

# **TOWN OF ANSON**

## **COMPREHENSIVE PLAN 2010-2030**

**Prepared by:**  
**Town of Anson Plan Commission**

**Adopted by:**  
**Anson Town Board**  
**October 29, 2009**

**Planning assistance provided by:**



Ordinance No. # 2009-1

An Ordinance regarding the adoption of the Comprehensive Plan for the Town of Anson, Chippewa County, Wisconsin.

The Town Board of the Town of Anson, Chippewa County, Wisconsin, do ordain as follows:

**Section 1.** Pursuant to Sec. 60.22(3) Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Town of Anson is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), Wis. Stats.

**Section 2.** The Town Board of the Town of Anson, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Sec. 66.1001(4)(a), Wis. Stats.

**Section 3:** The Plan Commission of the Town of Anson has adopted a resolution dated October 29, 2009 recommending to the Town Board the adoption of the document entitled "Town of Anson Comprehensive Plan 2010 - 2030" containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.

**Section 4.** The Town has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), Wis. Stats. on October 29, 2009 at 7:00 p.m. at the Anson Town Hall, 12846 C.T.H. S, Jim Falls, WI.

**Section 5.** The Town Board of the Town of Anson, Wisconsin does, by enactment of this ordinance, formally adopt the document entitled, " Town of Anson Comprehensive Plan 2010 - 2030" pursuant to Sec. 66.1001(4)(c), Wis. Stats.

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


Adopted by the Town Board of the Town of Anson this 29<sup>th</sup> day of Oct., 2009.

YES 3 NO 0 ABSTAIN — ABSENT —

APPROVED:

  
\_\_\_\_\_  
Gary Lazarz, Chairman

ATTEST:

  
\_\_\_\_\_  
Kathy Boiteau, Town Clerk

Adopted: October 29, 2009

Published: 11/5/2009

Effective: 11/5/2009

# **Town of Anson Comprehensive Plan 2010 – 2030**

Prepared by:  
**Town of Anson  
Plan Commission**

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**Town of Anson  
Town Board  
October 29, 2009**

Planning Assistance Provided by:  
**Cedar Corporation  
604 Wilson Avenue  
Menomonie, WI 54751  
(715) 235-9081**



# **Town of Anson Comprehensive Plan 2010 – 2030**

Prepared Under the Direction of:

## **Town of Anson Plan Commission**

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Special Acknowledgements:  
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West Central Wisconsin Regional Planning

Cover Photo by:  
T-BO Photography Design Studio  
(One of Anson's Own)

# Table of Contents

## Town of Anson Comprehensive Plan 2010 – 2030

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### Vision Statement Overall Planning Goals

<b>Chapter 1</b>	<b>Introduction.....</b>	<b>1-1</b>
	♦ Geographical Context.....	1-1
	♦ Comprehensive Planning Law.....	1-1
	♦ Plan Purpose.....	1-3
	♦ Public Participation.....	1-3
	♦ Plan Development Process.....	1-3
	♦ Regional Planning Jurisdictions and Government Agencies.....	1-3
	♦ Goals, Objectives, and Policies.....	1-4
<b>Chapter 2</b>	<b>Issues and Opportunities .....</b>	<b>2-1</b>
	♦ Introduction.....	2-1
	♦ Historical Population.....	2-1
	♦ Population Forecasts.....	2-1
	♦ Household Forecasts.....	2-2
	♦ Age Distribution.....	2-2
	♦ Education Levels.....	2-4
	♦ Income Levels.....	2-5
	♦ Employment Forecasts and Characteristics.....	2-6
	♦ Demographic Trends.....	2-9
	♦ Anson Community Survey Summary.....	2-9
<b>Chapter 3</b>	<b>Housing.....</b>	<b>3-1</b>
	♦ Introduction.....	3-1
	♦ Age Characteristics.....	3-1
	♦ Structural Characteristics.....	3-1
	♦ Value Characteristics.....	3-3
	♦ Occupancy Characteristics.....	3-4
	♦ Household Forecasts.....	3-5
	♦ Housing Affordability Analysis.....	3-5
	♦ Housing Options.....	3-6
	♦ The Affects of Housing on the Landscape.....	3-6
	♦ Current Housing Regulations.....	3-7
	♦ Sustainable Development.....	3-7
	♦ Housing Assistance Programs and Agencies.....	3-7
	♦ Goals, Objectives, and Policies.....	3-9
<b>Chapter 4</b>	<b>Transportation.....</b>	<b>4-1</b>
	♦ Introduction.....	4-1
	♦ Functional Road Classification and Jurisdiction.....	4-1
	♦ Commuter Patterns.....	4-2
	♦ Traffic Counts.....	4-3
	♦ Air Transportation.....	4-3

	♦ Pedestrian Trails and Sidewalks.....	4-4
	♦ All Terrain Vehicles (ATVs).....	4-5
	♦ Bicycles.....	4-5
	♦ Neighborhood Electric Vehicles (NEV) .....	4-5
	♦ Transportation Facilities for the Disabled and Area Transit.....	4-5
	♦ Railroads.....	4-6
	♦ Water Transportation Facilities .....	4-6
	♦ Bridges .....	4-6
	♦ Road Maintenance Planning.....	4-6
	♦ Potential Funding Sources.....	4-7
	♦ State and Regional Plans .....	4-7
	♦ Goals, Objectives, and Policies .....	4-8
<b>Chapter 5</b>	<b>Community Facilities and Utilities .....</b>	<b>5-1</b>
	♦ Introduction .....	5-1
	♦ Town Hall.....	5-1
	♦ Town Shop.....	5-1
	♦ Police .....	5-2
	♦ Fire .....	5-2
	♦ Emergency Medical Services (EMS) .....	5-2
	♦ Libraries .....	5-2
	♦ Schools.....	5-3
	♦ Child Care.....	5-3
	♦ Health Care Facilities.....	5-4
	♦ Cemeteries .....	5-4
	♦ Parks and Trails.....	5-4
	♦ Sanitary Sewer Services / Private On-Site Wastewater Treatment Systems (POWTS) .....	5-9
	♦ Water Supply .....	5-9
	♦ Stormwater Management .....	5-10
	♦ Solid Waste Disposal and Recycling Facilities .....	5-10
	♦ Telecommunications Facilities.....	5-10
	♦ Power Plants and Transmission Lines.....	5-10
	♦ Natural Gas.....	5-10
	♦ Goals, Objectives, and Policies .....	5-11
<b>Chapter 6</b>	<b>Agricultural, Natural, and Cultural Resources.....</b>	<b>6-1</b>
	♦ Introduction .....	6-1
	♦ Agricultural Resources .....	6-2
	♦ Natural Resources .....	6-4
	♦ Topography .....	6-4
	♦ Soils .....	6-4
	♦ Mineral Resources.....	6-5
	♦ Watersheds and Surface Water.....	6-6
	♦ Groundwater .....	6-8
	♦ Floodplains .....	6-8
	♦ Wetlands.....	6-9
	♦ Shorelands.....	6-9
	♦ Steep Slopes .....	6-10
	♦ Forested Lands.....	6-10

	♦ Grasslands.....	6-11
	♦ Endangered Species and Natural Communities.....	6-11
	♦ Air Quality .....	6-12
	♦ Cultural Resources .....	6-13
	♦ Anson/Jim Falls History .....	6-13
	♦ Archeological Sites .....	6-14
	♦ Wisconsin Architecture and History Inventory .....	6-15
	♦ Goals, Objectives, and Policies .....	6-16
<b>Chapter 7</b>	<b>Economic Development.....</b>	<b>7-1</b>
	♦ Introduction.....	7-1
	♦ Place of Employment Characteristics.....	7-1
	♦ Commuter Characteristics .....	7-1
	♦ Employment Characteristics.....	7-2
	♦ Wages .....	7-3
	♦ Inventory of Local Businesses.....	7-4
	♦ Strengths and Weaknesses for the Retention and Attraction of Businesses .....	7-4
	♦ Desired Businesses.....	7-4
	♦ Telecommuting .....	7-5
	♦ Recreational Opportunities .....	7-5
	♦ Agriculture.....	7-5
	♦ Redevelopment Opportunities .....	7-6
	♦ Community Events.....	7-7
	♦ Economic Development Programs .....	7-8
	♦ Goals, Objectives, and Policies .....	7-10
<b>Chapter 8</b>	<b>Intergovernmental Cooperation .....</b>	<b>8-1</b>
	♦ Introduction.....	8-1
	♦ Existing Agreements.....	8-1
	♦ Existing or Potential Conflicts and Conflict Resolution .....	8-2
	♦ Future Areas for Intergovernmental Cooperation .....	8-2
	♦ Goals, Objectives, and Policies .....	8-2
<b>Chapter 9</b>	<b>Land Use .....</b>	<b>9-1</b>
	♦ Introduction.....	9-1
	♦ Land Use Classifications .....	9-1
	♦ Existing Land Use Patterns .....	9-2
	♦ Land Demand, Supply, and Values .....	9-5
	♦ Projected Land Use Needs.....	9-6
	♦ Natural Limitations to Development.....	9-7
	♦ Opportunities for Redevelopment.....	9-7
	♦ Generalized Future Land Use.....	9-9
	♦ Existing or Potential Land Use Conflicts.....	9-11
	♦ WDNR Acquisition Boundary.....	9-11
	♦ Land Use vs. Zoning.....	9-11
	♦ Land Use Goals, Objectives, and Policies.....	9-12



<b>Chapter 10</b>	<b>Plan Implementation .....</b>	<b>10-1</b>
	♦ Introduction .....	10-1
	♦ Potential Implementation Tools .....	10-1
	♦ Implementation Recommendations and Schedule .....	10-1
	♦ Roles and Responsibilities.....	10-2
	♦ Plan Updates .....	10-2
	♦ Plan Consistency .....	10-2
	♦ Goals, Objectives, and Policies .....	10-3
<b>Appendix A</b>	♦ Public Participation Resolution and Community Survey Results	
<b>Maps</b>		
	♦ 1-1 Project Location.....	1-2
	♦ 9-1 Existing Land Use.....	9-4
	♦ 9-2 Development Limitations .....	9-8
	♦ 9-3 Generalized Future Land Use .....	9-10
<b>Tables</b>		
	♦ 2-1 Historical Populations.....	2-1
	♦ 2-2 Population Forecasts.....	2-1
	♦ 2-3 Housing Forecasts.....	2-2
	♦ 2-4 Age for the Total Population.....	2-3
	♦ 2-5 Education Attainment Population 25 and Older.....	2-4
	♦ 2-6 High School Graduate or Higher Attainment .....	2-4
	♦ 2-7 Median Household Income.....	2-5
	♦ 2-8 Occupation: Employed Civilian Population 16 Years or Over ...	2-6
	♦ 2-9 Industry: Employed Civilian Population 16 Years or Over .....	2-7
	♦ 2-10 Average Annual Wage by Industry Division in 2004.....	2-8
	♦ 3-1 Year Structure Constructed.....	3-1
	♦ 3-2 Types of House Heating Fuel.....	3-2
	♦ 3-3 Housing Units in a Structure.....	3-2
	♦ 3-4 Median Owner-Occupied Housing Value .....	3-3
	♦ 3-5 Owner-Occupied Housing Value .....	3-3
	♦ 3-6 Occupied Housing Units.....	3-4
	♦ 3-7 Housing Forecasts.....	3-5
	♦ 3-8 Monthly Housing Costs-Percentage of Household Income .....	3-5
	♦ 3-9 Gross Rent-Percentage of Household Income.....	3-6
	♦ 4-1 Commuting to Work 16 Years and Older.....	4-2
	♦ 4-2 Travel Time to Work Workers Who did not Work at Home.....	4-3
	♦ 4-3 Place of Work 16 Years and Older .....	4-3
	♦ 4-4 Bridges Owned by the Town of Anson .....	4-6
	♦ 5-1 Jim Falls Elementary School Enrollment .....	5-3
	♦ 6-1 Assessed Agricultural Parcels and Acreages.....	6-2
	♦ 6-2 Architecture and History Inventory .....	6-15
	♦ 7-1 Place of Work 16 Years and Older-State and County Level .....	7-1
	♦ 7-2 Average Annual Wage by Industry Division in 2004.....	7-4
	♦ 7-3 Assessed Agricultural Parcels and Acreage by Municipality .....	7-5
	♦ 7-4 Listed Landfills.....	7-7
	♦ 9-1 Existing Land Use Percentages .....	9-3
	♦ 9-2 Assessed Residential Acres by Municipality: 1987, 1997, & 2007	9-5



♦ 9-3 Assessed Commercial Acres by Municipality: 1987, 1997, & 2007	9-5
♦ 9-4 Assessed Industrial Acres by Municipality: 1987, 1997, & 2007	9-5
♦ 9-5 Assessed Agricultural Acres by Municipality: 1987, 1997, & 2007	9-6
♦ 9-6 Projected Land Use Needs in Acres.....	9-7

## Figures

♦ 2-1 Age for the Total Population.....	2-3
♦ 2-2 Median Household Income.....	2-5
♦ 2-3 Occupation of Civilian Population 16 Years or Over .....	2-6
♦ 2-4 Occupation by Industry.....	2-8
♦ 3-1 Median Owner-Occupied Housing Value .....	3-4
♦ 4-1 Functional Classification.....	4-2
♦ 4-2 Traffic Counts: Chippewa .....	4-4
♦ 5-1 Chippewa County School Districts .....	5-3
♦ 5-2 Tom Lawin Wildlife Area.....	5-5
♦ 5-3 Lake Wissota State Park .....	5-6
♦ 5-4 Old Abe State Trail .....	5-8
♦ 6-1 Original Land Cover.....	6-1
♦ 6-2 Farm Fields 2005.....	6-2
♦ 6-3 Soil Capability Class.....	6-3
♦ 6-4 Elevation.....	6-4
♦ 6-5 General Soils .....	6-5
♦ 6-6 Potential Sand and Gravel Deposits.....	6-6
♦ 6-7 Chippewa County Watersheds .....	6-7
♦ 6-8 Water Resources.....	6-7
♦ 6-9 Depth to Groundwater .....	6-8
♦ 6-10 Floodplains .....	6-9
♦ 6-11 Steep Slopes .....	6-10
♦ 6-12 Forested Land .....	6-10
♦ 6-13 Grasslands .....	6-11
♦ 6-14 Rare Species and Natural Communities .....	6-12
♦ 6-15 Archeological Sites.....	6-14
♦ 7-1 Commuting Time to Work.....	7-2
♦ 7-2 Occupation of Civilian Population 16 Years and Over.....	7-2
♦ 7-3 Occupation by Industry.....	7-3
♦ 7-4 Environmental Repair Site.....	7-7

# Vision Statement

## Town of Anson

The Town of Anson is committed to developing a comprehensive plan for land use that takes into consideration the existing infrastructure, business, agricultural, and recreational attributes of the Township.

The comprehensive plan will include considerations for equal development opportunity in the Town but must also address the influences that land types, required infrastructure, and industrial growth has on the logical locations for such development with an eye on the preservation of our agricultural, recreational, and natural resources as well as the overall aesthetics while providing a quality of life preferred by the majority of the Township's residents.

## Overall Planning Goals Town of Anson

1. Preserve a landowner's right to use their property in a responsible manner to the best benefit of that landowner.
2. Explore a variety of ways to maintain agricultural land and green space.
3. Explore the expansion of recreational opportunities that have a positive impact on Jim Falls.
4. Examine aspects of residential development in relation to the preservation of the natural environment, energy use, and adjacent land uses.
5. Create a long-term plan that is flexible and revisable that addresses the future growth and maintenance of the Township's infrastructure.
6. Examine sustainable options in all aspects of future development.

# Chapter 1

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## Introduction

### Geographical Context

The Town of Anson is located in the center of Chippewa County in west central Wisconsin (*see Map 1-1*). It is an attractive place to live because of its short commuting distance to the Cities of Chippewa Falls and Eau Claire. These communities provide a good variety of job opportunities and commercial options for Anson residents.

Anson residents and visitors also have the benefit of the many recreational opportunities in and surrounding the Township. People can enjoy the Chippewa River, Lake Wissota, Lake Wissota State Park, Tom Lawin Wildlife Area, and the Old Abe Trail.

These qualities have attributed to the growth of the Township.

### Comprehensive Planning Law

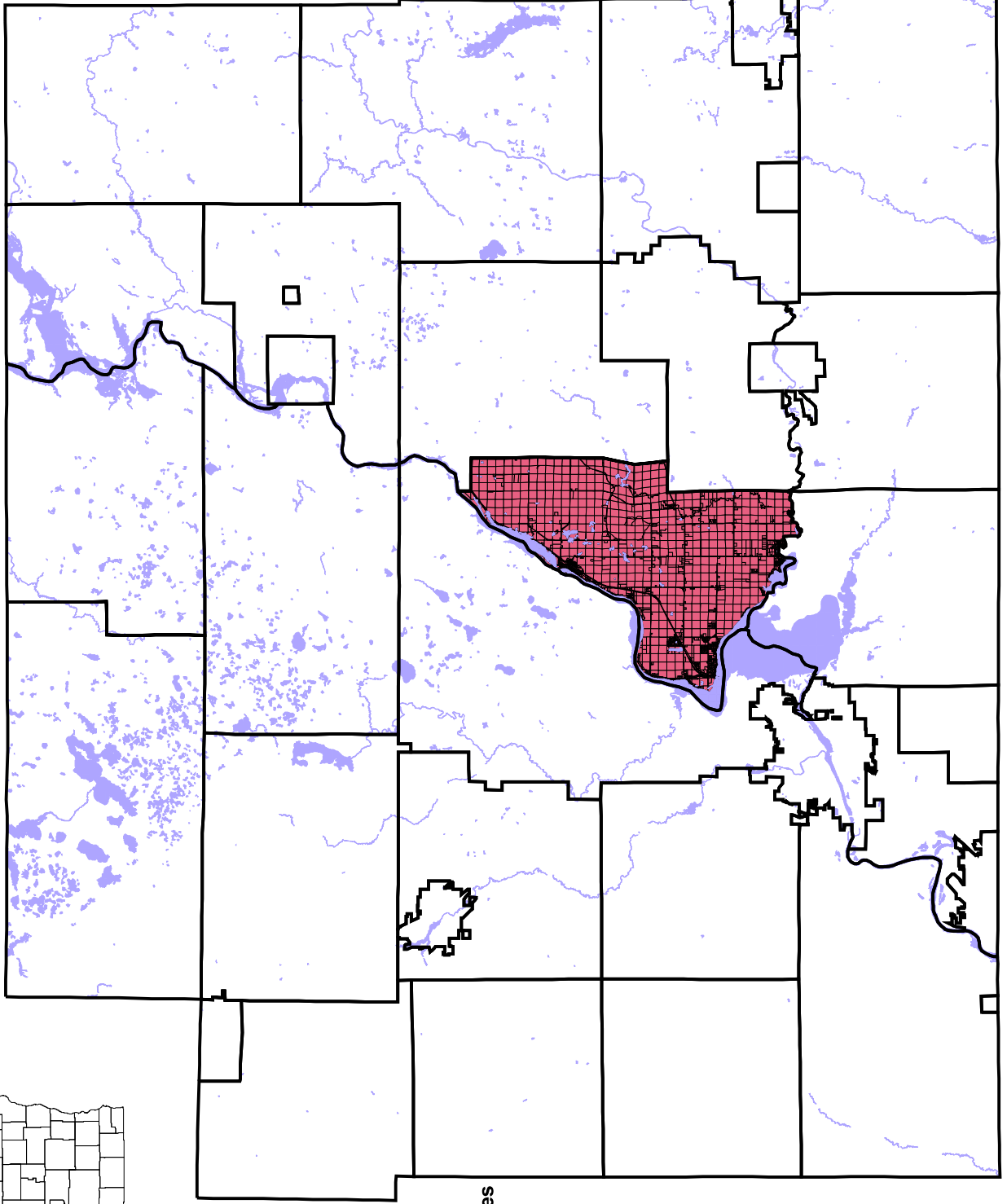
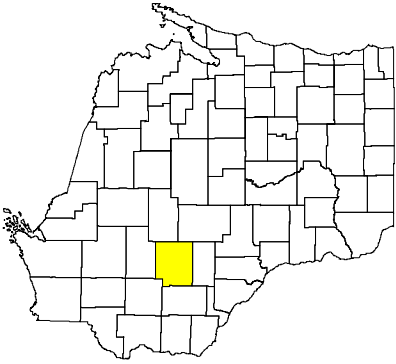
Wisconsin's Comprehensive Planning Law or "Smart Growth Law" was passed in October 1999 as part of the State's biennial budget. This law requires that every town, Township, and city be guided by a comprehensive plan by January 1, 2010. Smart Growth was enacted to encourage long-range planning for communities and provide consistency in land use decision making.

State statutes require the plans to consist of nine elements, each focusing on an important sector of your community. These elements are:

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

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other in order to guide the future development of the community in a way that reflects the values of the residents.

# Project Location Town of Anson Chippewa County, WI



- Wisconsin
- Municipal Boundaries
- Water
- Town of Anson

## **Plan Purpose**

The purpose of the Anson's comprehensive plan is to act as a guide for not only Township government, but also local industries, businesses, developers, and residents so that informed decisions can be made. It provides consistency in decision-making and is meant to be reviewed and revised as needed as the vision of the community evolves over time.

The comprehensive plan can provide a variety of benefits to the Township by identifying and protecting natural resources, or promoting intergovernmental cooperation in order to provide services to residents at a reasonable cost.

## **Public Participation**

Wisconsin State Statutes Section 66.1001(4)(a) requires a public participation procedures be adopted of foster public participation for every stage of the preparation of the comprehensive plan. The adopted public participation resolution and methods can be seen in Appendix A.

## **Plan Development Process**

The Township's comprehensive plan was developed by identifying existing conditions, examining demographic trends, envisioning how the Township should address future growth over the next 20 years, and identifying ways to achieve that vision.

To get initial public input on a variety of topics addressed in the comprehensive plan, the Town of Anson conducted a community survey in the fall of 2006. Approximately 759 surveys were mailed out and 269 surveys were returned, for a 35.4% participation rate. The information gathered was used to provide guidance as the plan was created. The survey results can be found in Appendix A.

## **Regional Planning Jurisdictions and Government Agencies**

While the Town of Anson plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans were consulted to address any inconsistencies between them.

- West Central Wisconsin Regional Planning Commission
- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Chippewa County

## Goals, Objectives, and Policies

For each planning element, goals, objectives, and policies were created. These will be used to create planning goals and identify ways to achieve each goal. Definitions of these terms are listed below.

**Goal:** A general statement that describes a desired future result.

**Objective:** Objectives are statements that describe what the Town hopes to achieve by a goal.

**Policies:** Policies are the implementation strategies to be carried out in order to achieve a goal and meet the objectives.

The intent of the plan, as a whole, should be considered when consulting the plan for guidance in decision-making. Not a single sentence, table, or map, on its own, represents the whole intent of the Township's comprehensive plan.



# Chapter 2

## Issues and Opportunities

### Introduction

The Issues and Opportunities chapter examines demographics and the community survey results in order to identify and understand trends and issues in the Town of Anson. By identifying and understanding these trends and issues, a comprehensive plan can be created that anticipates future needs and identifies implementation strategies to address those needs.

### Historical Population

The Town of Anson has experienced continual growth since 1950 but at varying rates (see Table 2-1). This population trend is evident in much of Chippewa County and surrounding areas.

Table 2-1 – Historical Population - Town of Anson

Year	1950	1960	1970	1980	1990	2000
Population	1,147	1,349	1,446	1,590	1,634	1,881
% Change	-	17.6%	7.2%	10.0%	2.8%	15.1%

Source: West Central Wisconsin Regional Planning Commission

### Population Forecasts

Population growth influences land use, housing, transportation, and other characteristics in the Town of Anson. Growth in surrounding communities can also influence these characteristics.

The Wisconsin Department of Administration (WDOA) has created population forecasts for each municipality in the State of Wisconsin. For the Town of Anson, the population is projected to rise steadily. The population is projected to be 2,363 residents in 2025. This is an increase of 482 residents between 2000 and 2025 (see Table 2-2).

According to the US Census Bureau, the estimated population of the Town of Anson was 2,108 residents in 2007. This exceeds the 2010 estimated population projection. The current housing market crisis has severely slowed down new home construction and overall housing purchases that will have an effect on the population growth in Anson for a while.

Table 2-2 – Population Forecasts - Town of Anson

Year	2000*	2005	2010	2015	2020	2025
WDOA	1,881	1,958	2,079	2,191	2,294	2,363

Source: Wisconsin Department Of Administration, \*U.S. Census,

## Household Forecasts

Table 2-3 shows housing forecasts for the Town of Anson. It is projected that the number of persons per household will slowly decrease over time, but the table also shows that the Town may have housing needs in the future.

Based on the 2007-estimated population of 2,108, the Town has grown by 227 residents since 2000. Using the 2000 Persons per Household figure (2.65) that equates into approximately eighty-six new dwellings built since 2000.

The population projection was used with the estimated persons per household, provided by the WDOA, to approximate the number of new households every five years until 2025. Using this method, there will be approximately 219 additional dwellings in the Town of Anson between 2005 and 2025. The assumption can be made that one additional household will require one dwelling. The development of land for residential purposes has the greatest impact on any community's landscape.

Table 2-3 – Housing Forecasts - Town of Anson

Year	2000	2005	2010	2015	2020	2025
Population	1,881	1,958	2,079	2,191	2,294	2,363
Persons Per Household	2.65	2.62	2.56	2.52	2.48	2.44
Total Occupied Housing Units	709	748	811	869	924	967
Additional Units Needed	-	39	63	58	55	43

Source: WI Dept of Administration: Population and Housing Projections

## Age Distribution

Age distribution in the Town of Anson can influence the types of housing, recreational needs, desired services, and other aspects of the community.

Table 2-4 and Figure 2-1 show a growing middle-aged population in the Town. The number of residents in the 40 to 54 age group has experienced the largest increase from 1990 to 2000 but all age groups 35 and older have increased in number between 1990 and 2000. This shows that families and moving into the Town.

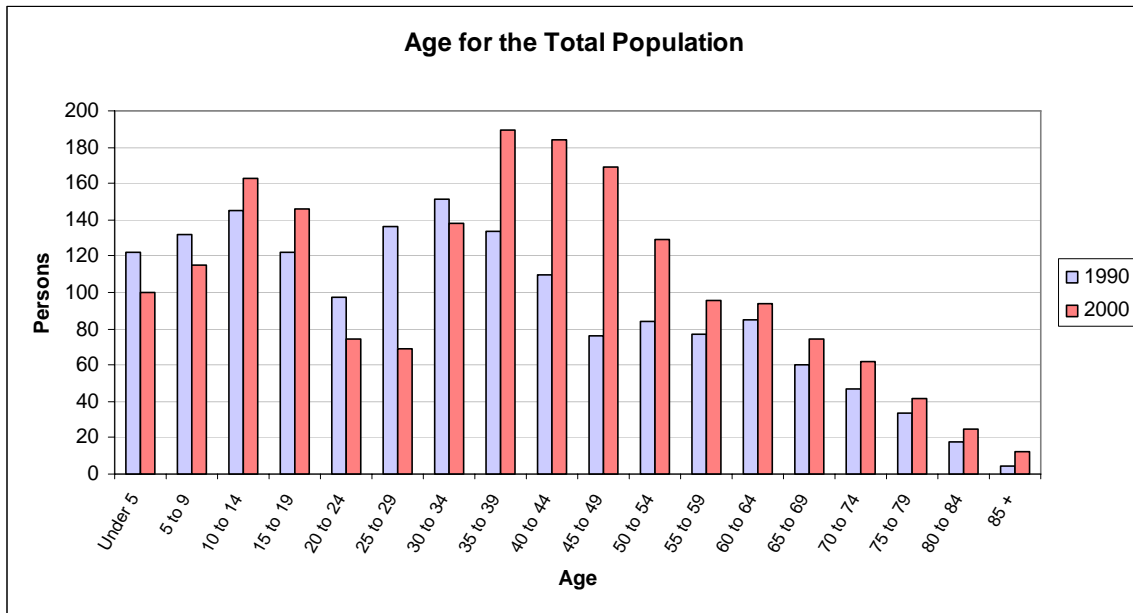
As these residents get older, they may look for different housing options such as elderly housing, assisted living, or condominiums that would allow them to continue to live in Anson without the maintenance and work associated with single family housing.

Table 2-4 – Age for the Total Population - Town of Anson

Age	1990	2000	Numerical Change	% Change
Under 5	122	100	-22	-18.0%
5 to 9	132	115	-17	-12.9%
10 to 14	145	163	18	12.4%
15 to 19	122	146	24	19.7%
20 to 24	97	74	-23	-23.7%
25 to 29	136	69	-67	-49.3%
30 to 34	151	138	-13	-8.6%
35 to 39	134	189	55	41.0%
40 to 44	110	184	74	67.3%
45 to 49	76	169	93	122.4%
50 to 54	84	129	45	53.6%
55 to 59	77	96	19	24.7%
60 to 64	85	94	9	10.6%
65 to 69	60	74	14	23.3%
70 to 74	47	62	15	31.9%
75 to 79	34	42	8	23.5%
80 to 84	18	25	7	38.9%
85 +	4	12	8	200.0%
Total	1,634	1,881	247	15.1%

Source: 1990 and 2000 U.S. Census

Figure 2-1 – Age of Total Population



## Education Levels

Educational attainment can influence a person's job opportunities, housing preferences, and spending patterns. Table 2-5 and 2-6 reveals that the number of residents who have attained a high school degree or higher has increased from 760 residents in 1990, to 1,111 in 2000. In addition, in 1990, 133 residents had attained a bachelor's degree of higher, while in 2000, that number had risen to 203 residents.

The number of residents who have achieved less than a high school graduation level has dropped between 1990 and 2000.

Education levels may be influenced by the number of universities and technical colleges in the area and the need for workers with advanced degrees in local businesses and industries.

Table 2-5 – Education Attainment Population 25 and Older - Town of Anson

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
Population 25 Years and Over	1,016	100.0%	1,284	100.0%	268	26.4%
Less than 9th Grade	125	12.3%	77	6.0%	-48	-38.4%
9th to 12th Grade (No Diploma)	131	12.9%	96	7.5%	-35	-26.7%
High School Graduation (Includes Equivalency)	434	42.7%	513	40.0%	79	18.2%
Some College, No Degree	129	12.7%	262	20.4%	133	103.1%
Associate Degree	64	6.3%	133	10.4%	69	107.8%
Bachelor's Degree	105	10.3%	154	12.0%	49	46.7%
Graduate or Professional Degree	28	2.8%	49	3.8%	21	75.0%

Source: 1990 and 2000 U.S. Census

Table 2-6 – High School Graduate or Higher Attainment - Town of Anson

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
High School Graduate or Higher	760	74.8%	1,111	86.5%	351	46.2%
Bachelor's Degree of Higher	133	13.1%	203	15.8%	70	52.6%

Source: 1990 and 2000 U.S. Census

## Income Levels

Median household incomes in the Town of Anson have increase approximately 57% between 1989 and 1999 (see *Table 2-7*). In 1999, the median household income was \$46,500. This is above the median household income of \$39,596 in Chippewa County and \$43,791 in the State of Wisconsin.

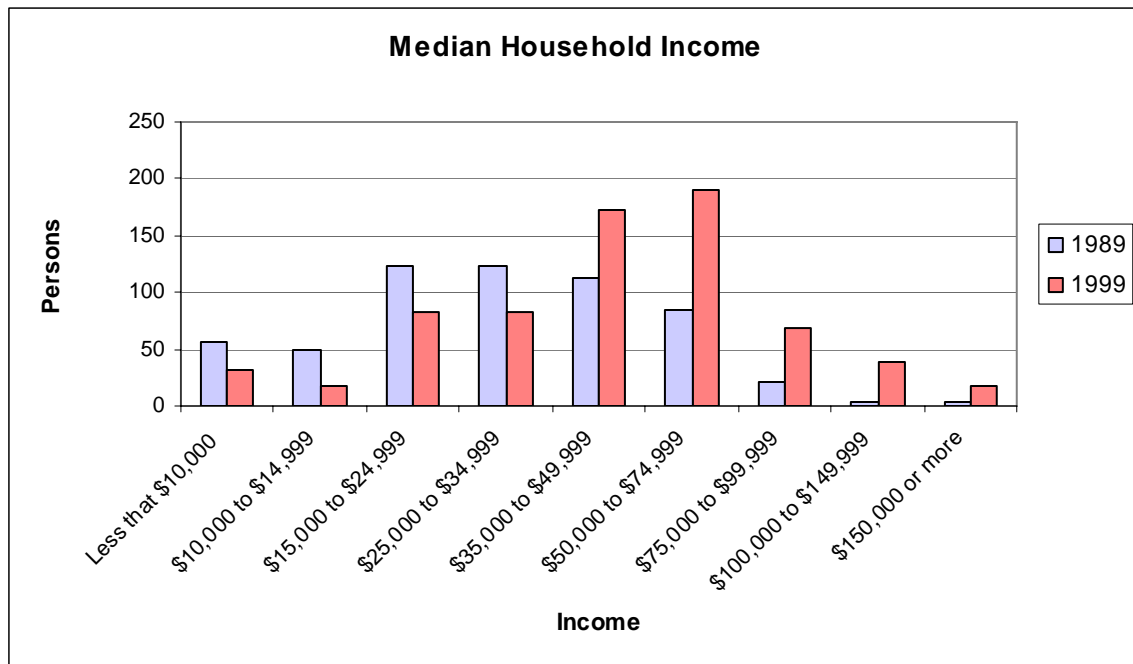
Table 2-7 – Median Household Income - Town of Anson

Year	1989	1999	% Change
Median Household Income	\$29,464	\$46,500	57.8%

Source: 1990 and 2000 U.S. Census

Figure 2-2 shows that median household incomes in 1999 of \$35,000 and above have increased compared to the 1989 incomes, while all incomes below \$35,000 have decreased since 1989. Incomes \$75,000 and greater have seen the largest increase as a percentage. Rising incomes are likely due to normal salary/wage increases and more job opportunities that pay more.

Figure 2-2 - Median Household Income



## Employment Forecasts and Characteristics

Occupation refers to the type of work a person does. It does not reveal where these occupations are located. Table 2-8 and Figure 2-3 shows that more employed civilians work in management, professional, and related occupations. This would be consistent with the increase in educational attainment and household incomes.

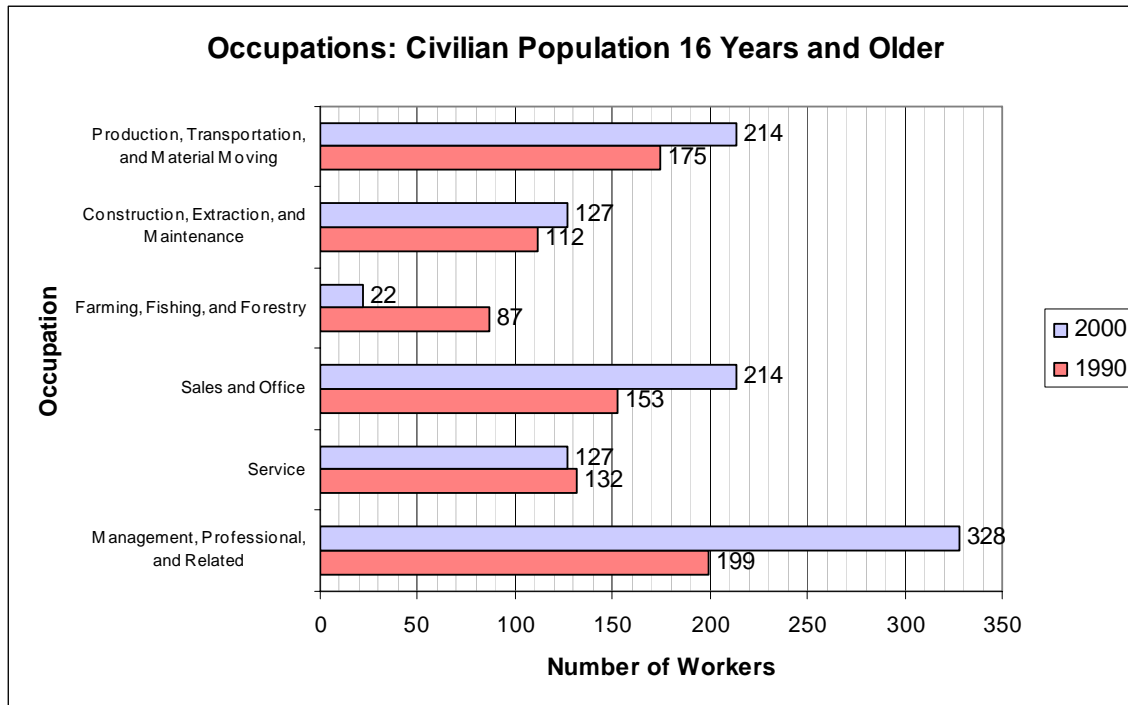
Farming, fishing, and forestry occupations have decreased by almost 75% between 1990 and 2000. Most of this decrease is likely related to people retiring from farming or selling farms for other purposes.

Table 2-8 – Occupation: Employed Civilian Population 16 Years or Over

Occupation	1990	2000	Numerical Change	Percent
Management, Professional, and Related	199	328	129	64.8%
Service	132	127	-5	-3.8%
Sales and Office	153	214	61	39.9%
Farming, Fishing, and Forestry	87	22	-65	-74.7%
Construction, Extraction, and Maintenance	112	127	15	13.4%
Production, Transportation, and Material Moving	175	214	39	22.3%

Source: 1990 and 2000 U.S. Census

Figure 2-3 – Occupations of Civilian Population 16 years and Older



Industry refers to what industry each occupation is in. Similar to occupations, it does not reveal where these industries are located. The largest industry in 2000 for occupied workers living in the Town of Anson is manufacturing with 278 workers followed by educational, health, and social services with 188 (see Table 2-9 & Figure 2-4). The information industry has the fewest workers with 14 in 2000.

The retail trade industry experienced the greatest numerical growth of workers. This is likely due to increased retail businesses in Eau Claire and Chippewa Falls. The transportation/warehousing/utilities industry experienced the greatest numerical decrease of workers from 138 in 1990 to 48 in 2000.

The education, health, and social services industry and the manufacturing industry continue to be major employers of the Town's workforce.

Table 2-9 – Industry: Employed Civilian Population 16 Years or Over

Industry	1990	2000	Numerical Change	Percent
Public Administration	10	36	26	260.0%
Other Services (except Public Administration)	34	37	3	8.8%
Arts, Entertainment, Recreation, Accommodation, and Food Services	21	40	19	-
Educational, Health, and Social Services	156	188	32	20.5%
Professional, Scientific, Management, Administrative, and Waste Management	23	57	34	147.8%
Finance, Insurance, Real Estate, and Rental Housing	18	28	10	55.6%
Information	0	14	14	-
Transportation, Warehousing, and Utilities	138	48	-90	-65.2%
Retail Trade	35	93	58	165.7%
Wholesale Trade	42	40	-2	-4.8%
Manufacturing	243	278	35	14.4%
Construction	43	94	51	118.6%
Agriculture, Forestry, Fishing/Hunting, and Mining	95	79	-16	-16.8%

Source: 1990 and 2000 U.S. Census



Figure 2-4 – Industry

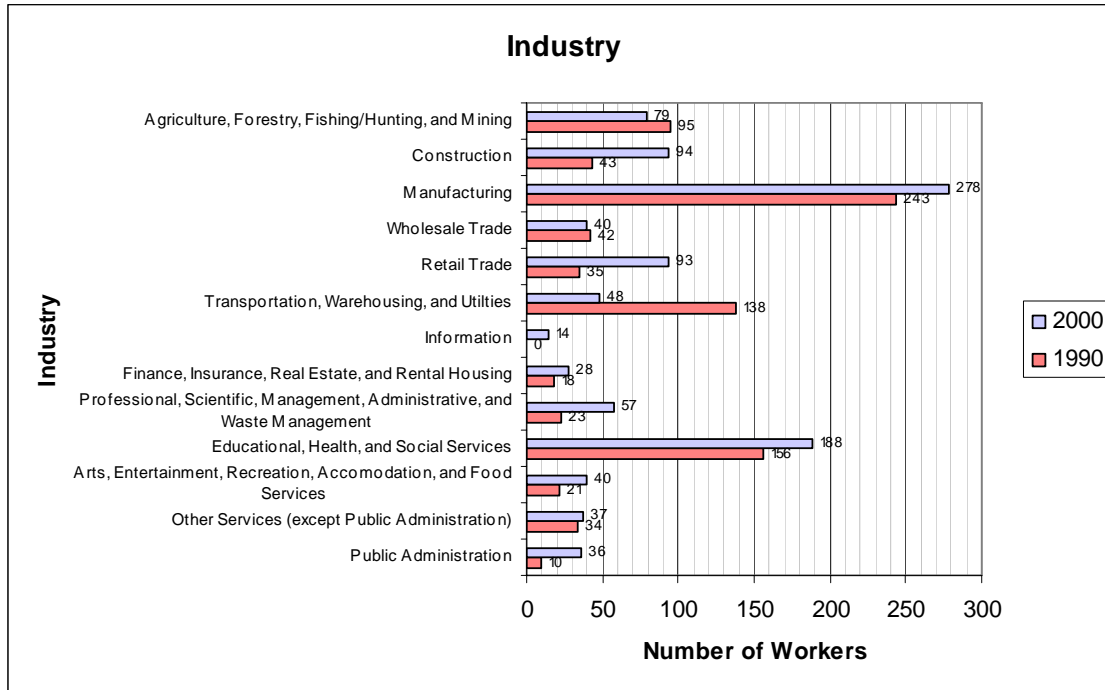


Table 2-10 compares average annual wages by industry in Chippewa County. This shows that all industries lag behind the State average when comparing wages though this does not reflect the median household income for Anson residents that is higher than the Chippewa County or State average.

Table 2-10 – Average Annual Wage by Industry Division in 2004

	Average Annual Wage 2004		Percent of Wisconsin	1- year % change
	Wisconsin	Chippewa County		
All Industries	\$34,749	\$29,566	85.1%	2.3%
Natural Resources	\$27,399	\$23,769	86.8%	2.4%
Construction	\$41,258	\$37,233	90.2%	5.5%
Manufacturing	\$44,145	\$41,930	95.0%	3.0%
Trade, Transportation, Utilities	\$30,088	\$24,816	82.5%	7.3%
Information	\$41,759	\$22,213	53.2%	-0.1%
Financial activities	\$45,103	\$26,852	59.5%	1.7%
Professional & Business Services	\$39,580	\$29,526	74.6%	7.4%
Education & Health	\$36,408	\$28,465	78.2%	1.5%
Leisure & Hospitality	\$12,295	\$8,184	66.6%	1.2%
Other services	\$20,207	\$14,257	70.6%	-8.2%
Public Administration	\$36,347	\$31,660	87.1%	3.3%

Source: WI DWD, Bureau of Workforce Information

## Demographic Trends

The Town of Anson has experienced continual growth since 1950. The Town is a desirable place to live because of its small town character, water resources, and proximity to larger urban areas.

Between 1990 and 2000, demographics show that a majority of new residents were the result of in-migration and not natural increase. During this time, educational attainment and median household incomes have increased. Economic growth in Eau Claire and Chippewa Falls has provided higher paying job opportunities for residents though many residents are employed in the Town.

Though recent housing and economic woes have slowed down residential growth, the Town is projected to continue to grow over the next 20 years.

## Anson Community Survey Summary

In addition to reviewing census data, the Town of Anson sent out a community-wide survey in May of 2008 to measure resident's and property owner's opinions on various topics in order to help create the Town's comprehensive plan.

Approximately 942 surveys were mailed and 371 surveys were completed and returned for a 39.4% participation rate. The return rate produced 4.6% margin of error with a 95% confidence rate meaning that if the survey were given 100 times, 95% of the surveys would produce the same results.

A generalized overview of the results is provided below.

- People that owned or rented property in the Town of Anson more than 20 years returned the highest percentage of surveys (44.2%).
- Almost 77% of respondents commuted to Chippewa Falls or Eau Claire for work.
- Almost 89% of respondents rated the quality of life in the Town of Anson as good or excellent.
- About 47% of respondents thought the Town needed to manage future growth and development.
- The types of housing respondents were in favor of were single family homes and elderly/assisted living housing though less than 40% indicated so for each.
- Over 75% of the surveys indicated housing was affordable to them.
- Almost 69% of respondents indicated the Town should adopt a policy or plan for future subdivision development.
- A majority of surveys agreed or strongly agreed that the Town should support the development of biking trails, hiking trails, and cross county skiing trails.
- Almost 81% of respondents agreed or strongly agreed that the preservation of large tracts of agricultural land is important though only 28.2% indicated they would support preserving these areas if it resulted in higher taxes.
- Over 85% of respondents agreed or strongly agreed that the preservation of green space and natural areas is important and 42.5% indicated they would support preserving these areas if it resulted in higher taxes.
- Over half of the respondents indicated the Town should not purchase additional land to ensure space for additional growth.

- About half of the respondents indicated the lakes and rivers within the Town were being overdeveloped.
- A majority of people were not in favor of more private recreational development.
- Over half of survey respondents indicated they had no opinion regarding the enforcement of outside light but felt that zoning ordinances were being enforced.
- Over 83% of surveys agreed or strongly agreed that the Town needs to manage growth in order to preserve the natural environment.
- Over half of the surveys indicated that they used the recreational facilities in the Town but most used them between 1-5 times 10 2007.
- Over 79% of respondents indicated they did not use the Tom Lawin Wildlife Area in 2007.
- Over 64% of surveys indicated the Town will need to expand the Fire Dept./Emergency Services in the next 20 years.
- Many respondents indicated they were not sure about the need to build or expand many of the public facilities in the Town.
- A majority of surveys indicated that newsletters are the best way to communicate with residents.

Comments submitted by people who returned the survey varied widely. The main themes that were repeated are listed below in no specific order.

- Need to clean up properties.
- Do not raise taxes.
- Need to manage aspects of the Town.
- Like the small town way of life.

See Appendix A for full survey results.

# Chapter 3

## Housing

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### Introduction

The Housing chapter inventories and evaluates housing characteristics in Anson. Housing is significant for multiple reasons. It is typically the largest expenditure in a person's life and the land and improvements generate significant tax revenue.

An increase in the demand for housing can result in an increased demand for land to be developed to meet these needs. In addition, the changing demographic makeup of Anson's population may require housing options that are currently not available.

An analysis of the local housing data will help the Township anticipate housing trends and future needs.

### Age Characteristics

Table 3-1 shows the year a structure (home) was constructed. Almost 56% of the structures were built before 1980. An aging housing stock may indicate a need to replace sewer/septic systems, siding, furnaces, windows, remove lead, or make other repairs. The age of the structure does not indicate its current condition. Programs are available for homeowners with disabilities or low to moderate incomes to help rehabilitate their homes.

The Table shows a building surge beginning in 1999. Some of the new home construction can be attributed to the economic growth occurring in the Chippewa Valley Region that created more jobs and better work opportunities.

Table 3-1 –Year Structure Constructed - Town of Anson

Year Built	Homes	Percent
Total	946	100.0%
1999 to 2007	204	21.6%
1995 to 1998	87	9.2%
1990 to 1994	50	5.3%
1980 to 1989	77	8.1%
1970 to 1979	124	13.1%
1960 to 1969	59	6.2%
1940 to 1959	156	16.5%
1939 or earlier	189	20.0%

Source: U.S. Census Bureau, 2000-2007 Chippewa County

### Structural Characteristics

The type of heating fuel used in homes can indicate potential energy expenditures, condition of structure, and reveal trends in heating systems related to new construction. Over 43% of homes in Anson are heated by bottled, tank, or LP gas (see Table 3-2). Utility gas is the second most commonly used heating source followed closely by fuel oil

and kerosene. All Townships may experience an increase in the use of outdoor wood burners due to recent hikes in energy costs. Though wood burners help reduce a resident's cost for heating their home, many of them in close proximity to each other may reduce the air quality for surrounding residents. In addition, wood burners do not burn as efficiently as furnaces.

If current energy trends continue, residents may consider wind or solar energy to provide heat for their homes in the future.

Table 3-2 – Types of House Heating Fuel - Town of Anson

Fuel Type	Number	Percent
Utility Gas	154	21.7%
Bottled, Tank, or LP Gas	307	43.3%
Electricity	44	6.2%
Fuel Oil, Kerosene, Etc.	134	18.9%
Coal or Coke	0	0.0%
Wood	62	8.7%
Solar Energy	0	0.0%
Other Fuel	4	0.6%
No Fuel	4	0.6%
Total	709	100.0%

Source: 2000 U.S. Census Bureau

The Town has a variety of housing units available to residents. One unit detached homes units are the most common making up 91% of the housing stock. A one unit detached home is a single family home that has open spaces on all sides. There are smaller percentages of twin homes/condominiums, multi-family unites, and mobile homes.

The City of Chippewa Falls and other surrounding urban areas meet the need for multi-family dwellings, elderly housing, and assisted living facilities. Sometimes a limited variety of housing options can keep people away from a community or force them to leave. With the Township's demographics showing an aging population, their may be a demand for elderly or assisted living facilities that would allow long time residents remain in Anson.

Table 3-3 – Housing Units in a Structure - Town of Anson

Units	Number	Percent
Total Housing Units	946	100.0%
1 Unit, detached	865	91.4%
1 Unit, attached	7	0.7%
2 Units	23	2.4%
3 or 4 Units	8	0.8%
5 to 9 Units	2	0.2%
10 to 19 Units	0	0.0%
20 or more Units	0	0.0%
Mobile Home	41	4.3%
Boat, RV, Van, etc	0	0.0%

Source: 2000 U.S. Census Bureau, Chippewa County

## Value Characteristics

Table 3-4 shows the median owner-occupied housing value doubled between 1990 and 2000. The increase can be attributed to normal value appreciation, renovations/additions, and the construction of new homes. The values are based on residents estimating what they could sell their home and property for at the time of the 2000 U.S. Census. Actual assessments may vary widely.

Table 3-4 – Median Owner-Occupied Housing Value - Town of Anson

1990	2000	% Change
\$51,800	\$104,000	100.8%

Source: US Census Bureau 1990, 2000

Home values can influence the in- or out-migration of residents depending on their incomes. In the Community Survey completed in July 2008, over 75% of residents indicated that housing was affordable to them. A majority of people noted that homes in the \$100,000 to \$200,000 range were affordable to them.

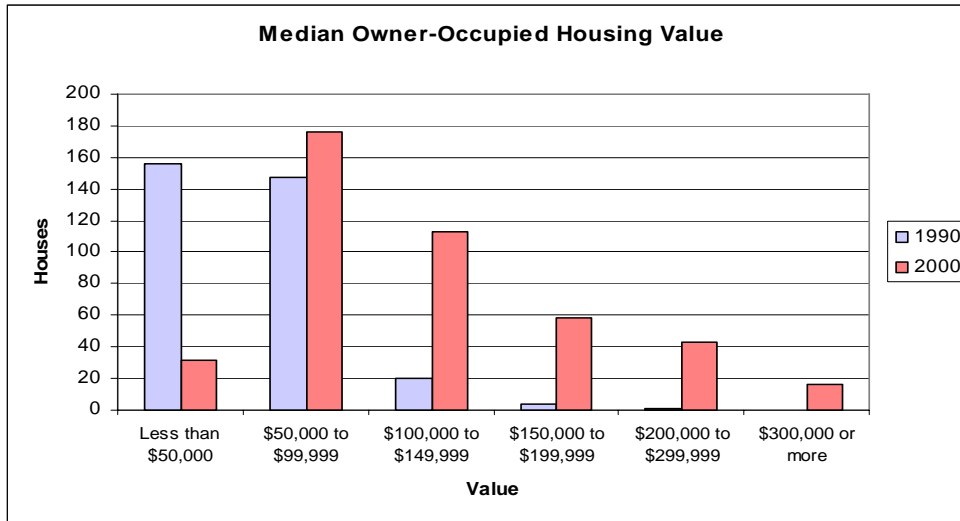
Table 3-5 and Figure 3-1 show that a majority of housing in 2000 is valued between \$50,000 and \$149,999. There has been a significant increase in the number of homes valued at \$100,000 and above. The major increase in home values is likely due to new home construction or the conversion of seasonal homes near Lake Wissota and the Chippewa River into year-round residences.

Table 3-5 – Owner-Occupied Housing Value - Town of Anson

Value	1990	2000	Numerical Change	% Change
Less than \$50,000	156	32	-124	-79.5%
\$50,000 to \$99,999	147	176	29	19.7%
\$100,000 to \$149,999	20	113	93	465.0%
\$150,000 to \$199,999	4	58	54	1350.0%
\$200,000 to \$299,999	1	43	42	4200.0%
\$300,000 or more	0	16	16	-

Source: US Census Bureau 1990, 2000

Figure 3-1 – Median Owner-Occupied Housing Value



The recent decline in the housing market may slow the appreciation of home values and amount of new home construction in the near future.

### Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is considered owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

In 2000, the majority of housing units in Anson were owner-occupied (86%). This compares to 75.7% in Chippewa County and 68.4% in the State of Wisconsin. Owner-occupied homes in the Township increased between 1990 and 2000 while the number of renter-occupied units has decreased (see *Table 3-6*).

Table 3-6 – Occupied Housing Units - Town of Anson

	1990	% of Total	2000	% of Total	Numerical Change	% Change
Owner-Occupied Housing Units	471	82.2%	612	86.3%	141	29.9%
Renter-Occupied Housing Units	102	17.8%	97	13.7%	-5	-4.9%
Total	573	100.0%	709	100.0%	136	23.7%

Source: 1990 and 2000 U.S. Census

In 2000, 5.6% (43 units) were classified as seasonal which means they may be used for vacation homes or hunting cabins.



## Household Forecasts

As explained in the Issues and Opportunity chapter, projected population growth in Anson will result in new home construction but some new residents may purchase existing homes or turn seasonal homes into year-round residences.

Table 3-7 shows the approximate number of new households every five years until 2025. If the projections are accurate, there will be approximately 219 additional dwellings in Anson between 2005 and 2025. The assumption can be made that one additional household will require one dwelling and based on past demographics, that home will likely be a single-family dwelling.

Table 3-7 – Housing Forecasts - Town of Anson

Year	2000	2005	2010	2015	2020	2025
Population	1,881	1,958	2,079	2,191	2,294	2,363
Persons Per Household	2.65	2.62	2.56	2.52	2.48	2.44
Total Occupied Housing Units	709	748	811	869	924	967
Additional Units Needed	-	39	63	58	55	43

Source: WI Dept of Administration: Population and Housing Projections

## Housing Affordability Analysis

HUD defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs.

Table 3-8 reveals that over 85% of residents owning homes pay less than 30% of their household income for housing costs. The monthly owner costs are calculated from the mortgage payment, real estate taxes, home owners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-8 – Monthly Housing Costs-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	199	45.4%
15 to 19%	87	19.9%
20 to 24%	48	11.0%
25 to 29%	42	9.6%
30 to 34%	22	5.0%
35% or more	40	9.1%
Not computed	0	0.0%
Total	438	100.0%

Source: US Census Bureau 2000

Costs associated with renting can vary significantly compared to homeownership. Renters do not have to directly pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or

for the renter by someone else (*Table 3-9*). Approximately 78% of the households that rent are paying less than 30% of their income on housing.

Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed."

Table 3-9 – Gross Rent-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	29	37.2%
15 to 19%	15	19.2%
20 to 24%	9	11.5%
25 to 29%	8	10.3%
30 to 34%	2	2.6%
35% or more	9	11.5%
Not Computed	6	7.7%
Total	78	100.0%

Source: US Census Bureau 2000

## Housing Options

Currently, single-family homes are the most abundant housing option in the Township. The Community Survey asked residents to rate the supply of specific types of housing in Anson. The highest response to each type of housing is as follows:

- Single Family Homes "We need a little more" (38.7%)
- Second/Vacation Homes "We don't need any more" (46.1%)
- Mobile Homes "We don't need any more" (74.3%)
- Higher Priced Homes "We don't need any more" (44.8%)
- Rental Housing "We don't need any more" (54.3%)
- Condominiums "We don't need any more" (46.8%)
- Elderly/Assisted Living "We need a little more" (37.6%)
- Low Income Housing "We don't need any more" (55.5%)

In general, residents responding to the survey show that their vision for the Township is to remain mostly single-family oriented.

## The Effects of Housing on the Landscape

Population growth equates into new home construction. New home construction requires land, transportation infrastructure, and stormwater runoff management and as the population grows, the Township will have to address increased police, fire, and emergency medical services.

New subdivisions can give a negative or positive impression to residents and people traveling through the area because of the aesthetics. Two of the overall planning goals of the comprehensive plan are to examine aspects of residential development in relation to the preservation of the natural environment, energy use, and adjacent land uses and to examine sustainable options in all aspects of future development.

The Community Survey showed that most people responding thought Anson should adopt a policy or a plan for future subdivision development (68.8% agreed or strongly agreed).

The current Chippewa County land division ordinance states that “existing features that would add value to residential development or to the County or local government as watercourses and falls, beaches, historic spots, and similar irreplaceable assets shall be preserved in the design of the land division”.

## **Current Housing Regulations**

New homes and subdivisions are regulated by Chippewa County. The Township follows Chippewa County zoning and land division ordinances. New buildings and structures built beginning in 1984 must meet the requirements of the uniform dwelling code. Recently, Anson has adopted its own minimum lot size for parcels originally zoned agriculture that are rezoned to Residential 1, 2, or 3. The new minimum lot size is 1.0 acres. The increased minimum was created to help maintain the rural character of the Township.

People moving from an urban to a rural area can be unaware of farming practices that may be perceived as a nuisance to them. Chippewa County requires the landowner to sign a declaration of deed restriction required for the construction of a single-family dwelling in or near agricultural zoned areas. The deed restriction states that the owners of the dwelling understand that they are moving into or near a pre-existing agricultural area with the associated and accepted normal agricultural practices.

## **Sustainable Development**

Sustainable development practices have gained in popularity, as people are more aware of the effects of development on the natural environment. Anson supports the sustainable development practices and encourage new development to incorporate these practices:

- Create subdivisions that preserve open space and valuable natural features.
- Survey and consider the environmental features of the site.
- Minimize soil disturbance and compaction during construction.
- Control erosion and sedimentation during construction.
- Protect trees during site clearing and construction.
- Use landscaping for increased energy and water efficiency.
- Manage stormwater naturally.
- Promote environmental awareness and stewardship.
- Design subdivisions that blend in with the natural surroundings and do not detract from the rural character of the Township.

## **Housing Assistance Programs and Agencies**

The ability to afford or maintain housing can be challenging for some residents. There are several county, state, and federal programs and agencies that assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs.

**HUD**

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

**Rural Development –United States Department of Agriculture**

The Rural Development Program provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

**Wisconsin Housing and Economic Development Authority (WHEDA)**

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

**West CAP**

West CAP is a non-profit corporation that works in partnership with local communities to plan and develop good quality, affordable housing for low and moderate-income families and individuals.

**Movin' Out**

Movin' Out is a housing organization that provides assistance, housing counseling, information, and gap financing for rehabilitation and purchase to Wisconsin households with a member with a permanent disability.

**Habitat for Humanity**

Habitat for Humanity is a nonprofit organization that builds homes for low-income families.

**Chippewa County Housing Authority**

Chippewa County Housing Authority is responsible for assessing, planning, and developing programs to meet the housing needs of low and moderate income residents in Chippewa County.

**Community Development Block Grants (CDBG)**

The CDBG program provides grants to local governments for housing rehabilitation programs for low- and moderate-income households.

**Low Income Energy Assistance Program (LIEAP)**

The LIEAP program provides payments to utility companies or individuals to help pay for home heating costs in the winter.

**Housing Cost Reduction Initiative (HCRI)**

This state program provides funding to local public and non-profit agencies to reduce housing costs for low- and moderate-income households.

## Goals, Objectives, and Policies

**Goal 1:** Support housing that meets a variety of local needs, protects Anson’s natural resources, and maintains the rural character of the area.

### Objectives:

1. Maintain the Townships character of mostly single-family residences.
2. Minimize the impact of future residential development on the Township’s natural resources.
3. Support housing that blends in with the landscape.

### Policies:

1. Support the use of available housing programs for residents that assist with homeownership, housing rehabilitation, reducing homeownership costs.
2. Encourage the incorporation of sustainable development practices in new residential development outlined in this chapter.
3. Support development options such as conservation subdivisions that preserve natural areas by clustering housing in smaller areas.
4. Support a variety of residential lot sizes within new developments while meeting the Township’s minimum lot size requirements.
5. Consider developing a ratio of single-family housing to multi-family housing for new residential development (ex: All new development must be a minimum of 90% single-family homes).
6. Encourage subdivision design that minimizes the amount of impervious surfaces.
7. Discourage “cookie cutter” development and support a variety of housing colors and styles.
8. Support the use of landscaping in open area development that will screen homes from view so that they do not detract from the rural character.
9. Monitor the use of outdoor wood burners, burn barrels, and garbage burning to anticipate problems due to high concentrations, locations, noise, and height.
10. Support revising Residential 3 District zoning to allow only multi-family residential units of three dwelling units or more.

# Chapter 4

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## Transportation

### Introduction

The availability and quality of a diverse transportation system can influence development patterns in Anson. An excellent road network makes the Township a desirable place to live because it allows residents to have access to other communities, commodities, and job opportunities. High traffic areas, such as highways, provide good locations for industry and businesses. Trail systems provide recreation opportunities for people throughout the area and add to the livability and attractiveness of the Town of Anson.

The Transportation Element will inventory and evaluate local modes of transportation and identify future transportation needs.

### Functional Road Classification and Jurisdiction

Roads and highways provide different levels of service. Highways provide for the movement of through traffic while streets provide access to property. Most public roads in Wisconsin are classified according to their function and jurisdiction. A functional classification system groups roads and highways according to the character of service that they provide. It also helps determine eligibility for federal aid. Classifications are divided into urban and rural categories, based on population. The Town of Anson falls rural the urban functional classification system.

The Wisconsin Department of Transportation uses population figures, land uses, spacing between classified roads, and average daily traffic counts to determine the functional classification. Classifications are updated every 10 years after census information becomes available. The Town can request a review of their classifications but would be required to collect the data needed.

#### **Functional Road Classification System (Rural <5000 Population)**

**Principal Arterials:** Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into:

- Interstate highways.
- Other principal arterials.

**Minor Arterials:** In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

**Major Collectors:** Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

**Minor Collectors:** Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher

function roads. All developed areas should be within a reasonable distance of a collector road.

**Local Roads:** Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Within the Town of Anson, C.T.H. K, O, and S are major collectors and are under Chippewa County jurisdiction (see Figure 4-1).

Local and County roads in Anson connect to surrounding State highways and provide a good transportation network giving residents easy access to surrounding urbanized areas where more job opportunities are.

In Anson, there are approximately 81.5 miles of roads. County roads make up 28.6 of the miles with the remaining 54.7 miles are local roads.

### Commuter Patterns

The transportation network in and surrounding the Town of Anson is a major factor in commuting habits. This network provides access to the City of Chippewa Falls, City of Eau Claire, and other communities in the region.

Table 4-1 shows driving is the most common mode of transportation for residents who commute to work. In 2000, over 75% of residents drove alone while approximately 12% carpooled with the same percentage walking or working at home.

At this time, there are no WDOT regulated van and carpool lots in Chippewa County. In many communities, large parking lots for area businesses are utilized for carpooling and this may be the case in Anson.

Figure 4-1 – Functional Classification

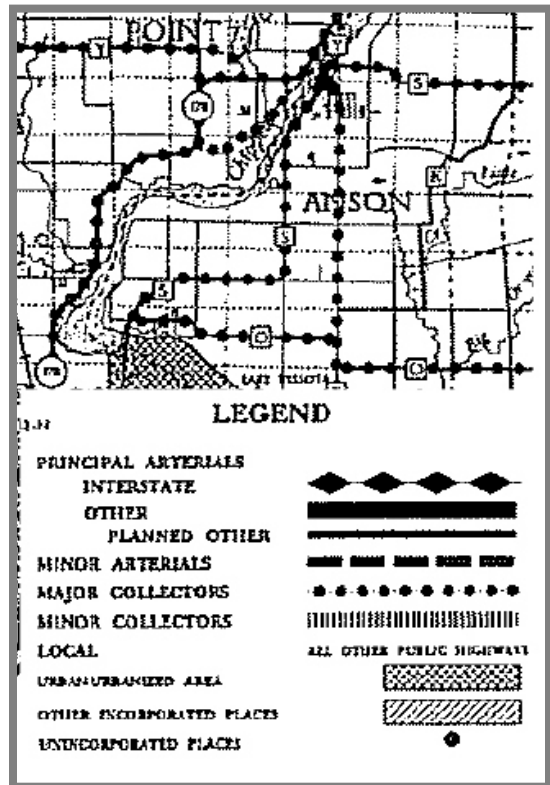


Table 4-1 – Commuting to Work 16 Years and Older: Town of Anson

	1990	2000	Numerical Change	% Change
Total	854	1,015	161	18.9%
Car, truck, or van - drove alone	653	779	126	19.3%
Car, truck, or van - carpooled	96	118	22	22.9%
Walked or other means	3	37	34	1133.3%
Public Transportation	6	3	-3	-50.0%
Worked at home	96	78	-18	-18.8%

Source: 1990 and 2000 U.S. Census



The number of residents traveling 30 minutes or more to work has increased the most as a percentage (see Table 4-2). A majority of commuters are traveling between 10 to 45 minutes.

Table 4-2 – Travel Time to Work Workers Who did not Work at Home - Town of Anson

Travel Time	1990	2000	Numerical Change	% Change
Total	802	957	155	19.3%
Less than 10 minutes	99	90	-9	-9.1%
10 to 19 minutes	266	298	32	12.0%
20 to 29 minutes	232	272	40	17.2%
30 to 44 minutes	146	217	71	48.6%
45 to 59 minutes	26	49	23	88.5%
60 minutes or more	33	31	-2	-6.1%

Source: 1990 and 2000 U.S. Census

In 2000, about 75% of workers living in the Town of Anson were employed in Chippewa County. Less than 1% of workers traveled outside of the State (see Table 4-3).

Table 4-3 - Place of Work 16 Years and Over - State and County Level - Town of Anson

	1990	2000	Numerical Change	% Change
Worked in state of residence:	852	1,010	158	18.5%
Worked in county of residence	706	754	48	6.8%
Worked outside county of residence	146	256	110	75.3%
Worked outside state of residence	2	5	3	150.0%

Source: 1990 and 2000 U.S. Census

## Traffic Counts

Figure 4-2 shows traffic count locations in Chippewa County where average daily traffic (ADT) counts have been taken. Traffic count location number 10 is located along C.T.H. S, south of C.T.H. O, in Anson. Since 1993, traffic volume at this location has remained relatively steady with 3,700 ADT in 1993 to 3,900 ADT in 2003.

Accidents in the Township have decreased since 2003 when 36 crashed on public roads were reported. In 2007, the crash figure had dropped to 21. Crashes are of all types but do not include mishaps in parking lots or private roads.

## Air Transportation

There are two public airports in Chippewa County. According to the Chippewa County Conditions and Trends Report, prepared by West Central Wisconsin Regional Planning Commission in 2008, the Chippewa Valley Airport is an air carrier/cargo facility, designed to accommodate virtually all aircraft up to and including wide body jets and large military transports. The facility is located in Eau Claire. Commercial passenger flights are available each day to and from the Twin Cities and one round trip to Rhinelander.

The airport is equipped with an air traffic control tower. The primary runway is concrete and 8,101 feet long, and the crosswind runway is concrete/asphalt and is 4,999 feet long. The terminal includes a restaurant and meeting facilities. The Airport Improvement Plan 2008-2012 indicates building updates, land acquisition, and new building and taxiway construction during that period.

The Cornell Airport, a privately owned airport that allows residences, is designed to accommodate aircraft of less than 6,000 pounds gross weight, with approach speeds below 91 knots and wingspans of less than 49 feet, typically single-engine piston aircraft. The primary runway length at Cornell is 2,420 feet, and there is no commercial service at the airport and no improvements planned over the next five years.

The Minneapolis-St. Paul International Airport provides major commercial air service for Anson residents. The airport consists of the Humphrey and Lindberg Terminals. This airport will continue to be the primary provider of passenger and commercial service throughout the United States and internationally.

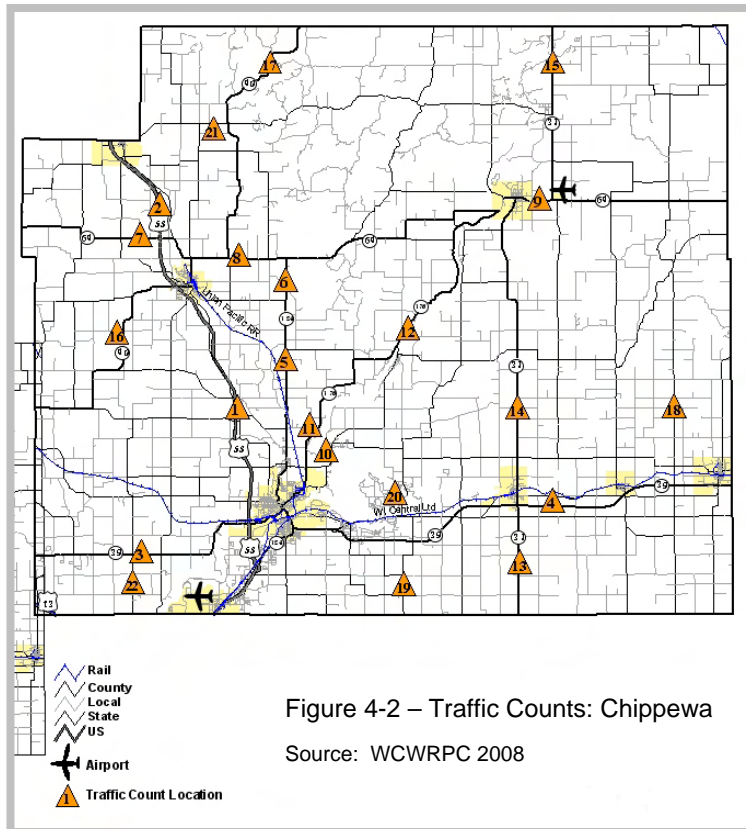


Figure 4-2 – Traffic Counts: Chippewa  
Source: WCWRPC 2008

There are private airstrips in Anson. Chippewa County is working on an airport ordinance to set standards, regulations, and procedures for the regulation of the location, creation, and operation of airports to ensure public safety.

## Pedestrian Trails and Sidewalks

At this time, there are no sidewalks in the Township. Residents walk along roads or use the Old Abe Trail for recreation or short distance transportation. Increasing numbers of residents can be seen walking along roads. This can be a safety concern for pedestrians and drivers.

Currently, Anson stripes a walking/biking land on C.T.H. S as it enters Jim Falls. The Township may want to extend this practice in other areas where residential development is concentrated. Another option would be to extend a paved shoulder during road reconstruction projects. Developers should also be encouraged to incorporate walking trails into new subdivisions.

## All Terrain Vehicles (ATVs)

ATVs are allowed on all Town-owned roads. Residents, generally farmers, use ATVs as work vehicles. ATV users must have a valid drivers license and operate only during daylight hours. Enforcement of these laws can be difficult. There are 15 miles of trails through the Chippewa Falls Forest that can be used for recreation at this time.

## Bicycles

The Old Abe State Trail is a 19.5-mile abandoned railroad grade connecting two State Parks, from Chippewa Falls to Cornell, Wisconsin. The trail passes along the western border of the Town of Anson. Though some residents may use the trail to travel throughout the Township, it is mostly used for recreation. The Old Abe State Trail will be discussed in more detail in the Community Facilities and Utilities chapter.

## Neighborhood Electric Vehicles (NEV)

Neighborhood Electric Vehicles or NEV is a vehicle that is capable of traveling at speeds of around 25 mph and have an approximately 40 mile driving range between charges. They come with safety features like headlights, turn signals and seat belts. An NEV can be operated on roads where the posted speed limit is 35mph or less. As energy costs rise, more area governments are creating ordinances to allow and regulate the use of NEVs on roads. NEVs can be used for personal transportation and as a utility vehicle.



## Transportation Facilities for the Disabled and Area Transit

West Central Wisconsin Regional Planning Commission provided the following inventory of transportation facilities available to Chippewa County residents.

The Chippewa County Human Services Department provides demand responsive services to the physically, mentally, and developmentally disabled and the elderly in outlying areas of Chippewa County, as well as residents of Chippewa Falls. The County operates 12 vehicles including: three 14-passenger vans, eight wheelchair lift-equipped buses, and one van with ramp access. Priorities are made for employment, nutrition, and medical purposes. Regularly scheduled trips are provided to sheltered work facilities.

The Department of Aging and Disability Resource Center conducts a volunteer driver program throughout the county. It provides demand response service on weekdays, to those over 60 years of age. Vehicles are owned by the volunteers and are not accessible to those with physical disabilities. Another volunteer driver program, run by a local non-profit, provides trips to those over 60 or persons with disabilities, however, vehicles are similarly privately owned and not accessible for those with physical disabilities that require lifts or ramp access. Several private providers are available to provide specialized transportation services through medical assistance or private pay.

A new intercity bus service began on July 17, 2008, between Minneapolis/St. Paul, Minnesota and Milwaukee, Wisconsin, with intermediate stops in Hudson, Menomonie, Eau Claire, Chippewa Falls, Stanley, Abbotsford, Wausau, Wittenberg, Shawano, Green Bay, Manitowoc, and Sheboygan. The service runs once in each direction daily, and allows for connections with Greyhound Lines from Eau Claire to Tomah and Madison, and from Green Bay to Appleton, Oshkosh, and Fond du Lac. The service is initially being funded by a federal grant through the Supplemental Transportation Rural Assistance Program (STRAP), received by the City of Stanley.

## Railroads

There is no rail service available in Anson. The nearest freight rail service is in Cadott (Canadian National) and Chippewa Falls (Progressive Rail, Inc., Union Pacific, and Canadian National). The nearest Amtrak service can be found in Red Wing and St. Paul, Minnesota or Tomah, Wisconsin.

## Water Transportation Facilities

There are no non-recreational water transportation facilities in the Town of Anson. The nearest facilities area located in the Superior-Duluth area and the Twin Cities.

## Bridges

Bridges carry motor vehicle traffic and reduce travel time for commuters and the transport of goods and commodities. The Wisconsin DOT generally defines bridges and span 20' or more and carry vehicle traffic. Three bridges in Anson are owned by the Township. The bridges are inspected every two years and rated.

Table 4-4 shows that the 120<sup>th</sup> Avenue bridge is rated as functionally deficient. This does not mean the bridge is unsafe but does not meet current standards. In the case of this bridge, the bridge has narrow lanes. Bridges can require significant expenditures for maintenance or replacements. There are federal programs that provide monies both and these are typically managed through the Wisconsin DOT.

Table 4-4 – Bridges Owned by the Town of Anson

Bridge On	Bridge Over	Year Built	Deficiency
120 <sup>th</sup> Avenue	Little Drywood Creek	1930	Functionally Obsolete
108 <sup>th</sup> Avenue	Little Drywood Creek	1983	Meets Current Standards
220 <sup>th</sup> Street	Big Drywood Creek	1997	Meets Current Standards

Source: Wisconsin DOT

## Road Maintenance Planning

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this are by using the Pavement Surface Evaluation and Rating or PASER program and creating a road maintenance plan. The Town of Anson does both.

Pavement ratings can be used for planning maintenance and budgets for local roadways. Since 2001, municipalities and counties have been required to assess the

physical pavement condition of their local roads using the PASER program. PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning.

The Township also develops a Five-Year Road Maintenance Plan that lists possible projects as well as their estimated costs and the year it will be completed. This list is continually updated. The Town of Anson Community Survey showed that 92.6% of people responding indicated that the general condition of roads were good/some maintenance needed or fine/well maintained.

## Potential Funding Sources

Costs for transportation, whether road maintenance, sidewalks, or trails, can be expensive or cost prohibitive. Local multi-modal transportation projects can be funded through different sources. Some sources can be used to reduce costs. The most common sources that are or could be used are:

- State Shared Revenue (road funding)
- Local General Funds (road funding)
- Community Development Block Grants (road funding)
- DNR Stewardship Grants (trail funding)
- Town Road Improvement Program TRIP- D (road funding)
- DOT Transportation Economic Assistance (road, rail, harbor, airport funding)
- Enhancement Grants (bicycle and pedestrian infrastructure funding)
- Private Foundations (trail funding)
- Corporate Foundations (trail funding)
- Local Volunteer Groups (trail development)
- Local Organizations (Boy/Girl Scouts, Lions Club) (trail development)

## State and Regional Plans

There are other State and County transportation plans that have goals that are relevant to transportation planning in Anson. The following summary of programs was provided by West Central Wisconsin Regional Planning Commission.

- *WisDOT Five-year Airport Improvement Program:* Maintain existing facilities of the state's airport system.
- *WisDOT Five-year Airport Improvement Program:* Expand facilities to meet the needs of commercial passenger and cargo airlines serving Wisconsin.
- *Wisconsin Bicycle Transportation Plan 2020:* Increase levels of bicycling throughout Wisconsin doubling the number of trips made by bicycles by the year 2010.
- *Wisconsin Bicycle Transportation Plan 2020:* Reduce crashes involving bicyclists and motor vehicles by at least 10 percent by the year 2010.
- *Long Range Transportation Plan for the Chippewa-Eau Claire Metropolitan Planning Area – 2005-2030:* Continue to provide safe, efficient, and adequate transportation facilities and services to meet the needs of all transportation modes, for the benefit of residents, visitors, and businesses in the urbanized area.

## **Goals, Objectives, and Policies**

**Goal 1:** Support multi-modal transportation options for residents at a reasonable cost.

### **Objectives:**

1. Reduce the amount of vehicle traffic in Anson related to short distance trips.
2. Support safe walking areas for pedestrians.
3. Encourage energy conservation.

### **Policies:**

1. Examine future road reconstruction projects in residential areas to evaluate the need for paved shoulders or striping for pedestrian/biking lanes.
2. Encourage developers to incorporate walking trails into new subdivisions and look at ways to connect to surrounding subdivisions.
3. Consider adopting an ordinance allowing the use of neighborhood electric vehicles.
4. Support the development of public transportation options in the Chippewa Valley area to reduce energy usage and traffic.
5. Consider applying for grants that can be used to offset maintenance and new construction costs of infrastructure improvements.
6. Review new subdivision site plans to look for ways of reducing the amount of roads needed.

# Chapter 5

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## Community Facilities and Utilities

### Introduction

It is a goal of many communities to be able to provide basic quality public services to its residents in a cost effective manner. It is important that community facilities and utilities are available to meet the needs of citizens, businesses, industry, and government entities and anticipate future needs.

For townships, the facilities and utilities that are available are limited because of the lack of population to support and fund them. For Anson residents, many services such as health care facilities or schools are found in nearby cities and villages.

The Community Facilities and Utilities chapter will inventory existing facilities and utilities in Anson and identify future needs.

### Town Hall

The Anson Town Hall is located on C.T.H. S in Jim Falls was constructed in 1991. It is a multipurpose building that provides for different needs in the community. The Town Hall has four main rooms, the Town Hall, a kitchen, a large meeting room, and the Jim Falls Public Library. The Town Hall is available for rent to residents for various functions including weddings, reunions, and parties. The Anson Fire Department uses the Town Hall for training and local 4-H groups use it for meetings.



In the Anson Community Survey, residents were asked if the Township needed to build or expand a community center. Almost 65% of responses indicated they disagreed or were not sure about that statement. At this time, the Town Hall is adequate for future needs.

### Town Shop

The Town Shop is located on C.T.H. K. It is approximately 40'x80' in size. There are two garage bays. Town equipment includes two dump trucks, a utility truck, two snow plows, and two road sanders. The Town would like to eventually replace the old dump truck that is 17 years old.

The building is a metal pole shed in poor condition. The building is difficult to heat and there are no offices, break rooms, or bathrooms in the building for personnel. The Town may want to consider a possible upgrade to the current facility in the future.

## **Police**

The Chippewa County Sheriffs Department provides police protection in the Township. The Chippewa County Communications Center is home to emergency medical, fire, and police dispatch for emergency calls. Chippewa County Emergency Management provides additional support. It is anticipated that the current arrangement for police protection will be continued in the near future.

## **Fire**

The Anson Fire Department is located at 13830 C.T.H. S adjacent to the Town Hall. The fire hall was built in approximately 1986. The Anson Fire Department operates as a volunteer department with approximately 30 firefighters at this time. The Fire Department covers an area of 50 square miles and protects a primarily residential area in Anson and portions of Eagle Point. Currently, the volunteer staff also includes 12 First Responders and 3 EMTs. All First Responders are defibrillator certified. Services provided include firefighting, hazardous material response, advanced life support emergency services, and search and rescue. The Anson Fire Department goes on approximately 100 calls a year.

The fire hall has an office, kitchenette, two bathrooms and storage areas for equipment. Main trucks include two tankers, one pumper engine, one equipment van, one brush truck, and one EMS truck. The fire hall has adequate space but some of the vehicles are old with repairs being needed or have high mileage. Future vehicle needs would be a new pumper truck to replace the oldest one, a newer equipment van, and a newer EMS truck. Additional self contained breathing apparatuses are also needed.

The Fire Department provides mutual aid to all the fire departments in Chippewa County and receives mutual aid from all fire departments in the Chippewa County. The Anson Fire Department receives ambulance service from the City of Chippewa Falls. Over 64% of community survey respondents thought the Town will need to build or expand the current facility in the next 20 year

## **Emergency Medical Services (EMS)**

Chippewa Falls Ambulance has been providing Emergency Medical Service (EMS) to the Town of Anson since 1990. At this time, twenty-seven department personnel maintain certification with the National Registry of Emergency Medical Technicians.

Chippewa Falls Ambulance will continue to provide EMS service to Anson residents in the near future.

## **Libraries**

The Jim Falls Public Library serves residents in the Anson area. It is located in the Anson Town Hall. It is open on Thursday of each week and is staffed by three volunteers. The library is also open one Saturday a month for story time for area children. Current building space is adequate. The library has one electric typewriter but



there is a need for a staff computer and shelving. At this time, the library lends between 300-400 books annually.

The community survey shows that over 65% of residents responding did not think or were not sure if the library would need to be expanded in the next 20 years.

## Schools

The Township is served by three school districts: Chippewa Falls Area, Cadott Community, and Cornell (see Figure 5-1).

The Jim Falls Elementary school is the only school located in Anson and is part of the Chippewa Falls Area Unified School District. It is located at 13643 198th Street and serves grades Kindergarten through fifth.

Table 5-1 shows that enrollment in the school has risen between 2002 and 2006. Some of the rise was due to redistricting. The school has approached Anson about purchasing land owned by the Township for future space needs. In the community survey, residents almost equally said they agreed, disagree, or were not sure if the school needed to be expanded in the next 20 years.

There are several other educational opportunities in the area for adults at the Chippewa Valley Technical College, Chippewa Valley Center of Lakeland College, and University of Wisconsin-Eau Claire, which are all located a short distance of Anson.

Figure 5-1 Chippewa County School Districts

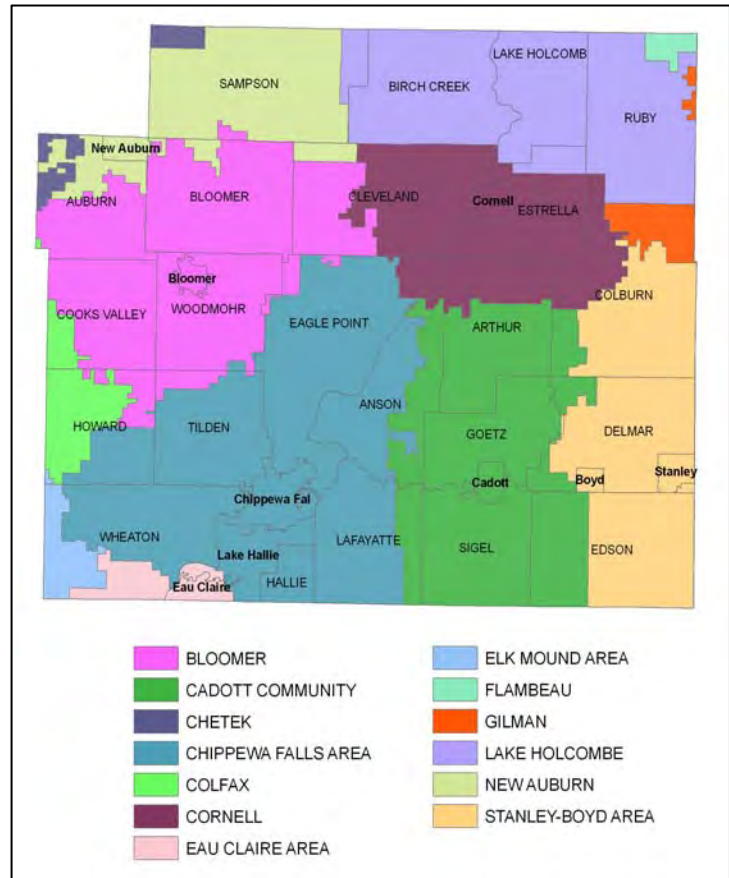


Table 5-1 Jim Falls Elementary School Enrollment

	2002	2003	2004	2005	2006
Enrollment	89	102	106	119	138

Source: School Matters.com

## Child Care

There are two licensed day cares in the Township. A day care must be licensed if it cares for four or more children under the age of seven years who are unrelated to the provider. Currently, Debs Daycare and Kathy's Day Care operate in Jim Falls. Each day care has a capacity of eight children. Residents may also provide day care services out of their homes on a smaller scale.

Available demographics show that the number of children, nine years old or younger, has decreased between 1990 and 2000 in Anson. This may indicate that current day care options are sufficient. Day care services will likely continue to be met by local businesses and residents.

## **Health Care Facilities**

There are no health care facilities in the Township. The nearest facility is St. Joseph's Hospital in the City of Chippewa Falls though other hospitals and clinics are located throughout the area. The hospital is a licensed 150-bed facility that provides a broad range of medical services.

The Chippewa County Public Health Department is located in the City of Chippewa Falls. The Public Health Department offers essential health services to all Chippewa County residents including childhood immunization and flu shots.

These services are provided to individuals or groups in homes, schools, work settings, and the community. Programs and services are coordinated with other agencies and departments, county and state, to avoid duplication of effort and enhance overall efforts to protect and promote the health of the public.

## **Cemeteries**

Copp Cemetery is the only cemetery in Anson. It is located on 115<sup>th</sup> Avenue, just west of C.T.H. S near the Old Abe Trail. The cemetery was created in the 1800's. The Township maintains the cemetery and sells plots, which pay for cemetery maintenance. Copp Cemetery has available land for the sale of additional plots and adjacent vacant land for possible expansion if needed.

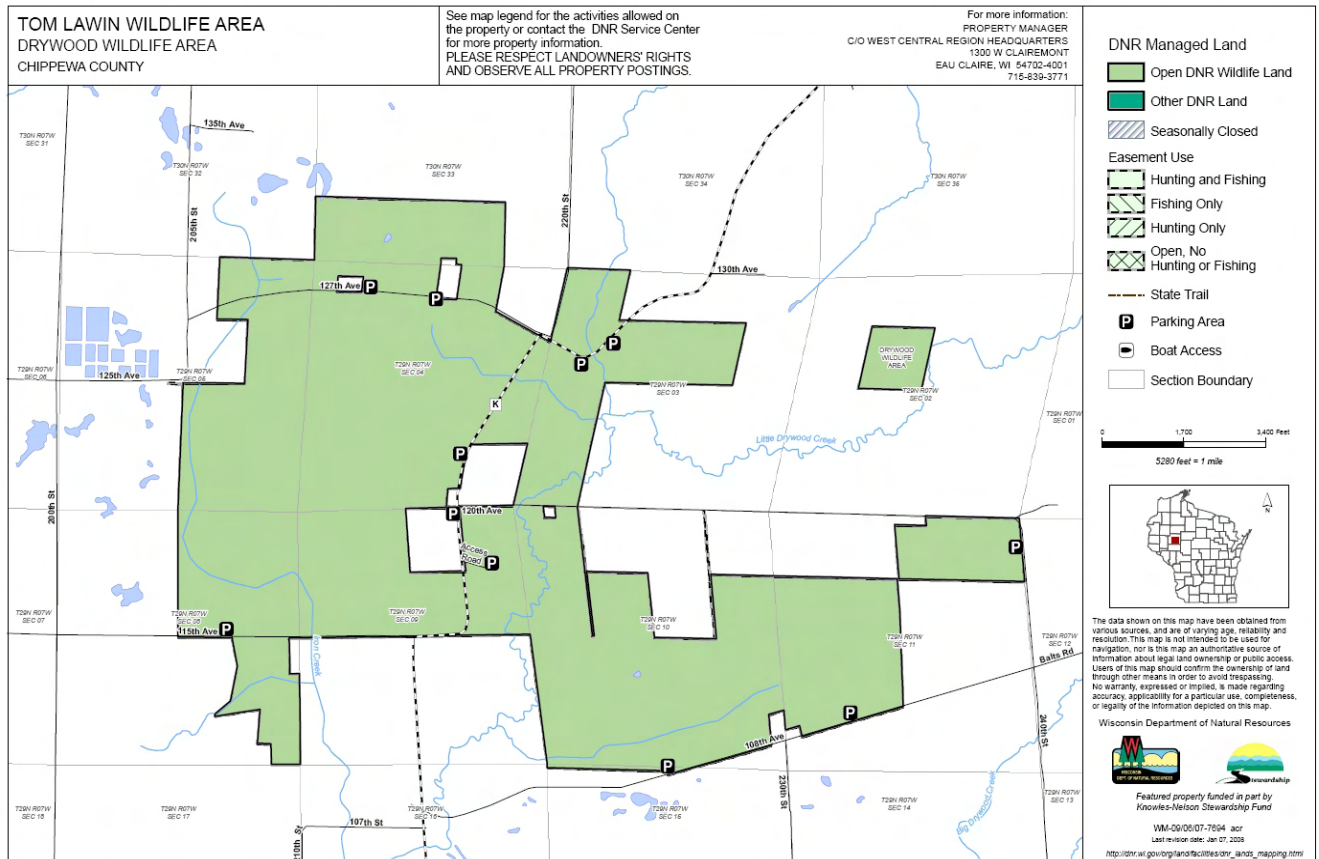
## **Parks and Trails**

There are three parks and one trail in Anson. The Township owns approximately seven lake/river access points.

### **Tom Lawin Wildlife Area**

The Tom Lawin Wildlife Area is about 2,200 acres and is managed by the Wisconsin Department of Natural Resources. It is open to the public for hunting and fishing. Figure 5-2 shows the extent of the wildlife area and parking locations. The area was established in 1991 and since then, 271 acres of wetlands and 212 acres of grasslands have been restored. The Tom Lawin Wildlife area is the least use park in Anson. Over 79% of community survey respondents indicated that they did not use the area last year.

Figure 5-2 Tom Lawin Wildlife Area

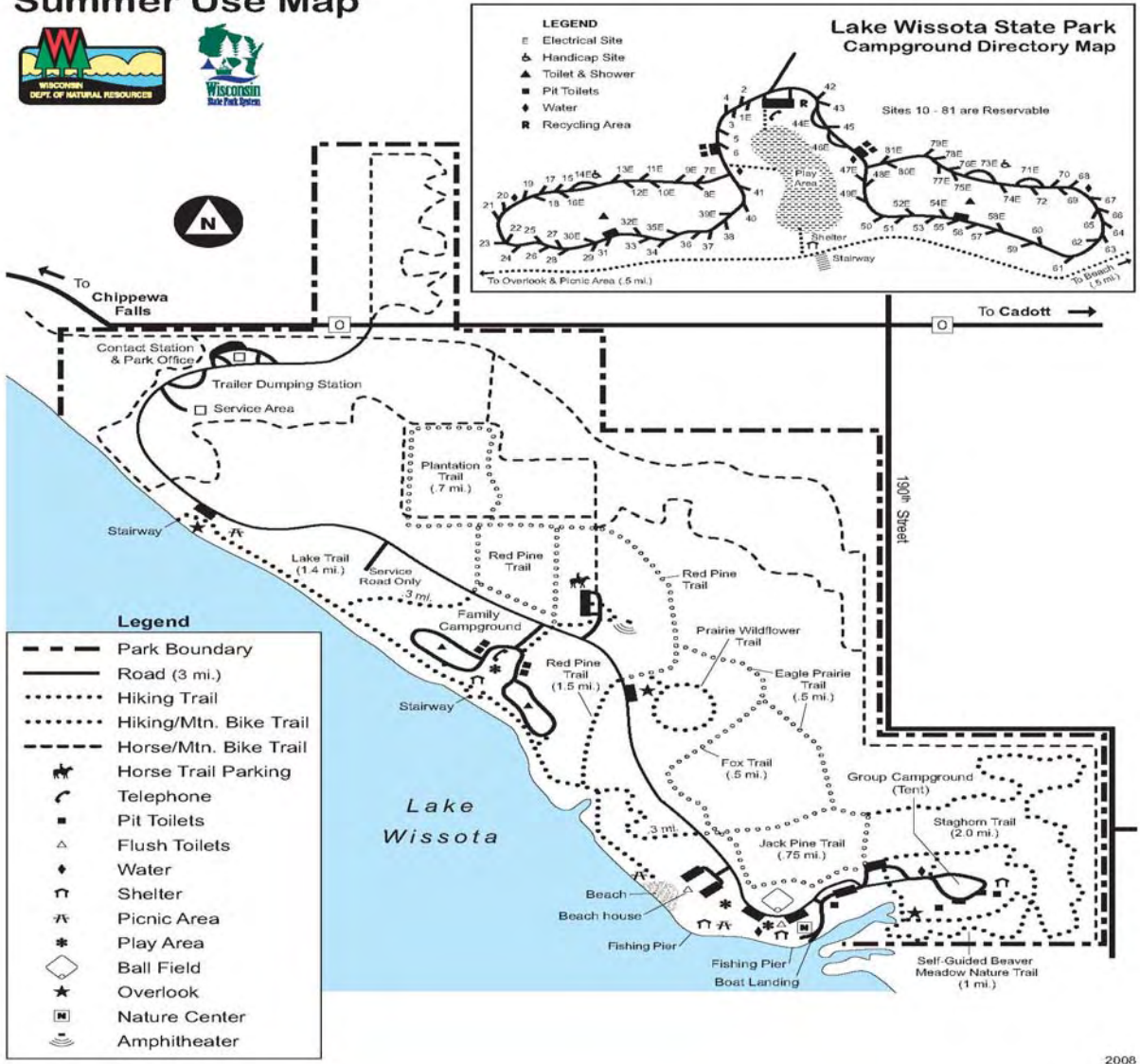


**Lake Wissota State Park**

Lake Wissota State Park is located on the south end of Anson on Lake Wissota (see Figure 5-3). It has 1,062 acres of primarily young forests and open prairie on a 6,300-acre manmade lake. The lake was created in 1918 when the Chippewa River was dammed by the Wisconsin-Minnesota Power and Light Company. The park offers campsites, hiking trails, a swimming beach, a permanent fishing pier designed to provide easy access for anglers with disabilities. The community survey showed that 48.3% of respondents did not use the Park last year but 36% indicated they used it 1-5 times during that same period.

Figure 5-3 Lake Wissota State Park

# Lake Wissota State Park Summer Use Map



2008

## Anson Park

Anson Park is located on C.T.H. S in Jim Falls. It is the only park in Anson owned by the Township. Amenities include two pavilions with picnic tables, running water, restrooms, playground equipment, a grill, and tennis court. The park is maintained by the Township and is in good shape with general maintenance being required each year. Possible future needs are additional playground equipment and reconstruction of the tennis court. The community survey showed that 49.2% of respondents did not use the Park last year while 41.9% indicated they used it 1-5 times during that same period.

## **Old Abe Trail**

The Old Abe Trail is built on an old railroad bed that has been developed into a multi-use trail for bicyclists, snowmobilers, hikers, horseback riders and inline skaters. The trail begins in Chippewa Falls and ends at Burnett Island State Park in Cornell while running through Anson (see *Figure 5-4*). The trail is flat and easy going. The horseback riding portion of the trail ends in Jim Falls. The Old Abe State Trail is part of a 70-mile trail system from Menomonie (Red Cedar Trail) through Eau Claire (Chippewa River Trail) and Chippewa Falls to Cornell.

Trail facilities in Anson are located at the junction of C.T.H. O and C.T.H. S (parking), near the Anson Town Hall (parking), and restrooms at Anson Park.

The Old Abe Trail is the most used park or recreation facility in Anson. Though the community survey shows that 42.6% of respondents did not use the trail last year, 25.6% used it 1-5 times, 8.1% used it 6-10 times, and 23.7% used it 11 or more times.

The Town could incorporate the popularity of the Old Abe Trail into the Economic Development chapter to develop ways to increase economic activity in Jim Falls.

Residents appear to value access to recreational trails. Survey results show that a majority of residents support biking, hiking, cross-country skiing, and horseback trails with over 48% support the development of ATV and snowmobile trails.

## **Other Recreation Opportunities**

Other recreation opportunities are available in Anson to area residents. The Township is in a partnership with the Jim Falls Elementary School to maintain a softball field and baseball field near the elementary school. The Township owns the fields. A concession stand is run by a local baseball team.

The Town also owns narrow strips of land leading to approximately seven lake/river access points that are open to the public for fishing. One location has a 50' wide boat landing with 20 parking spaces. The narrow access points are not signed and problems sometime occur when homeowners near them are not aware that they exist or users stray on private land. The public access points are a valuable asset to the community and the Town should consider signing them to specify boundaries.

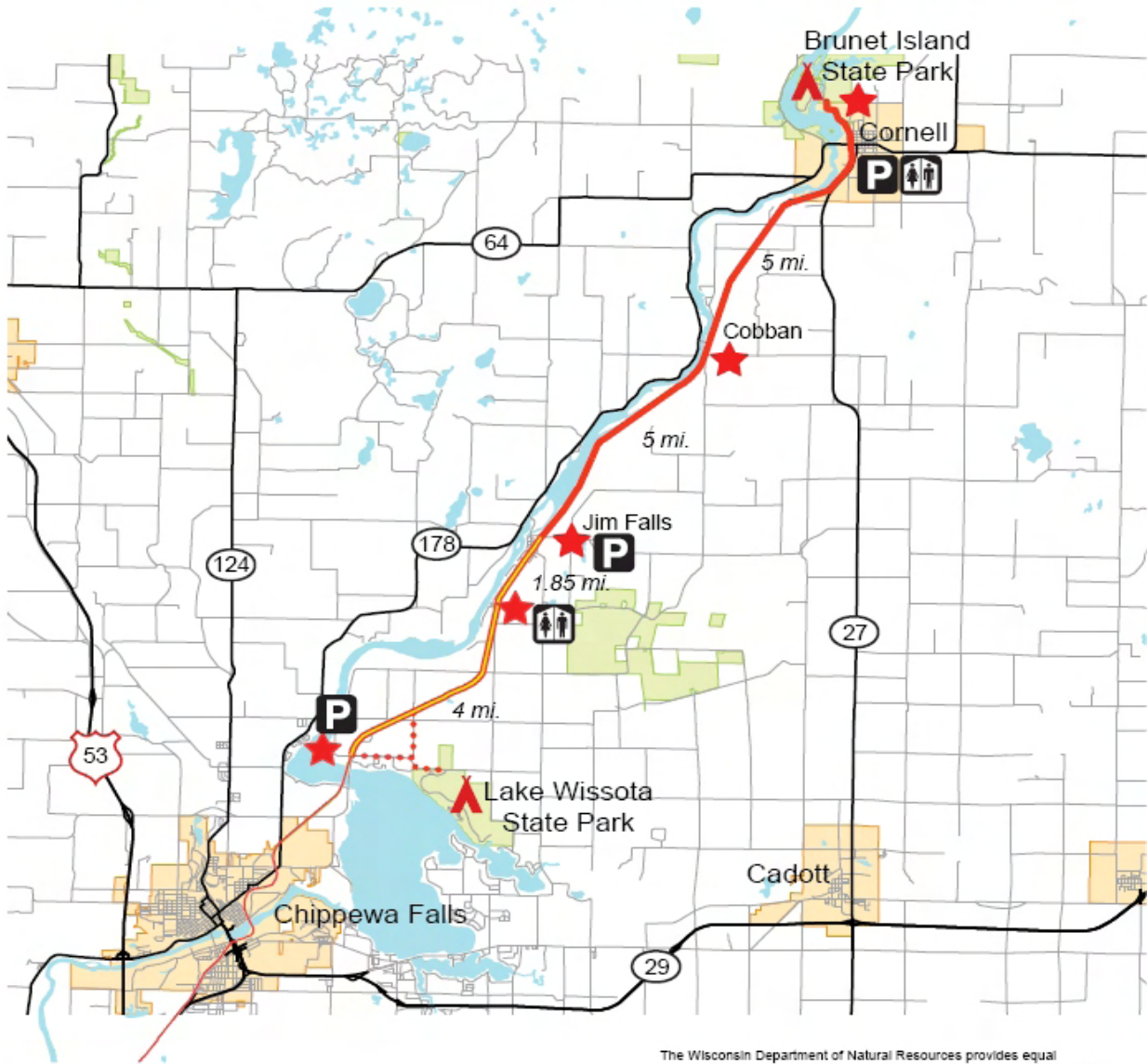
Additional survey responses show that:

1. Over 70% indicated that Anson has enough parks.
2. Over 44% said they did not use the boat landings while 36.9% said they used them 1-5 times land year.
3. Residents were split evenly to whether the Township will need to build or expand parks.
4. A majority disagreed with the statement that the Township needs more private recreational development.
5. Almost the same amount of surveys agreed/disagreed to whether the Anson need more public recreational development.



Figure 5-4 Old Abe State Trail

# Old Abe State Trail



- Old Abe State Trail--No Horses
- Old Abe State Trail--Horses Allowed
- ⋯ Connecting Routes
- Future Trail
- ★ Point-to-Point Mileage

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format (large print, Braille, audio tape, etc.) upon request. Please call (608) 266-0866 for more information.



Old Abe State Trail  
 111 N. Bridge St.  
 Chippewa Falls, WI 54729  
 (715) 726-7880 bg 6/05

Chippewa County created an Outdoor Recreation Plan in 2004. Anson did not participate in the plan. The Township should consider participating in future plan updates. Participation may make Anson eligible to apply for State funding for outdoor recreating related amenities.

## **Sanitary Sewer Service / Private On-Site Wastewater Treatment Technology (POWTS)**

There is no municipal sanitary sewer or wastewater treatment plant in Anson. There is limited sanitary sewer services provided to the Town of Anson. Services are available to those residents in the Jim Falls area. All wastewater treatment needs in Anson are served by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems, mound systems, or holding tanks. The type of system is determined by doing a “perc” test and evaluating soils.

Chippewa County has adopted a sanitary ordinance and reviews and approves soil tests and plans, issues sanitary permits, and inspects systems during installation.

Failing systems can have a negative impact on groundwater and surface water quality.

The Falls Dairy - AMPI Jim Falls Plant is a Jim Falls dairy industry that provides and maintains its own wastewater treatment system with a series of about 17 seepage cells located on 200<sup>th</sup> Street. Falls Dairy is responsible for all related costs.

At times, a community will have a sanitary system and wastewater treatment plant when development densities are high or groundwater problems are detected. Anson proposed the implementation of a sanitary district for the Jim Falls area in 1972 but residents did not support it at that time though a physical outline of the proposed district was created.

There are two ways a sanitary district can be established. A sanitary district can be created by residents who petition the Town to create the district. The Town Board must conduct a public hearing to determine if the district will be created. The Wisconsin DNR can also require a sanitary district to be formed if local government is unresponsive to the decline of water resources due to failing septic systems.

Other sanitary systems, such as common systems, associated with cluster development, should be considered as an option for wastewater management in high density development.

The community survey asked residents if Anson needs to explore the need for sanitary sewer district for the Jim Falls area. Over 32% agreed, 27% disagreed, and 37% were not sure about that statement.

## **Water Supply**

There is no municipal water available in Anson. Water for residential, commercial, and industrial needs in the Town of Anson is supplied from groundwater drawn from individual private wells. Though there is none in Anson at this time, a common well can be used in cluster developments. These supply all homes within the development. All

wells can be more susceptible to contamination, typically related to failing septic systems, the use of herbicides, and the use of insecticides.

## **Storm Water Management**

Most storm water is conveyed through a system of ditches and culverts in rural areas. Three areas in the Township have curb, inlets, storm sewer, and outfalls. These are Jim Falls, 189<sup>th</sup> Street, and 77<sup>th</sup> Avenue.

The management of storm water is important because storm water runoff can carry nutrients, contaminants, and sediment into the Chippewa River and Lake Wissota. Storm water runoff control is also used to reduce soil erosion.

According to the Chippewa County Conditions and Trends Report, Anson part of an urbanized area that is required to develop storm water programs with measurable goals, required permitting, and educational efforts for municipal-owned conveyances which discharge into public waters. These programs are developed through multiple jurisdictions. Chippewa County's subdivision ordinance addresses erosion and storm water management.

## **Solid Waste Disposal and Recycling Facilities**

Curbside recycling is available in Anson while residents have to contract their own garbage pickup. Chippewa County has a recycling ordinance that requires separation of recyclable materials. The County also implements a "Clean Sweep" program twice a year, as State grant money is available.

## **Telecommunications Facilities**

Telecommunication facilities are more important today than ever as homes, schools, institutions, and businesses rely on them for everyday functions. Anson residents have access to several telecommunication options for telephone, cable, and the internet. At this time, Chippewa County does not have an ordinance regulating the placement of towers.

## **Power Plants and Transmission Lines**

Xcel Energy has a power plant, transmission lines, and a substation in Jim Falls. The power plant is a hydro-electric dam located across the Chippewa River. The Public Service Commission is the State authority that regulates electric utilities.

## **Natural Gas**

Some Anson residents have access to utility gas. Over 20% of residents said they use utility gas as their main heating source. Anson is part of the Wisconsin Gas Company natural gas utility service territory. Utility gas is available in limited locations in the Township though having utility gas available to all residents is desired.



## **Goals, Objectives, and Policies**

**Goal 1:** Maintain existing facilities and utilities to serve Anson residents in a fiscally responsible manner.

### **Objectives:**

1. Maintain facilities in a way that reflects the needs of Anson.
2. Support utilities that protect the Township's natural resources.
3. Support access to communications and utilities that enhance the lives of Anson residents.

### **Policies:**

1. Work with the Chippewa Falls Area Unified School District to address future space needs for the Jim Falls Elementary School.
2. Assess the Jim Falls Public Library to determine if there are other services or improvements that resident's desire.
3. Support outreach health care services that want to serve Anson residents.
4. Work with the WDNR to explore the possibility of walking trails in the Tom Lawin Wildlife Area.
5. Participate in the next revision of the Chippewa County Outdoor Recreation Plan to improve Anson's eligibility for future grant opportunities such as DNR Stewardship grants.
6. Address the future of the maintenance and signage of Township owned lake and river access points.
7. Support the use of local organizations and grants to help sustain Anson Park and the Anson Fire Department.
8. Support the use of community wells and sanitary systems in high-density developments in order to provide better protection and monitoring of groundwater and other natural resources.
9. Continue to identify and prioritize future facility and equipment needs in the Township and consider establishing separate accounts to accumulate funds.
10. Support telecommunications facilities that would better enable residents to establish home based businesses or work from home if the towers do not detract from the rural aesthetics of Anson.
11. Explore the feasibility of providing water and sewer in Jim Falls.

# Chapter 6

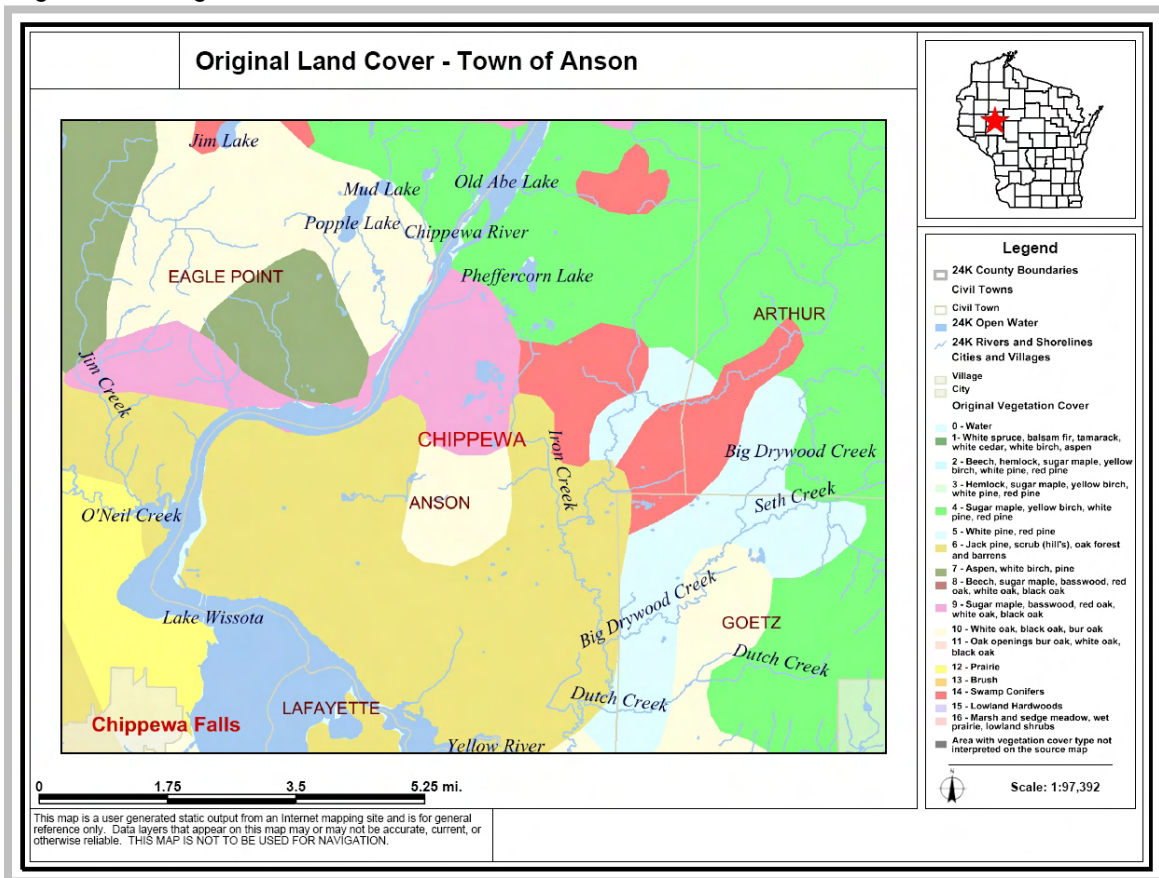
## Agricultural, Natural, and Cultural Resources

### Introduction

The developed and undeveloped physical landscape of a community lends to its identity. Anson's landscape has changed dramatically over time. Figure 6-1 shows the original land cover in the Township and surrounding area. Centuries ago, Anson was covered in pine, oak, and maple forests. The Jim Falls area was first used as a fur trading point. As settlers moved into the area, the large stands of timber helped grow the lumber industry. Settlers also had a strong background in agriculture and this soon became a predominant industry in the region. Today, agricultural is still an important part of life in Anson along with the many recreational opportunities that the rivers, lakes, and natural areas provide for residents.

This chapter inventories the existing agricultural, natural, and cultural resources in Anson. It will act as a guide to help conserve and promote these resources.

Figure 6-1 - Original Land Cover – Town of Anson



## Agricultural Resources

Agriculture has a large affect on the landscape in Anson. Figure 6-2 identifies farm fields in 2005. In 2007, there were 11,362 acres of land in the Township assessed as agriculture (see Table 6-1). Although this is down from 14,835 acres in 1990, it still represents approximately 50% of land use in Anson.

Recent trends in agriculture, such as the increased demand for organic produce, production of ethanol, and production of bio-diesel, provide new opportunities for existing and new farms and illustrate the continued importance of agriculture to the area.

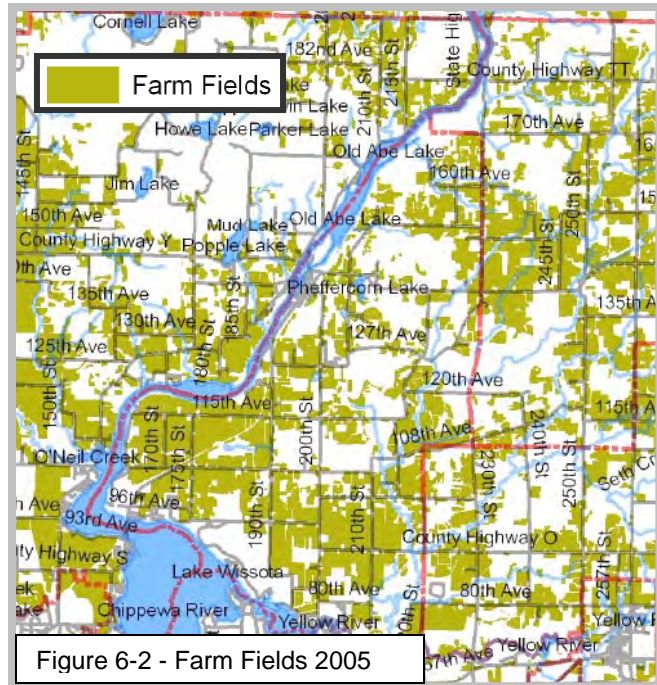


Table 6-1 Assessed Agricultural Parcels and Acreages – Town of Anson

Municipality	Total Parcels			Total Acres			% Change
	1990	2007	No. Change	1990	2007	No. Change	
Anson	532	451	-81	14,835	11,362	-3,473	-23.4

Source: Wisconsin Department of Revenue

According to the Chippewa County Conditions and Trends Report, prepared by West Central Wisconsin Regional Planning Commission, the Natural Resources Conservation Service (NRCS) has established a system of soils classification to uniformly evaluate the potential suitability of soils for agriculture production.

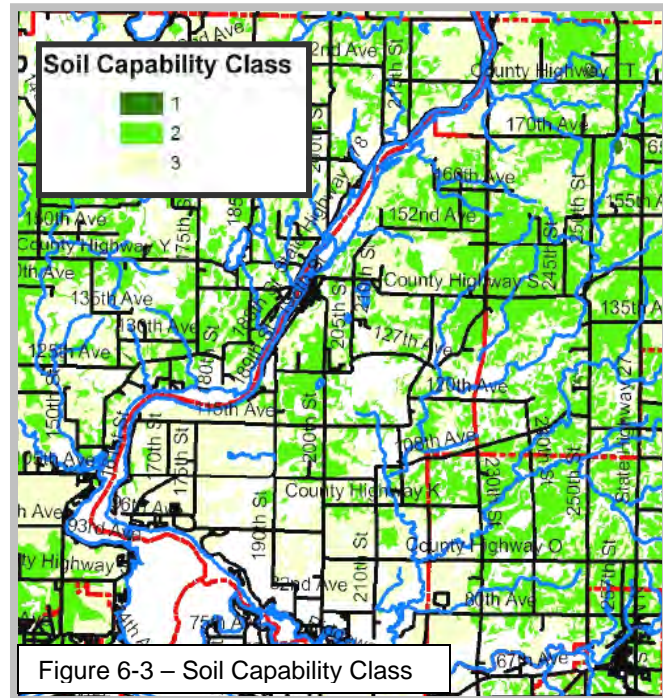
Prime agricultural (farm) land is the land that is best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland, or other land, but it is not existing urban and developed land or water areas. Prime agricultural land is able to produce the highest yields with the minimal inputs of energy and economic resources.

The capability classification is a grouping of soils that shows, in a general way, how suitable soils are for most kinds of farming. The capability classification system is intended to help decision-makers evaluate areas for their desirability for continued agricultural productivity. It does this by considering characteristics and suitability for supporting various crops and activities, and is based on the limitations of the soils, risk of damage as they are used, and the way they respond to treatment. Soils are classified in capability classes, subclasses, and units in accordance with the degree and kind of their permanent limitations, but without consideration of major and generally expensive land forming that would change the slope, depth, or other characteristics of the soil, and without consideration of possible but unlikely major reclamation projects.

Class I, II, and III soils are considered prime farmland under the classification system and are each defined as:

- **Class I:** Class I soils have few limitations that restrict their use.
- **Class II:** Class II soils have some limitations that reduce the choice of plants or require moderate conservation practices.
- **Class III:** Class III soils have severe limitations that reduce the choice of plants or require special conservation practices, or both. They can be cultivated safely with special precautions.

Figure 6-3 shows the soil capability class of soils in Anson. The Township has very little Class I soils.



The loss of farmland can occur due to farming practices or development. Best management practices such as maintaining natural buffers, reduced or no tillage farming, and contour farming can be used to reduce erosion.

One of the biggest threats to farmland is residential, commercial, and industrial development. Farmland is desirable because it is typically the most economical land to develop.

In the Town of Anson Community Survey, over 80% of surveys agreed or strongly agreed that the Township should support the preservation of large tracts of agricultural land. Of those that agreed, when asked if they would support preservation of these areas if it resulted in increased taxes, 42.4% indicated they would not, 28.2% said they would, and 29.4% had no opinion.

The protection of farmland and the wish of an individual to sell farmland for a use other than farming can be an emotional issue for residents. The loss of farmland to development represents a loss of the rural character that residents cherish. Sometimes it is not development that residents are opposed to but the visual impact it can have on the landscape.

A number of methods are available to protect farmland: A list of methods and brief descriptions provided. All of these are voluntary.

1. **Exclusive Ag Zoning:** The purpose of exclusive ag zoning is to protect areas where agricultural uses may exist. Uses that would convert land to something other than primarily agricultural, limit the potential for agricultural use, or conflict with agricultural practices on other lands are not allowed. Usually a minimum lot size of 35 acres is specified for a residence. At this time, Chippewa County does not have exclusive ag zoning.



2. **Alternative Development Concepts:** Alternative concepts such as conservation subdivisions or transfer of development rights allow for higher density development while preserving a large portion of land with a deed restriction or conservation easement. The preserved land can be used for farming if specified.
3. **Land Purchase Programs:** The implementation of programs such as purchase of development rights or purchase of conservation easements by government (state, county, or local) can preserve farmland in perpetuity by paying the landowner to place a conservation easement on his or her land.
4. **Purchase of Land by Others:** Outside groups, such as land trusts, could purchase development rights or land to preserve farmland and permanently eliminate the ability to develop a parcel.

Almost 74% of completed surveys showed support for the preservation of large tracts of agricultural land in Anson. Almost 42% indicated they would not support preservation if it resulted in higher taxes

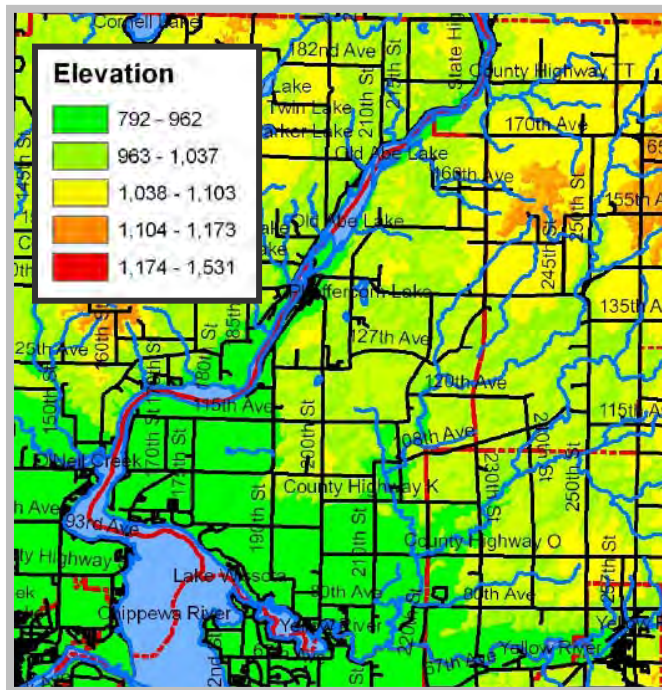
## Natural Resources

Natural resources, such as water, wetlands, and woodlands are important to the identity of Anson. Though the original landscape has been altered over time, identifying ways to preserve what remains will help protect the qualities of the physical environment that residents appreciate.

## Topography

The elevation in Anson ranges from approximately 1,100' above sea level in the northern Township to 790' in the southern area (see *Figure 6-4*). The topography generally slopes from the northeast to the southwest and provides good drainage of stormwater into area creeks, rivers, and lakes.

Figure 6-4 – Elevation



## Soils

Figure 6-5 depicts general soils in Anson Township. According to the *Chippewa County Conditions and Trends Report*, soil properties are an important factor in how land is used. Soils determine how productive farmland is, and the type and amount of development that can be reasonably supported based on the various soil characteristics. In fact, the best use of the land is often dictated by the types of soils there are in an area. Subsequently, identifying and reviewing soil suitability

interpretations, for specific urban and rural land uses, are essential for physical development planning and determining the most suitable land use.

The following is a description of the generalized soils located in Chippewa County. Each association contains several major and minor soils in a pattern that varies throughout the association. The soils within an association differ in many properties such as drainage, wetness, slope, and depth to bedrock. These characteristics affect the suitability of the land for agriculture and for development. For these reasons, the generalized information provided in this report is intended to be used for general policy and planning purposes, and not to provide information for site-specific applications.

The two general soil types in Anson are:

### **Menahga-Friendship Association**

Deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream terraces.

### **Spencer-Magnor-Almena Association**

Deep, nearly level to sloping, moderately well drained and somewhat poorly drained, silty soils on moraines.

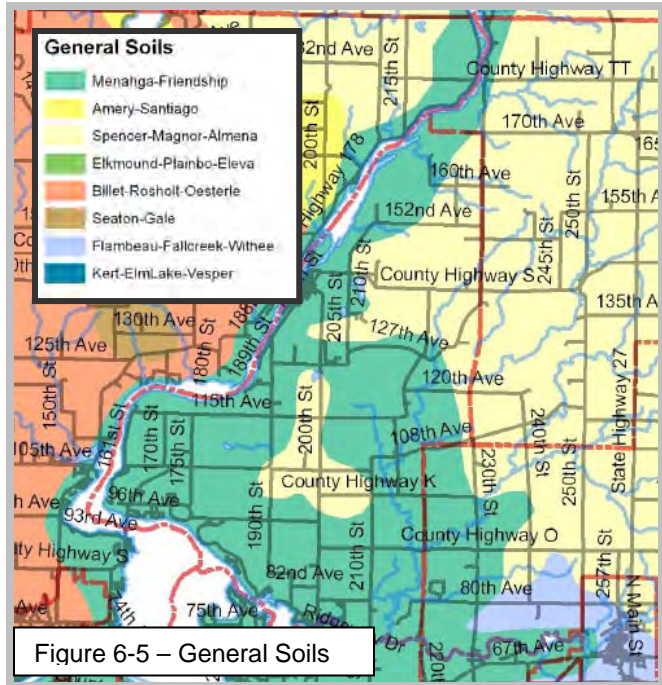
### **Mineral Resources**

Metallic and Non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock or sand and gravel) materials, respectively. When economically viable, these materials may be removed through mining. Mining in Chippewa County is limited to sand and gravel pits. Figure 6-6 shows the locations where soils are classified as suitable for sand and gravel deposits.

Non-metallic mining is permitted under Chapter NR 135 of the Wisconsin Administrative Code. Chippewa County has an ordinance regulating non-metallic mining and reclamation following completion of mining activities

It is helpful to identify the locations of these deposits so potential extraction sites can be considered before development occurs. Anson should also consider the reclamation of a non-metallic mining site for recreational purposes.

When discussing future mining operations in the Township, several factors should be taken into consideration.



1. Site location
2. Noise
3. Odor
4. Water usage
5. Water and air contamination and emissions
6. Conflicts with surrounding land uses such as residential.
7. Transportation routing to and from the mine.

## Watersheds and Surface Water

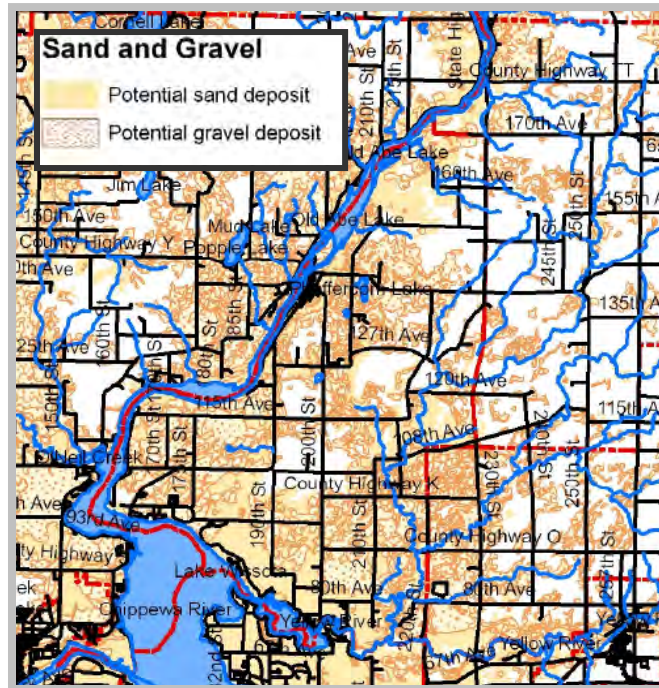
A watershed is the land area that drains water to a particular wetland, stream, river, or lake. Watersheds are delineated by finding the high points in an area where all the water, down slope of a given ridge, will collect at a given low point (usually some type of surface water). As water runs over the land, either from storm events or snow melts, it can pick up sediment and pollutants along the way. The sediments, and any contaminants and pollutants, are suspended in the runoff, eventually reaching surface waters.

Typically, a body of water is a reflection of its watershed. If there are significant sources of pollutants within the watershed that are exposed to erosion, they are likely to eventually end up in the surface waters at some point. Figure 6-7 shows that Anson is within the McCann Creek and Fisher River watershed and the Lower Yellow River watershed.

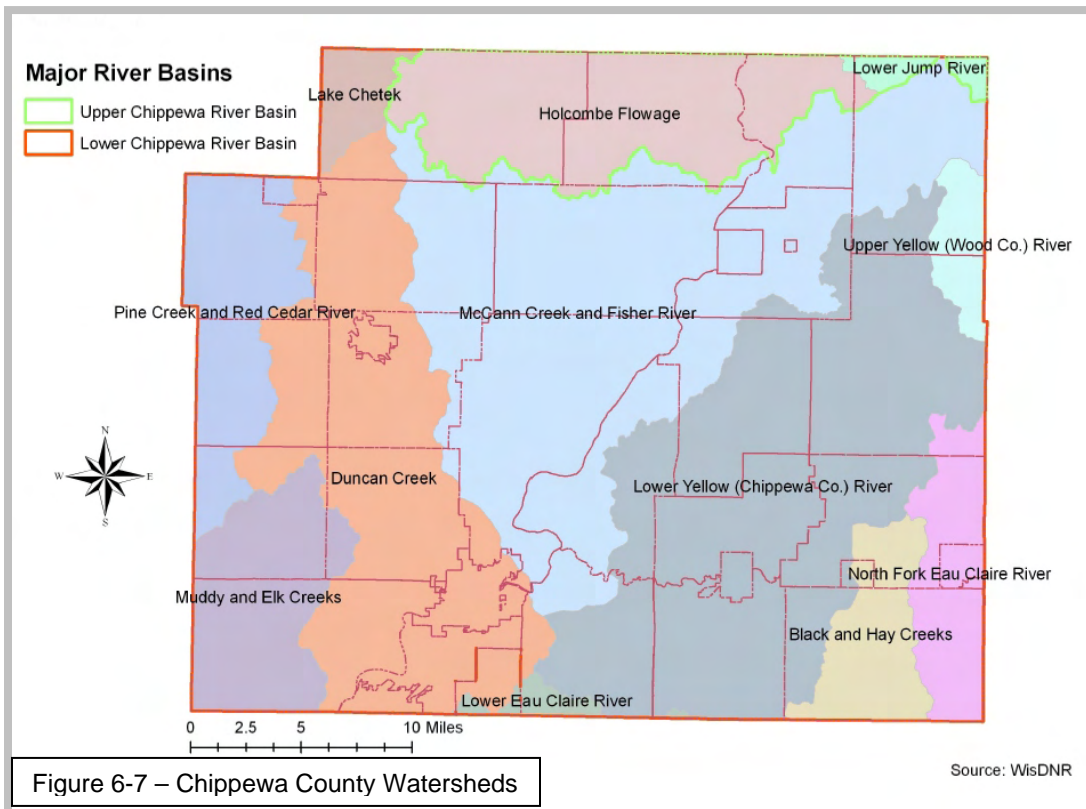
Development within the watersheds (homes, golf courses) that directs runoff into local lakes and rivers or their tributaries should be completed in a way that minimizes the impact on the natural system, and addresses potential pollution problems through the use of best management practices. Best Management Practices (BMP) designed to control stormwater runoff rates, volumes, and discharge quality can be used to protect water resources in developed areas and include shoreland buffers, erosion control, and the preservation of natural environmental corridors.

The *Chippewa County Conditions and Trends Report* states that the water quality in the Lower Chippewa River basin is a concern. The major concern is from added nutrients and sediment from run-off, primarily from agricultural land and urban areas. Surface and ground water quality can be affected by a wide variety of point and non-point sources, including agricultural run-off, stormwater from parking lots and roads, soil erosion, and spills of hazardous materials. The risk of water contamination increases as development occurs.

Figure 6-6 – Potential Sand and Gravel Deposits



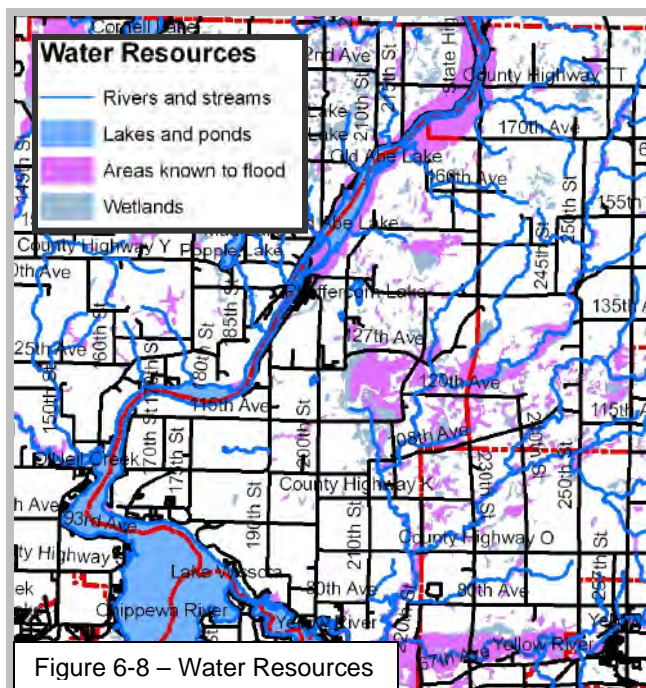




The Wisconsin Department of Natural Resources shows numerous water bodies in Chippewa County on the 2006 impaired waters list due to water quality concerns. The water bodies related to Anson are:

- Chippewa River Holcombe downstream to Dells Dam at Eau Claire – mercury and polychlorobiphenyls (PCBs)
- Lake Wissota, Moon Bay embayment, Little Lake Wissota – phosphorous and sedimentation

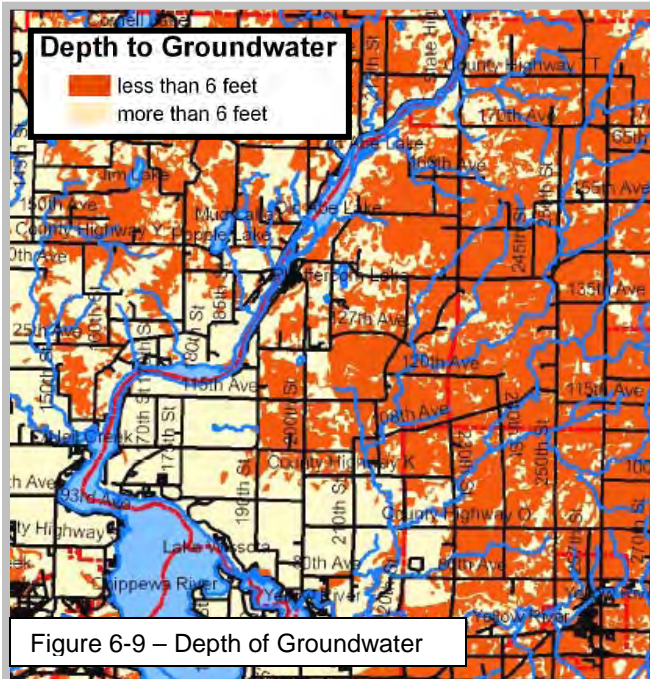
Lake Wissota, Pheffercorn Lake, the Chippewa River, the Yellow River, and the Little and Big





Drywood Creeks provide numerous opportunities for area residents to use and enjoy the water resources in Anson (see Figure 6-8). Protection of these water resources is critical to maintaining the water quality and diversity of wildlife.

Threats to these water resources are typically sedimentation and pollution, both point and non-point, that is related to the disturbance of the land cover due to urban/rural development and agricultural practices. AMPI Jim Falls Division and the Jim Falls Sanitary District are permitted for industrial discharges into the Chippewa River.



## Groundwater

Groundwater is stored in underground aquifers and drawn out through a well. These water supplies are recharged through rainfall and melt water, which seeps through the porous soil under the force of gravity, settling at an impervious layer such as bedrock.

Groundwater is one of the most taken for granted and important natural resources. If adversely affected, it has the potential to have serious impacts on human health and wellbeing.

Drinking water in Anson is sourced from groundwater and obtained by

wells. If the groundwater becomes contaminated, there are few alternative sources of potable water for local residents. Generally, areas along the Chippewa River, Lake Wissota, and the Yellow River are susceptible to groundwater contamination due to medium to high soil permeability, shallow water table, and sand/gravel deposits. The likelihood of contamination depends on the type and intensity of the land use and contaminant sources in an area. Chippewa County has adopted an animal waste management ordinance and permits septic systems in order to protect groundwater.

Almost half of residents responding to the community survey thought the ground water was good in Anson while about 28% thought there were problems with the groundwater.

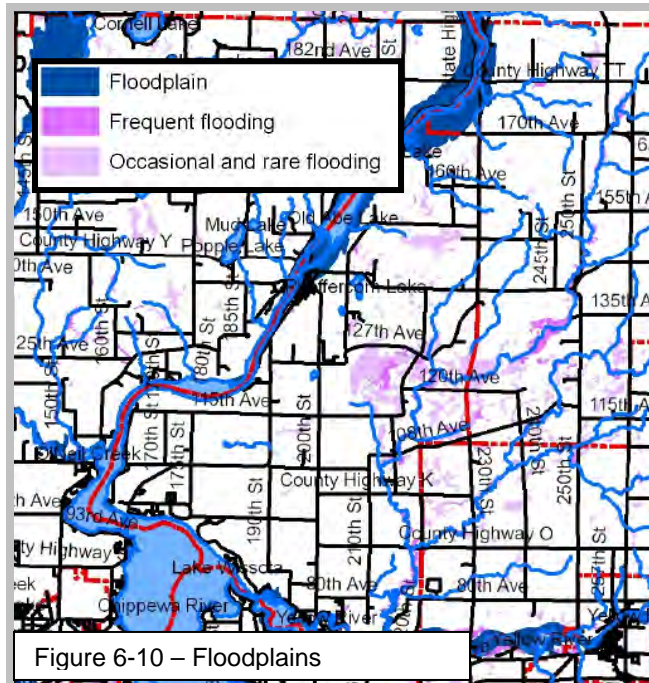
## Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood (see Figure 6-10).

A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. Because of dangers posed during a flood event, most structural development within a floodway is not allowed.

Development within the floodfringe may be accepted, provided adequate floodproofing measures are taken.

Chippewa County has adopted and enforces floodplain zoning. In addition, Wisconsin Administrative Code NR116, Floodplain Management Program, has been put into effect for the protection of property and public investments from the effects of flooding. The Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA) are used to assess if a property is located in a floodplain.



## Wetlands

Wetlands act as natural filters, removing sediments and contaminants from water (see *Figure 6-8*). Wetlands regulate water levels by containing water during periods of excessive rain or snow melt. These unique environments are host to a wide variety of plant and animal communities, including some threatened and endangered species. Wetlands serve as rest areas for migratory waterfowl during the fall and spring months and serve as sources of groundwater recharge and flood control.

In the past decade, strict regulation on disturbing wetlands has slowed the loss of habitat and made conversion to other uses too expensive and impractical. Wetlands, particularly disturbance of wetlands, are regulated by the Army Corp of Engineers, Wisconsin Department of Natural Resources, and Chippewa County.

## Shorelands

Shorelands are vital components to the relationship between the land and the water. Shoreland areas serve as environmental buffer zones, serving to catch potential pollutants and filter runoff before it enters the waterway. These buffer zones also provide habitat for a wide range of plant and animal species and, in many cases, are considered environmentally sensitive areas. Shoreland areas are also very attractive as housing and second home sites. The State of Wisconsin requires counties to adopt and enforce a shoreland ordinance.

Shorelands are defined as:

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



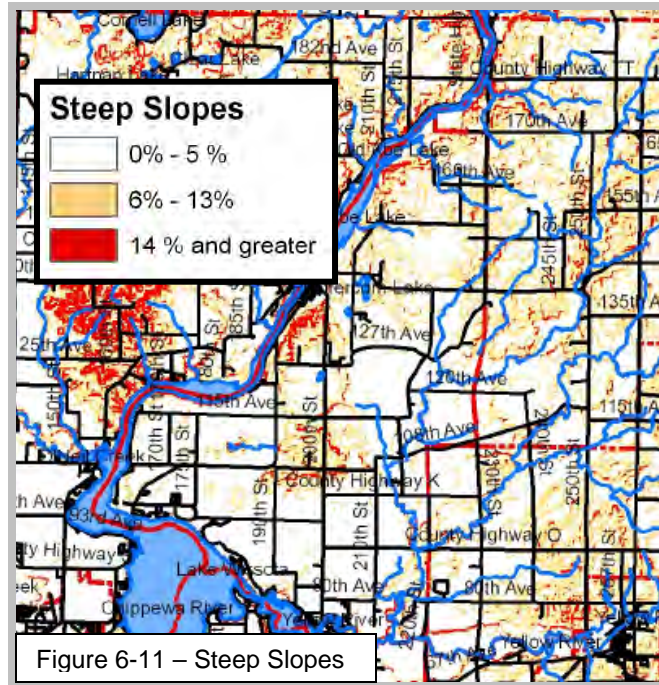
The identified shoreland areas are based on the standards as defined in the Chippewa County Shoreland Zoning Ordinance. The purpose of the Shoreland Zoning Ordinance is to promote the maintenance of safe and healthful conditions and prevent and control water pollution, protect spawning grounds, fish and aquatic life, control building sites, placement of structures and land uses, and to preserve shore cover and natural beauty.

## Steep Slopes

The definition for steep slopes comes from the United States Department of Agriculture Soil Conservation Service and is described as land having a slope of 12% or greater. Steep slopes are particularly vulnerable to erosion and require special management to prevent erosion from occurring.

Erosion can lead to impairment of waterways and damage to habitat. A majority of steep sloped areas can be found along the Chippewa River (see Figure 6-11).

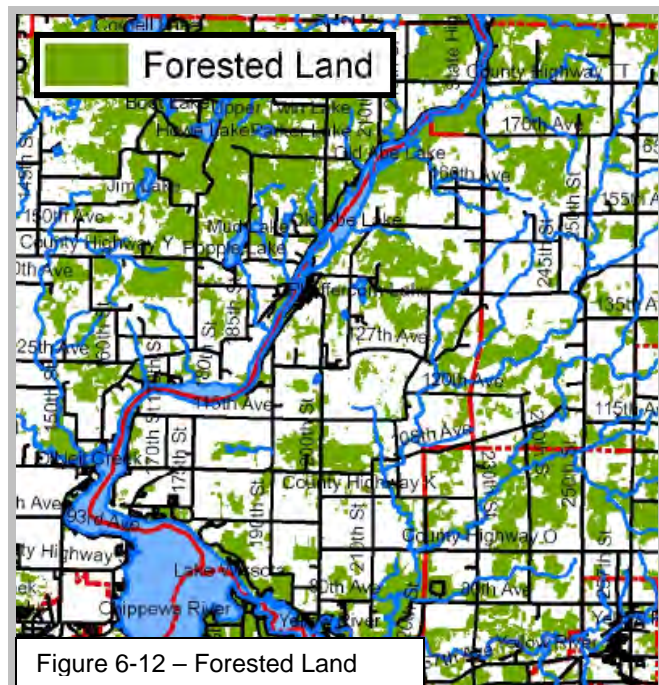
Maintaining the natural environment present on steep slopes can provide the necessary management to limit erosion.



## Forested Land

Forest land and other natural landscapes have been converted over time into farmland. Many of the larger tracts of forested land can be found on areas unsuitable for farming, owned by the WDNR, and remaining tracts on privately held land (see Figure 6-12).

Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. These areas also offer erosion control for river banks and steep slopes. A contiguous forest is extremely important as fragmented forests can result in the

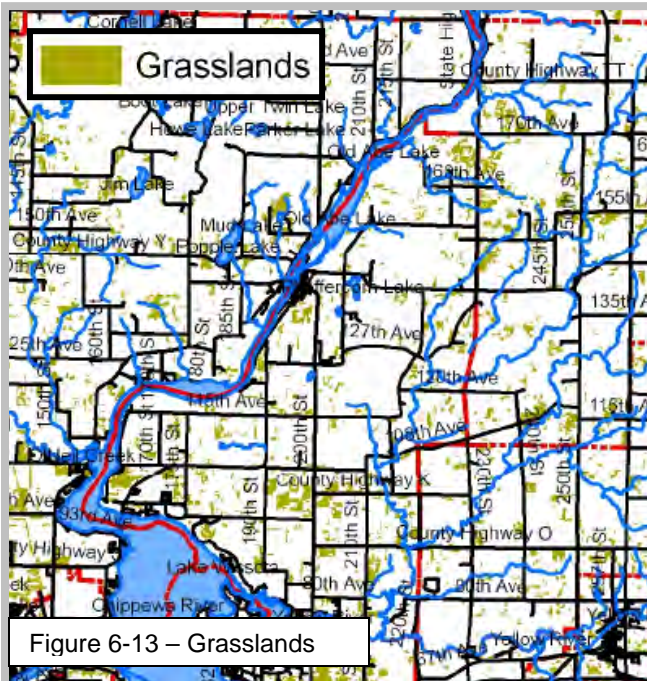


disruption of habitat and can lead to problems between wildlife and humans.

Over 85% of completed surveys showed support for the preservation of green space and natural areas in Anson. Over 42% indicated they would support preservation if it resulted in higher taxes while almost 36% indicated they would not.

## Grasslands

Figure 6-13 shows grasslands in the Anson. Although not a significant portion of the original landscape, the loss of grasslands may threaten plant and animal species that have adapted to them. Grasslands can be restored to help maintain the diversity of this ecosystem.



## Endangered Species and Natural Communities

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or a significant portion of its range. A “threatened” species is one that is likely to become endangered in the foreseeable future. These species are protected because of their scientific, educational, aesthetic, and ecological importance.

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin (see Figure 6-14). These sites are broad in nature and provide a general location for

rare, threatened, or endangered species as well as high-quality natural communities. The areas shown on the map are general in nature in order to discourage human disturbance. Known occurrences are located near the main water resources in the Township.

The Chippewa County Conditions and Trends Reports states that two species found within Chippewa County have Federal protection status designated by the U.S. Fish and Wildlife Service:

Karner Blue Butterfly	Endangered Species
Spectaclecase (mussel)	Candidate

Seven Chippewa County species have been categorized as endangered by the Wisconsin Department of Natural Resources:

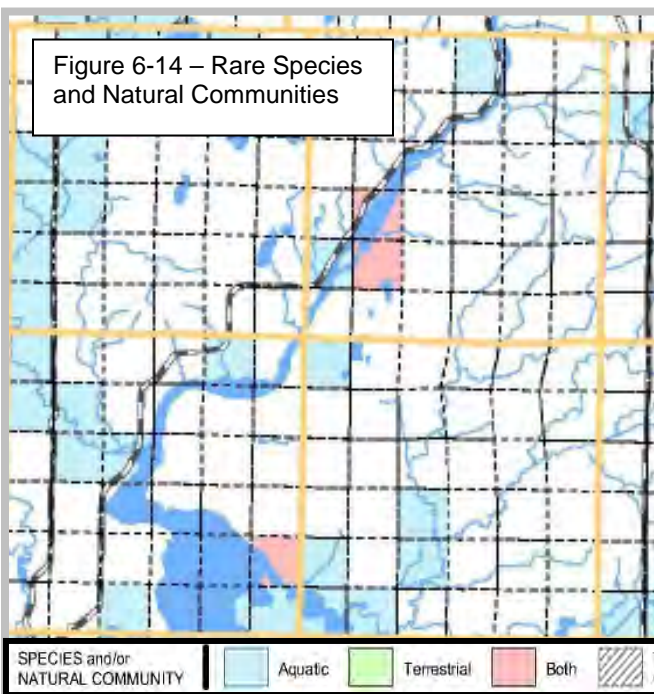
Dwarf Huckleberry	(Plant/Berry)
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Extra-striped Snaketail	(Dragonfly)
Loggerhead Shrike	(Bird)
Purple Wartyback	(Mussel)
Rainbow Shell	(Mussel)
Regal Fritillary	(Butterfly)
Spectacle Case	(Mussel)

A threat to some of these natural communities is invasive plant and animal specific. Chippewa County has 28 listed invasive plants. Most notably is Purple Loosestrife, which is present in some areas of Chippewa County. Purple loosestrife is a wetland herb that was introduced as a garden perennial from Europe during the 1800s. This plant's optimal habitat includes marshes, stream margins, alluvial flood plains, sedge meadows, and wet prairies. It is tolerant of moist soil and shallow water sites such as pastures and meadows, although established plants can tolerate drier conditions.

Purple loosestrife displaces native wetland vegetation and degrades wildlife habitat. As native vegetation is displaced, rare plants are often the first species to disappear.



Eventually, purple loosestrife can overrun wetlands thousands of acres in size, and almost entirely eliminate the open water habitat.

The plant can also be detrimental to recreation by choking waterways. Other invasive plant species found within Chippewa County that can have similar impacts are Reed Canary Grass and Eurasian Water-Milfoil. Other invasives, such as Gypsy Moth and Butternut Canker have become established in Chippewa County. In addition, Emerald Ash has now been found in Washington and Ozaukee counties and could pose a threat in the future

## Air Quality

The WDNR implements an air management program designed to maintain and improve Wisconsin's air quality in order to protect public health and the environment. The main tasks of the air management program are:

- Monitor the air for pollutants
- Inspect emission sources
- Provide compliance assistance to industry
- Initiate enforcement actions when necessary
- Operate a permit program

- Educate the public about air quality issues

The nearest monitoring stations are located in the Village of Somerset, St. Croix County and Town of Grover, Taylor County. Air quality is classified as good, moderate, unhealthy for sensitive groups, unhealthy, and very unhealthy. Advisories are issued when air quality reaches the unhealthy for sensitive groups level but can also be issued for the moderate level if on the high side.

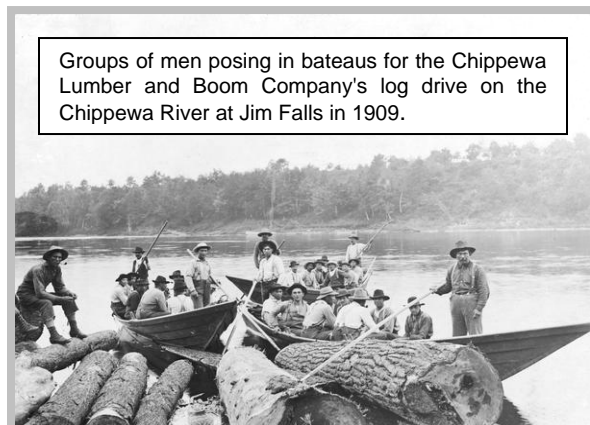
Locally, residents can protect air quality by reducing the size of their lawns, use electric, rechargeable, or manual equipment instead of gas powered, plant slow growing grass, reduce driving trips and speeds, utilize landscaping to reduce heating and cooling costs for your home, and ride a bike or carpool to work when possible.

## Cultural Resources

Cultural resources are defined as historic buildings/structures and historic/ancient archeological sites. The preservation and promotion of cultural resources can have a positive impact by acknowledging the historical development of the Town of Anson and instilling pride in residents

## Anson/Jim Falls History

The unincorporated Village of Jim Falls had its beginning as a trading post with the Indians. It was a fur trading point and eventually derived its name from James Ermatinger. Mr. Ermatinger was of Swiss descent, born in La Pointe, Bayfield County, Wisconsin. He paddled his canoe down the Chippewa River, which forced its way between high banks, covered with pines, cedars and hemlocks. He stopped at a spot called Vermillion Falls, so named because of its red clay, and there he



Groups of men posing in bateaus for the Chippewa Lumber and Boom Company's log drive on the Chippewa River at Jim Falls in 1909.

established his post on the west side of the Chippewa River, directly across from the present site of the Sacred Heart Church. The unincorporated Village was first named Vermillion Falls, and then Ermatinger Falls, Jim's Falls, Davis Falls, and finally, Jim Falls.

In 1862, when the Homestead Law was passed, the influx of many of our outstanding pioneers came from far away places. French Canadians, Germans, Czechs, Norwegians, Irish, as well as Native Americans of English descent, arrived. These men mostly had an eye for a good stand of pine and farming was only a sideline.

They worked in the lumber camps in winter and on the drives on the river in spring, and only worked their farms when no other work was available. A yoke of oxen, a team of horses, one or two cows, a few pigs, and chickens usually made up their livestock. Cows roamed the unfenced woods and were usually milked by women and children. Their homes and barns were of logs, roofed with basswood scoops or pine shakes.

Eventually, logging gave way to agriculture. The Town of Anson was created in May 1859. (*Information provided by the History of the Sacred Heart Church.*)

## Archeological Sites

The Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and historical buildings. There may be additional sites in Anson that have not been identified.

A search of the Wisconsin Historical Society (WHS) database reveals fifteen archeological sites within the Town of Anson (*see Figure 6-15*). The locations are general in nature to discourage human disturbance and trespassing on private land. Most of these sites are located near the Chippewa River or Lake Wissota.

There are current laws and statutes in place that protect these sites. Federally funded projects need to ensure that projects, such as a highway, do not adversely affect archeological sites (Section 106). In Wisconsin, state projects (Sec.44.40), political subdivisions (Sec.44.43), burial sites (Sec.157.70), rock art sites (Sec.943.01), public lands (Archaeological Resource Protection Act of 1979), and state lands (Sec.44.47) are all protected.

Figure 6-15 – Archeological Sites – Town of Anson

Site #/Burial Code	Smith #/Burial Code	Site Name	Site Type	Cultural Study Unit	TRS
<a href="#">935</a>	CH-0051	JANINE	1. Campsite/village	1. Late Woodland	29, 7, W, 30 29, 8, W, 25
<a href="#">939</a>	CH-0046	LUCK	1. Campsite/village	1. Unknown Prehistoric	29, 8, W, 1 29, 8, W, 1 29, 8, W, 1
<a href="#">945</a>	CH-0036	MCILQUHAM	1. Campsite/village	1. Unknown	29, 8, W, 10
<a href="#">946</a>	CH-0047	E. MCCILQUHAM	1. Campsite/village	1. Late Woodland	29, 8, W, 10 29, 8, W, 11 29, 8, W, 10
<a href="#">947</a>	CH-0035	CUTTING	1. Campsite/village	1. Unknown Prehistoric	29, 8, W, 11
<a href="#">959</a>	CH-0029	Unnamed Site	1. Trading/fur post	1. Historic Euro-American	30, 7, W, 30 30, 7, W, 31
<a href="#">13297</a>	BCH-0063	INDIAN BURIALS	1. Cemetery/burial		29, 7, W, 7 29, 8, W, 12
<a href="#">13298</a>	BCH-0064	COPP CEMETERY	1. Cemetery/burial	1. Historic Euro-American	29, 8, W, 12
<a href="#">25387</a>	CH-0100	Tako's Site	1. Mound(s) - Effigy 2. Mound(s) - Conical	1. Late Woodland	29, 8, W, 25
<a href="#">26106</a>	CH-0135	CLIFFS EDGE			29, 8, W, 26
<a href="#">27356</a>	CH-0129	Lake Walk	1. Lithic scatter 2. Campsite/village 3. Foundation/depression	1. Historic Euro-American 2. Late Woodland 3. Unknown Prehistoric	29, 8, W, 25 29, 8, W, 26 29, 8, W, 26 29, 8, W, 26 29, 8, W, 25 29, 8, W, 25
<a href="#">27357</a>	CH-0130	CHILI DUMP	1. Lithic scatter	1. Unknown Prehistoric	29, 8, W, 25
<a href="#">27358</a>	CH-0131	PINE HARBOR ISLAND	1. Unknown	1. Unknown Prehistoric	29, 8, W, 36
<a href="#">67604</a>	CH-0177	Blinded by the Pines	1. Isolated finds	1. Unknown Prehistoric	29, 8, W, 25
<a href="#">67605</a>	CH-0176	Prickly Ash Delight	1. Lithic scatter	1. Unknown Prehistoric	29, 8, W, 25

## Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in the mid-1970s. It was started to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants.

A search of the AHI database shows that there are nineteen properties in the Town of Anson (see *Table 6-2*). The properties and their AHI reference number are listed below.

Table 6-2: Architecture and History Inventory

AHI #	Township	Municipality	Location	Resources Type
3024	Anson		NW NE T29 R7 W S16	School: East Anson School
3025	Anson		NE SQ T29 R7 W S16	Road/Bridge
3026	Anson		SW SW T29 R7 W S20	School: Pine Grove School, Dist. 6
3027	Anson		SE SE T29 R7 W S21	Road/Bridge
3028	Anson		SW SE T29 R7 W S20	House
3035	Anson		NE SE T29 R8 W S12	School: <a href="#">Thomas School</a>
3036	Anson		NW SE T29 R8 W S14	House
3039	Anson		SW NW T29 R7 W S19	Church
3041	Anson		NE SE T29 R8 W S24	School: Washington School
3062	Anson		SE NW T30 R7 W S29	School: Vance School Dist. 5
3093	Anson		NW NW T29 R8 W S25	<a href="#">Storage Building</a>
3306	Anson	Jim Falls	SE NW T30 R7 W S30	<a href="#">Power Plant (rebuilt)</a>
3307	Anson	Jim Falls	NE SW T30 R7 W S30	Road/Bridge
3308	Anson	Jim Falls	SE SW T30 R7 W S30	Church: Scared Heart
3309	Anson	Jim Falls	SE NE T30 R7 W S30	Church
3310	Anson	Jim Falls	SE NE T30 R7 W S30	<a href="#">Cheese Factory (rebuilt)</a>
3311	Anson		NE SE T30 R8 W S7	Hotel/Motel: 12 Mile House
3312	Anson	Jim Falls	UNMAPPED	<a href="#">School: School House, Jim Falls Dist. 7</a>
109509	Anson		T29 R7 W S32	Road/Bridge

Source: Wisconsin Historical Society. [Resources in blue are no longer in existence.](#)

Being on the AHI registry conveys no special restrictions on the property or special status. The inventory has not been updated to show structures that have been demolished, moved, or given new addresses over time. The AHI registry provides more detailed information about the importance of each resource.

The Chippewa County Historical Society has newspaper clippings, directories, a photo library, and artifacts that may provide additional information. The Historical Society is also home to the Chippewa County Genealogical Society.

The Township can use this information as a starting point for any local research and the creation of a local historical society. There are many ways to preserve and promote local history. Photos can be collected and displayed at the Town Hall or Library, a historical society can be formed, local residents can be interviewed and recorded, or signs could be put up designating historical sites. The Chippewa County Historical Society is committed to help document and preserve Anson history.



## **Goals, Objectives, and Policies**

**Goal 1:** Support the collection and promotion Anson's historical resources.

**Objectives:**

1. Provide opportunities for residents to learn about the history of Anson and the Jim Falls area.
2. Provide opportunities for residents to get involved with local history.

**Policies:**

1. Collect photos of Anson and Jim Falls and display them in the Town Hall.
2. Create a display area in the Town Hall or Library for historic artifacts and photos. The displays could change periodically.
3. Record interviews with residents to preserve recollections to life and events in the Township and Jim Falls.

**Goal 2:** Support the preservation and protection of local natural and agricultural resources resources.

**Objectives:**

1. Preserve the natural qualities that draw residents to and keep residents in the Township.

**Policies:**

1. Support current regulations designed to protect Anson's and Chippewa County's natural and agricultural resources.
2. Provide educational information for residents that explain the importance of the protection of Anson's natural resources and what residents can do to help.
3. Support the continued regulation and inspection of private on-site wastewater treatment systems and sanitary districts to ensure protection of groundwater.
4. Continue to consider to option of a wastewater treatment plant for the Jim Falls area.

# Chapter 7

## Economic Development

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### Introduction

Several factors influence the economic framework in Anson. Agriculture is still an important part of the area economy as agricultural trends are changing statewide. The Jim Falls area has a number of businesses and one industry. The Cities of Chippewa Falls and Eau Claire provide a variety of work opportunities within a short distance. The Chippewa River, Lake Wissota, and Old Abe Trail offer prospects for recreational based businesses.

Business and industry help diversify the Township's tax base and disperse the tax burden more evenly among property owners and a local economic base provides an opportunity for residents to work and live in their community. At the same time, large-scale economic development may not fit the character of Anson or be likely because of the proximity to larger urban areas.

The Economic Development chapter will look at employment characteristics for the area and evaluate future business opportunities that complement the Township's character.

### Place of Employment Characteristics

Where residents work is a good indication of the local economic base. Almost 48% of returned Community Surveys indicated that the resident worked in the City of Chippewa Falls while 29% showed they work in the City of Eau Claire. Almost 17% indicated they worked in Anson. Table 7-1 shows that a majority of workers are employed in Chippewa County though the number of workers working outside of Chippewa County has increased between 1990 and 2000 according to the U.S. Census.

Table 7-1 - Place of Work 16 Years and Over - State and County Level - Town of Anson

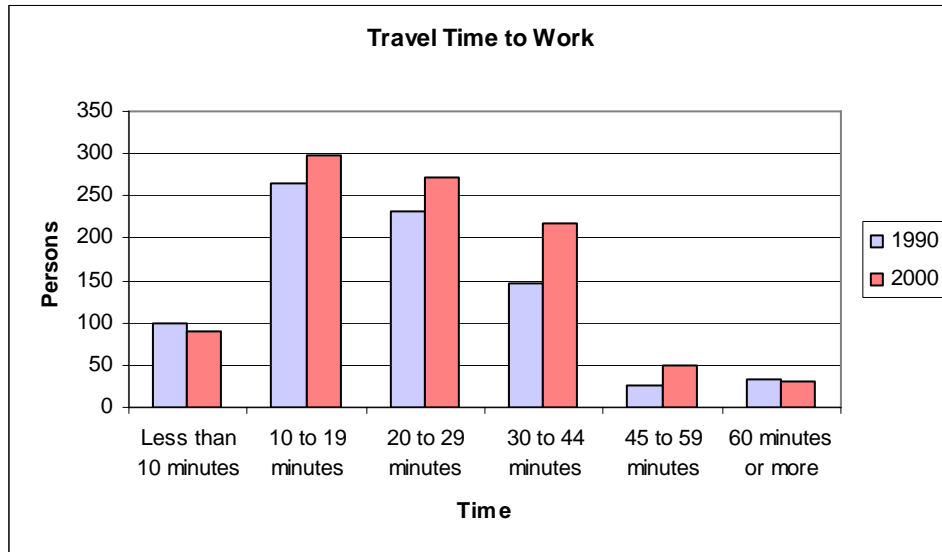
	1990	2000	Numerical Change	% Change
Worked in state of residence:	852	1,010	158	18.5%
Worked in county of residence	706	754	48	6.8%
Worked outside county of residence	146	256	110	75.3%
Worked outside state of residence	2	5	3	150.0%

Source: 1990 and 2000 U.S. Census

### Commuter Characteristics

Travel times can be used to confirm the general areas where people are traveling for work. Figure 7-1 shows that a majority of workers in Anson are traveling between 10 and 44 minutes to their jobs.

Figure 7-1 – Travel Time to Work.

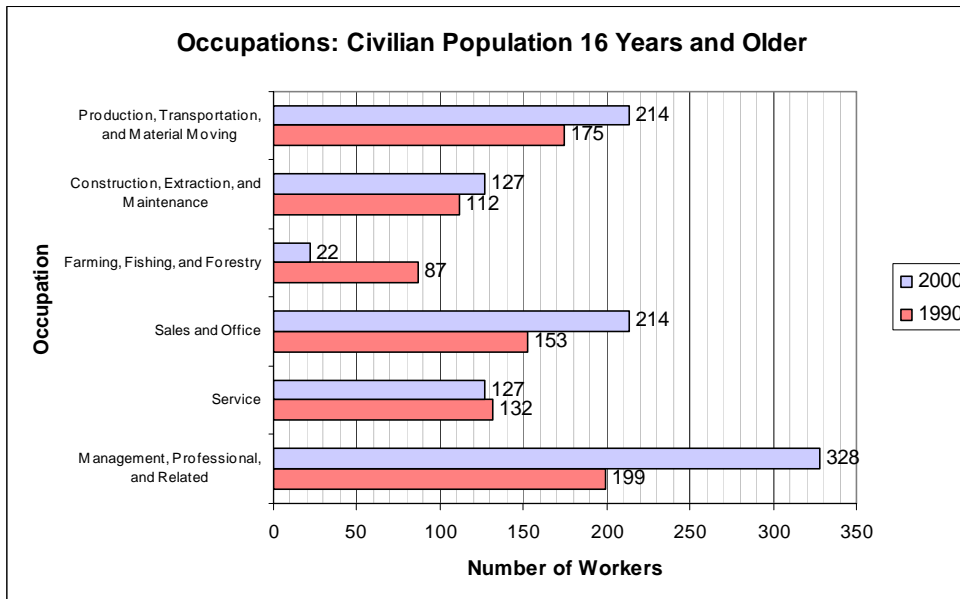


Source: 1990 and 2000 U.S. Census

## Employment Characteristics

As mentioned previously in the Issues and Opportunities chapter, the top occupations for employed residents are management, professional, and related occupations (*see Table 7-2*). Occupation refers to the type of work a person does though it does not reveal where these occupations are located. Farming, fishing, and forestry occupations have decreased by almost 75% between 1990 and 2000.

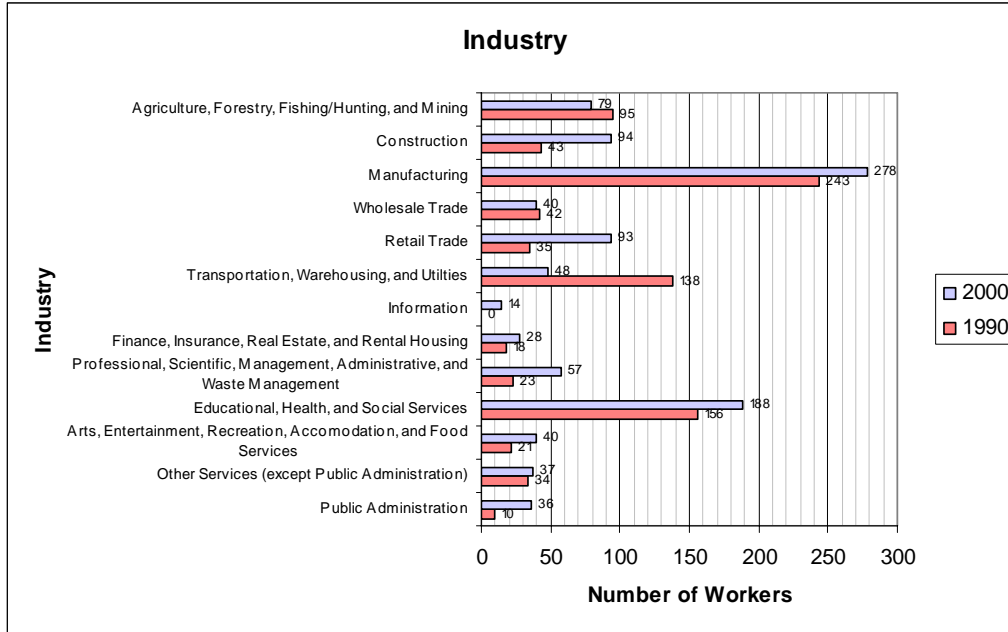
Figure 7-2 – Occupations of Civilian Population 16 years and Older



Source: 1990 and 2000 U.S. Census

Industry refers to what industry each occupation is part. Table 7-3 shows that manufacturing is the largest industry for workers in Anson followed by education, health, and social services. Most of these industries are located outside of the Township.

Figure 7-3 – Industry



Source: 1990 and 2000 U.S. Census

It is difficult to obtain economic data specific to the Township. The Wisconsin Department of Workforce Development projects that, between 2004 and 2014, industries related to ambulatory health care, hospitals, and education/health services will experience the biggest gains in employment as a percentage in the West Central Workforce Development Area. This area includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix Counties.

## Wages

Table 7-2 compares average annual wages by industry in Chippewa County. Even though the table shows that all industries lag behind the State average when comparing wages, according to the *Chippewa County Conditions and Trends Report*, all average annual wages in Chippewa County have increased between 2001 and 2006.

Table 7-2 – Average Annual Wage by Industry Division in 2004

	Average Annual Wage 2004		Percent of Wisconsin	1- year % change
	Wisconsin	Chippewa County		
All Industries	\$34,749	\$29,566	85.1%	2.3%
Natural Resources	\$27,399	\$23,769	86.8%	2.4%
Construction	\$41,258	\$37,233	90.2%	5.5%
Manufacturing	\$44,145	\$41,930	95.0%	3.0%
Trade, Transportation, Utilities	\$30,088	\$24,816	82.5%	7.3%
Information	\$41,759	\$22,213	53.2%	-0.1%
Financial activities	\$45,103	\$26,852	59.5%	1.7%
Professional & Business Services	\$39,580	\$29,526	74.6%	7.4%
Education & Health	\$36,408	\$28,465	78.2%	1.5%
Leisure & Hospitality	\$12,295	\$8,184	66.6%	1.2%
Other services	\$20,207	\$14,257	70.6%	-8.2%
Public Administration	\$36,347	\$31,660	87.1%	3.3%

Source: WI DWD, Bureau of Workforce Information

## Inventory of Local Businesses

Anson has limited business and industry because of its proximity to several surrounding communities located along heavier traveled highways. Representative businesses and industries in Anson include a convenience store, taverns, greenhouse, restaurant, boat service and sales, gravel pits, a cheese factory, and farms.

## Strengths and Weaknesses for the Retention and Attraction of Businesses

The strengths and weaknesses listed below represent local and regional factors that may help or hinder economic development in the Township.

### Strengths

1. Good transportation system with highways
2. Strong recreational opportunities including lakes, rivers, the Old Able Trail, Lake Wissota State Park, and the Tom Lawin Wildlife Area.

### Weaknesses

1. Low population concentration
2. Close proximity to larger communities
3. Lack of utilities such as a wastewater treatment plant.

## Desired Businesses

Anson is generally viewed as a bedroom community. Once an active commercial area, many businesses in the Jim Falls area have closed and it has been difficult to sustain new businesses. In addition, residents have easy access to goods and services in nearby communities.

The Township supports agricultural related and small-scale businesses that fit the character of the Township. Businesses representing this vision would be home based

businesses, bed and breakfasts, recreation based businesses, and farm to market businesses.

The Town of Anson Community Survey asked several questions related to economic development. The surveys showed that 60.8% agreed the Township should actively pursue new commercial and retail businesses. These types of businesses may be best suited in Jim Falls. Almost 40% disagreed that Jim Falls should develop into a “downtown” area while 35.3% agreed with that statement.

When asked about an industrial park, 44.6% agreed Anson should develop an industrial park for light industry while 35.9% disagreed with that statement. Just over 52% of surveys disagreed that Anson should purchase additional land to ensure space for future growth.

## Telecommuting

Telecommuting allows people to live and work at home while staying connected to an office in another city, county, or state. It also allows residents to open their own business at home. To do this, Anson needs to have access to reliable cellular phone service, cable, and high-speed internet. Currently, residents have access to several telecommunication options for telephone, cable, and the internet. As infrastructure continues to improve, the ability to work from home in the Town of Anson will grow.

Results from the Town of Anson Community Survey indicated that 36.2% of respondents agreed the Town of Anson should support the construction of additional communication towers while 37% disagreed.

## Recreational Opportunities

Lake Wissota, the Chippewa River, Lake Wissota State Park, Tom Lawin Wildlife Area, and the Old Abe Trail attract many people, especially during the summer months. There may be potential for future businesses, such as boat/canoe rentals or sales, fishing/water skiing businesses, or a bike/cross country skiing shop that would appeal to people that enjoy these outdoor activities.

## Agriculture

According to the *Chippewa County Conditions and Trends Report*, although not as dominant as an industry as some surrounding counties, agriculture is still an important element of the social and economic characteristics of Chippewa County. Table 7-3 shows the decrease in the number of parcels and acres of land assessed as agriculture in Anson.

Table 7-3 - Assessed Agricultural Parcels and Acreage by Municipality – 1990 and 2007

	Total Parcels			Total Acres			% Change
	1990	2007	No. Change	1990	2007	No. Change	
Anson	532	451	-81	14,835	11,362	-3,473	-23.4

Recent agricultural trends show an increase in the number of farms that are supplying the growing number of consumers that want to purchase local food and/or organic food.

In addition, Chippewa Falls and Stanley have farmers markets during the summer and fall months.

Chippewa County has also seen an increase in the interest and investment in renewable energy, primarily from the wood sector. At this time, several farms, companies, and individuals are working on creating fuel from local sources. In addition, a variety of on-site bio-diesel and straight vegetable oil production operations can be found throughout Chippewa County.

In Wisconsin, you can also see an increase of concentrated animal feeding operations (CAFO). These typically involve animals kept and raised in confined areas on smaller amounts of land. Feed is usually brought in and manure taken out. Some CAFOs have incorporated digesters that allow these operations to produce fuel for themselves and potentially being able to sell methane gas to energy companies.

## **Redevelopment Opportunities**

Environmentally contaminated sites offer opportunities for clean up and redevelopment. These sites are commonly redeveloped into parks, commercial, or industrial sites. Figure 7-4 shows the only environmental repair (ERP) site in the Township. It is known as the Chicago & Northwestern Railroad Tie Disposal Site.

Groundwater monitoring is no longer conducted and the monitoring wells have been closed. This indicates that there were no groundwater contamination issues at that time though the Wisconsin Department of Natural Resources (WDNR) can reopen the case at any time. Because the site is considered a landfill, the site will always be considered "open".

Well drillers have access to landfill information through the Wisconsin Department of Natural Resources. It is prohibited to drill a well less than 1,200' of the waste area of a landfill.

If problems occur due to contamination of a landfill site, the responsible owner, if known, is responsible for clean up of the site.

Figure 7-4 – Environmental Repair Site

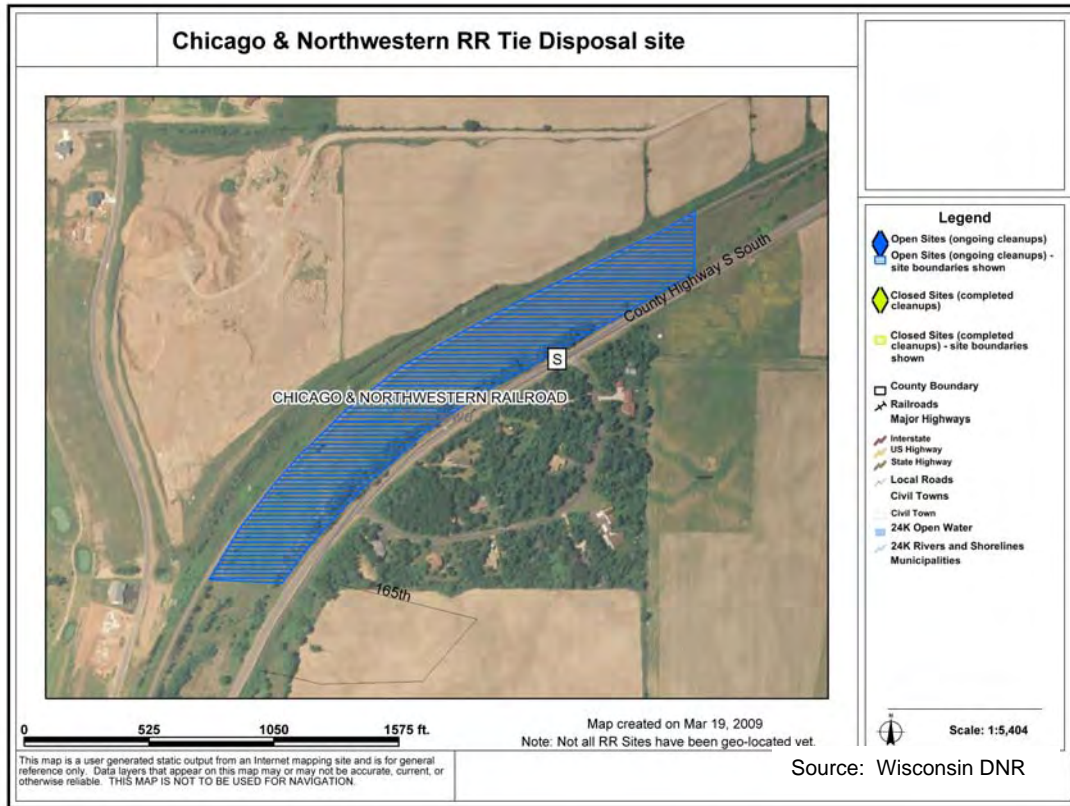


Table 7-4 lists four know landfill sites listed in the Town of Anson.

Table 7-4 – Listed Landfills – Town of Anson

Site Name	Nearest Road	Location
CHICAGO & NW RR TIE SITE	CTH S	SW SE S15 29N 08W
CLAYTON MCNAMARA LF	96TH ST	SW NE S22 29N 08W
DRESELS LF	CTH K	SE NE S30 29N 07W
ANSON TN LF (OLD SITE)	210TH ST	SW NW S28 30N 07W

Source: Wisconsin Department of Natural Resources

## Community Events

Community events can be useful for promoting local businesses. The Jim Falls Lions Club holds several events throughout the year that bring area residents into the Jim Falls area. The largest event is the Sturgeon Festival held over Labor Day. The festival includes a car show, demolition derby, fishing contest, music, and a parade.

Area events such as Rock Fest and Country Fest also bring a substantial amount of visitors through the Anson and Jim Falls areas. Visitors passing through the area may stop and patronize local businesses.



## **Economic Development Programs**

There are many available programs at all levels that aid in economic development. These programs can be used to provide expertise, financial aide, or incentives for developing businesses.

### **WDNR Remediation and Redevelopment Program**

This program offers financial and liability tools to clean up and redevelop brownfields.

### ***Regional Loan Fund Programs***

A seven county region (Barron, Chippewa, Clark, Dunn, Eau Claire, Polk, and St. Croix) have a number of loan programs available to local businesses. Many of the loans are low or no interest. Below is a brief description of those programs:

- Downtown Façade Loan Program – provides financial assistance to encourage property and business owners in core downtowns to revitalize downtown commercial buildings.
- MicroLoan Fund Program – provides small loans to start-up, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative for obtaining credit.
- Revolving Loan Fund – is a flexible source of loan funds for commercial and industrial projects that create quality jobs and increase tax base.

### ***The Technology Enterprise Fund (TEF)***

Companies locating, or agreeing to locate, their primary operation to Barron, Chippewa, Clark, Dunn, Eau Claire, Polk, or St. Croix County, may be eligible for TEF Funds - a revolving loan fund that provides creative financing to new and emerging technology companies. The goal of the program is to leverage private investment dollars and enhance sustainable economic development opportunities within the region.

### ***Chippewa Valley Economic Development Loan Fund***

Chippewa County Economic Development Loan Fund (CCEDLF) is a flexible source of loan funds for economic development projects. The purpose is to encourage the creation of quality jobs and to increase the tax base. The County prefers participation loans with private lenders to qualified borrowers. Direct loans may be allowed under certain circumstances.

### ***Enterprise Development Zone Program***

The Enterprise Development Zone Program provides tax incentives to new or expanding businesses whose projects will affect distressed areas. Businesses earn credits only by creating new full time jobs or by conducting environmental remediation on a "Brownfield" site.

### ***Interstate 94 Corridor Technology Zone Program***

The State of Wisconsin has designated a tax credit zone along Interstate 94. The counties included in this zone are: Chippewa, Dunn, Eau Claire, Pierce, Polk, and St. Croix. Eligible businesses within the zone must have the ability to

create new jobs and be a new or expanding technology firm. The State has allowed \$5 million in tax cuts for these businesses.

***Industrial Revenue Bond***

All Wisconsin municipalities—cities, villages, and towns—are authorized to issue Industrial Revenue Bonds (IRBs). IRBs are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. The Industrial Revenue Bonds are exempt from federal tax and therefore, are at a low interest rate. The entire project including land, buildings and equipment can all be paid for via IRBs. Communities that issue these bonds, either to retain businesses or to encourage the expansion of new businesses, generally do so to build their economic base and add jobs.

***Community Development Block Grant-for Economic Development (CDBG-ED) – Department of Commerce***

Any city, village or town with a population of less than 50,000 and is located outside Milwaukee or Waukesha Counties, is eligible for this program. These grants are to be used to assist businesses that will invest private funds and create jobs as they expand or relocate into the state.

***Revolving Loan Fund (RLF)***

Chippewa County has a revolving loan fund where monies are obtained by a CDBG program and borrowed by local businesses at a low interest rate. As the loan is being paid back, the fund is built up again and other new or expanding businesses will be able to borrow from the fund.

***Chippewa Valley Economic Development Corporation***

Chippewa County offers a competitive package and a series of opportunities if you are considering relocating or moving into the area. We have a series of financing tools that can provide low-interest options and various other creative means to help ease the burden of relocating. [www.chippewa-wi.com/](http://www.chippewa-wi.com/)

***West Central Wisconsin Regional Planning Commission***

The Planning Commission is responsible for planning for the physical, social, and economic development of the region. [www.wwrpc.org](http://www.wwrpc.org)

***Wisconsin Small Business Centers***

An organization dedicated to assisting businesses in education, training and other initiatives. [www.uwex.edu/sbdc](http://www.uwex.edu/sbdc)

***Forward Wisconsin***

The State of Wisconsin offers a wide array of financial resources available to businesses. [www.forwardwi.com/assist/](http://www.forwardwi.com/assist/)

***Department of Workforce Development***

The Wisconsin Department of Workforce Development (DWD) is the state agency responsible for building and strengthening Wisconsin's workforce. [www.dwd.state.wi.us](http://www.dwd.state.wi.us)

***Wisconsin Department of Commerce***

A number of grants and assistance are available through this state agency.  
[www.commerce.state.wi.us/MT/MT-COM-2000.html](http://www.commerce.state.wi.us/MT/MT-COM-2000.html) and  
[www.commerce.state.wi.us/BD/](http://www.commerce.state.wi.us/BD/)

***Wisconsin Department of Transportation***

The Disadvantaged Business Enterprise (DBE) Program's goal is to increase participation of firms owned by disadvantaged individuals in all federal aid and state transportation facility contracts.  
[www.dot.wisconsin.gov/business/engrserv/dbe-main.htm](http://www.dot.wisconsin.gov/business/engrserv/dbe-main.htm)

**Goals, Objectives, and Policies**

**Goal 1:** Support economic development that is consistent with the character of the Township.

**Objectives:**

1. Encourage the retention and creation of agriculture-based businesses.
2. Encourage the retention and creation of recreation-based businesses.

**Policies:**

1. Support the creation of small farms that supply produce to area residents and businesses.
2. Encourage residents and businesses to purchase local produce, when available and feasible, to support the growth of the local economy.
3. Promote the development of a Farmer's Market in the Jim Falls area so local farms have a place to sell their goods.
4. Support businesses that appeal to users of the many recreational opportunities in Anson.
5. Support the growth of light industry if utilities, such as a wastewater treatment plant, are available and the business does not conflict with existing surrounding land uses.
6. Maintain commercially zoned properties in the sanitary district/Jim Falls area.

# Chapter 8

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## Intergovernmental Cooperation

### Introduction

Intergovernmental cooperation can generally be considered as any arrangement or agreement between governmental jurisdictions or agencies that coordinate plans, policies, and programs to address and resolve any potential mutual conflicts. Intergovernmental cooperation can be developed over time and is necessary for all levels of government. This section explores the relationships between the Town of Anson and other municipalities or agencies, identifies existing and potential conflicts, and offers processes to resolve conflicts and build cooperative relationships.

### Existing Agreements

Since most rural communities do not have the tax base to fund a variety of services, intergovernmental cooperation can provide a cost benefit to the Township. Sharing equipment, facilities, or pooling financial resources to purchase common materials in volume are all ways communities have benefited from intergovernmental cooperation.

Intergovernmental cooperation can be both formal and informal agreements. The Town of Anson has entered into multiple cooperative agreements with the neighboring governments and agencies. The main agreements are listed below:

- Anson has adopted Chippewa County Zoning and related ordinances. The Township utilizes Chippewa County for information on zoning changes, variances, and enforcement.
- The Chippewa County Sheriffs office oversees police protection in Anson.
- The City of Chippewa Falls Ambulance provides Emergency Medical Service (EMS) to the Town of Anson.
- The Anson Fire Department provides mutual aid to all fire departments in Chippewa County and receives mutual aid from all fire departments in Chippewa County.
- WDNR issues and administers Wisconsin Pollutant Discharge Elimination System (WPDES) Wastewater permits for the AMPI Jim Falls Dairy.
- The Township coordinates the purchase of equipment with the Chippewa Highway Department.
- The Township has worked with the Chippewa Falls Area School District about the possible sale of Township-owned land for use by the Jim Falls Elementary School.
- Anson has worked with neighboring Townships to exchange services on some roads (plowing) to reduce travel distances and overall costs.

The Township has also worked with other regional and government agencies in the past such as West Central Wisconsin Regional Planning Commission and the Wisconsin Department of Transportation. These relationships will continue as needed.

## Existing or Potential Conflicts and Conflict Resolution

Conflicts can arise when an action by a neighboring government or agency has, or is perceived to have, a negative impact on the Township. It is important to address any existing or potential conflict in a manner that produces a mutual understanding of the issue and creates an atmosphere under which the conflicts can be resolved successfully. The Township should hold joint meetings with neighboring governments or agencies to resolve any conflicts identified in the future. At this time there are no existing conflicts identified with neighboring governments or agencies.

## Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can help Anson implement the Town's Comprehensive Plan. Many issues, such as natural resource protection, extend beyond political borders. Listed below are potential areas for cooperation the Town of Anson may wish to pursue:

- Work with the WDNR, neighboring communities, and area residents to protect the area's water resources.
- Continue to explore ways to improve police, fire, and emergency services.
- Work with Chippewa County, the Department of Natural Resources, and neighboring Townships when considering additional walking, biking, or other trail systems.
- Work with the Chippewa County Historical Society to document and preserve the Town's history.
- Work with Chippewa County and the WDNR to map and sign public water access points.
- Work with XCEL to coordinate the use of the dam for whitewater kayak or other events in the future at Vermillion Falls.

## Goals, Objectives, and Policies

**Goal 1:** Maintain existing and explore potential mutually beneficial intergovernmental relations with surrounding jurisdictions.

### Objectives:

1. Improve the availability of services at a reasonable cost to residents.
2. Promote understanding and goodwill.

### Policies:

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Cooperate with other units of government to protect natural resources, especially those that cross political boundaries such as the Chippewa River and Lake Wissota.
3. Continue to explore ways to work with other entities to reduce the cost of providing services to all communities.
4. Continue to work with the Chippewa Falls Area School District on the future of the Jim Falls Elementary School.

# Chapter 9

## Land Use

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### Introduction

Land use planning allows the Township to examine the relationship between the built environment of Anson and its natural features in order to understand the influences on the historical development patterns in the community.

Land use planning helps the Township anticipate land needs for future housing, business, industry, agriculture, and other land uses and better understand how existing development, natural limitations, and other features in the community may affect how these needs are met. This provides valuable information that can be used by local government officials, residents, developers, and business owners to make land use decisions.

The purpose of the Land Use chapter is to evaluate existing land use patterns and determine future needs in order to promote orderly growth in Anson. This chapter projects future land use needs and shows general areas of potential future uses.

### Land Uses Classifications

Land use describes what activity is taking place on a parcel of land or how it is physically developed at a certain point in time. For example, if a parcel has a single family home on it, the land use is residential regardless of what zoning classification is currently assigned to that parcel.

The Land use classifications group these activities into general classes to help identify the generalized development patterns in Anson. The land use classifications and their definitions are listed below.

#### **Residential**

All lands used for primary or secondary residential uses including single-family homes, mobile homes, single family rental units, multi-family units, or condominiums and related structures.

#### **Commercial**

All lands used for commercial purposes including retail establishments, personal service businesses, restaurants, banks, taverns, automotive repair, or other service businesses.

#### **Industrial**

All lands used for industrial purposes including manufacturing facilities, warehouses, mining, food processing, landfills, or similar industries.

#### **Institutional**

All lands used for social, institutional, or public uses including churches, schools, municipal buildings, libraries, municipality owned land, and cemeteries.

**Agriculture**

All lands used primarily for agricultural purposes including commercial crops, orchards, lands enrolled in conservation reserve programs.

**Natural Areas/Open Space**

All lands that are wooded, contain wetlands, lands used for pasturing, or have topographic limitations that have limited the development of that land. This also includes lands that were once developed and have been restored to a natural state such as wooded, wetlands, or prairie.

**Recreation-Private**

All lands used for recreation or leisure that have limited public access through the use of fees or memberships including golf courses, hunting clubs, private waterway access, or private recreation areas.

**Recreation-Public**

All lands owned by the Town, County, State, Federal government, or private entities available for public use.

**Existing Land Use Patterns**

Map 9-1 shows existing land uses in the Township. Early trading, logging, agriculture, good transportation infrastructure, proximity to the Cities of Chippewa Falls and Eau Claire, and water resources have all influenced land use patterns in Anson.

**Residential**

Land for residential uses makes up 6.3% of total land use in Anson (*see Table 9-1*). Higher density development is found in Jim Falls and south along the Chippewa River, near the Lake Wissota, C.T.H. S, Chippewa River area, and east of Lake Wissota State Park on or near Lake Wissota and the Yellow River. Additional residential clusters of individual lots are found in the southern half of the Township. Residential development in the northern half of the Township is scattered and low density.

**Commercial**

Less than 0.1% of land use in Anson is commercial. Most commercial land uses are found in Jim Falls and near the Lake Wissota and C.T.H. S area. Commercial land uses are limited because residents have easy access to a variety of businesses in nearby urban areas.

**Industrial**

Industrial land uses make up 0.9% of total land uses. Industrial land uses are found in Jim Falls (Jim Falls Dairy and Xcel Energy) with some sand/gravel quarries scattered in the Township. Existing and former landfills are also shown on the map.

**Institutional**

Institutions make up just under 0.1% of land use in Anson. Most of these, such as the Town Hall, fire station, and elementary school, are in Jim Falls.

**Agriculture**

Agriculture makes up 35.7% of land use in the Township and is the largest land use. Agricultural lands are found throughout the Anson with the largest contiguous areas found in the southern half.

**Natural Areas/Open Space**

Natural areas/open space make up 34.9% of land use in the Township. These areas are typically wooded lands and wetland areas and can be found throughout the Township with larger contiguous areas found in the northern half and extending into the southern half.

**Recreation-Private**

Private recreation makes up 0.5% of land use in Anson. This is a privately owned public golf course located west of C.T.H. S on Lake Wissota.

**Recreation-Public**

Public recreation accounts for 12.5% of land use. Most of this is comprised of Lake Wissota State Park and Tom Lawin Wildlife Area.

**Recreation-Public**

Nine percent of land use in Anson can be attributed to the various water resources that make its borders and existing road right-of-ways.

Table 9-1 - Existing Land Use Percentages – Town of Anson

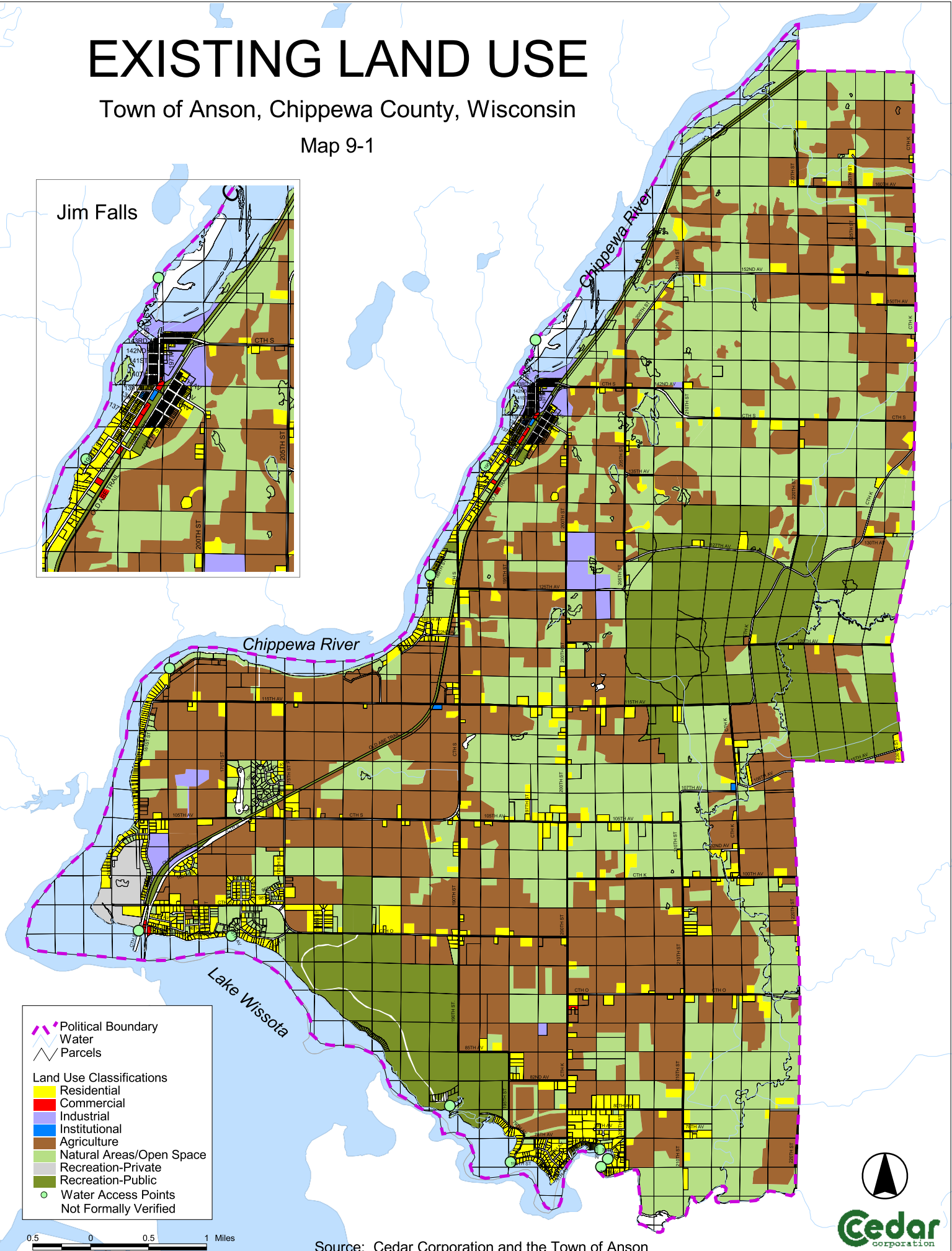
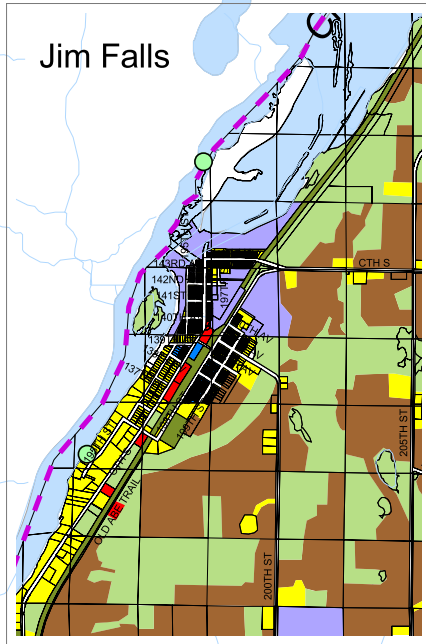
Land Use	Acres	Percent of Total
Residential	1,612	6.3%
Commercial	15	0.1%
Industrial	235	0.9%
Institutional	13	0.0%
Agriculture	9,096	35.7%
Natural Areas/Open Space	8,897	34.9%
Recreation-Private	134	0.5%
Recreation-Public	3,176	12.5%
Water/Transportation	2,283	9.0%
Total	25,460	100.0%














# EXISTING LAND USE

Town of Anson, Chippewa County, Wisconsin

Map 9-1



 Political Boundary  
 Water  
 Parcels

**Land Use Classifications**  
 Residential  
 Commercial  
 Industrial  
 Institutional  
 Agriculture  
 Natural Areas/Open Space  
 Recreation-Private  
 Recreation-Public  
 Water Access Points  
 Not Formally Verified



Source: Cedar Corporation and the Town of Anson



## Land Demand, Supply, and Values

Several factors can influence the demand for land. Population growth will influence a need for new housing. Large population clusters may increase the need for commercial or industrial businesses and related infrastructure. Development pressure can also create a need for additional parks or recreational land. In some instances, these needs are met in surrounding communities.

Tables 9-2 through 9-5 are provided by the West Central Wisconsin Regional Planning Commission and included in the *Chippewa County Conditions and Trends Report*. The tables show the total acreage of land based on its land use assessment and can provide insight into land demand trends in Anson.

The amount of land assessed as residential grew by 57.5% (461 additional acres) between 1987 and 2007 with most of this growth occurring between 1987 and 1999. This coincides with the population growth in the Township (see Table 9-2). Anson is a desirable place to live because of its proximity to Chippewa Falls and Eau Claire. This provides access to a variety of job opportunities within a short commuting distance, allows residents to enjoy rural living and have access to a number of lakes and rivers. Though population growth has slowed due to a severe economic slowdown, Anson will likely continue to attract new residents.

Table 9-2 - Assessed Residential Acres by Municipality: 1987, 1997, and 2007

Town	Total Acres			87-07 Percent	97-07 Percent
	1987	1997	2007	Change	Change
Anson	802	1,179	1,263	57.5%	7.1%

Source: WI DOR + Portion in Chippewa County.

Table 9-3 shows that land assessed as commercial grew by 142.9% (120 additional acres) between 1987 and 2007 though the amount of commercial land is small in comparison to the total acreage of the Township. This reflects the easy access to goods and services in surrounding communities where many residents work.

Table 9-3 - Assessed Commercial Acres by Municipality: 1987, 1997, and 2007

Town	Total Acres			87-07 Percent	97-07 Percent
	1987	1997	2007	Change	Change
Anson	84	182	204	142.9%	12.1%

Source: WI DOR + Portion in Chippewa County

There is little land in the Township assessed as industrial (see Table 9-4). Most industrial land in Anson is associated with non-metallic mining. There are three permitted non-metallic mines that have not been fully developed in the Township.

Table 9-4 - Assessed Industrial Acres by Municipality: 1987, 1997 and 2007

Town	Total Acres			87-07 Percent	97-07 Percent
	1987	1997	2007	Change	Change
Anson	9	11	12	33.3%	9.1%

Source: WI DOR + Portion in Chippewa County

Table 9-5 shows that between 1987 and 2007, agricultural assessed lands decreased by 23.4% (3,472 less acres) in the Township. This is a common trend found throughout Wisconsin, especially near urbanized areas. Some of this decrease is attributed to lands

no longer being farmed, lands reclassified, or agricultural land being sold for a use other than agriculture.

Table 9-5 - Assessed Agricultural Parcels and Acreage by Municipality: 1987, 1997, and 2007

Town	Total Parcels			Total Acres			1987-1997	1997-2007
	1987	1997	2007	1987	1997	2007	Acres % Change	Acres % Change
Anson	529	482	451	14,834	13,319	11,362	-10.2%	-14.7%

Source: WI DOR + Portion in Chippewa County

A conversation with area realtors provides insight into general land values. Although the current housing market has slowed considerably, the price for a developed residential lot in Anson is between the low \$20,000 to mid \$30,000 range. Agricultural land is averaging \$2,050 an acre when being sold for agriculture but that amount increases to \$4,000 to \$7,000 per acre when being sold for residential purposes. There has been little demand for land for commercial purposes.

## Projected Land Use Needs

Table 9-6 shows projected land use needs between 2010 and 2030. These projections are based on existing land use to population ratios that have been calculated using population projections provided by the Wisconsin Department of Administration. These are “best guess” estimates and may be influenced by a continued economic slowdown, development in other communities, or changes in regulations.

The biggest projected need for land is for housing. By 2030, an additional 427 acres of land is needed to meet projected population growth. Vacant lots in existing subdivisions will meet some of these needs but agricultural land or natural areas/open spaces likely will be developed to meet the remaining needs.

There is little projected need for additional commercial property in the Township. This corresponds with the low demand experienced by local realtors.

There is a projected need for 52 additional acres of land for industrial purposes in Anson. Most of this is likely to be in the form of non-metallic mining sites that are permitted but not fully developed.

An alternative way to project residential land use needs is by taking the number of projected households and multiplying it by a specific acreage. The State of Wisconsin Department of Administration predicts that between 2010 and 2030 Anson will have an additional 280 households. If that figure is multiplied by 1.5 acres, then the total acreage needed for residential uses is 420 acres. This is similar to the 427 acres projected in Table 9-6.

Table 9-6 - Projected Land Use Needs in Acres – Town of Anson

Year	*2008	2010	2015	2020	2025	2030	Total Acreage 2010-2030
Population	<b>2,114</b>	<b>2,163</b>	<b>2,315</b>	<b>2,467</b>	<b>2,606</b>	<b>2,726</b>	
<b>Residential</b>	1,612	1,649	1,764	1,880	1,985	2,076	
Acres Needed		37	115	116	105	91	427
<b>Commercial</b>	15	15	16	17	18	19	
Acres Needed		0	1	1	1	1	4
<b>Industrial</b>	235	240	257	274	289	302	
Acres Needed		5	17	17	15	13	62
<b>Agricultural**</b>	9,096	9,054	8,921	8,787	8,666	8,561	
Acres Needed		-42	-133	-134	-121	-105	-493

Source: \* Figures for 2008 are estimated by the WDOA. Figures 2010 and beyond are projected.

\*\* Assumes all developed land will come from agricultural land.

## Natural Limitations to Development

Map 9-2 identifies areas where there are limitations to development in Anson. Wetlands, floodplains, and steep slopes represent natural limitations. Development in these areas may be prohibited or severely restricted and should be taken into consideration when looking at future development locations. The Lake Wissota State Park and Tom Lawin Wildlife Area also limit development in their respective areas because it is unlikely that these lands will sold for development.

## Opportunities for Redevelopment

It is important to look at opportunities for redevelopment within the Township. By redeveloping properties, the amount of undeveloped land needed to meet future development needs can be reduced. In Anson, non-metallic mines can be reclaimed for other uses. The private recreation land uses shown on Map 9-1 represents an area that was a former non-metallic mine that was reclaimed as a golf course and housing. The non-metallic mining areas shown in the Generalized Future Land Use map could be reclaimed to meet the future projected housing needs.



## **Generalized Future Land Use**

Map 9-3 shows generalized areas for future residential, commercial, and industrial land uses. It also incorporates wetlands, floodplains, slopes, and State owned land, which will limit development in these areas.

Anson has adequate available land within its boundaries to meet all future land use needs. A general description of these areas is provided.

### **Residential**

The biggest projected need for land in the Township is for residential purposes. By 2030, an addition 427 acres are needed to meet the projected population growth shown in Table 9-6. Anson has several subdivisions in the southern portion of the Township that have vacant lots available for new homes. There are also non-metallic mines in this same area that could be redeveloped into residential areas after the sand and gravel have been extracted. Together, these areas combine for a total of 433 acres of potential residential areas. This meets the projected needs.

There are several advantages to encouraging residential growth in these areas. It reduces the development and fragmentation of agricultural land and natural areas/open space, limits the need for expanded infrastructure, and reduces the financial burden on developers.

At the same time, as these areas are developed, additional lands will be needed to meet additional growth.

### **Commercial**

There is a limited need projected for future commercial land. Most commercial development in Anson is found in the Jim Falls area. This area is best suited for commercial land uses because of the existing high density mixed use development that has already occurred in this area. In addition, it is likely some home-based businesses may develop in other areas of the Township.

### **Industrial**

There is a limited need projected for future industrial land. Most industrial land uses are found in the Jim Falls area (Jim Falls Dairy and Xcel Energy) and the southern half of Anson (non-metallic mining). Industrial land use growth will be due to the expansion of the mines in permitted areas.

# GENERALIZED FUTURE LAND USE

Town of Anson, Chippewa County, Wisconsin

Map 9-3

**LEGEND**

- Political Boundary
- Water
- Parcels

**Future Land Use Classifications**

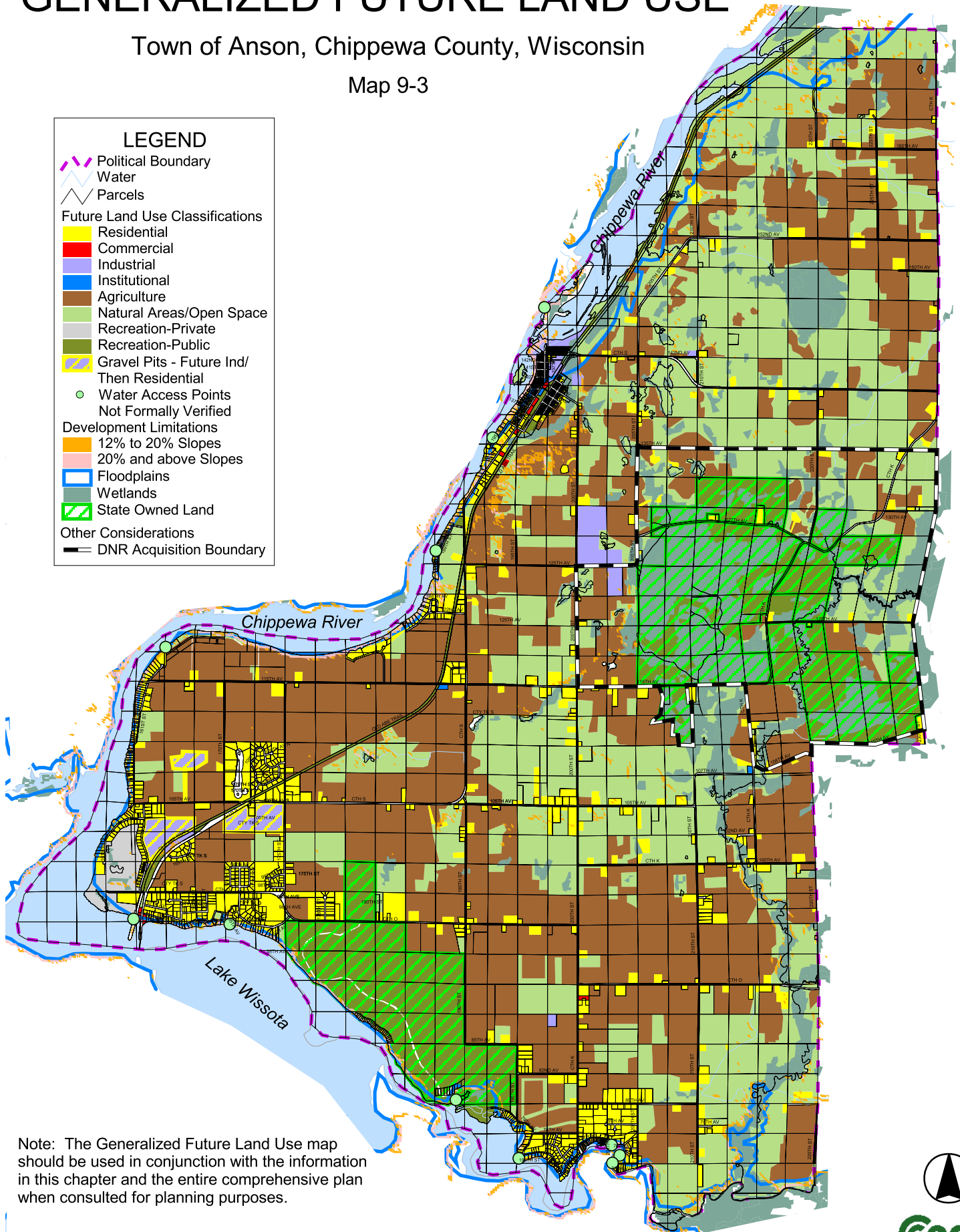
- Residential
- Commercial
- Industrial
- Institutional
- Agriculture
- Natural Areas/Open Space
- Recreation-Private
- Recreation-Public
- Gravel Pits - Future Ind/ Then Residential
- Water Access Points
- Not Formally Verified

**Development Limitations**

- 12% to 20% Slopes
- 20% and above Slopes
- Floodplains
- Wetlands
- State Owned Land

**Other Considerations**

- DNR Acquisition Boundary



Note: The Generalized Future Land Use map should be used in conjunction with the information in this chapter and the entire comprehensive plan when consulted for planning purposes.

0.5 0 0.5 1 Miles

Source: Town of Anson





## **Existing or Potential Land Use Conflicts**

Land use conflicts occur when incompatible land uses cause a negative effect. One example of a potential future conflict would be if a new business opened near a residential area and created noise and traffic problems. In rural areas, there are often conflicts between new residential development and existing agriculture. To address this, Chippewa County requires a deed restriction for construction of a single family dwelling in or near agricultural zoned land. This helps to avoid conflicts when people move into the Township without a full understanding of typical farming practices. Currently, there are no land use conflicts identified in Anson but concerns related to residential areas and non-metallic mining are becoming more common in the area.

## **WDNR Acquisition Boundary**

As the Township plans for future land use, there are other entities that also conduct long-range planning that span across political boundaries. The WDNR acquisition boundary shown on Map 9-3 represents an area that the WDNR has delineated to show potential properties to be acquired over time to expand the Tom Lawin Wildlife Area. The boundary does not imply there are any restrictions on the parcels within the boundary.

## **Land Use vs. Zoning**

The difference between land use and zoning can be confusing. As stated earlier, an existing land use map depicts what activity is taking place on a parcel of land at a certain point in time.

Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land. The zoning code is the written regulations, which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

The Land Use chapter should be used as a guide for decision making related to the future development of Anson. When comparing land use to zoning, the zoning classification assigned to an individual parcel specifies what land use is allowed at that time. The Generalized Future Land Use Map and the content of this chapter should be consulted when addressing rezoning requests or evaluating site plans.



## Goals, Objectives, and Policies

**Goal 1:** Support managed growth that preserves the natural resources in the Township.

### **Objectives:**

1. Accommodate growth in a responsible manner.
2. Protect the natural resources, which residents enjoy.
3. Minimize the fragmentation of agricultural land.

### **Policies:**

1. Encourage the incorporation of sustainable development practices outlined in Chapter 3 that are designed to protect open space, minimize soil disturbance, protect existing trees, manage stormwater, and have development blend in with the environment.
2. Support development options such as conservation subdivisions that preserve natural areas and agricultural land by clustering housing in smaller areas.
3. Encourage site design that minimizes the amount of impervious surfaces and reduces runoff.
4. Support the use of landscaping in open area development that will screen structures from view so that they do not detract from the rural character.
5. Evaluate how new development proposals will affect surrounding existing development in relation to noise, traffic, odors, air quality, lighting, and water use.
6. Review subdivision site plans to look for ways of reducing the amount of roads needed.
7. Support the use of community wells and sanitary systems in high-density developments in order to provide better protection and monitoring of groundwater.
8. Support current regulations designed to protect Anson's and Chippewa County's natural and agricultural resources.
9. Support the growth of light industry if utilities, such as a wastewater treatment plant, are available and the business does not conflict with existing surrounding land uses.
10. Support businesses that appeal to users of the many recreational opportunities in Anson.

# Chapter 10

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## Plan Implementation

### Introduction

Before the Town of Anson implements its comprehensive plan, it must first be adopted. Often the term “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational materials, committees, area groups, local government, web sites, and ordinances.

There are goals, objectives, and policies at the end of each chapter in the Town of Anson Comprehensive Plan 2009-2029. These represent the end result that the Township hopes to achieve by implementing the plan. Though there are many excellent ideas in each chapter, it would be almost impossible to address them all at the same time. Potentially, budgets, time constraints, manpower, or changes of attitude may cause some of the ideas not to be realized.

The Plan Implementation chapter will review the goals, objectives, and policies at the end of each chapter to determine which policies should be implemented and in what time frame.

### Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and municipal codes the Town of Anson uses to regulate it. Non-regulatory tools can be actions the Town government, groups, or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and park maintenance. Throughout the plan, ways of achieving the goals have been identified.

### Implementation Recommendations and Schedule

There are numerous policies, programs, and actions recommended throughout the Town of Anson Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. The Town of Anson Comprehensive Plan 2009-2029 Implementation Schedule should be used as a practical guide to prioritize and schedule implementation policies. The schedule should be maintained as a separate document outside of the comprehensive plan.

Beginning in December 2010, the schedule should be reviewed at the end of each year to determine what recommendations have and have not been implemented, what are the successes, what have been the obstacles, and if the schedule should be revised.

The timeframes used for the recommended actions are:

**Short Term:** 1-5 Years  
**Mid Term:** 6-10 Years  
**Long Term:** 11-20 Years  
**Ongoing:** Ongoing support/action with no definite beginning or end.

## **Roles and Responsibilities**

**Residents and Property Owners:** The Town of Anson encourages continuous input from its residents and property owners. The planning process does not end with the adoption of the comprehensive plan. Views change, regulations are amended, new ideas evolve over time, and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

**Plan Commission:** The Town of Anson Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Town Board. The Plan Commission will use the comprehensive plan as a guide for decision making and will recommend revisions and updates as needed.

**Town Board:** In order for the comprehensive plan to be implemented, the Town Board must formally adopt the Plan. Upon this happening, the comprehensive plan becomes the official guide for decision making by Town officials. As chief policy makers, the Board is also responsible for establishing and actively supporting a continuing planning program.

## **Plan Updates**

Ongoing evaluation of the Town of Anson Comprehensive Plan 2010-2030 is important. The needs of the community today may be different from the needs of tomorrow. Revisions and amendments to the Town's comprehensive plan can be done at any time by following the procedures for adopting a comprehensive plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Town of Anson Comprehensive Plan 2010-2010 Implementation Schedule should be reviewed each year by the Anson Town Board and/or Plan Commission to measure the progress of the plan. By law, the plan is required to be updated every 10 years.

## **Plan Consistency**

There were no known inconsistencies identified in the adopted plan. Any inconsistencies were addressed were identified and addressed during the planning process.

## **Goals, Objectives, and Policies**

**Goal 1:** Maintain a relevant and useful comprehensive plan for the Town of Anson.

### **Objectives**

1. Create a meaningful planning document that is used guide the future growth and development of the Township.

### **Programs, Policies, and Actions**

1. Have the Anson Plan Commission and Town Board review the implementation schedule annually to gauge implementation progress and make recommendations for revisions.
2. Create list of local and area groups, organizations, and committees that could potentially help implement the Anson's comprehensive plan.
3. Revise and amend the Town of Anson Comprehensive Plan 20010-2030 as needed.

Town Copy

RESOLUTION 2009-\_\_\_

TOWN OF ANSON, CHIPPEWA COUNTY, WISCONSIN

RESOLUTION ESTABLISHING PUBLIC  
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the Town of Anson has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and

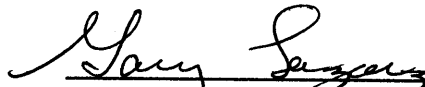
WHEREAS, the Town of Anson believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the Agreement for Professional Services between the Town and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Anson hereby adopts the written procedures meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 13 day of August, 2009.

TOWN OF ANSON

  
\_\_\_\_\_  
Gary Lazarz, Town Chair

ATTEST:

  
\_\_\_\_\_  
Kathy Boiteau, Town Clerk

## **EXHIBIT A**

The following methods will be used, when practical, to foster public participation and input for the Town of Anson Comprehensive Plan.

**Opinion Surveys:** The Town of Anson will prepare, distribute, and tabulate a community survey of all property owners

**Websites:** The Town will utilize Cedar Corporation's website to post information and drafts of the Comprehensive Plan.

**Open House:** An open house will be used to educate and gather input on the Comprehensive Plan.

**Public Meetings:** All Plan Commission meetings are open to the public.

**Public Hearing:** A public hearing must be held prior to adoption of the comprehensive plan.

The Town of Anson is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.

Town of Anson  
Chippewa County, Wisconsin

# Community Survey Results

July 2008

With assistance from:

Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751





## About the Town of Anson Community Survey

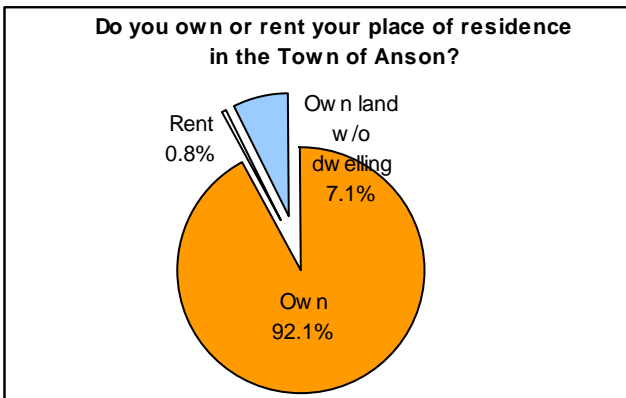
The Town of Anson sent out a community-wide survey in May of 2008 to measure residents and property owner’s opinions on various topics in order to help create the Town’s comprehensive plan.

Approximately 942 surveys were mailed. A press release also was published in the Chippewa Herald to notify renters that a survey could be obtained by contacting the Town Clerk. Surveys had to be returned by May 16, 2007. There were 371 surveys completed and returned for a 39.4% participation rate.

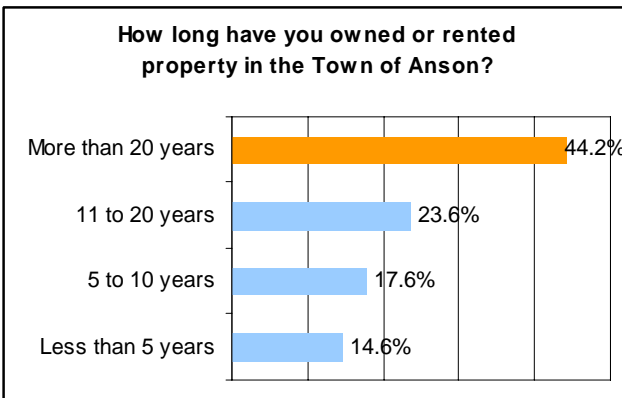
As you look through the results of the survey, keep in mind a few things:

1. For almost all questions, the total number of responses is not the same. This is because people filling out surveys did not answer all questions.
2. People that answered “No Opinion” may not know enough about a question or have never used a specific facility to provide an opinion.
3. Data for People that answered “Other” is not included in the charts/graphs.

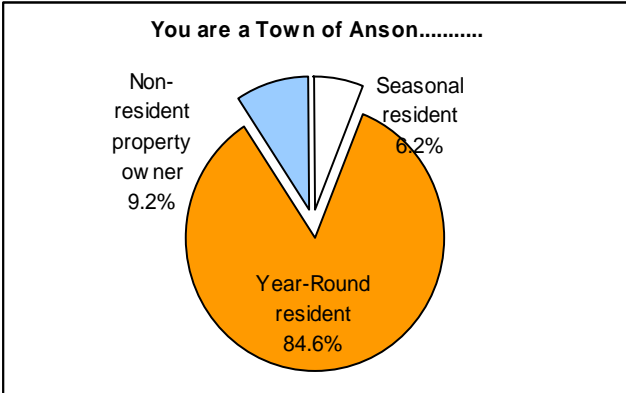
### Question 1.



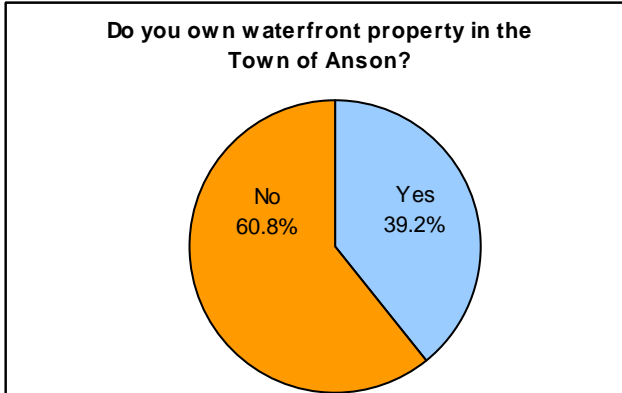
### Question 2.



### Question 3.

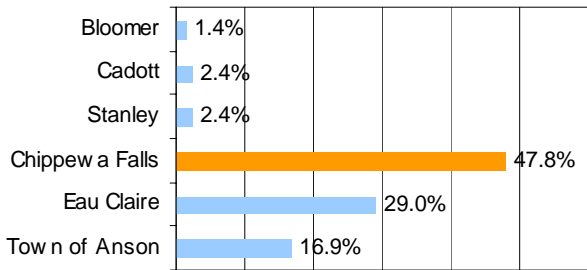


### Question 4.



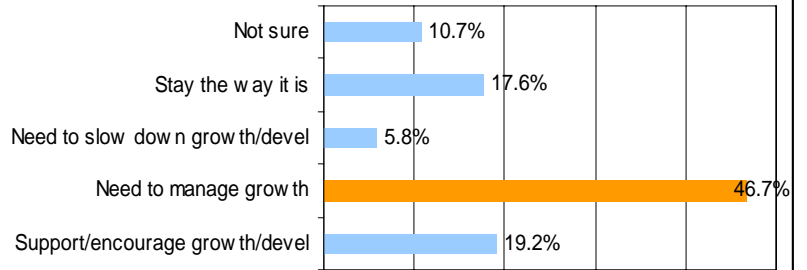
**Question 5.**

If you are a resident and currently employed, which community do you work?



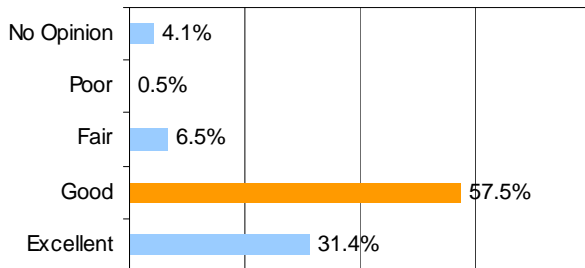
**Question 6.**

How would you describe your thoughts towards future growth and development in the Town of Anson?



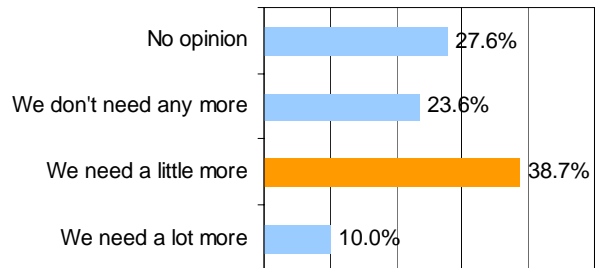
**Question 7.**

How would you rate the quality of life in the Town of Anson?



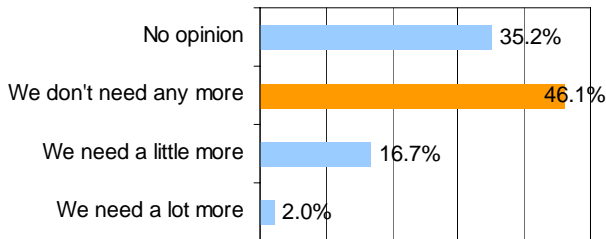
**Question 8. (1.)**

How would you rate the supply of single family homes in the Town of Anson?



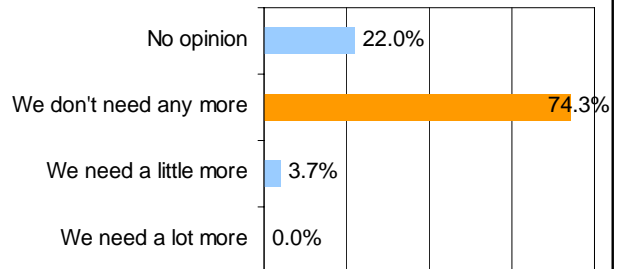
**Question 8. (2.)**

How would you rate the supply of second/vacation homes in the Town of Anson?



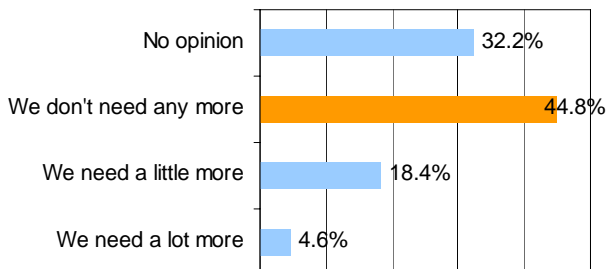
**Question 8. (3.)**

How would you rate the supply of mobile homes in the Town of Anson?



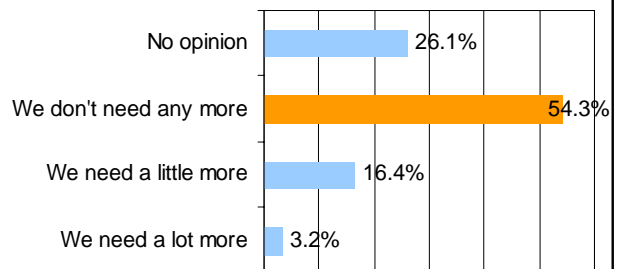
**Question 8. (4.)**

How would you rate the supply of higher priced homes in the Town of Anson?

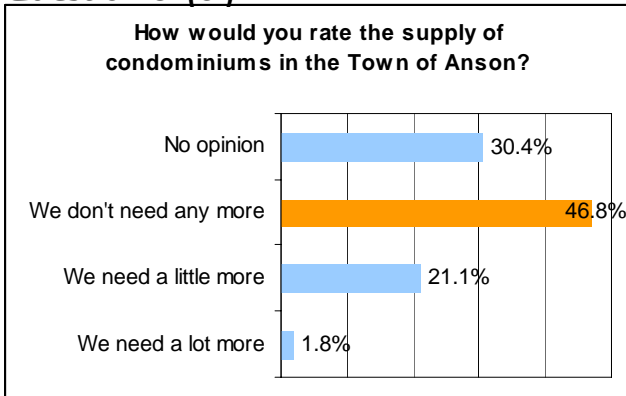


**Question 8. (5.)**

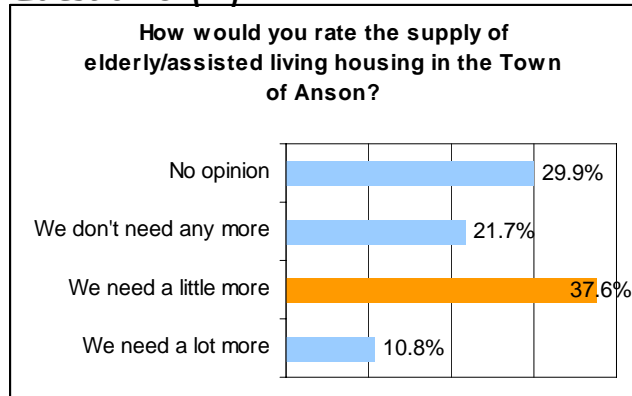
How would you rate the supply of rental housing in the Town of Anson?



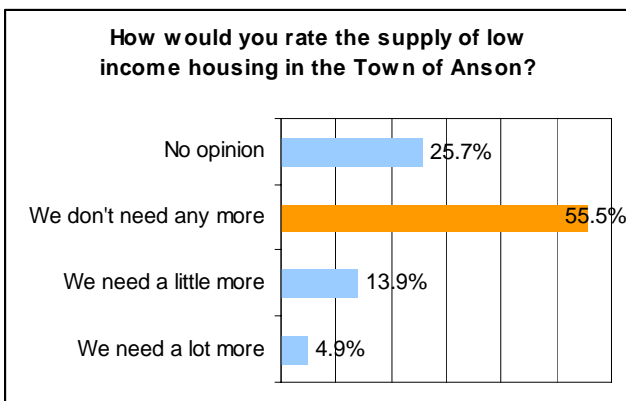
**Question 8. (6.)**



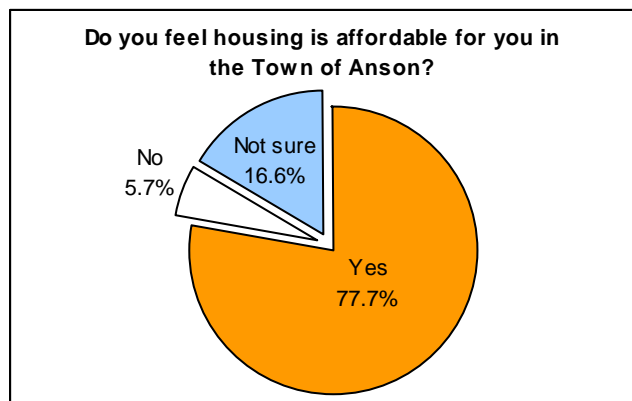
**Question 8. (7.)**



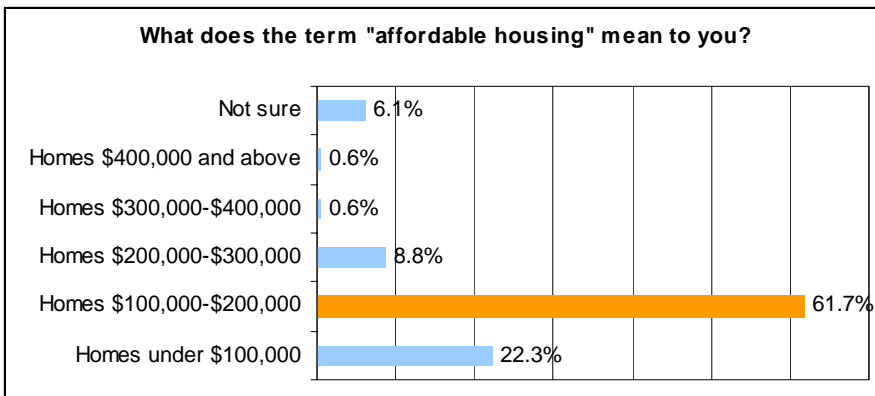
**Question 8. (8.)**



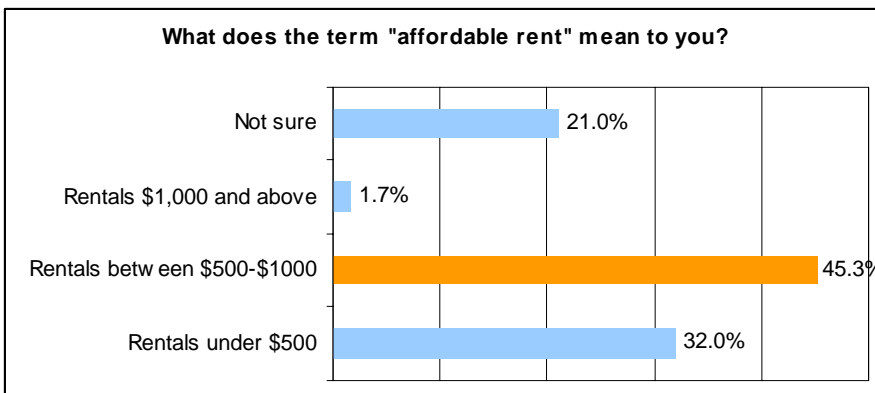
**Question 9.**



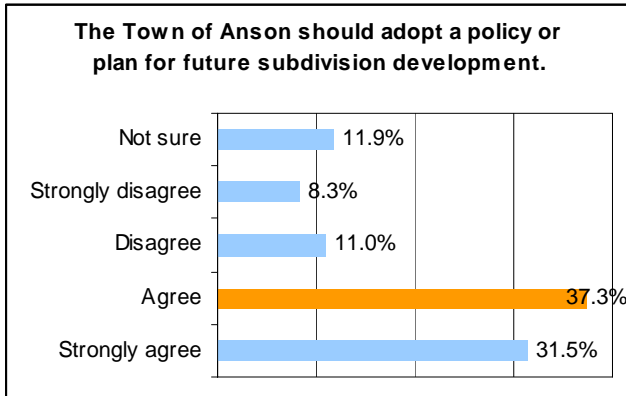
**Question 10.**



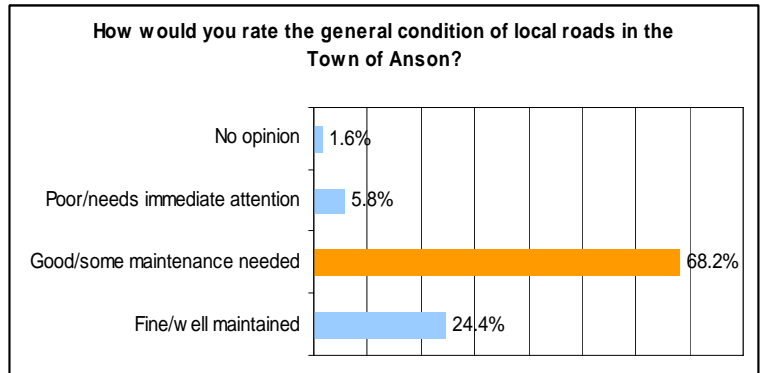
**Question 11.**



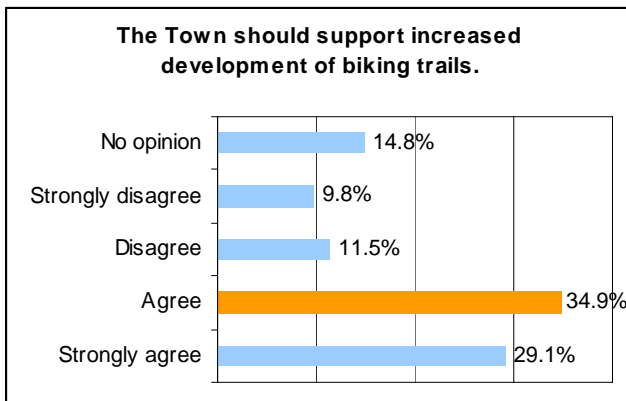
**Question 12.**



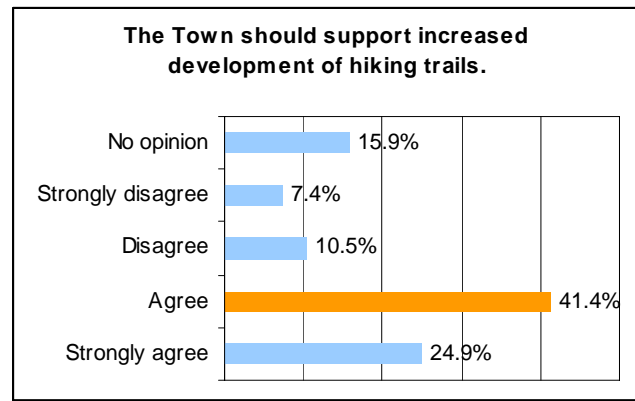
**Question 13.**



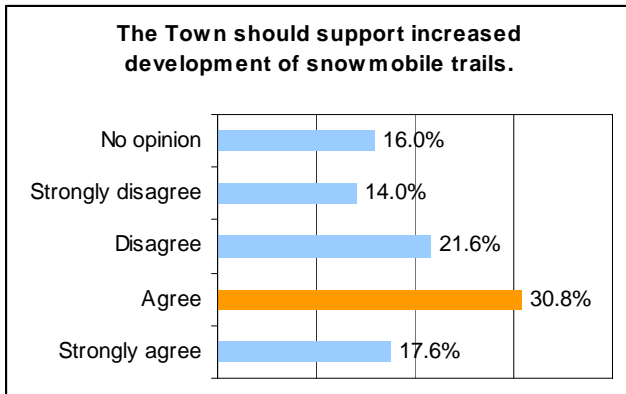
**Question 14. (1.)**



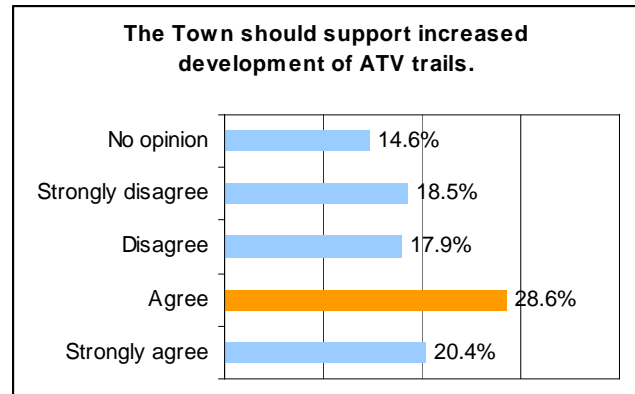
**Question 14. (2.)**



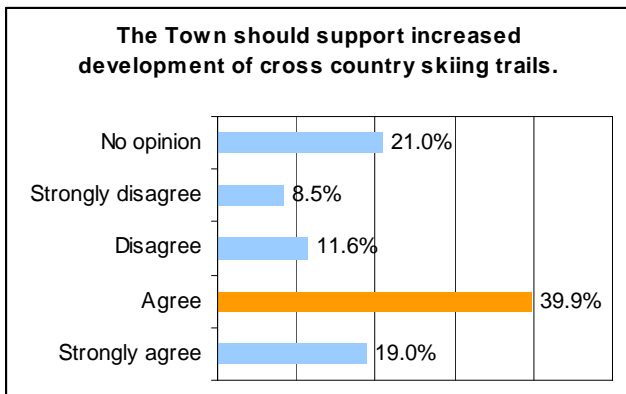
**Question 14. (3.)**



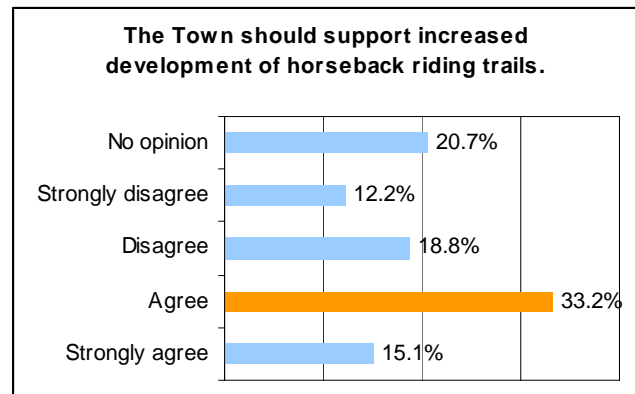
**Question 14. (4.)**



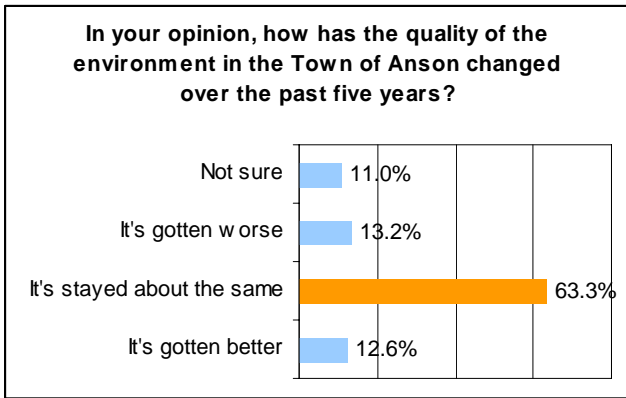
**Question 14. (5.)**



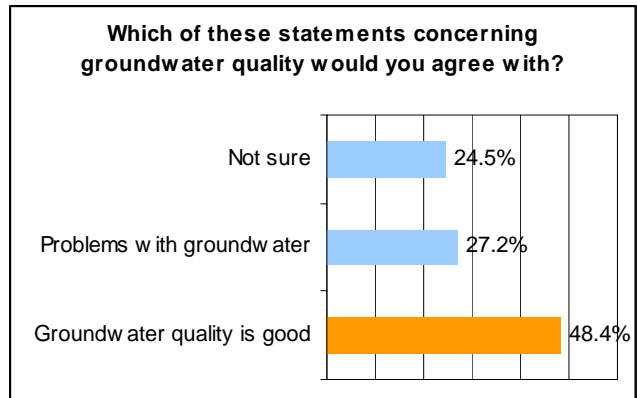
**Question 14. (6.)**



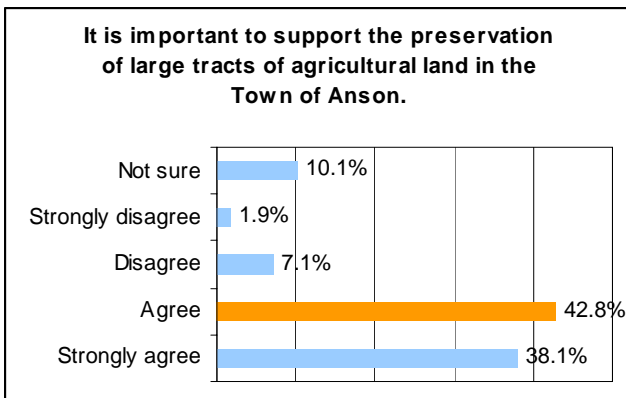
**Question 15.**



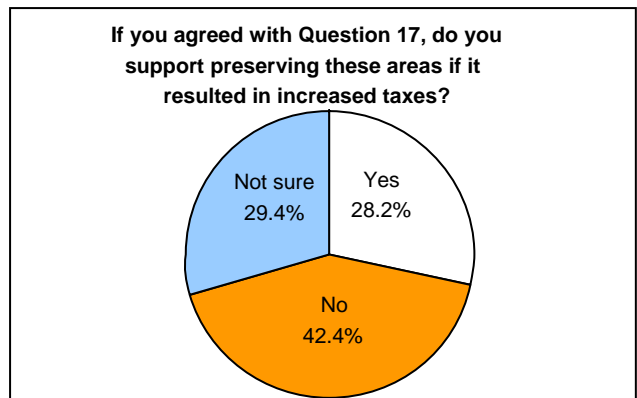
**Question 16.**



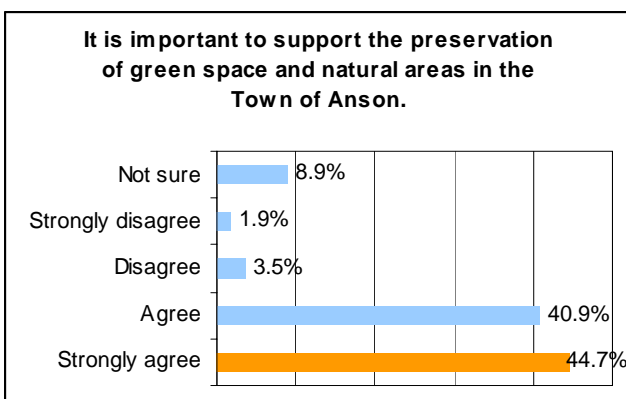
**Question 17.**



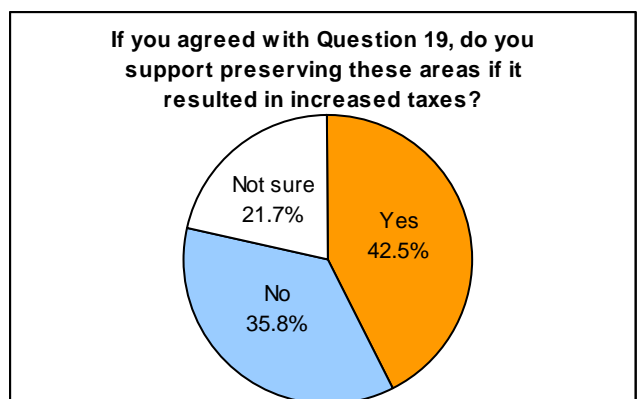
**Question 18.**



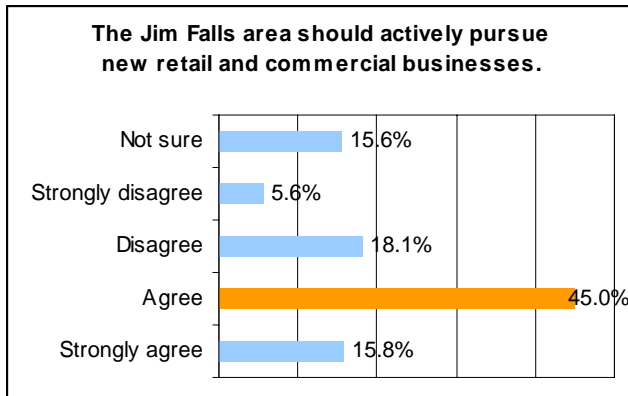
**Question 19.**



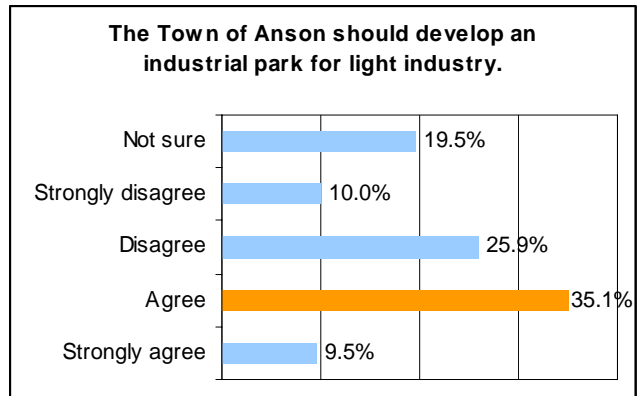
**Question 20.**



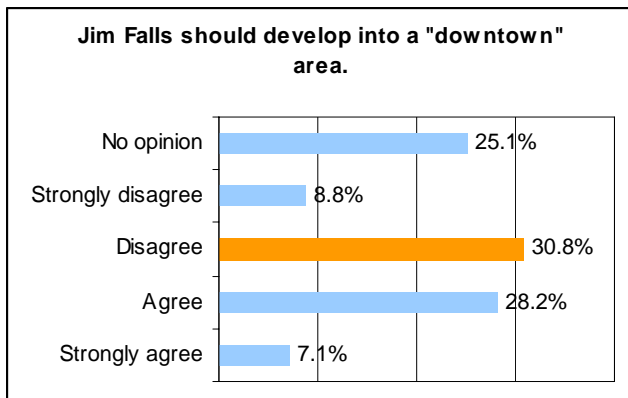
**Question 21.**



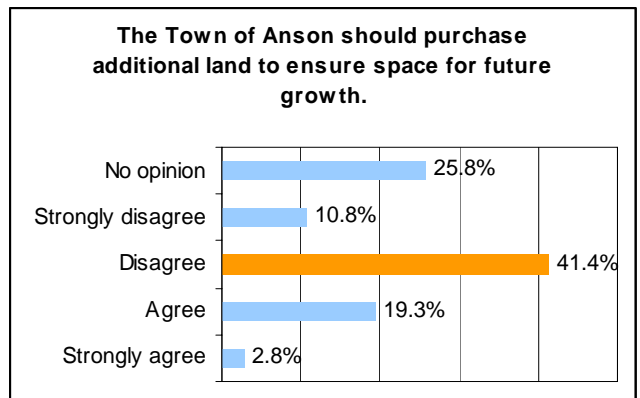
**Question 22.**



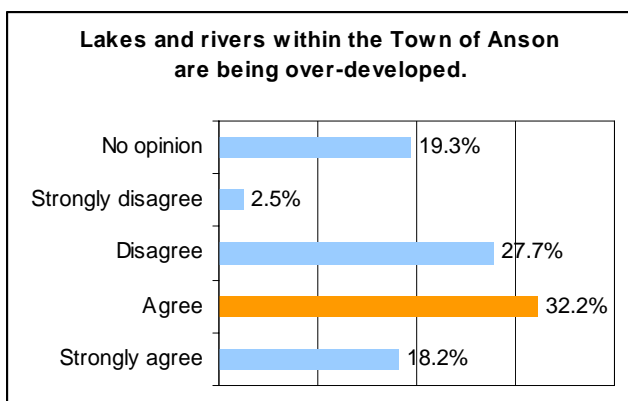
**Question 23. (1.)**



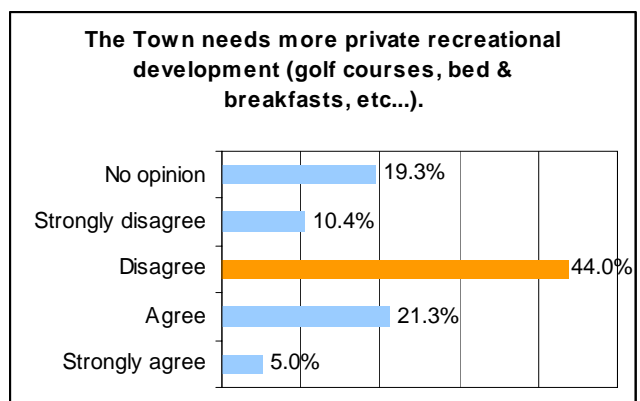
**Question 23. (2.)**



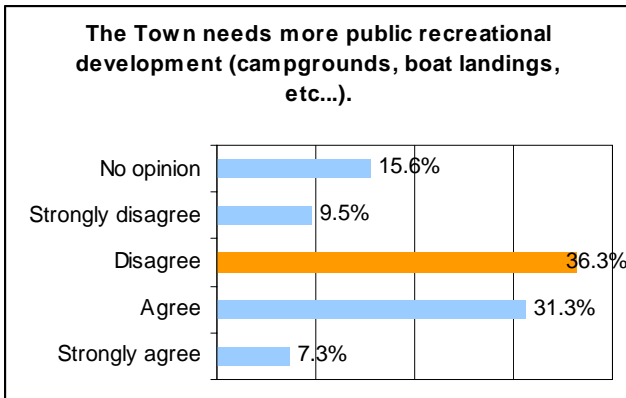
**Question 23. (3.)**



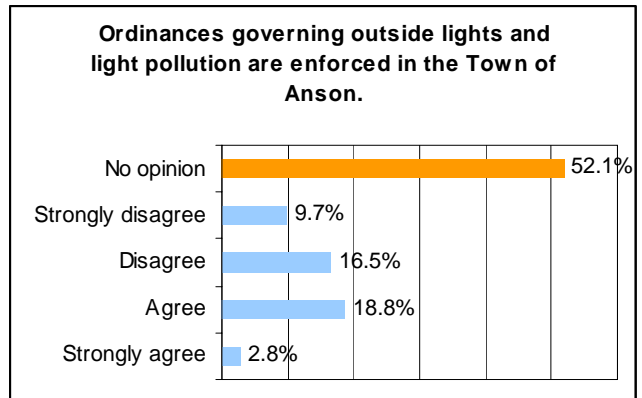
**Question 23. (4.)**



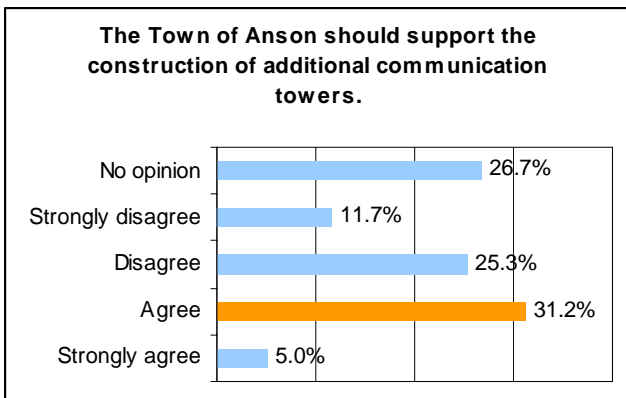
**Question 23. (5.)**



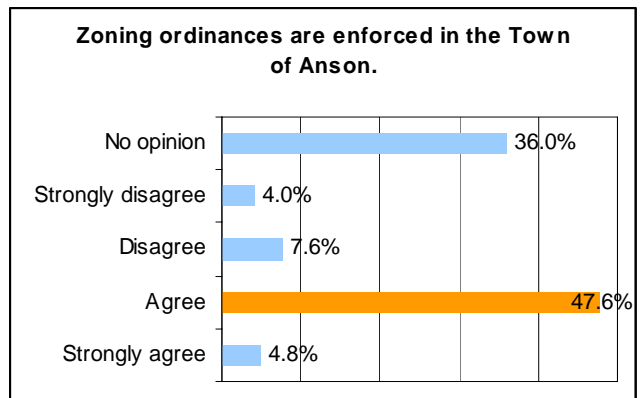
**Question 23. (6.)**



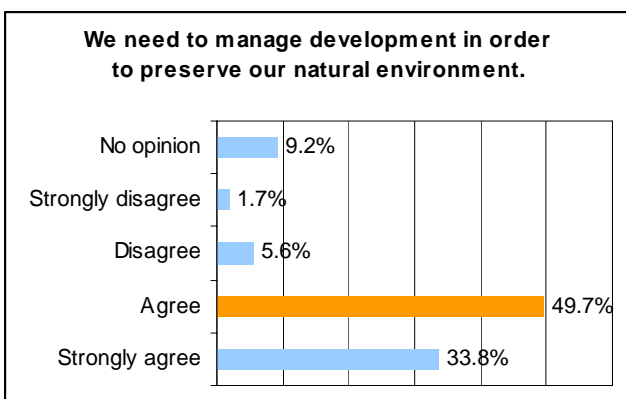
**Question 23. (7.)**



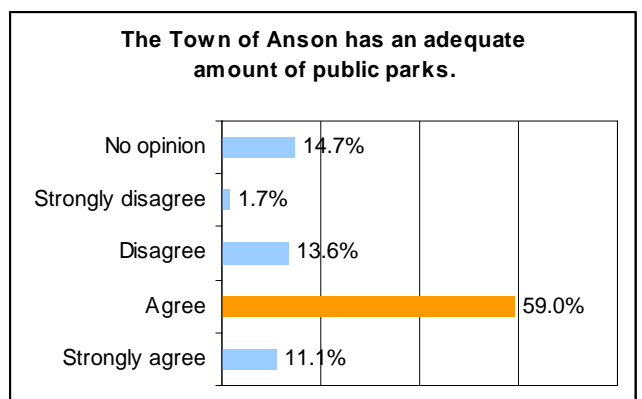
**Question 23. (8.)**



**Question 23. (9.)**

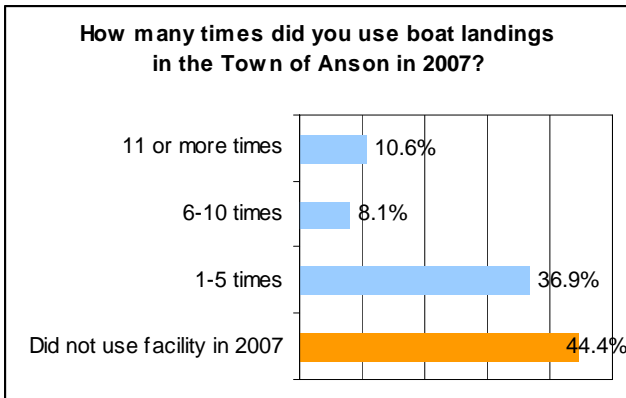


**Question 23. (10.)**

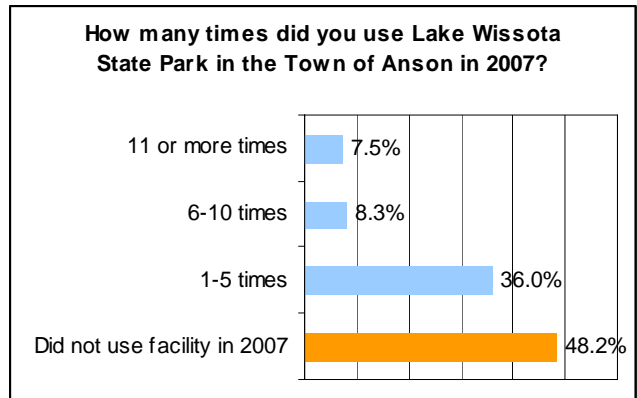




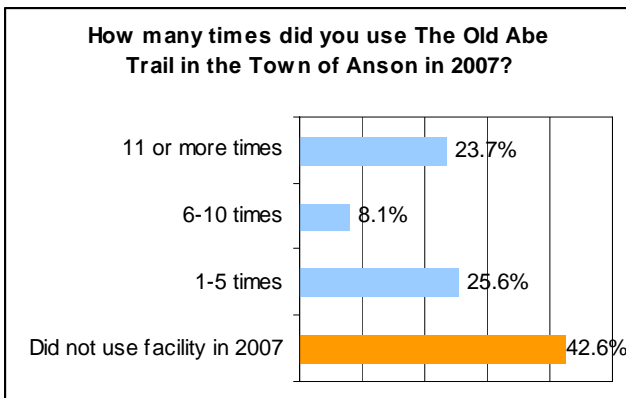
**Question 24. (1.)**



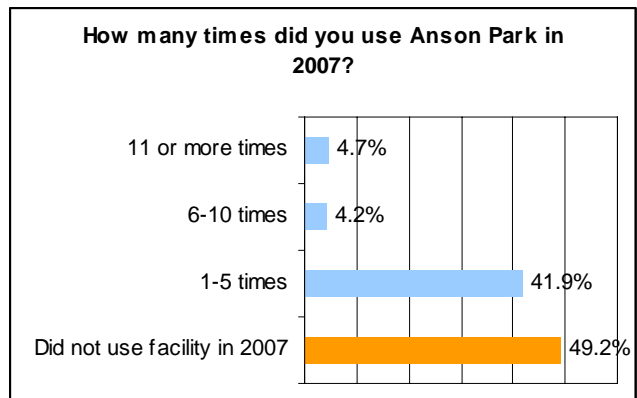
**Question 24. (2.)**



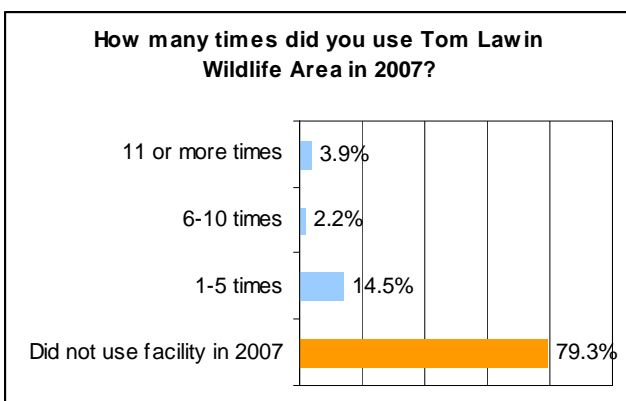
**Question 24. (3.)**



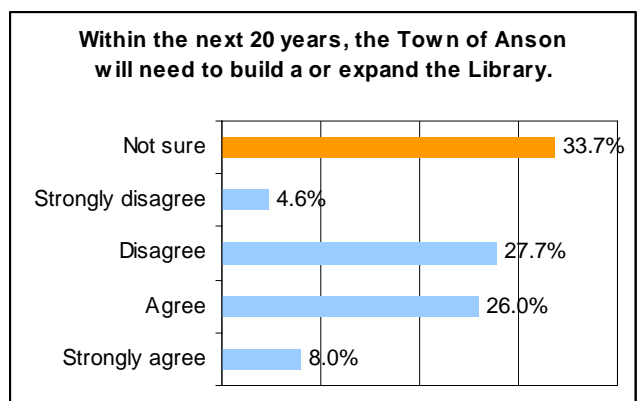
**Question 24. (4.)**



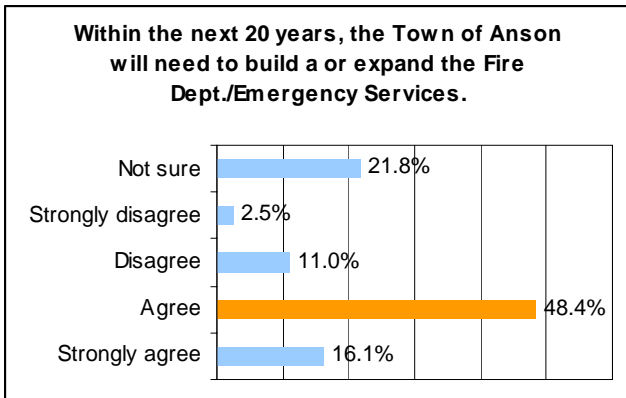
**Question 24. (5.)**



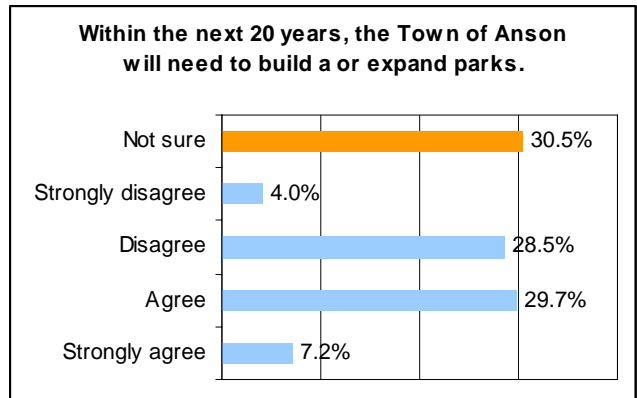
**Question 25. (1.)**



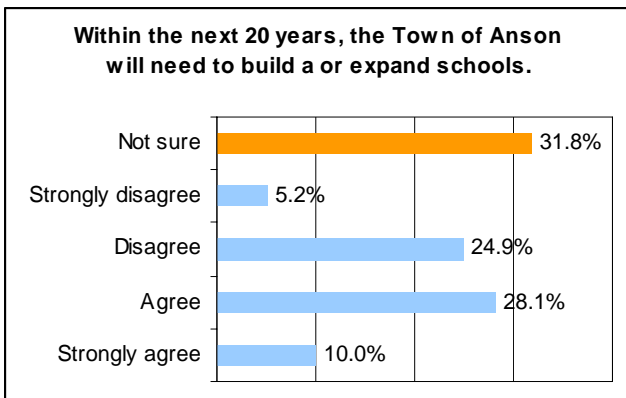
**Question 25. (2.)**



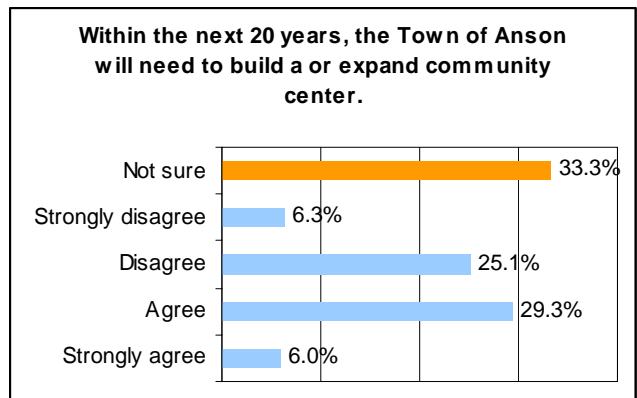
**Question 25. (3.)**



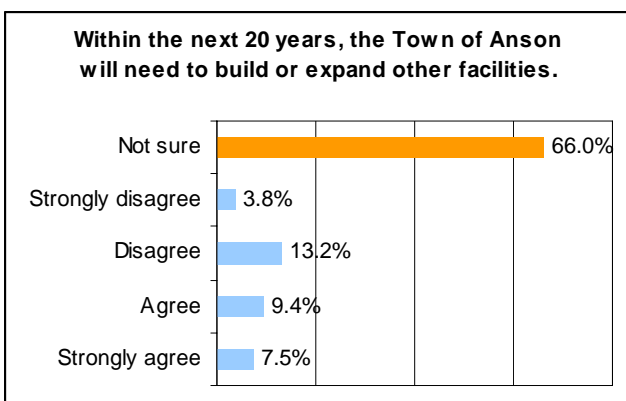
**Question 25. (4.)**



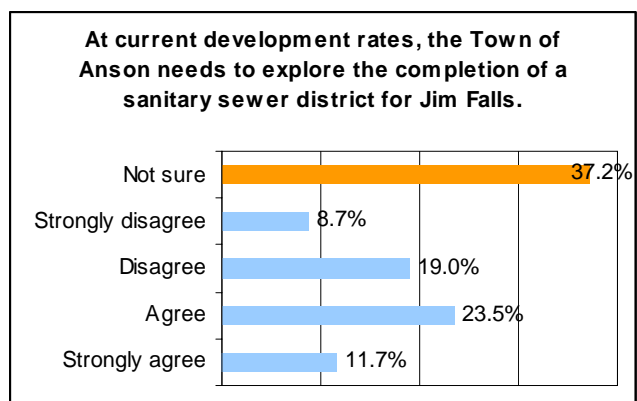
**Question 25. (5.)**



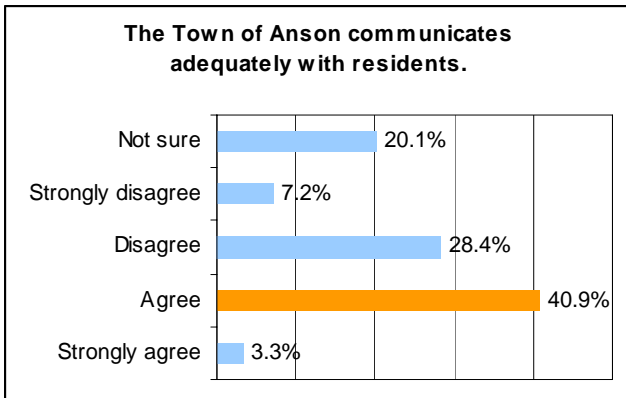
**Question 25. (6.)**



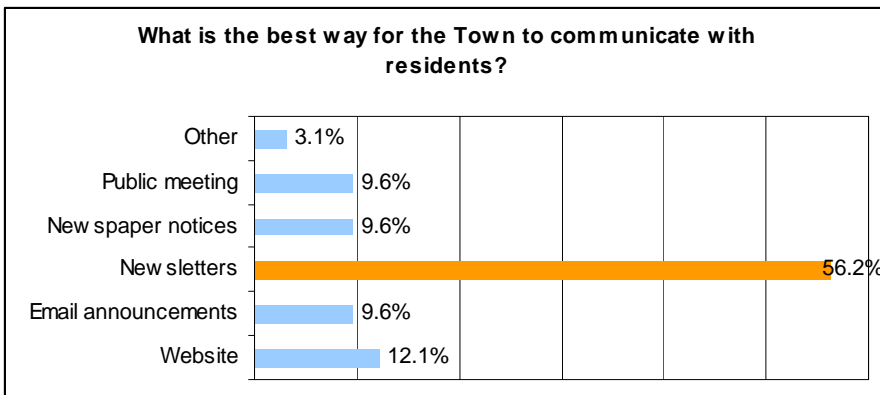
**Question 26.**



**Question 27.**



**Question 28.**



## In General...

1. People that owned or rented property in the Town of Anson more than 20 years returned the highest percentage of surveys (44.2%).
2. Almost 77% of respondents commuted to Chippewa Falls or Eau Claire for work.
3. Almost 89% of respondents rated the quality of life in the Town of Anson as good or excellent.
4. About 47% of respondents thought the Town needed to manage future growth and development.
5. The types of housing respondents were in favor of were single family homes and elderly/assisted living housing though less than 40% indicated so for each.
6. Over 75% of the surveys indicated housing was affordable to them.
7. Almost 69% of respondents indicated the Town should adopt a policy or plan for future subdivision development.
8. A majority of surveys agreed or strongly agreed that the Town should support the development of biking trails, hiking trails, and cross county skiing trails.
9. Almost 81% of respondents agreed or strongly agreed that the preservation of large tracts of agricultural land is important though only 28.2% indicated they would support preserving these areas if it resulted in higher taxes.
10. Over 85% of respondents agreed or strongly agreed that the preservation of green space and natural areas is important and 42.5% indicated they would support preserving these areas if it resulted in higher taxes.
11. Over half of the respondents indicated the Town should not purchase additional land to ensure space for additional growth.
12. About half of the respondents indicated the lakes and rivers within the Town were being overdeveloped.
13. A majority of people were not in favor of more private recreational development.
14. Over half of survey respondents indicated they had no opinion regarding the enforcement of outside light but felt that zoning ordinances were being enforced.
15. Over 83% of surveys agreed or strongly agreed that the Town needs to manage growth in order to preserve the natural environment.
16. Over half of the surveys indicated that they used the recreational facilities in the Town but most used them between 1-5 times in 2007.
17. Over 79% of respondents indicated they did not use the Tom Lawin Wildlife Area in 2007.
18. Over 64% of surveys indicated the Town will need to expand the Fire Dept./Emergency Services in the next 20 years.
19. Many respondents indicated they were not sure about the need to build or expand many of the public facilities in the Town.
20. A majority of surveys indicated that newsletters are the best way to communicate with residents.

## Survey Comments

Comments submitted by people who returned the survey varied widely. The main themes that were repeated are listed below in no specific order.

1. Need to clean up properties.
2. Do not raise taxes.
3. Need to manage aspects of the Town.
4. Like the small town way of life.

# Town of Anson Comprehensive Plan 2009-2029 Implementation Schedule

## Short Term Recommendations (1 to 5 years)

Element	Recommended Action	Lead Group
Housing	Consider developing a ratio of single-family housing to multi-family housing for new residential development.	Plan Commission, Board
Housing	Monitor the use of outdoor wood-burners, burn barrels, and garbage burning to anticipate problems associated with smoke and high residential concentrations.	Plan Commission, Board, County
Utilities and Community Facilities	Work with the Chippewa Falls Area Unified School District to address future space needs for the Jim Falls Elementary School.	Board, School District
Utilities and Community Facilities	Address the future of the maintenance and signage of Township owned lake and river public access points	Plan Commission, Board, County, WDNR
Utilities and Community Facilities	Participate in the next revision of the Chippewa County Outdoor Recreation Plan to improve Anson's eligibility for future grant opportunities.	Board, County
Ag, Natural, and Cultural Resources	Collect photos of Anson and Jim Falls and display them in the Town Hall.	Residents
Ag, Natural, and Cultural Resources	Create a display in the Town Hall or Library for historic artifacts and photos	Residents
Ag, Natural, and Cultural Resources	Record interviews with residents to preserve recollections of life and events in the Township and Jim Falls	Residents
Economic Development	Encourage creating a Farmers Market in Jim Falls	Residents, Plan Commission, Board

## Mid Term Recommendations (6 to 10 years)

Element	Recommended Action	Potential Group(s)
Transportation	Consider adopting an ordinance allowing the use of neighborhood electric vehicles	Plan Commission, Board, County

## Long Term Recommendations

Element	Recommended Action	Potential Group(s)
Utilities and Community Facilities	Explore the feasibility of providing water and sewer to the Jim Falls area.	Board, WDNR, Private Consultant