive plan.
Solutions appropriate to resolve these conflicts.	
Involvement of the Town of Bridge Creek in future land use planning or the creation of an ETZ were listed as solutions to these potential problems.	

## 5.8 LAND USE

This element provides a baseline assessment of the City of Augusta land use and contains information required under 5566.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the City of Augusta.

### 5.8.1 Existing Land Use

Table 5.40 approximates the existing land uses in the City of Augusta as of year 2006. It is important to note that land use data for Eau Claire County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The City of Augusta's existing land use pattern is indicative of a generally rural community. When including farmsteads, the dominant land use within City limits is residential, covering 33% of the land area. Agricultural land comprises another 27% of the area. Land used for transportation and utilities accounts for 13%. The City has a relatively low percentage of commercial and industrial land use. Refer to the Existing Land Use Map in the Appendix C.

**Table 5.40: Existing Land Use, 2006**

Existing Land Use	Acres	Percentage
Agricultural	372.6	26.7%
Residential- Single Family	307.5	22.1%
Residential- Two Family	1.6	0.1%
Residential - Multifamily	4.4	0.3%
Residential - Mobile Homes	3.0	0.2%
Farmstead	141.9	10.2%
Commercial	13.3	1.0%
Commercial - Outdoor Rec (e.g., golf)	0.0	0.0%
Industrial	96.4	6.9%
Public / Institutional - Non-Recreational	11.9	0.9%
Public - Recreational	33.1	2.4%
Cemeteries	28.9	2.1%
Utilities & Communications	7.1	0.5%
Wooded Lands	0.0	0.0%
Significant Water Bodies	5.5	0.4%
Vacant	181.4	13.0%
Transportation	185.1	13.3%
<b>Total</b>	<b>1,393</b>	<b>100.0%</b>

Source: WCWRPC/Eau Claire County

### 5.8.2 Limitations for Building Site Development

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

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

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Eau Claire County. The findings of this survey are documented in the report entitled "Soil Survey of Eau Claire County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations. Of particular importance in preparing a land use plan for the City of Augusta are the soil capability classifications for agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

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

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

### 5.8.3 Land Use Trends

#### 5.8.3.1 Land Supply

In year 2006, there were 1,394 acres of land within the City of Augusta. It is anticipated that the land supply in the City will stay the same or increase slightly due to the ability to annex land. Table 5.41 indicates that there are approximately 594 acres of developable land within the City. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation or utility access, and zoning regulations.

**Table 5.41: Land Supply Based on Existing Land Use Inventory**

Land Use Categories	Acres	Percentage
Developed	692	49.7%
Undevelopable	107	7.7%
Developable	594	42.7%
Total	1,394	100%

Source: MSA GIS, City of Augusta

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

### 5.8.3.2 Land Demand

**Table 5.42: Net Change in Housing Units, 2000-2005**

Year	Net Housing Units Added
2000	2
2001	3
2002	1
2003	1
2004	1
2005	1
<b>Total</b>	<b>9</b>

Source: Wisconsin Department of Administration as reported by Municipal Clerks

According to the U.S. Census the City of Augusta lost 25 housing units between years 1990 and 2000, representing a decrease of 3.8%. Using the WI Dept. of Administration projected household figures for year 2030, the City is projected to add an additional 32 housing units between years 2000 and 2030, assuming a similar vacancy rate is maintained as in year 2000. This equates to approximately one housing unit per year and 5% growth. This relates to a projected 29.9% growth in the number of housing units Countywide between years 2000 and 2030. Table 5.42 indicates that the

City of Augusta has seen a net increase of nine housing units between 2000 and 2005. If this growth were to continue an additional 54 housing units will be built by year 2030, significantly higher than projected by the WIDOA but closer to the projection developed by MSA (refer to Section 5.2.1).

Table 5.43 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the County. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “high estimate” has also been prepared.

For the low projection, the residential acreage was calculated by using the *current* median residential lot size in the City of approximately 0.25 acres (4 units/acre) to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 6 acres will be needed for new homes by year 2030, accompanied by 2 acres of land converted to industrial use.

The high projection was based on the population projections developed by MSA and a future average residential lot size of .33 acres (3 units/acre). Similar to the low projection, it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of .33 acres per unit, 12 acres of agricultural land would be developed by the year 2030, over one and a half times greater than the amount of land utilized by a development pattern with an average residential lot size of 0.25 acres.

**Table 5.43: Projected Land Use Needs**

Low Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	1,461	1,453	1,435	1,431	1,434	1,484	23
Household Size	2.41	2.39	2.37	2.35	2.35	2.36	-0.1
Housing Units	639	641	639	643	644	664	24
Residential (acres)	316	317	316	317	317	322	6
Commercial (acres)	13.3	13.3	13.3	13.3	13.3	13.5	0.2
Industrial (acres)	96	97	96	97	97	98	2
Agricultural (acres)	373	372	373	372	371	365	-8

Source: WIDOA population projections and median residential lot size of 0.25 acres



High Projection	2005	2010	2015	2020	2025	2030	25 Year Change
Population	1,475	1,473	1,487	1,502	1,517	1,532	58
Household Size	2.35	2.35	2.35	2.35	2.35	2.35	0.0
Housing Units	662	661	668	674	681	688	26
Residential (acres)	316	316	318	320	323	325	9
Commercial (acres)	13.3	13.3	13.4	13.5	13.6	13.7	0.4
Industrial (acres)	96	96	97	98	98	99	3
Agricultural (acres)	373	373	370	367	364	361	-12

Source: MSA population projections and average residential lot size of 0.33 acres

With the significant amount of agricultural land<sup>11</sup> within existing municipal boundaries, it is likely that new development over the next 20 years can be accommodated without annexation. However, based on market and other factors, it is possible that the new development may occur on land that would lead to new annexation by the City.

### 5.8.3.3 Land Prices

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

**Table 5.44: Agricultural Land Sale Transactions**

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	26	1,053	\$700	17	733	\$2,474
1997	19	971	\$700	7	327	\$2,191
1998	67	5,372	\$1,068	27	1,278	\$1,293
1999	29	2,023	\$1,066	35	1,835	\$1,574
2000	21	1,243	\$1,415	22	893	\$1,683
2001	29	1,829	\$1,392	24	991	\$2,149
2002	44	2,402	\$1,959	13	519	\$1,656
2003	34	1,701	\$2,297	13	494	\$2,890
2004	23	1,678	\$2,469	12	300	\$2,993
2005	28	1,761	\$2,524	7	319	\$4,852
<b>Total</b>	320	20,033	x	177	7,689	x

Source: US Census of Agriculture, Eau Claire County

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.45. Between years 1996 and 2005, Eau Claire County has had an average of roughly 22 transactions per year where forestland was diverted

<sup>11</sup> For the purposes of addressing the requirements of Wis. State Statute 66.1001, it is assumed that all new development will require the conversion of agricultural land. It is likely that an unknown percentage of new development could come from the conversion of vacant land, open space or woodlands.

to other uses. The average known price per acre for those transactions was \$1,638. Over the same time period, the County has had an average of 37 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, \$1,351.

**Table 5.45: Forest Land Sale Transactions**

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	NA	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA	NA
1998	72	2,019	\$819	25	687	\$1,075
1999	33	943	\$1,011	32	581	\$1,041
2000	31	1,027	\$1,432	22	615	\$1,268
2001	28	719	\$1,349	28	830	\$1,695
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	20	658	\$2,143	3	66	\$3,109
<b>Total</b>	184	5,366	x	110	2,779	x

Source: US Census of Agriculture, Eau Claire County

Trends in land prices can also be derived using the tax assessment data. Table 5.46 displays the aggregate assessed value for various land use categories for year 2001 and 2005. According to the data, the total aggregate assessed value has increased by 73% (per acre) from year 2001 to 2005. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

**Table 5.46: Land Use Assessment Statistics**

Land Use	2001			2005			
	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value
Residential	645	49	\$23,460,200	655	52	\$33,757,300	\$40,817,200
Commercial	103	8	\$5,179,100	109	10	\$7,159,400	\$7,809,200
Manufacturing	12	118	\$1,665,600	12	125	\$3,288,800	\$3,902,900
Agricultural	20	441	\$154,600	21	459	\$78,100	\$71,400
S&W/Undeveloped	11	8	\$1,200	14	60	\$56,800	\$30,400
AG Forest	0	0	\$0	0	0	\$0	\$0
Forest	3	48	\$13,900	3	48	\$47,500	\$73,600
Other	5	7	\$177,100	4	5	\$171,800	\$186,300
Personal Property	x	x	\$1,042,200	x	x	\$1,670,500	\$1,971,900
<b>Total</b>	799	679	\$31,693,900	818	759	\$46,230,200	\$54,862,900

Source: WI Dept Revenue, City of Augusta

**1. Aggregate Assessed Value** – This is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value

*(equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)*

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

### **5.8.4 Existing & Potential Conflicts**

The Plan Committee did not know of any existing land use conflicts at the time of completion of this plan. In addition, refer to Section 5.7.4 Intergovernmental Conflicts & Potential Solutions.

### **5.8.5 Redevelopment Opportunities**

Besides those locations listed in the WIDNR BRRS report (Section 5.6.4) the Plan Committee identified the following areas as suitable for redevelopment:

- ❖ An area in the northeast part of the City on the south side of Washington street that has access to sewer and would be acceptable for residential development
- ❖ The area north of Rolling Hills Drive would also be suitable for residential development
- ❖ The remainder of the industrial park.

## 2007 City of Augusta Resident Survey

### Background

A paper-based survey was administered in order to gain an understanding of the range of opinions and interests of City of Augusta residents. The survey results will be instrumental in guiding the development of a community vision, as well as appropriate goals and objectives for the City of Augusta Comprehensive Plan.

At their April 26<sup>th</sup>, 2007 meeting, the Augusta Plan Committee carefully reviewed and revised a draft survey, which would later be mailed to a sample of households in the City. The final survey consisted of 33 questions focusing on a wide range of issues pertinent to the comprehensive plan. A random sample of households received the following items:

- 1) Pre-survey postcard with an explanation of the survey effort and notification that a survey would arrive in the coming week (6/4/07)
- 2) Survey complete with instructions and pre-paid return postage (6/12/07)
- 3) Follow-up postcard to thank those that had returned the survey and to encourage those that had not yet replied (6/28/07)

An important goal was to administer the resident survey in a way that would glean statistically valid results. Put simply, the survey effort was designed so that the responses (from randomly selected households) would best represent Augusta households as a whole. Based on the approach taken and the responses received, the surveys received are representative of all Augusta households as follows: *One can be 90% sure that the answers provided are within + or -9.4% of the answers that would have been provided by the entire population of Augusta households.* For example, if 60% of the *respondents* indicated that they strongly agree with something, we can be 90% sure that between 50.6% and 69.4% of all Augusta householders would strongly agree with it (see details at end of report)<sup>1</sup>.

### Summary of Results

#### Demographics

A total of 68 surveys were received from Augusta households, representing a total of 143 people (24 people under the age of 18, 41 people between the ages of 18 and 64, and 48 people over the age of 65). 85% of the respondents have lived in Augusta for more than 10 years. All respondents live in single-family homes, and 97% own their homes.

#### Quality of Life

When asked to pick the reasons they chose to live in Augusta, the top three responses were "Near family and friends", "Near job", and "Affordability of housing". Of those on the list provided, the three *least* frequent responses were "Historical significance", "Appearance of homes", and "Property tax". Over 85% of respondents rated the overall quality of life in Augusta as good or excellent. Most respondents (58%) indicated that the quality of life had stayed the same over the past 5 years, and 25% expected it to improve over the next five years.

#### Transportation

The majority of respondents positively rated Augusta's *roads* and *sidewalks*, but many were unsure about (or assigned a negative rating to) Augusta's *bike trails/routes* and *shared ride van services*. Over the next ten years, 95% of respondents indicated that *maintenance to existing roadways* was important. With regard to bicycling, the *development of separate bike trails* was supported (38%) to a greater extent than *widening shoulders on roadways* (31%). On the other hand, the *improvement of existing sidewalks* was supported (72%) to a much greater extent than *developing additional sidewalks* (33%). A majority of respondents supported an increase in taxes or fees for *road maintenance*, *sidewalk improvements*, and *subsidized transportation for the poor, elderly, and disabled*.

## Agriculture, Natural, and Cultural Resources

*Natural resources*- In all cases, the majority of respondents (often over 75%) were “satisfied” or “very satisfied” with current aspects of Augusta’s environmental quality. *Air quality, surface water quality, and stormwater drainage* resulted in the highest levels of satisfaction, while property upkeep/cleanliness had the highest levels of dissatisfaction. With regard to preserving environmental features in the future, the majority of respondents stressed that *air quality, farmland, surface water, and groundwater* are “very important” to preserve. None of the features were determined to be “not important” to preserve by any more than 15% of respondents.

*Parks and recreation*- 64% of respondents either agreed or strongly agreed that developers in Augusta should be required to provide neighborhood parks or recreational facilities as part of subdivision approval. None of the park types listed was ranked by a majority of respondents as either medium or high priority, but *neighborhood parks* and *conservancy parks* were given highest priority. When asked how Augusta should invest in recreational facilities over the next ten years, the types of facilities supported most by respondents were *picnic areas, playground equipment, basketball courts, and bike and pedestrian trails*. The majority of respondents indicated that funding for these and other recreational facilities should come from a *combination of fees and taxes (58%)*.

## Housing

Of the types of housing listed, a majority of respondents agreed or strongly agreed that the City’s housing needs are: *focus on improving existing housing quality (82%), assisted living facilities for seniors (76%), affordable housing (67%), single-family housing (63%), senior condominiums and apartments (61%), and starter homes (56%)*. *Mobile home parks and executive/high end homes* were the least supported among the housing types.

## Economic Development

79% of respondents felt that Augusta should make a concentrated effort to recruit new businesses. With regard to industrial development, heavy manufacturing was the only category not supported by a majority of respondents. 92% supported light manufacturing, and 82% supported transport industrial. All types of retail (including food and entertainment) were supported by a majority of respondents, with the strongest levels of support for *family restaurants* and *small specialty retail shops*.

## Utility and Community Facilities

Respondents were asked to rate a wide array of services (public and private), and indicate whether they would support taxes or fees to improve them if needed. In most cases, 70%-95% of respondents indicated that services were “excellent” or “good”. However, *hospital/health care* and *cable service* had much lower ratings.

Although they were rated relatively well in their current state, respondents indicated the strongest support for improving *road maintenance, fire protection, and police protection* through increased taxes or fees if necessary. If necessary, taxes and fees to improve *public schools, ambulance service, and municipal water* were also supported by a majority of respondents.

## Land Use

Respondents were evenly split with regard to the rate at which growth should occur in Augusta over the next 20 years. 36% indicated that they would like to see growth occur faster than projected, while 40% would like to see it occur slower. On the whole, respondents felt that current land use policies and regulations in Augusta were sufficient, although 40% were unsure as to whether policies have effectively minimized land use conflict in the City.

Of the future visions for the City, one stood out as the most strongly supported. 39% strongly agreed and 30% agreed that Augusta should be a *full service community where all shopping, service, housing, and healthcare needs can be met*. The least supported future vision (60% of respondents disagreed or strongly disagreed), was for Augusta to become a *suburban “bedroom” community for Eau Claire that is a primarily residential community with few industries and limited commercial services*.

With regard to neighborhood design, 82% of respondents agreed or strongly agreed that *a mix of lot sizes* was best for future neighborhoods, although *medium lots (10,000-15,000 sq. ft.)* had the highest level of support among lot sizes. Over 70% of respondents agreed or strongly agreed that more mixed land uses are desired in Augusta with regard to mixed residential types and a combination of residential and small businesses.

## Results: 2007 City of Augusta Resident Survey

### Demographics

#### 1) How long have you lived in Augusta?

N=68 Less than 2 years: 4, 5.9% 2-10 years: 6, 8.8% More than 10 years: 58, 85.3%

#### 2) Your age

N=68 18-34: 2, 2.9% 35-64: 33, 48.5% 65 and older: 33, 48.5%

#### 3) People in households by age group (143 individuals represented)

0-5 yrs	6-17	18-34	35-64	65 or older
4, 2.8%	20, 14.0%	13, 9.1%	58, 40.6%	48, 33.6%

#### 4) What is your occupation?

N=68	Trades: 3, 4.4%	Health Care: 5, 7.4%
Retired: 28, 41.2%	Sales/Retail: 4, 5.9%	Technology: 0, 0.0%
Unemployed: 1, 1.5%	Education: 1, 1.5%	Manufacturing: 4, 5.9%
Homemaker: 3, 4.4%	Professional: 4, 5.9%	Transportation: 8, 11.8%
Farming: 1, 1.5%	Government: 3, 4.4%	Other: 1, 1.5%
Management: 1, 1.5%	Services: 1, 1.5%	No Answer: 0, 0.0%

#### 5) Where is your place of employment?

N=37  
 City of Augusta: 22, 59.5%  
 City of Eau Claire: 5, 13.5%  
 Elsewhere within Eau Claire County: 7, 18.9%  
 Outside of Eau Claire County: 3, 8.1%

#### 6) What type of dwelling do you live in?

N=66

Farmstead: 0, 0.0%	Unit in a duplex: 0, 0.0%
Single-family home: 66, 100%	Unit in an apartment facility: 0, 0.0%
Condominium: 0, 0.0%	Unit in an assisted living facility: 0, 0.0%
Mobile home: 0, 0.0%	Other: 0, 0.0%

#### 7) Do you own or rent your home?

N= 66 Own: 64, 97.0% Rent: 2, 3.0%

### Quality of Life

#### 8) What are the three most important reasons you and your family choose to live in Augusta?

N=67 (67 Respondents picked at least one answer. Answers are listed below in order of frequency.)

Near Family and Friends: 49, 73.1%	Natural Beauty: 6, 9.0%
Near Job: 26, 38.8%	Community Services: 5, 7.5%
Affordability of Housing: 19, 28.4%	Quality Schools: 5, 7.5%
Low Crime Rate: 18, 26.9%	Historical Significance: 3, 4.5%
Community Atmosphere: 17, 25.4%	Appearance of Homes: 2, 3.0%
Quality Neighborhood: 13, 19.4%	Property Tax: 0, 0.0%
Recreational Opportunities: 10, 14.9%	Other: 0, 0.0%

## 9) Overall, how would you rate the quality of life here in Augusta?

N=68	Excellent 9, 13.2%	Good 49, 72.1%	Fair 7, 10.3%	Poor 3, 4.4%	Not Sure 0, 0.0%
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## 10) In the last five years the quality of life in the Augusta has:

N=67	Improved 10, 14.9%	Stayed the same 39, 58.2%	Worsened 11, 16.4%	Not Sure 7, 10.4%
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## 11) In the next five years, I expect that the quality of life in Augusta will:

N=68	Improve 17, 25.0%	Stay the same 24, 35.3%	Worsen 13, 19.1%	Not Sure 14, 20.6%
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**Transportation**

## 12) Rate the following in Augusta:

		Excellent	Good	Fair	Poor	Not Sure
a) Roads	N=68	5, 7.4%	43, 63.2%	12, 17.6%	8, 11.8%	0, 0.0%
b) Sidewalks	N=68	5, 7.4%	33, 48.5%	25, 36.8%	4, 5.9%	1, 1.5%
c) Bike Trails and Routes	N=63	3, 4.8%	10, 15.9%	12, 19.0%	7, 11.1%	31, 49.2%
d) Shared Ride Van Services	N=58	2, 3.4%	4, 6.9%	1, 1.7%	9, 15.5%	42, 72.4%
e) Other: Railroad (Fair); Parks (Good)						

## 13) During the next ten years, which of the following transportation investments do you think would be best for Augusta?

		Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Maintenance to existing roadways	N=65	28, 43.1%	34, 52.3%	0, 0.0%	0, 0.0%	3, 4.6%
b) Improve bicycling opportunities by widening shoulders on existing roads	N=62	5, 8.1%	14, 22.6%	12, 19.4%	4, 6.5%	27, 43.5%
c) Improve bicycling opportunities by developing separate trails	N=63	3, 4.8%	21, 33.3%	12, 19.0%	2, 3.2%	25, 39.7%
d) Improve pedestrian opportunities by improving existing sidewalks	N=61	13, 21.3%	31, 50.8%	7, 11.5%	1, 1.6%	9, 14.8%
e) Improve pedestrian opportunities by developing additional sidewalks	N=61	7, 11.5%	13, 21.3%	24, 39.3%	4, 6.6%	13, 21.3%
f) Support investments to publicly subsidized transportation for the elderly, poor, and disabled for medical appointments, work, job training, and shopping	N=66	15, 22.7%	29, 43.9%	8, 12.1%	4, 6.1%	10, 15.2%

## 14) Would you support or oppose increases in taxes or fees if necessary to improve the following transportation features in Augusta?

		Support	Oppose	Not Sure
a) Maintenance to existing roadways	N=67	47, 70.1%	15, 22.4%	5, 7.5%
b) Improve bicycling opportunities by widening shoulders on existing roads	N=65	9, 13.8%	40, 61.5%	16, 24.6%
c) Improve bicycling opportunities by developing separate trails	N=65	7, 10.8%	41, 63.1%	17, 26.2%
d) Improve pedestrian opportunities by improving existing sidewalks	N=67	35, 52.2%	18, 26.9%	14, 20.9%
e) Improve pedestrian opportunities by developing additional sidewalks	N=63	20, 31.7%	33, 52.4%	10, 15.9%
f) Support investments to publicly subsidized transportation for the elderly, poor, and disabled for medical appointments, work, job training, and shopping	N=67	39, 58.2%	15, 22.4%	13, 19.4%

### **Agriculture, Natural, and Cultural Resources**

15) How satisfied are you with the following aspects of environmental quality in the Augusta area?

		Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied	Not Sure
a) Air Quality	N=68	15, 22.1%	49, 72.1%	3, 4.4%	0, 0.0%	1, 1.5%
b) Surface Water Quality (rivers, lakes)	N=68	9, 13.2%	49, 72.1%	6, 8.8%	2, 2.9%	2, 2.9%
c) Groundwater Quality	N=68	7, 10.3%	44, 64.7%	8, 11.8%	2, 2.9%	7, 10.3%
d) Stormwater Drainage	N=68	6, 8.8%	51, 75.0%	5, 7.4%	2, 2.9%	4, 5.9%
e) Preservation of Open Space	N=68	6, 8.8%	47, 69.1%	4, 5.9%	1, 1.5%	10, 14.7%
f) Preservation of Wildlife Habitat	N=67	9, 13.4%	45, 67.2%	1, 1.5%	0, 0.0%	12, 17.9%
g) Signage Control	N=64	4, 6.3%	44, 68.8%	5, 7.8%	1, 1.6%	10, 15.6%
h) Noise Control	N=68	3, 4.4%	48, 70.6%	12, 17.6%	3, 4.4%	2, 2.9%
i) Lighting Control	N=68	6, 8.8%	49, 72.1%	8, 11.8%	3, 4.4%	2, 2.9%
j) Property upkeep/cleanliness	N=68	3, 4.4%	38, 55.9%	19, 27.9%	4, 5.9%	4, 5.9%

16) Please indicate how important it is to preserve the following features in the City of Augusta.

		Very Important	Somewhat Important	Not Important	Not Sure
a) Air Quality	N=68	56, 82.4%	9, 13.2%	0, 0.0%	3, 4.4%
b) Wetlands	N=68	16, 23.5%	36, 52.9%	10, 14.7%	6, 8.8%
c) Farmland	N=67	37, 55.2%	20, 29.9%	7, 10.4%	3, 4.5%
d) Wildlife habitat	N=67	27, 40.3%	33, 49.3%	1, 1.5%	6, 9.0%
e) Forests / Woodlands	N=64	28, 43.8%	31, 48.4%	0, 0.0%	5, 7.8%
f) Lake and river shorelines	N=66	29, 43.9%	29, 43.9%	3, 4.5%	5, 7.6%
g) Scenic views	N=67	29, 43.3%	29, 43.3%	5, 7.5%	4, 6.0%
h) Undeveloped hilltops and hillsides	N=67	23, 34.3%	27, 40.3%	7, 10.4%	10, 14.9%
i) Surface water	N=66	47, 71.2%	15, 22.7%	0, 0.0%	4, 6.1%
j) Groundwater	N=68	53, 77.9%	10, 14.7%	0, 0.0%	5, 7.4%
k) Cultural / Historic sites & buildings	N=68	22, 32.4%	34, 50.0%	4, 5.9%	8, 11.8%

17) Please indicate your level of agreement with the following statement: Current environmental policies and regulations in Augusta adequately protect the environment from damage or disruption:

N=67	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
	5, 7.5%	26, 38.8%	12, 17.9%	2, 3.0%	22, 32.8%

18) Please indicate your level of agreement with the following statement: Developers should be required to provide neighborhood parks or other recreational facilities as part of subdivision approval:

N=67	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
	10, 14.9%	33, 49.3%	14, 20.9%	2, 3.0%	8, 11.9%

19) Which of the following types of park and recreational facilities are currently needed to serve Augusta residents? (check boxes for level of priority)

	High	Medium	Low	Not a Priority	Not Sure
a) Tot lots (<1 acre, serves limited population) includes facilities such as benches and playground equipment N=67	4, 6.0%	24, 35.8%	16, 23.9%	13, 19.4%	10, 14.9%
b) Neighborhood Parks (1-5 acres, serves up to ¼ mi radius), includes multiple recreation facilities such as basketball courts, playground equipment N=67	9, 13.4%	24, 35.8%	18, 26.9%	9, 26.9%	7, 10.4%
c) Community Parks (5-20 acres, serves entire community), multiple facilities such as lighted fields, concessions, trails, shelters, swimming facilities, etc N=67	8, 11.9%	17, 25.4%	18, 26.9%	15, 22.4%	9, 13.4%
d) Conservancy Parks (>1 acre) includes nature trails, wildlife viewing areas, ponds, picnic areas, etc N=67	7, 10.4%	22, 32.8%	16, 23.9%	10, 14.9%	12, 17.9%
e) Bike & pedestrian trails N=67	6, 9.0%	17, 25.4%	19, 28.4%	15, 22.4%	10, 14.9%



20) During the next ten years, which of the following recreational facilities do you think Augusta should invest in? (check boxes for level of priority)

		High	Medium	Low	Not a Priority	Not Sure
a) Cross-country ski trails	N=65	3, 4.6%	7, 10.8%	17, 26.2%	31, 47.7%	7, 10.8%
b) Picnic areas	N=67	5, 7.5%	27, 40.3%	12, 17.9%	19, 28.4%	4, 6.0%
c) Bike & pedestrian trails	N=66	6, 9.1%	20, 30.3%	9, 13.6%	26, 39.4%	5, 7.6%
d) ATV trails	N=65	8, 12.3%	16, 24.6%	11, 16.9%	22, 33.8%	8, 12.3%
e) Snowmobile trails	N=65	4, 6.2%	17, 26.2%	12, 18.5%	25, 38.5%	7, 10.8%
f) Frisbee golf courses	N=66	1, 1.5%	8, 12.1%	16, 24.2%	34, 51.5%	7, 10.6%
g) Playground equipment	N=67	6, 9.0%	34, 50.7%	11, 16.4%	12, 17.9%	4, 6.0%
h) Tennis courts	N=67	6, 9.0%	13, 19.4%	21, 31.3%	23, 34.3%	4, 6.0%
i) Basketball courts	N=67	6, 9.0%	21, 31.3%	17, 25.4%	19, 28.4%	4, 6.0%
j) Baseball/softball diamonds	N=66	3, 4.5%	18, 27.3%	20, 30.3%	21, 31.8%	4, 6.1%
k) Volleyball courts	N=66	3, 4.5%	22, 33.3%	17, 25.8%	20, 30.3%	4, 6.1%

21) If you believe that any of the resources listed in questions #19 and #20 should be created or expanded, how should the improvements be paid for?

N=60	Property Taxes	User Fees	Combination of Fees & Taxes
	3, 5.0%	22, 36.7%	35, 58.3%

### Housing

22) Please indicate your level of agreement about the need for the following types of housing in Augusta.

		Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Single-family housing	N=65	12, 18.5%	29, 44.6%	12, 18.5%	0, 0.0%	12, 18.5%
b) Mobile home parks	N=63	1, 1.6%	3, 4.8%	32, 50.8%	14, 22.2%	13, 20.6%
c) Duplexes (2 units)	N=64	5, 7.8%	18, 28.1%	15, 23.4%	3, 4.7%	23, 35.9%
d) Apartments (3 or more units)	N=64	3, 4.7%	13, 20.3%	20, 31.3%	7, 10.9%	21, 32.8%
e) Townhomes and condominiums	N=63	4, 6.3%	5, 7.9%	32, 50.8%	7, 11.1%	15, 23.8%
f) Affordable Housing	N=64	20, 31.3%	23, 35.9%	7, 10.9%	2, 3.1%	12, 18.8%
g) Senior condominiums and apartments	N=64	17, 26.6%	22, 34.4%	10, 15.6%	1, 1.6%	14, 21.9%
h) Assisted living facilities for seniors	N=66	25, 37.9%	25, 37.9%	4, 6.1%	1, 1.5%	11, 16.7%
i) Starter (first time buyer) homes	N=63	15, 23.8%	20, 31.7%	11, 17.5%	1, 1.6%	16, 25.4%
j) Executive (high-end) homes	N=63	2, 3.2%	5, 7.9%	23, 36.5%	17, 27.0%	16, 25.4%
k) Focus on improving existing housing quality	N=65	20, 30.8%	33, 50.8%	4, 6.2%	0, 0.0%	8, 12.3%

### Economic Development

23) Should a concentrated effort be undertaken to recruit new businesses in Augusta?

N=65	Yes	No	Not Sure
	51, 78.5%	4, 6.2%	10, 15.4%

24) Do you support or oppose the following types of industrial development in Augusta?

		Support	Oppose	Not Sure
a) Transport industrial (warehousing, distribution centers, etc.)	N=66	54, 81.8%	6, 9.1%	6, 9.1%
b) Light manufacturing (product assembly, product fabrication, etc.)	N=66	61, 92.4%	2, 3.0%	3, 4.5%
c) Heavy manufacturing (primary manufacturing such as foundries, etc.)	N=65	20, 30.8%	22, 33.8%	23, 35.4%
d) High-technology manufacturing	N=66	48, 72.7%	5, 7.6%	13, 19.7%
e) Intensive agricultural operations ("factory" farms, ethanol plants, egg processing plants)	N=67	37, 55.2%	17, 25.4%	13, 19.4%
f) Non-intensive agricultural related businesses (implement dealer, etc.)	N=65	44, 67.7%	6, 9.2%	15, 23.1%
g) Other: <i>Lumber Mills (Support); Any (Support); Bed &amp; Breakfast (Support)</i>				

**25) Do you support or oppose the development of the following retail establishments in Augusta?**

		Support	Oppose	Not Sure
a) Supermarkets	N=66	45, 68.2%	6, 9.1%	15, 22.7%
b) Specialty stores	N=67	44, 65.7%	6, 9.0%	17, 25.4%
c) Fast food restaurants	N=67	37, 55.2%	14, 20.9%	16, 23.9%
d) Family restaurants	N=67	51, 76.1%	4, 6.0%	12, 17.9%
e) Entertainment establishments	N=67	34, 50.7%	7, 10.4%	26, 38.8%
f) Small specialty retail shops	N=64	47, 73.4%	4, 6.3%	13, 20.3%
g) Department stores	N=67	34, 50.7%	14, 20.9%	19, 28.4%
h) Convenience stores	N=66	41, 62.1%	11, 16.7%	14, 21.2%
i) Other Exotic Dancers (Support); Keep Grocery (Support); Could They Survive? (Not Sure); Gyms, health clubs (Support)				

**Utility & Community Facilities****26) From your experience, please rate the following services in the City of Augusta.**

		Excellent	Good	Fair	Poor	Not Sure
a) Ambulance Service	N=66	17, 25.8%	39, 59.1%	1, 1.5%	3, 4.5%	6, 9.1%
b) Fire Protection	N=67	33, 49.3%	30, 44.8%	1, 1.5%	1, 1.5%	2, 3.0%
c) Garbage Collection	N=68	28, 41.2%	37, 54.4%	0, 0.0%	0, 0.0%	3, 4.4%
d) Municipal Water System	N=67	21, 31.3%	32, 47.8%	8, 11.9%	4, 6.0%	2, 3.0%
e) Park and Recreation Facilities	N=68	11, 16.2%	40, 58.8%	10, 14.7%	0, 0.0%	7, 10.3%
f) Police Protection	N=67	21, 31.3%	39, 58.2%	5, 7.5%	1, 1.5%	1, 1.5%
g) Public Library	N=66	24, 36.4%	30, 45.5%	4, 6.1%	2, 3.0%	6, 9.1%
h) Public School System	N=68	14, 20.6%	35, 51.5%	9, 13.2%	4, 5.9%	6, 8.8%
i) Recycling Program	N=68	22, 32.4%	33, 48.5%	7, 10.3%	1, 1.5%	5, 7.4%
j) Sanitary Sewer Service	N=67	21, 31.3%	40, 59.7%	3, 4.5%	0, 0.0%	3, 4.5%
k) Snow Removal	N=68	26, 38.2%	33, 48.5%	5, 7.4%	2, 2.9%	2, 2.9%
l) Stormwater Management	N=66	11, 16.7%	42, 63.6%	5, 7.6%	2, 3.0%	6, 9.1%
m) Street and Road Maintenance	N=67	11, 16.4%	38, 56.7%	16, 23.9%	1, 1.5%	1, 1.5%
n) Hospital and Health Care Services	N=66	3, 4.5%	26, 39.4%	15, 22.7%	9, 13.6%	13, 19.7%
o) Cable Service	N=68	4, 5.9%	19, 27.9%	13, 19.1%	18, 26.5%	14, 20.6%

**27) Would you support or oppose taxes or fees to improve the following services?**

		Support	Oppose	Not Sure
a) Ambulance Service	N=66	34, 51.5%	20, 30.3%	12, 18.2%
b) Fire Protection	N=65	43, 66.2%	15, 23.1%	7, 10.8%
c) Garbage Collection	N=66	16, 24.2%	36, 54.5%	14, 21.2%
d) Municipal Water System	N=66	34, 51.5%	21, 31.8%	11, 16.7%
e) Park and Recreation Facilities	N=65	23, 35.4%	22, 33.8%	20, 30.8%
f) Police Protection	N=66	40, 60.6%	15, 22.7%	11, 16.7%
g) Public Library	N=66	26, 39.4%	22, 33.3%	18, 27.3%
h) Public School System	N=66	35, 53.0%	17, 25.8%	14, 21.2%
i) Recycling Program	N=66	20, 30.3%	25, 37.9%	21, 21.8%
j) Sanitary Sewer Service	N=65	28, 43.1%	20, 30.8%	17, 26.2%
k) Snow Removal	N=66	30, 45.5%	21, 31.8%	15, 22.7%
l) Stormwater Management	N=64	26, 40.6%	19, 29.7%	19, 29.7%
m) Street and Road Maintenance	N=66	44, 66.7%	13, 19.7%	9, 13.6%
n) Hospital and Health Care Services	N=65	12, 18.5%	33, 50.8%	20, 30.8%
o) Cable Service	N=66	15, 22.7%	31, 47.0%	20, 30.3%

**Land Use**

28) From year 2005 to 2025, Augusta's population is projected to increase 4 percent from 1,471 to 1,531. At what rate would you like to see growth occur?

N=66	Faster than projected 24, 36.4%	Present projected rate 6, 9.1%	Slower than projected 26, 39.4%	Not Sure 10, 15.2%
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29) How would you direct Augusta civic leaders and planners with regard to land use policies and regulations?

N=62	Be less restrictive 11, 17.7%	Current policies are okay 38, 61.3%	Be more restrictive 13, 21.0%
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30) Please indicate your level of agreement with the following statement: Current land use regulations have done an effective job in minimizing land use conflicts in Augusta.

N= 67	Strongly Agree 2, 3.0%	Agree 25, 37.3%	Disagree 9, 13.4%	Strongly Disagree 4, 6.0%	Not Sure 27, 40.3%
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31) In the future, Augusta should strive to:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Be a full service community where <u>all</u> work, shopping, service, housing, and healthcare needs can be met N=66	26, 39.4%	20, 30.3%	10, 15.2%	1, 1.5%	9, 13.6%
b) Focus on becoming a manufacturing or business-based community N=67	17, 25.4%	23, 34.3%	12, 17.9%	3, 4.5%	12, 17.9%
c) Focus on becoming a nature-based tourism community N=67	10, 14.9%	26, 38.8%	17, 25.4%	1, 1.5%	13, 19.4%
d) Be a suburban "bedroom" community for Eau Claire that is a primarily residential community with few industries and limited commercial services N=67	4, 6.0%	17, 25.4%	24, 35.8%	16, 23.9%	6, 9.0%
e) Promote development or redevelopment in the core of the community instead of annexing additional property N=67	13, 19.4%	24, 35.8%	12, 17.9%	2, 3.0%	16, 23.9%

32) Indicate your level of agreement with how new housing and neighborhoods in Augusta should be designed.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
a) Small lots that are 80' by 125' or smaller N=63	3, 4.8%	15, 23.8%	29, 46.0%	4, 6.3%	12, 19.0%
b) Medium lots that are 100' by 150' N=63	8, 12.7%	34, 54.0%	10, 15.9%	1, 1.6%	10, 15.9%
c) Large lots that are larger than 100' by 150' N=61	5, 8.2%	20, 32.8%	17, 27.9%	4, 6.6%	15, 24.6%
d) A mix of lot sizes N=67	14, 20.9%	41, 61.2%	5, 7.5%	0, 0.0%	7, 10.4%
e) Only single-family residential N=60	8, 13.3%	10, 16.7%	26, 43.3%	3, 5.0%	13, 21.7%
f) A mix of single-family and multifamily residential N=66	13, 19.7%	35, 53.0%	8, 12.1%	2, 3.0%	8, 12.1%
g) A mix of residential and small business N=66	12, 18.2%	35, 53.0%	6, 9.1%	0, 0.0%	13, 19.7%
h) With sidewalks N=67	11, 16.4%	28, 41.8%	14, 20.9%	3, 4.5%	11, 16.4%
i) With recreational trails and open space N=66	7, 10.6%	29, 43.9%	8, 12.1%	2, 3.0%	20, 30.3%
j) With parks within walking distance of residents N=66	8, 12.1%	37, 56.1%	7, 10.6%	1, 1.5%	13, 19.7%

**33) Additional Comments**

Need to look at new business opportunities for the community. Too many people have to commute long distances.

The City Council/Leaders need to "LISTEN" to the community wants/needs, rather than strive to accomplish their personal wants!! This is a community- not a dictatorship-

We love living in Augusta, WI. We both feel very strong about the quality of the drinking water. Our 2 cats will not drink water from the tap- neither will we. If we water our houseplants with tap water they will wilt within a couple of days and would probably die if we continued. We have purchased a special water filter that removes the chlorine and we drink it all the time now. Also, our 2 cats drink it and our houseplants are thriving again. Please remove or reduce the chlorine.

Get different people on the planning commission. It's a good old boys club at this time! Need a better mix of age and income. Too many council members and/or city employees.

I would like to see city leaders enforce sound ordinances, have people clean up their yards and have the parks be safer for young children. And have officers enforce curfews and underage smoking and drug use at those parks. Also do something about drug trade in the bars behind.
This town is fine just as it is. We don't need any changes, major changes. Let things take care of themselves as they are. Whatever happens happens. Things seem to be going quite well.
We especially need more industries and/or manufacturing. Also hope we can keep our full service grocery store. Also improved transportation for elderly- to Eau Claire for dental, vision, and health apts. Assisted living apartments badly needed. I understand the nursing home is trying to get property for that purpose. Getting the funds needed for building may be a problem.
Citizens should be allowed to hear about new industries being planned- we were lied to, and kept from knowing about a proposed ethanol plant that was planned in a residential area- a plan that split the city residents in half- there should have been no secrets if it was such a great thing- we will pay many years for a well we didn't need. We were let down.
A class 2 trout stream runs through the City and is the most overlooked amenity in city! The stream should be protected from building, trash, and should have fish habitat developed and public access. Remove old dams. A conservation easement from landowners would be great.
Poor representation in the city council. City govt should be more open with public on what they propose. Large manufacturing industries such as ethanol plants are not needed in the city limits. New wells were completed at the public's expense that can't be used because of contaminants. We need less low-income housing. The low-income house we do have isn't even full. Empty houses and apts. are abundant. Need more grants for city property owners to improve their homes. For beautification and for resale. Less junk cars at residential properties and require lawns to be mowed instead of letting them grow.
The dam should be reconstructed so we have a pond in the city again. Also, Lake Eau Claire should be dredged in the near future,
Please consider my age in answering these questions. No doubt younger people will have better answers to these questions. Just know I like this town and only want what is best for its growth and for the people.
We appreciate the small town feel and would like to maintain this as much as possible. This is the main reason we located here instead of Eau Claire. We don't want to see any more apartment complexes, as they don't add to quietness of neighborhoods. Many renters do not respect property owners' property, unfortunately.
Elected officials should work for all the people and not a select few.
Too bad growth in Augusta is minimal. We need new families moving here and increasing school enrollment and increase federal \$.
Augusta needs to think long and hard before they OK an ethanol plant. I believe that in the long run, Augusta would be better off without a huge industrial plant that would forever change our small town. I think Augusta would be better served by trying to attract small to mid-sized businesses. Sometimes being a "bedroom" community is not a bad thing!
We oppose an ethanol plant, we'd like to keep the quality of air we have now. Also would like to see stricter enforcement on our city ordinances. Lawns, sidewalks upkeep (shoveling) (clean yards). It would make our city a place that people and business want to live in and be part of.
We chose Augusta, WI for its community size and taxes. Like to keep it as close to it is in the future.
It would seem that a combination of taxes and user fees would be appropriate sources of revenue for many of these projects. However, businesses seeking to locate in the area must be willing to contribute to the overall development of the city through taxation. While this may seem to dissuade business development, a city with community services, quality housing, and a solid infrastructure will bring individuals to the community, enlarge the labor pool, and ultimately benefit businesses. Otherwise, improvement plans may meet resistance from homeowners already feeling pinched by property taxes and lower-income families may find straight user fees setups as too regressive.
Get rid of the current superintendent and school board. People with families that want to move here look at schools first. Our district is atrocious and for the last 10 years have lost more students (always the best students and athletes) than any other surrounding district and our school board does nothing to find out why. Our police protection is overkill. We pay far more in taxes for police protection than we need. How can Fall Creek have limited police protection and get by? We can too. The industrial park development has been excellent and we need to annex the school property in. Our city maintenance does an excellent job.
I have always tried to "roll with the flow". I do not necessarily believe that "bigger is better". When things change, they usually have a snowball effect. One thing always leads to another.
I think local govt. has spent more time trying to throw their weight around than working toward increasing business

development that will stimulate the economy. They basically discourage new business growth and competition that would help prices remain low. There are too many people in our govt afraid of what would happen if the Randall's were challenged.

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<sup>i</sup> Using a 2007 list of City of Augusta properties, Eau Claire County staff used a random number generator to randomly select 166 of the 626 residential households in the City. Surveys were mailed to these households, and 68 responses were received (50.0% response rate, and 10.9% of all households). Statistical significance varies very slightly for each individual question, since for most questions, a small number of respondents omitted answers. When all 68 respondents answered a question, the margin of error was plus or minus 9.4% at a 90% level of confidence.

# Augusta Households	626
Surveys Mailed	166
Responses Received	68
Response Rate	41.0%
% of Households Represented	10.9%
Confidence Level	90%
Margin of Error	+/-9.4%

## TECHNICAL & FINANCIAL RESOURCES

### Local/Regional Programs and Grant Opportunities

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Economic Development</b>			
<b>Augusta Economic Development Fund</b> <ul style="list-style-type: none"> <li>Provides below market interest rates for commercial and industrial projects which create jobs in the city</li> <li>The project must leverage private investment and create new jobs</li> </ul>	Negotiable	Continuous	City of Augusta
<b>I-90 Corridor Technology Zone Tax Credit Program</b> <ul style="list-style-type: none"> <li>Tax credits for businesses engaged in activities for research, development or manufacture of advanced products or materials.</li> <li>Allocation is based on total Wisconsin income, sales, and property tax payments projected by the business over three-year period.</li> <li>\$5 million in tax credits available</li> </ul>	Maximum tax credits is \$250,000 for 3 years (with option to extend for additional 2 years)	Continuous	WI DOC
<b>Business Revolving Loan Program</b> <ul style="list-style-type: none"> <li>A flexible source of loan funds for commercial and industrial projects. The purpose is to encourage the creation of quality jobs and to increase the tax base.</li> <li>The fund primarily focus on rural businesses, value-added agricultural businesses, small businesses and businesses with limited or no access to other economic development financing.</li> <li>Eligible activities include acquisition of equipment, machinery, furniture, and fixtures, land and building acquisition, new building construction or building renovation, site improvements, and new operating capital.</li> </ul>	\$25,000+ (4% fixed interest rate)	Continuous	RBF Inc.
<b>High Tech Loan Pool</b> <ul style="list-style-type: none"> <li>Created to foster economic growth and technology development in the Eau Claire area.</li> <li>This loan pool provides loans that cannot be secured elsewhere because of the lack of collateral. The loans will be at a reasonable interest rate and the funds may be used as equity to leverage other loans.</li> <li>Eligible companies include technology companies whose principal company business is engaging in research, development, computer software, computer hardware, bio-technology, optics or plastics.</li> </ul>	\$50,000 to \$250,000	Continuous	ECAEDC
<b>Capital Equipment Loan Program</b> <ul style="list-style-type: none"> <li>Used to provide short-term low interest loans to existing Eau Claire County businesses that purchase capital equipment and create jobs.</li> <li>Must be an existing for profit manufacturing or service provider related to the manufacturing industry. Company must be located in Eau Claire County.</li> <li>One job must be created or retained for each \$10,000 received.</li> </ul>	No loan may exceed 60% of the assets of the fund at the time of the loan.	Continuous	ECAEDC
<b>Innovation Development Fund</b> <ul style="list-style-type: none"> <li>Fund a portion of the research or outside technical assistance that is needed by existing businesses and/or entrepreneurs seeking to bring a technological advancement to the marketplace.</li> <li>Any business with fewer than 50 employees is eligible.</li> </ul>	\$7,500 to \$15,000	Continuous	ECAEDC
<b>Xcel Energy Wisconsin Economic Development Loan Program</b> <ul style="list-style-type: none"> <li>Foster economic development within Xcel Energy's service territory.</li> <li>Funds can be used for land and building acquisition, site improvements, building construction, machinery and equipment, building renovation and leasehold improvements, inventory purchase and working capital.</li> </ul>	\$5,000 to \$50,000 (may not exceed 50% of the project. Term is 5 years)	Continuous	ECAEDC
<b>Eau Claire Energy Cooperative Economic Development Loan</b> <ul style="list-style-type: none"> <li>Provide funds for development or expansion of quality job opportunities when conventional financing is not available.</li> <li>Low interest loan for existing or new businesses.</li> </ul>	\$200,000 per project for no more than 10 years	Continuous	Eau Claire Energy Cooperative
<b>WCWRPC Regional Business Fund</b> <ul style="list-style-type: none"> <li>Improve an economy by providing gap financing for businesses located in Eau Claire, Chippewa, Barron, Clark, Dunn and St. Croix counties. One job created or saved per \$10,000 loaned.</li> </ul>	\$10,000 to \$100,000	Continuous	WCWRPC

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Downtown Façade Loan Program</b> <ul style="list-style-type: none"> <li>Financial assistance to encourage property and business owners in core downtowns to revitalize downtown commercial buildings within towns, cities, and villages of west central Wisconsin.</li> <li>Must be located within designated downtown boundaries of eligible towns, villages and cities</li> <li>Eligible activities include facade renovation; exterior lighting, doors, and graphics; signage, windows, and awnings; other facade or landscape improvements.</li> </ul>	\$5,000 to \$30,000 (0% fixed interest rate up to 15 years)	Continuous	RBF Inc.

### State/Federal Programs and Grant Opportunities

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Bicycle/Pedestrian</b>			
<b>Bicycle &amp; Pedestrian Facilities Program (BPFP)</b> <ul style="list-style-type: none"> <li>To construct or plan for bicycle or bicycle/pedestrian facility projects. The statutory language specifically excludes pedestrian-only facilities, such as sidewalks, and streetscaping type projects.</li> <li><u>Note:</u> Because of the similarities between the BPFP and the <u>Transportation Enhancements (TE) program</u> objectives and eligibility criteria, applications and funding for both programs are undertaken together.</li> </ul>	Construction projects must be \$200,000 and over. Bicycle and pedestrian planning projects must cost \$50,000 or more.	April of even years	WDOT
<b>Safe Routes to School (SRTS)</b> <ul style="list-style-type: none"> <li>Safe Routes to School (SRTS) programs encourage children ages K-8 to walk and bike to school by creating safer walking and biking routes.</li> <li>Eligible projects/activities must focus on children in kindergarten through eighth grades. Projects must be within a two-mile radius of any elementary or middle school.</li> </ul>	Reimbursement program; 100% funded. Infrastructure project must be \$25,000 and over; non-infrastructure projects must be \$10,000 and over.	March	WDOT
<b>Brownfields</b>			
<b>Brownfields Site Assessment Grant (SAG)</b> <ul style="list-style-type: none"> <li>This grant can fund phase 1 &amp; 2 environmental site assessments, site investigations, demolition, asbestos removal associated with demolition, removal of abandoned containers, and removal of underground storage tanks (USTs).</li> </ul>	Reimbursement program requiring 20% local match. Small & large grants available.	November (deadline date varies)	DNR
<b>Brownfields Greenspace/Public Facilities Grant</b> <ul style="list-style-type: none"> <li>Eligible sites are defined as industrial or commercial facilities or sites with common or multiple ownership. They are abandoned, idle, or underused and have actual (or perceived) environmental contamination which adversely affects expansion or redevelopment. The sites need to be used by a local government as green space and/or recreational areas.</li> </ul>	Grants are classified as small, medium, or large, and match is dependent on grant size.	Continuous or until all funds are awarded.	DNR
<b>Land Recycling Loan (Brownfields) Program</b> <ul style="list-style-type: none"> <li>Loans with a 0% interest rate (.5% servicing fee) are available to remedy environmental contamination of sites or facilities at which environmental contamination has affected groundwater or surface water or threatens to affect groundwater or surface water.</li> </ul>	0% loan program	Must submit Notice of Intent to Apply by December 31	DNR
<b>Community Development Block Grant Blight Elimination/Brownfield Redevelopment (CDBG-BEBR)</b> <ul style="list-style-type: none"> <li>Designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.</li> </ul>	\$1.25 million maximum award; require 20-50% match	Continuous	DOC

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Economic Development</b>			
<p><b>Community-Based Economic Development Grants (CBED)</b> Provides financing assistance to planning or development projects that provide technical assistance services that support business development.</p> <p><b>Planning, Development Projects and Assistance Grants</b></p> <ul style="list-style-type: none"> <li>Grants of up to \$30,000 to fund non-profit organizations to assist small businesses, develop economic development project plans or to undertake an entrepreneur training program for at-risk youth.</li> </ul> <p><b>Business Incubator &amp; Technology Based Incubator Grants</b></p> <ul style="list-style-type: none"> <li>Grants up to \$100,000 for unique regional project which are collaborative efforts between community-based organizations or local units of government</li> <li>Grants of up to \$10,000/year for technical assistance in developing a feasibility study or the initial design of an incubator start-up or expansion project to improve the operation of an incubator</li> <li>Grants of up \$100,000/year to start, rehabilitate or expand an incubator</li> <li>Grants of up to \$30,000/year to fund operations of an existing incubator</li> <li>Grants of up to \$75,000/year for a venture capital development seminar</li> </ul>	<p>25% cash match required</p> <p>50% cash match required</p>	Varies; generally November/December	DOC
<p><b>Community Development Zone (CDZ)</b></p> <ul style="list-style-type: none"> <li>Tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of 22 Community development zones.</li> </ul>	Tax Credits provision Funding not provided directly.	Contact local CDZ Manager	DOC
<p><b>Economic Development Administration (EDA) Grants</b></p> <p><b>Public Works</b></p> <ul style="list-style-type: none"> <li>Empowers distressed communities and regions to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment.</li> </ul> <p><b>Economic Adjustment Assistance Program</b></p> <ul style="list-style-type: none"> <li>Funds to address the needs of distressed communities experiencing adverse economic changes that may occur suddenly over time, and generally result from industrial or corporate restructuring, new Federal laws or requirements, reduction in defense expenditures, depletion of natural resources, or natural disaster.</li> </ul> <p><b>Research and National Technical Assistance</b></p> <ul style="list-style-type: none"> <li>Supports research of leading edge, world-class economic development practices as well as funds information dissemination efforts.</li> </ul> <p><b>Local Technical Assistance</b></p> <ul style="list-style-type: none"> <li>Helps fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in distressed areas from making optimal decisions on local economic development issues.</li> </ul> <p><b>Partnership Planning</b></p> <ul style="list-style-type: none"> <li>EDA's Partnership Planning programs help support local organizations (Economic Development Districts, Indian Tribes, and other eligible areas) with their long-term planning efforts and for related short-term planning needs.</li> </ul>	Dependent on project and local census data	Continual	EDA



Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Business and Community</b> <b>Community Facilities Direct Loans &amp; Grants</b> <ul style="list-style-type: none"> <li>Funding for essential community facilities such as municipal buildings, day care centers, and health and safety facilities. Based on 2000 Census, cities and villages must be under 20,000 in population for loans and grants. Grant recipients must have a median household income below \$41,969.</li> </ul> <b>Community Facilities Guaranteed Loans</b> <ul style="list-style-type: none"> <li>Provide funding for the essential community facilities. Borrower must be unable to obtain credit at any reasonable rates and terms from other sources.</li> </ul> <b>Rural Business Enterprise Grant (RBEG)</b> <ul style="list-style-type: none"> <li>Used to finance and develop small and emerging private businesses with less than \$1 million in revenues, and which will have fewer than 50 new employees. Funds can be used for technical assistance, revolving loan program, incubator/industrial buildings, and industrial park improvements.</li> </ul> <b>Rural Business Opportunity Grants</b> <ul style="list-style-type: none"> <li>Provide technical assistance, training, and planning activities that improve economic conditions in rural areas and cities and villages with a population of 10,000 or less.</li> </ul>	Federal funding and project dependent.	Varies by grant.	USDA Rural Development
<b>Fire/ Emergency Response/Homeland Security</b>			
<b>Volunteer Fire Assistance Grant</b> <ul style="list-style-type: none"> <li>Available to county/area fire associations to support wildland fire suppression capabilities in an area through broad-ranging projects of benefit to all of the local fire departments. Must have a positive impact on the prevention, detection, and suppression of wildland fires in all the communities served by a county/area fire association.</li> </ul>	50% project reimbursement. \$1,500 minimum, \$10,000 maximum grant award.	July 2	DNR
<b>Assistance to Firefighters Grant (AFG)</b> <ul style="list-style-type: none"> <li>The AFG program awards grants directly to fire departments of a State to enhance their ability to protect the health and safety of the public and firefighting personnel, with respect to fire and fire-related hazards. Grants are awarded on a competitive basis to applicants that address AFG program priorities, demonstrate financial need, and demonstrate the benefit to be derived from their projects.</li> </ul>	Project dependant	March	FEMA
<b>Staffing for Adequate Fire &amp; Emergency Response (SAFER)</b> <ul style="list-style-type: none"> <li>Funds awarded directly to fire departments and volunteer firefighter interest organizations in order to help them increase the number of trained, "front-line" firefighters available in their communities.</li> </ul>	Project and community dependant	August	FEMA
<b>Fire Prevention &amp; Safety Grants (FP&amp;S)</b> <ul style="list-style-type: none"> <li>Funding for fire prevention activities and to research and develop improvements to firefighter safety. Grants are designed to reach high-risk target groups and mitigate incidences of deaths and injuries caused by fire and related hazards.</li> </ul>	\$1 million maximum; match required depending on population served	November	FEMA
<b>Homeland Security Grant Program (HSGP)</b> Helps protect Wisconsin's communities by building the capacity to prevent, respond to, and recover from a catastrophic incident of terrorism in the state. <b>Citizen Corps</b> <ul style="list-style-type: none"> <li>Funds to encourage community participation in domestic preparedness through public education and outreach, training, and volunteer service.</li> </ul> <b>Data Sharing</b> <ul style="list-style-type: none"> <li>Funding for data sharing is being coordinated with the Wisconsin Justice Information Sharing (WIJIS) project. These grants use an online application process. Units of government that have been identified to apply for these grants will be contacted by OJA and notified when the online application is made available, as well as what types of equipment are eligible under the grant. Agencies should not submit a registration request or apply for the grant until notified and specifically invited to apply by OJA.</li> </ul> <b>Equipment Grants</b> <ul style="list-style-type: none"> <li>Funds for the purchase of equipment to prevent, respond to, and</li> </ul>	Dependent on State grant award and program	Dependent on program and application procedures.	Office of Justice Assistance (OJA)

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<p>recover from an act of terrorism.</p> <p><b>Infrastructure Protection</b></p> <ul style="list-style-type: none"> <li>Funds to enhance security and capability at identified critical infrastructure facilities and assets around the state. Agencies should not submit a registration request or apply for the grant until notified and specifically invited to apply by OJA.</li> </ul> <p><b>Communications Interoperability</b></p> <ul style="list-style-type: none"> <li>Funds to resolve existing communications interoperability issues and improve voice communications and data sharing among agencies and disciplines throughout the state.</li> </ul> <p><b>Emergency Responder NIMS/ICS Training</b></p> <ul style="list-style-type: none"> <li>Funds to design, develop, conduct, and evaluate exercises to test the plans and capabilities of Wisconsin's emergency response community.</li> </ul>			
<b>General Loan Program</b>			
<p><b>State Trust Funds Loan Program</b></p> <ul style="list-style-type: none"> <li>School Districts and municipalities may borrow money from the State Trust Fund Loan Program for a wide variety of purposes including buildings, roads, water and sewer facilities, equipment, recreational facilities, industrial development, or other public purposes.</li> </ul>	Municipalities are authorized to borrow up to 5% of the unit's equalized valuation	No application deadline	Wisconsin Department of Justice Board of Commissioners of Public Lands
<b>Housing</b>			
<p><b>Community Development Block Grant</b></p> <p><b>Small Cities Development Program</b></p> <ul style="list-style-type: none"> <li>Project may include residential rehabilitation, conversion of commercial property to residential units, assistance to LMI renters to become homeowners, and small public facilities projects.</li> </ul> <p><b>Housing (HHR)</b></p> <ul style="list-style-type: none"> <li>Provides downpayment, rehabilitation assistance and renter assistance to target areas within a community or county.</li> </ul>	<p>Based on community size and scope of project</p> <p>Based on scope of project</p>	<p>Varies March/April</p> <p>Varies March/April</p>	DOC
<b>Lakes and Rivers</b>			
<p><b>Aquatic Invasive Species Control Grants</b></p> <ul style="list-style-type: none"> <li>Funds are available for aquatic invasive species control project for any waters of the state including lakes, rivers, streams, and the Great Lakes.</li> </ul>	Fund up to 50% of the project cost to a maximum grant amount of \$75,000.	February 1 August 1	DNR
<p><b>Lake Planning Grant</b></p> <ul style="list-style-type: none"> <li>Small-scale projects are intended for lakes where a detailed plan is unwarranted, is in place, or needs updating. Also, a small-scale project is an ideal starting place for lake groups just getting started in management plan development.</li> <li>Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans.</li> </ul>	<p>25% local match required.</p> <p>Small-scale projects - \$3,000</p> <p>Large-scale projects - \$10,000</p>	February 1 August 1	DNR
<p><b>Lake Protection and Classification Grants</b></p> <ul style="list-style-type: none"> <li>Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include: <ul style="list-style-type: none"> <li>Purchase of property or a conservation easement</li> <li>Restoration of wetlands</li> <li>Development of local regulations or ordinances</li> <li>Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000).</li> </ul> </li> <li>Lake protection projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, or any other projects that will protect or improve lakes.</li> </ul>	<p>25% local match required.</p> <p>\$200,000 maximum per project.</p>	May 1	DNR

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b><i>River Planning and Protection Management Grants</i></b> <ul style="list-style-type: none"> <li>Designed to protect rivers, water quality, fisheries habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers.</li> </ul>	Planning Grants 25% local match \$10,000 maximum grant award Protection Grants 25% local match \$50,000 maximum grant award	May 1	DNR
<b>Parks and Recreation</b>			
<b><i>All Terrain Vehicle (ATV) Grant</i></b> <ul style="list-style-type: none"> <li>Provide funds to acquire, insure, develop and maintain ATV trails, areas, and routes:               <ol style="list-style-type: none"> <li>1) maintenance of existing approved trails, areas, and routes</li> <li>2) purchase of liability insurance</li> <li>3) acquisition of easements</li> <li>4) major rehabilitation of bridge structures or trails</li> <li>5) acquisition of land in fee and development of new trails and areas.</li> </ol> </li> </ul>	Up to 100% funded - dependent on project	April 15	DNR
<b><i>Recreational Trails Program Grant</i></b> <ul style="list-style-type: none"> <li>Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails.</li> <li>May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON.</li> </ul>	Up to 50% of the total project costs of a recreational trail project. Payments are reimbursements on costs incurred after project approval.	May 1	DNR
<b><i>Recreational Boating Facilities Grant</i></b> <ul style="list-style-type: none"> <li>Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities.</li> <li>Also includes purchase of navigation aids, dredging of channels of waterways, and chemically treating Eurasian water milfoil.</li> </ul>	50% local match required	Established quarterly	DNR
<b>Planning</b>			
<b><i>Community Development Block Grant Planning Grant Program (CDBG-PLN)</i></b> <ul style="list-style-type: none"> <li>Provides funds to assist in specific local and area-wide plans. Proposals must be project specific and cannot be primarily engineering studies, design specifications, or other technical reports.</li> </ul>	Up to \$25,000	Continuous	DOC
<b><i>Comprehensive Planning Grant</i></b> <ul style="list-style-type: none"> <li>Development and adoption of a comprehensive plan under s. 66.1001, Wis. Stats.</li> <li>Contracting for planning consultant services, public planning sessions, educational activities, or for the purchase of computerized planning data, software or hardware required to utilize planning data or software.</li> <li>Development and printing costs of the comprehensive plan document.</li> <li>Public outreach and associated information and education materials including citizen surveys, internet activities and newsletters.</li> <li>Development of data, maps, and computerized information utilized primarily for the development of the plan or plan update.</li> <li>Other activities necessary for the development and preparation of a comprehensive plan or plan update.</li> </ul>	Community funding dependent on Census population counts.	November 1	DOA

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Public Facilities</b>			
<b>Community Development Block Grant (CDBG)</b> <b>Public Facilities (CDBG-PF)</b> <ul style="list-style-type: none"> <li>Funds to finance municipal infrastructure development. Water and waste treatment facilities, community centers, fire stations, and other facilities. Aimed to help communities with a high percentage of low and moderate income residents.</li> </ul> <b>Public Facilities for Economic Development (CDBG-PFED)</b> <ul style="list-style-type: none"> <li>Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community.</li> </ul>	\$750,000 maximum award  \$750,000 maximum award	Continuous  Continuous	DOC  DOC
<b>Community Development Block Grant Emergency Program (CDBG-EAP)</b> <ul style="list-style-type: none"> <li>Emergency response program to help restore or replace critical infrastructure damaged or destroyed as a result of a natural or man-made catastrophe.</li> </ul>	Award dependent on need and fund availability.	Apply within 60 days of the disaster.	DOC
<b>Recycling</b>			
<b>Recycling Grants to Responsible Units</b> <ul style="list-style-type: none"> <li>Provide financial assistance to local units of government to establish and operate effective recycling and yard waste programs.</li> </ul>	Grant amounts have averaged 20-40% of eligible recycling and yardwaste expenses	October 1	DNR
<b>Stewardship/Forestry/Wildlife</b>			
<b>Knowles-Nelson Stewardship Program</b> The Stewardship Program was established in 1989 to preserve Wisconsin's most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences. These goals are achieved by acquiring land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat. This is an umbrella program that funds the following grants: <b>Aids for the Acquisition and Development of Local Parks (ADLP)</b> <ul style="list-style-type: none"> <li>Helps to buy land or easements and develop or renovate local park and recreation area facilities for nature-based outdoor recreation purposed (e.g., trails, fishing access, and park support facilities).</li> </ul> <b>Urban Green Space (UGS)</b> <ul style="list-style-type: none"> <li>Helps to buy land or easements in urban or urbanizing area to preserve the scenic and ecological values of natural open spaces for nature-based outdoor recreation, including non-commercial gardening.</li> </ul> <b>Urban Rivers (UR)</b> <ul style="list-style-type: none"> <li>Helps to buy land on or adjacent to river flowing through urban or urbanizing areas to preserve or restore the scenic and environmental values of riverways for nature-based outdoor recreation.</li> </ul> <b>Acquisition of Development Rights Grants (ADR)</b> <ul style="list-style-type: none"> <li>Helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values, that would enhance nature-based outdoor recreation.</li> </ul>	50% local match required	May 1	DNR
<b>Urban Forestry</b> <ul style="list-style-type: none"> <li>Provide technical service and financial assistance to communities for developing urban forestry programs. Priorities include:               <ol style="list-style-type: none"> <li>1) Communities needing to develop an urban forestry plan;</li> <li>2) Communities needing worker training; and</li> <li>3) Communities needing to conduct a street tree inventory. Eligible projects include 1) Undertaking street tree inventories; 2) Training for city tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance</li> </ol> </li> </ul>	50% local match required. Grants range from \$1,000 to \$25,000.	October 1	DNR

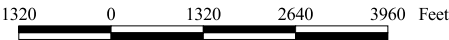
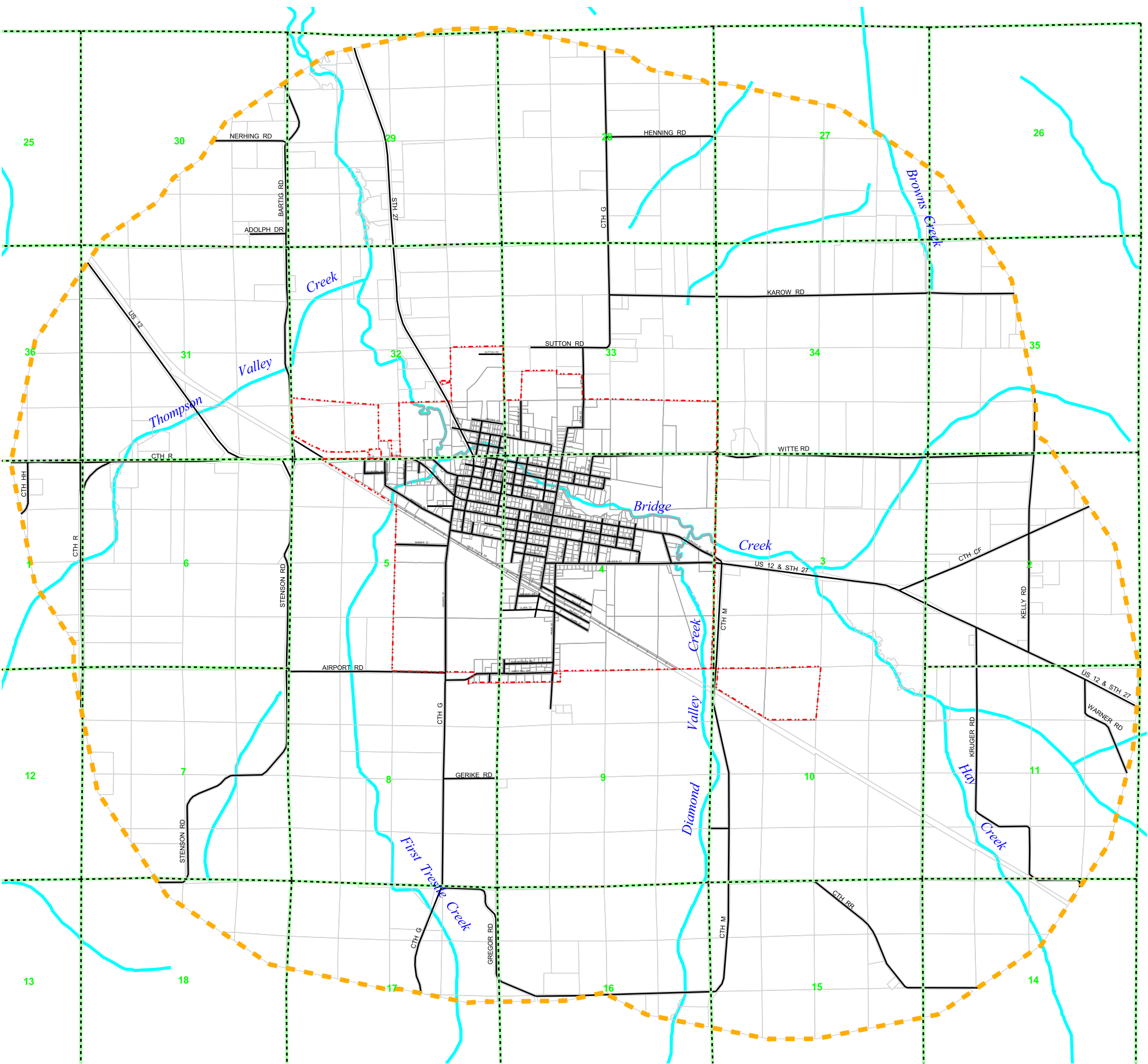
Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Urban Wildlife Damage and Abatement Control Grant (UWDAC)</b> <ul style="list-style-type: none"> <li>Funds are available for a variety of cost-effective wildlife damage and control measures for white-tailed deer and Canada geese.</li> </ul>	50% local match required. \$5,000 maximum grant award.	December 1	DNR
<b>Transportation</b>			
<b>Transportation Economic Assistance Program (TEA) Grant</b> <ul style="list-style-type: none"> <li>Road, rail, harbor and airport projects that attract employers to Wisconsin or encourage business and industry to remain and expand in the state.</li> </ul>	Awards up to \$1,000,000. 50% local match funds required.	Continual	WDOT
<b>SAFETEA - Transportation Enhancements (TE) Grant</b> Eligible Projects: <ul style="list-style-type: none"> <li>Provision of facilities for pedestrians/bicycles</li> <li>Provision of safety and educational activities for pedestrians &amp; bicyclists</li> <li>Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)</li> <li>Historic Preservation</li> <li>Rehabilitation/operation of historic transportation buildings (including historic railroad facilities and canals)*</li> <li>Establishment of transportation museums</li> <li>Acquisition of scenic easements and scenic or historic sites</li> <li>Scenic or historic highway programs (including the provision of tourist and welcome center facilities)</li> <li>Landscaping and other scenic beautification</li> <li>Control and removal of outdoor advertising</li> <li>Environmental mitigation of water pollution due to highway run-off or reduce vehicle caused wildlife mortality</li> <li>Archeological planning and research</li> </ul>	Construction projects must be \$200,000 and over. All other projects must be \$25,000 (federal share) and over. Reimbursement program to project sponsor. 20% local match funds required.	April of even years	WDOT
<b>State Infrastructure Bank Program Grant (SIB)</b> <ul style="list-style-type: none"> <li>Provide low interest loans, loan guarantees, interest rate subsidies, lease-buy back options and other financial leveraging instruments that helps communities provide for transportation infrastructure improvements to preserve, promote and encourage economic development or to improve transportation efficiency and mobility.</li> </ul> Eligible Projects Include: <ul style="list-style-type: none"> <li>Improve an interchange for a new industrial park or commercial development; enhance a road leading up to a contaminated (brownfields) property; provide for better access to facilitate increased auto or truck traffic near commercial or industrial sites; repair or reconstruct a bridge linking downtown businesses with a major state highway(s); provide signal lights, turn lanes and pedestrian walkways a busy highway intersection; construct or widen a road linking an intermodal facility, (i.e. airport, harbor, railroad); widen a highway to improve safety and truck movements for a warehousing/distribution center; and construct parking facilities; bicycle lanes and pedestrian walk-ways to better facilitate customer traffic on or near retail centers and tourist attractions.</li> </ul>	Loan Program	60 days loan approval, project agreement in place prior to authorization for construction	WDOT
<b>Local Roads Improvement Program (LRIP) Grant</b> <ul style="list-style-type: none"> <li>County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects.</li> <li>Eligible projects include but are not limited to: <ul style="list-style-type: none"> <li>Design or Feasibility Studies</li> <li>Reconstruction</li> <li>Resurfacing</li> <li>Bridge Replacement or Rehabilitation</li> <li>Asphalt Purchasing</li> </ul> </li> </ul>	Distributed by LRIP Committee Reimbursement program requiring 50% local match.	Biennial program; Due November 1 of odd number years.	WDOT

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b>Water</b>			
<b><i>Clean Water Fund Program (CWFP)</i></b> <ul style="list-style-type: none"> <li>Provides loans to municipalities for wastewater treatment and urban storm water projects.</li> <li>Typically only a loan program. Combination grant/loan available under "Hardship Assistance Program". For grant assistance: (1) Municipalities Median Household Income (MHI) must be 80% or less of the state's MHI. (2) Estimated total annual charges per residential user that relate to wastewater treatment would exceed 2% of MHI in the municipality.</li> <li>Eligible Projects: Wastewater treatment and collection projects for existing facilities (compliance maintenance projects), new facilities or projects for the correction of water quality and human health problems in unsewered areas, and stormwater treatment.</li> </ul>	Low interest loans (currently about 3.0%) for planning, design, and construction; reduction in interest to as low as 0% and, if needed, grants up to a maximum of 70% to municipalities that qualify for Hardship Assistance. DNR subsidizes up to 45% of the Market Loan rate. No loan amount limit. Maximum loan term 20 years. Bond counsel required for loans over \$1 million.	File Notice of Intent To Apply due by December 31. Hardship Assistance Applications due by June 30. Low interest loan applications are accepted throughout the year. Must begin construction within 8 months of obtaining financing.	DNR
<b><i>Municipal Flood Control Grant</i></b> <ul style="list-style-type: none"> <li><b>Local Assistance Grants</b> that support municipal flood control administrative activities.</li> <li><b>Acquisition and Development Grants</b> to acquire and remove floodplain structures, elevate floodplain structures, restore riparian areas, acquire land and easements for flood storage, construct flood control structures, and fund flood mapping projects.</li> </ul>	30% local match required. \$200,000 maximum per applicant.	Varies after passing of legislative state budget.	DNR
<b><i>Dam Maintenance Grant</i></b> <ul style="list-style-type: none"> <li>Eligible projects include dam repair, reconstruction, modification or abandonment, or removal.</li> </ul>	Determined by project.	April 1	DNR
<b><i>Well Compensation Grant</i></b> <ul style="list-style-type: none"> <li>Provides financial assistance to replace, reconstruct or treat contaminated private water supplies.</li> </ul>	Only eligible for private land owners Funding dependent on income	Continual	DNR
<b><i>Local Water Quality Management Planning Aids Grant</i></b> <ul style="list-style-type: none"> <li>Funds to assist in the development and implementation of area-wide water quality management planning activities.</li> <li>Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors.</li> </ul>	Determined on project basis	November 30	DNR
<b><i>Safe Drinking Water Loan Program (SDWLP)</i></b> <ul style="list-style-type: none"> <li>Provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements.</li> </ul>	Interest rates are dependent on population and median household income.	Notice of Intent due December 31. Applications due April 30.	DNR
<b><i>Target Runoff Management Grants</i></b> <ul style="list-style-type: none"> <li>Grant funds are used to control polluted runoff from both urban and rural sites. The grants are targeted at high-priority resource problems. Projects funded are implementation of Best Management Practices, including some cropland protection, detention ponds, livestock waste management practices, stream bank protection projects and wetland construction</li> </ul>	30% local match required Maximum award - \$150,000	April 15	DNR

Funding Programs By Category	Maximum Award	Application Due Date	Granting Agency
<b><i>Urban Non Point Source &amp; Stormwater Grants (UNPS&amp;SW)</i></b> <ul style="list-style-type: none"><li>Funds are used to control polluted runoff in urban project areas. Awards are for either planning or construction projects. An “urban project” must meet one of these criteria: has a population density of at least 1,000 people per square mile, has a commercial land use, is the non-permitted portion of a privately owned industrial site, or is a municipally-owned industrial site.</li></ul>	Planning grant is 30% local match with \$85,000 max on state share. Construction grant is 50% local match with \$150,000 max. Design and acquisition can also be funded.	April 15	DNR



# City of Augusta Eau Claire County, Wisconsin Planning Area



- Corporate Limits
- Roads
- Railroad
- Plat Review Area
- Sections
- Parcels
- Lakes
- Rivers



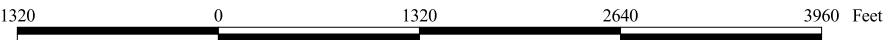
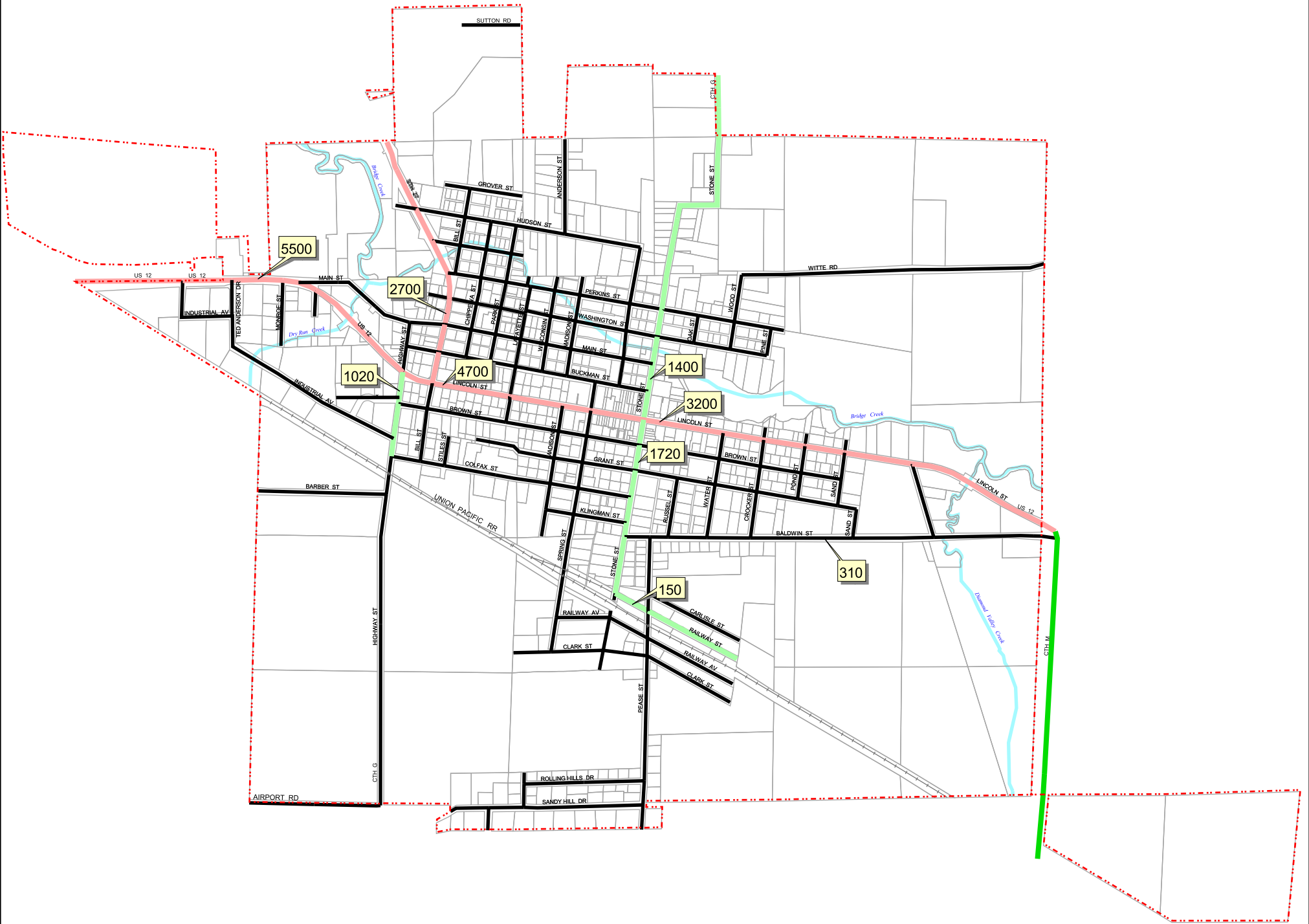
Sources:

Base map provided by WCWRPC





# City of Augusta Eau Claire County, Wisconsin Transportation Facilities



Corporate Limits

Roads

Railroad

Parcels

Lakes

Rivers

ADT's  
1500

**Functional Classification**

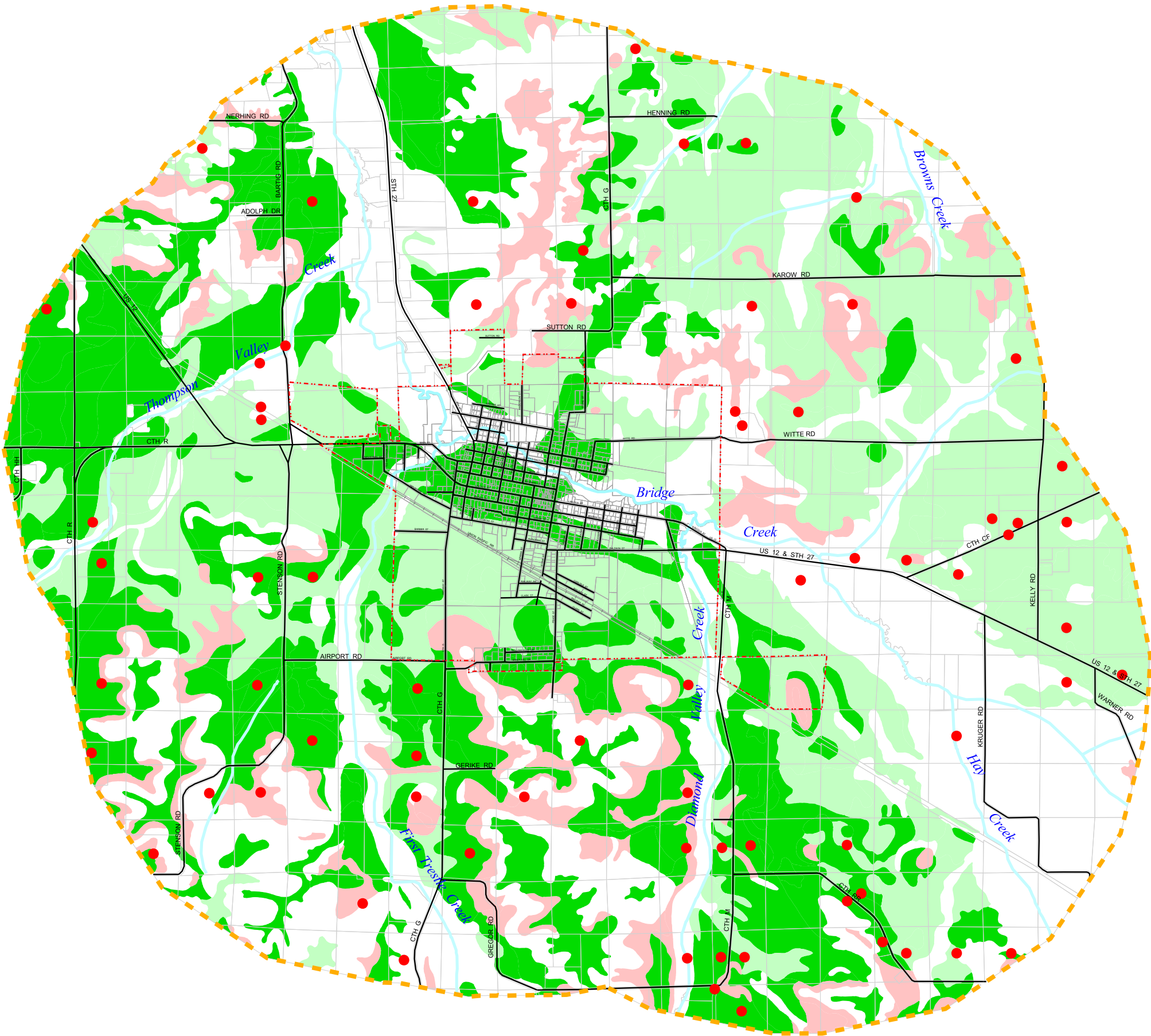
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local



Sources:  
ADT provided by WisDOT - WISLR - 2003  
Base map provided by WCRPC

# City of Augusta Eau Claire County, Wisconsin Prime Farmland

Map 3



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Prime Farmland

Prime Farmland if Drained

Farmland of Statewide Importance

Farmstead



1320 0 1320 2640 3960 Feet

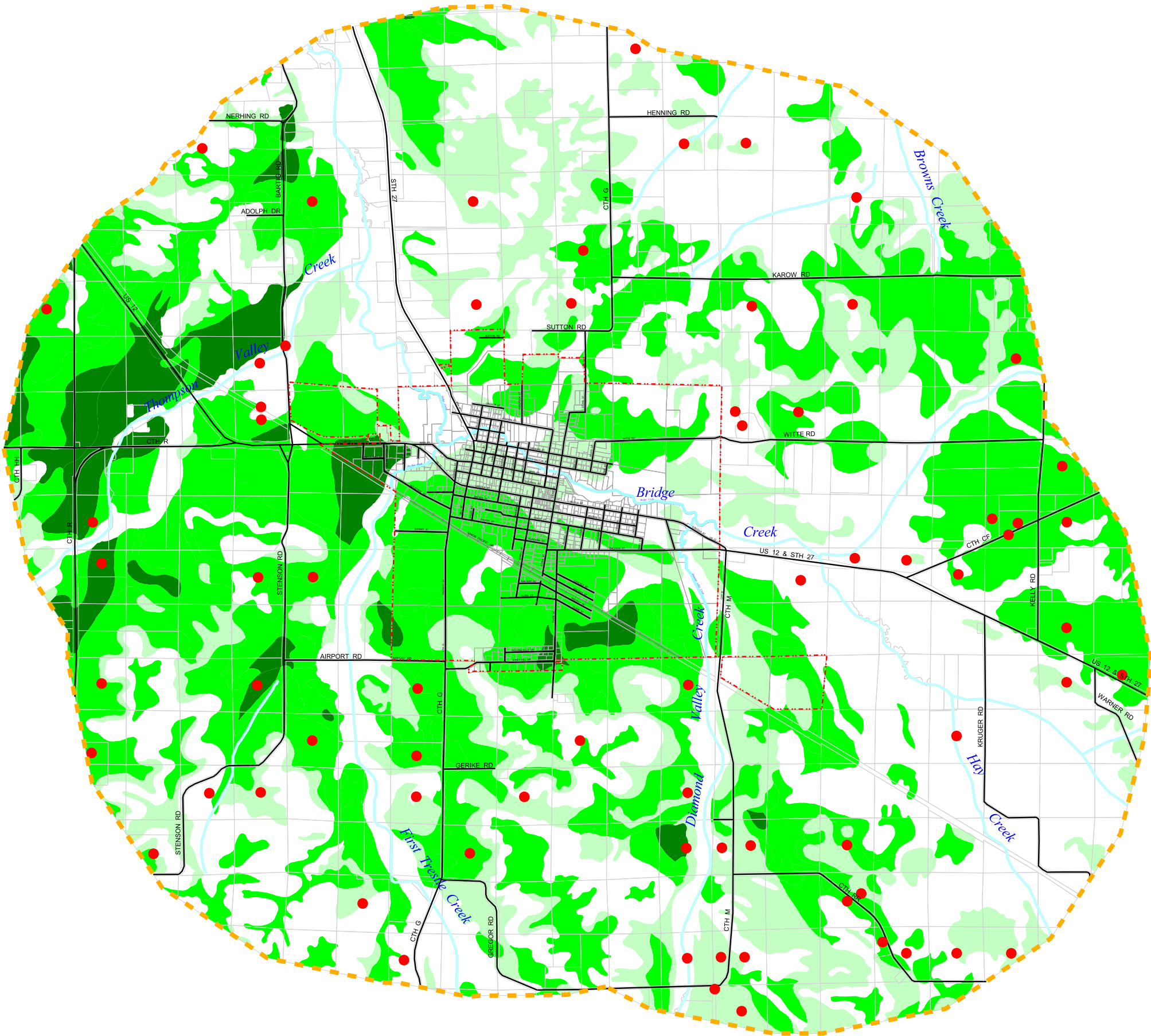
Sources:  
USDA - Soil Survey  
Base map provided by WCVRPC  
Farmsteads denotes parcels with an existing land use code of Agriculture with Residence, 2006



Drafted: CER 02/10/09

# City of Augusta Eau Claire County, Wisconsin Soil Capability Class

Map 4



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

1

2

3

Farmstead



1320 0 1320 2640 3960 Feet

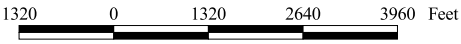
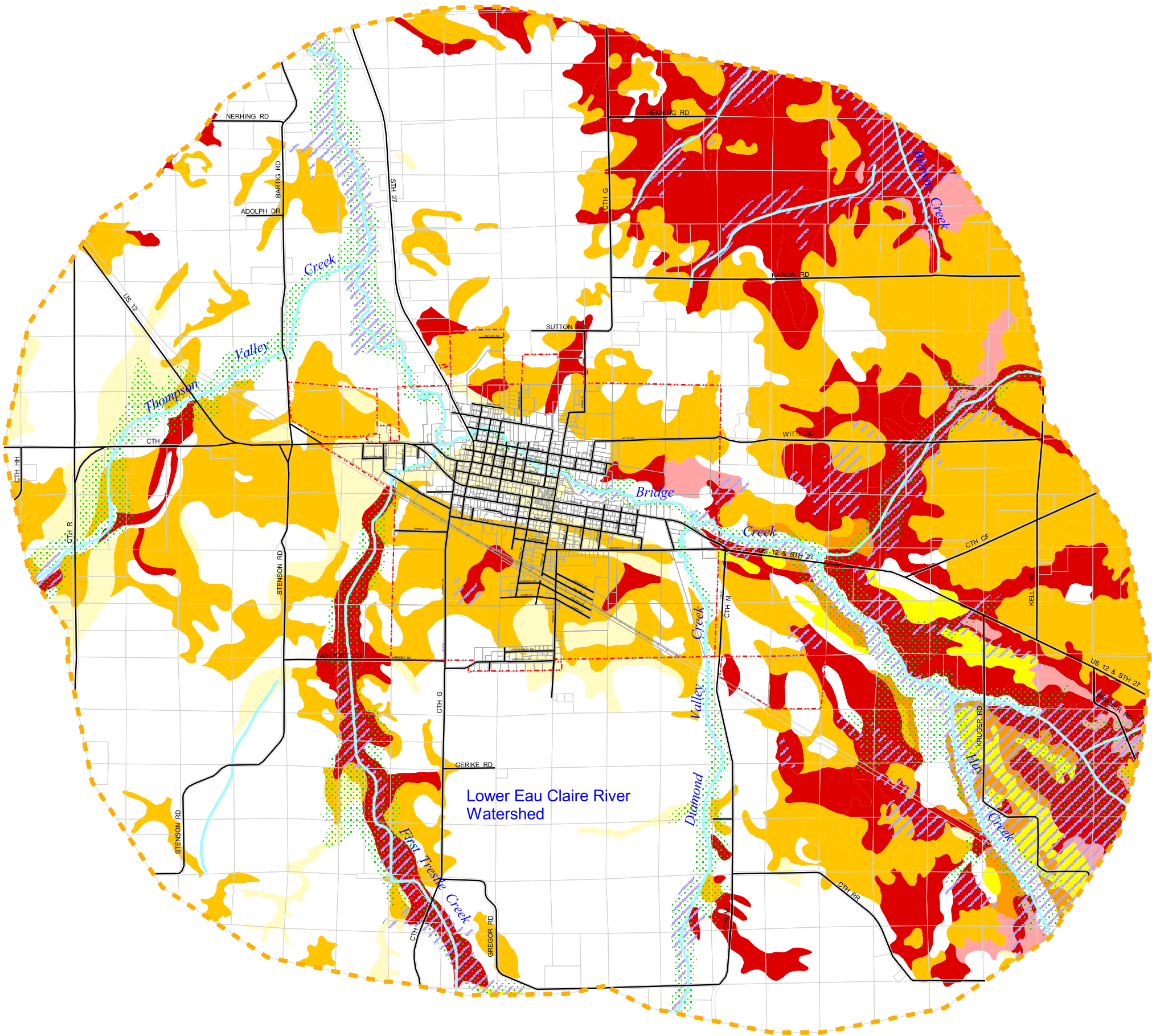
Sources:  
USDA - Soil Survey  
Base map provided by WCWRPC  
Farmsteads denotes parcels with an existing land use code of  
Agriculture with Residence, 2006



Drafted: CER 02/10/09



# City of Augusta Eau Claire County, Wisconsin Water Resources



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Wetland

100 Year Flood Plain

Depth To Groundwater

Less than 1 Foot

1 to 1.5 Feet

1.5 to 2 Feet

2 to 4 Feet

4 to 4.5 Feet

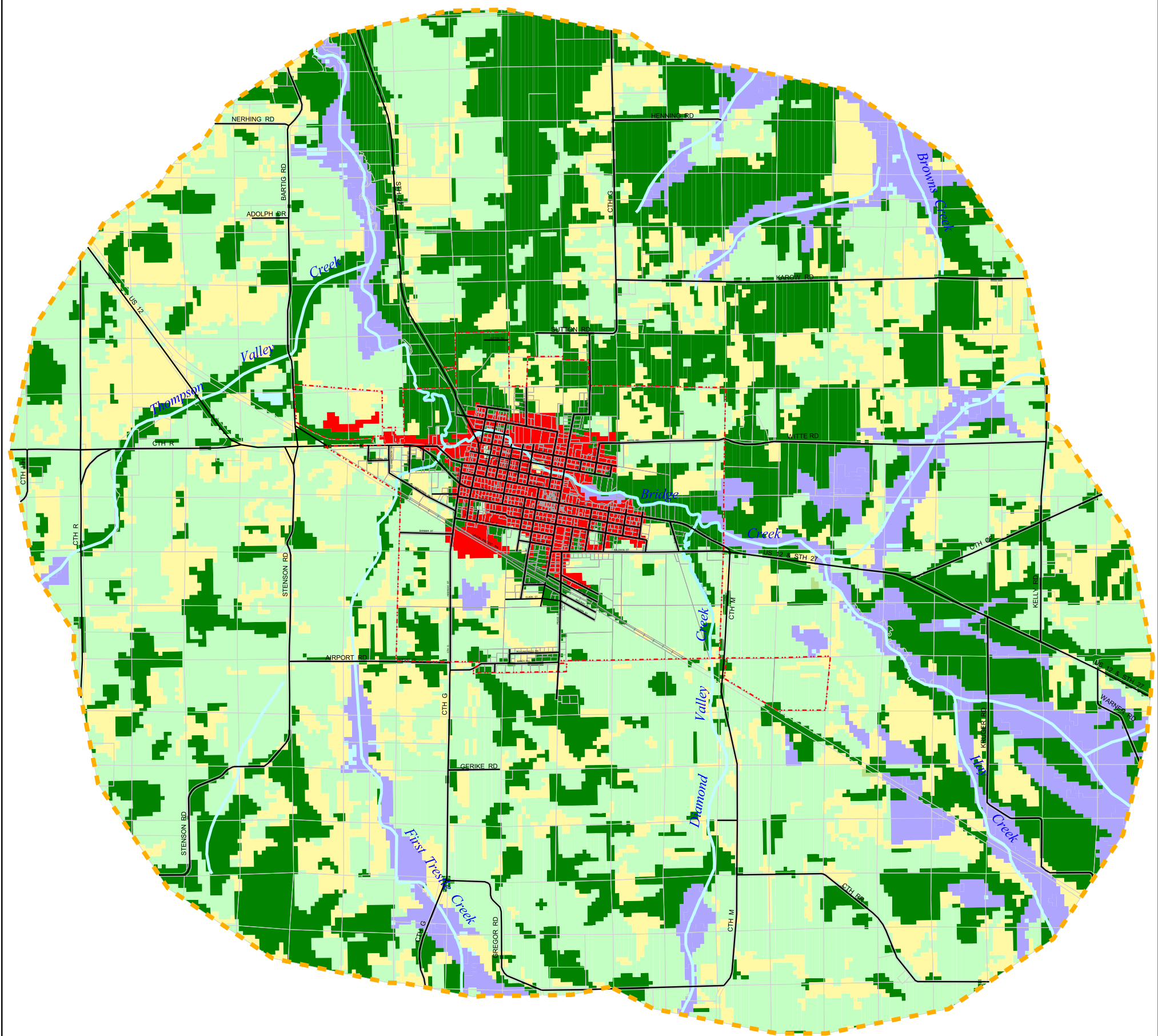


Sources:  
Flood Insurance Rate Map, Federal Emergency Management Agency August 16, 1993  
NRCS Soil Survey  
Wisconsin Department of Natural Resources  
Base map data provided by WCWRPC

The WIDNR Wetland Inventory for Eau Claire County was derived from 1996 aerial photography and only includes wetlands which are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the community.

# City of Augusta Eau Claire County, Wisconsin Land Cover

Map 6



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Land Cover

Agriculture

Barren

Forest

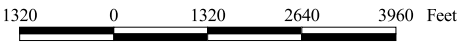
Grassland

Open Water

Shrubland

Urban/Developed

Wetland



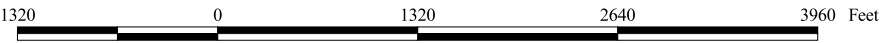
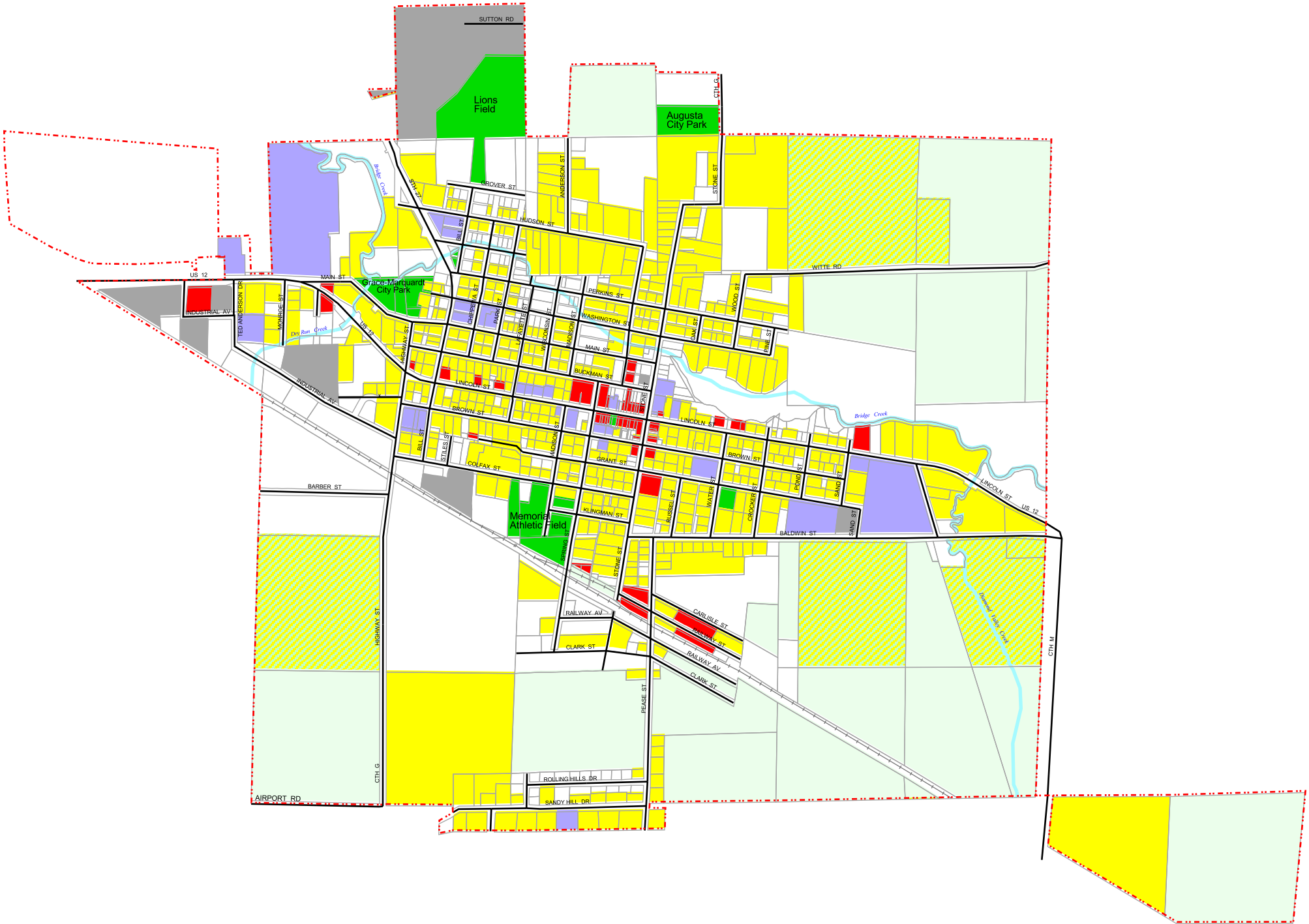
Sources:  
WISCLAND - 2000  
Base map data provided by WCWRPC



Drafted: CER 02/10/09

# City of Augusta Eau Claire County, Wisconsin Existing Land Use

Map 7



Corporate Limits

Roads

Railroad

Parcels

Lakes

Rivers

Existing Land Use

Residential

Commercial

Industrial

Utilities

Gov't / Institutional

Agricultural with Residence

Agricultural

Recreational

Vacant



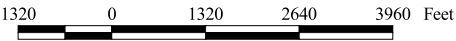
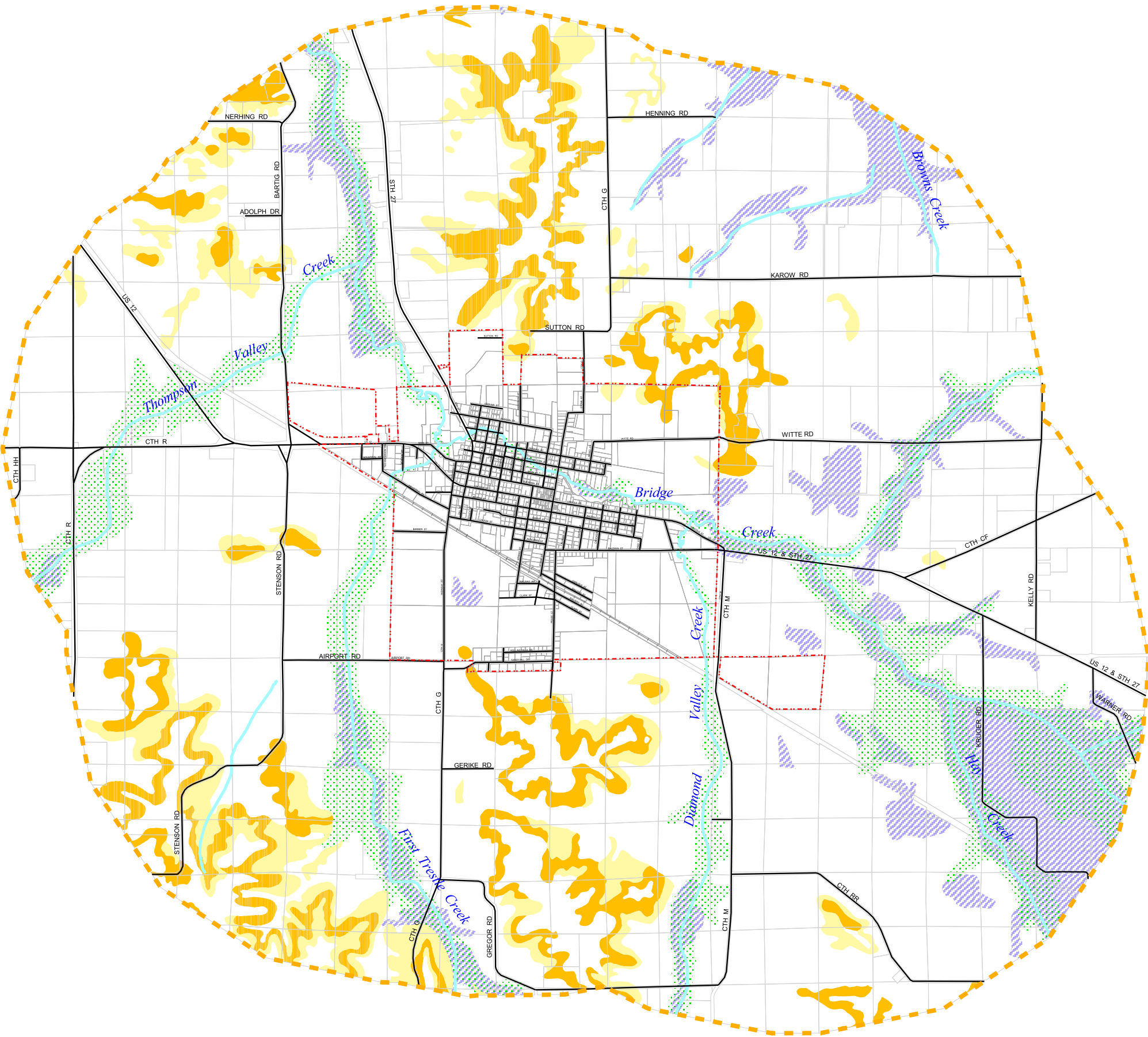
Sources:  
Existing Land Use provided by WCWRPC - 2006  
Base map data provided by WCWRPC



Drafted: CER 11/12/08



# City of Augusta Eau Claire County, Wisconsin Development Limitations



Corporate Limits

Roads

Railroad

Plat Review Area

Parcels

Lakes

Rivers

Limitations

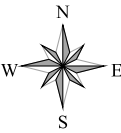
Wetland

100 Year Flood Plain

Steep Slopes

12 to 20%

> 20%



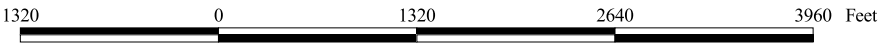
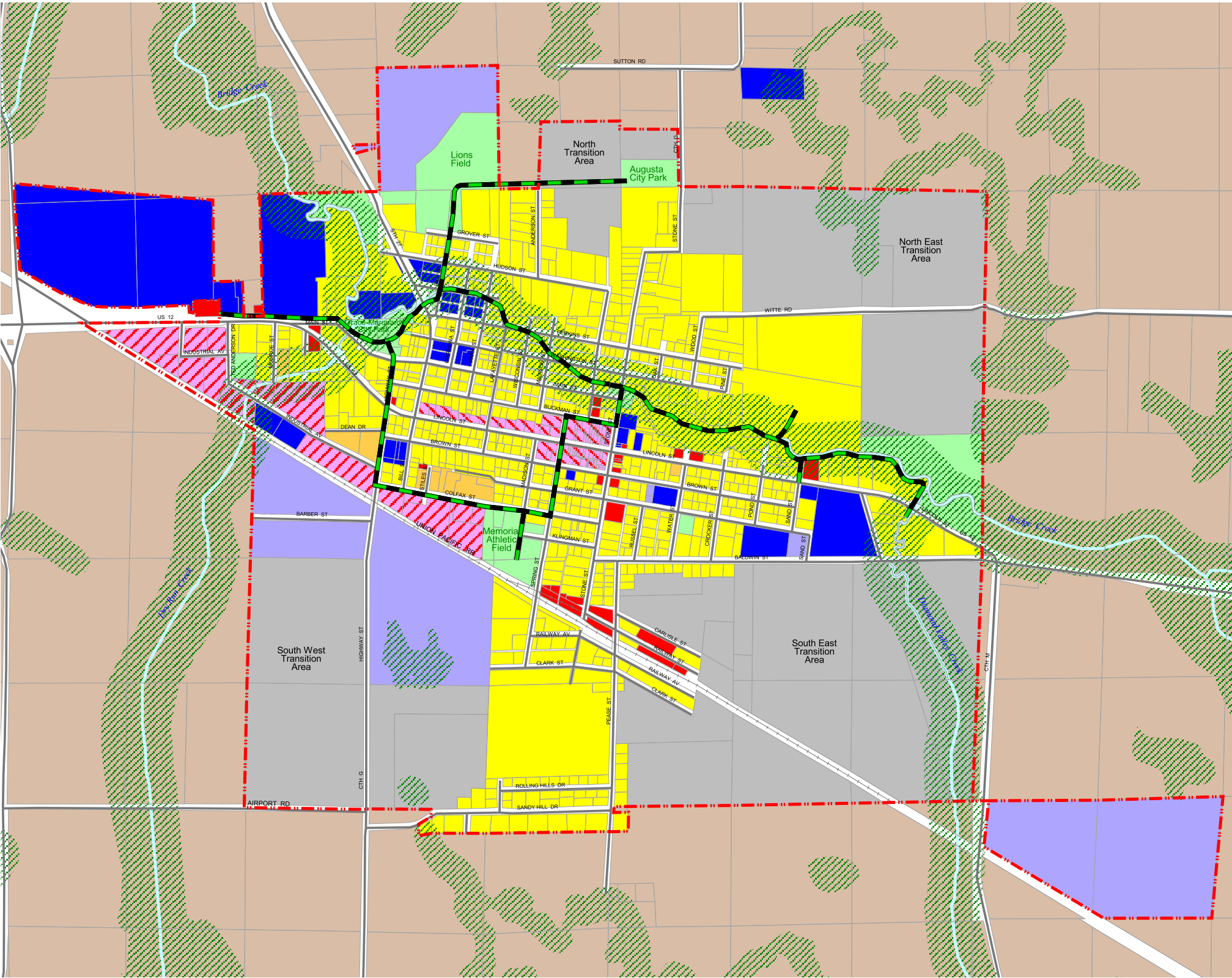
Sources:  
USDA - Soil Survey  
Wisconsin Department of Natural Resources  
Base map data provided by WCRPC

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Drafted: CER 02/10/09

# City of Augusta Eau Claire County, Wisconsin Future Land Use



**Corporate Limits**

**Roads**

**Railroad**

**Proposed Bike/Ped Trail**

**Parcels**

**Lakes**

**Rivers**

**Natural Resource Protection**

**Rural Preservation**

**Rural Transition**

**Low Density Residential**

**High Density Residential**

**General Commercial**

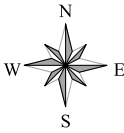
**Downtown Mixed Use**

**Light Ind/Commercial Mix**

**General Industrial**

**Public & Institutional**

**Park & Recreational**



Sources:  
Base map data provided by WCWRPC