

# Town of Anson

## 2025-2045

### Comprehensive Plan

Adopted XXXXX, 2025

Public Hearing DRAFT  
April 16, 2025



This page is intentionally left blank.

# **Town of Anson 2025-2045 Comprehensive Plan**

**prepared by the Town of Anson Plan Commission  
with assistance from West Central Wisconsin Regional Planning Commission**



This page is intentionally left blank.



**INSERT ADOPTING RESOLUTION**

This page is intentionally left blank.

INSERT ADOPTING ORDINANCE

This page is intentionally left blank.

## Table of Contents

1. Introduction .....	1
1.1 Planning Authority and Scope.....	1
1.2 Town of Anson Comprehensive Plan (adopted 2009).....	1
1.3 The Planning Process & Public Involvement .....	1
1.4 Plan Framework.....	2
2. Issues and Opportunities .....	5
2.1 Regional Perspective.....	5
2.2 2023 Town of Anson Community Survey .....	7
2.3 Town of Anson Issues and Opportunities.....	8
2.4 Existing Plans, Programs, and Regulations .....	10
2.5 Town of Anson 2045 Vision Statement.....	10
2.6 Town of Anson Overall Planning Goals .....	11
3. Population and Housing .....	14
3.1 Population Estimates, Characteristics, and Projections.....	14
3.2 Housing Characteristics, Needs, and Projections.....	17
3.3 Current Regulations .....	23
3.4 Population and Housing Goals, Objectives, and Policies .....	23
3.5 Housing Programs .....	24
4. Transportation .....	27
4.1 Streets and Highways .....	27
4.2 Additional Modes of Transportation.....	30
4.3 Transportation Needs and Planned Improvements.....	32
4.4 Transportation Goals, Objectives, and Policies .....	33
4.5 Other Transportation Plans and Programs .....	34
5. Utilities and Community Facilities .....	37
5.1 Assessment of Utilities and Community Facilities.....	37
5.2 Community Perspectives.....	50
5.3 Utilities and Community Facilities Goals, Objectives, and Policies .....	50
5.4 Other Utilities and Community Facilities Plans and Programs .....	51
6. Agricultural and Natural Resources .....	54
6.1 Agricultural Resources .....	54
6.2 Natural Resources and Environmentally Sensitive Areas .....	56

6.3 Agricultural and Natural Resource Needs .....	64
6.4 Agricultural and Natural Resources Goals, Objectives, and Policies .....	65
6.5 Agricultural and Natural Resources Plans and Programs .....	66
<b>7. Historical and Cultural Resources.....</b>	<b>68</b>
7.1 Community History .....	68
7.2 Archeological Sites .....	68
7.3 Historical Sites and Structures.....	69
7.4 Community Celebrations and Cultural Resources.....	70
7.5 Community Perspectives.....	71
7.6 Historic and Cultural Goals, Objectives, and Policies .....	71
7.5 Historic and Cultural Resources Plans and Programs.....	72
<b>8. Economic Development .....</b>	<b>74</b>
8.1 Economic Conditions, Strengths, and Weaknesses .....	74
8.2 Current Economic Plans and Designated Sites .....	76
8.3 Desired Business and Industry.....	78
8.4 Opportunities for the Use of Environmentally Contaminated Sites.....	79
8.5 Community Perspectives.....	79
8.6 Economic Development Goals, Objectives, and Policies.....	80
8.7 Economic Development Partners and Programs .....	81
<b>9. Intergovernmental Cooperation.....</b>	<b>83</b>
9.1 Relationships with Adjacent Communities .....	83
9.2 Existing Partnerships, Agreements, and Intergovernmental Plans .....	85
9.3 Intergovernmental Issues and Opportunities.....	86
9.4 Intergovernmental Cooperation Goals, Objectives, and Policies.....	87
9.5 Intergovernmental Plans and Programs .....	88
<b>10. Land Use.....</b>	<b>91</b>
10.1 Existing Land Use Inventory .....	91
10.2 Supply, Demand, and Price Trends of Land .....	94
10.3 Barriers to Development and Land Use Conflicts.....	96
10.4 Opportunities for Infill or Redevelopment .....	97
10.5 Projected Land Use Supply and Demand .....	97
10.6 Preferred Future Land Use Plan.....	99
10.7 Community Perspectives.....	106
10.8 Land Use Goal, Objectives, and Policies .....	107

10.9 Current Land Use Plans, Programs, and Regulations .....	108
11. Implementation .....	111
11.1 Action Plan .....	111
11.2 Implementation Support .....	116
11.2 Plan Integration and Consistency .....	117
11.3 Plan Monitoring and Evaluation .....	117
11.4 Plan Amendments and Updates .....	117
11.5 Additional Implementation Recommendations .....	118
Appendix A: Public Participation Plan.....	121
Appendix B: Background Information and Data .....	123
Appendix C: Housing Data.....	130
Appendix D: Economic Data .....	134
Appendix E: Plans and Programs .....	138
HOUSING PLANS & PROGRAMS .....	138
TRANSPORTATION PLANS & PROGRAMS .....	141
UTILITIES AND COMMUNITY FACILITIES PLANS & PROGRAMS .....	144
AGRICULTURAL AND NATURAL RESOURCES PLANS & PROGRAMS.....	145
ECONOMIC DEVELOPMENT PLANS & PROGRAMS.....	150
INTERGOVERNMENTAL COOPERATION .....	154
LAND USE PLANS & PROGRAMS.....	156
Appendix F: Town of Anson Public Comment on the Western Wisconsin Transmission Connection Project.....	157
Appendix G: Town of Anson Community Survey Results .....	161



This page is intentionally left blank.



# 1. INTRODUCTION

## 1. Introduction

### 1.1 Planning Authority and Scope

Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action. This comprehensive plan for the Town of Anson is an important long-range planning document. The purpose of this plan is to guide community decision-making and development by reflecting the community's shared vision and priorities for the future.

In 1999, the State Legislature created a new framework for community planning in the State of Wisconsin—1999 Wisconsin Act 9. Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government's comprehensive plan. Under Statute, a conditional use permit that may be issued does not need to be consistent with the local government's comprehensive plan. The law provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must incorporate 20-year land use projections and encourage public participation during the planning process. Additionally, each plan must address nine key elements:

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

The *Town of Anson 2025 - 2045 Comprehensive Plan* fully addresses the requirements of all nine elements within Wisconsin Statutes §66.1001. Given that this Plan update was not funded with a State grant specifically earmarked for comprehensive planning, the fourteen State of Wisconsin Comprehensive Planning Goals identified in Wisconsin Statutes §16.965 are considered advisory.

### 1.2 Town of Anson Comprehensive Plan (adopted 2009)

This document is an update of the *Town of Anson Comprehensive Plan 2010-2030*, prepared by Cedar Corporation, which was adopted by the Anson Town Board on October 29, 2009. The issues, goals, objectives, and policies from the 2009 Plan were reviewed and updated as part of this document. The maps, data, and a review of existing programs and plans were also updated, with much of this information incorporated into the Appendices. Where appropriate, information from the 2009 plan is carried over into this plan.

### 1.3 The Planning Process & Public Involvement

In 2024, the Town of Anson contracted with the West Central Wisconsin Regional Planning Commission to assist with the update of the Town's Comprehensive Plan adopted in 2009. This update process was interactive with some restructuring of the plan to more clearly address the element requirements within the Wisconsin Comprehensive Planning Law.

# 1. INTRODUCTION

The plan update was performed under the guidance of the Town of Anson Plan Commission, which conducted six meetings between July 2024 and April 2025 with the WCWRPC as facilitator.

The Town of Anson has complied with all public participation requirements as detailed in Wisconsin Statutes §66.1001, including the adoption of a written public participation plan (see Appendix A). The Town implemented the public participation plan as part of this plan update which included opportunities for public input such as:

1. all meetings were properly noticed and open to the public;
2. draft copies of the Plan update were available for public review prior to the public hearing;
3. a properly noticed public hearing was conducted by the Plan Commission on the draft plan; and,
4. the Town invited, considered, and responded to written comments on the draft plan.

The above public participation activities were completed by the Town prior to the adoption of the updated plan. The Plan Commission and Town Board held a joint public hearing inviting public comment on the draft plan on XXXXXXXX. Following the public hearing, the Anson Plan Commission recommended adoption of the updated plan by resolution and the Anson Town Board adopted the plan update by ordinance on XXXXXXXX.

## 1.4 Plan Framework

This Chapter, as well as **Chapter 2: Issues & Opportunities**, provide the framework within which the planning process was conducted. While each plan element is unique, the framework of this plan addresses them in a consistent manner. With the exceptions of **Chapter 2: Issues and Opportunities** and **Chapter 11: Implementation**, each element has the following general structure:

1. A brief introduction to the element, which provides a generalized explanation and identifies the importance of the element to community development.
2. The background research and statistical data specific to that element and the Town of Anson, which helped frame discussions on that element with the Plan Commission. In most chapters, highlights from the data will be provided in the chapter itself, while additional data and statistics are in the appendices.
3. The Goals, Objectives, Policies, and Strategies for the element.
  - a. Goals are long-term overarching statements of a desired condition for the Town. They are written as if the future has occurred, and the Town has fulfilled its vision statement.
  - b. Objectives are a list of more measurable aims that will help bring the Town of Anson Goals to fruition.
  - c. Policies are on-going activities or decision-making guidance that do not have a final deliverable or foreseeable conclusion.



# 1. INTRODUCTION

- d. Strategies are actionable tasks with a clearly defined and measurable result or deliverable.<sup>1</sup> Strategies have designated timelines for their completion: Ongoing, Short-Term, and Long-Term. These designations are discussed in **Chapter 11: Implementation**.

4. A reference to additional plans and programs at the local, regional, state and federal levels that may impact implementation of the element. Additional plans and programs may also be identified in Appendix E.

Implementation of this plan is more thoroughly explained in **Chapter 11: Implementation**, however, it is valuable to reiterate the following key implementation policies:

1. This plan should be utilized and applied in its entirety. The elements of this plan do not exist in isolation from one another. For example, when contemplating an action that will impact land use and development in the Town, that action must be considered for its compliance with all goals, objectives, policies, and strategies identified in this plan. This is discussed further in **Chapter 11**.
2. This plan is a guiding document that must be flexible, adaptable, and regularly updated throughout its useful life. It is the culmination of a year-long process to establish a 20-year vision for Anson. The priorities, trends, and resources in place today may not be the same as those in the years to come. As the priorities and resources of the Town shift over time, the Plan should be updated to reflect those changes.
3. There are overlapping or repetitive aspects within this plan and some topics and actions do not fit perfectly within one of the elements. In order to reduce redundancy, some plan aspects (i.e., data, community input, goals/objectives, policies/strategies, programs) have been organized according to the most-applicable plan element rather than repeating in multiple elements.
4. This is a plan for the Town of Anson as a community, not a strategic plan for the town government. The Town's government is not responsible for implementing all recommended strategies; strong partnerships are vital to achieving the plan vision and goals.

It is important to note that many of the goals, objectives, and policies will require collaboration and partnerships to achieve. There is not an expectation that the Town has the resources to achieve these goals and support new programming on its own. Some solutions may be multi-jurisdictional, while non-profit partners and the private-sector may also take the lead role.

---

<sup>1</sup> State statutes do not make a distinction between policies and strategies. Strategies and policies in this plan both constitute policies as described under Wisconsin Statutes § 66.1001. The main difference between policies and strategies in this plan lies in the ability to measure the completion or achievement.



## 2. ISSUES & OPPORTUNITIES



### 2. Issues and Opportunities

#### 2.1 Regional Perspective

##### Chippewa County

Chippewa County is located in west-central Wisconsin. The County encompasses about 666,000 acres of land and is host to 32 local units of government that include five (5) cities, four (4) villages, and 23 towns. The County is predominantly rural and revolves around the agriculture and manufacturing industries, while a south and west portion of the County lies within the growing and urban Chippewa Falls and Eau Claire metropolitan area.

##### Town of Anson

The Town of Anson is located in central Chippewa County. According to the 2020 Census, the Town's population was 2,297 persons, a 10.6% increase from the 2010 Census of 2,076 persons. The 2024 Wisconsin Department of Administration official population estimates showed 2,362 residents in the Town. The unincorporated communities (concentrations of homes, businesses, and services) of Anson and Jim Falls are both located within the town.

The Town of Anson contains a total area of about 39.5 square miles, of which 37.2 square miles is estimated to be land and 2.1 square miles is water. As shown on Map 1, the Town is bordered on the west by the Chippewa River and on the south by the Yellow River and Lake Wissota. The Town is bordered by the Towns of Goetz and Arthur to the east, Town of Eagle Point to the West, and Town of Lafayette to the South.

The dominant land uses in the Town are forest, natural areas, and agricultural lands. The many recreational amenities in the area, including the Chippewa River, Lake Wissota, Old Abe State Trail and Lake Wissota State Park, make the Town an active and lively recreational community.

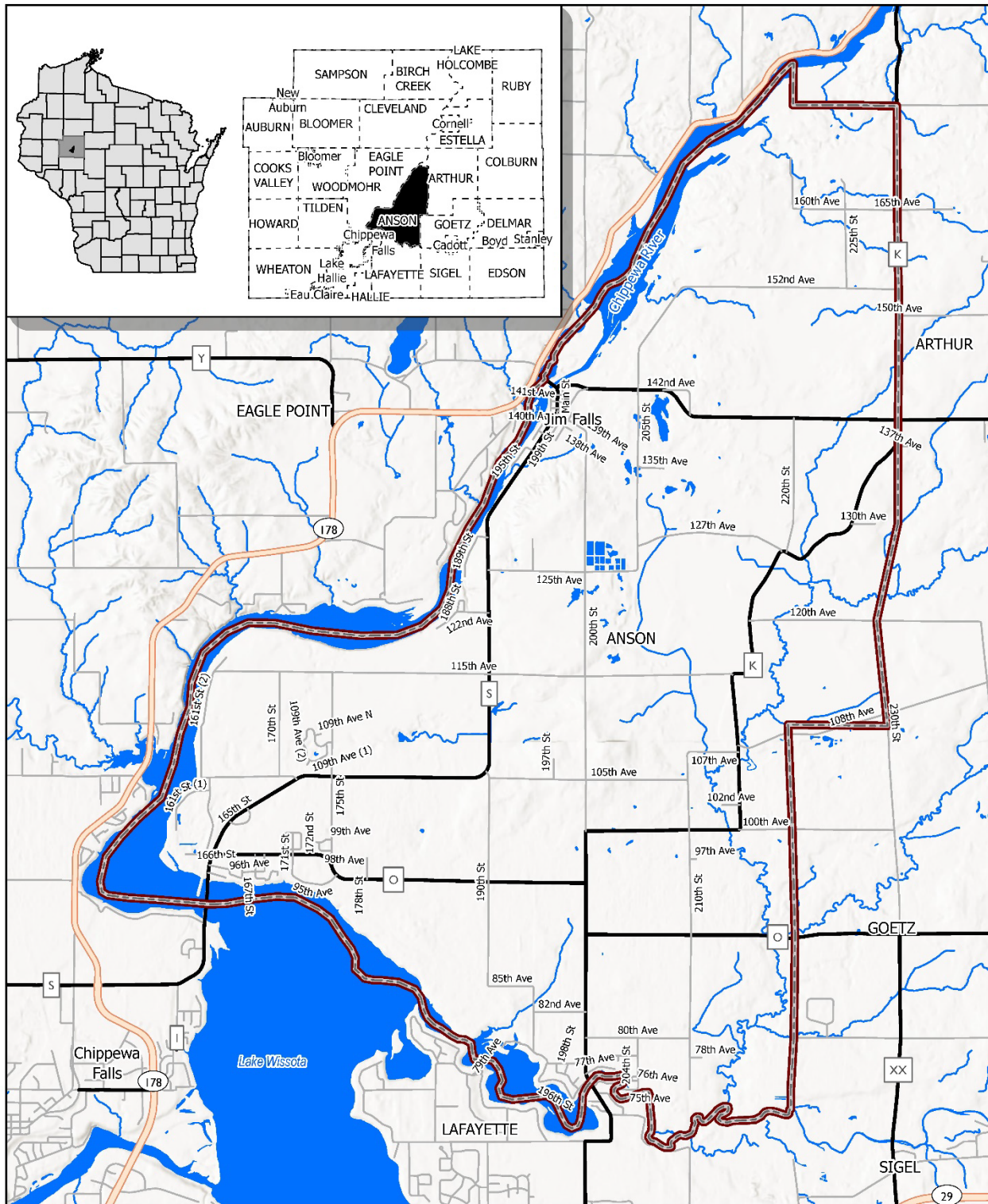
Chippewa County Highways S, K, and O are the primary transportation routes throughout the Town. These connect to surrounding State highways and provide a solid transportation network giving residents easy access to surrounding urbanized areas for employment and shopping.





## 2. ISSUES & OPPORTUNITIES

Map 1 Context and Location



### REGIONAL CONTEXT

TOWN OF ANSON, WI

Data Sources: ESRI, DOA, WCWRPC, WisDOT, WDNR, Chippewa County.

August 2024



0 0.5 1 2 Miles

## 2. ISSUES & OPPORTUNITIES

### 2.2 2023 Town of Anson Community Survey

In October 2023, the Town of Anson prepared a *Town of Anson Comprehensive Plan Community Survey*. The web-based survey was conducted using SurveyMonkey and offered the public an opportunity to provide input on the issues, opportunities, needs, and priorities for the Town of Anson.

There were 327 survey respondents, although not all respondents answered every question; percentages referenced throughout the plan are based on those who responded to the question. All respondents identified as being a resident or property owner in the Town. Many of the survey results are referenced in the following plan chapters, and a complete summary of the survey results is provided in **Appendix G**. Some selected findings for respondents are highlighted below:

1. The majority (94%) of respondents rate the quality of life in the Town as excellent or good.
2. 72% of respondents identified housing being affordable for them in the Town while 11% said it was not affordable and 17% were unsure.
3. Most (69%) respondents rated the general conditions of local roads in the Town as being good, with some maintenance needed.
4. 75% of respondents strongly agree or agree that the Town should continue to allow ATV/UTV traffic on Town roads.
5. 50% of respondents strongly agree that the Town should support the development of bike lanes along public roadways while 39% disagree or strongly disagree and 10% have no opinion.
6. 35% of respondents agreed with the statement that there are problems with the ground / well water.
7. 83% of respondents strongly agree or agree that it is important to support the preservation of large tracts of agricultural land in the Town; however, only 35% agreed with preserving these areas if it resulted in increased taxes.
8. The majority (58%) of respondents don't believe that farms with 500 animals or more should be allowed in Anson.
9. 91% of respondents strongly agree or agree that it is important to preserve green space and natural areas in the Town; 50% of respondents support preserving these areas if it results in increased taxes.
10. 64% of respondents strongly agree or agree that the Jim Falls area should actively pursue new retail and commercial businesses; 14% of respondents were not sure.
11. The majority of respondents strongly agreed or agreed that in the next 10 years the Town of Anson will need to build, rebuild or expand boat landing and park facilities as well as Fire Department/Emergency Services buildings.
12. The survey asked for input on the future plans for the Town of Anson Maintenance Shop, recognizing that it is deteriorating and energy inefficient and may be uninsurable as soon as next year. 51% of respondents agreed that the existing shop should be demolished and rebuilt within the same footprint, 27% agreed with purchasing land to build a new facility sized to meet the growth of Anson, and 22% had no opinion.

## 2. ISSUES & OPPORTUNITIES

13. 51% agree that the Town of Anson communicates adequately with residents while 31% disagree and 19% are unsure. Respondents identified newsletters, website, and e-mail as the best ways for the Town to communicate with residents.

In addition to the specific questions, respondents were allowed the opportunity to share other comments or suggestions. A complete listing of the other comments submitted is included with the survey results in Appendix G.

It is important to note that this was an opinion survey reflecting only the views of those who responded. No statistical analysis with margins of error, non-response bias testing, or sampling was performed.

### 2.3 Town of Anson Issues and Opportunities

The following issues and opportunities were identified by the Town Plan Commission and/or through the community survey. The list is organized by general categories; an individual issue or opportunity may be discussed in multiple chapters within the Plan. The list provides insight into some of the most important topics within the Town but is not exclusive of all such issues and opportunities facing the community.

#### Population & Housing

- Need for additional housing for people of all ages.
- There is a desire to have more housing available in the Town, but also concern with the impact of new residential development on services and the rural landscape.
- Higher home values are causing displacement of younger families with lower incomes from being able to afford to live in the area.
- With aging population comes the need for additional assistance and services for seniors.

#### Transportation

- While the majority of survey respondents support the Town's continued allowance of ATV/UTV traffic on town roads, the speeds of ATV/UTV traffic, and conflicts with hidden driveways, are a concern.
- The majority of survey respondents support increased development of biking and hiking trails.

#### Utilities & Community Facilities

- The Town of Anson Maintenance Shop is deteriorating and energy inefficient. The Town is discussing options for replacement.
- Xcel Energy's proposal to upgrade the transmission line along the Old Abe Trail runs counter to the Town's vision and desire for the area.

#### Agricultural and Natural Resources

- There is a desire to preserve productive agricultural lands within the Town, while balancing property rights and the economic value of those lands to the property owner.

## 2. ISSUES & OPPORTUNITIES

- While most survey respondents strongly agreed or agreed that it is important to support the preservation of large tracts of agricultural land in the Town, only 35% of respondents supported preserving these ag areas if it resulted in increased taxes.
- 35% of survey respondents identified concerns regarding ground/well water quality.

### Cultural Resources

- There are existing organizations, such as the Lion's Club, in the Town that help promote a sense of community to residents through their events and gatherings.
- The Town wants to better educate the community on the rich history of the Town and express support for historical resources.

### Economic Development

- There is a strong desire to improve 'downtown' Jim Falls and attract more business development (perhaps recreational-focused uses) to the community.
- AMPI Dairy is extremely important to the local economy, but the Town would like to find a way to isolate/screen the dairy from the rest of downtown, to improve the downtown aesthetics. The Town would also like to reduce noise from engine breaking of trucks servicing AMPI.
- The Town's many recreational assets can be enhanced and incorporated into an economic development strategy.

### Utilities & Community Facilities

- Concerns regarding the proposed upgrade of the existing transmission line located along the Old Abe State Trail. The project conflicts with the desired future vision for the Town.

### Land Use & Growth

- When asked about future growth and development, the majority (56%) of respondents responded that "the Town of Anson is going to grow, but we need to manage it". This is generally consistent with the 2008 survey results.
- The Town is open to considering clustered housing and conservation subdivisions but does not want to require a specific form of development.

**The Growth Challenge:** One of the driving factors behind this plan update is the concern regarding continued residential growth and development within the Town. While some residents find the current land use regulations sufficient to control the level of development in the Town, others have argued for changes to the minimum lot size as a way to limit growth. In July 2024 the Town Board adopted a temporary moratorium on major land divisions to allow time to complete this plan update.

### Intergovernmental

- Desire to maintain relationships with surrounding towns, Chippewa County, and State (DNR, DOT, PSC, etc.)

### Implementation

- Encourage greater community engagement and transparency of government.

## 2. ISSUES & OPPORTUNITIES

### 2.4 Existing Plans, Programs, and Regulations

The Town's ordinances are available on the Town's website at <https://thetownofanson.com/ordinances-resolutions/>. Existing plans or programs adopted by the Town or other organizations within the community that are most pertinent to this plan are discussed within the plan elements. Appendix E highlights potential programs and resources that are available to help address the issues and opportunities and also implement the recommendations within this plan.

### 2.5 Town of Anson 2045 Vision Statement

A vision statement defines the future that a community wants, but it does not define how it gets there. After considering community trends, issues, opportunities, and the community survey results, the Town Plan Commission established the following vision statement to help guide the community over the next 20 years. This vision statement is further expressed and defined through the goals and objectives found later in each subsequent plan element.

#### The Town of Anson is a place where:

- The rural, small-town character of the community is maintained through managed growth, guiding appropriate land use design, and through open space and agricultural preservation;
- There is a variety of businesses and community spaces in downtown Jim Falls;
- Natural areas are preserved, and outdoor recreational opportunities are protected, maintained and expanded;
- Residents and visitors feel safe;
- The community is welcoming to established and new residents and invites people to build relationships;
- Governmental control is minimized but utilized when needed to accomplish the Town vision;
- The Town is a destination for visitors; and
- Town residents are proud to call home.



## 2. ISSUES & OPPORTUNITIES

### 2.6 Town of Anson Overall Planning Goals

The Town Plan Commission reviewed the overall planning goals from the 2009 Town Plan and agreed with many of the goals, with limited modifications. These goals guide the plan update and were considered as the Commission discussed the various plan elements.

#### Town of Anson Planning Goals:

1. Preserve a landowner's right to use their property in a responsible manner to the best benefit of the landowner and in a way that is consistent with the Town's vision and this plan.
2. Explore a variety of ways to preserve agricultural land and natural areas/open space.
3. Explore the expansion of recreational opportunities that have a positive impact on Jim Falls, drawing in more visitors and businesses to the downtown.
4. Examine aspects of development in relation to the preservation of the natural environment, energy use, and compatibility with adjacent land uses.
5. Create a long-term plan that is flexible and revisable that addresses future growth and maintenance of the Town's infrastructure.
6. Encourage new development to incorporate sustainable practices, such as:
  - a. Create subdivisions that preserve open space and valuable natural features.
  - b. Minimize soil disturbance and compaction during construction.
  - c. Control erosion and sedimentation during construction.
  - d. Manage stormwater naturally.
  - e. Promote environmental awareness and stewardship.
  - f. Design subdivisions, developments, and commercial infrastructure that blend in with the natural surroundings and do not detract from the rural character of the Town.

This page is intentionally left blank.





### 3. POPULATION & HOUSING

### 3. Population and Housing

This chapter assesses the age, structural value, and occupancy characteristics of the existing housing stock and includes a compilation of goals, objectives, policies, and programs to provide an adequate housing supply that meets existing and forecasted housing demand. While comprehensive plans must describe programs that are available to provide an adequate supply to meet existing and projected demand, it is not assumed that the Town is solely responsible for managing and providing these programs.

#### 3.1 Population Estimates, Characteristics, and Projections

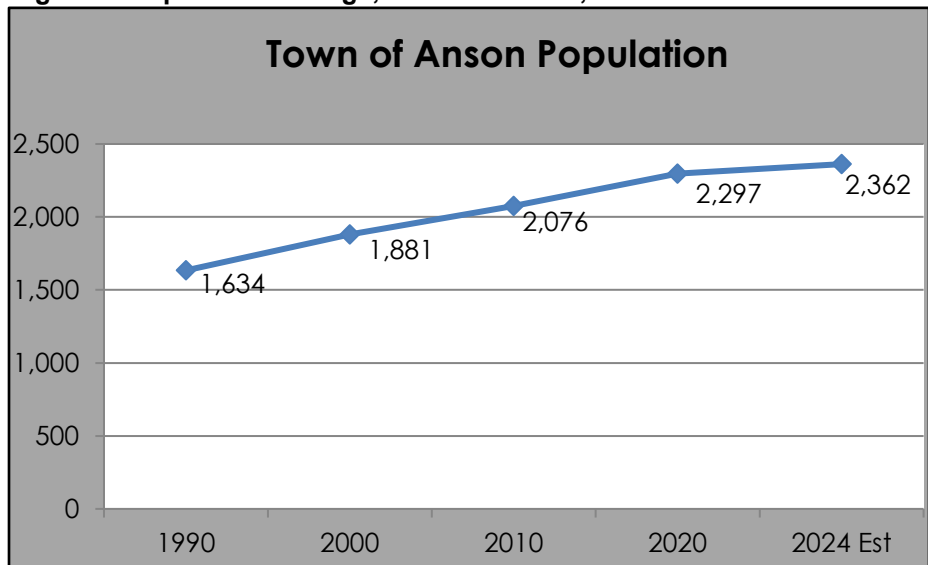
To properly plan for the Town of Anson's future requires an understanding of the community's population, demographic trends, and housing base. Population trends influence all other plan elements, such as the demand for community services. Housing trends are directly related to the demands of the population. Appendix B provides a variety of population and demographic data for the Town of Anson while Appendix C provides a variety of housing data for the Town.

##### Population Estimates

As of January 1, 2024, the Town of Anson had 2,362 residents according to the official State of Wisconsin population estimates. As shown in Figure 1, this is a slight increase (2.8%) from the 2020 U.S. Census population.

According to the U.S. Census, the Town of Anson had a 2020 population of 2,297, a 10.6% increase from the 2010 population count of 2,076. Since 1990, the population of the Town has increased between 10-15% each 10-year period. From 2000 to 2020 the population in the Town increased 22%.

**Figure 1 Population Change, Town of Anson, 1990 - 2024**



Source: U.S. Bureau of the Census 1970 – 2020; Wisconsin DOA Estimate for 2024

##### Seasonal Population Estimates

The Town's seasonal population has remained relatively stable over the last several years. In 2000 the U.S. Census reported 43 seasonal or recreational units in the Town; this count increased to 58 units in 2020, an increase of just 15 units over the 20-year period. This is quite low compared to some surrounding Towns such as the Town of Lake Holcombe, where the number of seasonal housing units doubled while the year-round resident population remained the same.

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) identifies Lake Wissota State Park, with 116 campsites, as the only licensed commercial campground the Town. As of October 2024, DATCP identified 8 licensed Tourist Rooming Houses, which are establishments such

### 3. POPULATION & HOUSING

as vacation homes, cabins and cottages that are rented out to tourists, and one bed and breakfast. These other lodging facilities contribute to the seasonal population of the Town.

Seasonal residents, both owners and renters, contribute expenditures on food and drink, recreation and equipment, construction and remodeling, and professional and other services. According to the Wisconsin Department of Tourism, there was an estimated 114.5 million dollars of direct visitor spending from seasonal residents in Chippewa County in 2022.

#### **Population Characteristics**

Between 2000 and 2020, the median age in the Town increased by 8.4 years, from 39.5 to 47.9 years. The Town's 2020 median age is significantly higher than Chippewa County's median age of 41.7 years. The majority of the population of the Town of Anson is predominantly White; in 2020, the Town's White alone population was 99 percent.

Table 1 shows the population distribution by age in Anson from 2000 to 2020. Looking at the cohorts, the group with the highest population in 2020 was the 45-to-64-year age group. In 2020, approximately 32 percent of the Town's population was aged 45-64 while 21 percent was age 65 years or older. Both of the youngest age groups saw a slight percentage decrease from 2000 to 2020.

**Table 1 Population by Age, Town of Anson, 2000, 2010, & 2020**

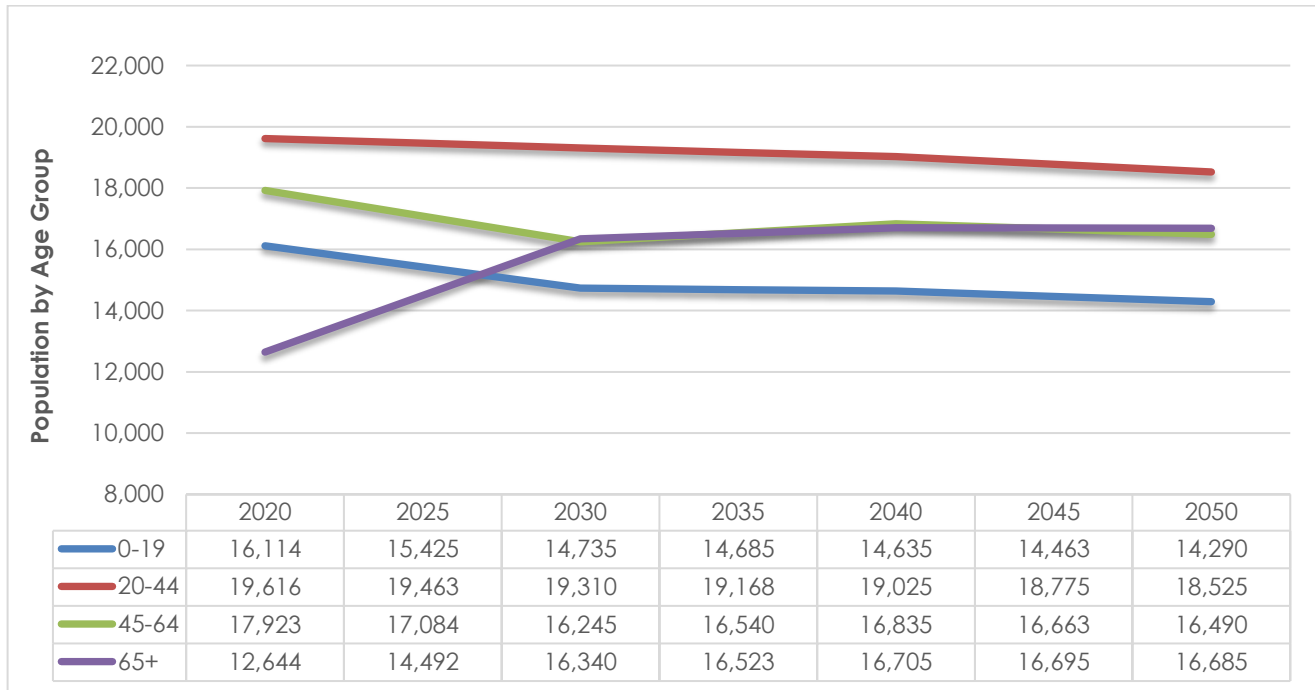
Age (years)	2000		2010		2020		% Change 2000-2020
	Number	% of Total	Number	% of Total	Number	% of Total	
Under 5	104	5.7%	96	4.6%	98	4.3%	-5.7%
5 to 19	370	20.2%	388	18.7%	387	16.8%	-4.6%
20 to 44	628	34.3%	546	26.3%	585	25.5%	6.8%
45 to 64	509	27.8%	756	36.4%	736	32.0%	44.6%
65+	222	12.0%	290	14.0%	491	21.4%	121.2%
Total	1,833		2,076		2,297		25.3%
Median Age	39.5 (Chipp Co – 37.6)		45.2 (Chipp Co – 40.1)		47.9 (Chipp Co – 41.7)		+8.4 (Chipp Co – +4.1)

Source: U.S. Bureau of the Census 2000, 2010 and 2020

The national trend of a shifting age structure is evident across Wisconsin; Chippewa County is no exception. Figure 2 shows the population projections for Chippewa County, by age group, as prepared by the State of Wisconsin in January 2024. The 65+ age group has and will continue to see a dramatic increase over the next several years; from 2020 to 2050 the group will increase by approximately 32% in the County. This is largely due to the baby-boomer generation, which is a large segment of the overall population. As this age group gets older the demand for services such as health care will increase, as will employment opportunities in certain industries and the demand for certain housing types. It will become increasingly important for communities to recognize these demographic shifts and to plan for the new demands that will need to be met.

### 3. POPULATION & HOUSING

**Figure 2 Population Projections, Chippewa County, 2020-2050**



Source: Wisconsin Department of Administration, 2024

#### **Population Projections**

Population projections are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Projections should be considered as one of many tools used to help anticipate and predict future needs within the Town. Population change may be impacted by physical conditions, environmental concerns, land use, zoning restrictions, taxation, annexation, and other political policies that influence business and personal location decisions.

It should be noted that demographic projections are not an absolute science. While certain factors (such as demographic, economic, and geographic) influence growth, each community has an opportunity to shape its growth using tools or policies to promote or limit development.

The Wisconsin Department of Administration (WDOA) Demographic Services Center prepares the official State population projections every ten years following release of the decennial Census results. Table 2 includes the official population estimates and projections for the Town of Anson. The latest official population projections, prepared by WDOA in 2024, anticipate an increase in population of approximately 215 people from 2020 to 2050. These projections are not too different from those prepared by WDOA in 2013, which projected a population in 2040 of 2,460 (just 29 persons less than what is now projected for the Town).

The Town Plan Commission found these projections to be low, considering the rates of growth experienced in the Town since the year 2000. There is a general sense that the community will see continued growth in the next 10-20 years. As a comparison to the WDOA projections, alternative growth projections were prepared for the Town that maintains a 10% growth rate over each 10-year period. Under this projection scenario, the Town's population would increase by 33% over the 30-year period.



## 3. POPULATION & HOUSING

**Table 2 Population Projections for the Town of Anson, WI**

	2000 Census	2010 Census	2020 Census	2025 Proj.	2030 Proj.	2035 Proj.	2040 Proj.	2045 Proj.	2050 Proj.	Total Change
<b>2024 WI DOA Population Projections (2025-2050)</b>										
Total Population	1,881	2,076	2,297	2,345	2,392	2,441	2,489	2,501	2,512	2020 -2050 change
Population Change		195	221	48	47	49	48	12	11	215
% Population Change		10.4%	10.6%	2.1%	2.0%	2.0%	2.0%	0.5%	0.4%	9.4%
<b>Alternative 10% Growth over 10-year Period Population Projections (2025-2050)</b>										
Total Population	1,881	2,076	2,297	2,412	2,527	2,653	2,779	2,918	3,057	2020 -2050 change
Population Change		195	221	115	115	126	126	139	139	760
% Population Change		10.4%	10.6%	5.0%	4.8%	5.0%	4.8%	5.0%	4.8%	33.1%

Source: Wisconsin Department of Administration, Final Municipal Population Projections, 2024, WCWRPC Alternative Projections

The Plan Commission struggled with deciding which projection model to plan for looking out 20 years in the Town. A Town Plan Commission member commented that the WDOA population projections have traditionally been accurate for the Town. That said, based on past growth trends, the Town's assets of being close to water along with recreational amenities, and proximity to the City of Chippewa Falls, it could be positioned for higher levels of growth. The Town has the ability to influence the population projections through its policies. If the Town desires to grow the community and add to the population to support economic development initiatives, and it creates the right environment and sets forth policies that attract residential development, it could likely meet, or perhaps exceed, the alternative growth projections.

While the alternative growth projections (10% growth over a 10-year period) might be high, and are likely a maximum projection for the Town, they are used for the housing demand projections that are presented later on in this chapter.

### 3.2 Housing Characteristics, Needs, and Projections

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

### 3. POPULATION & HOUSING

#### General State of Housing

- **Housing Supply:** The total number of housing units in the Town increased 23.5% from 764 in 2000 to 944 in 2010. From 2010 to 2020 there was only a 8.5% increase, from 944 units in 2010 to 1,024 units in 2020.
- **Age of Structures:** Per 2023 Census estimates, 22% of the Town of Anson's housing structures were built before 1950.
- **Type of Structure:** It is estimated that 89% of housing units in the Town are single-family detached homes, 9% are single-family attached, and 1% mobile homes.
- **Housing Mix:** In 2020 the overall Town housing mix was 9% renter and 86% owner.
- **Rental Units:** It is estimated that 87% of all renter-occupied units in the Town are single-family units. 74% of renter-occupied units have 2 bedrooms; there are no rental units reported as having 5 or more bedrooms.
- **Rental Vacancy Rate:** The estimated 2020 rental vacancy rate was 3.3% with only 3 vacant rental units available in the Town.
- **Rental Costs:** The 2023 Census estimates identify that the majority (63%) of renter-occupied households in the Town had a household income of less than \$25,000. The 2023 median gross rent in the Town was \$790. About 80% of renter households in the Town of Anson spent more than 30% of their income on housing costs (rent, insurance, utilities) in 2023 and were considered cost-burdened.
- **Owner Units:** The 2023 estimates show that 94% of owner-occupied units are single-family detached units. 83% of owner-occupied units have 3 or more bedrooms.
- **Owner Vacancy Rate:** The estimated 2020 owner vacancy rate was 0.1%, with only 1 vacant unit for sale in the Town.
- **Owner Costs:** The 2023 median home value in the Town was \$293,300. The WI Relators

**Table 3 Housing Occupancy Characteristics, 2020**

Town of Anson	2020 Census
Population	2,297
Population in Households	2,291
Population in Rental Units	257
Population in Owner Units	2,034
Population in Group Quarters	6
Households, excluding group quarters	953
Avg. Household Size	2.40
Renter Avg. Household Size	2.92
Owner Avg. Household Size	2.35
Housing Units	1,024
Rental Units	91
Owner Units	876
Other Seasonal & Migrant	57
Occupied Units	953
Renter-Occupied Units	88
Owner-Occupied Units	865
Vacant Units for Rent, excludes seasonal	3
2020 Rental Vacancy Rate	3.3%
Rental Vacancy Rate Standard <sup>2</sup>	5-7%
Vacant Units for Sale, excludes seasonal	1
2020 Homeowner Vacancy Rate	0.1%
Homeowner Vacancy Rate Standard <sup>3</sup>	2-2.5%
% of Overcrowded Units – Renter Occup.	0.0%
% of Overcrowded Units – Owner Occup.	0.0%

Source: U.S. Census Decennial 2020

<sup>2</sup> Florida, Richard. 2018 July. *Vacancy: America's Other Housing Crisis*. Accessed at: <https://www.citylab.com/equity/2018/07/vacancy-americas-other-housing-crisis/565901/>

<sup>3</sup> Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

### 3. POPULATION & HOUSING

Association data shows that the 2023 median sale price in Chippewa County was \$292,000. The estimated 2023 median household income for homeowners in the Town was \$94,321, compared to \$87,102 for all Town households. About 23% of homeowners with mortgages in the Town spent more than 30% of their income on housing costs in 2023 and were considered cost-burdened.

By parcel count, residential housing is the primary land use within the Town of Anson, although forest and agricultural land uses far exceed residential by acreage. Map 2 shows the general distribution of residential parcels with improvements (e.g., single-family homes, duplexes, mobile homes) within the Town.

#### **Housing Affordability & Value**

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

While the individual financial situation of each household varies, a common analysis to affordability is based on the Federal affordability standard that households should not pay more than 30% of their income (before taxes) on housing costs, regardless of income. In other words, a household that is paying more than 30% of its income on housing costs is considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

The 2023 5-year ACS estimates that 80% of renter households in the Town were spending 30% or more of their household income on gross rent, making them housing cost-burdened. Many of these were spending more than 35% of their income on housing making them severely housing cost-burdened. Housing costs can be a challenge for income-constrained seniors. In looking at homeowner costs, the data show a much lower percentage of households with a mortgage who were cost-burdened with only 23% reported in the Town.

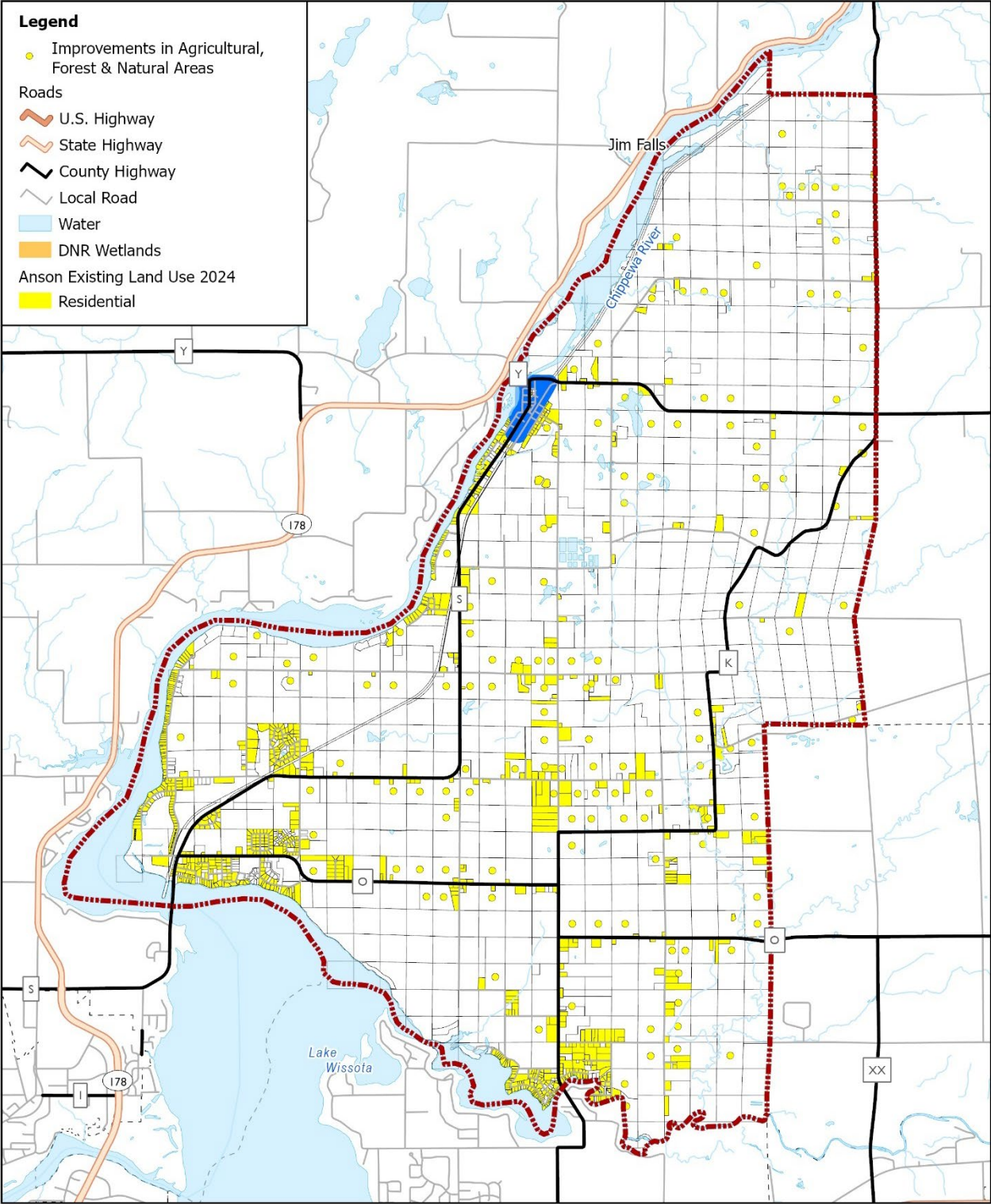
#### **Housing Needs, Demand & Projections**

Housing projections are helpful in identifying housing program strategies as well as to estimate the amount of land that may be needed for future residential development. Additionally, as the number of households and new housing units grow, there is a resulting need for government to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection, schools, etc. The projected demand provides guidance based on recent trends and the best information available. No estimate, model, or projection is perfect. As previously noted, the community and partners have the ability to influence these projections based on other programming and policy decisions. Moreover, the housing market does not stop at municipal boundaries. A community's housing supply and demand is influenced by what is occurring around it. Further, many unanticipated social, economic, and policy factors in the larger region or nationally can also influence local growth, housing costs, and market demands.



# 3. POPULATION & HOUSING

Map 2 Town of Anson Residential Land Use

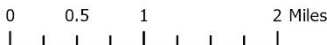


## RESIDENTIAL LAND USE

TOWN OF ANSON, WI

Data Sources: ESRI, DOA, WCWRPC  
Chippewa County Planning & Zoning.

September 2024



### 3. POPULATION & HOUSING

As previously noted in Table 2, the Town Plan Commission believes that the WDOA projections may be low for the Town given the growth rates that it has seen in the past 20 years. Based on the WDOA population projections, an additional 107-112 housing units would be needed in the next 20 years to accommodate the growth in population.

As a comparison, housing demand projections were prepared using the alternative growth population projections that are based on sustaining 10% growth every 10 years. This is likely a maximum demand the Town could see as it relates to population growth.

Table 4 estimates projected housing demand for the Town of Anson, with the following assumptions:

- Future demand is based on the alternative growth population and household projections (i.e., 10% growth every 10 years) with a small factor of 6% for rental and 2.25% for owner units added for market flexibility.
- The current occupied unit owner-to-rental mix (9% renter, 91% owner) is maintained throughout the projection period.
- The additional rental and owner units needed are in addition to the 2020 vacant units.
- For this preliminary analysis, it is assumed that the Town will not have any group quarters population out to 2045, despite the 2020 Census identifying a group quarters population of 6 within the Town.

**Table 4 Town of Anson Housing Demand Projections (based on Alternative Growth Population Projections)**

	2020	2025	2030	2035	2040	2045	Net Change
Total Population	2,297	2,412	2,527	2,653	2,779	2,918	621
Total Households, excluding group quarters	953	1,014	1,075	1,149	1,208	1,269	316
Change in Total Households	--	61	61	74	59	61	--
Change in Rental Households (9% Rent)	--	6	6	7	6	6	31
Change in Owner Households (91% Own)	--	55	55	67	53	55	285
Additional Rental Units Needed*	2-3	6	6	7	6	6	33-34
Additional Owner Units Needed**	17-21	6	57	68	55	56	259-263
Total Additional Housing Units Needed	19-24	12	63	75	61	62	292-297
Population in Group Quarters	6	0	0	0	0	0	-6

\* In addition to the 3 estimated rental units vacant in 2020.

\*\* In addition to the 1 estimated owner unit vacant in 2020. 2025 estimate decreased by 50 units to reflect changes from 2020 -2024 (from Chippewa Co).

It is important to remember that the numbers in these tables are not certainties and are simply provided to help show housing demand scenarios based on potential population and household growth projections. These housing demand projections will be referenced in the Land Use Chapter when discussing additional land acreage needed to accommodate proposed growth in the Town over the next 20 years.

### 3. POPULATION & HOUSING

#### **Community Perspectives**

The 2023 Town of Anson community survey provided some insights into the opinions of the survey respondents:

- The majority (97%) of respondents own their place of residence; only one respondent rented their home. The remaining 2.5% of respondents do not live in the Town but own land without a dwelling on it.
- 43% of the survey respondents have resided in the Town for more than twenty years and 94% are year-round residents.
- Survey respondents were asked for their opinion on the supply of housing, by category, in the Town. Single-family homes and elderly/assisted living housing types were the top two housing types in which respondents identified needing a little more of in the Town. Majority of respondents do not believe there is a need for additional mobile homes, second/vacation homes or low-income housing.
- 47% indicated that the Town does not need any more higher-priced homes while 24% responded that the Town needs a little more, 2% indicated the Town needs a lot more, and 27% had no opinion.
- Regarding affordability, while 72% feel housing is affordable in the Town, 11% (35 respondents) believe it is not affordable, and 17% are not sure.

There were additional population and housing-related survey comments, that include:

- Enjoy small town feel; quiet life in the town is what drew me to the area
- “I currently rent out the home I own because it’s not big enough for my family, but I look forward to coming home to the beautiful environment I have known my entire life when I’m older.”
- Single-home development subdivisions should not have same style house built over & over
- No new housing tracts!
- Hard to push for more housing when our elementary school can’t fit many more students
- Housing growth is infringing on why we live in the country

A local realtor commented during a Plan Commission meeting that there is a demand for rentals within the community; people want to live in the Town but can’t afford the housing costs. There is also a lack of inventory of for-sale housing, especially at a price point that households can afford - a \$250,000 home was listed in the Town and sold extremely fast.

The Town Plan Commission reviewed the survey results and discussed the challenges and opportunities with adding housing units and population. While the Commission understands the desire to maintain the rural, small-town character of the community, it also recognizes that population growth is needed to grow the tax base and the local economy. As 56% of survey respondents noted, the Town of Anson is going to grow, but it needs to be managed.

The Plan Commission discussed different residential development forms, including a traditional residential neighborhood, standard suburban-style residential neighborhood, standard rural subdivision (similar to the Old Abe Subdivision in the Town), and a conservation subdivision. The Town likes the Old Abe Subdivision; while it had some challenges during development those have been resolved and

## 3. POPULATION & HOUSING

addressed through ordinance amendments. The Town supports the use of conservation or cluster subdivisions, but does not want to require that of developers. More discussion on residential land use and form of development will be had in the Land Use Chapter, Chapter 10.

### 3.3 Current Regulations

New residential lots and subdivisions are regulated in the Town under the Chippewa County Zoning and the local Town of Anson Land Division Ordinance. Chippewa County's shoreland and wetland ordinances are also in effect, where applicable. The Town Plan Commission did not identify any specific, housing-related issues or concerns with the County's Zoning Ordinance.

- Under the Chippewa County Zoning Ordinance, new housing is permitted in residential zoning districts as well as the agricultural zoning district. A minimum of 1.5 acres is required under agricultural zoning while 20,000 sq ft is the minimum lot size required for residential zoned lots without sewer.
- The Town's Land Division Ordinance is more restrictive in the minimum lot size than Chippewa County's regulations and requires all newly created lots to be a minimum of 1.0 acre, excluding right-of-way; agricultural lots are required to maintain a minimum of 1.5 acres.

Residential land use regulations and development patterns will be discussed further in the Land Use Chapter.

### 3.4 Population and Housing Goals, Objectives, and Policies

#### Goal 1:

Support housing that meets a variety of resident needs, protects Anson's natural resources, and maintains the rural character of the area.

#### Objectives:

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

#### Policies:

1. Support and promote the use of available housing programs for residents that assist with homeownership, housing rehabilitation, reducing homeownership costs.
2. Encourage the incorporation of development practices, as detailed in the overall planning goals, in new residential development.
3. Consider 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 Town's minimum lot size requirements.
5. Consider developing a ratio of single-family housing to multi-family housing for new residential development (e.g.: All new development must be a minimum of 90% single-family homes).

## 3. POPULATION & HOUSING

6. Encourage new residential subdivisions to incorporate a variety of building footprints and promote variation in architectural details, colors and styles of housing which are compatible with the neighborhood and Anson's rural character.
7. 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.
8. In new residential construction, encourage accessible, barrier-free design or the ability to retrofit the home for accessibility in the future.
9. Regularly assess changing housing demand and resources, maintaining an awareness that demand could change dramatically in 8-15 years due to the area's aging demographics.

### **Strategies:**

1. Be an active participant in the Chippewa County development review process. As requests for new residential lots in the Town are submitted to the County, review and provide a detailed recommendation to Chippewa County Planning & Zoning on any proposed rezoning or land division requests. (ongoing)
2. Support Chippewa County's requirement for a right-to-farm deed restriction to proactively mitigate conflict between new residential development and agricultural practices. (ongoing)
3. Consider requirements for an open space/play space within new residential subdivisions as a way to make them more family-friendly. (short-term)
4. Explore the use of cluster septic systems to accommodate smaller residential lots or conservation subdivision design. (long-term)

### **3.5 Housing Programs**

The Chippewa County Housing Authority provides a variety of housing resources and services for low- and moderate-income households including housing choice voucher rental assistance and also homebuyer and home repair loans.

To meet local housing needs, a variety of public and non-profit housing programs and services are available, as identified in Appendix E.

This page is intentionally left blank.





## 4. TRANSPORTATION

## 4. Transportation

Transportation can directly influence a community's growth. Transportation infrastructure can also be used as a tool to help guide and accommodate the growth that a community and its surrounding area envisions. The transportation element is interconnected with and supports other elements such as economic development, housing, and land use. It is often advantageous to install or upgrade utilities, such as sewer, water, stormwater systems, and telecommunications, concurrent with transportation improvements. Decisions based on other plan elements can impact demands on the various modes of transportation. Likewise, transportation decisions, such as the construction of new roadways, can impact accessibility, land values, and land use. It is also important when a community decides to plan for new or expanded transportation systems to work together with surrounding communities, overlapping jurisdictions, and utility providers so that all infrastructure systems are coordinated for efficiency and effectiveness.

### 4.1 Streets and Highways

Streets and highways constitute Anson's primary mode of transporting people, goods, and services. The primary components of the Town's streets and highway network are County Highways K, O, and S. There are no State Highways within the Town, but the local and county roads in the Town connect to surrounding State highways and provide a solid transportation network.

#### Road Functional/Jurisdictional Classification

For planning, transportation funding, and design purposes, public roadways are divided into different functional classes, such as arterials and collectors. Factors influencing function include traffic circulation patterns, land use, the land access needs, and traffic volumes. The transportation system for the Town of Anson is depicted on Map 3. Per the Wisconsin Department of Transportation's Bureau of Planning and Economic Development Department, the breakdown of streets and highways within the Town of Anson, by functional classification mileage, is as follows:

Principal Arterial: 0 miles  
Major Arterial: 0.5 miles

Collector Street: 22.8 miles  
Local Street: 59.6 miles

#### Traffic Volume Trends

Annual Average Daily Traffic (AADT) counts are produced by the Wisconsin Department of Transportation every three years. The majority of these counts are focused on State highways, County highways, and other higher traffic volume roadways.

**Table 5 Town of Anson Traffic Counts, selected segments**

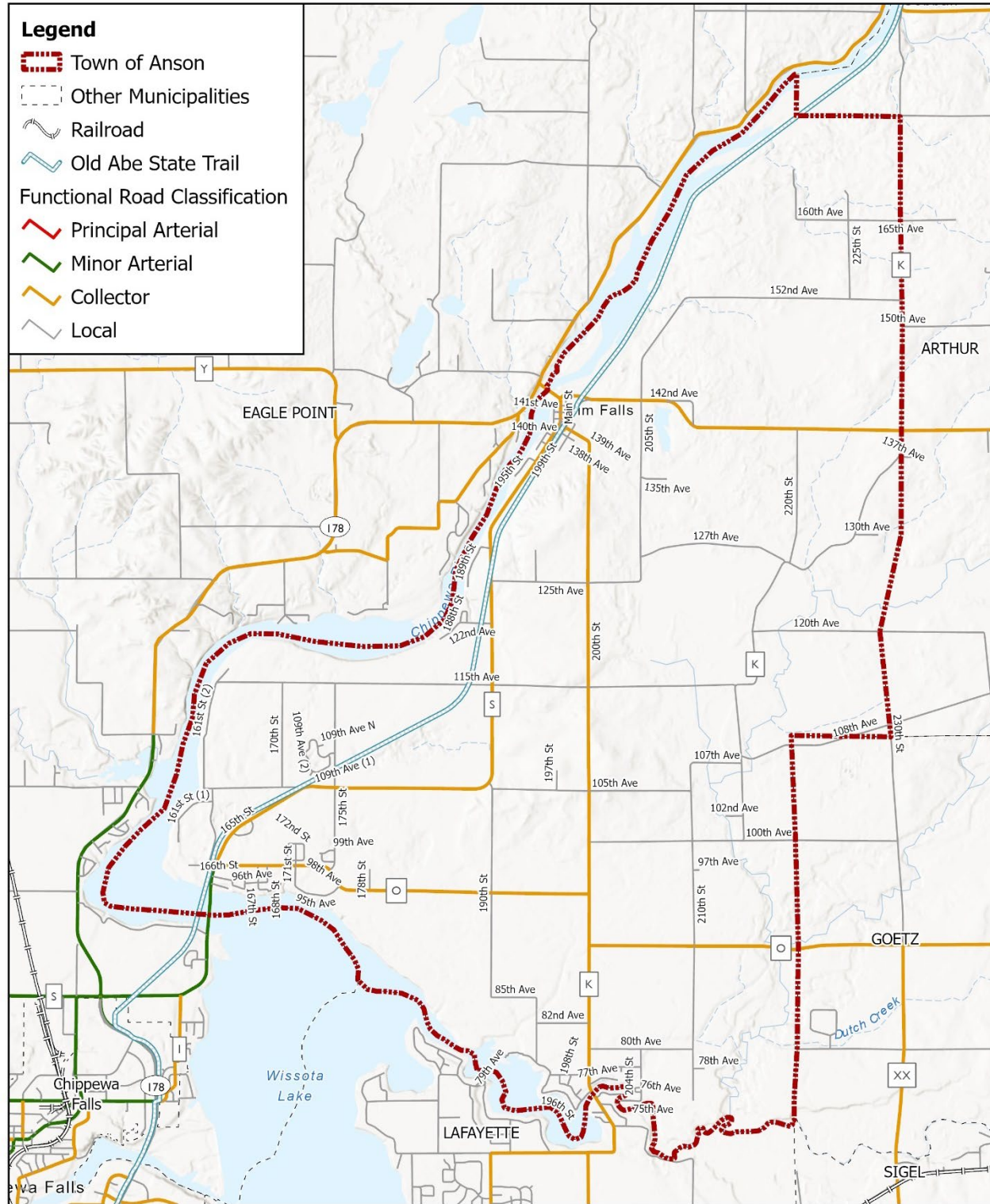
Road Segment	ADT (count year)	ADT (count year)	% change
CTH O, 2 miles east of CTH S	910 (2011)	1,100 (2021)	20.8%
CTH S 3 miles north of CTH O	1,300 (2011)	1,400 (2021)	7.7%
CTH S east of 175 <sup>th</sup> St	1,500 (2011)	1,500 (2021)	0.0%
CTH K Between CTH O west & CTH O east	1,300 (2011)	1,300 (2021)	0.0%

source: WisDOT Annual Average Daily Traffic interactive maps



# 4. TRANSPORTATION

Map 3 Town of Anson Transportation Network

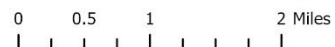


## TRANSPORTATION NETWORK

TOWN OF ANSON, WI

Data Sources: ESRI, WisDOA, WCWRPC, WisDOT.

February 2025



## 4. TRANSPORTATION

### Vehicle Use and Commuting Trends

Like most rural communities, the automobile is the dominant mode of transportation for the residents of the Town of Anson. According to the 2023 ACS, 99% of the households in the Town had one or more vehicles. Only 1% (6 households) were identified as having no vehicle. Table 6 clearly reflects this dominance as close to 85% of workers drove alone or carpooled to work.

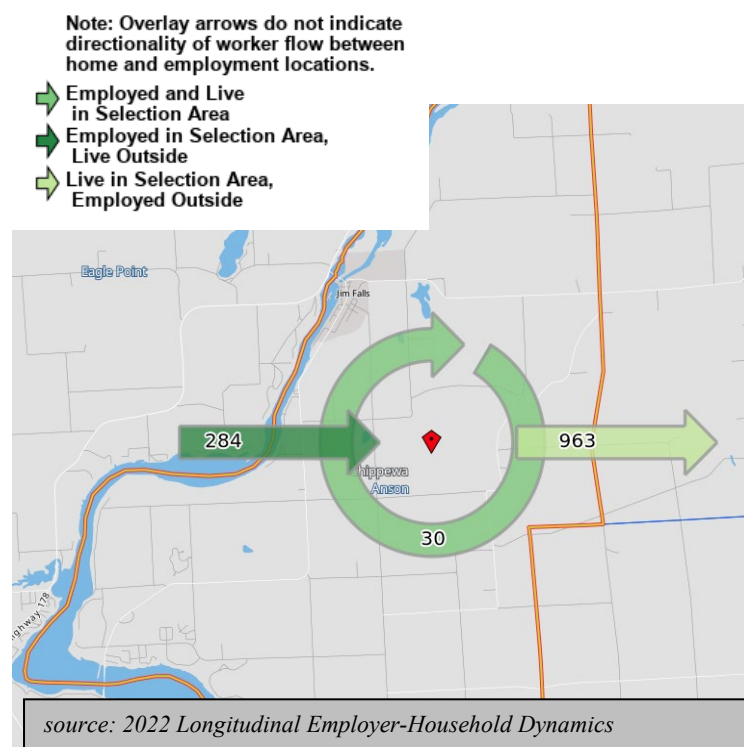
**Table 6 Means of Transportation to Work for Town of Anson Residents, 2022**

Primary Means of Transportation	Percent of Workers
Car, Truck, or Van – Drove Alone	81.6%
Car, Truck, or Van - Carpooled	3.0%
Public Transportation (excluding taxi)	0.0%
Walked	2.5%
Bicycle	0.0%
Taxicab, motorcycle, or other	1.2%
Worked at home	11.7%

source: U.S. Census Bureau, 2018-2022 5 Year ACS

The majority (97%) of Town of Anson working residents hold a primary job located outside of the Town. Per the data, the top locations of employment for Anson residents include Chippewa Falls, Eau Claire, Lake Hallie, Menomonie, Bloomer, and Altoona. As shown in Figure 3, 284 of the 314 workers in the Town of Anson reside outside the Town with employees commuting from the City of Eau Claire, City of Chippewa Falls, Village of Lake Hallie, City of Stanley, City of Cornell, and others.

**Figure 3 Anson Employment Inflow/Outflow, 2022 (Primary Job)**



## 4. TRANSPORTATION

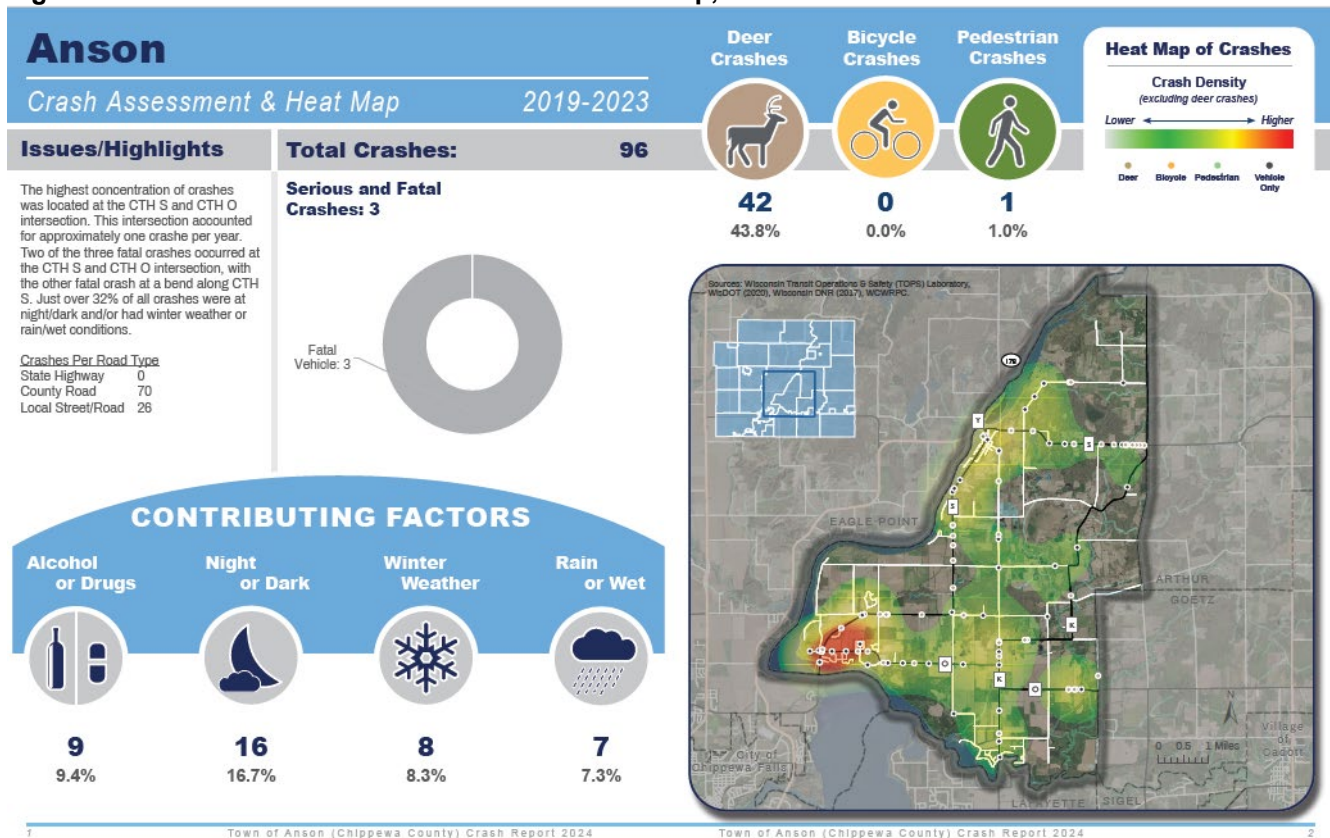
### Truck Freight Service

According to WisDOT Wisconsin Long Truck Operator's Map, dated August 2017, County Highway S, which runs along the northside of the Town, is a designated long truck route. These are routes that are safe to operate vehicles and combinations of vehicles with overall lengths that are not limited.

### Accident Types and Locations

According to data from the Wisconsin Traffic Operations and Safety Laboratory, there were a total of 96 crashes in the Town of Anson during the five-year period from 2019-2023. Just under 43% of all crashes (or 41 crashes) occurred on County Highway S with 27.1% (or 26 crashes) across all local/town roads. While forty-two (or 43.8%) of the total crashes reported involving a deer, only one crash resulted in a serious injury or fatality. The two days that accounted for the most crashes were Thursdays with 18 crashes and Saturdays with 17 crashes, or 18.8% and 17.7% of total crashes respectively. From 2019-2023, the time range that had the most crashes was between 3:00 PM and 6:00 PM with 35 crashes or 36.5% of the Town's total. The two age groups with the most crashes were ages 25 to 29 and 30 to 34 with 16.0% and 14.9% of the total, respectively.

**Figure 4 Town of Anson Crash Assessment & Heat Map, 2019-2023**



### 4.2 Additional Modes of Transportation

#### Transit and Specialized Transportation

There are no municipal public transit services available in the Town of Anson. A number of transportation providers are available for residents with specialized needs, often coordinated through or in partnership with the Chippewa Aging & Disability Resource Center (ADRC) office.



## 4. TRANSPORTATION

### **Bicycles and Pedestrians**

The Old Abe State Trail, which connects the City of Cornell to the City of Eau Claire, runs through the Town of Anson (see Map 3). The multi-use trail is a 19.5-mile abandoned railroad grade; it is part of a 70-mile trail system from Menomonie (Red Cedar Trail) through Eau Claire (Chippewa River Trail). While primarily used for recreational purposes, it is occasionally used by residents to travel throughout the Town. The Old Abe State Trail will be discussed in both the Utilities and Community Facilities and Economic Development sections of the plan.

There are no sidewalks in the Town rather residents walk along roads or utilize the Old Abe State Trail. The lack of sidewalks, especially in the downtown Jim Falls Area, is a safety concern for pedestrians and drivers. While there is a striped walking/biking lane on CTH S as it enters Jim Falls, the treatment is limited and is not widely used throughout the Town.

In 2019 Chippewa County adopted a countywide bicycle and pedestrian plan. This plan identified routes and recommended improvements to promote and enhance the regional bicycle and pedestrian network. The Plan identified some routes where minor improvements are needed (those highlighted in green on Figure 5) as well as recommended further study of an off-road trail from Lake Wissota to Cadott, as noted on Figure 5. The plan proposes to study the area between Chippewa Falls and Cadott to find a viable route and possible funding for an off-road bike trail which would be an estimated 8 to 11 miles. Per the plan, the route is envisioned to begin at the County Road X bridge over Lake Wissota and terminate in the Village of Cadott. A trail following the Yellow River also might be a viable option and could start at the Old Abe Trail, parallel County Road O and travel through Lake Wissota State Park before meeting the river in a less densely population area.

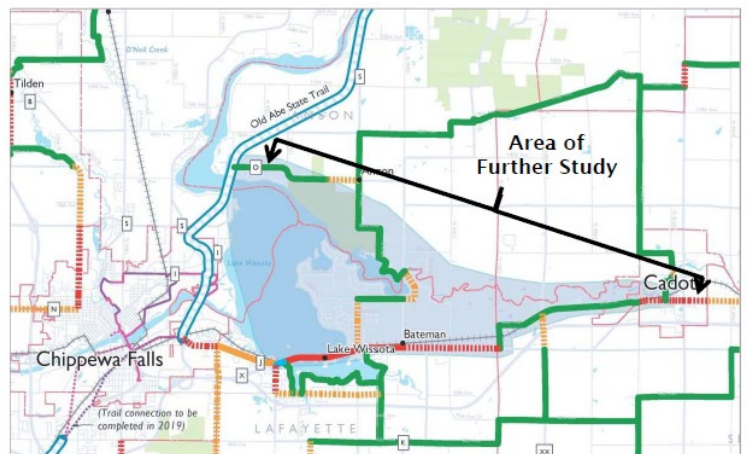
The Chippewa Falls Area Unified School District adopted a Safe Routes to School Plan in 2021; this plan identifies challenges and opportunities to children safely walk or bike to schools within the District. The Plan identifies safe routes to the Jim Falls Elementary School, located within Jim Falls, along with seven strategies for improving safety.

### **Freight Rail Service**

There are no rail lines within the Town of Anson.

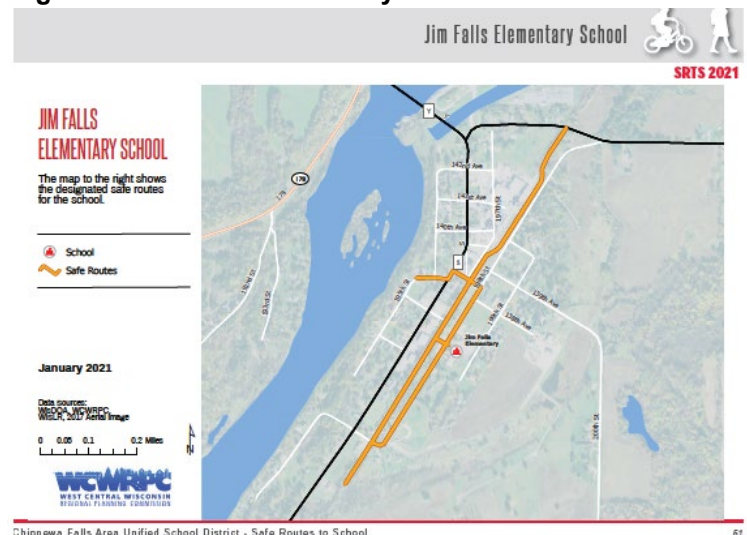
**Figure 5 Chippewa Co Bike & Ped Plan Recommendation**

**Map 2-11: Corridor 3: Lake Wissota to Cadott Off-Road Trail**



Source: Chippewa County Bicycle & Pedestrian Plan, 2019

**Figure 6 Jim Falls Elementary Safe Routes to School**



## 4. TRANSPORTATION

### **Air Service**

The Chippewa Valley Regional Airport, located within the City of Eau Claire, provides scheduled passenger and freight air transit. This airport is rated as an Air Carrier/Cargo (AC/C), meaning it is designed to accommodate virtually all aircraft, up to and including wide body jets and large military transports.

There are private airstrips in Anson. Chippewa County's Zoning Ordinance contains restrictions in airport safety zones and other airport standards.

### **ATV and Snowmobile Routes**

ATVs/UTVs are a very popular recreational activity in Chippewa County with strong contributions to the local tourist economy. All Town roads are currently open to use by ATVs and UTVs. In addition to the local streets, Chippewa County has over 23 miles of ATV trail through the Chippewa County Forest as well as additional ATV routes. While the Town is supportive of ATVs and UTVs on local roads, there are some safety concerns regarding speeds of the vehicles as well as conflicts with hidden driveways.

Chippewa County also has several snowmobile trails and is officially a *Snowmobile Friendly Community*, with nearly 532 miles of snowmobile trails connecting all communities to the trail system. There are dozens of active snowmobile clubs, all of which are part of the Chippewa Valley Snowmobile Organization, Inc. Detailed maps of the various snowmobile trails in the County, including those in the Town of Anson, are available online with the [Chippewa Valley Snowmobile, organization, Inc.](#)

## **4.3 Transportation Needs and Planned Improvements**

In general, the local and regional transportation system in the Town of Anson is presumed to be adequate to serve projected traffic volumes within the Town. Ongoing maintenance and minor safety improvements are expected on local, county, and state roadways. New roads may be needed as new development occurs within the Town. The Town's budget currently allows for renovation of one mile of Town road a year.

### **State Highway Improvements**

According to the WisDOT's Transportation Improvement Program for 2025-2028, there are two bridge improvement projects scheduled in the Town of Anson:

- County Highway K Yellow River bridge
- County Y bridge at Jim Falls

### **County and Local Improvements**

Chippewa County's 2024-2029 Capital Improvement Plan identified three projects that would impact the Town of Anson:

- County Highway K Yellow River bridge (2027 project)
- County Y bridge at Jim Falls (2026 project)
- County Highway K from CTH O south to CTH O north recondition (2028 project)

The Town of Anson does not currently have a formal Capital Improvement Plan or a formal road plan. Decisions are made annually and largely based on state aid available at the onset of the calendar year.



## 4. TRANSPORTATION

While this approach is working for the Town, a Capital Improvement Plan would help the Town to identify, prioritize and fund major projects.

### **Community Perspectives**

The 2023 community survey found that overall, the majority of respondents are satisfied with the road network within the Town. Of Town respondents who responded to the survey:

- 69% of respondents to the survey rated the general condition of the local roads in the Town as good with some maintenance needed.
- A strong majority (75%) of respondents strongly agree or agree that the Town should continue to allow ATV/UTV traffic on Town roads.
- 50% of respondents strongly agree or agree, while 39% disagree or strongly disagree, that the Town should support the development of bike lanes along public roadways.

Some of the write-in comments relate to transportation challenges or opportunities, including:

- Enforce that bicycle traffic use side lane on roadways not take up full vehicle lane. Paint bicycle lane signs on roadways of pavement.
- County Hwy K and O need a lot of repairs.
- Several residential roads need to be resurfaced.
- Town should consider opening more roads for ATV/UTV use.
- Implementation of low speed limits on our backroads.
- Flashing speed limit signs are needed for the Jim Falls school.
- Need for better right-of-way management – road maintenance (concerns regarding use of pea gravel) and ditch mowing.

### **4.4 Transportation 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. Reduce truck engine breaking noise in the downtown Jim Falls area.

#### **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. Adopt and maintain a 5-year capital improvement plan or streets plan annually to help the Town plan and budget for improvements.
4. Continue to require developers to install road improvements to the specifications of the Town and minimize new access points onto existing Town Roads.

## 4. TRANSPORTATION

5. The Town will continue to work with Chippewa County on efforts to maintain and improve County highways, and provide local input as requested. The Town will coordinate improvements to adjacent local roads, whenever feasible.
6. Review new subdivision site plans to look for ways of reducing the amount of roads needed.
7. Support Private Airports. Limit heights of new structures to 75' within the areas surrounding existing or planned runways/airstrips in compliance with the FAA's recommended elevations for these entities.

### **Strategies:**

1. Consider applying for grants that can be used to offset maintenance and new construction costs of infrastructure improvements. (ongoing)
2. Work with Chippewa County to identify options for providing safe pedestrian access (e.g. sidewalks) along CTH S in downtown Jim Falls. (short-term)
3. Collaborate with the Chippewa Falls Area Unified School District to implement the recommendations of the Safe Routes to School Plan for Jim Falls Elementary School. (long-term)
4. Actively work to limit the use of truck engine breaking within the downtown Jim Falls area; explore options that include the Town obtaining citation authority as well as working with AMPI and Chippewa County. (short-term)

### **4.5 Other Transportation Plans and Programs**

Several state and regional organizations develop plans and programs for the management and systematic update of transportation facilities that may include the Town of Anson. Appendix E includes a review of related transportation plans and programs.

This page is intentionally left blank.



## 5. UTILITIES & COMMUNITY FACILITIES

## 5. UTILITIES & COMMUNITY FACILITIES

### 5. Utilities and Community Facilities

Utilities and community facilities provide the foundation on which a community is built and maintained. Not all utilities and facilities are publicly-owned. Utilities may include sanitary sewer, storm water, and water systems as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals).

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

#### 5.1 Assessment of Utilities and Community Facilities

The locations of many of the key public community facilities are identified on Map 4. For the utilities and community facilities discussed in this chapter, short-term (1-5 years) and long term (5+ years) needs are identified. At a minimum, Wisconsin comprehensive planning law requires the identification of the capacities and any needs to expand or rehabilitate existing utilities and facilities, or to create new utilities and facilities. This section also assesses future needs for government services in the Town that are related to the listed utilities and facilities. However, the Town of Anson may not be fully aware of all plans and needs for facilities and services not provided by the Town.

##### Town Facilities and Services

The Anson Town Hall is located at 13836 County Hwy S in Jimm Falls; this facility provides a meeting space for governmental bodies and can be rented out for events. The town hall seats approximately 250 and has a fully operational kitchen.

The Town of Anson government consists of the three Board members including the Town Chair and two Town Supervisors. The Town's website can be accessed at <https://thetownofanson.com/> and details a variety of government-related information about the Town.

The Town Shop is located on CTH K. It is approximately 40' x 80' in size and there are two garage bays. The building stores town equipment include dump trucks, a utility truck, snow plows and road sanders. As noted in the Town's 2009 plan, the building is in poor condition; it is difficult to heat and there are no offices, break rooms, or bathrooms in the building for personnel.

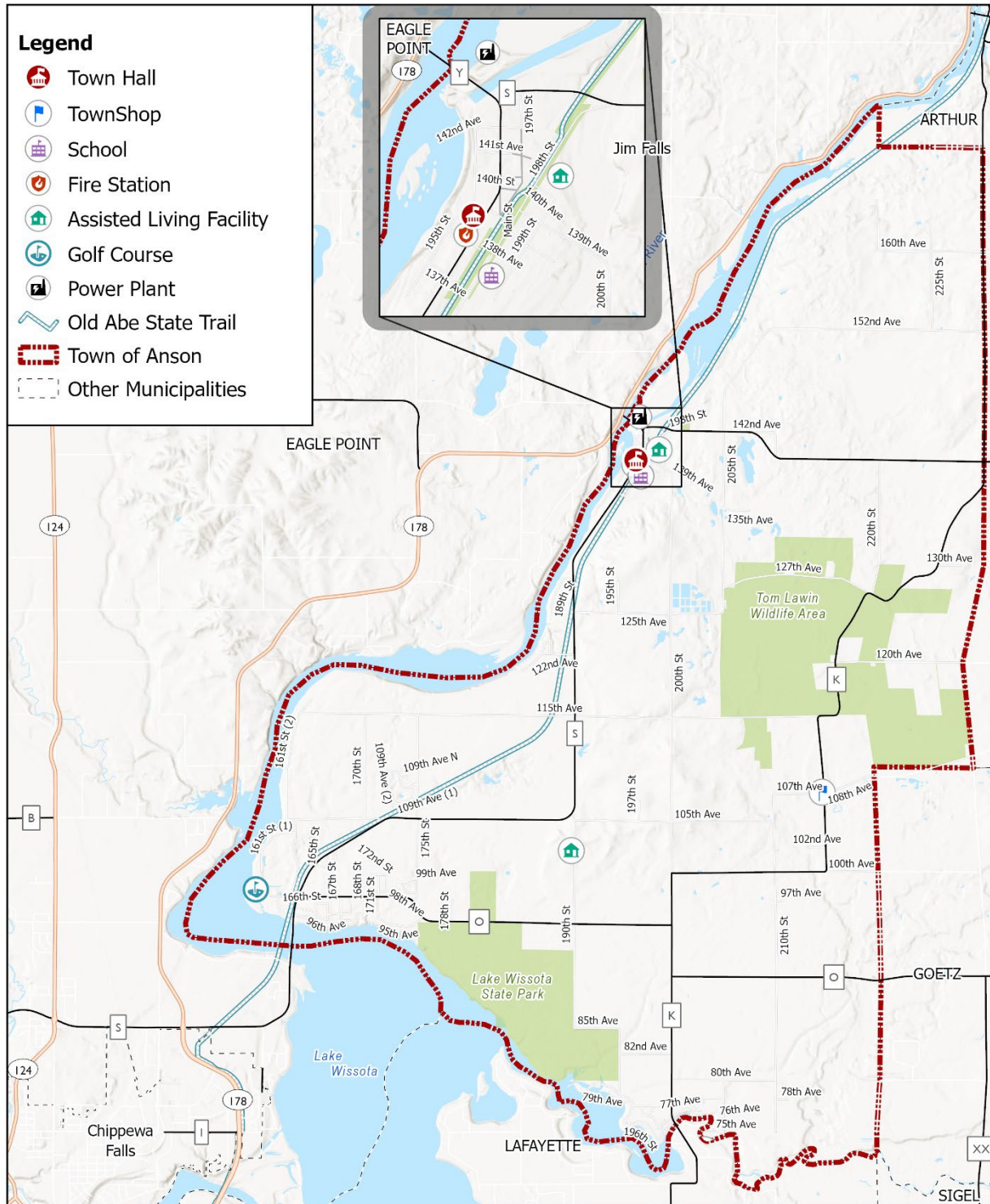
<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>Supplies for continued operation of the Town buildings</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>Heat and bathrooms in Town Shop</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>New Town Shop building – need to consider the future growth in the Town and size the building appropriately</li><li>Replace old dump truck</li></ul>

The 2023 community survey asked respondents to respond to the direction the Town should take for the Town maintenance shop, which is deteriorating and energy inefficient. The majority (51.43%) of respondents selected that the Town should demolish the existing facility and rebuild within the same footprint.



# 5. UTILITIES & COMMUNITY FACILITIES

**Map 4 Town of Anson Community Facilities**



## 5. UTILITIES & COMMUNITY FACILITIES

### **Sanitary Sewer Service / Private Onsite Wastewater Treatment Systems (POWTS)**

There is no municipal sanitary sewer or wastewater treatment plant in the Town of Anson. All wastewater treatment in the Town is through Private Onsite Wastewater Treatment Systems (POWTS), commonly referred to as septic systems. Permitting and inspection of private sewage systems is handled by Chippewa County.

While the Town established a sanitary district in the 1970's with the thinking that Jim Falls would construct a wastewater treatment plant someday, the district was only ever used by Associated Milk Producers Inc. (AMPI) plant, the largest industry in the Town. In 2012 the sanitary district was turned over by the Town to AMPI Jim Falls Division.

Per the 2017 discharge permit issued by the WI DNR, AMPI treats wastewater at two locations, both at the production facility and also at a newly constructed biomechanical WWTP located south of the production facility. All treated wastewater is then returned to the production facility and eventually discharged to the Chippewa River, upstream of the Jim Falls Dam. Another smaller AMPI discharge goes to the Chippewa River downstream of the Jim Falls Dam.

The 2008 community survey asked respondents whether the Town needs to explore the completion of a sanitary sewer district for Jim Falls. The majority of respondents were not sure, while 28% disagreed or strongly disagreed and 35% agreed or strongly agreed. The same question was asked in the 2023 community survey with the following results: 43% not sure, 23% agree or strongly agree, and 33% strongly disagree or disagree.

### **Water Supply**

The Town does not have a municipal water system rather all Town residents and businesses receive their water via private wells. It is important that the Town, residents, and businesses protect surface and groundwater resources and aquifers from contamination.

### **Stormwater Management**

The goal of stormwater management is to prevent runoff from delivering pollutants or sediment to lakes, rivers, streams, or wetlands. Many ditches and culverts throughout the Town are used to collect stormwater. There has also been some storm sewer installed, specifically in the more developed area with curb and gutter, to aid in the transport of stormwater. Areas with curb, inlets, storm sewer and outfalls include Jim Falls, 189<sup>th</sup> Street and 77<sup>th</sup> Avenue. The management of stormwater is important because storm water runoff can carry nutrients, contaminants, and sediment into the Chippewa River and Lake Wissota.

Chippewa County's floodplain and shoreland ordinances apply to lands within the Town of Anson.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>• The current facilities have sufficient capacity but will need to be monitored.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• Maintain the existing storm sewer system and monitor the need for future expansion, as needed.</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• As roads are constructed or reconstructed, evaluate the feasibility of adding storm sewer if the need exists.</li></ul>

## 5. UTILITIES & COMMUNITY FACILITIES

### **Dams**

There is one dam within the Town of Anson. The Jim Falls Dam, owned by Xcel Energy, is located along the Chippewa River towards the northern edge of the Town. The dam, which is managed primarily for electric generation, is identified as a large dam with a significant hazard rating. The dam is regulated by the Federal Energy Regulatory Commission (FERC) under the Federal Power Act, which is the primary agency responsible for issuing new licenses, monitoring compliance with existing licenses, and conducting dam safety inspections. There were no unique concerns regarding the hydro-electric power generating Jim Falls Dam in the 2020 *Chippewa County Hazard Mitigation Plan*.



The plan notes that the Dam was refurbished and expanded in the late 1990s and is in good repair, with an emergency action plan on file with Chippewa County Emergency Management.

The Chippewa County Hazard Mitigation Plan also notes that dam shadow studies have been completed for the four electric generating dams within the County and are on file with the Chippewa County Emergency Management Office. The County also maintains a Reverse 9-1-1 auto dialer system for contacting residents and landowners within these dam shadows, if needed. And Xcel Energy has installed nine warning sirens with voice capability along the Chippewa River downstream of their dams.

### **Solid Waste Management & Recycling**

There are no licensed solid waste landfills located within Chippewa County. The closest licensed landfill is Seven Mile Creek Landfill in Eau Claire. According to WDNR's database of self-certified Material Recovery Facilities (MRF) for recycling, there are no facilities in Chippewa County. The closest facility is a Waste to Energy and Recycling Plant near the Village of Almena in Barron County.

The Town contracts with GFL for weekly garbage pick-up throughout the Town and bi-weekly recycling pick-up. The Town also conducts an annual collection for large appliances. Chippewa County's "clean sweep" program is utilized for collection and disposal of hazardous materials.

Town of Anson residents can drop off their yard waste at the Town Shop, located at 10740 County Highway K; acceptable items include brush, leaves, sticks, grass clipping, clean lumber and is by appointment only.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>• Town contracts with garbage &amp; recycling hauler for collection.</li><li>• Town provides yard waste site.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• None identified.</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• Explore improvements to accessibility and capacity of the Town Yard Waste Site.</li></ul>



## 5. UTILITIES & COMMUNITY FACILITIES

### **Parks and Outdoor Recreation**

The Town of Anson Outdoor Recreation Plan, which is included with the 2024-2029 Chippewa County Outdoor Recreation Plan, is incorporated into this Comprehensive Plan by reference and is not duplicated within this document. The ORP assesses the existing parks and recreation system in the Town, identifies recreation needs and capacity based upon public input and recreation standards, sets forth goals and objectives to be used as guidelines in formulating recreation plans, and establishes recommendations for improving the recreation system for a 5-year planning period (2024-2029). The adoption of the Outdoor Recreation Plan also makes the Town eligible for certain Wisconsin Department of Natural Resources (WDNR) grant funding (e.g., Knowles-Nelson Stewardship Fund) for outdoor recreation improvements. Map 5 shows the current park and recreation facilities within the Town.

The ORP includes a detailed Action Plan, with timelines, for the parks and recreational facilities owned by the Town of Anson. In addition to the specific facility improvements, the plan identifies the following recommendations:

- Develop and maintain Anson's outdoor recreation and park system in a manner that follows the goals, objectives and strategies of the plan.
- Continue to partner with organizations seeking to contribute volunteers, funding, and other resources toward the improvement of Town parks and recreation opportunities.
- Identify grants or other funding opportunities to help leverage Town resources towards parks and recreation related improvements for the benefit of Town residents and visitors to the area.
- Implement the recommended action items in the action plan as resources and community priorities allow.

Respondents to the 2023 community survey provided some feedback on park and recreation improvements. 36% agree or strongly agree that enclosed rentable event facilities should be added to the Anson Park grounds. In general, the majority of survey respondents support increased development of paved and unpaved recreational trails for a variety of uses (biking, hiking, snowmobile, ATV, cross country skiing, and horseback riding).

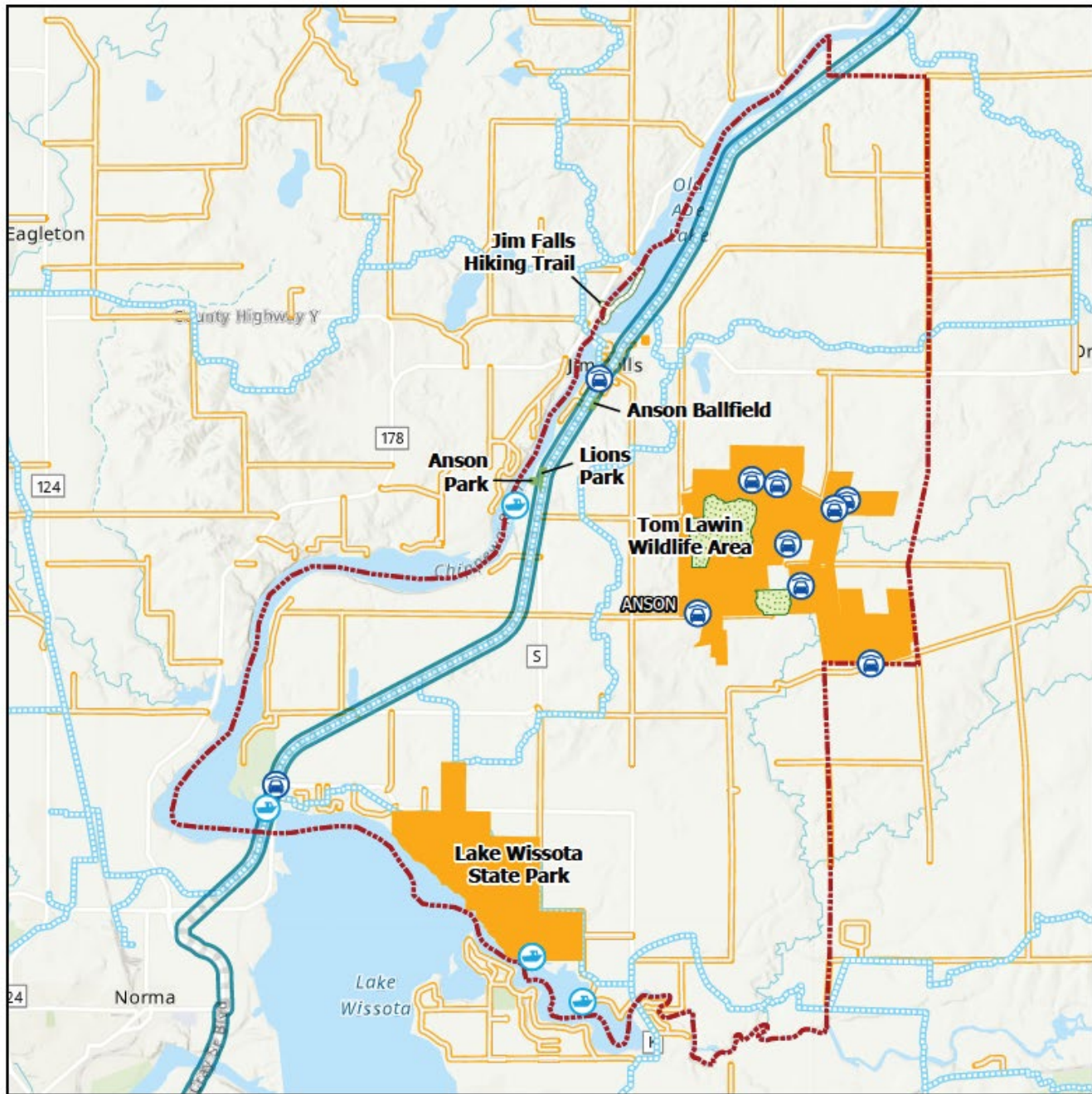
The park and outdoor recreation spaces, including the Old Abe Trail, are the Town's greatest strengths. As will be detailed in the Economic Development Chapter of this plan, the Town would like to capitalize on these outdoor spaces and recreational visitors. The Town should continue to review and update the Town's *Outdoor Recreation Plan* to incorporate any additional improvements it would like to make to these outdoor recreation facilities.

The Old Abe State Trail, which connects the City of Cornell to the City of Eau Claire, runs through the Town of Anson (see Map 5). The multi-use trail is a 19.5-mile abandoned railroad grade; it is part of a 70-mile trail system from Menomonie (Red Cedar Trail) through Eau Claire (Chippewa River Trail). While primarily used for recreational purposes, it is occasionally used by residents to travel throughout the Town.

There are two WDNR parking areas for the trail in the Town - one at the southwest point of the Town near where the trail crosses the Chippewa River and the other along the east side of CTH S in Jim Falls, directly across from Town Hall and the Fire Station.

## 5. UTILITIES & COMMUNITY FACILITIES

Map 5 Town of Anson Parks and Recreation Areas



### LEGEND

- Town of Anson
- Parks & Recreation
- WDNR Owned
- State Natural Area
- Boat Access Sites
- WDNR Parking Area
- Shore Fishing Site
- Old Abe State Trail
- ATV/UTV Trail
- Snowmobile Trail

0 0.75 1.5 3 Miles

Data Sources:  
Chippewa County, Wisconsin DOA  
Wisconsin DNR, WCWRPC.

**WCWRPC**  
WEST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION



## 5. UTILITIES & COMMUNITY FACILITIES

### Old Abe Trail – Anson Station Trailhead (near the crossing of the trail over the Chippewa River)

The Anson Station trailhead, located along CTH O, is a popular place for people to begin or end bike rides on the Old Abe State Trail. The Station contained a parking area, self-registration station, covered picnic shelter, restrooms, bike rack, and an information kiosk. This facility is owned and maintained by the Wisconsin DNR.



### Jim Falls Old Abe Trail Trailhead (in Jim Falls across from the Town Hall & Fire Station)

The Jim Falls trailhead is a simple gravel parking lot. While it provides a place for people to park, it is not nearly as inviting as the Anson Station Trailhead. As will be discussed in the Economic Development Chapter, the Town sees an opportunity to reimagine this trailhead into a destination that can foster a recreation-based economy for the Town.



<b>Ongoing and Short-Term Needs:</b>	<ul style="list-style-type: none"> <li>• See the <i>Town of Anson Outdoor Recreation Plan</i>, adopted as part of the <i>Chippewa County Outdoor Recreation Plan 2024-2029</i></li> <li>• Review and update the <i>Town of Anson Outdoor Recreation Plan</i> to incorporate other desired improvements including improvements to the Old Abe Trailhead in Jim Falls and opportunities for wayfinding along the trail (as detailed in the Economic Development Chapter).</li> </ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"> <li>• See the <i>Town of Anson Outdoor Recreation Plan</i>, adopted as part of the <i>Chippewa County Outdoor Recreation Plan 2024-2029</i></li> <li>• Continue to update the Outdoor Recreation Plan (5-year schedule) to inventory recreational facilities and update goals, needs, timelines, etc.</li> <li>• No additional long-term recreational needs were identified beyond 2029 at this time.</li> </ul>

## 5. UTILITIES & COMMUNITY FACILITIES

### **Electric & Gas Service**

According to data from the Wisconsin Public Service Commission, the majority of the Town is serviced by Northern States Power with northeast areas also served by Chippewa Valley Electric Cooperative. Natural gas service within the Town is from Wisconsin Gas.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>• Supply is adequately meeting demand.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• Follow a preventative maintenance program as outlined by the Wisconsin Public Service Commission. Undertake tree trimming and removals as needed to maintain system integrity.</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• None identified.</li></ul>

### **Phone & Internet**

Telephone service to the Town is available through CenturyTel, Inc., who provides telephone, internet, and cable services. Spectrum also provides phone and internet services to portions of the Town.

While the siting of new wireless telecommunication towers has been an issue at times in the State of Wisconsin, the Town did not identify any issues. Data from the Wisconsin Public Service Commission (WI PSC) shows that the Town is within the coverage area of a variety of private companies including Spectrum, StarLink, CenturyTel, AT&T among others. These are some areas in the Town that are identified as being underserved and unserved for broadband.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>• The WI PSC has identified portions of the Town as being underserved or unserved for broadband service.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• None identified.</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• Continue to promote access and quality improvements for broadband and communications technologies in the community for the benefit of residents, tourists, businesses, schools, government, and other organizations.</li></ul>

### **Power Plants and Transmission Lines**

As noted in the section on Dams, there is a large power plant located along the Chippewa River in Jim Falls. This is owned, managed, and maintained by Xcel Energy.

There is also a high-energy transmission line that runs from the north to south through the entire Town along the Old Abe Trail. Xcel Energy, the current owner of this line, is considering this route for a second high-energy transmission line that would carry twice the energy of the current line. The proposal would add about 80-100 miles of new 345-kV line that would connect to new and existing substations.

A response to the 2023 community survey focused on this topic noting “There is supposedly a new power line being considered to run along the Old Abe Trail and through the town of Anson. The town should formally contest this proposal and take a stand that it does not fit with the development intentions of the township.”



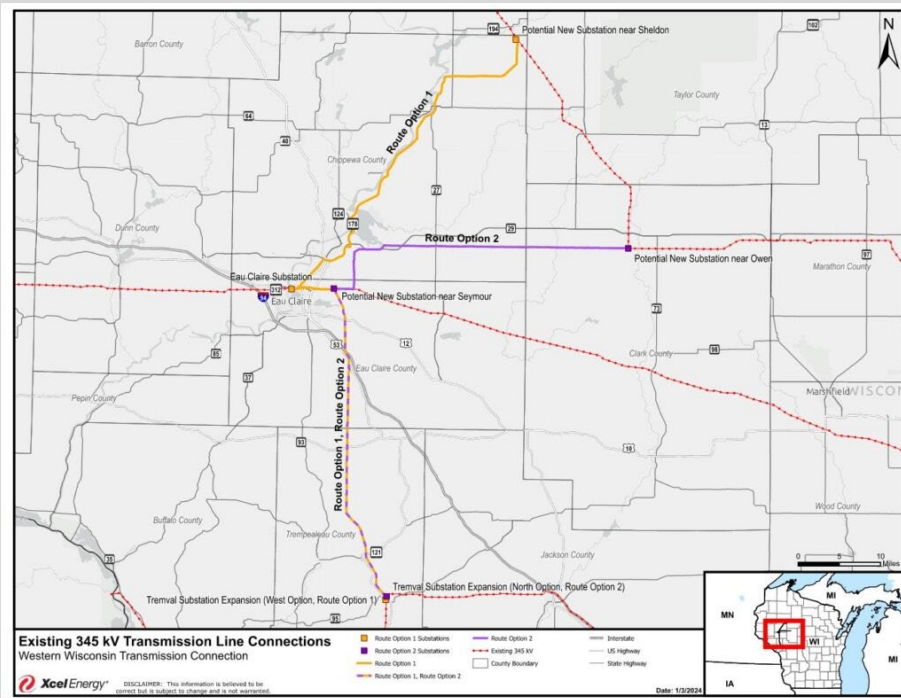


## 5. UTILITIES & COMMUNITY FACILITIES

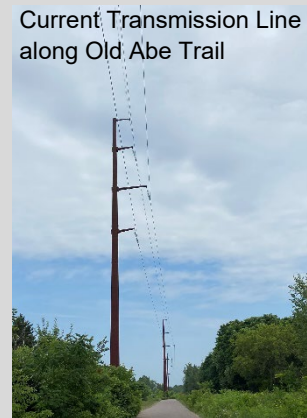
## Xcel Energy's 345 kV Transmission Line

In late 2023 Xcel Energy proposed the Western Wisconsin Transmission Connection Project which would connect existing transmission lines starting in Blair through Eau Claire and connecting near Owen or Sheldon in Clark County. The project would involve the addition of a new 345 kilovolt transmission line, one of the largest types of transmission lines in Wisconsin.<sup>4</sup> The project, including proposed routes, is still under review by the Public Service Commission but, if approved, construction would begin around 2026. One of the routes being considered is the Old Abe Trail line in the Town of Anson, as shown on Map 6.

## Map 6 Xcel Energy 345 kV Transmission Line



Current Transmission Line  
along Old Abe Trail



This simulated image demonstrates a 345-kV transmission line 'double-circuited' with a 1150kV transmission line.

The Old Abe Trail is a multi-use recreational trail built on an old railroad bed. The trail is used by many and continues to be the most used park or recreation facility in Anson. The 2008 and 2023 community survey have similar results with approximately 23% of respondents identifying that they used the trail 11 or more times in 2022. The trail corridor is also home to a variety of wildlife species and foliage.

As previously noted, the Town's outdoor recreation spaces, including the Old Abe Trail, are the Town's greatest asset and provide a unique opportunity for economic development within the Town. The installation of larger transmission lines works against the Town's desire to remain a rural community with a downtown supported by recreational opportunities and visitors.

The Town remains active in the Wisconsin Public Service Commission's review process and should continue to be engaged and advocate for the Town's position on this proposal. On March 25, 2025, Kraig Byron, attorney with von Briesen & Roper, submitted a written comment to the Public Service Commission of Wisconsin on behalf of the Town of Anson in relation to the Western Wisconsin

<sup>4</sup> <https://xcelenergytransmission.com/projects/western-wisconsin-transmission-connection/>

## 5. UTILITIES & COMMUNITY FACILITIES

Transmission Connection Project. A record of the complete comment submitted on behalf of the Town is provided in **Appendix F**. As detailed in the submitted comment, the Town is opposed to proposed Route 1 of the project due to a number of reasons, including it would result in a more significant environmental impact. The submitted comment summarizes the Town's position and findings. **"All in all, Route 1 is inconsistent with the Town's planning, environmental focus and the recreational priorities of its citizens and regular visitors. The legal and practical considerations strongly suggest that Route 2 is the more appropriate location for the Project. Given that it is shorter, significantly less expensive and the preferred route of the Applicant, the Town believes that the choice is clear – it strongly urges the Commission to select Route 2."**<sup>5</sup>

### Emergency and Protective Services

#### Police Services

The Town of Anson contracts with the Chippewa County Sheriff's Department for police services.

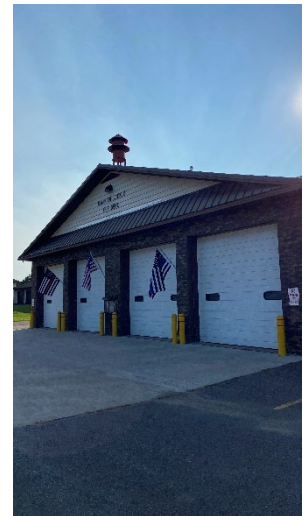
#### Fire Protection & Ambulance Services

The Anson Fire Department is located at 13830 CTH S, adjacent to the Town Hall. The Anson Fire Department operates as a volunteer department with approximately 28 volunteers. There are also 16 members who are Fire Responder or EMT certified. The Department covers an area of 50 square miles and protects a primarily residential area in Anson and portions of Eagle Point.

The Fire Department provides mutual aid to all the fire departments in Chippewa County and received mutual aid from all fire departments in the County. The Anson Fire Department receives service from the Chippewa Falls Ambulance.

#### 9-1-1 Emergency Communications

The Chippewa County Communications Center is home to emergency medical, fire, and police dispatch for emergency calls. Chippewa County Emergency Management provides additional support. Chippewa County has a single emergency dispatch for the entire county, including the Town of Anson. The County has an enhanced 9-1-1 system.



Use/Capacity	<ul style="list-style-type: none"><li>• Police service by Chippewa County Sheriff's. Fire &amp; Ambulance is a multi-jurisdictional service. 911 via Chippewa County.</li></ul>
Short-Term Needs:	<ul style="list-style-type: none"><li>• Proper equipment, tools, uniforms, and gear to perform duties safely and efficiently.</li><li>• Maintain a very qualified and well-staffed emergency services team in the Town.</li><li>• Continue to participate in the <i>Chippewa County Hazard Mitigation Plan</i> and other emergency services coordination facilitated by Chippewa County Emergency Management.</li><li>• Maintain and annually review a Town Emergency Operations Plan.</li><li>• Consider adoption of Town Citation Authority</li></ul>

<sup>5</sup> Submitted public comment by Kraig Byron of von Briesen & Roper, s.c. to PSC on behalf of the Town of Anson regarding the Western WI Transmission Connection Project – copy of full comments submitted available in Appendix G.

## 5. UTILITIES & COMMUNITY FACILITIES

<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• Continued recruitment of volunteers.</li><li>• Continued support of existing facilities and possible expansion of them in line with future growth in the Town.</li><li>• Increased response times; consider teaming with other surrounding communities for a paid staffed response team.</li></ul>
-------------------------	--

Recruitment of volunteer firefighters was the biggest emergency services challenge identified; volunteers are aging and recruitment of new volunteers is a challenge. The commuting patterns of residents also means fewer people are available to volunteer during the day time.

### **Hazard Protection & Planning**

#### **Hazardous Materials Planning and Response**

The Town coordinates with Chippewa County Emergency Management on issues of hazardous materials planning, exercises, and response, including Emergency Planning and Community Right-to-know Act (EPCRA) compliance for hazardous substances.

The Chippewa Falls and Eau Claire Fire Departments have a joint “Type I” hazardous materials response team, giving Chippewa County the highest level of hazardous material coverage available. This “Type I” team can also be requested to respond to the most serious of spills and releases requiring the highest level of skin and respiratory protective gear. This includes all chemical, biological, or radiological emergencies requiring vapor-tight “Level A” gear with self-contained breathing apparatus.

Railroads, pipelines, and some larger industry and businesses (e.g., EHS planning facilities) have their own hazardous materials response teams. These entities often work closely with local responders, dispatch, and emergency management personnel for training, incident command system exercises, and sharing of emergency operational procedures.

#### **Chippewa County Natural Hazards Mitigation Plan**

Chippewa County last adopted the *Chippewa County Natural Hazard Mitigation Plan* in January 2021. Adoption of the plan is a prerequisite for certain FEMA mitigation grant programs and is updated every five years. The County will be updating this plan again in 2025 to maintain compliance. Items noted relevant to the Town of Anson include:

- There is no storm siren coverage at Lake Wissota State Park.
- As mentioned previously, the Jim Falls Dam, owned by Xcel Energy, is identified as a high hazard dam. No unique concerns regarding the hydro-electric power generating dam were noted.
- The Town of Anson was identified as having elevated risks (and vulnerabilities) to wildfires given the homes, businesses, and recreational activities located within coniferous and mixed forest; these specific areas were identified as a potential candidate for wildfire mitigation activities.

<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• Implement those recommendations pertinent to the Town of Anson within the <i>Chippewa County Natural Hazard Mitigation Plan</i> as opportunities and resources allow.</li></ul>
<b>Long-Term Needs:</b>	

### **Schools**



## 5. UTILITIES & COMMUNITY FACILITIES

The Town is served by three school districts: Chippewa Falls Area, Cadott Community, and Cornell. The Jim Falls Elementary school is the only school located in the Town and is part of the Chippewa Falls Area Unified School District. The school serves grades Kindergarten through fifth and is located in Jim Falls.

According to data from the Wisconsin Department of Instruction (WI DPI), enrollment at the elementary school has been decreasing. In the 2013-14 school year enrollment was at 137; over ten years the enrollment has decreased by 20 to 117 in the 2023-24 school year.

**Table 7 Jim Falls Elementary School Enrollment**

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Enrollment	140	N/A	134	135	126	117

Source: Wisconsin Department of Public Instruction

### Private Schools

There are no established private schools within the Town of Anson.

### Higher Education

There are several adult education centers in nearby communities that serve the Town including Lakeland University, Chippewa Valley Technical College, and the University of Wisconsin – Eau Claire campus.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>No identified use/capacity issues.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>Continue to evaluate maintenance and capacity needs.</li><li>Continued support of the Jim Falls Elementary school may require food service be installed at the school.</li></ul>
<b>Long-Term Needs:</b>	

### Health Care and Nursing Home Facilities

There are no hospitals, clinics, or health-care facilities in the Town. The closest hospitals to the Town are currently located in Bloomer and Eau Claire; however, two new hospitals are being planned to locate in the Chippewa Valley.

There are no nursing homes within the Town.

Additional information on housing needs and opportunities within the Town can be found in Chapter 3 of the plan. As the population continues to age, there will likely be an increase in demand for senior facilities and associated services.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>There are no health care or nursing home facilities within the Town.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>As the population ages, there will be increased demand for health care services. Monitor nearby facilities, and if necessary, advocate to ensure needs are met.</li></ul>
<b>Long-Term Needs:</b>	

### Child Care Facilities

Per the State Department of Health Services, there are no licensed or certified day care facilities within the Town; however, there are child care facilities nearby in Chippewa Falls. The availability of child care

## 5. UTILITIES & COMMUNITY FACILITIES

is a quality-of-life factor that is important when working to attract young families to the area and maintain a sound economy and workforce.

<b>Use/Capacity</b>	<ul style="list-style-type: none"><li>• There are currently no licensed or certified child care facilities within the Town.</li></ul>
<b>Short-Term Needs:</b>	<ul style="list-style-type: none"><li>• Work with the school and other community partners to discuss and explore opportunities for child care.</li></ul>
<b>Long-Term Needs:</b>	<ul style="list-style-type: none"><li>• None identified.</li></ul>

### **Libraries**

The Town of Anson is served by the Indianhead Federated Library System. There is no public library within the Town, however, residents are served by the Chippewa Falls public library.

### **Post Office**

The Town of Anson is served by the Jim Falls Post Office, 14046 County Hwy S. No related needs were identified.

### **Cemeteries**

The Copp Cemetery is the only cemetery in Anson. It is located on 115<sup>th</sup> Avenue, just west of CTH S near the Old Abe Trail. The cemetery was created in the 1800's. The Town maintains the cemetery and sells plots, which pay for cemetery maintenance. The cemetery has available land for the sale of additional plots and adjacent vacant land for possible expansion, if needed.

The Xcel transmission line, which parallels the Old Abe Trail, runs alongside the cemetery. There are concerns that the proposed 345 kV line will impact some of the cemetery plots.



### **Civic Organizations/Other Clubs**

There are a number of civic organizations and other clubs located in Chippewa County such as chambers of commerce, Lions Clubs, 4-H Clubs, conservation groups, etc. Coordination with these groups with regard to planning or implementing programs should be considered and utilized whenever possible because of the guidance, funding, support, and volunteer efforts the groups may provide. Civic organizations provide local governments a cost-effective way to leverage tax dollars for community projects.

Civic organizations in the Town of Anson include:

- Lions Club
- Yacht Club
- Religious Facilities
- Snowmobile & ATV Clubs

## 5. UTILITIES & COMMUNITY FACILITIES

### 5.2 Community Perspectives

The 2023 comprehensive plan community survey provides data on the use of Town services/facilities as well as priorities of respondents.

- In general, the majority of survey respondents support increased development of paved and unpaved recreational trails for a variety of uses (biking, hiking, snowmobile, ATV, cross country skiing, and horseback riding).
- The majority of respondents disagree that the Town needs more private recreational development. Survey respondents are split as to whether the Town needs more public recreational development options.
- The Old Abe State Trail and Lake Wissota State Park were the most used facilities in the Town by survey respondents.
- The majority of survey respondents agree that within the next 10 years, the Town of Anson will need to build, rebuild, or expand boat landings, fire department/emergency services and parks. Survey respondents did not identify a need for a community center.
- Respondents to the 2023 community survey provided some feedback on park and recreation improvements. 36% agree or strongly agree that enclosed rentable event facilities should be added to the Anson Park grounds. In general, the majority of survey respondents support increased development of paved and unpaved recreational trails for a variety of uses (biking, hiking, snowmobile, ATV, cross country skiing, and horseback riding).
- Most survey respondents either disagree or are unsure as to whether the Town should explore the completion of a sanitary sewer district for Jim Falls. The Plan Commission discussed this and advised that the Town does not have funding to pursue municipal sewer and water and requested that this be removed from the long-range plan.

### 5.3 Utilities and Community Facilities Goals, Objectives, and Policies

#### Goal 1:

Maintain facilities and utilities needed by Anson residents, businesses, and other community facilities.

#### Objectives:

1. Maintain facilities in a way that reflects the needs of Anson and in a fiscally responsible manner.
2. Facilities and utilities are designed and constructed in a way that reinforces and maintains the rural character of the Town.
3. Utilities and services should be provided in a manner that protects the Town's natural resources.
4. Support access to communications and utilities that enhance the lives of Anson residents and the local economy.

#### Policies:

1. Work with the Chippewa Falls Area Unified School District to address future space needs for the Jim Falls Elementary School.
2. Support outreach health care services that want to serve Anson residents.
3. Work with the WDNR to explore the possibility of walking trails in the Tom Lawin Wildlife Area.
4. Address the future of the maintenance and signage of Town owned lake and river access points.
5. Support the use of local organizations and grants to help sustain Anson Park and the Anson Fire Department.

## 5. UTILITIES & COMMUNITY FACILITIES

6. 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.
7. Continue to identify and prioritize future facility and equipment needs in the Town and consider establishing separate accounts to accumulate funds.
8. 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.
9. The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing or proposed residential uses, livestock facilities, and airports, and designed to preserve and enhance the rural character and natural environment of the Town. Underground placement and co-location of new or upgraded utilities is encouraged.
10. Adopt and maintain a 5-year capital improvement plan annually to help the Town plan and budget for improvements, including replacement of the Town Shop.

### Strategies:

1. Remain actively involved in Xcel Energy's plans to install a segment of the Western Wisconsin Transmission Connection transmission line through the Town, and advocate for a final alignment and design that maximizes positive economic development impacts and minimizes negative impacts on the Town. Route Option 1 as proposed conflicts with Town's goals. (ongoing)
2. Explore grant opportunities, including the SAFER grant, for volunteer firefighter incentives to address challenges with recruiting new volunteers. (short-term)
3. Working with WI DNR and other community partners, continue to seek opportunities and funding to expand recreational opportunities within the Town. (ongoing)
4. Address the ongoing, short-term, and long-term needs, including related planning (Town Outdoor Recreation Plan, Hazard Mitigation Plan, etc.) identified throughout this plan chapter. (ongoing)
5. Create a Town of Anson Parks and Trails Committee to work on items related to park and trails efforts of the Town, including but not limited to: (short-term)
  - Collaborating with WDNR on improvements to the Jim Falls Old Abe trailhead.
  - Advocating to the Wisconsin PSC on the impacts that the proposed transmission line expansion would have on the Ole Abe Trail and recreation of the Town and region.
  - Working with local partners to explore recreational sporting events such as a local triathlon.
  - Collaborating with WDNR and downtown businesses on opportunities to provide wayfinding and establish connections from the trail into downtown.

### 5.4 Other Utilities and Community Facilities Plans and Programs

Appendix E includes some additional regional, state, and federal programs that may assist the Town of Anson in achieving its utilities and community facilities goals and objectives

This page is intentionally left blank.





## 6. AGRICULTURAL & NATURAL RESOURCES

# 6. AGRICULTURAL & NATURAL RESOURCES

## 6. Agricultural and Natural Resources

This chapter presents the goals, objectives, and policies for two resources important to any community – agricultural and natural resources. Understanding the resource base of a community also provides an important context for the development of objectives, policies, and goals for the conservation and management of agricultural and natural resources.

### 6.1 Agricultural Resources

Agriculture is a very important part of the Town's and region's economy. Chippewa County agriculture is diverse with a wide variety of products being produced. Based on soil survey data obtained from the USDA Natural Resources Conservation Service (NRCS), 18% of the Town's lands, or approximately 4,702 acres, have soils with conditions that are considered to be prime farmland while 30% (7,539 acres) of the Town is identified as farmland of statewide importance<sup>6</sup>. Map 7 displays the prime farmland areas in the Town. In 2023 there were 9,827 acres of assessed agricultural land, a decrease of 1,552 acres from 2013.



**Table 8 Chippewa County Farm Data, 2002, 2017, & 2022**

	2002	2017	2022	% Change
	Number	Number	Number	2002-2022
Farms	1,621	1,409	1,286	-20.7%
Land in Farms (ac)	374,103	356,176	338,969	-9.4%
Average size of farm (ac)	231	253	264	14.3%
<b>Farms by size</b>				
1 to 9 acres	66	106	104	57.6%
10 to 49 acres	236	335	276	16.9%
50 to 179 acres	605	643	446	-26.3%
180 to 499 acres	566	330	297	-47.5%
500 to 999 acres	114	103	82	-28.1%
1,000 acres or more	34	66	81	138.2%

source: Census of Agriculture – County Data, 2002, 2017 & 2022, USDA,  
National Agricultural Statistics Service

<sup>6</sup> Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion, as determined by the Secretary of Agriculture. It may include lands currently used to produce livestock and/or timber.

Farmland that is of statewide or local importance other than prime or unique farmland is used for the production of food, feed, fiber, forage, or oilseed crops, as determined by the appropriate State or unit of local government agency or agencies, with the approval of the Secretary of Agriculture.

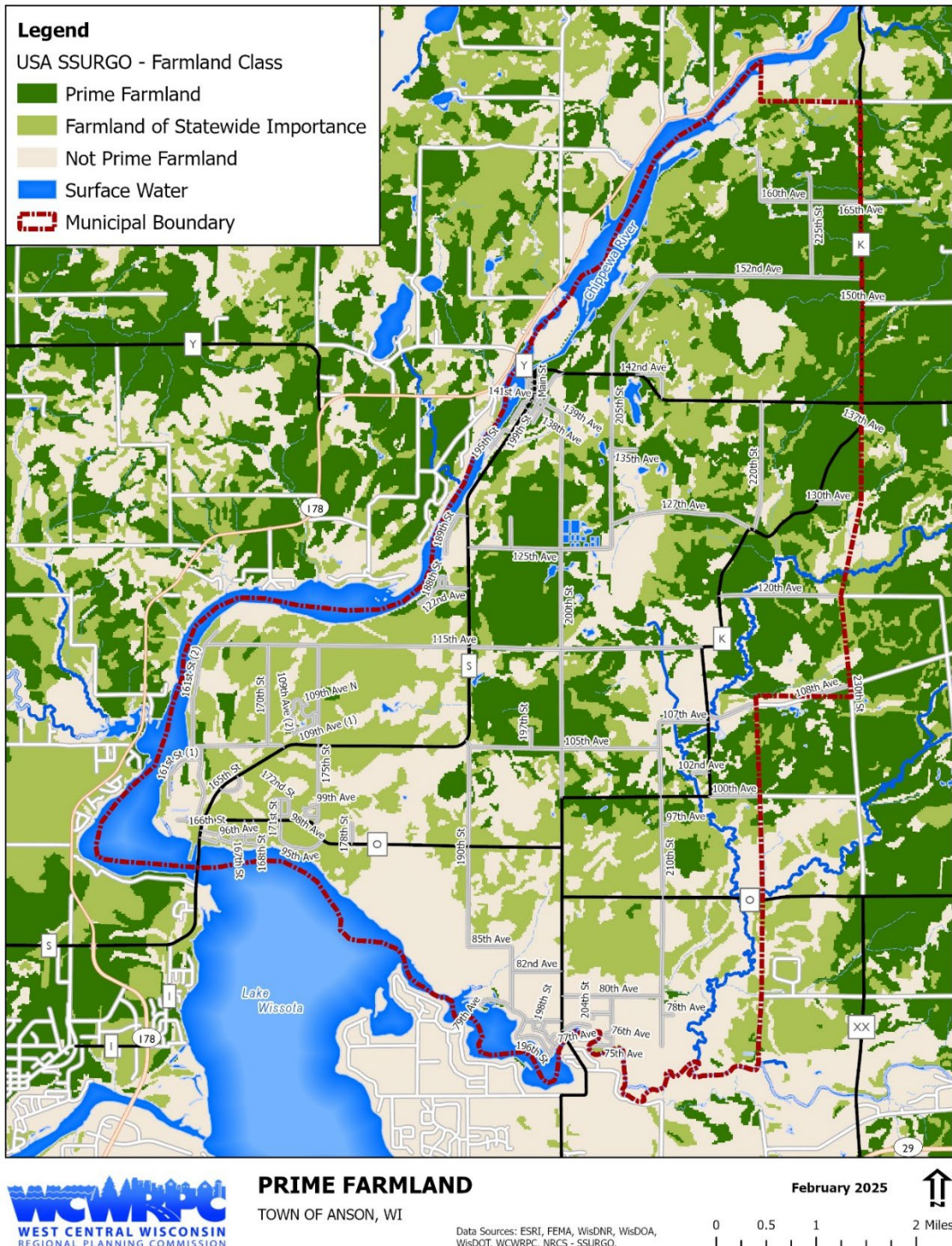
(source: USDA - <https://efotg.sc.egov.usda.gov/references/public/va/PrimeandUniqueFarmlands.pdf>)



## 6. AGRICULTURAL & NATURAL RESOURCES

As shown in Table 8, Chippewa County has seen a reduction in farms and land in farms over the 20-year period from 2002 to 2022. Additionally, when looking at the number of farms by size, it appears that Chippewa County saw a reduction in mid-size farms while small and large farms increased. Farms with 1,000 acres or more saw a 138% increase from 34 farms in 2002 to 81 in 2022.

**Map 7 Town of Anson Prime Farmland Soils**



## 6. AGRICULTURAL & NATURAL RESOURCES

### 6.2 Natural Resources and Environmentally Sensitive Areas

#### Soils

Soil properties are an important factor in determining 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. The best use of land is often determined by the types of soils there are in an area. As described earlier in the Agricultural Resources section, 18% of the land area in the Town has prime farmland soils.

According to the USDA Natural Resources Conservation Service soil survey data, there are two general soil types within the Town. Much of the Town has soils associated with the Menahga-Friendship Association, with are deep, nearly level to sloping, excessively drained and moderately well drained, sandy soils on outwash plains and stream terraces. The northeast area, along with south central soils are associated with the Spencer-Magnor-Almena Association which are deep, nearly level to sloping, moderately well drained and somewhat poorly drained, silty soils on moraines.

#### Forest

In 2023 there were 2,138 acres of land assessed as forest, and 1,829 acres assessed as agricultural forest, within the Town. As shown on Map 14, the northeast quadrant of the Town is more heavily forested; most of these forest lands are under private ownership.

As part of the *Chippewa County Natural Hazard Mitigation Plan 2020* update, all natural hazards were evaluated for risk vulnerability. The Plan notes that the Town of Anson was identified as having elevated wildfire risks (and vulnerabilities) given the homes, businesses, and recreational activities located within coniferous and mixed forests. As a high-risk community, the Plan recognizes the Town as a potential candidate for wildfire mitigation activities (e.g., driveway assessments, education on defensible spaces, Firewise campaigns). The Wisconsin DNR has also identified the Town as having a high risk level for wildfires in this *Wildland Fire Management Program Assessment* completed in March 2010. The southern part of the Town, along the Chippewa River and Lake Wissota are identified by the DNR as areas of very high risk for wildfires.

One tool that a community has available to collaborate with WDNR and local fire department to prepare for wildfires is to undertake a Community Wildfire Protection Plan or a Wildfire Risk Reduction Action Plan. Such plans are created and implemented in high-risk communities by a wide variety of stakeholders including local government, fire departments, county, state, and federal agencies. As part of these plans, the community takes ownership of their wildfire risk and develops solutions to implement actions at a local level.

#### Topography

The topography of lands within the Town ranges from 894 to 1,095 feet above sea level. Chippewa County as a whole ranges from 795 feet to 1,550 feet above sea level. Map 8 shows the land elevation within the Town.

Steep slopes of 20% or greater are shown on Map 9; there are very few areas in the Town with steep slopes. The WDNR considers any area of 12 percent or greater to be steep slopes. Soil erosion on slopes of 12 percent to 20 percent is often manageable with good practices. The WDNR discourages intensive disturbance or development of slopes greater than 20 percent without more intensive or



## 6. AGRICULTURAL & NATURAL RESOURCES

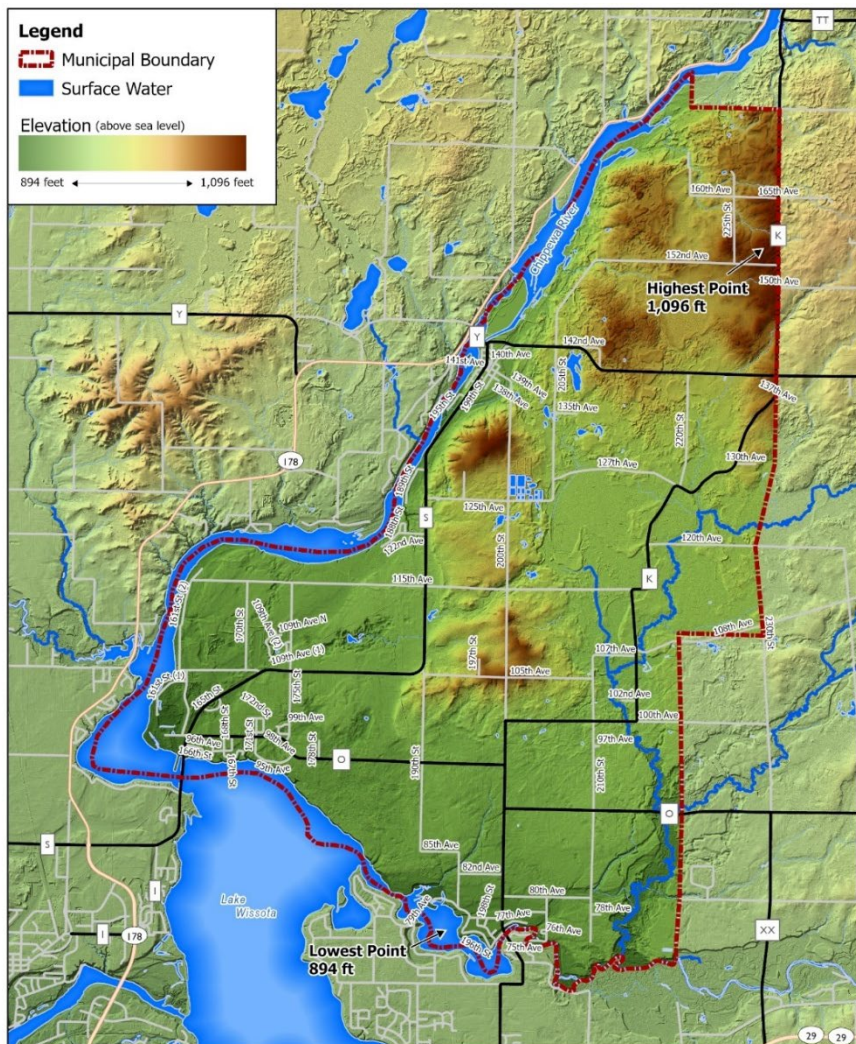
engineered best management practices and erosion controls. Steep slopes of 20% or more near surface waters should be preserved if possible.

### Ecological Landscape

The majority of the Town of Anson lies in the area classified as the Forest Transition zone, which is an ecological landscape that extends east-west for 200 miles across much of Wisconsin. The climate is variable; while the growing season is long enough that agriculture is viable, the climatic conditions are not as favorable for many crops as they are in southern Wisconsin.

Lands in the northeast part of the Town are in the North Central Forest. Per the Wisconsin DNR, the climate of the North Central Forest is especially favorable for the growth of forests, which cover roughly 75% of this Ecological Landscape. Rivers, streams, and springs are common and found throughout this landscape. The WDNR notes that the North Central Forest contains the best large-scale interior forest management opportunities in the state.

**Map 8 Town of Anson Land Elevation**



**ELEVATION**  
TOWN OF ANSON, WI

Data Sources: ESRI, FEMA, WisDNR, WisDOA, WisDOT,  
WCWRPC, LIDAR Elevation Layer - Chippewa County

February 2025



0 0.5 1 2 Miles



## 6. AGRICULTURAL & NATURAL RESOURCES

### **Bedrock Geology**

While the bedrock geology for most of Chippewa County and the Town of Anson is comprised of sandstone with some dolomite and shale, portions of the Town, specifically along the Chippewa River, are underlain by metamorphic, metavolcanic, and metasedimentary rocks as well as igneous, intrusive rock.

### **Metallic and Non-Metallic Mineral Resources**

There is currently one active and permitted non-metallic mineral extraction operation in the Town of Anson. The mine is located along 162<sup>nd</sup> Street and the Old Abe Trail, owned by Mathy Construction, Co. and operated by Milestone Materials. The Plan Commission did not identify any specific concerns with this operation. The 2009 Comprehensive Plan identified this as a potential site for residential development following reclamation.

The Chippewa County Land Conservation & Forest Management Department currently administers the Chippewa County Non-metallic Mining Reclamation Ordinance. Ordinance standards address reclamation, surface water and wetland protection, groundwater protection, topsoil management, grading and slopes, maintenance, and a variety of other issues. Current and future metallic or non-metallic mineral extraction operations must consult this ordinance for applicability and should consult with Chippewa County for further assistance.

### **Watersheds and Drainage**

A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. All lands and waterways can be found within one watershed or another. Northern portions of the Town drain to the Upper Chippewa with the remainder draining to the Lower Chippewa watershed.

### **Surface Waters**

Lakes, ponds, rivers, streams, intermittent waterways and natural drainageways make up the surface waters of Chippewa County. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainageways that collect and channel overland rainwater or snowmelt runoff. Surface waterbodies within the Town are shown on Map 9. There are no Outstanding or Exceptional Resource Waters within the Town.

Per the Wisconsin DNR, many of the waterbodies in the Town are identified as being impaired and not meeting water quality standards:

1. Lake Wissota is impaired due to pollutants of total phosphorus and PCBs. During the 2014 assessment, the lake was identified as having total phosphorus and chlorophyll levels that exceeded the thresholds for the recreation use, but do not exceed Fish and Aquatic Life thresholds. The entire lake is considered eutrophic, leading to algal growth, but only Little Lake Wissota and Moon Bay are listed for eutrophication and phosphorus.
2. Yellow River was first listed as an impaired water in 2012 as a result of phosphorus levels, which exceed the criteria for Fish and Aquatic Life use. The river is evaluated every two-years; as of 2022 the phosphorus levels continues to exceed healthy levels.
3. Chippewa River, from the Holcombe Flowage south to Lake Wissota, has been on the Impaired Waters list since 1998 for PCBs.
4. Little Drywood Creek was first listed on the WI DNR Impaired Waters List on 2022 as a result of high phosphorus levels.

## 6. AGRICULTURAL & NATURAL RESOURCES

5. Big Drywood Creek was first listed on the WI DNR Impaired Waters List on 2022 as a result of high phosphorus levels.

### **Floodplains and Flooding**

For planning and regulatory purposes, a floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one-percent chance of occurring in any given year. Because of this chance of flooding, development in the floodplain should be discouraged and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe. The floodway is the portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water.

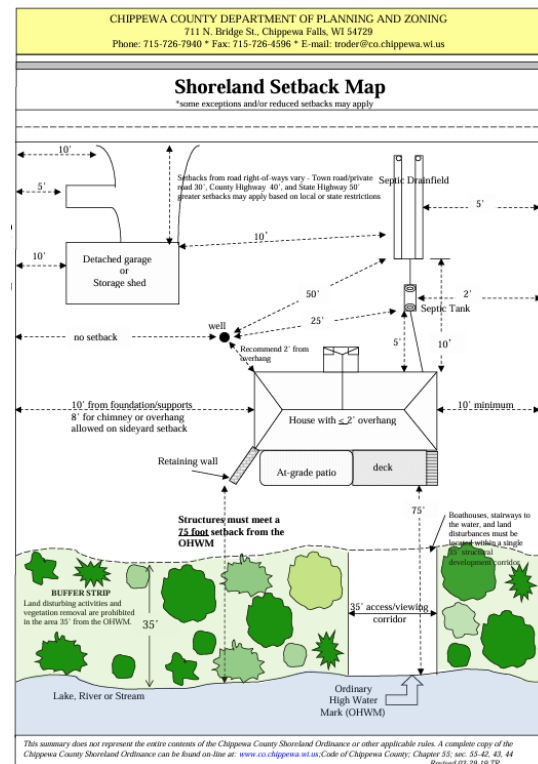
Floodplain areas in the Town, as shown in Map 9, include lands along the Chippewa River. The *Chippewa County 2020-2025 Natural Hazards Mitigation Plan*, adopted by the County in 2020, makes the County and its communities eligible for FEMA flood mitigation grant funding should it be needed. The Plan includes a vulnerability assessment of various hazards, including flooding; flooding along the Yellow River has been a problem along CTH S and near CTH K with ice damming and frozen ground being contributing causes, including impacts to 2-3 homes in the Lake Wissota area. The Plan notes that in the Town there are 83 parcels with principal buildings, primarily residential, that are potentially located within the 100-year floodplain. It recognizes that the majority of these properties have no history of flooding and may not be vulnerable to flooding in the future.<sup>7</sup>

### **Shorelands**

Shoreland as lands which are: (a) within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds or flowages; or (b) within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater, excluding certain lands adjacent to farm drainage ditches as defined by NR 115.03, Wisconsin Administrative Code.

Shorelands are usually considered prime residential building areas because of their scenic beauty. However, shorelands also provide valuable habitat for both aquatic and terrestrial animals and vegetation, and act as buffers to protect water quality.

Wisconsin requires counties, cities, and villages to protect and prevent the loss and erosion of these valuable resources by adopting and enforcing a shoreland or shoreland-wetland zoning ordinance consistent with the standards found in Chapter NR 115 or NR 117 of State Administrative Code. Shoreland regulations govern lot



<sup>7</sup> However, it is also recognized that existing Floodplain maps are based on older weather data and the frequency of heavy rainfall events has been increasing, so the mapped extent of 100-year floodplains are likely underestimated in some areas.

## 6. AGRICULTURAL & NATURAL RESOURCES

size, setbacks of structures from waters, landscaping, siting of wastewater systems, and filling.

Shorelands within the Town of Anson are regulated by Chippewa County under their shoreland ordinance.

### **Wetlands**

According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil, all year or for varying periods of time during the year, including during the growing season. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands provide storage of flood waters preventing damage to developed areas. Wetlands can make lakes, rivers, and streams cleaner, and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months.

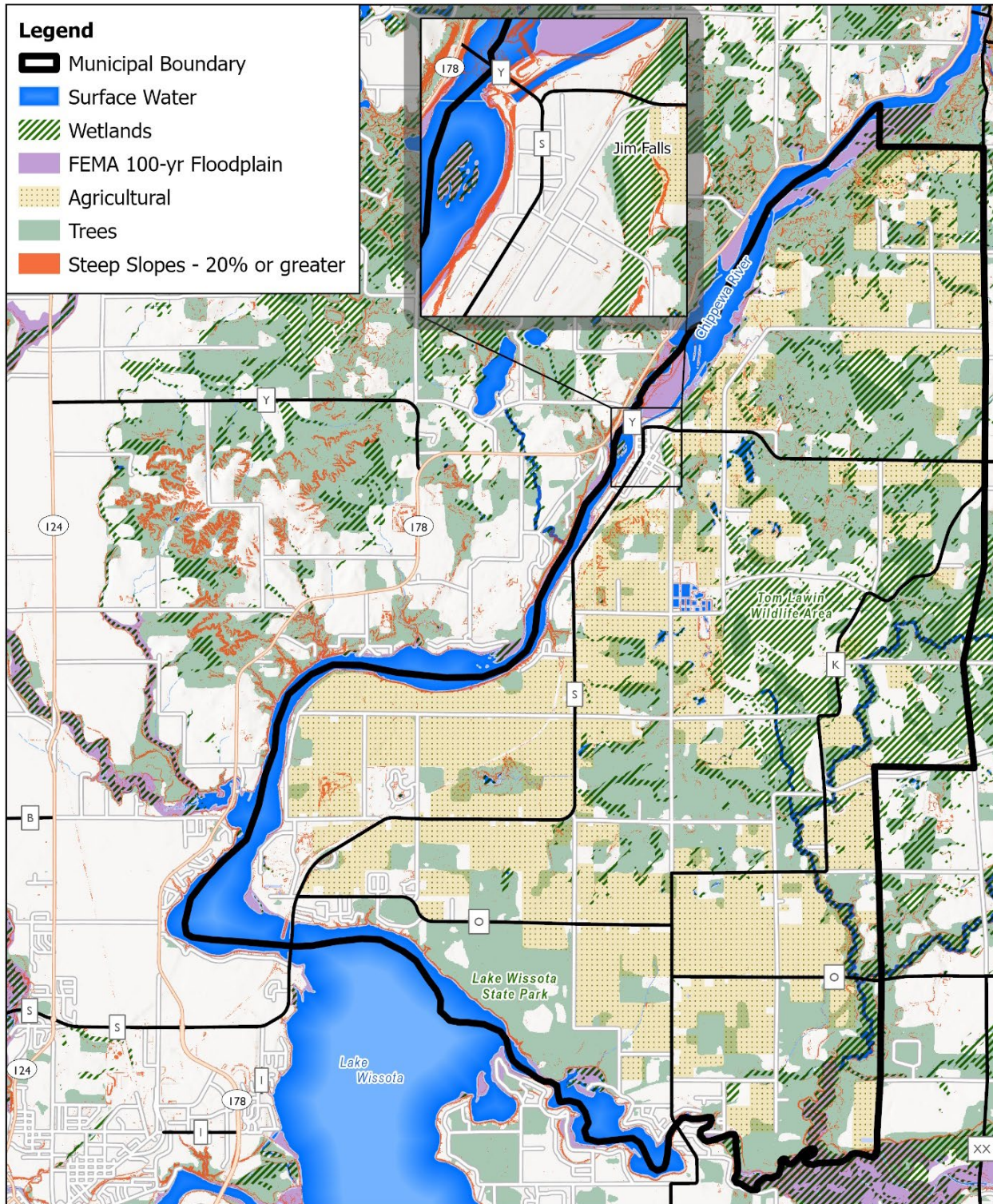
The Wisconsin Department of Natural Resources (WDNR) has inventory maps for wetlands two acres and larger. The wetland inventory map should be consulted in conjunction with this document whenever development proposals are reviewed in order to preserve wetland functions and to ensure regulatory compliance. Approximate wetland locations within the Town are shown on Map 9.





## 6. AGRICULTURAL & NATURAL RESOURCES

**Map 9 Natural Resources & Environmentally Sensitive Areas**



## 6. AGRICULTURAL & NATURAL RESOURCES

### **Groundwater**

Groundwater is a limited resource, and both its quality and quantity are important factors. These factors are primarily influenced by local geology and local land use. Precipitation percolates through the soil and bedrock where it eventually reaches a saturated zone known as an aquifer. It is from these aquifers that private wells are used to draw water.

Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to a WDNR map, Groundwater Contamination Susceptibility in Wisconsin, 1989, portions of Chippewa County are moderately-to-highly susceptible to groundwater contamination. The Groundwater Contamination Susceptibility analysis shows lands in the Town to have higher levels of susceptibility to contamination.

Potential sources of groundwater contamination include:

1. Chemical storage
2. Landspreading of animal, sewage, and industrial waste
3. Road salt usage and storage
4. Animal feedlots
5. Use and spillage of fertilizers and pesticides
6. Accidental spills
7. Septic tanks and drainfields
8. Underground storage tanks
9. Underground pipelines and sewers
10. Landfills
11. Mines, pits, and quarries

### **Wellhead Protection**

The goal of wellhead protection is to prevent potential contaminants from reaching the wells that supply municipal water systems. This is accomplished by monitoring and controlling potential pollution sources within the land area that recharges those wells.

Wellhead protection planning is administered by the WDNR as required by the U.S. Environmental Protection Agency (EPA) and the 1986 amendments to the Federal Safe Drinking Water Act. Wellhead planning is encouraged for all communities but is required when any new municipal well is proposed.

The Town of Anson does not have any municipal wells or other water supply system nor does any part of the Town lie within the recharge area of a municipal or sanitary district water supply well that is regulated by the Chippewa County Wellhead Protection Ordinance. All water is privately acquired through individual private wells. Given this, wellhead protection is not applicable at this time in the Town. If in the future the Town installs municipal water infrastructure it would want to consider adopting a wellhead protection ordinance.

### **Air Quality**

The Town of Anson, and Chippewa County as a whole, has no major air quality issues. Chippewa County is considered an attainment area that meets the National Ambient Air Quality Standards as defined in the Clean Air Act.

### **Environmental Corridors or Sensitive Areas**

There are many environmentally sensitive areas in the Town, as shown on Map 9. The impact to these areas must be considered when making land use decisions. These areas are important to the health of the environment and a big part of the Town's rural landscape. The Town has no specified or specially protected environmental corridors.



## 6. AGRICULTURAL & NATURAL RESOURCES

### **Threatened and Endangered Species**

The Wisconsin Department of Natural Resources (WDNR) lists species as “endangered” when the continued existence of that species as a viable component of the state’s wild animals or wild plants is determined to be in jeopardy on the basis of scientific evidence. “Threatened” species are listed when it appears likely, based on scientific evidence, that the species may become endangered within the foreseeable future. The WDNR also lists species of “special concern” of which some problem of abundance or distribution is suspected but not yet proven; the intent of this classification is to focus attention on certain species before becoming endangered or threatened.

The WDNR carefully monitors the level of detail provided regarding the locations of threatened and endangered species. Identifying specific locations of species in the Town that are threatened or endangered is currently not provided by the WDNR.

The U.S. Fish and Wildlife Service (USFWS) identifies the following federally-listed Endangered, Threatened, and Proposed species in Chippewa County:

- Gray Wolf - Endangered
- Northern Long-Eared Bat – Endangered
- Tricolored Bat – Proposed Endangered
- Sheepnose Mussel - Endangered
- Karner Blue Butterfly – Endangered
- Monarch Butterfly – Candidate

There are also Bald and/or Golden Eagles that need to be considered. While the USFWS does not identify any critical habitats within the Town, care must be taken and potential effects to critical habitats must be further analyzed as projects are proposed.

### **Wildlife Habitat and State Natural Areas**

Wildlife habitat can simply be defined as the presence of enough food, cover, and water to sustain a species. The Town of Anson landscape provides habitat for a variety of plants, birds, mammals, amphibians, reptiles and fish. Scattered throughout Chippewa County are various federal, state and local wildlife, fishery, natural and scientific areas, including private conservancy areas. These often encompass one or more of the sensitive land areas discussed previously (e.g., wetlands, forests, shorelands, prairies). These are managed as open space to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. Agricultural lands can also provide important open space and wildlife habitat, while maintaining the rural character of the area.

The Town is fortunate to have some conserved lands that are preserved by open space and natural areas. Lake Wissota State Park has more than 1,000 acres of forest and open prairie along Lake Wissota. While the park offers many recreational opportunities, it also provides wildlife habitat.

The Tom Lawin Wildlife Area is a 3,156-acre property southeast of Jim Falls in the Town, with some additional areas in adjacent Town of Arthur. The Area consists of marsh, farmland, uplands and forest and is a state-owned property. There are access points on Highway K and S.



## 6. AGRICULTURAL & NATURAL RESOURCES

Tom Lawin is a designated hen-rooster hunting area providing opportunities for hunting of small game. Additional recreational opportunities include birding, cross-country skiing, hiking, horseback riding, trapping, and wildlife viewing.

### 6.3 Agricultural and Natural Resource Needs

Section 6.2 provides a detailed assessment of the agricultural and natural resources within the Town of Anson, including environmental assets that are important to the community to protect, preserve, and conserve.

#### **Community Perspectives**

The 2023 comprehensive plan community survey results validate the community's desire to protect agricultural and natural resources.

#### **Agricultural Resources**

- A strong majority (83%) of survey respondents strongly agree or agree that it is important to support the preservation of large tracts of agricultural land in the Town. While most survey respondents support the preservation of agriculture in the Town, fewer respondents (only 35%) support the preservation of large tracts of land if it results in increased taxes. 41% do not support this and 24% are not sure.
- 58% of survey respondents disagree or strongly disagree that farms with 500 animals or more should be allowed in the Town. 22% agree and 7% strongly agree while 15% have no opinion.

#### **Natural Resources**

- 63% of survey participants responded that the quality of natural resources in the Town has stayed about the same while 22% are unsure.
- 35% of survey respondents identified problems with ground / well water.
- A strong majority (91%) of respondents agree or strongly agree that it is important to support the preservation of green space and natural areas in the Town. However, when asked whether they support preserving green space and natural areas if it results in increased taxes, only 50% indicated support.

#### **Survey Comments**

Some respondents provided additional comments related to agriculture and the environment.

- "I'm extremely concerned with the water quality in the area. If we don't have clean water, we won't attract residents, vacations, business or farms..."
- "I moved to my home on the Yellow River because of the green spaces and quiet."
- "I think this area should stay as rural as possible. No new housing tracts!"

## 6. AGRICULTURAL & NATURAL RESOURCES

### 6.4 Agricultural and Natural Resources Goals, Objectives, and Policies

#### **Goal 1:**

Support the preservation and protection of local natural and agricultural resources.

#### **Objectives:**

1. Preserve the natural qualities that draw residents to and keep residents in the Town.
2. Preserve Prime Farmland (identified by USDA Natural Resources Conservation Service and shown on Map 7).
3. Groundwater and surface water quality is improved and protected.

#### **Policies:**

1. Continue to support current regulations designed to protect Anson's and Chippewa County's natural and agricultural resources.
2. Support the continued regulation and inspection of private on-site wastewater treatment systems and sanitary districts to ensure protection of groundwater.
3. Groundwater supply should be considered in decision making for activities that place a high demand on the local and regional aquifers.
4. Encourage awareness of the impacts to water quality from residential fertilizers and failing septic systems.
5. Encourage new major subdivisions to incorporate low-impact development (LID) practices and be developed as rural cluster or conservation subdivisions.
6. Support the incorporation of small-scale renewable energy into new development, such as the reusable water drinking filler station at Town Hall. If proposed, support an EV charging station at the gas station in Jim Falls.
7. Continue to encourage recycling practices throughout the Town.
8. The preservation of Prime Farmland is a top priority for the Town.
9. Promote agricultural and land use practices that protect surface and groundwater quality including proper erosion control, nutrient management and storm water management strategies and practices.
10. Encourage good stewardship of agricultural lands and best management practices for soil health.
11. The Preferred Future Land Use Map for the Town should avoid fragmentation of agricultural lands and forestlands and work to maintain large tracts.
12. Continue to support Chippewa County's requirement of right-to-farm deed restrictions for new residential lots.

#### **Strategies:**

1. Educate residents on the importance of protecting Anson's natural resources and what residents can do to help, including the use of green lawns, agricultural buffers, and other best management practices. (short-term)
2. Continue to support Chippewa County's inspection of private septic systems and require landowners to address failing systems. (ongoing)
3. Continue to consider the option of a wastewater treatment plant for the Jim Falls area. (long-term)
4. Prepare a Community Wildfire Protection Plan or Wildfire Risk Reduction Action Plan for the Town of Anson. (long-term)

## 6. AGRICULTURAL & NATURAL RESOURCES

5. Actively participate in the review of rezoning, conditional use permit, and land division requests within the Town – evaluate proposals against the policies of this plan. Provide detailed recommendations to the County on each proposal. (ongoing)
6. The Town should be an active participant in Chippewa County's comprehensive plan and farmland preservation plan updates. The Town supports the County's efforts to create a farmland preservation plan and supports the County's consideration of farmland preservation zoning options to preserve productive agricultural lands, for landowners in favor of farmland preservation zoning. (ongoing)
7. Consider adoption of a dark sky lighting ordinance for the Town. (short-term)
8. Continue to support Chippewa County's efforts to regulate animal waste storage facilities and the application of waste from these facilities in order to prevent water pollution. (ongoing)

### 6.5 Agricultural and Natural Resources Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that contribute to preservation, conservation, or management of agricultural and natural resources in Chippewa County, including key ones which are summarized in Appendix E.





## 7. HISTORIC & CULTURAL RESOURCES

# 7. HISTORICAL & CULTURAL RESOURCES

## 7. Historical and Cultural Resources

The preservation and promotion of cultural resources, including historic building/structures and archeological sites, can have a positive impact on a community and help instill a sense of pride in residents. There is a lot of rich history in the Town of Anson.

### 7.1 Community History

As documented in the 2009 Plan, the unincorporated Jim Falls had its beginning as a trading post with the local Native American tribes.

“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 established his post on the west side of the Chippewa River, directly across from the present site of the Sacred Heart Church. The unincorporated community 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 officially formed in May 1859.”<sup>8</sup>

### 7.2 Archeological Sites

As documented in the 2009 Town of Anson Comprehensive Plan, the Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and burials. As part of the 2009 planning effort, a search of the WHS database was conducted and revealed fifteen archeological sites within the Town of Anson. While the locations provided are general in nature and specific locations are not provided, to discourage human disturbance and trespassing on private land, most of the sites identified are located near the Chippewa River of Lake Wissota. Figure 7 lists the archeological sites identified in the Town of Anson, as documented in the 2009 Town Comprehensive Plan.

---

<sup>8</sup> From the 2009 Town of Anson Comprehensive Plan with note that information was provided by the *History of the Sacred Heart Church*.

## 7. HISTORICAL & CULTURAL RESOURCES

**Figure 7 Archeological Sites, Town of Anson**

Site #/Burial Code	Smith #/Burial Code	Site Name	Site Type	Cultural Study Unit
<a href="#">935</a>	CH-0051	JANINE	1. Campsite/village	1. Late Woodland
<a href="#">939</a>	CH-0046	LUCK	1. Campsite/village	1. Unknown Prehistoric
<a href="#">945</a>	CH-0036	MCILQUHAM	1. Campsite/village	1. Unknown
<a href="#">946</a>	CH-0047	E. MCILQUHAM	1. Campsite/village	1. Late Woodland
<a href="#">947</a>	CH-0035	CUTTING	1. Campsite/village	1. Unknown Prehistoric
<a href="#">959</a>	CH-0029	Unnamed Site	1. Trading/fur post	1. Historic Euro-American
<a href="#">13287</a>	BCH-0063	INDIAN BURIALS	1. Cemetery/burial	
<a href="#">13288</a>	BCH-0064	COPP CEMETERY	1. Cemetery/burial	1. Historic Euro-American
<a href="#">25387</a>	CH-0100	Tako's Site	1. Mound(s) - Effigy 2. Mound(s) - Conical	1. Late Woodland
<a href="#">26106</a>	CH-0135	CLIFFS EDGE		
<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
<a href="#">27357</a>	CH-0130	CHILI DUMP	1. Lithic scatter	1. Unknown Prehistoric
<a href="#">27358</a>	CH-0131	PINE HARBOR ISLAND	1. Unknown	1. Unknown Prehistoric
<a href="#">67604</a>	CH-0177	Blinded by the Pines	1. Isolated finds	1. Unknown Prehistoric
<a href="#">67605</a>	CH-0176	Prickly Ash Delight	1. Lithic scatter	1. Unknown Prehistoric

source: *Town of Anson 2009 Comprehensive Plan*

### 7.3 Historical Sites and Structures

While there are currently no buildings or sites within the Town on the Wisconsin or National Registers of Historic Places, there are nineteen historic sites identified on the Wisconsin Architectural and Historical Inventory (AHI), maintained by the Wisconsin Historical Society. The AHI was a project started in the mid-1970's to collect information on historic buildings, sites, and structures. Listing on the AHI registry conveys no special restrictions on the property or special status. The Town of Anson properties and their AHI reference number are listed in Table 9.

**Table 9 Architectural and Historical Inventory, Town of Anson**

AHI #	Location	Type / Name
109509	CTH K	Overhead truss bridge
3024	W of CTH K, At Corner of CTH K & Lake Rd	East Anson School
3025	Lake Rd over Little Drywood Creek	Road/Bridge
3026	NW Corner of Buske Rd and CTH O	Pine Grove School, Dist. 6
3027	Unnamed Rd Crossing Drywood Creek, .1 miles N of CTH O	Road/Bridge
3028	N Side of CTH O, .5 miles E of CTH K	Queen Anne Style House
3035	W Side of CTH S, NW Corner of CTH S and Mciloham Rd	Thomas School
3036	CTH S and Mciloham Rd, NW Corner	Colonial Revival / Georgian Revival House
3039	E Side of Konerick Rd, .1 mile S of CTH S	Church
3041	NW Corner of CTH O and Konerick Rd	Washington School
3062	NE Corner of Scheidler Rd and CTH S	Vance School District #5



## 7. HISTORICAL & CULTURAL RESOURCES

3093	Lake Wissota State Park Recreation Area	Shed
3306	Chippewa River, N Edge of Village	Public utility / power plant
3307	CTH Y as it Crosses the Chippewa River	Road/Bridge
3308	141st Avenue	Sacred Heart Church
3309	1 Door East of CTH S	Church
3310	140th Avenue	Jim Falls Cheese Factory
3311	Unknown	12 Mile House Hotel/Motel
3312	W Side of CTH S, S Side of Town	School House, Jim Falls District #7

source: Wisconsin Historical Society Architectural & Historical Inventory (AHI)

The AHI has not been updated to show structures that have been removed or demolished over time. Some of the structures identified in the Town of Anson are no longer standing; however, they continue to be recognized in this plan as they were important at one time to the development of the Town.

The community also celebrates the history of Old Abe the War Eagle with a statue tribute to Old Abe. Old Abe was a bald eagle who served in the American Civil War. Old Abe was captured as an eaglet in 1861 and later sold to the McCann Family of Jim Falls. The McCans sold the eagle to the Eau Claire militia.

The tribute to Old Abe is located on the north end of Jim Falls near the dam on land owned by Northern State Power Co, where the reservoir behind the dam is named "Old Abe Lake"



### 7.4 Community Celebrations and Cultural Resources

There are many community organizations that together help reinforce a sense of place and culture in the community. Amongst these organizations are:

- Lions Club
- Yacht Club
- Religious Facilities
- Snowmobile & ATV Clubs

The community, with contributions from a variety of partners, has festivals and events that bring residents and visitors together. These events include:

- Jim Falls Sturgeon Fest
- Jim Falls School Reunion
- NW League Baseball Rotating Tournament

## 7. HISTORICAL & CULTURAL RESOURCES

### 7.5 Community Perspectives

While the Town's 2023 comprehensive plan community survey did not inquire as to residents' opinions on planning for and preserving historic and cultural sites, the Town's Plan Commission discussed the importance of preserving and celebrating the Town's history. Survey respondents noted the following:

- Need better communication with the community – 32% of survey respondents disagree or strongly disagree that the Town of Anson communicates adequately with residents while 19% were unsure and 50% believe communication is adequate.
- Encourage more family events

### 7.6 Historic and Cultural Goals, Objectives, and Policies

#### **Draft Goal 1:**

Support the collection, preservation, and celebration of 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. Support and encourage local organizations who promote and celebrate the Town's history.

#### **Strategies:**

1. Collect historic photos of Anson and Jim Falls and display them in the Town Hall. (long-term)
2. Support a display of Jim Falls' and AMPI history at the Chippewa Area History Museum. (ongoing)
3. Work with community partners to record interviews of residents to preserve recollections to life and events in the Town and Jim Falls. (long-term)
4. Work with Northern State Power Co. and community partners to explore adding historical displays near the Old Abe Eagle tribute at the north end of downtown Jim Falls. (long-term)
5. Work with community partners to identify opportunities to encourage more family events throughout the Town. (long-term)
6. Work to improve communication with Town residents, businesses and community groups. Consider utilizing a newsletter and continue to update the Town website as the primary method for communication. (short-term)
7. As discussed in the Economic Development Chapter, work to recognize the history of the dairy to the Town and celebrate the dairy's presence; consider hosting a June Dairy Month celebration day in the Town. (long-term)



## 7. HISTORICAL & CULTURAL RESOURCES

### 7.5 Historic and Cultural Resources Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that contribute to preservation, conservation, or management of cultural resources in Chippewa County, many of which are summarized in Appendix E.



## 8. ECONOMIC DEVELOPMENT

### 8. Economic Development

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

#### 8.1 Economic Conditions, Strengths, and Weaknesses

A determination of the strengths and weaknesses of the Town of Anson and its economy provides the basic planning steps for future economic development (e.g., attraction, growth, and retention of business and industry). Strengths should continue to be promoted and new development which fits well with these features should be encouraged. Weaknesses should be improved, mitigated, or further analyzed. The following strengths and weaknesses were identified:

##### Strengths

- Recreational opportunities (Chippewa River, Old Abe Trail, Lake Wissota, Lake Wissota State Park, etc.)
- Strong transportation network, even for UTV, bikes and snowmobiles
- There is a good roadway system with easy access to the State Highway system making it easy for semi traffic
- Proximity to larger communities of Chippewa Falls and Eau Claire
- Rural atmosphere
- Availability of farm real estate may attract ag supply businesses to locate in the Town
- Not a lot of competition – product(s) may be unavailable otherwise and a business that locates in the Town could be the sole provider
- Productive agricultural soils

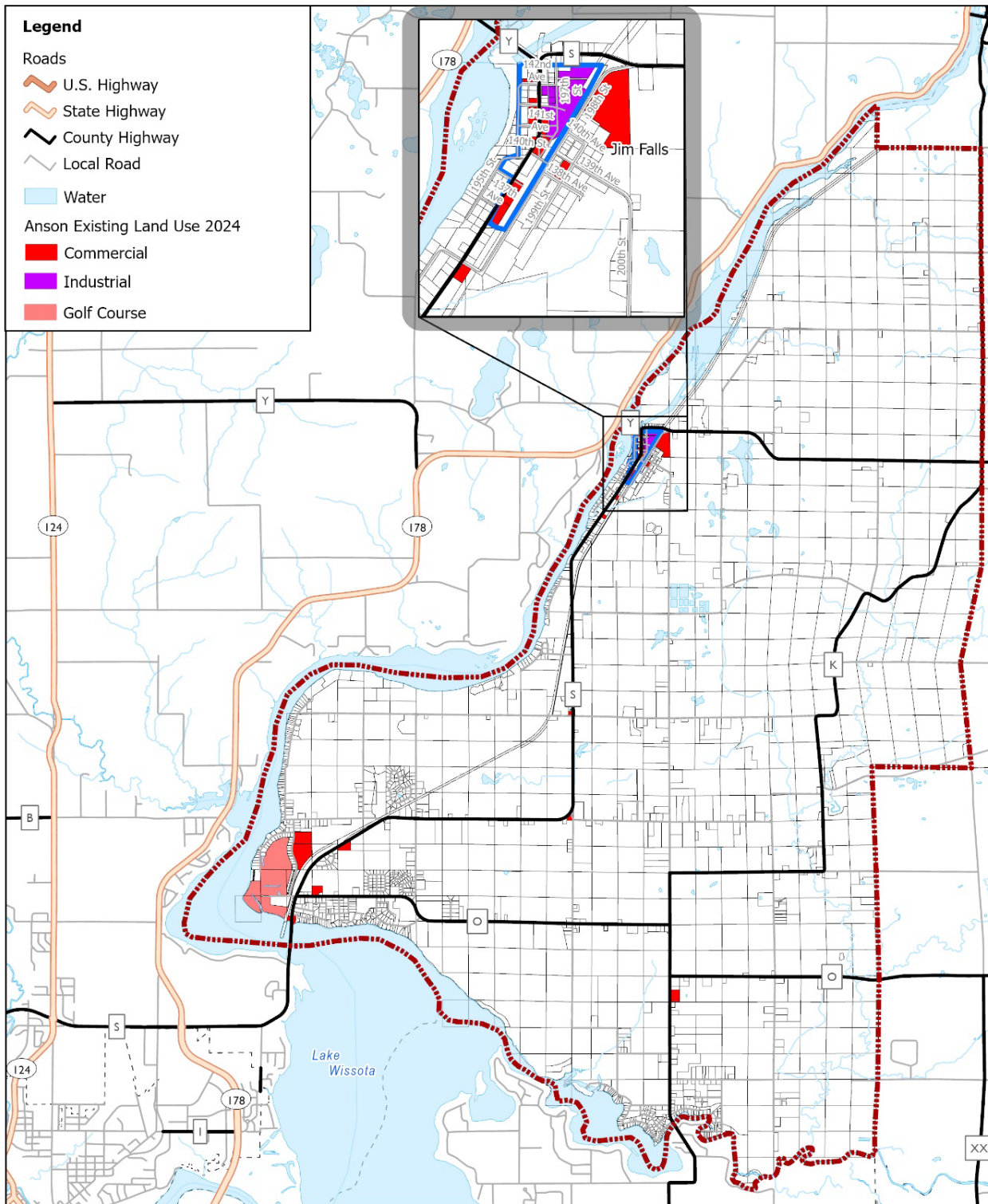
##### Weaknesses

- Not enough foot traffic depending on business type; not enough population to sustain retail business beyond current offerings of the gas station and a few food/beverage businesses. Despite the Town's recreational offerings and related traffic, it is not a destination spot for retail.
- Store front / building availability in the Town is very limited. There is not a lot of existing vacant buildings or vacant commercial land available in the Town (specifically in Jim Falls).
- Competition of surrounding areas - close to Chippewa Falls and Eau Claire where there are services and products available.
- No formal sewer system / lack of full utilities.
- Changing agricultural economy and loss of smaller farms.
- Potential agricultural and residential use conflicts.



## 8. Economic Development

## Map 10 Town of Anson Industry and Businesses



## BUSINESS AND INDUSTRY LAND USE

TOWN OF ANSON, WI

Data Sources: ESRI, WisDOA, WisDOT, WCWRPC, Chippewa County Planning & Zoning.

September 2024



## 8. Economic Development

### 8.2 Current Economic Plans and Designated Sites

While the Town of Anson is a rural, agricultural-based community, there is a commercial presence in Jim Falls along with scattered commercial sites throughout the Town. It is estimated that there are 46 businesses, with 397 total employees, in the Town of Anson. Accommodation and Food Services is the top industry by # of establishments while Wholesale Trade is the top industry by # of employees, a result of the employees associated with AMPI.

Map 10 identifies parcels within the Town that have commercial or industrial uses. Appendix D provides additional economic data for the Town. Most of the commercial development in the Town is located along County Highway S in “downtown” Jim Falls.

The land use element in Chapter 10 considers the currently designated commercial and industrial sites and projected future demand within the Town, then provides a future land use map with sites for economic development.

#### **Downtown Jim Falls**

Jim Falls, identified on Map 10, is the primary commercial center for the Town of Anson and is home to commercial/service businesses along with institutional uses of the School, Town Hall, Fire Station, Post Office, among others. Associated Milk Producers, Inc. (AMPI), one of the largest cheese cooperatives in the U.S., is the largest employer in the Town and is located downtown in downtown Jim Falls. The current AMPI plant is the site of former Falls Dairy which was one of the largest cheese plants in the country. Dairy, cheese, and the AMPI plant are significant to the Town’s history. With the exception of AMPI, all of Jim Falls is on private individual well and septic; there is no municipal water or sanitary for the area.



The Plan Commission was asked to identify key challenges as well as potential opportunities for Jim Falls.

#### ***Key Challenges:***

- Main Street, County Highway S, is busy
- Lack of sidewalk on CTHS makes it difficult to encourage pedestrian traffic
- Chippewa County controls the right-of-way of CTH S; the county has not allowed some front stoops to be rebuilt due to setback standards
- Light poles on CTH S are controlled by Xcel Energy and there are restrictions on hanging flags or flower baskets on the light poles
- Truck traffic from AMPI impacts traffic flow on CTH S
- AMPI’s building has a large presence and is not overly appealing



## 8. Economic Development

### *Strengths & Potential Opportunities:*

- Buildings are well-kept; the curb appeal of certain buildings has been improved
- Jim Falls has the Old Abe Bike Trail as the 'draw' to bring people to town.
- The Jim Falls trailhead presents an opportunity – need to improve and create a space that is attractive and becomes a destination
- The Plan Commission sees opportunities to work with AMPI on economic development initiatives.

### **Associated Milk Producers, Inc. (AMPI)**

AMPI, the Town's largest employer, has had a presence in the Town for many years. The Plan Commission recognizes the value that AMPI brings to the Town of Anson and recognizes them as a fixture of the community. As part of this plan update, representatives from the Town Plan Commission met with AMPI representatives to discuss future plans and the joint desire to make downtown Jim Falls more vibrant. AMPI wants to make the Town more palatable for their employees as most employees commute into the Town for work.



There are several opportunities for the Town to partner together with AMPI to improve downtown Jim Falls:

- AMPI is considering a fence around the building that would improve site security but also mask the view of the large building from CTH S. Plan Commission members commented that they hope the fence could be attractive.
- AMPI is willing to make improvements to address the flow of truck-traffic into and out of the site.
- Partner together to promote the dairy and its presence in the Town, including involvement from AMPI in the Town celebration.
- Increase promotion of the dairy; consider hosting a June Dairy Month celebration day in the Town.
- Explore opportunities to share some of the AMPI space along CTH S – perhaps a seasonal type of container business incubator project.
- Work with AMPI to explore constructing a bicycle and pedestrian access between Cenex & AMPI to allow for access from the Old Abe Trail into downtown.
- AMPI currently owns the run-down building on CTH S and uses it for storage; plans are to tear the building down once the business obtains additional storage space.



## 8. Economic Development

Discussion was had by the Plan Commission on relocating the main commercial corridor off of CTH S but the consensus from the Commission was to continue pursuing opportunities to improve downtown in its current configuration.

The Commission identified the following improvements that could be made to make Jim Falls a more vibrant place that are included in the strategy recommendations in Section 8.6.

The Town Plan Commission's vision is for Jim Falls to be a unique place that offers a variety of commercial services for locals and visitors, alike. While it recognizes that the nearby communities of Chippewa Falls and Eau Claire offer many retail options for citizens and visitors, it's not looking to replicate these uses, rather it desires to create a downtown with more niche businesses.

While the Plan Commission does not anticipate significant business growth in Jim Falls, there is a strong desire to make Jim Falls a more vibrant place and have it become a destination with businesses that serve both locals as well as the recreational tourists that come through the community, primarily via the Old Abe Trail. The allure of the Town of Anson is the small-town recreational feel without any hustle-and-bustle; maintaining this character is important.

### **Commercial Development Areas**

While the Town Plan Commission sees Jim Falls as the prime growth area for commercial uses in the Town, it would consider compatible commercial development anywhere in the Town. The Plan Commission recognizes that the Town does not have the infrastructure to support additional industrial development in the Town but is focused on maintaining existing industries.

### **Key Redevelopment Areas**

The Plan Commission identified the former lumber yard site, near the south end of what the Town has identified as 'downtown', as a prime site for redevelopment. The site is approximately 1.4 acres and visibility along CTH S makes this a prime commercial opportunity.

As mentioned above, AMPI currently owns the run-down building on CTH S and uses it for storage; plans are to tear the building down once the business obtains additional storage space. This is a prime site for commercial development and the Town should work with AMPI on a future redevelopment plan for the site.

The only other redevelopment opportunity specifically identified by the Plan Commission is the mineral extraction site located along 162<sup>nd</sup> Street; the Commission envisions this property being used for residential development upon reclamation.

### **8.3 Desired Business and Industry**

Like most communities, the Town of Anson would welcome most economic opportunities that do not sacrifice community character or add a disproportionate level of Town services per taxes gained. The Town does not desire strong noise or odor generating type businesses. A diversified mix of many smaller and some large businesses and industry is desired in order to have a healthy, resilient local economy.

## 8. Economic Development

The Plan Commission identified the following desired businesses with an emphasis on “niche businesses”:

- Laundromat
- Car wash
- Grocery store
- Pharmacy
- Hardware store
- Coffee shop
- Specialty cheese store
- Bike/Rental shop to promote recreational tourism
- Other complimentary tourism-based uses

In addition to strong noise or odor generating businesses, the Town Plan Commission does not wish to see chain fast food businesses, salvage yards, or a recycling business/waste transfer station locate in the Town. New business development should be compatible with and contribute to the rural feel of the community.

While most uses are welcomed in the Town, they need common things in order to establish and survive in the town – the people and traffic (auto, foot, bike). The Plan Committee recognizes that to attract additional retail-type uses to the Town, it needs to continue to encourage and grow the recreational tourism population as that brings the people to the community, which is necessary for these businesses. That said, the Town desires balanced growth, with some retail and service uses to support the community and industry to provide jobs and tax base, but also wants to maintain the small-town rural character of the community.

### 8.4 Opportunities for the Use of Environmentally Contaminated Sites

Environmentally contaminated sites offer opportunities for clean up and redevelopment. The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) urge the clean-up of environmentally contaminated commercial or industrial sites to utilize the lands for more productive uses. According to the WDNR’s Bureau of Remediation and Redevelopment Tracking System there are three basic types of open environmentally contaminated sites in Chippewa County: Leaking Underground Storage Tanks (LUST), Environment Repair Program (ERP) sites, and Abandoned Container (AC).

The only recorded potentially contaminated site in the Town is an ERP site known as the Chicago & Northwestern Railroad Tie Disposal Site. Because the property is considered a landfill, the site will always be considered “open”. Groundwater monitoring is no longer conducted and the monitoring wells have been closed, indicating that there were no groundwater contamination issues at the time though WDNR can reopen the case at any time.

### 8.5 Community Perspectives

The 2023 community survey provides insights into Town residents opinions on economic development.

- A majority (64%) of respondents agree or strongly agree that the Jim Falls area should actively pursue new retail and commercial businesses.
- A majority of respondents also agree that Jim Falls should develop its “downtown” area.

## 8. Economic Development

- Respondents were split on whether the Town should develop an industrial park for light industry. 20% of respondents were unsure (not enough detail or information to form an opinion).

Some additional economic-development related comments from survey respondents include:

- Need to promote mom and pop businesses
- Promote Anson as an ag-based and farmer friendly town
- There is no encouragement for growth or opportunity for people wanting to move to the area or stay in the area – Jim Falls has stale mated
- Any new business should use existing buildings before anything new is built

### 8.6 Economic Development Goals, Objectives, and Policies

#### **Goal 1:**

There is a base of industry, retail businesses and services that provide tax base and quality services to residents and visitors in the Town of Anson.

#### **Objectives:**

1. Prevent undesirable commercial and industrial forms of development in order to provide a safe, healthy, and pleasant environment to live and visit.
2. Center the local economy around agriculture and recreational-based businesses.
3. Downtown Jim Falls is an inviting, attractive place that brings the community together and is easily accessible.
4. Capture the recreational tourism population that passes through the Town to visit and support local businesses in Jim Falls.

#### **Policies:**

1. Continue to support agriculture, agri-business, agri-tourism, and related agricultural service industries within the community.
2. Support the creation of small farms that supply produce to area residents and businesses.
3. Support businesses that appeal to users of the many recreational opportunities in Anson.
4. The Town desires to create downtown Jim Falls as a destination for niche businesses as opposed to chain-type of stores.
5. The size, scale, and impacts of proposed commercial and industrial development must be carefully balanced with the context of surrounding development and available of services and infrastructure.
6. Allow low-impact commercial services (cottage of home-based) throughout the Town; these uses do not significantly increase noise, traffic, odors, lighting, or other negative impacts to nearby properties.

#### **Strategies:**

1. Encourage residents and businesses to purchase local produce, when available and feasible, to support the growth of the local economy. (ongoing)
2. Maintain a website listing of various businesses in the community, with emphasis on downtown Jim Falls. (short-term)



## 8. Economic Development

3. Actively engage and work with Chippewa County Economic Development Corporation to promote and market Jim Falls as a destination for niche recreation-based businesses. (ongoing)
4. Actively work to establish a Farmer's Market in the Jim Falls area so local farms have a place to sell their goods. Anson Park is identified as a desired location for the market given location and access. (ongoing)
5. Explore the creation of a Jim Falls business group or Community Placemaking Committee to help with economic development efforts as well as advocate for and coordinate the following actions (short-term):
  - Explore a place brand initiative that will help bring the community together with an emphasis on activating the brand downtown. (long-term)
  - Work with partners, including local businesses, on opportunities to provide a shuttle from nearby music festivals into Jim Falls. (long-term)
  - Work with the Cenex gas station to increase available offerings. (short-term)
  - Work with Chippewa County and Xcel Energy to discuss options for enhancing the CTH S streetscape through downtown Jim Falls. (long-term)
  - Engage the WI DNR on options for improving the Jim Falls Old Abe State Trail trailhead to create a unique destination that is inviting to residents and tourists. (long-term)
  - Work with Northern States Power Co. to explore options for expanding the Old Abe tribute area to include a picnic area and incorporate additional historical displays. (long-term)
  - Working with community partners, and recreational-enthusiasts, explore ideas of hosting recreational-based events such as a mini triathlon. (long-term)
  - Create a wayfinding plan to help tourists, specifically bicyclists on the Old Abe Trail, know how and where to get access to downtown and the offerings available. (long-term)
  - Support and encourage AMPI's efforts to raze the vacant/rundown building currently being used for storage and work with AMPI to prepare a redevelopment plan for the site. (short-term)
  - Work with AMPI on efforts to improve traffic flow and to also better screen the facility from CTH S through the use of decorative security fencing. (short-term)
  - Partner with AMPI on opportunities to create a more engaging street presence along CTH S; explore opportunities for temporary pop-up displays or shops. (long-term)

### 8.7 Economic Development Partners and Programs

There are a variety of local, regional, and statewide economic development programs, partners, and tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. In addition, there are programs available for individual businesses to assist in startup and expansion. The Town relies on local partners (e.g., Chippewa County Economic Development Corporation) to take a lead role in economic development and marketing for the community. Appendix E includes a description of the primary county, regional, State, and Federal resources that can assist the Town of Anson with its economic development efforts. This is not intended to be a complete list, but rather the most likely tools to be used by Anson. Some past partners include: Chippewa County Economic Development Corporation, West Central Wisconsin Regional Planning Commission, State & Federal Agencies, and Local Businesses, Utilities, Realtors, and Entrepreneurs.



## 9. INTERGOVERNMENTAL COOPERATION



## 9. INTERGOVERNMENTAL COOPERATION

### 9. Intergovernmental Cooperation

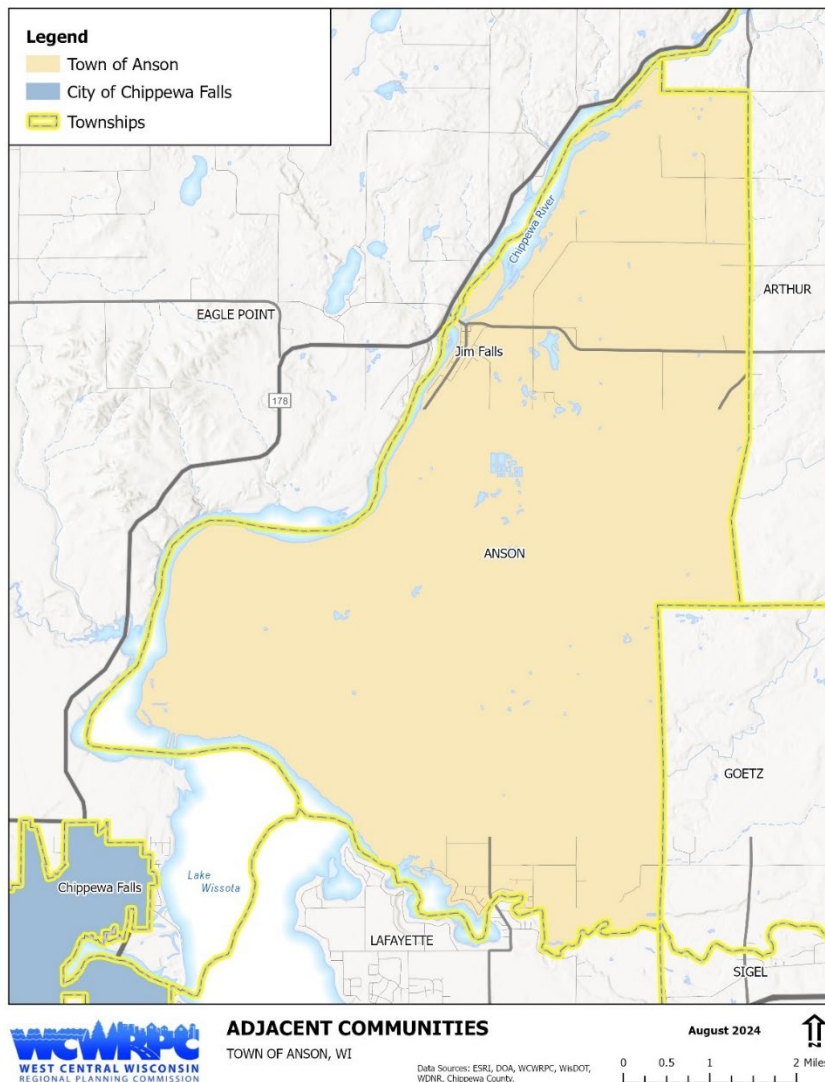
Through intergovernmental cooperation, communities can anticipate conflicts and, in turn, identify potential solutions to mitigate such conflicts. Governmental units may also work together to capture opportunities for cost-sharing, competitive bidding, and the leveraging of available resources to everyone's benefit. Cooperation is key to strengthening a region economically while conserving and preserving our resources.

#### 9.1 Relationships with Adjacent Communities

##### Adjacent Jurisdictions

The Town of Anson is surrounded by several other towns as shown on Map 11. The Town maintains a cooperative relationship with these adjacent communities. The Plan Committee did not identify any conflicts or issues between the Town and surrounding communities.

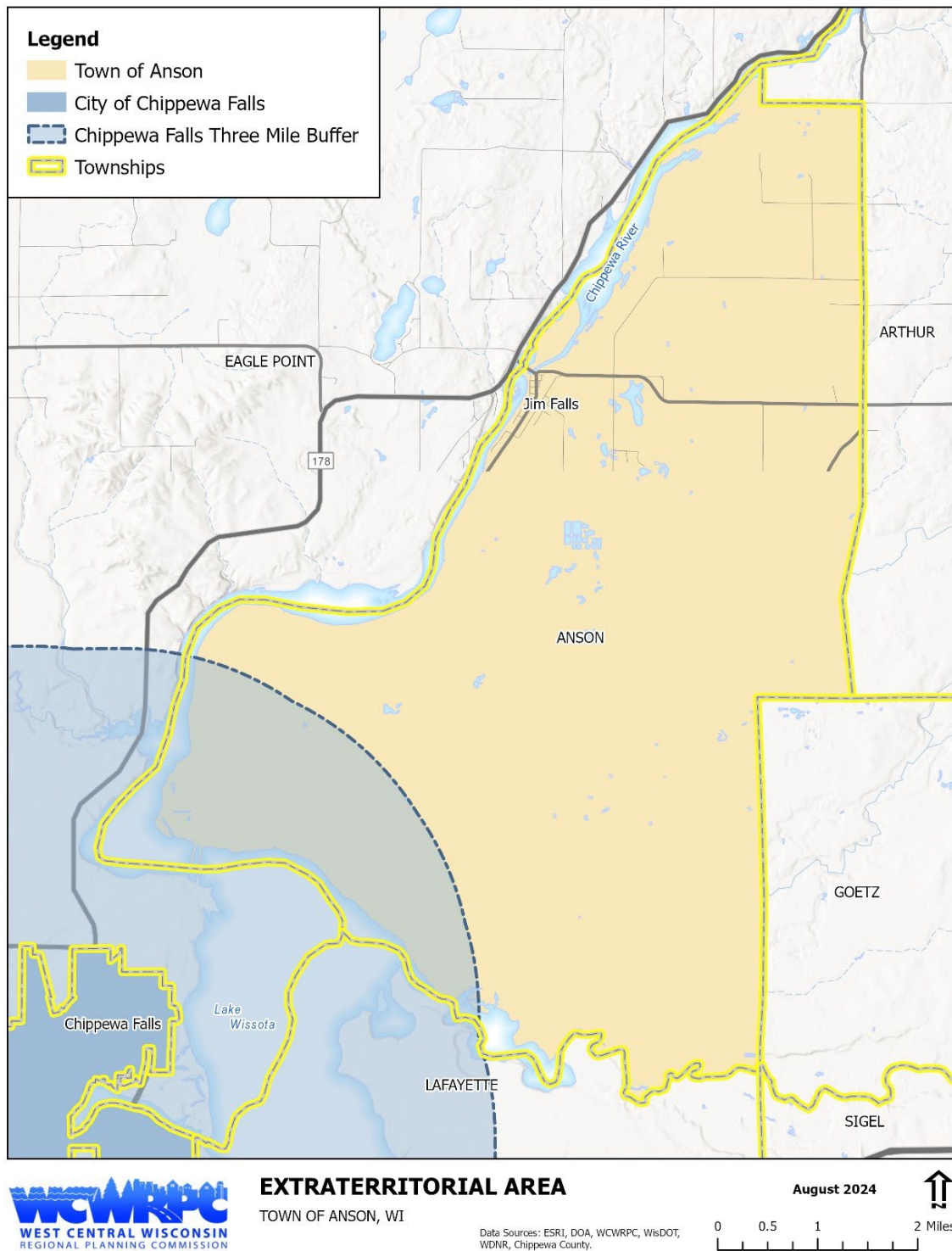
**Map 11 Adjacent Communities**



## 9. INTERGOVERNMENTAL COOPERATION

The City of Chippewa Falls has a 3-mile extraterritorial planning area; as shown on Map 12, this extraterritorial plat review boundary extends into the southwest area of the Town of Anson. Any land divisions that occur within this review area in the Town require approval by the City of Chippewa Falls.

**Map 12 ETJ 3 Mile Boundary From City of Chippewa Falls**





## 9. INTERGOVERNMENTAL COOPERATION

### 9.2 Existing Partnerships, Agreements, and Intergovernmental Plans

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 Town. Intergovernmental cooperation can be both formal and informal agreements. The Town of Anson has entered into multiple cooperative agreements with neighboring governments and agencies.

#### **Fire and Rescue Services**

The Anson Fire Department provides fire service to Anson but also has an agreement to serve a portion of the Town of Eagle Point. Mutual aid is provided by the Anson Fire Department to all fire departments in Chippewa County and it receives mutual aid from all fire departments in Chippewa County.

The City of Chippewa Falls Ambulance provides Emergency Medical Service (EMS) to the Town of Anson.

#### **Chippewa County**

The Town of Anson is located in Chippewa County. The Town has adopted Chippewa County Zoning. The County also administers several ordinances that apply in the Town, including Wellhead Protection, Floodplain, Land Division, Shoreland, and Waste Treatment & Disposal & Sanitation. Additionally, the County administers the licensing of campgrounds and tourist rooming houses.

The Chippewa County Sheriffs office oversees police protection in Anson. The Town also coordinates purchase of equipment with the Chippewa Highway Department.

#### **Schools**

As discussed in Chapter 5, Utilities and Community Facilities, the Town is served by three school districts. The only school in the Town is Jim Falls Elementary School, which is part of the Chippewa Falls Area Unified School District. The Town's relationship with the school is cooperative. The Town did not identify any concerns with this relationship.

#### **Regional & State Relationships**

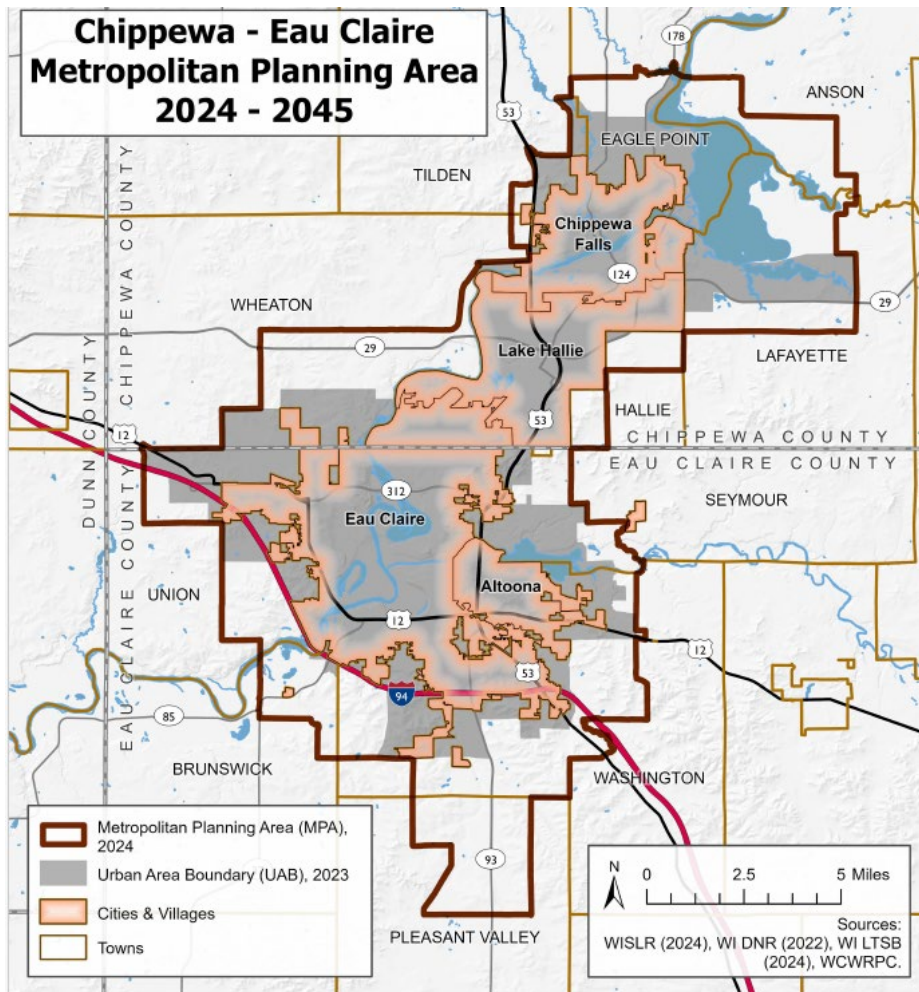
Being located in a county that is a member of WCWRPC provides additional planning and support opportunities to the Town. For example, WCWRPC is designated as an economic development district by the U.S. Department of Commerce Economic Development Administration.

The Town also coordinates with various state agencies including, but not limited to the Wisconsin Department of Administration (WDOA), Wisconsin Department of Transportation (WisDOT), and Wisconsin Department of Natural Resources (WDNR), among others. Town officials also participate in groups, such as the Wisconsin Towns Association, to stay informed.

Transportation planning assistance for the urban area is coordinated through the Chippewa-Eau Claire Metropolitan Planning Organization (MPO), which is administered by the West Central Wisconsin Regional Planning Commission (WCWRPC). As shown on Map 13, a small part of the Town is located within the Eau Claire-Chippewa Falls metropolitan area. The MPA boundary identified areas that have potential to be developed at an urban density in the next 20 years, by 2045. Additionally, these areas can request transportation-planning assistance from the MPO.

## 9. INTERGOVERNMENTAL COOPERATION

Map 13 Chippewa-Eau Claire Metropolitan Planning Area Map



The Town also has relationships with many state agencies such as Wisconsin Department of Transportation (WDOT) and the Wisconsin Department of Natural Resources (WDNR).

### 9.3 Intergovernmental Issues and Opportunities

#### Existing or Potential Conflicts and Conflict Resolution

The Plan Commission discussed existing and potential intergovernmental issues for the Town of Anson. The biggest existing issue, which is discussed in detail in the Utility and Community Facilities chapter, is the review of Xcel Energy's high-transmission 345kV line along the Old Abe State Trail by the Wisconsin Public Service Commission. The review process is underway and the Town is actively involved in submitting comments on their position.

#### Areas for Intergovernmental Cooperation

As discussed in other chapters of this plan, 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 that the Town may wish to pursue:

## 9. INTERGOVERNMENTAL COOPERATION

- Work with the Wisconsin DNR to pursue improvements to the Jim Falls trailhead and explore options for a connection from the trail to downtown via property owned by AMPI. Support the DNR's continued maintenance of the Old Abe State Trail and the Anson Station trailhead.
- Work with the Wisconsin DNR, Chippewa County, neighboring communities, and area residents to protect the area's water resources.
- Continue to explore ways to maintain effective and affordable police, fire, and emergency services. Continue to provide and receive mutual aid from surrounding communities.
- Work with Chippewa County and WDNR to map and sign public water access points.
- Work with Chippewa County and Xcel Energy on options for beautifying CTH S, which is the main street for downtown Jim Falls.
- Proactively review and submit comments on land use regulations and applications to Chippewa County for their incorporation and consideration during decision making.
- Work with Xcel to coordinate the use of the dam for whitewater kayak or other events in the future, along with other local and County partners to explore the potential for recreation-based events in the Town, such as a mini triathlon.
- Work with Chippewa County Economic Development Corporation to promote economic development within Jim Falls.

### 9.4 Intergovernmental Cooperation Goals, Objectives, and Policies

#### **Goal 1:**

Maintain existing, and explore potential, mutually beneficial intergovernmental relations with surrounding jurisdictions.

#### **Objectives:**

1. Continue to provide quality services at a reasonable cost to the community.
2. Promote understanding and goodwill between the Town, other units of government, and other agencies/organizations.
3. There is coordination between federal agencies, states, county, and local governments to achieve policy consistency and resolve conflicts.

#### **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.
5. The Town is opposed to any annexation of its land base and will work to maintain the current Town boundary.

## 9. INTERGOVERNMENTAL COOPERATION

### Strategies:

1. Engage the WDNR, Chippewa County, and other partners on the areas for intergovernmental cooperation identified in Section 9.3, which include:
  - Work with the Wisconsin DNR to pursue improvements to the Jim Falls trailhead and explore options for a connection from the trail to downtown via property owned by AMPI. Support the DNR's continued maintenance of the Old Abe State Trail and the Anson Station trailhead. (long-term)
  - Work with the Wisconsin DNR, Chippewa County, neighboring communities, and area residents to protect the area's water resources. (ongoing)
  - Continue to explore ways to maintain effective and affordable police, fire, and emergency services. Continue to provide and receive mutual aid from surrounding communities. (ongoing)
  - Work with Chippewa County and WDNR to map and sign public water access points. (short-term)
  - Work with Chippewa County and Xcel Energy on options for beautifying CTH S, which is the main street for downtown Jim Falls. (long-term)
  - Proactively review and submit comments on land use regulations and applications to Chippewa County for their incorporation and consideration during decision making. (ongoing)
  - Work with Xcel to coordinate the use of the dam for whitewater kayak or other events in the future, along with other local and County partners to explore the potential for recreation-based events in the Town, such as a mini triathlon. (long-term)
  - Work with Chippewa County Economic Development Corporation to promote economic development within Jim Falls. (ongoing)
2. Maintain ongoing communication with the Chippewa Falls Area School District for long-range planning of the Jim Falls Elementary School. (ongoing)
3. Continue to advocate to the WI PSC on the Town's position related to the siting and expansion of the transmission line and other utilities, specifically the proposed Western Wisconsin Transmission Connection Line. (ongoing)

### 9.5 Intergovernmental Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that assist with intergovernmental cooperation, many of which are summarized in Appendix E.



## 9. INTERGOVERNMENTAL COOPERATION

This page is intentionally left blank.



Photo credit: T-Bo Studios,  
TBOstudio.com

## 10. LAND USE

## 10. Land Use

The use of land is a critical factor in guiding the future growth of the community. Good land-use planning analyzes current conditions and trends and provides a way in which both the public and private sectors can make informed decisions. Individual decisions and actions are coordinated so that needed infrastructure and services are available and resulting development is complementary.

For local governments, land-use planning provides an opportunity to avoid conflicts, conserve valued resources, coordinate services efficiently, and protect the health, safety, and general welfare of the community. For the private sector, land-use planning provides a formal direction, so that investment decisions can be confidently made. For the general public, land-use planning can be used to maintain those community features that residents like and value most, while helping to protect property values.

### 10.1 Existing Land Use Inventory

Table 10 summarizes the existing land use within the Town of Anson, as shown on Map 14. As previously noted, the landscape of the Town is dominated by agricultural, forest, park areas (Lake Wissota and Tom Lawin Natural Area).

**Table 10 Town of Anson Existing Land Use**

Existing Land Use Category	Total Land Use Acres	% Acres
Agricultural	10,254	43.4%
Commercial	78	0.3%
Forest	4,347	18.4%
Government/Public/Institutional	1,056	4.5%
Industrial	12	0.1%
Residential	1,504	6.4%
Natural Areas / Open Space	2,986	12.6%
Park	3,074	13.0%
Vacant Residential	208	0.9%
Golf Course	127	0.5%
<b>Total</b>	<b>23,647</b>	<b>100%</b>

Important to note is that the acreage in Table 10 does not include road rights-of-way.

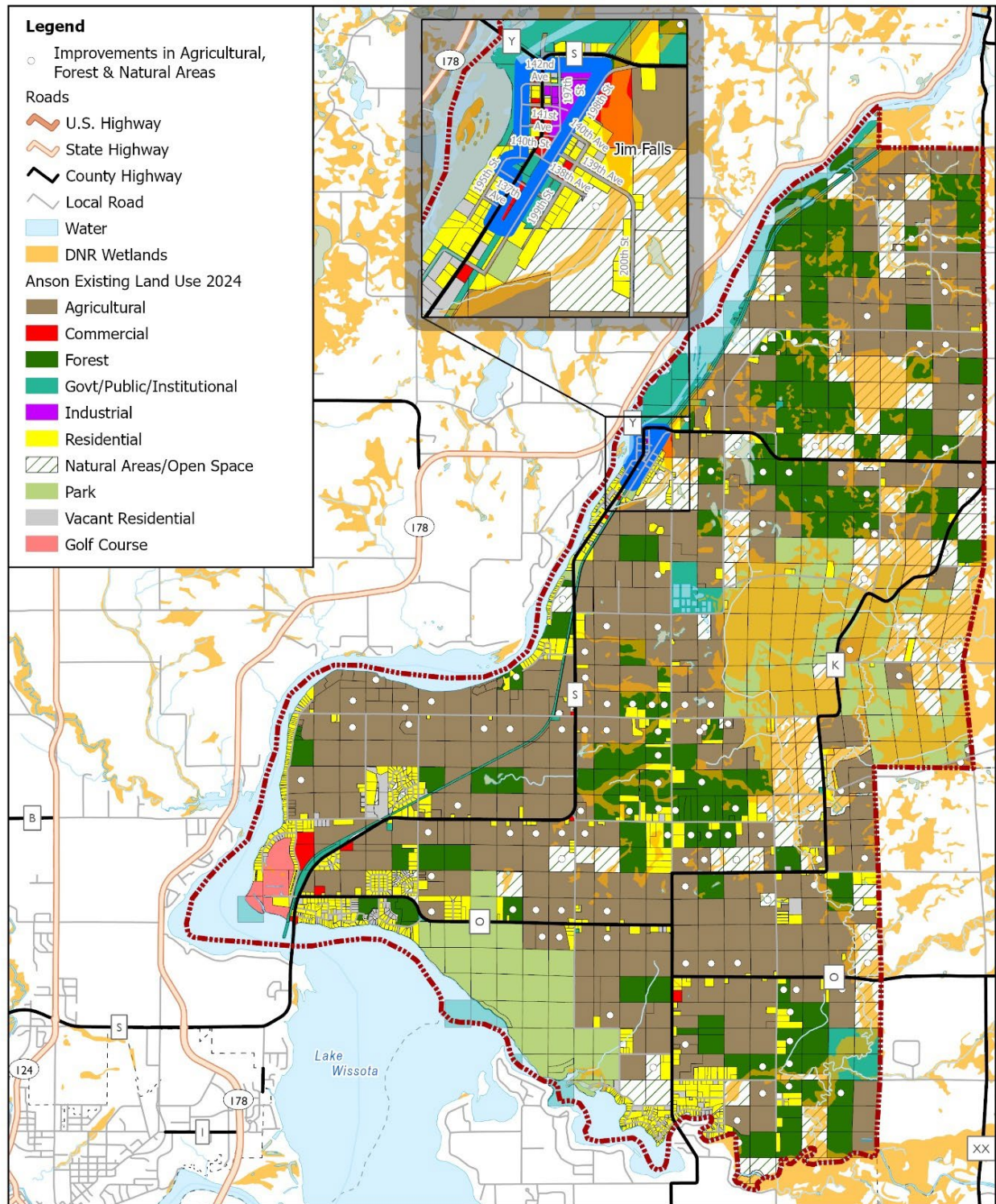
Map 14 shows existing Land Use in the Town while Map 15 focuses on “Downtown” Jim Falls. The table and maps were based on 2023 assessment and parcel GIS data, with assistance by the Chippewa County Planning Department.

For the land uses in Table 10, Map 14, and Map 15:

- Existing use was determined on a tax parcel basis.
- The existing land uses within the Town are based on the predominant assessed land use by parcel from GIS data, as identified by the Chippewa County Planning Department, along with comments by the Town Plan Commission.
- Generally, for parcels less than five acres with multiple assessment classifications, the most intensive land use with improvements is shown as the predominant use. For example, a commercial parcel may largely be undeveloped. Generally, for parcels greater than five acres with multiple assessment classifications, the assessed use with the most acreage is shown as the predominant use.
- Additional homes are located on lands classified as agricultural or forest. These are also identified on Map 14 to show that there are housing units throughout the Town.

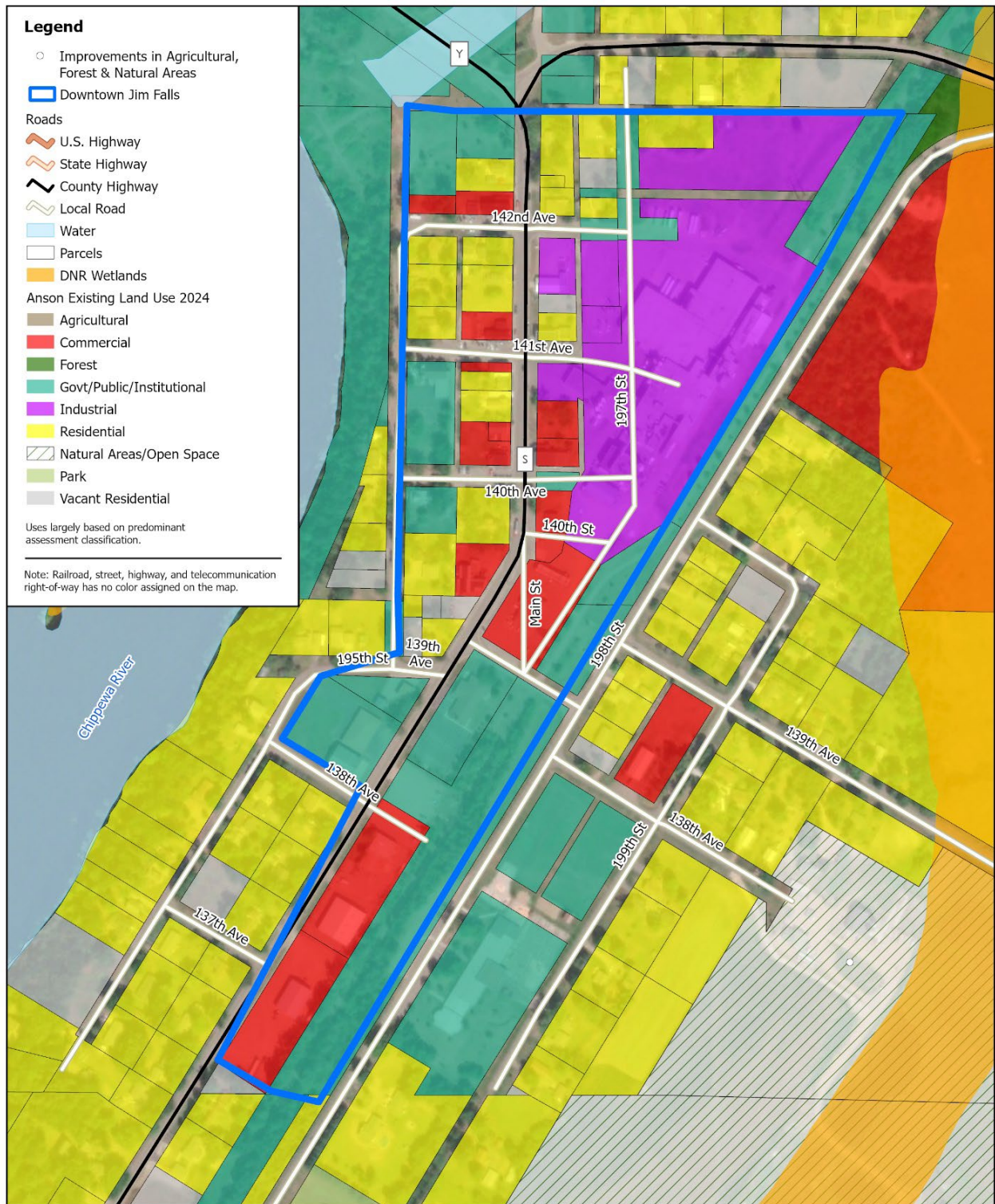


**Map 14 Town of Anson Existing Land Use**





**Map 15 Jim Falls Existing Land Use**



## 10.2 Supply, Demand, and Price Trends of Land

### Land Supply & Demand

Table 11 provides a comparison of the assessed land use in the Town in 2013 and 2023 from the Wisconsin Department of Revenue based on land use tax categories. This table does not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.

**Table 11 Land Use Acreage and Assessed Value Per Acre, Town of Anson 2013 and 2023**

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
<b>2013</b>									
# Parcels	465	117	87	339	1,116	36	7	48	2,215
# Improved	-	-	-	-	921	28	2	47	998
Acres	11,379	1,964	1,156	3,495	1,391	221	12	119	19,737
Land Value per Acre	\$153	\$1,798	\$851	\$417	\$29,007	\$7,409	\$11,300	\$5,130	\$2,556
Improv. Value per Imp. Parcel	-	-	-	-	\$123,608	\$85,575	\$1,713,500	\$85,889	\$123,951
<b>2023</b>									
# Parcels	471	108	133	332	1,239	39	5	40	2,367
# Improved	-	-	-	-	1,082	29	2	40	1,153
Acres	9,827	2,138	1,829	3,723	1,854	213	12	96	19,692
Land Value per Acre	\$216	\$2,397	\$1,200	\$490	\$41,125	\$8,673	\$13,450	\$6,546	4,578
Improv. Value per Imp. Parcel	-	-	-	-	\$229,761	\$135,045	\$1,702,300	\$127,500	226,385
<b>Difference</b>									
# Parcels	6	-9	46	-7	123	3	-2	-8	152
# Improved	0	0	0	0	161	1	0	-7	155
Acres	-1,552	174	673	228	463	-8	0	-23	-45
Land Value per Acre	\$63	\$600	\$349	\$74	\$12,118	\$1,264	\$2,150	\$1,416	\$2,022
Improv. Value per Imp. Parcel	-	-	-	-	\$106,153	\$49,470	\$(11,200)	\$41,611	\$102,434

Source: Wisconsin Department of Revenue

#### Notes:

- The above values do not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.
- Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as "Agricultural." Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and "Ag Forest" is typically assessed at 50% of its full value. "Other" includes farm buildings and improvements, including the farm operator's residence. Sand mines and processing facilities will be classified as "Manufacturing" once your assessor receives the official DOR letter.

## 10. LAND USE

The Wisconsin Real Estate Class Definition for each land use classification in Table 11 is summarized below:

- **Agricultural** – Land exclusive of buildings and improvements that is devoted primarily to agricultural use as defined by rule. Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as “Agricultural.”
- **Forest** – Land is covered by dense stands of trees or land that is producing or capable of producing commercial forest products. This can include acreage under the Managed Forest Law for which tax credits are provided to a participating landowner.
- **Agricultural Forest** – This is productive forest land contiguous to assessed agricultural land under the same ownership.
- **Undeveloped** – Defined as bog, marsh, lowland brush, and uncultivated land zoned as shoreland or other nonproductive lands not otherwise classified. Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and “Ag Forest” are typically assessed at 50% of its full value.
- **Residential** – Any parcel or part of a parcel of untilled land that is not suitable for the production of row crops on which a dwelling or other form of human abode is located.
- **Commercial** – Properties where the predominant use is the selling of merchandise or a service. This includes rental residential (apartments), though efforts were made to identify and classify rental housing as residential in the existing land use map.
- **Manufacturing** – Property consists of all property used for manufacturing, assembling, processing, fabricating, and making or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products as well as mineral extraction and sand mining operations. All manufacturing property is assessed by the Wisconsin Department of Revenue.
- **Other** – Comprised of several land uses including transportation corridors, utility corridors, dwellings and land for the farm operator’s children, parents, or grandparents, etc.

Based on the data in Table 11, which shows assessment data for the Town in 2013 and 2023, the following are the most notable existing land use conditions and trends in the Town:

- In 2023, about 60% of the assessed acreage within the Town was assessed as agricultural or forest, with additional lands assessed as agricultural forest.
- The number of assessed residential parcels increased by 123 over the 10-year period; the number of improved residential parcels also increased from 921 to 1,082 over the ten-year period.
- Per the data, as of 2023, 13% of the parcels assessed as residential are not improved. It is possible that these could provide additional opportunities for housing development in the future. Other sites may have development limitations, be owned by an adjoining property, or have landowners that are maintaining the parcels for open space with no intent to sell.
- Commercial parcels account for approximately 1.6% of the assessed parcels within the Town and approximately 1% of the assessed acreage.
- Manufacturing parcels have remained stable from 2013 to 2023 with just 2 improved parcels and around 12 acres in the Town assessed as manufacturing.



- Per the WI DOR 2023 assessment report, undeveloped land accounts for approximately 14% of the total acreage of assessed lands within the Town.

There are a limited number of commercial and industrial uses throughout the Town, and that is not expected to change significantly. As shown in Tables 10 and 11, a substantial portion of the Town is either forest, agriculture, or undeveloped, so the supply of land “available” for development does not appear to be an issue for the Town. However, the Town must balance long-term development and growth against its priorities for agricultural preservation and protection of natural resources. The Town desires to retain the small-town character of the community and desired to balance future growth and preservation.

### **Land Value**

Table 11, using data from the Wisconsin Department of Revenue (WI DOR) allows a comparison of assessed acreage over time for some insights into land supply and demand trends. The land value per acre increased in all assessment categories over the ten-year period of 2013-2023. Residential properties have the highest land value per acre in the Town; this is not surprising given the number of homes along the Chippewa River and Lake Wissota.

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

### **10.3 Barriers to Development and Land Use Conflicts**

There are few existing and potential land use conflicts in the Town of Anson. There is an abundance of undeveloped land; the most likely potential future land use conflict would be between future development and neighboring agricultural or forest operations. Section 2.3 and previous elements of this plan identify various conditions and potential conflicts that may pose physical, infrastructure, or policy barriers to development within the Town of Anson, including:

- As discussed in **Chapter 3**, there is unmet housing demand within the Town. Related, workforce availability with the skills desired by businesses and industry is an ongoing challenge in the region and a barrier to economic development.
- Map 9 in **Chapter 6** identifies the environmentally sensitive areas within the Town, including slope, areas of wetland, and 100-year floodplain area, which limit areas for future development. These limitations do not necessarily halt development from occurring but may suggest or require special action or expense for construction or to mitigate potential impacts (e.g. careful siting, no basement, etc.).
- Land use regulations, including the Chippewa County Zoning and Land Divisions Ordinances, along with the Town of Anson Land Division, regulate the subdivision and use of land.

As discussed previously, most of the Town could be classified as having productive agricultural soils. Preservation of prime farmland within the Town is identified as a primary goal by the Plan Commission. No specific cultural features or sites were identified which would pose additional development barriers.



Utilities and community facilities can also pose development limitations or be used to guide development. The status of the Town's utilities and community facilities was discussed previously in the Utilities and Community Facilities Chapter.

## 10.4 Opportunities for Infill or Redevelopment

As shown in Table 10 and on Map 14, there are several undeveloped sites that are platted and assessed for residential use; in total there are 208 acres that fall in this category. As noted in **Chapter 8**, the Town of Anson Plan Commission identified the former lumber yard site, at the south end of the downtown Jim Falls, as a key site for redevelopment.

## 10.5 Projected Land Use Supply and Demand

The use of land is the most important factor in managing the future growth of any community. Land use trends suggest what changes are occurring regarding type, location, and intensity of land uses over time. It is such changes that should be managed in a manner that is beneficial to the community and environment.

Wisconsin's comprehensive planning law requires that the land use element of every comprehensive plan include 20-year projections, in 5-year increments of future residential, agricultural, commercial, and industrial land uses for the community. Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy, natural disasters, and the overall change in year-round residents are some of the factors that can influence how land use activities may change in the future.

Table 12 provides projections for the total acreage that will be utilized by residential, commercial, industrial, and agricultural land uses through the year 2045 for the Town of Anson. The population projections in the second column are based on the alternative growth projections prepared for the Town in Table 2. The estimated housing units in the third column were taken from the estimates prepared in Table 4; see Section 3.2 for details and qualifiers of these projections. The 2020 acreage estimates in the first row are the same as estimates from the existing land use table and map in Section 9.1; the Plan Commission indicated that there has not been much change in land use in the Town from 2020 to today.

**Table 12 Town of Anson Projected Land Use Demand, 2020 - 2045**

Year	Population	Housing Needed Units	Residential (acres)	Commercial (acres)	Industrial (acres)	Agriculture (acres)
2020	2,297 (2020)	+3/21	1,504	78	12	10,254
2025	2,412	+6/6	1,542	80	12	10,214
2030	2,527	+6/57	1,614	84	13	10,137
2035	2,653	+7/68	1,700	88	14	10,046
2040	2,779	+6/55	1,770	92	14	9,973
2045	2,918	+6/56	1,841	95	15	9,898
<b>Difference</b>	<b>621</b>	<b>+34/263</b>	<b>+336</b>	<b>+17</b>	<b>+3</b>	<b>-356</b>

## 10. LAND USE

The above is one projection of what may occur. The future will largely be determined by population changes and the manner in which the Town guides, attracts, and manages growth. Given this uncertainty, these projections should be used for general planning purposes only.

The following spatial assumptions were used to develop the land use projections in Table 12:

**Residential:** Section 3.2 includes projections of needed rental and owner housing units through 2050 based on projected populations growth, projected household size, and other factors. The Town's current land division ordinance requires a minimum one-acre lots size for residential; this minimum lot size is used to estimate the needed acreage to accommodate residential growth out to year 2045. The acreage needed to accommodate the same number of units could decrease if housing is developed in a more compact manner.

**Commercial:** From 2013 to 2023 the Town saw an decrease in assessed commercial acreage of 8 acres during the 10-year period. The Town Plan Commission anticipates future commercial development to occur along CTS in Jim Falls with the potential for some scattered rural business development. For the growth assumptions in Table 12, the projections provide for an additional commercial demand of 2-4 acres every 5 years, corresponding with population growth, to accommodate additional commercial growth in the Town. Important to note is that the non-metallic mineral site has been classified by the Town as commercial land use; it is anticipated that this site will be redeveloped into residential land use following reclamation; the commercial acreage will be reduced after this occurs.

**Industrial:** As shown on the existing land use map, there are 2 improved tax parcels identified as industrial use; these are both associated with AMPI, Inc. From 2013 to 2023, assessed manufacturing acreage within the Town remained constant, with only two tax parcels assessed as manufacturing.

The Town Plan Commission does not anticipate additional industrial development in the Town as the infrastructure is not available to support industrial development. Given this, only 3 acres of additional industrial land is projected to be needed by 2045 to accommodate the expansion of existing industry.

**Agriculture:** Agricultural lands within the Town are likely to be developed over time as the private marketplace and development limitations allow. Given the anticipated acreage for residential, commercial, and industrial development, and assuming no infill (there will likely be infill development), agricultural acreage is projected to decrease by 356 acres over the next 20-25 years. It is possible that some development can occur on lands that are undeveloped or vacant, not used for agriculture, in which case agriculture land would not be needed to accommodate the development.

## 10.6 Preferred Future Land Use Plan

The Preferred Future Land Uses described in this section are intended to be a general guide for development and a basis for applying the goals, objectives, and strategies in this Comprehensive Plan. As a decision-making tool, it is important that the uses described herein be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The map is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. The Town should utilize this map when acting on land use decisions. Zoning, land division, and official mapping decisions must be consistent with the Town's Comprehensive Plan.

### **Preferred Future Land Use Map**

Map 16 represents the general, preferred development vision for the Town of Anson over the next 20 years (2025-2045). The Preferred Future Land Use Map (or future land use map) has been developed based on the existing and future land use assumptions, a review of demographic and background data, trends in land use over the past several years, the efficient provision of services, and the community's desires for future development as reflected by the vision, goals, and objectives of this Comprehensive Plan. The Town does not assume that all areas depicted on the future land use map will develop as envisioned during the next 20 years.

The future land use map is also generalized and some existing land uses differ from the preferred land uses. While the Town should strive towards consistency between preferred and actual land uses, there is not an expectation that all such existing "non-conforming" uses will be changed during the planning period for greater consistency. In short, some differences between the future land use plan map and actual land uses will exist, though the plan and land uses may still be deemed consistent.

### **Future Land Use Classifications & Related Policies**

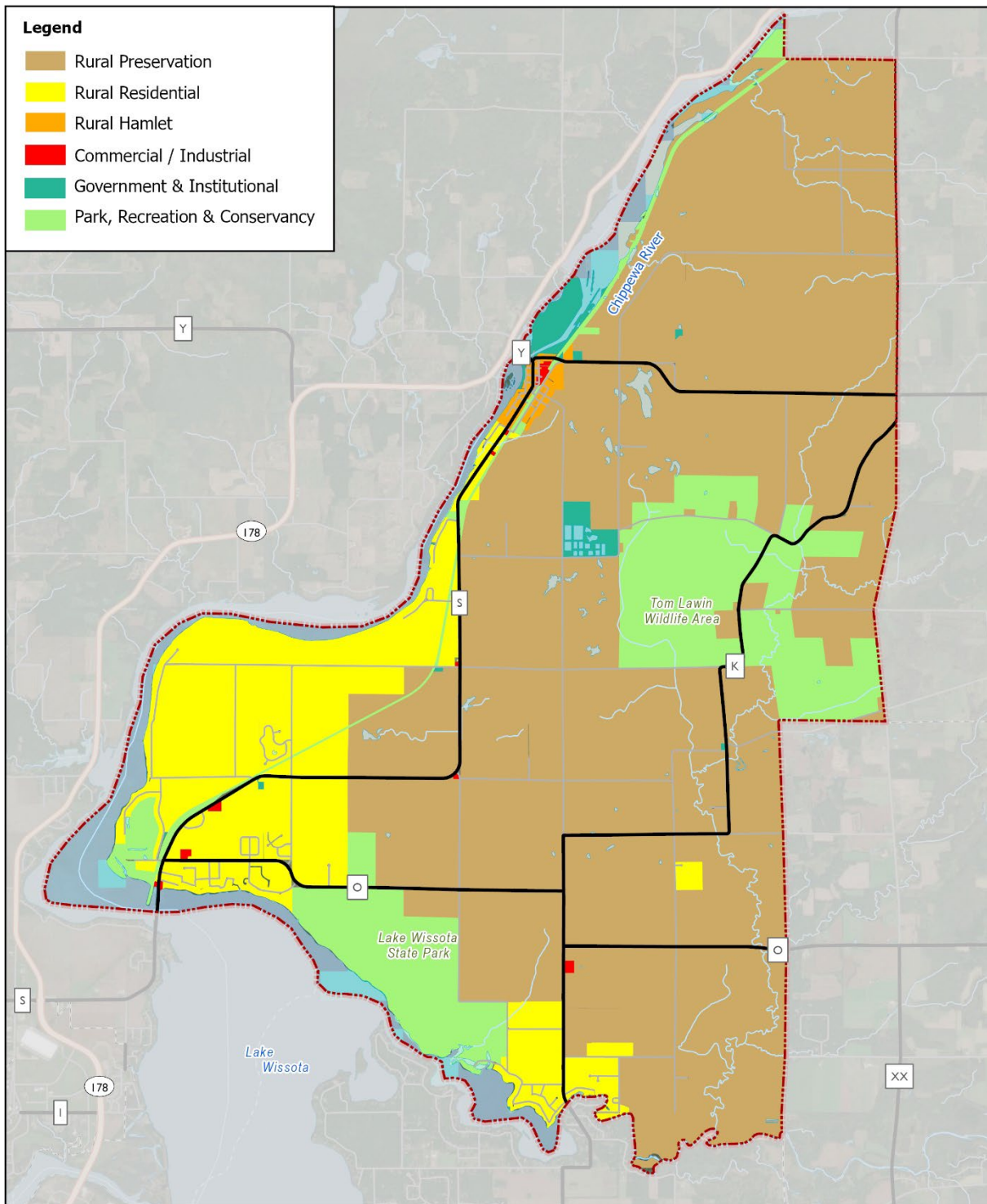
The following land use classifications are descriptions used to define areas within the Town that are desired to generally be of consistent character, use, and identity as shown on the Preferred Future Land Use Plan Map:

- Rural Preservation
- Rural Residential
- Rural Hamlet
- Commercial/Industrial
- Government & Institutional
- Parks, Recreation, & Conservancy

**These are not zoning districts.** The compatibility of uses, form, and context within each classified area are emphasized. A mix of uses in a single category are often appropriate, if not desired, offering greater flexibility to address site conditions, market demand, and community goals. Yet, it is still important to evaluate proposed development, infill, and adaptive reuse projects to prevent use conflicts, ensure compatibility with public infrastructure, and for harmony with the surrounding environment.

While not strictly a land use, the previously described Environmentally Sensitive Areas (ESAs) should be "laid on top of" the Preferred Future Land Use Map and considered when making land use decisions. For some areas, the ESAs will limit development and may take precedent over the preferred land uses shown on the future land use map.

**Map 16 Town of Anson Preferred Future Land Use Map**

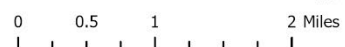


## PREFERRED FUTURE LAND USE

TOWN OF ANSON, WI

Data Sources: ESRI, DOA, WCWRPC  
Chippewa County Planning & Zoning.

April 16, 2025





## 10. LAND USE

Each future land use classification, with some related policy guidance, is further described below:

### **RURAL PRESERVATION**

**Description:** The Rural Preservation area is vital to the region's agricultural and forestry economy and are key ingredients of the rural character and image of the Town of Anson. The primary intent of these rural lands is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, provide farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.

This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, home occupations and home-based businesses<sup>9</sup>, and limited, low-density single-family residential development subject to certain requirements. Compatible agricultural-related businesses include activities such as greenhouses, markets for ag products primarily produced on the premises, agri-tourism, and equine stables. Any low-density residential developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.

#### **Non-Conforming Uses**

Existing land uses that are not consistent with the Preferred Future Land Use Map and classifications are allowable and are effectively "grand-fathered" in. Such uses may be allowed to be expanded depending on circumstances. However, if the use is discontinued for 12 months or more, then the property should conform with the description, intent, and policies for that area.

#### **Policies:**

1. Farming, forestry, and other agriculture uses shall be established as the primary land uses within these areas. Uses that are incompatible with farming, forestry, and agriculture shall be discouraged.
2. Agricultural-related businesses, agri-tourism, home occupations, home-based businesses, cottage industries, family day care facilities, utilities, recreation, campgrounds, small quarries, reclaimed mineral extraction sites, religious, and government uses may be compatible subject to applicable rules and conditions.
3. The preferred gross housing density will generally range from one (1) unit per five (5) acres up to one (1) unit per 35 acres, with a preference to preserving and not fragmenting prime farmland (Capability Class 1,2 and 3), productive forest lands, and wildlife corridors.

---

<sup>9</sup> **Home occupations, home-based businesses and cottage industries** are small, primarily service businesses that are secondary to the residential use of the property; the owner and operator of the business resides on the same lot. Cottage industries may be slightly larger and may include services and/or retail (e.g., vehicle repair, contractor businesses, woodworking shop, firewood sales, bakery, antique shop). For purposes of this plan, the definitions and standards within Chapter 70 of the Chippewa County Zoning Ordinance should be used to define home occupations. This definition includes limits and guidance on the size, number of employees, hours of operation, and types of businesses.

## 10. LAND USE

4. Major Residential Subdivisions shall be discouraged within Rural Preservation areas, and additional non-farm residential development is discouraged. Individual lots may be considered for non-farm residential use and shall only be authorized if they are consistent with the following policies:
  - a) Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production permanently.
  - b) Any new non-farm landowners in this area should be made aware of Chippewa County's "Deed Restriction required in or near Agricultural Areas" policy position through mailings/newsletters, a posting in a public place, or other similar actions.
  - c) Non-farm residential development shall be directed to land that is marginal for agricultural productivity. No more than 20% of any proposed lot should not contain Class I, II, or III soils, unless it can be demonstrated that areas so classified are for some reason not suitable for farming. In addition, it is the preference of the Town that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.
5. Large livestock operations are only suitable within the Rural Preservation area and must be carefully sited to prevent land use conflicts. Roads serving such facilities must be capable of handling anticipated traffic, truck size/weight, etc. The Town recognizes that the Rural Preservation area may contain larger livestock operations and manure storage facilities; landspreading of manure and septic waste may also occur. The Town will collaborate with Chippewa County and Wisconsin DNR by encouraging nutrient management planning for all agricultural operations, making landowners aware of County manure management permitting, and by reporting any potential manure spills or improper landspreading.
6. Rural Preservation areas could potentially represent prime candidates for "sending areas" under a countywide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs.
7. The following Chippewa County Zoning Districts will be considered for approval within Rural Preservation areas: AG Agricultural District, R1 Residential District, CON Conservancy District, PCD Public Conservancy District, and the REC Recreational District. Nonmetallic mining operations (e.g., small quarries) less than 10 acres may also be appropriate for some of these areas.

### **RURAL RESIDENTIAL**

**Description:** The primary intent of this classification is to identify areas suitable for future non-farm residential development, though adjacent agricultural activities may still occur. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for Rural Residential development where subdivision expansion is most likely to occur. These potential growth areas tend to be adjacent to existing rural subdivisions, located within or adjacent to areas with concentrations of residential development, located on non prime farmland, or located where local roads exist to efficiently and economically serve the area.

### **Policies:**

1. The preferred housing density will vary, but will generally range from one (1) unit per one (1) acres up to one (1) unit per 10 acres, with a preference for the smaller lot sizes within this range in order to preserve farmland and open space.
2. Well-designed, larger subdivisions may be allowed. Cluster development or conservation subdivisions are encouraged. To incentivize such design, planned unit development (PUD) approaches may be used to offer development flexibility and/or additional housing density.
3. Home occupations and home-based businesses may be appropriate for some of these areas, but not cottage industries.
4. While short-term rental property (e.g., Airbnb) is generally compatible with this area, occupancy should be limited (e.g., no additional campers) and nuisance ordinances should be enforced regarding noise, trespass, etc. Continue to collaborate with the County on licensing and registration of such properties.
5. The following Chippewa County Zoning Districts will be considered for approval within Rural Residential areas: R1 Residential 1 District, R2 Residential 2 District, and R2-TH Residential 2 – Twin Home District. The Town supports PUD-Planned Unit Development using conservation subdivision design within these areas as well.

### **RURAL HAMLET**

**Description:** The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, but not including uses that require extensive public services. Rural hamlets are clusters of nonagricultural development centered near an unincorporated village, town hall or rural school, and often include one or more older subdivision plats. Rural hamlets typically include one or more retail businesses located at the crossroads of two or more County or State highways. In addition, these areas typically include pre-existing higher density residential developments. The existing land use pattern and transportation infrastructure make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification.

### **Policies:**

1. Within the Rural Hamlet classification, it is desired that new residential development have a maximum gross density of two (2) residential dwelling units per acre held in single ownership.
2. The Town may require the use of public or group septic systems to support proposed development within this area.
3. Home occupations and home-based businesses may be appropriate for this area, but not cottage industries.
4. The following Chippewa County Zoning Districts will be considered for approval within Rural Hamlet areas: R1 Residential 1 District, R2 Residential 2 District, R2-TH Residential 2 – Twin Home District, R3 Residential 3 District, LC Local Commercial District, HC Highway Commercial District, IND Industrial District, and the Highway Corridor District. PUD-Planned Unit Development may also be appropriate for these areas.
5. The Town does not intend to require an amendment to the Preferred Future Land Use Map if and when it determines that land with the RH classification is appropriate for more intensive

## 10. LAND USE

development. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development. As part of annual or decennial updates to this Plan, the Preferred Future Land Use Map should be updated to reflect any expanded or new Rural Hamlet areas.

6. Proposals for more intensive business developments<sup>10</sup> will require an amendment to the Preferred Future Land Use Map to either Rural Commercial or Industrial status prior to approving a zoning map amendment (rezoning) petition.

### **COMMERCIAL AND INDUSTRIAL**

**Description:** The primary intent of this classification is to identify areas suitable for planned commercial and industrial development. There are some existing scattered commercial/industrial uses throughout the Town and these areas are expected to stay in commercial use. Given the rural character of the community and previously discussed development limitations, the best uses will be those that are compatible with and/or serve the Town's rural nature. Desired commercial and industrial uses should also be those that serve community needs or those that provide employment and serve the larger region.

#### **Policies:**

1. Commercial and industrial development shall be encouraged to locate near Jim Falls, existing business developments, or along collector & arterial roadways capable of supporting the traffic. Development of commercial and industrial uses in these areas should be limited to those uses that are compatible with existing or planned commercial and industrial development.
2. Commercial and industrial uses should only be sited on roads capable of supporting the anticipated traffic, including sufficient off-street parking and turn-arounds. These uses should not create multi-modal traffic safety concerns or cause unusual levels of damage to road surfaces.
3. Commercial and industrial uses should not degrade the natural environment and shall be compatible with adjacent land uses.
4. Reclaimed areas of non-metallic mining sites not currently or proposed for commercial use, storage, extraction, etc. and not proposed for other commercial or residential use, may be treated as Rural Preservation areas under this plan even if identified as Commercial/Industrial use on the Preferred Future Land Use Map. Such circumstances shall be considered consistent with the Preferred Future Land Use Map and do not require a Plan amendment. When such land use changes are permanently made, the Preferred Future Land Use Map should be revised to reflect the Rural Preservation use as part of the Town's next Comprehensive Plan update.
5. The County or Town might require the use of group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.

---

<sup>10</sup> The uses allowed in the following County Zoning districts can be used as a guide to help identify what are more intensive business developments: C-3 Highway Business, I-1 Non-sewered Industrial, or I-2 Sewered Industrial.



## 10. LAND USE

6. The following Chippewa County Zoning Districts will be considered for approval within Commercial/Industrial areas: LC Local Commercial District, HC Highway Commercial District, IND Industrial District, and the Highway Corridor District. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned and the Town may request that a larger parcel be subdivided for the proposed use. Nonmetallic mining operations (small quarries) less than 10 acres may also be appropriate for some of these areas. PUD-Planned Unit Development may also be appropriate for these areas.

### **GOVERNMENT AND INSTITUTIONAL**

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

#### **Policies:**

1. Depending on scale, governmental and institutional uses can typically be sited in a manner that is compatible with most other, non-conservation land uses and may be appropriate for all other future land use areas.
2. The Town does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved. As part of annual or decennial updates to this Plan, the Preferred Future Land Use Map should be updated to reflect any expanded or new Government & Institutional areas

Certain proposed uses as shown on the preferred future land use map may see their location, size, and/or configuration altered as additional development plans are accomplished. It is not the intent to require an amendment to the comprehensive plan and its land use map for any alternations that may occur as a result of more detailed planning, as noted above, or mapping errors.

**Table 13 Town of Anson Preferred Future Land Use**

Land Use Classification	Total Acres	% Acres
Rural Preservation	16,211	69%
Rural Residential	3,473	15%
Rural Hamlet	95	0.4%
Commercial/Industrial	34	.01%
Government & Institutional	416	1.7%
Parks, Recreation, & Conservancy	3,371	14%
<b>Total Acreage</b>	<b>23,601</b>	<b>100%</b>

Comparing the acreages to the previous projections in Table 12, it is important to remember that just because land is shown or designated as a preferred land use type, this does not require or guarantee that vacant or undeveloped land will be developed.

### **Regulating Solar & Wind Energy Systems**

Political subdivisions in Wisconsin have limited authority to regulate solar and wind under WI Stats §66.0401. Under this Statute, municipalities may not place any restriction on the installation or use of solar and wind energy systems unless the restriction satisfies one of the following conditions:

- Serves to preserve or protect the public health or safety;
- Does not significantly increase system cost or decrease efficiency; or
- Allows for an alternative system of comparable costs and efficiency.

While WI Stats allows municipalities some local control for solar and wind projects less than 100MW; the WI Public Service Commission (PSC) reviews and approves large projects greater than 100MW without municipal review or approval. That said, municipalities often enter into a project development agreement with solar project developers; negotiations with the developer should take place as early in the project development process as possible, preferably before the WI PSC hearings begin. Joint development agreements typically address aspects of:

- Planning & construction
- Use of roads and road repair obligations
- Drainage repair obligations
- Allocation of Utility Shared Revenue Proceeds
- Obligation to restore farmland
- Assurances
- Setbacks, equipment height vegetation, and fencing

For perspective, most solar systems for a WI Home are less than 20KW (or .02MW). The Chippewa County Zoning Ordinance does not currently regulate solar energy systems.

### **10.7 Community Perspectives**

The 2023 community survey provides insights into Town resident opinions regarding land use, many of which have been covered in other plan chapters.

- When asked to describe thoughts towards future growth and development in the Town, 21% responded that the Town needs to support and encourage growth and development, 56% stated that the Town is going to grow but we need to manage it, 9% identified the need to slow down the rate of growth and development in the Town, 11% responded they would like to see the Town stay the way it is (no growth), and 4% were not sure.
- In addition to the housing, economic development, agricultural/natural resource comments already noted in other plan chapters, other land use comments from the survey include:
  - Enforcing noise ordinance deserved further discussion.
  - Make residents with junk cars remove items or apply for junk yard license.

## 10.8 Land Use Goal, Objectives, and Policies

### Goal 1:

The Town of Anson has a balanced and managed mix of land uses in a manner that preserve and protect the natural resources and rural character of the Town.

### Objectives:

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

### Policies:

1. Encourage the incorporation of 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. Consider the use of 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 joint 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.
11. Anticipate the long-range, potential impacts of development proposal, zoning map amendments, and Conditional Use Permit (CUP) applications and provide concerns and permit conditions to Chippewa County, which will help enable permit enforcement.
12. The Town will continue to utilize the Livestock Facility Siting requirements under the Chippewa County Zoning Ordinance as the method to discourage large livestock facilities from locating in the Town. The Town does not currently anticipate adopting a Livestock Facility Licensing Ordinance at this time, given the administrative resources required to oversee and enforce such an ordinance, but may consider a licensing ordinance in the future, if needed.
13. The Town is open to the use of low-impact development (LID) practices and the use of rural cluster or conservation subdivisions for new residential developments.
14. New developments should have public recreational spaces that are accessible and convenient for those who will be living in the area.
15. New development should provide internal and external connectivity, fit into the context of the Town, and be consistent with the comprehensive plan and vision.
16. To advance the vision for the Town set forth under this plan, the Town desires to maintain a 1-acre minimum lot size for residential lots but may consider adjusting the minimum lot size or explore other land use density alternatives in the future to best guide development or address growth pressure.

### Strategies:

1. Continue to work with Chippewa County and Wisconsin DNR to limit development in shoreland areas, floodplains, wetlands, and other areas that directly affect water quality. (ongoing)
2. When possible, the Town should encourage the infill of those existing, previously subdivided smaller lots (<10 acres) available for sale prior to approval of new residential subdivisions. (ongoing)
3. Review the Town's Land Division Ordinance for consistency with the densities as described within the Preferred Future Land Use categories can be achieved. (short-term)
4. Monitor development and growth patterns and consider establishing a maximum residential density standard or adjusting minimum lot sizes, if needed. (ongoing)
5. Consider adopting and enforcing a local noise ordinance. (short-term)
6. Continue to support and use the Livestock Facility Siting requirements under the Chippewa County Zoning Ordinance. Monitor the pressures for large livestock facilities in the County and consider adopting a local licensing ordinance, if needed. (ongoing)
7. Consider adoption and enforcement of a local junk or nuisance ordinance. (short-term)
8. Continue to work with Chippewa County on administration and enforcement of zoning and land division within the Town. (ongoing)
9. Consider incorporating low-impact development practices and conservation subdivision recommendations into the Towns land division ordinance. (short-term)
10. Continue to work with Chippewa County on licensing of short-term rentals. (ongoing)
11. For proposed solar projects primarily generating power for offsite distribution, the Town of Anson will (short-term):
  - a. Work with Chippewa County to explore adding regulations related to solar and wind energy systems, as allowed under WI Statute.
  - b. Consider adopting a licensing-type ordinance for solar projects less than 100MW
  - c. Encourage Joint Development Agreements (JDAs) for solar and wind projects
  - d. The ordinance and JDAs will address the following items:
    - Planning & construction
    - Use of roads and road repair obligations
    - Drainage repair obligations
    - Allocation of Utility Shared Revenue Proceeds
    - Obligation to restore farmland
    - Assurances
    - Setbacks, equipment height, vegetation, and fencing

The Town will also consider extending similar regulations to wind energy systems.

### 10.9 Current Land Use Plans, Programs, and Regulations

The principal land use program in Wisconsin is the comprehensive planning program. While the comprehensive plan is adopted by ordinance, it provides guidance for decision-making and is not a regulation. Wisconsin Statutes §66.1001 states that beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, those ordinances shall be consistent with (i.e., furthers and not contradicts) the objectives, goals, and policies of that local governmental unit's comprehensive plan: official mapping, zoning, subdivision regulations, shoreland zoning or shoreland-wetland zoning. The Town of Anson has land division regulations and has adopted Chippewa County Zoning, both are activities or regulations that require a comprehensive plan. Chippewa County regulates development in shoreland, floodplain and wetland areas within the Town.



This page is intentionally left blank.



## 11. IMPLEMENTATION

## 11. Implementation

To achieve the community's vision, this Comprehensive Plan must be put into action. This chapter provides guidance for implementing and realizing the plan vision, goals, and objectives described in the previous chapters. As change is inevitable, the comprehensive plan must also be a "living," dynamic document that considers or allows for change in the community; the plan may need to be amended to appropriately reflect such changing issues, opportunities, needs, trends, or shared goals. As such, this chapter ends with a description of the process for future plan amendments and updates.

### 11.1 Action Plan

The Town of Anson's Comprehensive Plan is intended to help guide land use, policy, and programmatic decisions within the Town. The plan is an expression of the Town's wishes and desires and provides a series of policies and recommendations for assisting the community in attaining its visions, goals, and objectives.

#### Policies vs. Strategies

Within each of the previous plan elements, the recommendations to achieve the goals and objectives are separated into:

- **Policies** – On-going tasks or decision-making guidance that do not have a final deliverable or foreseeable conclusion.
- **Strategies** - Actionable tasks with a clearly defined result or deliverable. The strategies are specific actions related to the respective plan element, including any recommended studies, ordinance changes, partnership agreements, education/outreach, and programming.

#### Sequence of Implementation

The plan strategies from the elements in the plan have been compiled in Table 14 and each strategy has been assigned one or more of the following suggested timelines:

- **Ongoing/as needed** (supports continuing the program or action on an ongoing or as needed basis)
- **short-term** (1-5 year action)
- **long-term** (10+ years for action)

These timelines suggest potential priorities, but timing will also depend on available resources. Some policies may require exploration or a feasibility study, which may result in additional longer-term actions or ongoing decision-making guidance in the future. Prior to implementation, the Town will consider and reassess each action item to further determine if the plan recommendation is still in the best interests of the community. Changing conditions in the community as well as Federal or State policy may necessitate an addition or modification to the implementation approach or timelines.

# 11. IMPLEMENTATION

**Table 14 Town of Anson Comprehensive Plan Strategy Implementation**

<b>Population &amp; Housing</b>	<b>Suggested Timeline</b>
Be an active participant in the Chippewa County development review process. As requests for new residential lots in the Town are submitted to the County, review and provide a detailed recommendation to Chippewa County Planning & Zoning on any proposed rezoning or land division requests.	ongoing
Support Chippewa County's requirement for a right-to-farm deed restriction to proactively mitigate conflict between new residential development and agricultural practices.	ongoing
Consider requirements for an open space/play space within new residential subdivisions as a way to make them more family-friendly.	short-term
Explore the use of cluster septic systems to accommodate smaller residential lots or conservation subdivision design.	long-term
<b>Transportation</b>	<b>Suggested Timeline</b>
Consider applying for grants that can be used to offset maintenance and new construction costs of infrastructure improvements.	ongoing
Work with Chippewa County to identify options for providing safe pedestrian access (e.g. sidewalks) along CTH S in downtown Jim Falls.	short-term
Collaborate with the Chippewa Falls Area Unified School District to implement the recommendations of the Safe Routes to School Plan for Jim Falls Elementary School.	long-term
Actively work to limit the use of truck engine breaking within the downtown Jim Falls area; explore options that include the Town obtaining citation authority as well as working with AMPI and Chippewa County.	short-term
<b>Utilities &amp; Community Facilities</b>	<b>Suggested Timeline</b>
Remain actively involved in Xcel Energy's plans to install a segment of the Western Wisconsin Transmission Connection transmission line through the Town, and advocate for a final alignment and design that maximizes positive economic development impacts and minimizes negative impacts on the Town. Route Option 1 as proposed conflicts with Town's goals.	ongoing
Explore grant opportunities, including the SAFER grant, for volunteer firefighter incentives to address challenges with recruiting new volunteers.	short-term
Working with WI DNR and other community partners, continue to seek opportunities and funding to expand recreational opportunities within the Town.	ongoing
Address the ongoing, short-term, and long-term needs, including related planning (Town Outdoor Recreation Plan, Hazard Mitigation Plan, etc.) identified throughout this plan chapter.	ongoing
Create a Town of Anson Parks and Trails Committee to work on items related to park and trails efforts of the Town, including but not limited to: <ul style="list-style-type: none"> <li>• Collaborating with WDNR on improvements to the Jim Falls Old Abe trailhead.</li> </ul>	short-term



## 11. IMPLEMENTATION

<ul style="list-style-type: none"> <li>• Advocating to the Wisconsin PSC on the impacts that the proposed transmission line expansion would have on the Ole Abe Trail and recreation of the Town and region.</li> <li>• Working with local partners to explore recreational sporting events such as a local triathlon.</li> <li>• Collaborating with WDNR and downtown businesses on opportunities to provide wayfinding and establish connections from the trail into downtown.</li> </ul>	
<b>Agricultural &amp; Natural Resources</b>	<b>Suggested Timeline</b>
Educate residents on the importance of protecting Anson's natural resources and what residents can do to help, including the use of green lawns, agricultural buffers, and other best management practices.	short-term
Continue to support Chippewa County's inspection of private septic systems and require landowners to address failing systems.	ongoing
Continue to consider the option of a wastewater treatment plant for the Jim Falls area.	long-term
Prepare a Community Wildfire Protection Plan or Wildfire Risk Reduction Action Plan for the Town of Anson.	long-term
Actively participate in the review of rezoning, conditional use permit, and land division requests within the Town – evaluate proposals against the policies of this plan. Provide detailed recommendations to the County on each proposal.	ongoing
The Town should be an active participant in Chippewa County's comprehensive plan and farmland preservation plan updates. The Town supports the County's efforts to create a farmland preservation plan and supports the County's consideration of farmland preservation zoning options to preserve productive agricultural lands, for landowners in favor of farmland preservation zoning.	ongoing
Consider adoption of a dark sky lighting ordinance for the Town.	short-term
Continue to support Chippewa County's efforts to regulate animal waste storage facilities and the application of waste from these facilities in order to prevent water pollution.	ongoing
<b>Historic &amp; Cultural Resources</b>	<b>Suggested Timeline</b>
Collect historic photos of Anson and Jim Falls and display them in the Town Hall.	long-term
Support a display of Jim Falls' and AMPI history at the Chippewa Area History Museum.	ongoing
Work with community partners to record interviews of residents to preserve recollections to life and events in the Town and Jim Falls.	long-term
Work with Northern State Power Co. and community partners to explore adding historical displays near the Old Abe Eagle tribute at the north end of downtown Jim Falls.	long-term
Work with community partners to identify opportunities to encourage more family events throughout the Town.	long-term

## 11. IMPLEMENTATION

Work to improve communication with Town residents, businesses and community groups. Consider utilizing a newsletter and continue to update the Town website as the primary method for communication.	short-term
As discussed in the Economic Development Chapter, work to recognize the history of the dairy to the Town and celebrate the dairy's presence; consider hosting a June Dairy Month celebration day in the Town.	long-term
<b>Economic Development</b>	<b>Suggested Timeline</b>
Encourage residents and businesses to purchase local produce, when available and feasible, to support the growth of the local economy.	ongoing
Maintain a website listing of various businesses in the community, with emphasis on downtown Jim Falls.	short-term
Actively engage and work with Chippewa County Economic Development Corporation to promote and market Jim Falls as a destination for niche recreation-based businesses.	ongoing
Actively work to establish a Farmer's Market in the Jim Falls area so local farms have a place to sell their goods. Anson Park is identified as a desired location for the market given location and access.	ongoing
<p>Explore the creation of a Jim Falls business group or Community Placemaking Committee to help with economic development efforts as well as advocate for and coordinate the following actions (short-term):</p> <ul style="list-style-type: none"> <li>• Explore a place brand initiative that will help bring the community together with an emphasis on activating the brand downtown. (long-term)</li> <li>• Work with partners, including local businesses, on opportunities to provide a shuttle from nearby music festivals into Jim Falls. (long-term)</li> <li>• Work with the Cenex gas station to increase available offerings. (short-term)</li> <li>• Work with Chippewa County and Xcel Energy to discuss options for enhancing the CTH S streetscape through downtown Jim Falls. (long-term)</li> <li>• Engage the WI DNR on options for improving the Jim Falls Old Abe State Trail trailhead to create a unique destination that is inviting to residents and tourists. (long-term)</li> <li>• Work with Northern States Power Co. to explore options for expanding the Old Abe tribute area to include a picnic area and incorporate additional historical displays. (long-term)</li> <li>• Working with community partners, and recreational-enthusiasts, explore ideas of hosting recreational-based events such as a mini triathlon. (long-term)</li> <li>• Create a wayfinding plan to help tourists, specifically bicyclists on the Old Abe Trail, know how and where to get access to downtown and the offerings available. (long-term)</li> <li>• Support and encourage AMPI's efforts to raze the vacant/rundown building currently being used for storage and work with AMPI to prepare a redevelopment plan for the site. (short-term)</li> <li>• Work with AMPI on efforts to improve traffic flow and to also better screen the facility from CTH S through the use of decorative security fencing. (short-term)</li> <li>• Partner with AMPI on opportunities to create a more engaging street presence along CTH S; explore opportunities for temporary pop-up displays or shops. (long-term)</li> </ul>	

## 11. IMPLEMENTATION

Intergovernmental Cooperation	Suggested Timeline
<p>Engage the WDNR, Chippewa County, and other partners on the areas for intergovernmental cooperation identified in Section 9.3, which include:</p> <ul style="list-style-type: none"> <li>• Work with the Wisconsin DNR to pursue improvements to the Jim Falls trailhead and explore options for a connection from the trail to downtown via property owned by AMPI. Support the DNR's continued maintenance of the Old Abe State Trail and the Anson Station trailhead. (long-term)</li> <li>• Work with the Wisconsin DNR, Chippewa County, neighboring communities, and area residents to protect the area's water resources. (ongoing)</li> <li>• Continue to explore ways to maintain effective and affordable police, fire, and emergency services. Continue to provide and receive mutual aid from surrounding communities. (ongoing)</li> <li>• Work with Chippewa County and WDNR to map and sign public water access points. (short-term)</li> <li>• Work with Chippewa County and Xcel Energy on options for beautifying CTH S, which is the main street for downtown Jim Falls. (long-term)</li> <li>• Proactively review and submit comments on land use regulations and applications to Chippewa County for their incorporation and consideration during decision making. (ongoing)</li> <li>• Work with Xcel to coordinate the use of the dam for whitewater kayak or other events in the future, along with other local and County partners to explore the potential for recreation-based events in the Town, such as a mini triathlon. (long-term)</li> <li>• Work with Chippewa County Economic Development Corporation to promote economic development within Jim Falls. (ongoing)</li> </ul>	
Maintain ongoing communication with the Chippewa Falls Area School District for long-range planning of the Jim Falls Elementary School.	ongoing
Continue to advocate to the WI PSC on the Town's position related to the siting and expansion of the transmission line and other utilities, specifically the proposed Western Wisconsin Transmission Connection Line.	ongoing
Land Use	Suggested Timeline
Continue to work with Chippewa County and Wisconsin DNR to limit development in shoreland areas, floodplains, wetlands, and other areas that directly affect water quality.	ongoing
When possible, the Town should encourage the infill of those existing, previously subdivided smaller lots (<10 acres) available for sale prior to approval of new residential subdivisions.	ongoing
Review the Town's Land Division Ordinance for consistency with the densities as described within the Preferred Future Land Use categories can be achieved.	short-term
Monitor development and growth patterns and consider establishing a maximum residential density standard or adjusting minimum lot sizes, if needed.	ongoing

# 11. IMPLEMENTATION

Consider adopting and enforcing a local noise ordinance.	short-term
Continue to support and use the Livestock Facility Siting requirements under the Chippewa County Zoning Ordinance. Monitor the pressures for large livestock facilities in the County and consider adopting a local licensing ordinance, if needed.	ongoing
Consider adoption and enforcement of a local junk or nuisance ordinance.	short-term
Continue to work with Chippewa County on administration and enforcement of zoning and land division within the Town.	ongoing
Consider incorporating low-impact development practices and conservation subdivision recommendations into the Towns land division ordinance.	short-term
Continue to work with Chippewa County on licensing of short-term rentals.	ongoing
<p>For proposed solar project primarily generating power for offsite distribution, the Town of Anson will:</p> <ul style="list-style-type: none"> <li>• Work with Chippewa County to explore adding regulations related to solar and wind energy systems, as allowed under WI Statute.</li> <li>• Consider adopting a licensing-type ordinance for solar projects less than 100MW.</li> <li>• Encourage Joint Development Agreements (JDAs) for solar and wind projects.</li> <li>• The ordinance and JDAs will address the following items: <ul style="list-style-type: none"> <li>○ Planning &amp; construction</li> <li>○ Use of roads and road repair obligations</li> <li>○ Drainage repair obligations</li> <li>○ Allocation of Utility Shared Revenue Proceeds</li> <li>○ Obligation to restore farmland</li> <li>○ Assurances</li> <li>○ Setbacks, equipment height, vegetation, and fencing</li> </ul> </li> </ul> <p>The Town will also consider extending similar regulations to wind energy systems.</p>	short-term

## 11.2 Implementation Support

The Town of Anson Town Board and Plan Commission have a primary role in implementing the comprehensive plan. Elected officials and members of the Plan Commission need to be familiar with the Town Comprehensive Plan, specifically the Goals, Objectives, Policies and Strategies. The Comprehensive Plan should provide much of the rationale elected officials need in making a land use decision (rezoning, land division, etc.) or recommendation. When reviewing any zoning or land division request, or amending any of the Town's land use regulations, the comprehensive plan shall be reviewed and a recommendation prepared based on the Plan.

It is not proposed or expected that the Town government is responsible for implementing all of the policies and strategies recommended in the plan rather collaboration and support from the community and partners will be needed.



## 11.2 Plan Integration and Consistency

The Town of Anson Comprehensive Plan has an important role as a guide for future action and policy decision in the community. Development proposals and capital expenditures should be reviewed against the conclusions, vision, goals, and policies of the Plan for consistency. When the Town is requested to comment on proposed policy changes at a county, regional, State or Federal level, the Plan can provide important guidance to Town officials. To promote consistency across jurisdictional boundaries, the Town of Anson should encourage early dialogue between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

The elements of this Comprehensive Plan are also internally consistent. As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. Any future plan amendment should be evaluated for consistency with the overall comprehensive plan.

### **The Comprehensive Plan as an effective management and decision-making tool.**

The following plan monitoring process is recommended to encourage implementation of this Plan, track progress, and promote consistency in decision-making.

Each fall, the Plan Commission will perform an annual review of the plan that includes:

- an opportunity for public comment;
- track progress on actionable plan recommendations and identify any related resource needs;
- evaluate consistency of any recent trends or decisions with the plan's vision and goals and the future land use map;
- identify and make recommendations regarding any conflicts or emerging trends that may be inconsistent with the plan vision, goals, policies, and future land use map;
- determine if a plan amendment or update is needed; and,
- provide a brief report on progress, key findings, and any recommended actions to the Town Board for consideration.

## 11.3 Plan Monitoring and Evaluation

Any plan is subject to the passage of time possibly making its policies and recommendations obsolete. The Town is responsible for monitoring changing conditions and plan implementation to evaluate progress and whether a plan amendment or update is needed. The Plan Commission will conduct a Comprehensive Plan Annual Review as described in the text box to the right. The Plan Commission will report its findings of each annual review to the Town Board.

## 11.4 Plan Amendments and Updates

Evaluating the comprehensive plan is an ongoing process and will, at some time, lead to the realization that the plan requires updating and amendments. Plan amendments are typically minor changes or

additions to plan maps or text as deemed necessary and appropriate, often involving a limited geographic area or to address a single issue, policy, or program. Plan amendments can occur without needing to update all data, maps, service descriptions, etc., as long as the comprehensive plan remains internally consistent.

Plan updates are typically a more substantial re-write of the text involving major revisions to multiple plan elements, including updating of plan goals, data, tables, services, and maps. A plan amendment can be completed in a matter of months compared to a plan update that often requires a year or more. State Comprehensive Planning Law requires that a comprehensive plan be updated at least every ten years.

The time that elapses between the completion of the plan and the need to amend the plan depends greatly on evolving issues, trends, and land use conditions. Plan amendments are typically triggered by Town Board request, plan monitoring/evaluation by the Plan Commission, or a proposed land use change by a petitioner. Frequent plan amendments and updates should be avoided.

Statutorily, plan amendments and plan updates have the same minimum public participation and adoption requirements, though updates often involve greater opportunities of public input at the discretion of the community. To ensure residents are involved in plan amendments, the following process should be followed to allow public involvement and comment. The Town of Anson Plan Commission shall undertake a review of the plan and shall consider necessary amendment(s) to the plan resulting from property owner requests, changes to social and economic conditions, new opportunities, or unanticipated conflicts. Upon the Plan Commission review, recommended changes to the plan shall be forwarded to the Town Board. The Town of Lake Anson Town Board shall call a public hearing to give property owners time to review and comment on recommended plan changes. A public hearing shall be advertised in accordance with the Town's public meeting notice procedures. Based on public input, Plan Commission recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s).

### 11.5 Additional Implementation Recommendations

While this Implementation element supports the previous plan elements and does not have separate goals, objectives, or policies, the following are some general implementation recommendations for the Town that were identified during the planning process.

#### **Plan Monitoring and Evaluation:**

1. The Town will annually review the plan and track progress on action items contained within the plan.
2. The Town will actively work to update the Comprehensive Plan every ten years.
3. When taking action on behalf of the Town, its committees, commissions, and board members will actively reference the Town's Comprehensive Plan to ensure the action is in accordance with the Plan.

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

#### **Objectives**

## 11. IMPLEMENTATION

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

### **Policies**

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 a 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 as needed.

# APPENDICES



## Appendix A: Public Participation Plan

### TOWN OF ANSON CHIPPEWA COUNTY

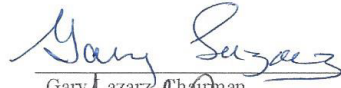
RESOLUTION 2024-03

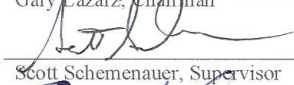
#### PUBLIC PARTICIPATION PROCEDURES FOR THE UPDATE OF THE TOWN OF ANSON COMPREHENSIVE PLAN

- WHEREAS,** the Town of Anson has decided to update its comprehensive plan under the authority and procedures of §62.23 (3), §60.23(33), and §66.1001, Wisconsin Statutes; and
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the Town Board of the Town of Anson has designated a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS,** the agreement between the Town of Anson and its hired plan update facilitator, West Central Wisconsin Regional Planning Commission, is consistent with and furthers the mechanisms identified within the *Public Participation Procedures for the Town of Anson Comprehensive Plan Update* to foster public participation, ensure wide distribution of draft plan materials, and provide opportunities for written comments on draft plan materials; and
- WHEREAS,** the Town of Anson believes that regular, meaningful public involvement in the plan development process is important to assure that the resulting plan meets the wishes and expectations of the public.

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

VOTED: For: 3 Opposed: 0 Absent: 0

  
Gary Lazarz, Chairman

  
Scott Schemenauer, Supervisor

  
Stacy Steinkamp, Supervisor

SIGNED and DATED this 11th day of July, 2024

**Affidavit of Posting** - I hereby certify that the forgoing Resolution was duly adopted by the Anson Town Board, Chippewa County, Wisconsin, at a legal meeting on the 11th day of July, 2024, and was posted at the Anson Town Hall and also on the Town's website [www.thetownofanson.com](http://www.thetownofanson.com) on the 11th day of July, 2024.

  
Jennifer Jensen, Clerk

## Public Participation Procedures for the Town of Anson Comprehensive Plan Update

### INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

The Town of Anson Town Board recognizes the need for an open and active public participation process to foster a strong community commitment to the development and implementation of a comprehensive plan to guide the community's future growth and development. To ensure that the public has an opportunity to be involved in every stage of the update of the Comprehensive Plan, the Town identifies the following actions to promote an active public involvement process that provides complete information, timely public notice, full public access to key decisions, and supports early and continuing involvement of the public in developing the plan.

### PUBLIC PARTICIPATION PROCEDURES

- The Town has a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- AS part of the plan update, the results of the 2023 Town of Anson community survey will be considered and discussed.
- The Town Board will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- The Public Hearing Draft Comprehensive Plan will be available at Town Hall and the Chippewa Falls Public Library during regular hours for the public to review and to submit written comments.
- A joint Plan Commission and Town Board Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The Town Board will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
  1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
  2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
  3. The Wisconsin Department of Administration on behalf of the Wisconsin Land Board
  5. The West Central Wisconsin Regional Planning Commission.
  6. The Chippewa Falls Public Library.
- The Town Plan Commission, with Town Board approval, may implement additional public participation activities as deemed appropriate, practicable, and needed.

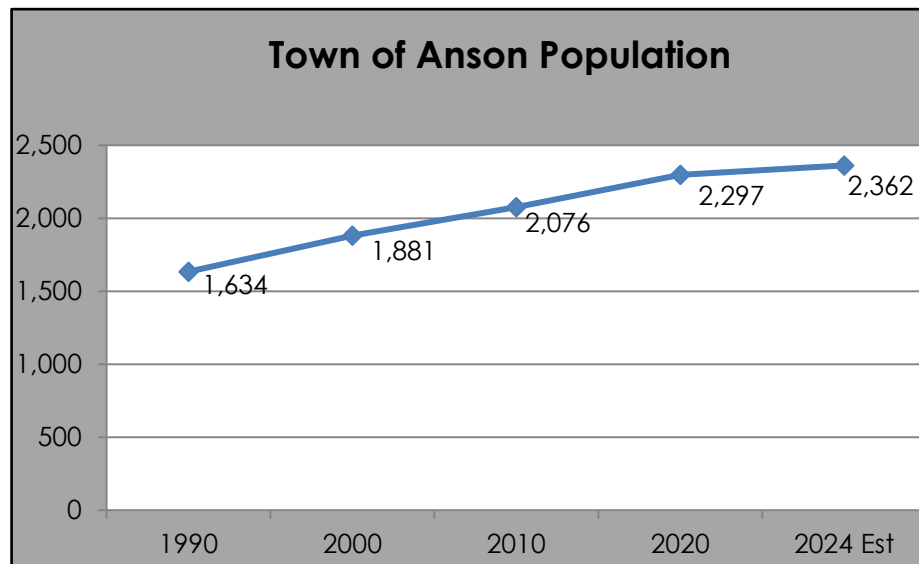
## Appendix B: Background Information and Data

This section highlights some of the key background information and data used by the Town of Anson Plan Commission during the update of the Town's comprehensive plan. Additional data, forecasts/projections, and related discussion can be found in the plan text.

### Population and Demographics

**2024 WDOA Official Population Estimate:** 2,362 residents

#### Town of Anson Population Change, 1990 – 2024



Source: U.S. Census Decennial 1990, 2000, 2010 & 2020; Wisconsin DOA Estimate for 2024

#### Population by Age, Town of Anson, 2010 & 2020

Age (years)	2000		2010		2020		% Change 2000-2020
	Number	% of Total	Number	% of Total	Number	% of Total	
Under 5	104	5.7%	96	4.6%	98	4.3%	-5.7%
5 to 19	370	20.2%	388	18.7%	387	16.8%	-4.6%
20 to 44	628	34.3%	546	26.3%	585	25.5%	6.8%
45 to 64	509	27.8%	756	36.4%	736	32.0%	44.6%
65+	222	12.0%	290	14.0%	491	21.4%	121.2%
Total	1,833		2,076		2,297		25.3%
Median Age	39.5 (Chipp Co – 37.6)		45.2 (Chipp Co – 40.1)		47.9 (Chipp Co – 41.7)		+8.4 (Chipp Co – +4.1)

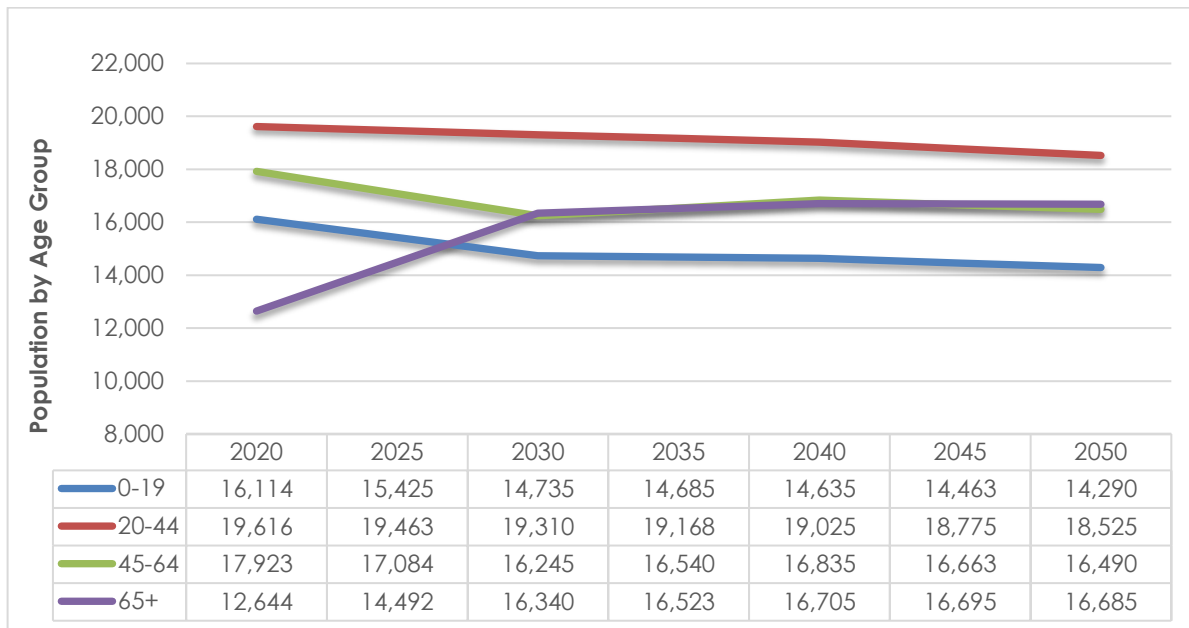
Source: U.S. Census Decennial 2000, 2010 & 2020

### Population & Projections for the Town of Anson, 2025-2050

	2020 Census	2025 Proj	2030 Proj	2035 Proj	2040 Proj	2045 Proj	2050 Proj	Total Change
<b>WisDOA Population Projections (2025-2050)</b>								
Total Population	2,297	2,345	2,392	2,441	2,489	2,501	2,512	
Population Change		48	47	49	48	12	11	215
% Population Change		2.1%	2.0%	2.0%	2.0%	0.5%	0.4%	9.4%

Source: Wisconsin Department of Administration, Final Municipal Population Projections, 2024

### WisDOA Population Projections, Chippewa County, 2020-2050



Source: Wisconsin Department of Administration, Final Population Projections, 2024

## Education, Income, and Employment

### Educational Attainment of Persons Age 25 & Older Town of Anson

Attainment Level	Number	Percent of Total
Less than 9 <sup>th</sup> Grade	11	0.6%
9 <sup>th</sup> Grade to 12 Grade, No Diploma	102	5.8%
High School Graduate (includes equivalency)	455	25.8%
Some College, No Degree	367	20.8%
Associate Degree	291	16.5%
Bachelor's Degree	332	18.9%
Graduate or Professional Degree	203	11.5%
<b>TOTAL PERSONS 25 AND OVER</b>	<b>1,761</b>	

Source: U.S. Census, 2018-2022 5-Year ACS



- Educational attainment of Anson residents has been improving with 93.6 percent of residents over 25 years of age in 2022 (ACS 5-year estimates<sup>11</sup>) having at least attained a high school diploma as compared to 90.4 percent in 2010.

### Median Household Income, 2010 - 2022

	2010	2022	% change 2010 to 2022
Town of Anson	\$61,847	\$82,647	33.6%
Chippewa County	\$48,672	\$75,128	54.4%
Wisconsin	\$51,598	\$70,996	37.6%

Source: U.S. Census 2006-2010 5-Year ACS, 2018-2022 5-Year ACS

- In 2022, Anson households with a householder age 65 and older had a median household income of \$59,917. In comparison, Town households consisting of families had a median of \$100,978.

	2010		2022	
	Unemployed	Unemployment Rate	Unemployed	Unemployment Rate
Town of Anson	100	7.7%	0	0.0%
Chippewa County	2,332	7.0%	1,027	3.0%
Wisconsin	204,600	6.7%	105,086	3.4%

### Unemployment Rate, 2010 & 2022

Source: U.S. Census 2006-2010 5-Year ACS, 2018-2022 5-Year ACS

### Means of Transportation to Work for Town of Anson Workers 16 Years & Over, 2022

Primary Means of Transportation	Percent of Workers
Car, Truck, or Van – Drove Alone	81.6%
Car, Truck, or Van - Carpooled	3.0%
Public Transportation (excluding taxi)	0.0%
Walked	2.5%
Bicycle	0.0%
Taxicab, motorcycle, or other	1.2%
Worked at home	11.7%

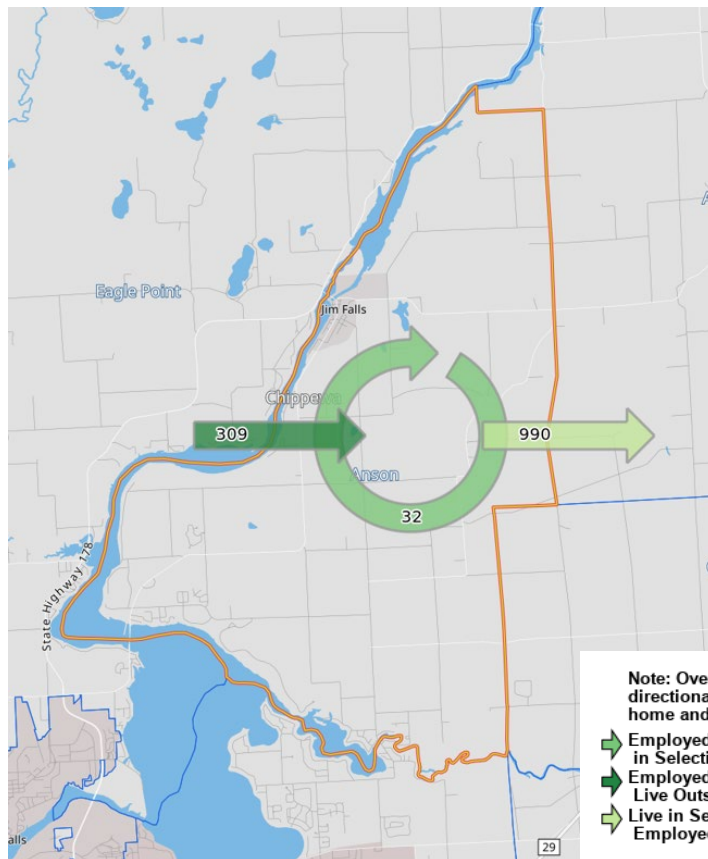
Source: U.S. Census 2018-2022 5-Year ACS

- Of employed residents in the Town of Anson, mean travel time to work was 23.2 minutes.

<sup>11</sup> Many of the 2022 economic estimates are based on American Community Survey 5-year estimates which can have fairly significant margins of error.

## Inflow / Outflow Analysis, Town of Anson Residents, 2021 (Primary Job)

Source: U.S. Census Bureau OnTheMap



### Inflow/Outflow Job Counts (Primary Jobs)

	2021	
	Count	Share
Employed in the Selection Area	341	100.0%
Employed in the Selection Area but Living Outside	309	90.6%
Employed and Living in the Selection Area	32	9.4%
Living in the Selection Area	1,022	100.0%
Living in the Selection Area but Employed Outside	990	96.9%
Living and Employed in the Selection Area	32	3.1%

### Job Counts by County Subdivisions Where Workers are Employed - Primary Jobs

	2021	
	Count	Share
All County Subdivisions	1,022	100.0%
Chippewa Falls city (Chippewa, WI)	255	25.0%
Eau Claire city (Eau Claire, WI)	212	20.7%
Bloomer city (Chippewa, WI)	36	3.5%
Lake Hallie village (Chippewa, WI)	35	3.4%
Anson town (Chippewa, WI)	32	3.1%
Menomonie city (Dunn, WI)	30	2.9%
Eagle Point town (Chippewa, WI)	22	2.2%
Union town (Eau Claire, WI)	20	2.0%
Altoona city (Eau Claire, WI)	19	1.9%
Washington town (Eau Claire, WI)	16	1.6%
La Crosse city (La Crosse, WI)	13	1.3%
Cornell city (Chippewa, WI)	11	1.1%

### Job Counts by County Subdivisions Where Workers Live - Primary Jobs

	2021	
	Count	Share
All County Subdivisions	341	100.0%
Chippewa Falls city (Chippewa, WI)	33	9.7%
Anson town (Chippewa, WI)	32	9.4%
Eagle Point town (Chippewa, WI)	30	8.8%
Lafayette town (Chippewa, WI)	29	8.5%
Eau Claire city (Eau Claire, WI)	18	5.3%
Lake Hallie village (Chippewa, WI)	15	4.4%
Arthur town (Chippewa, WI)	10	2.9%
Cornell city (Chippewa, WI)	9	2.6%
Blair city (Trempealeau, WI)	8	2.3%
Eau Claire city (Chippewa, WI)	8	2.3%
Bloomer city (Chippewa, WI)	7	2.1%
Sampson town (Chippewa, WI)	6	1.8%
Sigel town (Chippewa, WI)	5	1.5%

## Land Use

### Land Use Acreage and Assessed Value Per Acre, Town of Anson, 2013 and 2023

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
<b>2013</b>									
# Parcels	465	117	87	339	1,116	36	7	48	2,215
# Improved	-	-	-	-	921	28	2	47	998
Acres	11,379	1,964	1,156	3,495	1,391	221	12	119	19,737
Land Value per Acre	\$153	\$1,798	\$851	\$417	\$29,007	\$7,409	\$11,300	\$5,130	\$2,556
Improv. Value per Imp. Parcel	-	-	-	-	\$123,608	\$85,575	\$1,713,500	\$85,889	\$123,951
<b>2023</b>									
# Parcels	471	108	133	332	1,239	39	5	40	2,367
# Improved	-	-	-	-	1,082	29	2	40	1,153
Acres	9,827	2,138	1,829	3,723	1,854	213	12	96	19,692
Land Value per Acre	\$216	\$2,397	\$1,200	\$490	\$41,125	\$8,673	\$13,450	\$6,546	4,578
Improv. Value per Imp. Parcel	-	-	-	-	\$229,761	\$135,045	\$1,702,300	\$127,500	226,385
<b>Difference</b>									
# Parcels	6	-9	46	-7	123	3	-2	-8	152
# Improved	0	0	0	0	161	1	0	-7	155
Acres	-1,552	174	673	228	463	-8	0	-23	-45
Land Value per Acre	\$63	\$600	\$349	\$74	\$12,118	\$1,264	\$2,150	\$1,416	\$2,022
Improv. Value per Imp. Parcel	-	-	-	-	\$106,153	\$49,470	\$(11,200)	\$41,611	\$102,434

Source: Wisconsin Department of Revenue, Statement of Assessment (SOA), 2013; 2023.

#### Notes:

- The above values do not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.
- Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as "Agricultural." Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and "Ag Forest" is typically assessed at 50% of its full value. "Other" includes farm buildings and improvements, including the farm operator's residence. Sand mines and processing facilities will be classified as "Manufacturing" once your assessor receives the official DOR letter.



## Demographic and Income Profile

Anson town, WI  
Anson town, WI (5501702175)  
Geography: County Subdivision

Prepared by Esri

Summary	Census 2010		Census 2020		2023		2028	
Population	2,057		2,297		2,381		2,472	
Households	838		953		1,002		1,059	
Families	648		707		728		758	
Average Household Size	2.45		2.40		2.37		2.33	
Owner Occupied Housing Units	751		865		920		975	
Renter Occupied Housing Units	87		88		82		84	
Median Age	45.1		47.9		49.8		50.3	
Trends: 2023-2028 Annual Rate			Area		State		National	
Population	0.75%				0.11%		0.30%	
Households	1.11%				0.33%		0.49%	
Families	0.81%				0.25%		0.44%	
Owner HHs	1.17%				0.52%		0.66%	
Median Household Income	2.83%				2.54%		2.57%	
Households by Income					2023		2028	
					Percent		Percent	
			Number				Number	
<\$15,000			80		8.0%		79	
\$15,000 - \$24,999			37		3.7%		28	
\$25,000 - \$34,999			72		7.2%		65	
\$35,000 - \$49,999			111		11.1%		86	
\$50,000 - \$74,999			215		21.5%		204	
\$75,000 - \$99,999			159		15.9%		163	
\$100,000 - \$149,999			221		22.1%		278	
\$150,000 - \$199,999			52		5.2%		88	
\$200,000+			55		5.5%		68	
Median Household Income			\$72,680				\$83,574	
Average Household Income			\$93,078				\$107,149	
Per Capita Income			\$39,172				\$45,905	
			Census 2010		Census 2020		2023	
Population by Age			Number		Percent		Number	
0 - 4			93		4.5%		98	
5 - 9			118		5.7%		128	
10 - 14			136		6.6%		144	
15 - 19			136		6.6%		115	
20 - 24			91		4.4%		71	
25 - 34			180		8.8%		252	
35 - 44			271		13.2%		262	
45 - 54			401		19.5%		304	
55 - 64			328		15.9%		432	
65 - 74			184		8.9%		315	
75 - 84			100		4.9%		145	
85+			20		1.0%		31	
			Census 2010		Census 2020		2023	
Race and Ethnicity			Number		Percent		Number	
White Alone			2,007		97.6%		2,192	
Black Alone			10		0.5%		10	
American Indian Alone			6		0.3%		5	
Asian Alone			6		0.3%		8	
Pacific Islander Alone			0		0.0%		0	
Some Other Race Alone			5		0.2%		8	
Two or More Races			22		1.1%		74	
Hispanic Origin (Any Race)			11		0.5%		38	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 11, 2024



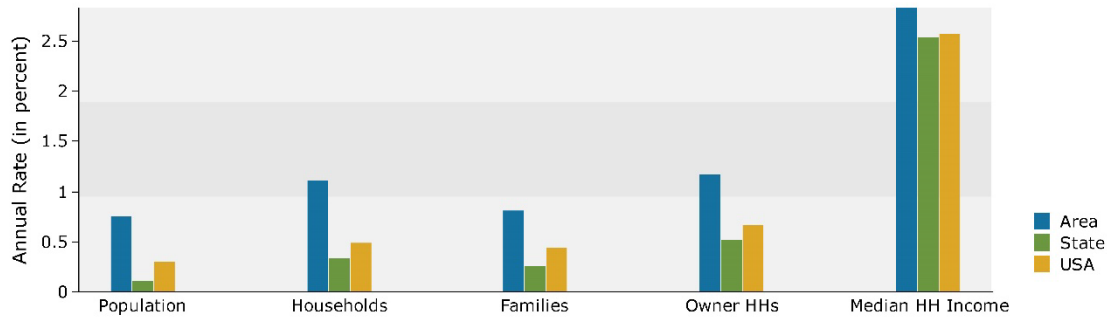


## Demographic and Income Profile

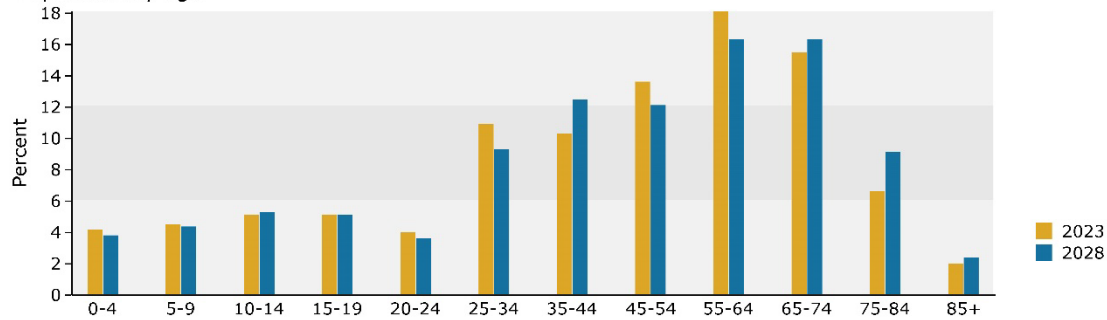
Anson town, WI  
Anson town, WI (5501702175)  
Geography: County Subdivision

Prepared by Esri

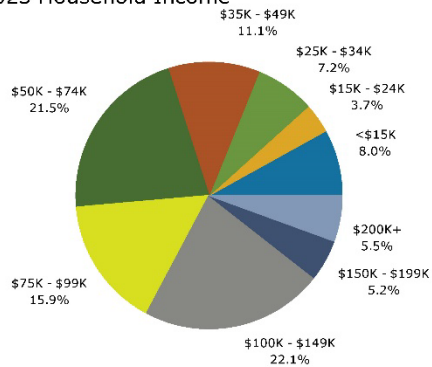
### Trends 2023-2028



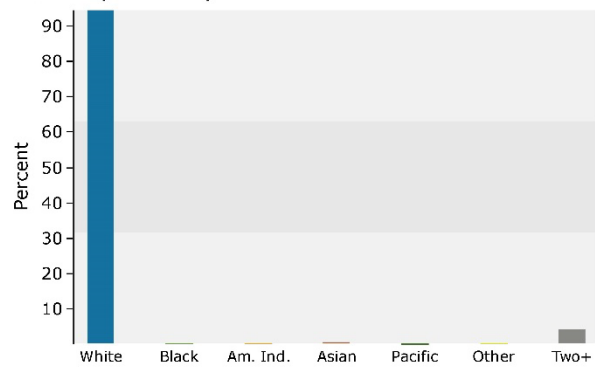
### Population by Age



### 2023 Household Income



### 2023 Population by Race



2023 Percent Hispanic Origin: 1.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 11, 2024

©2024 Esri

Page 2 of 2

## Appendix C: Housing Data

The following housing data is a supplement to the housing data provided and conditions described in the main plan document.

### Housing

#### Housing Occupancy and Tenure, Town of Anson, 2010 to 2020

Source: U.S. Decennial Census 2000, 2010, & 2020, 2018-2022 ACS 5-Year Estimates

	2010	% of Total	2020	% of Total	# Change '10--'20	% Change '10--'20
Total Housing Units	944		1,024		80	7.8%
Occupied Housing Units	841	89.1%	953	93.1%	112	11.8%
Owner-Occupied	751	79.6%	865	84.5%	114	13.2%
Renter-Occupied	90	9.5%	88	8.6%	-2	-2.3%
Vacant Housing Units	103	10.9%	71	6.9%	-32	-45.1%
Seasonal/Rec/ Occasional Use	56	5.9%	57	5.6%	1	1.8%
Average Household Size of owner-occupied unit	2.67		2.35		-0.32	
Average Household Size of renter-occupied unit	2.39		2.92		+0.53	

#### Units in Structure, Town of Anson, 2010 & 2022

	2010	% of Total	2022	% of Total
1-Unit Detached	943	92.8%	990	89.2%
1-Unit Attached	31	3.1%	95	8.6%
2 Units	5	0.5%	13	1.2%
3 or 4 units	0	0.0%	5	0.5%
5 to 9 units	9	0.9%	0	0.0%
10 or more Units	4	0.4%	0	0.0%
20 or More Units	0	0.0%	0	0.0%
Mobile Home	24	2.4%	7	0.6%
Boat, RV, Van, Etc.	0	0.0%	0	0.0%
TOTAL	1,016		1,110	

Source: U.S. Census, 2006-2010 5-Year ACS, 2018-2022 5-Year ACS – Based on sample data; ACS annual data depending on timeline included.

**1-Unit Attached** are housing units separated by a full floor-to-ceiling wall with separate utility meters (e.g., townhouses, duplexes).

**2 Units** are structures that have living units on separate floors (e.g., a home with a rental unit on the 2<sup>nd</sup> floor).

**Units by Year Structure Built, Town of Anson, 2022**

	Estimate	% of Total
Built 2020 or later	0	0.0%
Built 2010 to 2019	107	9.6%
Built 2000 to 2009	254	22.9%
Built 1990 to 1999	251	22.6%
Built 1980 to 1989	71	6.4%
Built 1970 to 1979	134	12.1%
Built 1960 to 1969	16	1.4%
Built 1950 to 1959	21	1.9%
Built 1940 to 1949	34	3.1%
Built 1939 or earlier	222	20.0%
<b>TOTAL</b>	<b>1,110</b>	

Source: U.S. Census 2018-2022 5-Year ACS

**Housing Value of Owner-Occupied Units, 2022**

Less than \$50,000	\$50,000-\$99,999	\$100,000 - \$299,999	\$300,000 - \$499,999	\$500,000 - \$749,999	\$750,000 or more	Town Median Value	Chippewa County Median Value	State Median Value
0	7	345	167	30	19	\$260,500	\$246,600	\$263,900

Source: U.S. Census 2018-2022 5-Year ACS

**Owner-Occupied (w/mortgage) Housing Costs as a Percentage of Household Income, 2022**

Less than 20%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town (with mortgages) % not affordable	Chippewa County (with mortgages) % not affordable
298	62	64	45	99	25.4%	20.9%

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

Source: U.S. Census 2018-2022 5-Year ACS

**Contract Rent (Renter Occupied Units), 2022**

Less than \$500	\$500 - \$999	\$1,000 - \$1,499	\$1,500 or more	No Cash Rent	Median Contract Rent
48	54	0	7	15	\$830

Source: U.S. Census 2018-2022 5-Year ACS

**Gross Rent as a Percentage of Household Income, 2022**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	Chippewa County % not affordable
10	11	5	0	12	71	76.1%	26.4%

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

Source: U.S. Census 2018-2022 5-Year ACS



## Housing Profile

Anson town, WI  
Anson town, WI (5501702175)  
Geography: County Subdivision

Prepared by Esri

Population		Households	
2020 Total Population	2,297	2023 Median Household Income	\$72,680
2023 Total Population	2,381	2028 Median Household Income	\$83,574
2028 Total Population	2,472	2023-2028 Annual Rate	2.83%
2023-2028 Annual Rate	0.75%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,024	100.0%	1,071	100.0%	1,114	100.0%
Occupied	953	93.1%	1,002	93.6%	1,059	95.1%
Owner	865	84.5%	920	85.9%	975	87.5%
Renter	88	8.6%	82	7.7%	84	7.5%
Vacant	71	6.9%	69	6.4%	55	4.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	920	100.0%	975	100.0%
<\$50,000	18	2.0%	3	0.3%
\$50,000-\$99,999	9	1.0%	3	0.3%
\$100,000-\$149,999	77	8.4%	31	3.2%
\$150,000-\$199,999	127	13.8%	65	6.7%
\$200,000-\$249,999	89	9.7%	67	6.9%
\$250,000-\$299,999	135	14.7%	151	15.5%
\$300,000-\$399,999	271	29.5%	343	35.2%
\$400,000-\$499,999	42	4.6%	62	6.4%
\$500,000-\$749,999	137	14.9%	228	23.4%
\$750,000-\$999,999	13	1.4%	20	2.1%
\$1,000,000-\$1,499,999	2	0.2%	2	0.2%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$301,845		\$348,834	
Average Value	\$329,755		\$392,410	

Census 2020 Housing Units	Number	Percent
Total	1,024	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	1,024	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	865	100.0%
Owned with a Mortgage/Loan	536	62.0%
Owned Free and Clear	329	38.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

June 13, 2024





## Housing Profile

Anson town, WI  
Anson town, WI (5501702175)  
Geography: County Subdivision

Prepared by Esri

Census 2020 Vacant Housing Units by Status			
	Number	Percent	
Total	71	100.0%	
For Rent	3	4.2%	
Rented- Not Occupied	0	0.0%	
For Sale Only	1	1.4%	
Sold - Not Occupied	3	4.2%	
Seasonal/Recreational/Occasional Use	57	80.3%	
For Migrant Workers	0	0.0%	
Other Vacant	7	9.9%	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Number	Occupied Units % of Occupied
Total	953	865	90.8%
15-24	14	8	57.1%
25-34	104	89	85.6%
35-44	125	102	81.6%
45-54	165	151	91.5%
55-59	121	112	92.6%
60-64	128	122	95.3%
65-74	181	171	94.5%
75-84	93	90	96.8%
85+	22	20	90.9%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Number	Occupied Units % of Occupied
Total	953	865	90.8%
White Alone	923	838	90.8%
Black/African American Alone	2	2	100.0%
American Indian/Alaska Native	0	0	0.0%
Asian Alone	1	1	100.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	1	1	100.0%
Two or More Races	26	23	88.5%
Hispanic Origin	6	5	83.3%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Number	Occupied Units % of Occupied
Total	953	865	90.8%
1-Person	197	162	82.2%
2-Person	450	431	95.8%
3-Person	120	108	90.0%
4-Person	110	98	89.1%
5-Person	58	51	87.9%
6-Person	13	11	84.6%
7+ Person	5	4	80.0%

2023 Housing Affordability			
Housing Affordability Index	94		
Percent of Income for Mortgage	24.9%		

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

June 13, 2024

## Appendix D: Economic Data

The following economic profile is a supplement to the economic conditions described in the main plan document.

### **Civilian Labor Force and Employment**

It is estimated that the number of Town of Anson residents in the labor force increased while unemployment decreased from 2010 to 2022. Employment data, especially in rural areas where agriculture, forestry, and extractive industries are a major part of the economy, can have significant seasonal and market-related employment fluctuation.

#### **Unemployment Rate, 2010 & 2022**

	2010		2022	
	Unemployed	Unemployment Rate	Unemployed	Unemployment Rate
Town of Anson	100	7.7%	0	0.0%
Chippewa County	2,332	7.0%	1,027	3.0%
Wisconsin	204,600	6.7%	105,086	3.4%

Source: U.S. Census 2006-2010 5-Year ACS, 2018-2022 5-Year ACS

The Wisconsin Department of Workforce Development (WI DWD) calculated the 2021 unemployment rate for Chippewa County as 4%, with 1,338 people unemployed in the County. It calculated the unemployment rate for Wisconsin as 3.8%, with 118,698 people unemployed. WI DWD does not provide this data at the Town level.

### **Educational Attainment**

The table below displays the education attainment level of residents in the Town of Anson that were age 25 and older in 2022. The educational attainment level of persons within a community is often an indicator of the overall income, job availability, and well-being of the community. Lower educational attainment levels can also be a hindrance to attracting certain types of businesses, typically those that require high technical skills and upper management types of positions.

#### **Educational Attainment of Persons Age 25 & Older Town of Anson, 2022**

Attainment Level	Number	Percent of Total
Less than 9 <sup>th</sup> Grade	11	0.6%
9 <sup>th</sup> Grade to 12 Grade, No Diploma	102	5.8%
High School Graduate (includes equivalency)	455	25.8%
Some College, No Degree	367	20.8%
Associate Degree	291	16.5%
Bachelor's Degree	332	18.9%
Graduate or Professional Degree	203	11.5%
<b>TOTAL PERSONS 25 AND OVER</b>	<b>1,761</b>	

Source: U.S. Census, 2018-2022 5-Year ACS

Based on American Community Survey data, educational attainment of Town residents has been improving with 93.6 percent of residents over 25 years of age in 2022 (ACS 5-year estimates<sup>12</sup>) having at least attained a high school diploma as compared to 90.4% in 2010.

### **Income**

Per the Census ACS 5-year estimate data, the median household income in the Town of Anson was \$61,847 in 2010, increasing to \$82,647 in 2022. Chippewa County median household income increased from \$48,672 in 2010 to \$75,128 in 2022. For additional comparison, see the income discussion in Appendix B.

In 2022, 3.4 percent of persons and zero percent of families in the Town of Anson were below the poverty level at some time in the previous 12 months. This is compared to 9.6 percent and 6.8 percent, respectively, for Chippewa County as a whole.

#### **Use Caution When Using Economic Data**

The data in this element should be used for general planning purposes and consideration of trends, but must be used cautiously and with a critical eye. Critical decisions may require additional data collection.

The data found here is taken from different sources and, sometimes, for different geographic areas. Some data sources use different definitions which may differ from each other (as well as your own definition). Further, when dealing with small samples or a single community, a single oversight during data collection (e.g., missing one business) or a change after the data is collected can make large differences. And in some cases, data may be withheld due to confidentiality.

### **Employment by Industrial Sector**

The majority of employed Village residents (74.4%) work outside the Town of Anson for their primary job per 2018-2022 5-Year Estimates from the Census longitudinal survey. The employment by industry within an area illustrates the structure of the economy. Historically, the State of Wisconsin has had a high concentration of employment in manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population.

The table on the following page shows the number of employed residents by industry group in the Town of Anson. Over half of working Town residents were employed in manufacturing, education, health care, or related social services, and retail trade.

Data is also provided for employment by industry from a different source for 2010 and 2022. The table reflects the economic changes in the past 10 years.

---

<sup>12</sup> Many of the 2021 economic estimates are based on American Community Survey 5-year estimates which can have fairly significant margins of error.

**Employment by Industry, Town of Anson, 2022**

Industry	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	33	2.4%
Construction	88	6.3%
Manufacturing	253	18.0%
Wholesale trade	18	1.3%
Retail trade	190	13.5%
Transportation and warehousing, and utilities	140	10.0%
Information	20	1.4%
Finance and insurance, and real estate and rental and leasing	81	5.8%
Professional, scientific, and management, and administrative and waste management services	94	6.7%
Educational services, and health care and social assistance	358	25.5%
Arts, entertainment, and recreation, and accommodation and food services	20	1.4%
Other services, except public administration	71	5.1%
Public administration	38	2.7%
TOTAL CIVILIANS EMPLOYED, 16+ YEARS	1,404	

Source: U.S. Census, 2018-2022 5-Year ACS

An important feature of determining the economic health and future of Counties and their communities is to determine the amounts and types of jobs currently available as well as making predictions for the future. The Wisconsin Department of Workforce Development (WDWD), Office of Economic Advisors produced employment projections in for West Central Wisconsin, which includes Barron, Clark, Chippewa, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties.

**Employment by Industry Projections, West Central Wisconsin, 2018 and 2028**

Industry Title	2018 Employment*	2028 Projected Employment	Change (2018-2028)	
			Employment	Percent
<b>Total All Industries</b>	<b>222,885</b>	<b>235,000</b>		<b>5.48%</b>
<i>Goods-Producing</i>				
Natural Resources and Mining	4,738	4,937	199	4.20%
Construction	8,499	9,935	1,436	16.90%
Manufacturing	36,716	37,701	985	2.68%
<i>Services-Providing</i>				



Trade, Transportation, and Utilities	40,223	42,442	2,219	5.52%
Information	1,607	1,558	-49	-3.05%
Financial Activities	7,112	7,360	248	3.49%
Professional and Business Services	15,662	16,725	1,063	6.79%
Education and Health Services	50,932	55,056	4,124	8.10%
Leisure and Hospitality	21,133	22,930	1,797	8.50%
Other Services (except Government)	8,380	8,629	249	2.97%
Government	11,723	11,733	10	0.09%
Self Employed and Unpaid Family Workers, All Jobs	16,160	16,094	-66	-0.41%

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2018

WDWD notes that employment is a count of jobs rather than people and includes all part- and full-time nonfarm jobs. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add-up due to rounding and some data for certain industries may be suppressed due to confidentiality. Government employment includes tribal-owned operations, which are part of Local Government employment. Information is derived using a variety of Federal data sources. It is important to note that unanticipated events may affect the accuracy of the projections.

## Appendix E: Plans and Programs

The plans and programs within this appendix were also considered when identifying the policies and strategies within this plan update. This appendix may also be helpful as Anson implements the recommendations within this comprehensive plan and continues to plan for its future. This summary is not comprehensive or exhaustive. Instead, the Town is encouraged to reach out to the State, regional, county, and other partners identified in Appendix A to explore how such plans and programs may support the Town in its efforts to achieve the goals and objectives within this plan.

### HOUSING PLANS & PROGRAMS

While comprehensive plans must describe those programs which are available to provide an adequate housing supply that meets existing and projected demand, it is not assumed that the Town is responsible for managing and providing these programs. In fact, there are a wide variety of available programs for residents at a variety of geographic and jurisdictional levels, with the most commonly used and available programs summarized here.

#### Federal Housing Programs

##### Department of Housing and Urban Development (HUD)

HUD is the federal agency with primary responsibility for housing programs and community development. HUD is the main repository of resources for housing programs in Wisconsin. HUD provides funding for state developed programs through HOME and other initiatives. It also funds the Continuum of Care Program, and provides Section 8 vouchers, which assist low-income families in finding affordable housing. The Wisconsin HUD office is located in Milwaukee and can be contacted at (414) 297-3214.

##### Home Investment Partnership Program (HOME)

HOME is a federal housing program to support the provision of low-cost housing. A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements and rental housing development.

The HOME Rental Housing Development (RHD) program is administered by the Wisconsin Department of Administration (DOA) through its Division of Energy, Housing and Community Resources (DEHCR). These programs provide funds to eligible housing organizations for development of affordable rental housing.

The HOME Owner-Occupied Housing Loan program is administered by the DEHCR through the Homebuyer and Rehabilitation Program (HHR).

#### State Housing Programs

##### Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the DEHCR, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-income (LMI) households. The CDBG program is a federally funded program through HUD. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. For more information on these programs, visit DEHCR's Community Development Programs webpage.

##### Historic Home Owner's Tax Credits

A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic, non-income-producing personal residences, and who apply for and receive project approval before beginning physical work on their projects. This program is administered by the Wisconsin Historical Society's State Historic Preservation Office.

## Homeless Programs

The DEHCR administers programs specifically designed to help homeless people:

**State Shelter Subsidy Grant (SSSG) Program:** provides up to one-half of an emergency homeless shelter's program operating budget. Eligible applicants are a county or municipal governing body or agency, an Indian Tribal government, a community action agency, or other private not-for-profit or non-profit organization.

**Housing Opportunities for Persons With Aids (HOPWA):** This federal program is designed to provide eligible applicants with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases. Funds are distributed through a competitive process.

**HUD Emergency Shelter Grant (ESG) Program:** Funds may be used for outreach to unsheltered individuals and families; emergency shelter, including shelter operations and renovations; homelessness prevention, including rental assistance; rapid re-housing, including rental assistance, rental arrears, application fees, security deposits, and utility payments; and database costs. In addition, up to 7.5% of grants may be used for program administration.

**Interest Bearing Real Estate Trust Account Program (IBRETA):** Real estate brokers establish interest bearing real estate trust accounts for the deposit of all down payments, earnest money deposits and other trust funds received by the broker and related to the conveyance of real estate. Interest is remitted to the WDOA. Proceeds augment existing homeless programs.

## Home Safety Act

A Wisconsin law requires the state's Uniform Dwelling Code (UDC) be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one- and two-family dwellings built since June 1, 1980. The Home Safety Act (2003 WI Act 90) signed into law by Governor Doyle on December 3, 2003 includes important changes to the enabling statutes for the UDC. The changes were effective as of December 18, 2003.

## Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and non-profit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts, and related housing initiatives. The HCRI is administered by the Wisconsin Division of Energy, Housing and Community Resources.

## Property Tax Deferred Loan Program (PTDL)

This state program provides loans to low- and moderate-income elderly homeowners to help pay local property taxes so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

## Wisconsin Department of Administration, Division of Energy, Housing and Community Resources

The Division of Energy, Housing and Community Resources provides housing policy and assistance programs to households. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The Division channels federal housing funds to local authorities and organizations and administers federal funds for the homeless.

## Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business and agribusiness.

## Wisconsin Weatherization Assistance Programs

The Department of Administration-Division of Energy, Housing and Community Resources provides weatherization assistance for units occupied by low-income persons. This service is provided through the three community action programs operating in the region. It is also notable that many residential properties which are being sold for conversion to rental units also have to meet state-minimum energy conservation standards at the time of ownership transfer.

## Wisconsin Energy Assistance Program

The Wisconsin Energy Assistance Program, administered by Division of Energy, Housing and Community Resources for Chippewa County, assists low-income households with purchasing furnaces when the family's existing furnace is a health hazard or beyond repair. The Division should be contacted for more information.

## **Regional Housing Programs**

### Regional Community Development Block Grant (CDBG) Housing Program

The Regional Community Development Block Grant (CDBG) Housing Program for West Central Wisconsin (inclusive of Polk County) is administered by the Chippewa County Housing Authority. The funds are used to assist Low-to-Moderate Income (LMI) homeowners in bringing their homes up to safe and sanitary conditions through the provision of no-interest, deferred payment loans. A separate program component provides homebuyers with no-interest, deferred payment loans for closing costs and downpayments. Repayment is made at the point that the homeowner no longer occupies the property. Grant funding can also be used for housing acquisition, reconstruction and demolition. Although not currently used in this way, other eligible uses include small neighborhood public facility projects, assistance to developers creating low- and moderate-income rental units, and conversion of buildings into LMI housing. The program is a revolving loan fund with repaid loans being relent to eligible LMI households. New funds for the program are secured through a competitive application process with the Wisconsin Department of Administration (WDOA). Visit [www.chippewacountywi.gov/community/housing-authority/home-repair](http://www.chippewacountywi.gov/community/housing-authority/home-repair) for more information.

### Habitat for Humanity

The goal of this program is to eliminate inadequate housing and poverty housing throughout the world. Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers, identifying project sites, and constructing owner-occupied housing for the benefit of participating low-income families. Visit [habitat.org](http://habitat.org).

### West Central Wisconsin Regional Planning Commission (WCWRPC)

The Regional Planning Commission offers technical housing assistance with respect to housing related grants and funding and grant writing. WCWRPC should be contacted for further information. Visit its website at [wcwrpc.org](http://wcwrpc.org).

### Wisconsin Fresh Start Program

The Fresh Start Grants are awarded on a competitive basis to agencies that would like to establish programs based on the Operation Fresh Start, Inc. service model. The purpose of the program is to provide at-risk young people with education, employment skills, and career direction leading to economic self-sufficiency. This is accomplished through opportunities for meaningful service in the young people's communities by helping to meet the housing needs of low-income individuals and families. The program is designed to provide on-site housing construction and rehabilitation work experience, off-site academic classes, and supportive services for young people, primarily for ages 16-24.

## **County and Local Housing Programs**

### Chippewa County Housing Authority

The Chippewa County Housing Authority is a public housing authority that provides housing resources and services for low and moderate income (LMI) households on a countywide basis.



## TRANSPORTATION PLANS & PROGRAMS

### State Plans

#### Wisconsin Statewide Long-Range Multimodal Transportation Plan (Connect 2050)

The Wisconsin Department of Transportation has a statewide long-range transportation plan through the year 2050, called Connect 2050. The plan addresses all forms of transportation—highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. The overall goal of the planning process is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. The plan is available through the Wisconsin Department of Transportation's website.

#### Access Management

WisDOT employs three types of access control authorized by state statutes. A short summary of the state statutes follows, but it should be noted that the actual content of the statutes is significantly more detailed, and many special conditions and provisions are not included in this text. The type of access control that is imposed on various highway road segments influences how that segment is managed.

- Wis. Stats. 84.09 (purchase access control) – WisDOT acquires land by gift, devise, purchase or condemnation to establish, extend, or improve transportation facilities.
- Wis. Stats. 84.25 (administrative access control) – WisDOT designates some rural portions of the state trunk highway system as controlled-access highways where studies show that the potential exists for traffic volumes to exceed 2,000 vehicles per 24-hour day.
- Wis. Stats. 84.295 (freeway and expressway access control) – WisDOT designates highways with greater than 4,000 vehicles per day as freeways or expressways when it is determined that the volume and character of traffic warrants the construction or acquisition of right-of-way to accommodate a four-lane highway.

#### Wisconsin Rail Plan 2050 and Midwest Regional Rail Initiative

Nine Midwestern states, including Wisconsin, worked together on plans for linking the Midwest into a national passenger rail network, adopting a plan in 2000. Funding was acquired for the implementation of the leg between Milwaukee and Madison, and for the next phase of study, corridor selection, between Milwaukee and Minneapolis. In 2010, Wisconsin abandoned the project, returning the implementation funds to the Federal Rail Administration (FRA) and discontinuing participation in the corridor selection study. MnDOT continued the corridor study without Wisconsin's cooperation, eventually recommending a route through La Crosse over routes through Eau Claire that would have more closely served the Town of Anson. While environmental study continues on the La Crosse route, the Eau Claire corridor is still shown in local, regional, and state (Minnesota and Wisconsin) transportation plans.

#### Wisconsin Bicycle Transportation Plan – 2020

This is the state's major plan for developing and integrating bicycles into the transportation system. It was adopted by WisDOT in 1998 and looked at creating a system of bikeways using suitable routes along County and state highways. An update to the Bicycle Transportation Plan is currently underway within the Active Transportation Plan 2050.

#### State Recreational Trails Network Plan

This plan was adopted in 2001 and updated in 2003 by WDNR as an amendment to the Wisconsin State Trail Strategic Plan to identify a network of trail corridors throughout the state consisting of more than 4,000 miles of trails known as the Trail Interstate System. An update to the Trails Network Plan is currently underway.

#### Wisconsin Pedestrian Policy Plan 2020

The Wisconsin Department of Transportation (WisDOT) developed the Wisconsin Pedestrian Policy Plan 2020 to provide a long-range vision addressing Wisconsin pedestrian needs. The Pedestrian Plan provides a basic description of existing and emerging pedestrian needs over the next 20 years, with a set of

recommendations to meet those needs. WisDOT's efforts ensure that this plan complements both existing and future long-range transportation plans. An update to the Bicycle Transportation Plan is currently underway within the Active Transportation Plan 2050.

### **Regional and Local Plans**

Chippewa County and the Town of Anson consider applicable State, regional, and local transportation plans in the development of their own respective transportation plans. Both entities submit Local Road Improvement Program (LRIP) plans to WisDOT in order to receive LRIP funding. The Town of Anson manages its local transportation improvements through its annual roads evaluation and planning.

### **State Programs**

#### Adopt-A-Highway Program

The Adopt-A-Highway Program is administered by the Wisconsin Department of Transportation (WDOT). The program was initiated to allow groups to volunteer and support the state's antilitter program in a more direct way. Each qualified group takes responsibility for litter control on a segment of state highway. The group picks up litter on a segment at least three times per year between April 1 and November 1. Groups do not work in dangerous areas like medians, bridges, or steep slopes. In addition, a sign announcing a group's litter control sponsorship can be installed. The state Adopt-A-Highway coordinator should be contacted for further information. Applications and forms are available through the WDOT website.

#### Wisconsin Information System for Local Roads (WISLR)

WISLR is an internet-accessible system that helps local governments and the Wisconsin Department of Transportation (WisDOT) manage local road data to improve decision-making, and to meet state statute requirements. With Geographic Information System technology, WISLR combines local road data with interactive mapping functionality. WISLR provides a system for local governments to report local road information (such as width, surface type, surface year, shoulder, curb, road category, functional classification, and pavement condition ratings) to WisDOT. Local governments can use WISLR to organize, analyze, update, and edit their data.

#### Transportation Economic Assistance (TEA) Program

The Transportation Economic Assistance program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must be scheduled to begin within three years, have the local government's endorsement, and benefit the public. For more information about this program, contact: Wisconsin Department of Transportation, Division of Transportation Investment Management, phone (608) 266-3488.

#### Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources does provide funding to local governments for trails, paths, routes, and other infrastructure for alternative modes of transportation, such as biking, walking/hiking, boating, and ATVs. Though these programs often have a recreational focus, such facilities can many times be an important component of a community's transportation strategy.

#### Division of Energy, Housing, and Community Resources (DEHCR)

DEHCR is a division within the Wisconsin Department of Administration. It administers many of the federal HUD Community Development Block Grant programs at the state level. This funding includes the CDBG-Public Facilities program for infrastructure and building projects which may include streets and specialized transportation projects.

## Wisconsin Department of Transportation

Transportation programming efforts in Wisconsin are largely coordinated or funded through the Wisconsin Department of Transportation (WisDOT), including the distribution of federal transportation assistance dollars. Many of these key assistance programs for county and local governments are listed below.



- **General Transportation Aids (GTA)** return about 30% of all state-collected transportation revenues to local governments for road construction, maintenance, and other related costs
- **Local Roads (LRIP) and Local Bridge Improvement Programs** assist local governments in improving seriously deteriorating roads and bridges.
- **Surface Transportation Program (STP)** uses allocated federal funds for the improvement of federal-aid-eligible local (STP-L), rural (STP-R), and urban (STP-U) roads and streets.
- **Connecting Highway Aids** are available to municipalities for roadways connecting to the State Trunk Highway system, in particular if increased traffic is experienced.
- **Rural (RTAP) and State Urban Mass Transit Assistance** allocate federal funds to support capital, operating, and training expenses for public transportation services.
- **County Elderly and Disabled Transportation Assistance** funds provide counties with financial assistance to provide transportation services to the elderly and persons with disabilities. Capital funds through the **Section 5310 Program** are also available for non-profits and local governments. A related WisDOT-administered program is **New Freedom**, which provides Federal Transit Administration funds to private and public entities for programs which assist individuals with disabilities to overcome transportation-related barriers so they may get to work.
- **Wisconsin Employment Transportation Assistance Program (WETAP)** provides start-up and development grant funding for projects which connect low-income workers with jobs through enhanced local transportation services. WETAP includes federal **Job Access and Reverse Commute (JARC)** Program funding and related requirements.
- **Transportation Alternatives Program (TAP)** funds projects that increase multi-modal transportation alternatives (e.g., bicycling, pedestrian), landscaping/streetscaping, and the preservation of historic transportation structures.
- **Safe Routes to School Program** is a federal program administered by WisDOT aimed at helping communities to make it safer for children to walk and bike to and from school and to encourage them to do so. In addition to planning grants, implementation of education, enforcement, engineering, and evaluation programs and projects are also eligible under the program.
- **Airport Improvement Program** combines a variety of resources to fund improvements for the state's public-use airports which are primarily municipally owned. Additional program and regulatory support is also available through the Federal Aviation Administration.
- **Freight Rail Programs** for the preservation of existing rail service through rail acquisition and rehabilitation, and for the improvement of rail infrastructure.

Each year, WisDOT updates a four-year **Statewide Transportation Improvement Program** of all highway and transit projects that propose to use federal funds. WisDOT also has a variety of specialty assistance programs, such as Flood Damage Aids, Rustic Roads, County Forest Road Aids, and the Adopt-A-Highway Program. Data for local roads is managed by WisDOT through the Internet-accessible **Wisconsin Information System for Local Roads (WISLR)**.

## Regional and Local Programs

### Chippewa County Highway Departments

The County Highway Department has responsibilities regarding the maintenance and repair of county highways.

### West Central Wisconsin Regional Planning Commission (WCWPRC)

The West Central Wisconsin Regional Planning Commission offers highway, rail and airport planning services as well as access control planning, pavement management plans, thoroughfare plans, traffic and parking studies, and pedestrian/bicycle trail planning guidance. Contact WCWPRC for further information.

### Chippewa County Aging & Disability Resource Center

The Chippewa County ADRC provides transportation resources for residents that meet certain qualifications. Rides for medical appointments are available. Rides for shopping, business, or social needs may be available, but are based on funding availability. Contact the ADRC for additional information and eligibility requirements.

## UTILITIES AND COMMUNITY FACILITIES PLANS & PROGRAMS

### Assistance to Firefighting Grant Program

This program is administered by the Federal Emergency Management Agency (FEMA). The program assists rural, urban, and suburban fire departments to increase the effectiveness of firefighting operations, expand firefighting health and safety programs, purchase new equipment, and invest in EMS programs. For information regarding the grant contact FEMA Grant Program staff at 1-866-274-0960. For the most current information regarding grant awards and any other USFA projects, visit [fema.gov/](https://www.fema.gov/).

### Aids for the Acquisition and Development of Local Parks (Knowles-Nelson Stewardship Fund)

Funds are available to assist local communities acquire and develop public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. The program is offered by the WDNR, Bureau of Community Financial Assistance. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists.

### Chippewa County Outdoor Recreation Plan

The Chippewa County Comprehensive Outdoor Recreation Plan 2024-2029 was adopted by the County in December 2023; the Town of Anson Outdoor Recreation Plan was incorporated into the County's Plan. This plan enables the County and Town to pursue WDNR Knowles-Nelson Stewardship Grant funding for recreational improvements and the acquisition of conservation lands.

### Brownfields Initiative

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. The Wisconsin Economic Development Corporation should be contacted for further information.

### Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally-recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available



for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR.

## WEDC Brownfield Grants Program and Idle Sites Redevelopment Program

The Brownfield Grant and Brownfield Site Assessment Grant are designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or one that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.

The Idle Sites Redevelopment program is in place for redevelopment plans of large idle, abandoned, or underutilized sites. These sites will need to have been in this condition for at least 5 years. Eligible activities include rehabilitation, demolition, remediation, or infrastructure improvements. The Wisconsin Economic Development Corporation should be contacted for further information on these programs.

## Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed, smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$1,000,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Division of Energy, Housing and Community Resources.

## Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Division of Energy, Housing and Community Resources should be contacted for further information.

## Household and Agricultural Hazardous Waste Collection Grant (Clean Sweep)

Funds are available to municipalities to create and operate local "clean sweep" programs for the collection and disposal of hazardous waste. Any type of program for the collection and disposal of hazardous wastes, including permanent collection programs, is eligible. The program is offered from the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Chippewa County, which currently coordinates county-wide clean sweep events, can also be contacted for further information.

## Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. Town governments in Wisconsin have a more limited authority to establish certain types of TIF districts compared to cities and villages. The Town of Anson has not utilized TIF to date.

## AGRICULTURAL AND NATURAL RESOURCES PLANS & PROGRAMS

There are many agricultural, forestry, and natural resource conservation programs which area residents and communities can access, and a variety of related programs. The following is a description of some of the natural and cultural resources programs that may be of particular interest to the Town and its residents, though this list is far from comprehensive. The County Land Conservation Department, the County UW-Extension Office, Wisconsin Department of Natural Resources, and the local NRCS and Farm Services Agency are excellent resources for additional information.

## Agricultural & Forestry Programs

### U.S. Department of Agriculture (USDA)

The USDA's Farm Service Agency (FSA) is tasked with implementing Federal farm conservation programs to improve the economic stability of the agricultural industry, maintain a steady price range of agricultural commodities, and help farmers adjust to changes in demand. These goals are achieved through a range of farm commodity, credit, conservation, loan, and disaster programs, including Federal Crop Insurance. Also part of the USDA is the Natural Resources Conservation Services (NRCS), which was formerly known as the Soil Conservation Service. The NRCS provides data, maps, technical expertise, and training in soils, conservation techniques, ecological sciences, and other such activities. The USDA has service centers located in each county in the region, which include the FSA and NRCS offices. Local USDA staff typically work very closely with local UW-Extension Agriculture Agents and county conservation staff to assist farmers and municipalities in their respective counties.

### Wisconsin Farmland Preservation Program Wis. Stats. §91

The Wisconsin Farmland Preservation Program was established in 1977 to assist local government efforts to preserve agricultural resources. The Program was updated in 2009 as part of the Wisconsin Working Lands Initiative. Eligible farmland owners receive state income tax credits. The amount of the credit varies and new credit rates went into effect in tax year 2023. The largest credit of \$12.50 is available to landowners in an area zoned for farmland preservation and in an agricultural enterprise area (AEA) with a farmland preservation agreement signed after July 1, 2009, or in an area zoned for farmland preservation and with a farmland preservation agreement modified after July 1, 2009.

### Farmland Preservation Planning & Agricultural Enterprise Areas

Chippewa County has three Agricultural Enterprise Area (AEA), but none are currently located in the Town of Anson. AEAs are community-led efforts establishing designated areas important to Wisconsin's agricultural future. More specifically, an AEA is an area of productive agriculture that has received designation from the state at the request of landowners and local governments.

Chippewa County is updating its farmland preservation plan in 2025, with adoption anticipated in 2026. The plan will identify and update the County's Agricultural Preservation Areas.

### Farmland Use Value Assessment (1995 Wisconsin Act 27; Wis. Stats. §70.32(2r) & 73.03(49))

With the passage of the State 1995-1997 Budget Act, the standard for assessing agricultural land in Wisconsin changed from market value to use value. With taxation of land based on the income that could be generated from the land's rental for agricultural use, rather than development potential, the program helps Wisconsin farmers to maintain current farming practices, rather than succumbing to development due to economic pressures. Only land devoted primarily to agricultural use qualifies. For reference, undeveloped land (e.g., bog, marsh, lowland brush, wetlands) is assessed at 50% of its full value.

### Livestock Facility Siting Ordinances Wis. Stats. §93.90 & ATCP 51

The role of local governments in the regulation of the site of new and expanded livestock operations changed significantly in 2006 with the adoption of Wisconsin Statutes §93.90 and Administrative Rule ATCP 51. Effective May 1, 2006, local ordinances which require permits for livestock facilities must follow state rules. The siting standards only apply to new and expanding livestock facilities in areas that require local permits, and then only (in most communities) if they will have 500 animal units (AU) or more and expand by at least 20%. There are Livestock Facility Siting requirements under the Chippewa County Zoning Ordinance that apply to the Town of Anson as it has adopted County zoning.

### Environmental Quality Incentives Program (EQIP)

The purpose of EQIP is to provide technical and financial help to landowners for conservation practices that protect soil and water quality. Nutrient management and prescribed grazing are eligible for cost-sharing statewide. Assistance for other practices is available in selected priority areas. Approved projects are based on environmental value. Contracts are used. Payment rates are reviewed and set each fiscal year. Public

access is not required. Contact one of the local USDA Natural Resources Conservation Service Center, Farm Service Agency, or Rural Development offices. The County Land and Water Conservation Department may also be able to assist.

## Targeted Runoff Management Grants

Wisconsin DNR's Targeted Runoff Management (TRM) Grant Program offers competitive grants for local governments for the control of non-point source pollution. Grants from the TRM Program reimburse costs for agricultural or urban runoff management practices.

## University of Wisconsin-Extension

UW-Extension offices provide a variety of educational and support programming in the areas of agribusiness, land use and soil management. To assist farmers and local governments, a UW-Extension Agricultural Agent is located in each county in the region with county support.

## Forest Land Tax Programs Wis. Stats. §70 & 77

The Wisconsin Department of Natural Resources manages two forestry tax laws that provide tax incentives to encourage proper management of private forest lands for forest crop production, while recognizing a variety of other objectives. The Forest Crop Law (FCL) program allows landowners to pay taxes on timber only after harvesting or when the contract is terminated, though enrollment in this program was closed in 1986. The Managed Forest Law (MFL) program replaces the FCL and the now-defunct Woodland Tax Law Program. The Woodland Tax Law program expired in 2000, and there are no active contracts under this program in Wisconsin.

The Managed Forest Law (Wisconsin Statutes §77.80) was enacted in 1985 and offers flexibility for private owners of 10 or more acres of contiguous woodlands who enroll in the program. Under the MFL program, landowners have the option to choose either a 25- or 50-year order period; and the annual tax varies depending on whether the land is open or closed to public access (certain restrictions apply). Enrollees are obligated to submit and follow a forest management plan, submit a harvest report, and permit inspections, in exchange for technical support, tax benefits, and good woodlot management. Participants in the MFL program are automatically eligible for American Tree Farm System group certification which provides certain marketplace benefits.

## Chippewa County Forest Comprehensive Land Use Plan 2021-2035

Chippewa County adopted its 15-year forest management plan in February 2021. The statutory purposes of this plan is to: "provide the basis for a permanent program of county forests and to enable and encourage the planned development and management of the County Forests for optimum production of forest products together with recreational opportunities, wildlife, watershed protection and stabilization of stream flow, giving full recognition to the concept of multiple use to assure maximum public benefits; to protect the public rights, interests and investments in such lands; and to compensate the counties for the public uses, benefits and privileges these lands provide; all in a manner which will provide a reasonable revenue to the towns in which such lands lie."

## **Other Natural Resources Programs**

### Wisconsin Department of Natural Resources (WisDNR)

The Wisconsin Department of Natural Resources develops, maintains, implements, and enforces a wide variety of programs, plans, and permitting for west central Wisconsin. WisDNR is perhaps most visible to the region's residents through its management of state parks, trails, and other recreational or natural areas, as well as permitting for hunting, fishing, trapping, and burning. WisDNR also provides educational programs and training to residents and teachers/instructors in hunting, ecology, outdoor skills, safety, and regulatory compliance. Training and assistance are also available to governments and businesses in regulatory compliance, grant programs, etc. And WisDNR scientists and managers are working to address potential conflicts and threats to wildlife and recreational opportunities, such as invasive species.

But local governments often have more contact with WisDNR officials on planning, permitting, grants, and regulatory issues, such as stormwater planning, financial assistance for outdoor recreation or environmental remediation, or permitting as it relates to utilities, mining, burning, wetlands, and water discharges. More information and contact information for WisDNR programs and plans can be found at their website.

## WisDNR Division of Water and Watershed Management

The Division of Water promotes the balanced use of Wisconsin's waters to protect, maintain and enhance them in full partnership with the public. Communities with municipal water supplies also interact with the Division of Water through water quality testing and reporting and wellhead protection. WisDNR has the authority to issue permits affecting navigable waters of the state. These permits include bulkhead line ordinance establishment, bridge or culvert placement, dam construction, stream realignment, retaining wall construction, water diversion and pond construction. The Bureau of Watershed Management administers programs on dam safety, floodplain mapping and management, impaired waters, shoreland management, runoff management, the priority watershed program, and a variety of water-related permits. The Bureau also conducts basin planning or "water quality management planning" for the state, of which local sewer service area plans are part. Beginning in 1999, the water quality management program worked with state lands and fisheries programs to develop integrated basic plans statewide.

## 2003 Wisconsin Act 307 – Notification to Nonmetallic Resource Owners

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local planning with owners of nonmetallic mineral sites. Public participation procedures must now include written procedures describing the methods the local government will use to distribute proposed, alternative, or amended elements of a plan to owners of property, or to persons who have a leasehold interest in property, which may extract nonmetallic mineral resources on the property. This is only required if the comprehensive plan changes the allowable use or intensity of use of the given property. 2003 Wisconsin Act 307 also added provisions to the Comprehensive Planning Law detailing that prior to a public hearing written notice shall be provided to property owners or operators with an interest in nonmetallic mineral resources.

## Non-Point Pollution Abatement Program

Funds and technical assistance are available to improve water quality by limiting or ending sources of non-point source (run-off) water pollution by providing financial and technical assistance to landowners, land operators, municipalities, and other governmental units. Governmental units located within designated priority watersheds, or whose jurisdiction include priority lakes, are eligible to apply. Efforts are focused statewide in critical watersheds and lakes where non-point source related water quality problems are most severe and control is most feasible. Rural landowners or land operators, whose properties lie within selected priority watersheds or include a priority lake, can contact their county land conservation department to receive an explanation of the program and to sign up for cost sharing of best management practices. Cost sharing is capped at 50% as of 2023. Non-rural landowners and land operators can contact their municipal government offices. Contact the WDNR West Central Region Community Financial Assistance Specialist for further information.

## Surface Water Grants

Cost-sharing grants are available for water protection or restoration planning and projects through the Department of Natural Resources. Sub-categories of these grants include projects to manage or prevent Aquatic Invasive Species or to implement shoreland/riparian projects (e.g., Healthy Lakes & Rivers). A comprehensive list of these grants can be found on the WDNR's Surface Water Grant Program website. The Regional Environmental Grant Specialist can also assist with identifying grants and determining eligibility.

## Stewardship Grants for Non-profit Conservation Organizations

Funds are available for the acquisition of land or easements for conservation purposes, and restoration of wildlife habitat. Non-profit conservation organizations are eligible to apply. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. Contact the WDNR for further information.



Brownfield Remediation/Redevelopment

Programs under the Wisconsin Department of Natural Resources and Wisconsin Economic Development Corporation provide funding for acquisition, remediation, and redevelopment of designated “brownfield” sites. Contact the WDNR or WEDC for further information.

## HISTORIC & CULTURAL RESOURCES PLANS & PROGRAMS

Historic Building Code

Wisconsin Statute 101.121 *et seq.* addresses the Wisconsin Historic Building Code, which facilitates the restoration and rehabilitation of historic structures. Once historic building owners obtain permission to use the Historic Building Code, they may use it in lieu of any other state, county, or municipal code. The code is designed to help owners maintain the historic appearances of their buildings and allow them to use original materials and construction techniques that may no longer be permitted under present day building codes. To qualify to use the code, property owners must own buildings that fall under the code’s definition of a historic building. Buildings listed in, nominated to, or determined eligible for the National Register of Historic Places or State Register of Historic Places qualify as historic under the code. The code may also be applied to properties located in National Register and State Register historic districts. The Wisconsin Department of Safety and Professional Services administers the Historic Building Code and can be contacted for further information.

Wisconsin Historical Preservation Tax Credits

One of the benefits of owning a historic property in Wisconsin is the ability to participate in federal and state income tax incentives programs for rehabilitation of historic properties. There are currently three programs available to owners of properties that are either listed in, or determined to be eligible for listing in, the state or national registers of historic places. The three programs are:

- 1 Federal 20% Historic Rehabilitation Credit. Additional information and tax credit programs are available through the National Park Service.
- 2 Wisconsin 5% Supplement to Federal Historic Rehabilitation Credit.
- 3 Wisconsin 25% Historic Rehabilitation Credit. The State Historical Society of Wisconsin, Division of Historic Preservation should be contacted for further information.

Wisconsin Historical Society

The Society is the federally-designated State Historic Preservation Office. The Society provides a range of resources for information concerning state or federal laws and regulations, information on grassroots strategies for preserving and protecting historic properties, or information on how you may protect and preserve your own historic property.

Wisconsin’s Historical Markers Program

Wisconsin’s State Historical Markers program has been interpreting both important small incidents and monumental events that form the State’s past. Placed on the very site where significant events occurred, markers evoke an immediacy of the past that no history book can provide. The Society’s Division of Historic Preservation administers the Wisconsin Historical Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. Applications are available at [www.wisconsinhistory.org/Records/Article/CS15267](http://www.wisconsinhistory.org/Records/Article/CS15267).

National Historic Landmarks Program

National Historic Landmark status is the highest level of national designation. These are properties of exceptional value to the nation that retain a high degree of architectural and historical integrity. The purpose of the National Historic Landmarks Program is to identify and designate these properties and to encourage their long-range preservation. Nomination preparers should consult the Division of Historic Preservation and the National Park Service before proceeding with a National Historic Landmark nomination.

National Trust for Historic Preservation, Preservation Services Fund

Grants from this fund of the National Trust for Historic Preservation are designed to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, and encourage financial participation by the private sector. PSF award applicants must be a non-profit organization or public agency capable of matching the grant amount dollar-for-dollar. Funding is available up to \$5,000.

Public Humanities Program, Wisconsin Humanities Council

The Wisconsin Humanities Council (WHC) provides funding from \$500 to \$10,000 for public humanities programs. The WHC accepts proposals for projects that enhance appreciation of the importance of particular historic buildings or that increase public awareness of the importance of particular buildings or decorative art works in Wisconsin. More information can be found at [wisconsinhumanities.org](http://wisconsinhumanities.org).

Jeffris Heartland Fund

The Jeffris Family Foundation provides grants between \$5,000 to \$50,000 for historic preservation projects. Additional information can be found at [jeffrisfoundation.org/](http://jeffrisfoundation.org/).

Certified Local Government Program

Local units of government that have enacted historic preservation ordinances may consider being certified to participate in the state and federal Certified Local Government (CLG) program. The CLG program provides special grants to fund planning and educational activities. The Division of Historic Preservation at the Wisconsin Historical Society administers the CLG program. Wisconsin has 40 Certified Local Governments. For more information about the Certified Local Government please visit the Society's Web site at [wisconsinhistory.org/](http://wisconsinhistory.org/) or the National Park Service's Web site at [nps.gov/nr/](http://nps.gov/nr/).

Local Organizations

A wide variety of local organizations are involved in promoting cultural or historical resources, which are important partners in related planning and programming. Key local partners and programs are discussed in the Historic and Cultural Resources element.

## ECONOMIC DEVELOPMENT PLANS & PROGRAMS

There are many organizations, programs, grants, and services available to assist with economic development planning and activities. A number of the programs related to infrastructure development were previously discussed in the Utilities and Community Facilities element. The following are some commonly referred to economic development plans and programs.

U.S. Department of Commerce, Economic Development Administration (EDA)

The Economic Development Administration (EDA) provides financial assistance to help distressed communities overcome barriers that inhibit the growth of their local economies. EDA provides assistance for public works projects, planning, research and technical assistance, grants, and education. The WCWRPC is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all seven counties of the region. For more information, see [wcwrpc.org](http://wcwrpc.org).

USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Available programs and services include: community development programs, business and community programs, rural housing and utilities services, and community facility programs. For more information visit the Wisconsin Rural Development web site at [rurdev.usda.gov/wi/index.html](http://rurdev.usda.gov/wi/index.html).

Wisconsin Economic Development Association

WEDA is a statewide association of 410+ member organizations whose primary objective is to increase the effectiveness of individuals involved in the practice of economic development in Wisconsin by encouraging

cooperation, exchange of information and promotion of professional skills. With a proactive Council and involved membership support, we will continue to advance the professionalism of Wisconsin's economic development efforts. For more information see [weda.org/](http://weda.org/).

## Wisconsin Department of Administration

The Wisconsin Department of Administration (WDOA) has several grant programs and services available to communities or businesses within communities. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development, and public facility improvements. The following programs are available:

- CDBG Public Facility (PF) program for infrastructure and buildings benefitting the public
- CDBG Economic Development (ED) funding for business expansions, employee training and business infrastructure
- CDBG Public Facility-Economic Development (PF-ED) funding for public infrastructure necessary for business expansions

For more information, see [energyandhousing.wi.gov/Pages/CommunityResources.aspx](http://energyandhousing.wi.gov/Pages/CommunityResources.aspx).

## Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. For more information, see [inwisconsin.com/](http://inwisconsin.com/).

One program within WEDC is the Main Street Program. The Main Street Program helps communities revitalize their downtown areas. The National Main Street Center and state staff offer a comprehensive range of professional services that follow a four-point approach: organization, promotion, design, and economic restructuring. More information on the Wisconsin Main Street Program can be found at: [inwisconsin.com/mainstreet/](http://inwisconsin.com/mainstreet/).

## Wisconsin Department of Tourism

The Wisconsin Department of Tourism has four primary grant programs and provides technical assistance and support to promote tourism and to maintain a strong tourism industry in Wisconsin. The grant programs include the Joint Effort Marketing (JEM) Program for tourism marketing, the Ready, Set, Go! (RSG) Program for sporting events, the Tourist Information Center (TIC) Program, and the Meetings Mean Business Program to support conventions. Contact the Wisconsin Department of Transportation for further information at: [industry.travelwisconsin.com/](http://industry.travelwisconsin.com/).

## Joint Effort Marketing (JEM) Grant Program

The Joint Effort Marketing (JEM) Grant Program provides partnership funding to help non-profit organizations promote tourism and to maintain a strong tourism industry in Wisconsin. JEM is based on state statutes and administrative rules that govern its administration, and permit the department to conduct a matching grant program with local non-profit organizations on a cooperative basis. The program offers Wisconsin's tourism communities a variety of options to assist in the development of marketing initiatives. Contact the Wisconsin Department of Tourism for further information.

## Wisconsin Department of Workforce Development

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce in the 21st century and beyond. The Department's primary responsibilities include providing job services, training, and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill current job openings.



Under the DWD umbrella, a wide variety of employment programs can be found which include securing jobs for the disabled, assisting former welfare recipients as they make a transition into work, promoting 72 job centers, linking youth with the jobs of tomorrow, protecting and enforcing worker's rights, processing unemployment claims, and ensuring workers compensation claims are paid in accordance with the law. There are six divisions within the Department which is headed by a Secretary appointed by the Governor. For further information visit the website at [dwd.wisconsin.gov](http://dwd.wisconsin.gov).

The Office of Economic Advisors (OEA), within DWD, researches the relationships between labor markets and other economic and demographic factors. OEA economists and analysts serve in regions throughout Wisconsin. Staff works closely with partners to provide timely analysis of labor market data and economic trends.

#### Local Agriculture Market Program (LAMP) – Value Added Producer Grants (VAPG)

The LAMP is a federal program created by the 2018 Farm Bill and under the supervision of the USDA-RD. Several funding programs have been established under the LAMP umbrella. One such program is the VAPG program, which provides funding to projects that have the potential to bolster agricultural profits or productivity. Projects may include new production or marketing techniques, alternative crops or enterprises, new value-added products, or new market research. U.S. Department of Agriculture – Rural Development should be contacted for further information.

#### Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (WDNR) provides many avenues for business owners to work with the agency in growing and sustaining Wisconsin's economy. The Office of Business Support and Sustainability is the agency's one-stop shop for business assistance. The office's mission is to work across programs to create the business climate that yields better environmental and economic performance. Some of the programs administered through the WDNR are:

- ◆ Remediation & Redevelopment (RR) Program: The WDNR's Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. WDNR provide a comprehensive, streamlined program that consolidates state and federal cleanups into one program (e.g., hazardous waste cleanup, underground storage tank investigation & cleanup, spill response, state-funded cleanups and brownfields).
- ◆ Business sector support: Sector development specialists are WDNR staff who work with specific industrial or commercial sectors. They serve as the first point of contact for those businesses, providing coordinated technical and compliance assistance across all DNR divisions and programs. Sector development specialists work to improve environmental and economic performance by clarifying requirements, facilitating flexible approaches to requirements and enabling practices that improve profitability and market performance.
- ◆ Improved environmental and economic performance is pursued through various strategies including pollution prevention, waste minimization, energy efficiency, supply chain management, green chemistry, market development and many others. The sector specialists will also work with a business or sector to address trends important to business retention and market development related to environmental performance.
- ◆ Green Tier: Green Tier assists green business ventures. WDNR assists businesses with credible, creative ways to enable businesses to be a powerful, sustainable force for environmental good and enhance productivity, cut costs and strengthen the health of culture and community.
- ◆ DNR SwitchBoard: The WDNR SwitchBoard is for people who need to securely login and access forms and reporting systems which are usually related to a specific company or municipality.

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

The following economic programs are offered by WHEDA.

- ◆ Credit Relief Outreach Program: CROP features 90% guarantees on loans of up to \$30,000 made by local lenders. Interest rates are competitive, and payment is not due until March 31 of the following year.



CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production. You cannot use CROP for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

- ◆ Farm Assistance Reinvestment Management grants: FARM is for the producer who wants to expand or modernize an existing operation. FARM gives you access to credit by guaranteeing a loan made by your local lender. You can purchase agricultural assets including machinery, equipment, facilities, land, and livestock. You can also make improvements to farm facilities and land for agricultural purposes. FARM cannot be used for a farm residence, existing loans, maintenance, or other working capital needs that are eligible under CROP.
- ◆ Small Business Guarantee: A guarantee is a pledge of support on a bank loan. WHEDA will guarantee a portion of a loan made to you by your local lender. A WHEDA Small Business Guarantee can be used to expand or acquire a small business. It can also be used to start a day care business, including one owned by a cooperative or non-profit. The guarantee can be used for most of your financing needs, including working capital and refinancing of business notes and credit card debt.

## Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WDOT) administers the Transportation Economic Assistance (TEA) program which provides 50 percent state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. For more information, see [dot.wisconsin.gov/localgov/aid/tea.htm](http://dot.wisconsin.gov/localgov/aid/tea.htm).

## Momentum West

Momentum West is a regional economic development organization serving Barron, Clark, Chippewa, Dunn, Eau Claire, Pierce, Pepin, Rusk, and St. Croix counties. The mission of Momentum West is to develop partnerships and leverage the resources in West Wisconsin to market the region and grow the economy. For more information, see [momentumwest.org/index.cfm](http://momentumwest.org/index.cfm).

## West Central Wisconsin Regional Planning Commission

On a multi-county level, the West Central Wisconsin Regional Planning Commission conducts economic development and project development. The Commission is designated as an economic development district by the Economic Development Administration and produces an annual, regional Comprehensive Economic Development Strategy (CEDS) and is required to undertake economic development planning and project identification for all seven counties of the region. The Commission provides local economic strategies, industrial site analyses, economic development financing, county economic and population profiles, EMSI Analyst information, and community and industrial park profiles. In addition WCWRPC can assist communities with placemaking initiatives, Tax Incremental Financing (TIF), grant coordination, writing and administration. For more information, please see [wcwrpc.org](http://wcwrpc.org).

## Regional Business Fund, Inc.

Communities in Chippewa County are covered by a business revolving loan fund. The Regional Business Fund, Inc. offers low-interest loan funds to businesses that expand within the region; diversify the economy; add new technology; revitalize buildings in the region's downtowns; create or retain quality jobs; and leverage private capital investment in the region. Visit [www.rbfinc.org](http://www.rbfinc.org) for more information.

## Chippewa County Economic Development Corporation

Chippewa County Economic Development Corporation supports all economic growth in Chippewa County and the region. The CCEDC is working with development partners to maintain and growth existing companies and facilitate new ideas for businesses of every kind.

## Extension Chippewa County, University of Wisconsin-Madison Extension

University of Wisconsin-Madison Extension has an office in Chippewa Falls. Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based

Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living, nutrition, 4-H, and youth development. One program within Extension is the First Impressions program, which helps communities learn about existing strengths and weaknesses through the eyes of first-time visitors.

## INTERGOVERNMENTAL COOPERATION

The following general intergovernmental plans and programs are available to the Town, in addition to those plans and programs mentioned in other sub-sections of this element.

### Wisconsin Towns Association

The Wisconsin Towns Association is a statewide not-profit association. The Association provides an information library, legal information related for Wisconsin towns, and educational opportunities for members.

### Annexation

Wisconsin Statute, 66.021, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a City or Village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous Approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the City or Village when signed by at least 20 percent of the electors in the territory.

### Extraterritorial Zoning

Wisconsin Statute, 62.23(7a) allows a City or Village to participate with towns in the zoning of lands outside their incorporate boundaries. For the City of Augusta, the extraterritorial area would encompass 1.5 miles. The steps for exercising this power are identified in the Statutes and include working with the Town to create a joint extraterritorial zoning committee with three City and three town members to create the extraterritorial zoning plan. A majority of the joint committee members must approve the zoning plan recommendations.

### Extraterritorial Subdivision Review

Wisconsin Statute, 236.10 allows a City or Village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the City or Village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the City or Village. The City or Village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities influence the development pattern of areas outside their boundaries that will likely be annexed to the City or Village. This helps cities protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the City and Village is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the City and Village so that not more than one ordinance will apply.

### Office of Land Information Services, Municipal Boundary Review

Municipal Boundary Review regulates the transition of unincorporated areas to City or Village status through municipal annexation, incorporation, consolidation, or by joint City-Village-town activities involving cooperative boundary plans and agreements. Such agreements may change territorial boundaries and may provide for the sharing of municipal services. Staff members are available upon request to meet with local officials and citizens

to discuss annexation, incorporation, consolidation, and cooperative boundary plans. Contact the Wisconsin Department of Administration, Office of Land Information Services for further information.

## UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its website at [localgovernment.extension.wisc.edu/](http://localgovernment.extension.wisc.edu/)

## Wisconsin Intergovernmental Statute Agreements

The following statutes in Wisconsin promote and allow for intergovernmental cooperation:

### *66.0301 - Intergovernmental Cooperation*

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others. Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

### *66.0307 - Boundary changes pursuant to approved cooperative plan*

Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each City, Village, or Town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan; and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

### *66.0309 Creation, Organization, Powers and Duties of Regional Planning Commissions*

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Either local governments or the governor appoints commission members. State Statutes require the RPC to perform three major functions:

- Make and adopt a master plan for the physical development of the region.
- If requested by a local unit, report recommendations to that local unit on the location of, or acquisition of, land for any of the items or facilities that are included in the adopted regional master plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPCs are also authorized to perform several other functions, however, by law, they serve a strictly advisory role. Chippewa County is a member of the West Central Wisconsin Regional Planning Commission.

## LAND USE PLANS & PROGRAMS

The following are some general land use plans and programs. Land use implementation tools are addressed in the Implementation element.

### West Central Wisconsin Comprehensive Plan

As required by State Statute, West Central Wisconsin Regional Planning Commission adopted a regional comprehensive plan in September 9, 2010. This advisory document includes all of the nine elements required under State comprehensive planning statutes, plus an additional energy and sustainability element. While consistency between regional, county, and local planning is encouraged, it is not required.

### Chippewa County Comprehensive Plan

Chippewa County's Comprehensive Plan was adopted in 2010; the County will be updating its plan in 2025 with adoption anticipated in 2026. This Plan guides land use and programming decisions for the County government. While consistency between regional, county, and local planning is encouraged, it is not required.

### **Additional Land Use Programs**

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

This bill was signed into law in April 2004. This new law reduces the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions which must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The bill also reiterates that an RPC's comprehensive plan is only advisory in its applicability to a political subdivision (a City, Village, Town or County), and a political subdivision's comprehensive plan.

#### *Wisconsin Land Information Program*

The Wisconsin Land Information Program is a voluntary, statewide program that provides financial support to local governments for land records modernization efforts. All 72 Wisconsin counties voluntarily participate in the Program. The Wisconsin Land Information Council oversees the Program's policies. The Council's statutory authority includes preparing guidelines to coordinate the modernization of land records and land information systems; implementing a grant program for local governmental units; approval of countywide plans for land records modernization; serving as the clearinghouse for access to land information; and providing technical assistance and advice to state agencies and local governmental units with land information responsibilities.

#### *Division of Intergovernmental Relations, Wisconsin Department of Administration*

The Division of Intergovernmental Relations provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Council. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about the division visit its web-site via the WDOA web-site at: [www.doa.wi.gov](http://www.doa.wi.gov).

#### *UW-Extension Center for Land Use Education*

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at [www.uwsp.edu/cnr/landcenter/](http://www.uwsp.edu/cnr/landcenter/).



## Appendix F: Town of Anson Public Comment on the Western Wisconsin Transmission Connection Project

3/4/25, 4:31 PM

ERF - Public Comments

### ***Public Service Commission of Wisconsin (PSC)***

Submitted: 3/4/2025 1:57:44 PM

#### **COMMENTS FILED ELECTRONICALLY IN**

##### **5-CE-158**

**Joint Application of Northern States Power Company-Wisconsin and American Transmission Company LLC, as Electric Public Utilities, for a Certificate of Public Convenience and Necessity to Rebuild Existing Transmission Infrastructure and Construct and Operate Long Range Transmission Planning Tranche 1 Project 5, which consists of Expanding the Tremval and Eau Claire Substations, a New Jump River Substation, and a New 345 kV Transmission Line connecting the Tremval-Eau Claire-Jump River Substations, in the Counties of Chippewa, Clark, Eau Claire, and Trempealeau, Wisconsin, to be known as the Western Wisconsin Transmission Connection Project**

Public  
Comment  
Open Period:  
01/30/2025 -  
03/07/2025

#### **Commentor Information:**

Name: Town of Anson  
City: Anson State: WI

**NOTE:** Public comments are currently being solicited by Commission staff for this docket. These comments will be used by staff in its scoping and analysis of this case, but will not be part of the official record.

#### **Comment:**

von Briesen & Roper, s.c.  
TAGLaw International Lawyers

Kraig A. Byron  
Direct Telephone  
608-661-3981  
kraig.byron@vonbriesen.com

VIA ERF ONLY  
March 4, 2025

Public Service Commission of Wisconsin  
4822 Madison Yards Way  
Madison, WI 53705

Re: Town of Anson Public Comment  
Western Wisconsin Transmission Connection Project  
PSC Docket: 5-CE-158

Dear Commissioners:

This office has been engaged to submit a public comment to the Public Service Commission of Wisconsin ("PSC") on behalf of the Town of Anson ("Town") in relation to the Western Wisconsin Transmission Connection Project ("Project"). The Town is located in Chippewa County. According to the 2020 census, the population of the Town is 2,297.

<https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=535545>

1/4

3/4/25, 4:31 PM

ERF - Public Comments

The unincorporated communities of Anson and Jim Falls are located in the Town. The Town would like to go on record as opposing proposed Route 1 of the Project.

Wis. Stat. § 1.12(6) establishes the policy of the State of Wisconsin when siting electric transmission facilities. The statute provides:

In the siting of new electric transmission facilities, including high-voltage transmission lines, as defined in s. 196.491 (1) (f), it is the policy of this state that, to the greatest extent feasible that is consistent with economic and engineering considerations, reliability of the electric system, and protection of the environment, the following corridors should be utilized in the following order of priority:

- (a) Existing utility corridors.
- (b) Highway and railroad corridors.
- (c) Recreational trails, to the extent that the facilities may be constructed below ground and that the facilities do not significantly impact environmentally sensitive areas.
- (d) New corridors.

Both proposed routes include existing utility corridors, so the first statutory priority does not favor or disfavor either route. The second policy preference weighs in favor of Route 2 being selected. Much of Route 2 is located along a highway corridor, which also happens to be an existing utility corridor. In contrast, a significant portion of Route 1 is located along the Old Abe Recreational Trail ("Trail"). The docket is replete with the comments of individuals and organizations lauding the scenic beauty and environmental significance of the Trail and surrounding areas. The Town echoes those comments and then some.

Wis. Stat. § 1.12(6)(c) identifies recreational trails as a third tier choice for transmission line location, but only "to the extent that the facilities may be constructed below ground and that the facilities do not significantly impact environmentally sensitive areas." Those in favor of Route 1 may claim that it does not matter that the new facilities will not be constructed below ground because the existing facilities are located above ground. Any such comments should be disregarded. The fact that the law may not have been followed in the past or that an environmentally sensitive area has already been damaged to a certain degree does not give way to further environmental degradation of that area. Just the opposite is true. The fact that the area has been environmentally damaged makes it even more important that the law be followed here. No further above ground facilities should be permitted in the area. If additional facilities are authorized for Route 1, all transmission lines along the Trail, including existing lines, should be buried.

The Applicant, Xcel Energy, recognizes that Route 1 would result in a more significant environmental impact. Its application states in part:

Xcel Energy identified Route 2 to provide a shorter route option that reduces effects on environmental features and populated areas while still meeting the goals identified by MISO in its LRTP study. Both Routes 1 and 2 tie into the existing ATC 345 kV L-GDP181 Line and both routes utilize existing transmission line corridors as much as practicable, following PSCW routing priorities, to lessen the impact of new infrastructure on landowners, communities, and the environment. However, on balance and as summarized in Table ES-1, Xcel Energy's analysis shows that constructing the Project on Route 2 will minimize impacts on population centers and sensitive environmental resources to a greater degree; for these reasons, Xcel Energy prefers Route 2.

Wis. Admin. Code PSC § 4.20(d) addresses the considerations to be made when assessing the environmental impact of a transmission line. It provides:

An evaluation of significant positive and negative, short-term and long-term environmental effects that would result if the commission approves the proposed action. In preparing this evaluation, the commission shall consider:

1. Effects on geographically important or scarce resources, such as historic or cultural

<https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=535545>

2/4



3/4/25, 4:31 PM

ERF - Public Comments

resources, scenic or recreational resources, prime farmland, threatened or endangered species and ecologically important areas.

2. Conflicts with federal, state or local plans or policies.

3. Significant controversy associated with the proposed action.

All of these considerations weigh strongly against the selection of Route 1.

1) The Old Abe Trail is a treasured local and regional resource. The Trail's longevity depends upon the preservation of the pristine natural area along the Trail. The record is replete with comments from, not just local residents, but far flung users of the Trail who value its preservation. The Trail plays a vital role in boosting tourism, attracting cyclists, hikers, horseback riders, walkers, runners, snowmobilers, and cross-country skiers on a daily basis. Trail users value the diverse wildlife and natural beauty they are surrounded with while using the Trail.

Further, the selection of Route 1 would directly impact the historic Copp Cemetery, the burial site of many area pioneers. Coniferous trees would need to be cut down and the proposed, new lines would traverse directly over gravesites. Access to the cemetery would likely be negatively impacted during construction, and newly paved access roads would likely be damaged by heavy machinery.

2) The Town's Comprehensive Plan is inconsistent with the selection of Route 1. The Plan emphasizes:

- preserving a landowner's right to use their property in a responsible manner and to the best benefit of that landowner;
- maintaining green space;
- expanding recreational opportunities that have a positive impact;
- examining development in relation to the preservation of our natural environment.

The Vision Statement for the Town also directs it to consider any 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 a majority of the Town's residents.

Users of the Trail not only contribute to the local economy by patronizing nearby businesses but also pave the way for new entrepreneurial opportunities. Constructing the transmission line on Route Option 1 would not only jeopardize the quality of life that our residents cherish, but also conflict with the Town's strategic development objectives, which prioritize preserving the area's natural beauty and discourage excessive commercial or industrial expansion.

Construction of the Project is clearly inconsistent with the Town's local plans.

3) Public Comments reflect the public controversy presented by the possibility of Route 1 being selected for the Project. Members of the public are up in arms over the threats posed to the Old Abe Trail. The sentiments expressed by Trail users are palpable.

As noted by the Applicant, Route 1 would also increase the impact on population centers. That fact is readily apparent from the overwhelming number of public comments submitted in opposition to Route 1. Selection of that route would impact far more residential properties than would the selection of Route 2. The impact to significantly more residential properties is one of the factors making Route 1 the far costlier option. Both considerations favor the selection of Route 2.

The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) has expressed its preference for Route 1. One of the fundamental reasons it did so is the comparative volume of agricultural acreage impacted. Route 1 would reportedly impact 1261.3 acres of agricultural lands and Route 2 would impact 1476.1 acres of agricultural lands [PSC Ref# 529857, p. 15]. This quantitative difference is not sufficient to override

<https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=535545>

3/4

3/4/25, 4:31 PM

ERF - Public Comments

the other considerations weighing strongly in favor of Route 2. Further, the PSC should look beyond volume and make a qualitative analysis of the impact of both routes. Route 2 is already encumbered by a transmission line. Most of that transmission line follows highway and railway routes, thereby minimizing the impact on agricultural activities. Further, to the extent that there are H-frame and lattice towers along Route 2, replacement of those towers with monopoles would facilitate agricultural activities in their vicinity. New transmission line infrastructure could actually make farming easier and improve output on the impacted properties. The record includes no conclusive indication that the selection of Route 2 would have a negative impact on the quality or productivity of impacted agricultural properties. The Commission should also consider that the construction of a transmission line on Route 1 could cause people seeking to build in Town to shift their focus away from the transmission line area and toward agricultural lands set back further from the transmission line.

In addition to the myriad of factors weighing against the selection of Route 1, there are many reasons why Route 2 is the better choice. Route Option 2 is approximately 20 miles shorter. It will cost significantly less to construct, and will impact less than half of the number of residential properties located within 300 feet of the line. It is within this proximity that EMF considerations become more pronounced. Further, Route 2 would be located along an existing HVTL corridor that largely follows the edge of highways and railways.

All in all, Route 1 is inconsistent with the Town's planning, environmental focus and the recreational priorities of its citizens and regular visitors. The legal and practical considerations strongly suggest that Route 2 is the more appropriate location for the Project. Given that it is shorter, significantly less expensive and the preferred route of the Applicant, the Town believes that the choice is clear - it strongly urges the Commission to select Route 2.

Thank you very much for your time and consideration.

Best regards,

von BRIESEN & ROPER, s.c.

Kraig A. Byron

KB/kab

cc: Town of Anson

---

I affirm that these comments are true and correct to the best of my knowledge and belief.

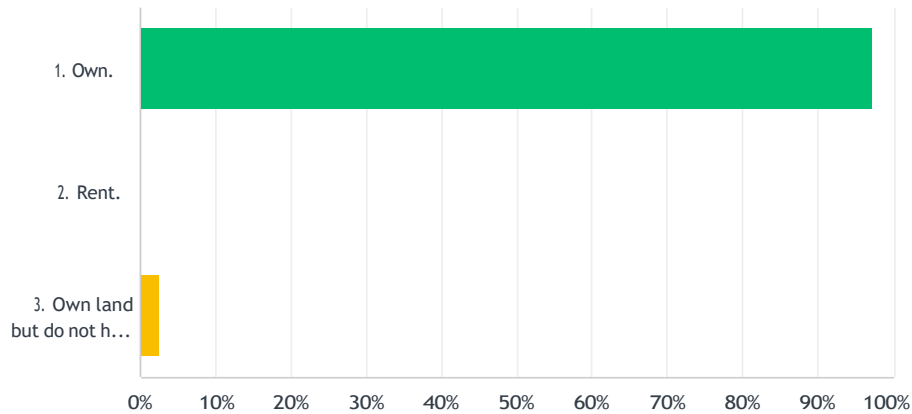
**NOTE:** This comment identifies issues and concerns that should be addressed in the Environmental Assessment (EA) or Environmental Impact Statement (EIS) prepared by Commission staff.

*Town of Anson*

## Appendix F: Town of Anson Community Survey Results

Q1 Do you own or rent your place of residence in the Town of Anson?  
(Please select one.)

Answered: 325 Skipped: 2

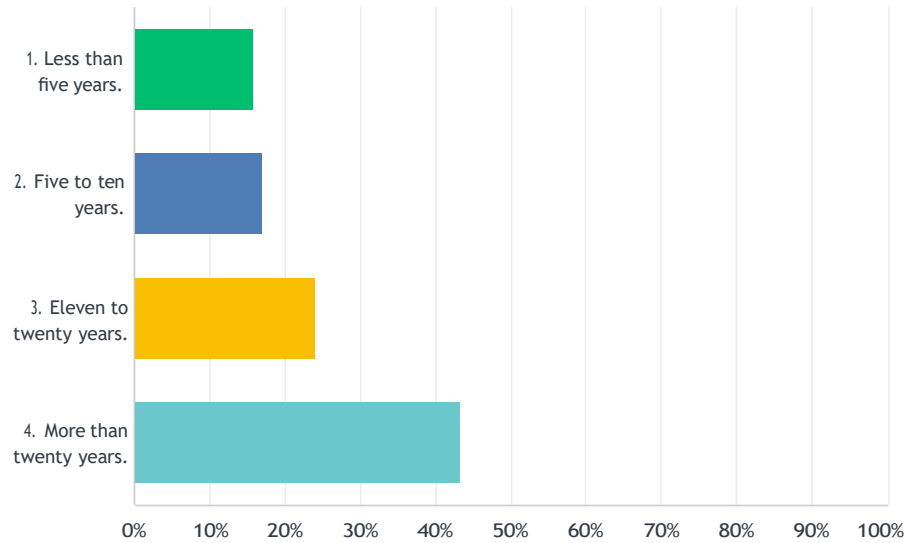


ANSWER CHOICES	RESPONSES	
1. Own.	97.23%	316
2. Rent.	0.31%	1
3. Own land but do not have a dwelling on it.	2.46%	8
TOTAL		325



Q2 How long have you owned or rented property in the Town of Anson?  
(Please select one.)

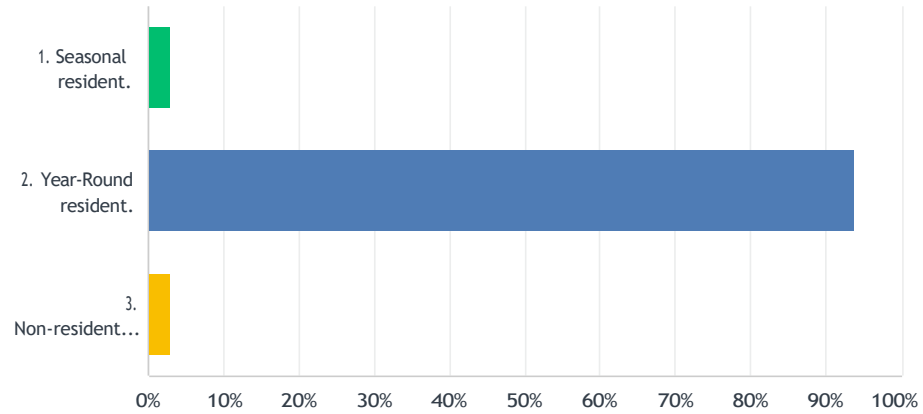
Answered: 324 Skipped: 3



ANSWER CHOICES	RESPONSES	
1. Less than five years.	15.74%	51
2. Five to ten years.	16.98%	55
3. Eleven to twenty years.	24.07%	78
4. More than twenty years.	43.21%	140
TOTAL		324

### Q3 You are a Town of Anson..... (Please select one.)

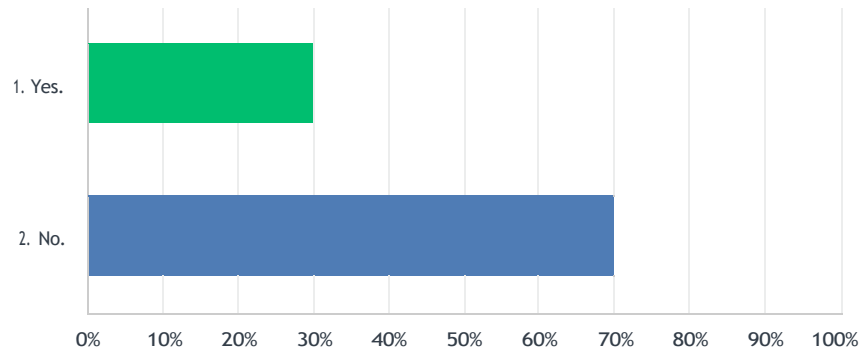
Answered: 325    Skipped: 2



ANSWER CHOICES	RESPONSES	
1. Seasonal resident.	3.08%	10
2. Year-Round resident.	93.85%	305
3. Non-resident property owner.	3.08%	10
TOTAL		325

#### Q4 Do you own waterfront property in the Town of Anson? (Please select one.)

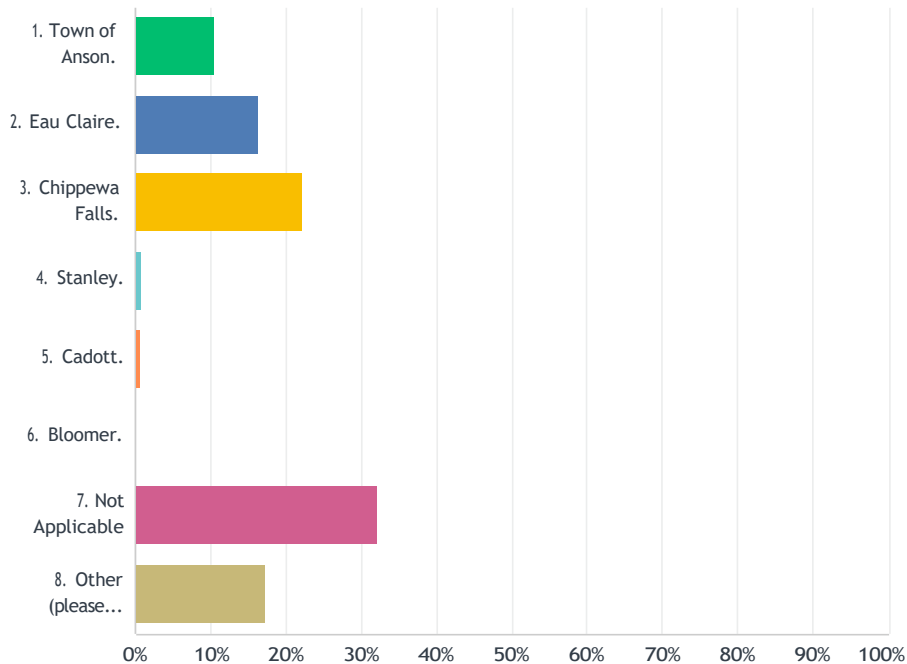
Answered: 325 Skipped: 2



ANSWER CHOICES	RESPONSES	
1. Yes.	29.85%	97
2. No.	70.15%	228
TOTAL		325

**Q5 If you are a resident and currently employed, which community do you work in? (Please select one.)**

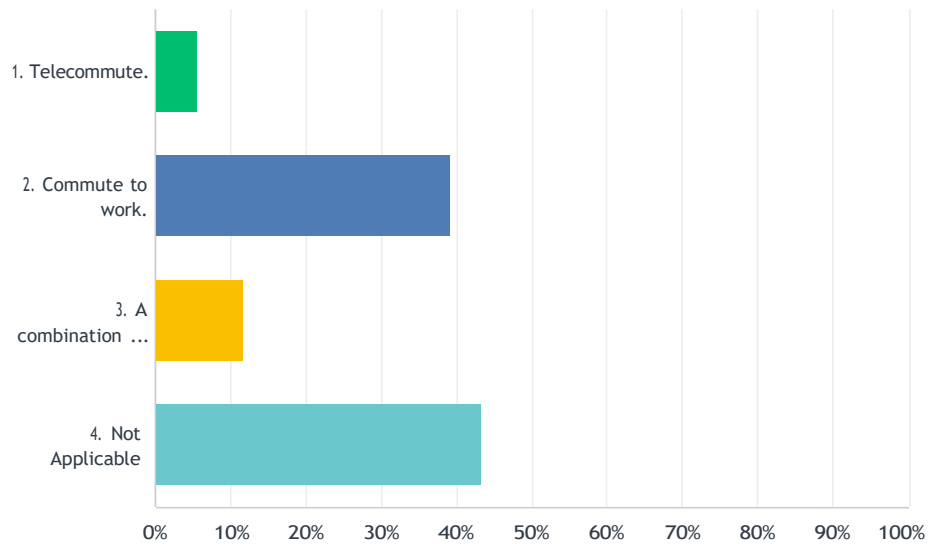
Answered: 324 Skipped: 3



ANSWER CHOICES	RESPONSES	
1. Town of Anson.	10.49%	34
2. Eau Claire.	16.36%	53
3. Chippewa Falls.	22.22%	72
4. Stanley.	0.93%	3
5. Cadott.	0.62%	2
6. Bloomer.	0.00%	0
7. Not Applicable	32.10%	104
8. Other (please specify)	17.28%	56
	<b>Total</b>	<b>324</b>

Q6 If you are a resident and currently employed, do you...(Please select one.)

Answered: 323 Skipped: 4

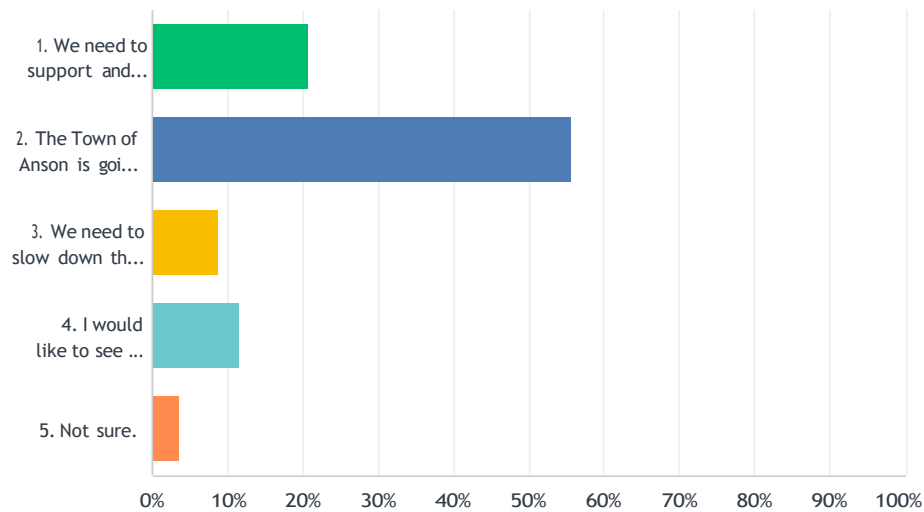


ANSWER CHOICES	RESPONSES	
1. Telecommute.	5.57%	18
2. Commute to work.	39.32%	127
3. A combination of telecommute and commute to work.	11.76%	38
4. Not Applicable	43.34%	140
TOTAL		323



**Q7 How would you describe your thoughts towards future growth and development (commercial, recreational, housing, resorts, etc...) in the Town of Anson? (Please select one.)**

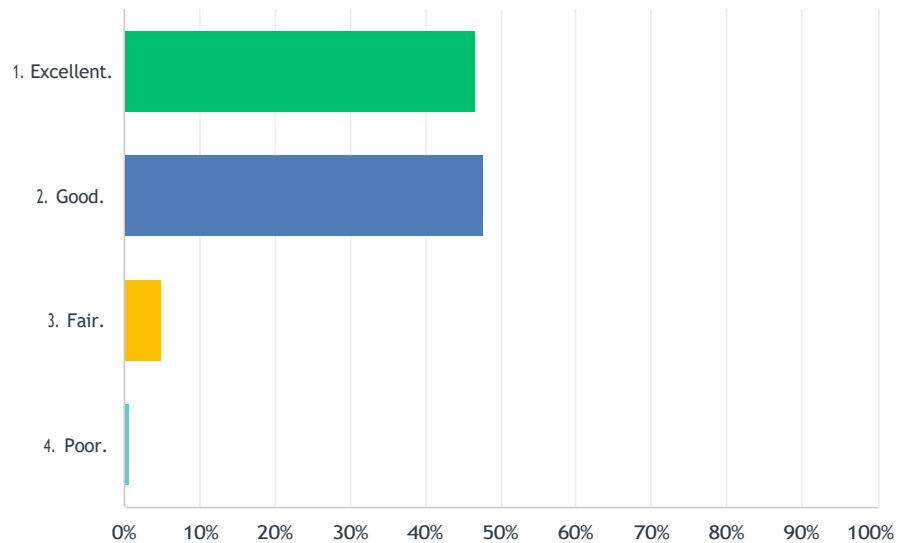
Answered: 324 Skipped: 3



ANSWER CHOICES	RESPONSES	
1. We need to support and encourage growth and development.	20.68%	67
2. The Town of Anson is going to grow, but we need to manage it.	55.56%	180
3. We need to slow down the rate of growth and development in the Town of Anson.	8.64%	28
4. I would like to see the Town of Anson stay the way it is (no growth).	11.42%	37
5. Not sure.	3.70%	12
<b>TOTAL</b>		<b>324</b>

**Q8 How would you rate the quality of life in the Town of Anson? (Please select one.)**

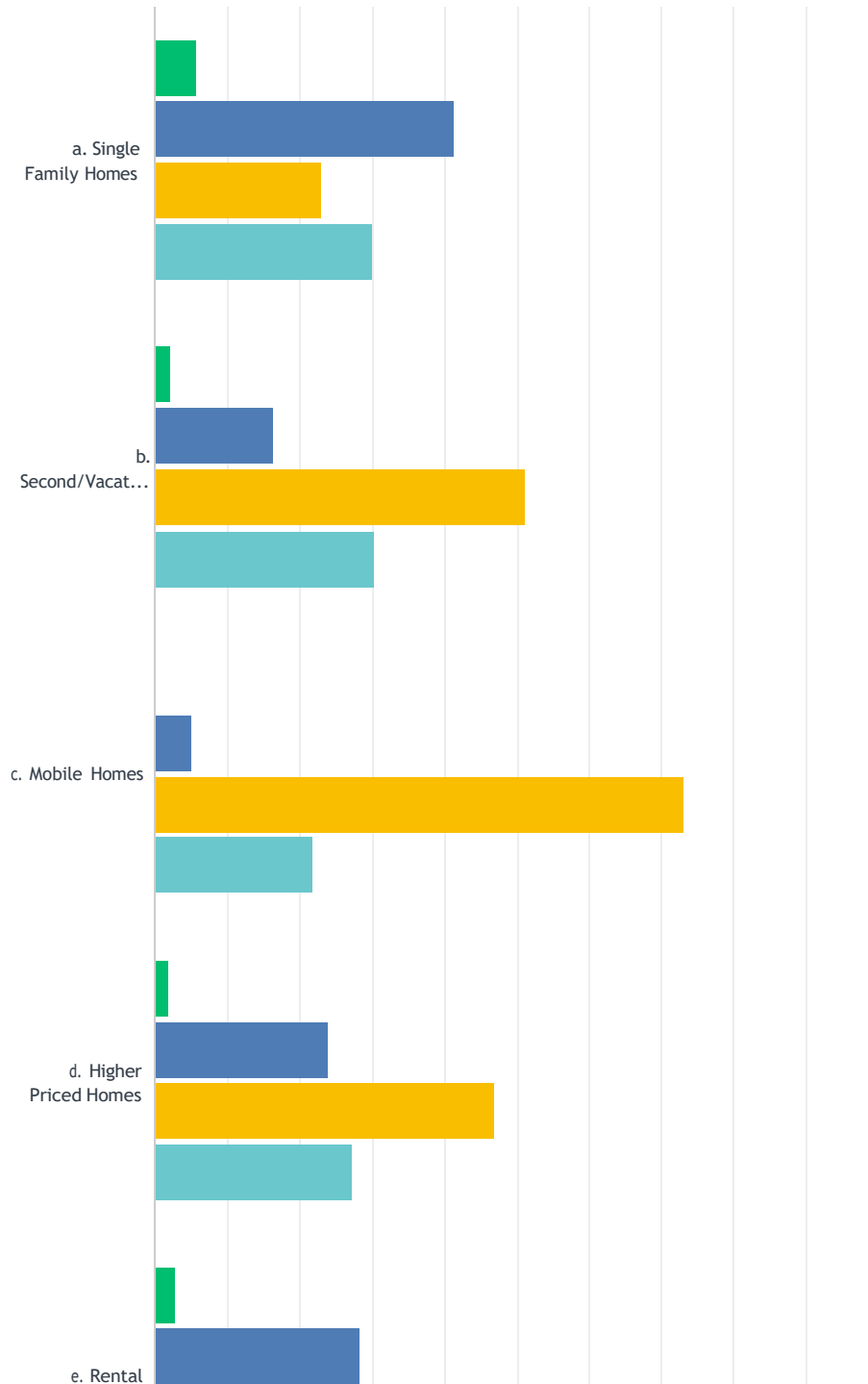
Answered: 326 Skipped: 1

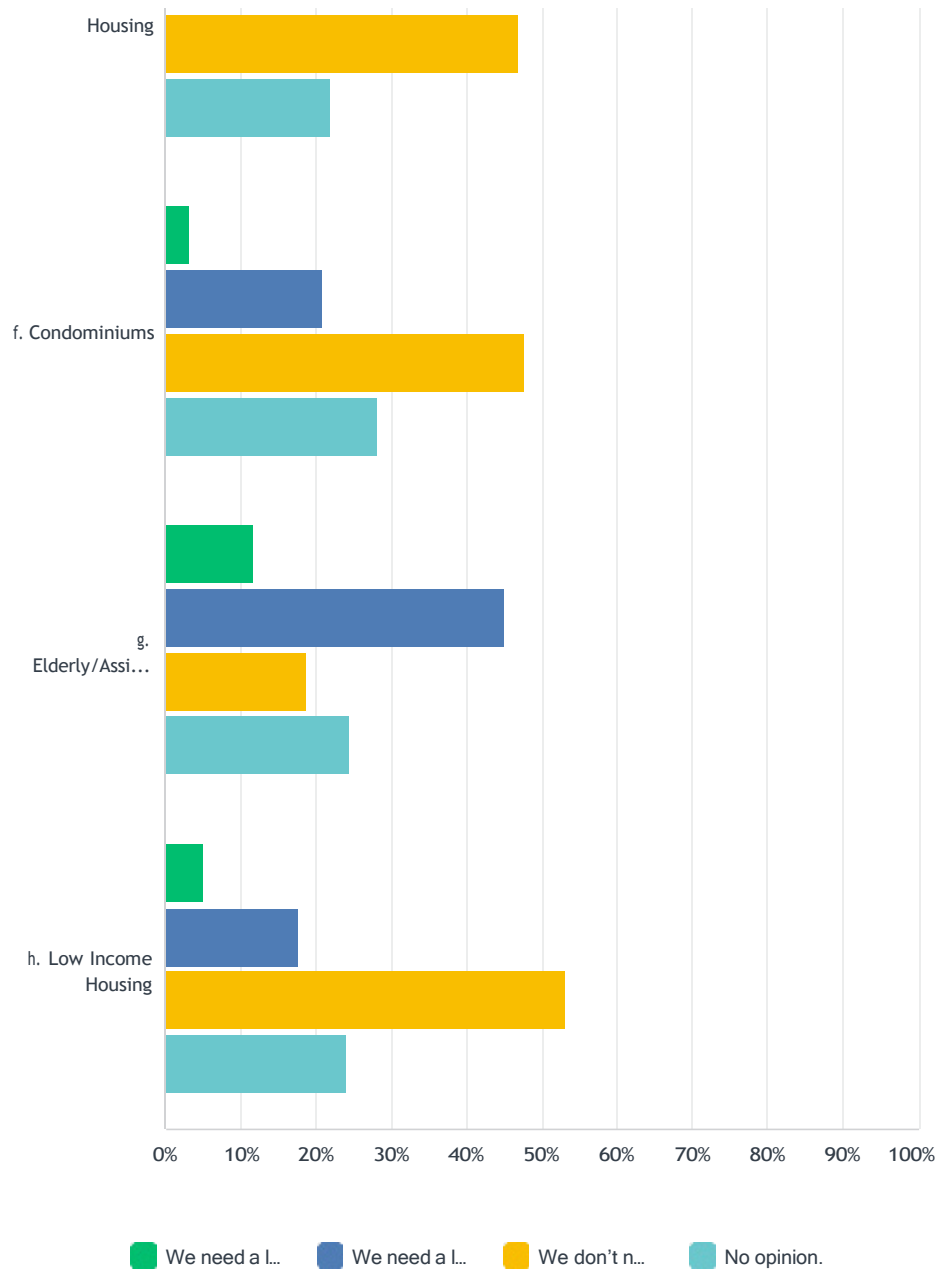


ANSWER CHOICES	RESPONSES	
1. Excellent.	46.63%	152
2. Good.	47.85%	156
3. Fair.	4.91%	16
4. Poor.	0.61%	2
TOTAL		326

Q9 How would you rate the supply of housing by category in the Town of Anson? (Please check one box in each row.)

Answered: 319 Skipped: 8



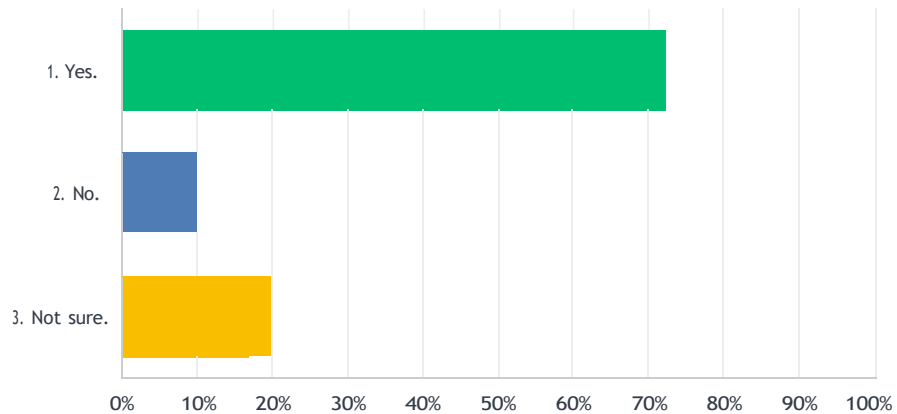


	WE NEED A LOT MORE.	WE NEED A LITTLE MORE.	WE DON'T NEED ANY MORE.	NO OPINION.	TOTAL	WEIGHTED AVERAGE
a. Single Family Homes	5.68% 18	41.32% 131	23.03% 73	29.97% 95	317	2.77
b. Second/Vacation Homes	2.20% 7	16.35% 52	51.26% 163	30.19% 96	318	3.09
c. Mobile Homes	0.00% 0	5.05% 16	73.19% 232	21.77% 69	317	3.17
d. Higher Priced Homes	1.89% 6	23.90% 76	46.86% 149	27.36% 87	318	3.00
e. Rental Housing	2.87% 9	28.34% 89	46.82% 147	21.97% 69	314	2.88
f. Condominiums	3.16% 10	20.89% 66	47.78% 151	28.16% 89	316	3.01
g. Elderly/Assisted Living	11.64% 37	44.97% 143	18.87% 60	24.53% 78	318	2.56
h. Low Income Housing	5.06% 16	17.72% 56	53.16% 168	24.05% 76	316	2.96



Q10 Do you feel housing is affordable for you in the Town of Anson?  
(Please select one.)

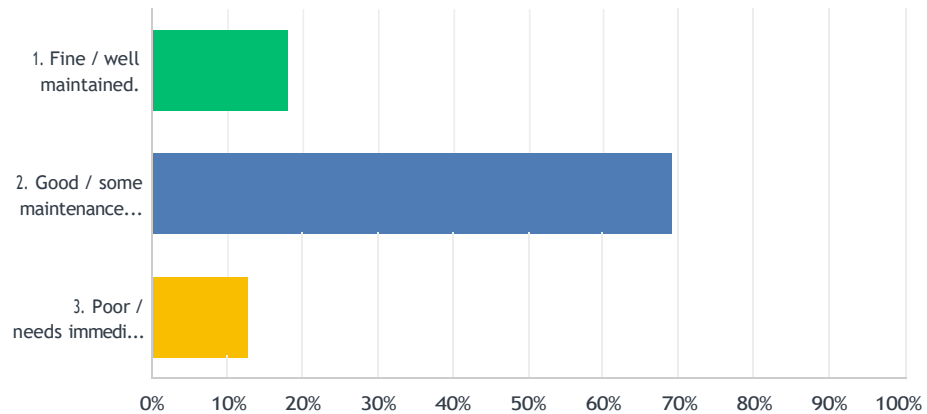
Answered: 321 Skipped: 6



ANSWER CHOICES	RESPONSES	
1. Yes.	72.27%	232
2. No.	10.90%	35
3. Not sure.	16.82%	54
TOTAL		321

### Q11 How would you rate the general condition of local roads in the Town of Anson? (Please select one.)

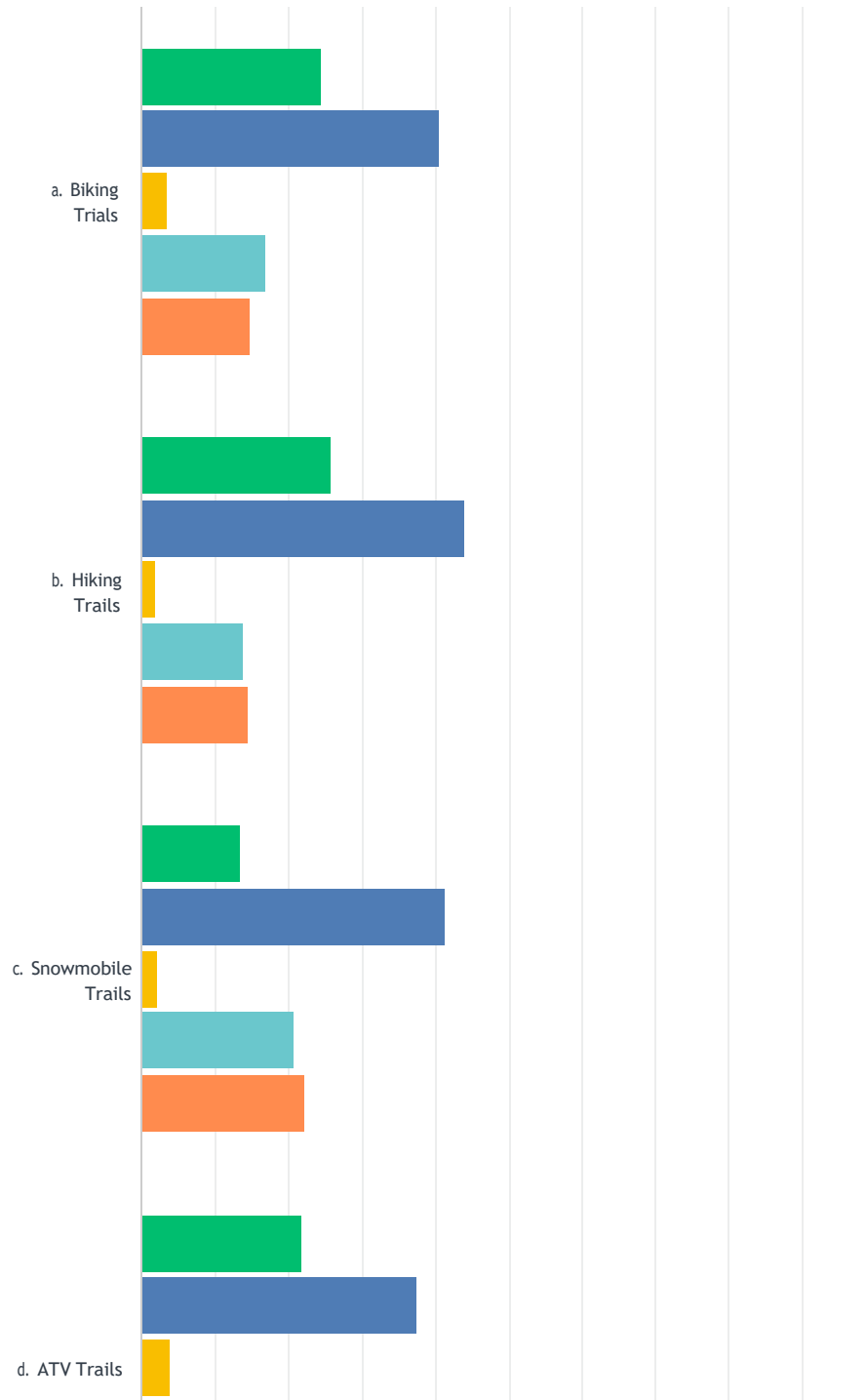
Answered: 320 Skipped: 7

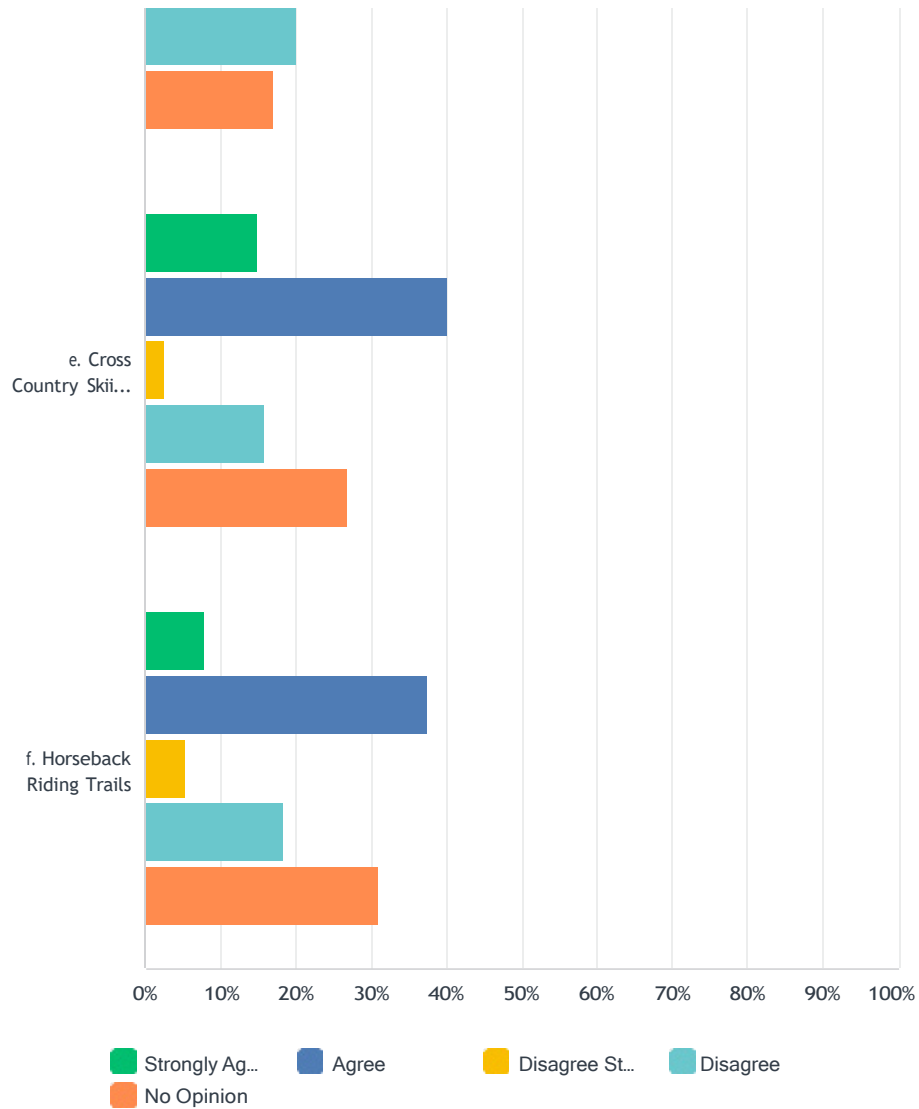


ANSWER CHOICES	RESPONSES	
1. Fine / well maintained.	18.13%	58
2. Good / some maintenance needed.	69.06%	221
3. Poor / needs immediate attention.	12.81%	41
TOTAL		320

Q12 The Town should support increased development of these forms of paved or unpaved recreational trails. (Please check one box in each row.)

Answered: 320 Skipped: 7

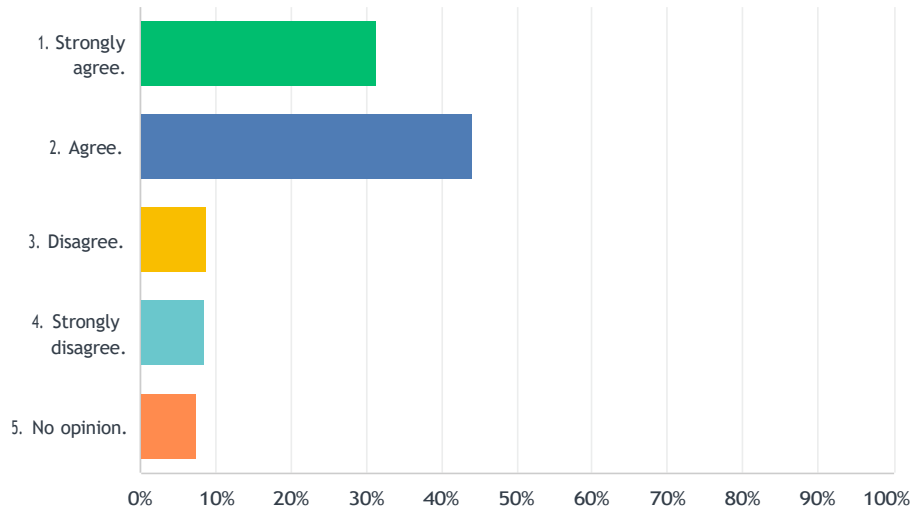




	STRONGLY AGREE	AGREE	DISAGREE STRONGLY	DISAGREE	NO OPINION	TOTAL
a. Biking Trails	24.45% 78	40.44% 129	3.45% 11	16.93% 54	14.73% 47	319
b. Hiking Trails	25.79% 82	44.03% 140	1.89% 6	13.84% 44	14.47% 46	318
c. Snowmobile Trails	13.48% 43	41.38% 132	2.19% 7	20.69% 66	22.26% 71	319
d. ATV Trails	21.70% 69	37.42% 119	3.77% 12	20.13% 64	16.98% 54	318
e. Cross Country Skiing Trails	14.83% 47	40.06% 127	2.52% 8	15.77% 50	26.81% 85	317
f. Horseback Riding Trails	7.89% 25	37.54% 119	5.36% 17	18.30% 58	30.91% 98	317

**Q13 Should the Town continue to allow ATV / UTV traffic on Town roads?  
(Please select one.)**

Answered: 320 Skipped: 7

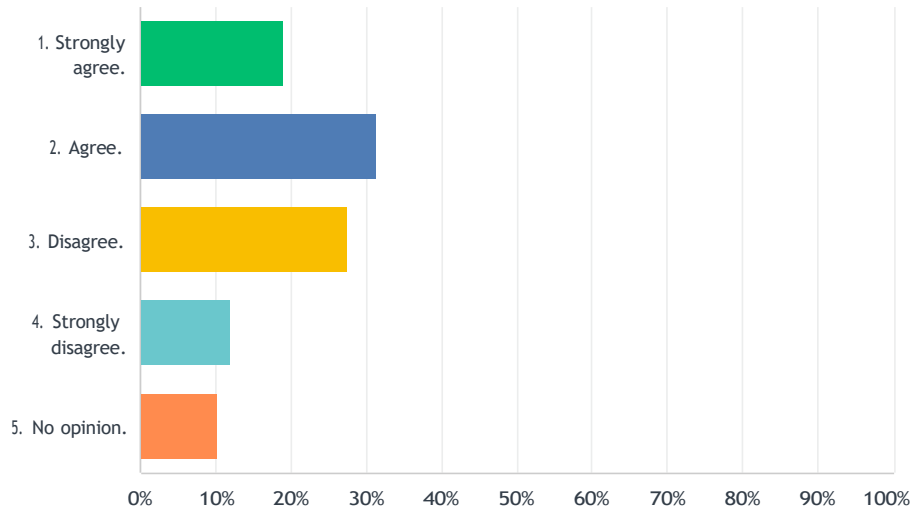


ANSWER CHOICES	RESPONSES	
1. Strongly agree.	31.25%	100
2. Agree.	44.06%	141
3. Disagree.	8.75%	28
4. Strongly disagree.	8.44%	27
5. No opinion.	7.50%	24
<b>TOTAL</b>		<b>320</b>



### Q14 Should the Town support the development of bike lanes along public roadways? (Please select one.)

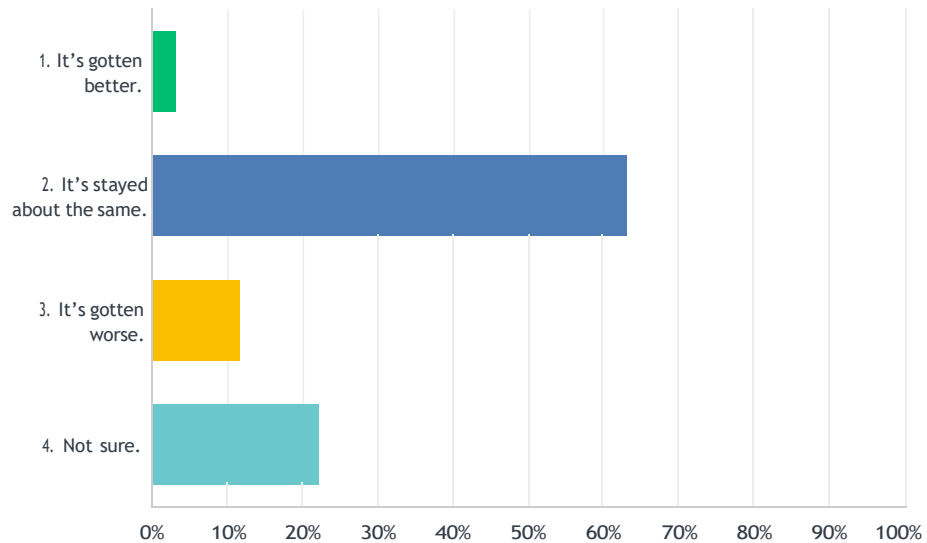
Answered: 320 Skipped: 7



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	19.06%	61
2. Agree.	31.25%	100
3. Disagree.	27.50%	88
4. Strongly disagree.	11.88%	38
5. No opinion.	10.31%	33
TOTAL		320

Q15 In your opinion, how has the quality of the natural resources in the Town of Anson changed over the past five years? (Please select one.)

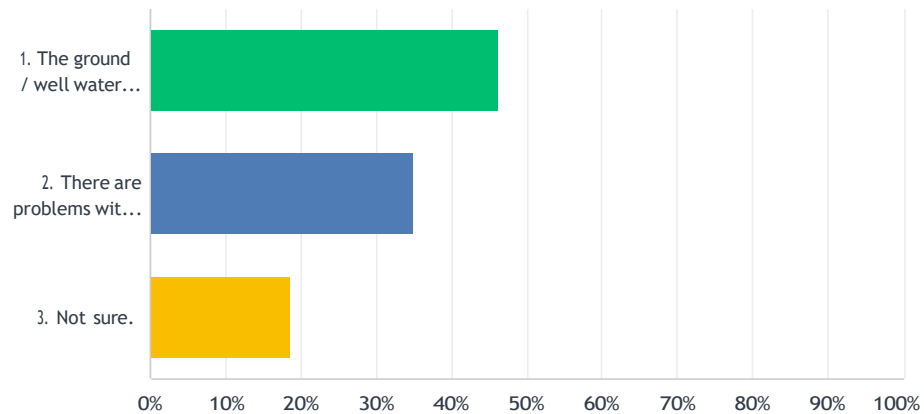
Answered: 317 Skipped: 10



ANSWER CHOICES	RESPONSES	
1. It's gotten better.	3.15%	10
2. It's stayed about the same.	63.09%	200
3. It's gotten worse.	11.67%	37
4. Not sure.	22.08%	70
<b>TOTAL</b>		<b>317</b>

**Q16 Which of these statements concerning ground / well water quality would you agree with? (Please select one.)**

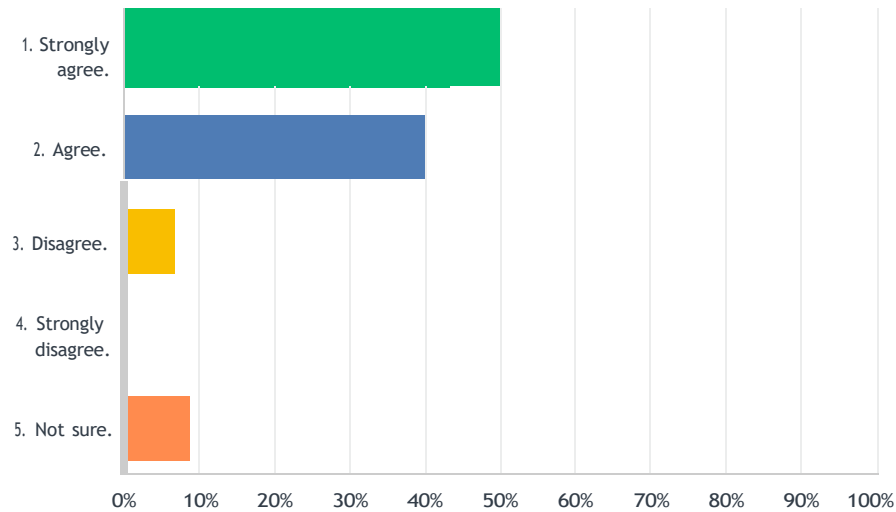
Answered: 317 Skipped: 10



ANSWER CHOICES	RESPONSES	
1. The ground / well water quality is good.	46.37%	147
2. There are problems with the ground / well water.	35.02%	111
3. Not sure.	18.61%	59
TOTAL		317

**Q17 It is important to support the preservation of large tracts of agricultural land in the Town of Anson. (Please select one.)**

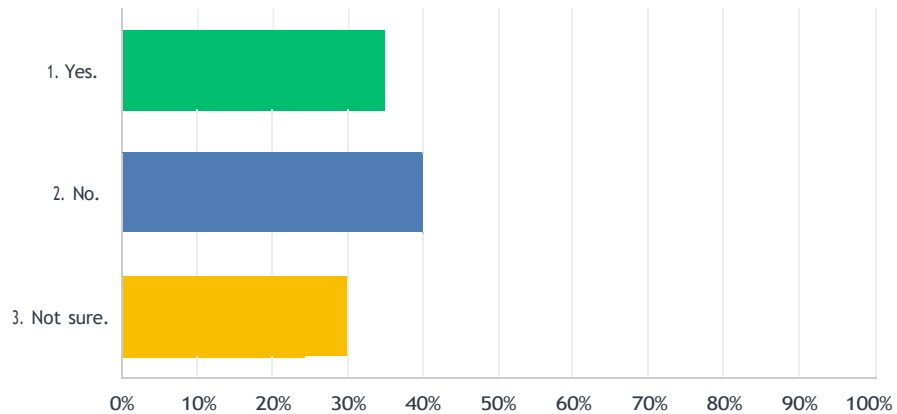
Answered: 319 Skipped: 8



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	43.26%	138
2. Agree.	40.13%	128
3. Disagree.	6.90%	22
4. Strongly disagree.	0.94%	3
5. Not sure.	8.78%	28
<b>TOTAL</b>		<b>319</b>

Q18 If you agreed with Question 17, do you support preserving these areas if it resulted in increased taxes? (Please select one.)

Answered: 314 Skipped: 13

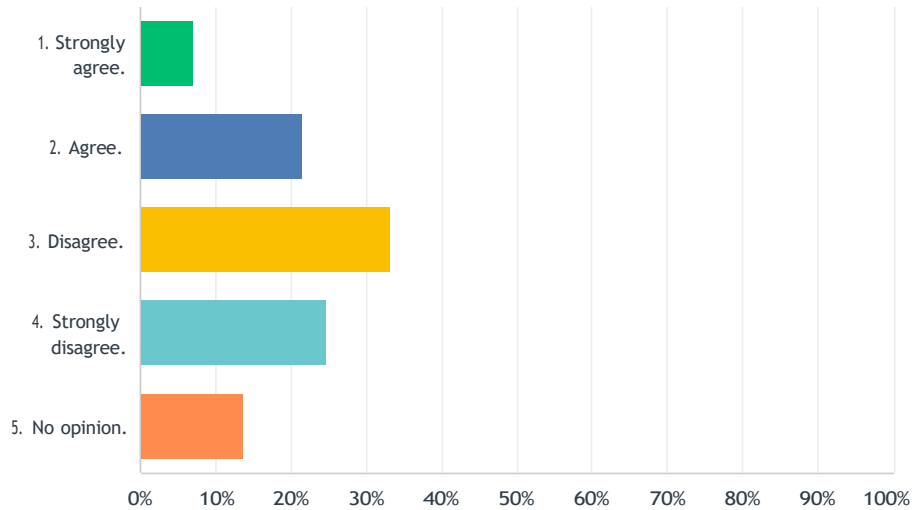


ANSWER CHOICES	RESPONSES	
1. Yes.	35.03%	110
2. No.	40.76%	128
3. Not sure.	24.20%	76
TOTAL		314



Q19 Should farms with 500 animals or more be allowed in Anson? (Please select one.)

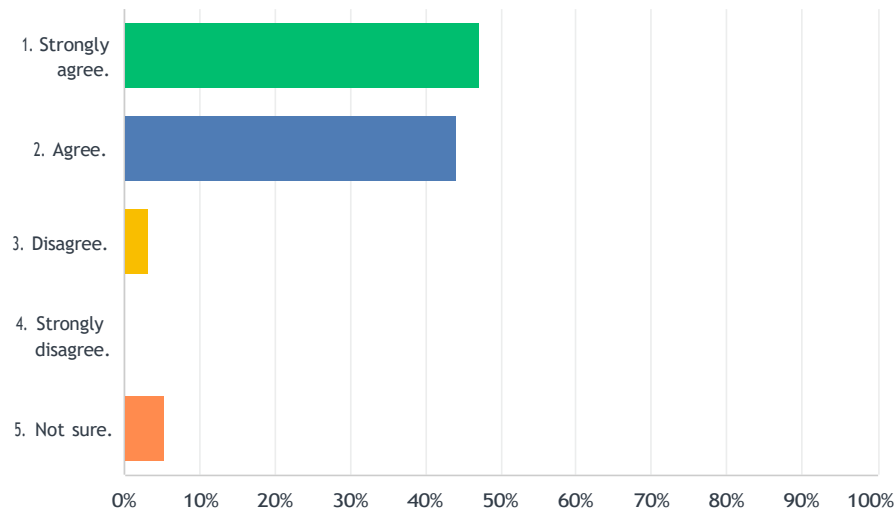
Answered: 316 Skipped: 11



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	6.96%	22
2. Agree.	21.52%	68
3. Disagree.	33.23%	105
4. Strongly disagree.	24.68%	78
5. No opinion.	13.61%	43
TOTAL		316

**Q20 It is important to support the preservation of green space and natural areas in the Town of Anson. (Please select one.)**

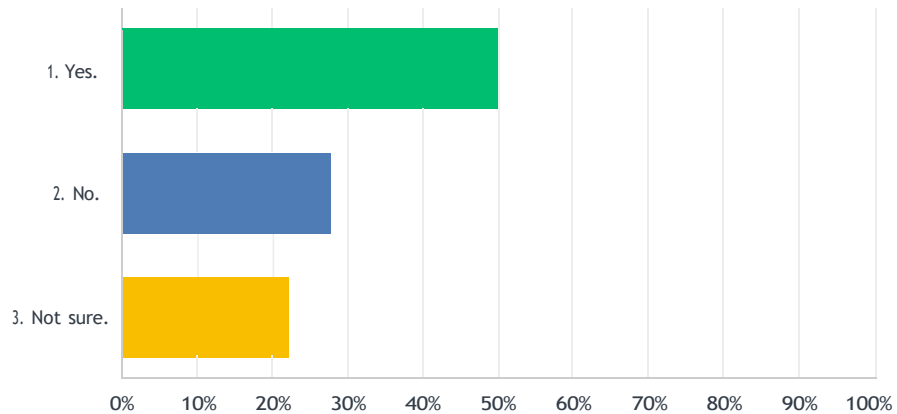
Answered: 320 Skipped: 7



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	47.19%	151
2. Agree.	44.06%	141
3. Disagree.	3.13%	10
4. Strongly disagree.	0.31%	1
5. Not sure.	5.31%	17
<b>TOTAL</b>		<b>320</b>

Q21 If you agreed with Question 20, do you support preserving these areas if it resulted in increased taxes? (Please select one.)

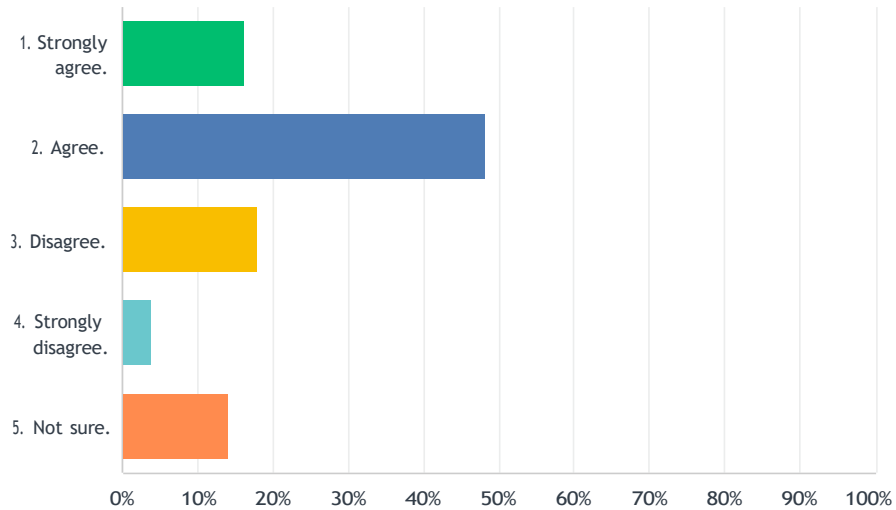
Answered: 315 Skipped: 12



ANSWER CHOICES	RESPONSES	
1. Yes.	50.16%	158
2. No.	27.62%	87
3. Not sure.	22.22%	70
TOTAL		315

**Q22 The Jim Falls area should actively pursue new retail and commercial businesses. (Please select one.)**

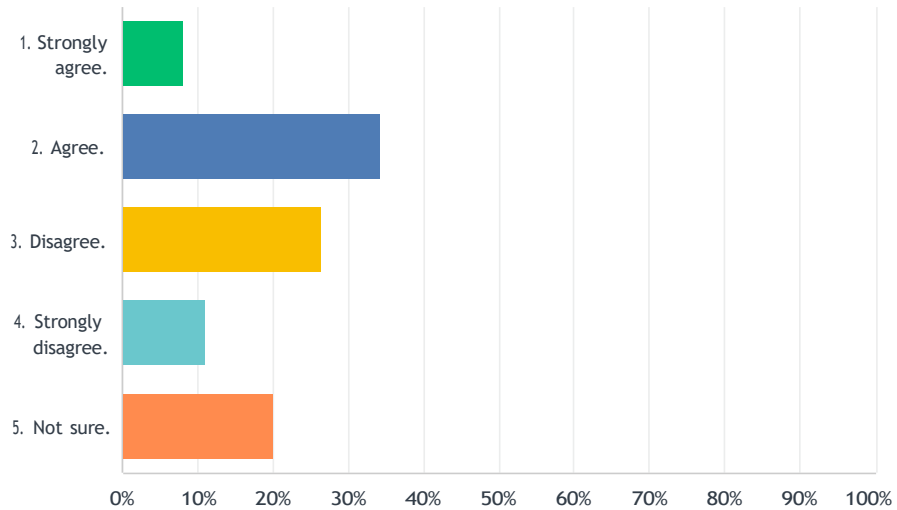
Answered: 320 Skipped: 7



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	16.25%	52
2. Agree.	48.13%	154
3. Disagree.	17.81%	57
4. Strongly disagree.	3.75%	12
5. Not sure.	14.06%	45
<b>TOTAL</b>		<b>320</b>

**Q23 The Town of Anson should develop an industrial park for light industry. (Please select one.)**

Answered: 318 Skipped: 9

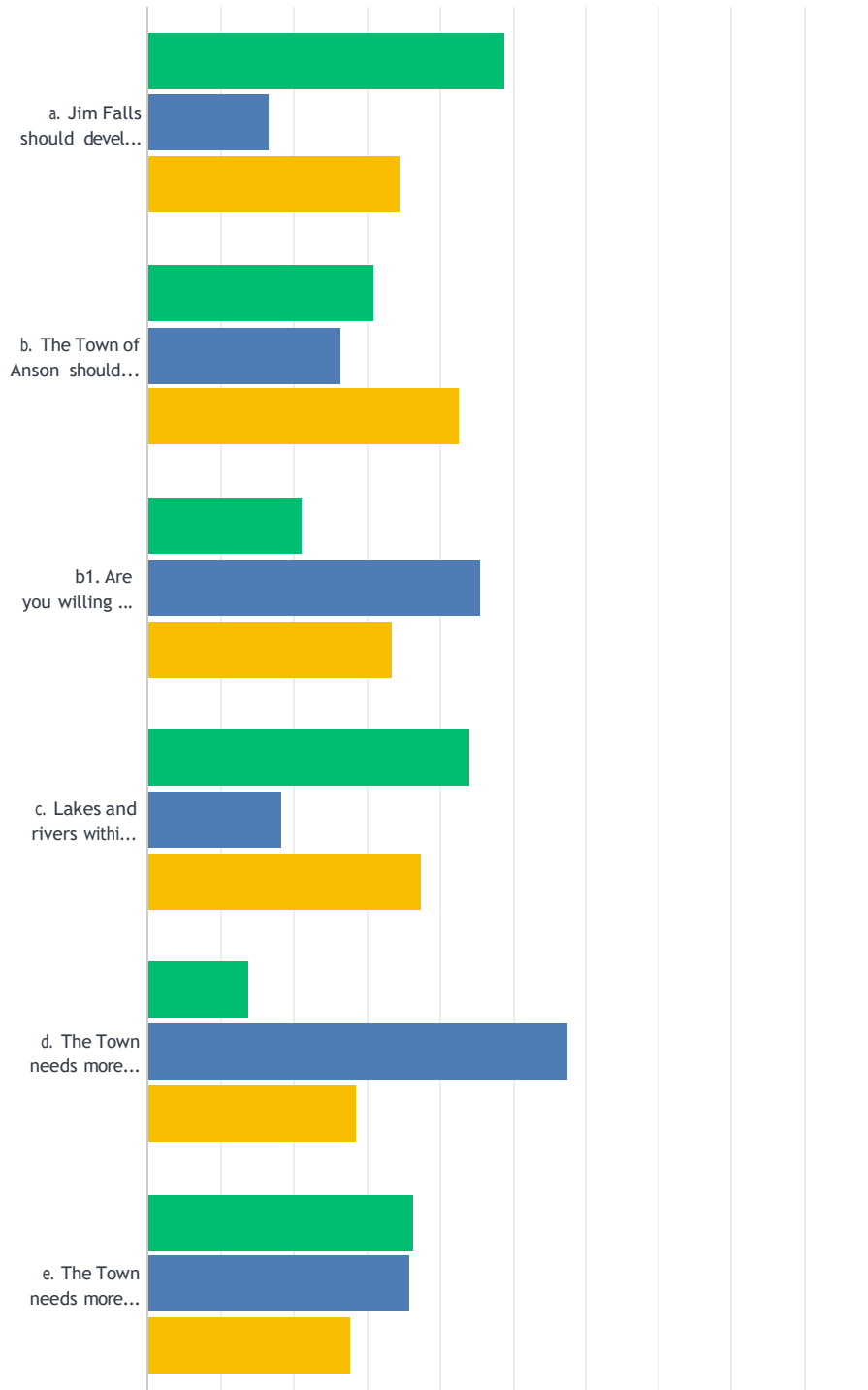


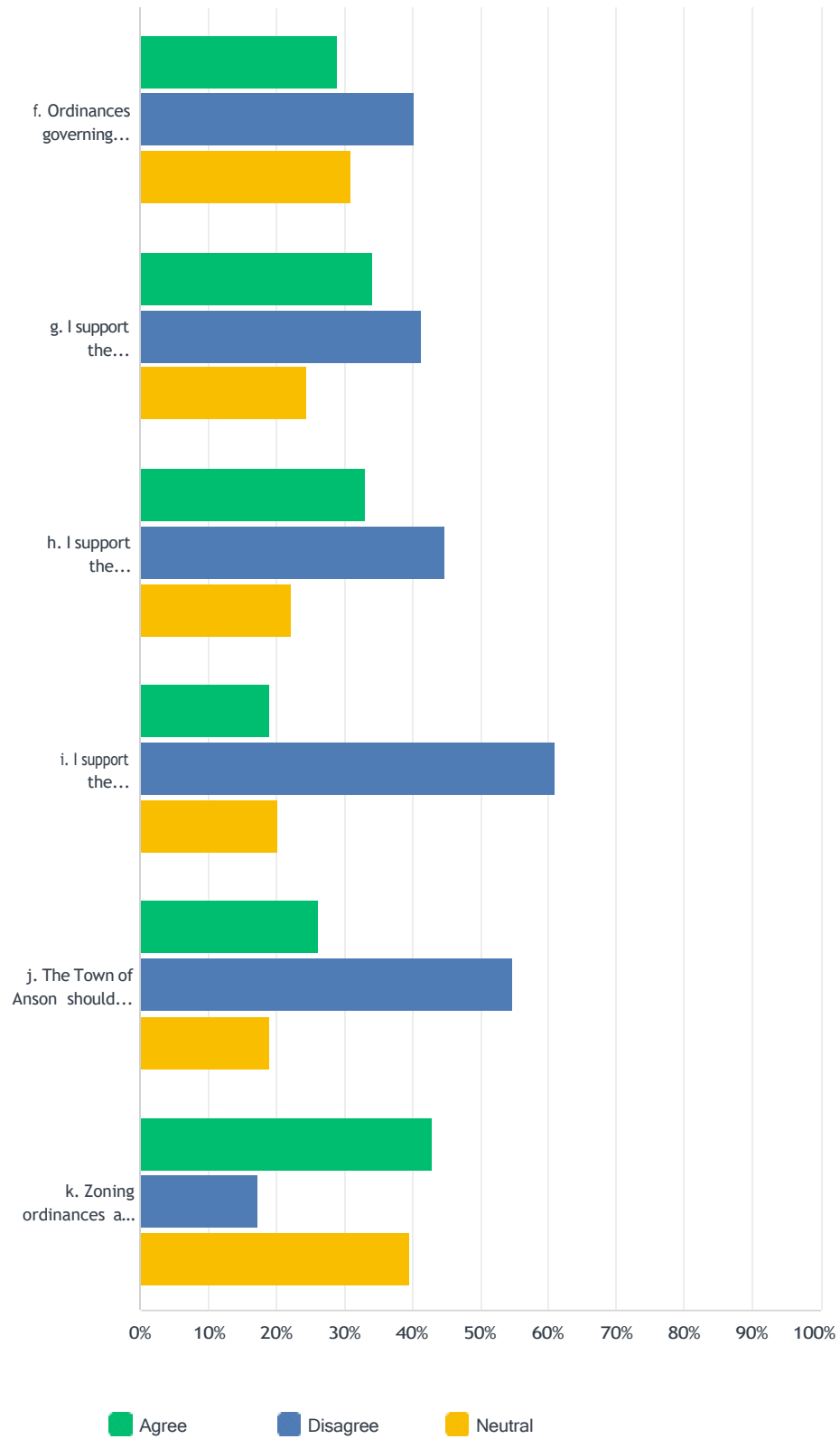
ANSWER CHOICES	RESPONSES	
1. Strongly agree.	8.18%	26
2. Agree.	34.28%	109
3. Disagree.	26.42%	84
4. Strongly disagree.	11.01%	35
5. Not sure.	20.13%	64
<b>TOTAL</b>		<b>318</b>



## Q24 Which statement best describes your opinion concerning these land use issues? (Please check one box for each row.)

Answered: 318 Skipped: 9

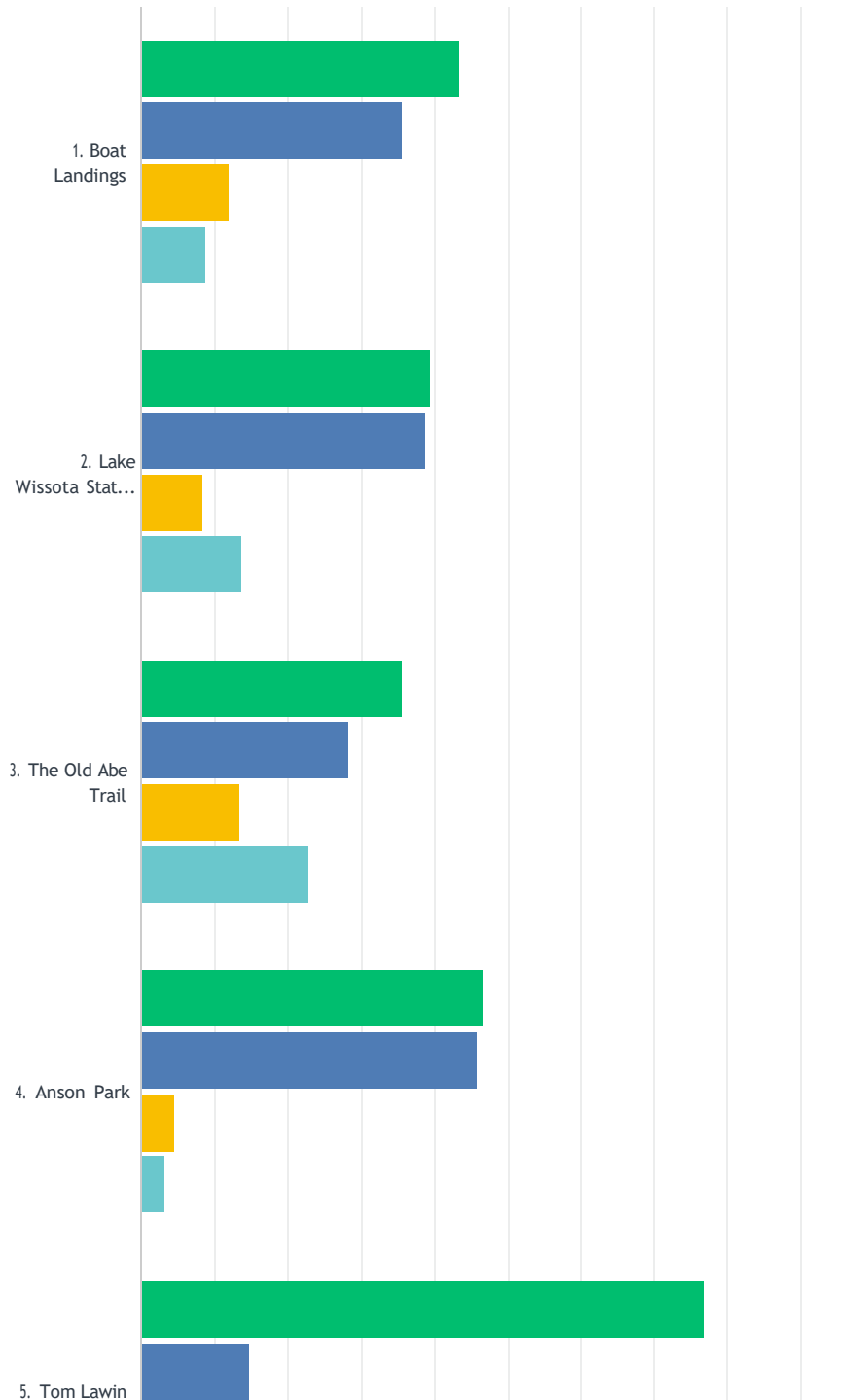


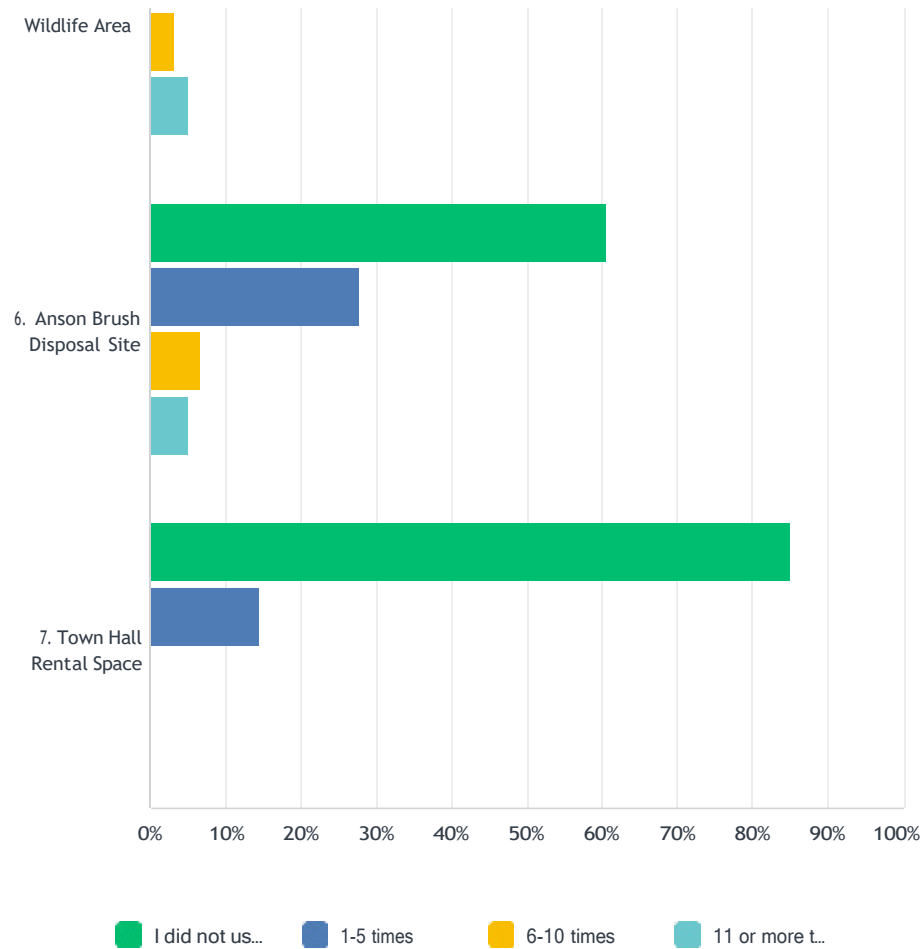


	AGREE	DISAGREE	NEUTRAL	TOTAL
a. Jim Falls should develop its "downtown" area.	48.74% 155	16.67% 53	34.59% 110	318
b. The Town of Anson should purchase additional land to ensure space for future Town facilities growth.	30.91% 98	26.50% 84	42.59% 135	317
b1. Are you willing to pay more taxes to acquire such land?	21.02% 66	45.54% 143	33.44% 105	314
c. Lakes and rivers within the Town of Anson are being overdeveloped.	44.16% 140	18.30% 58	37.54% 119	317
d. The Town needs more private recreational development (golf courses, waterparks, campgrounds, etc....)	13.84% 44	57.55% 183	28.62% 91	318
e. The Town needs more public recreational development (playgrounds, boat landings, sport courts, etc....).	36.48% 116	35.85% 114	27.67% 88	318
f. Ordinances governing outside lights and light pollution should be created in the Town of Anson.	28.93% 92	40.25% 128	30.82% 98	318
g. I support the construction of additional communication towers near my property.	34.07% 108	41.32% 131	24.61% 78	317
h. I support the construction of solar farms near my property.	33.12% 105	44.79% 142	22.08% 70	317
i. I support the construction of commercial wind turbines near my property.	18.93% 60	60.88% 193	20.19% 64	317
j. The Town of Anson should support the construction of electric car battery charging stations.	26.18% 83	54.89% 174	18.93% 60	317
k. Zoning ordinances are enforced in the Town of Anson.	42.90% 136	17.35% 55	39.75% 126	317

Q25 How many times did you use these facilities in the Town of Anson in 2022? (Please check one box in each row.)

Answered: 317 Skipped: 10



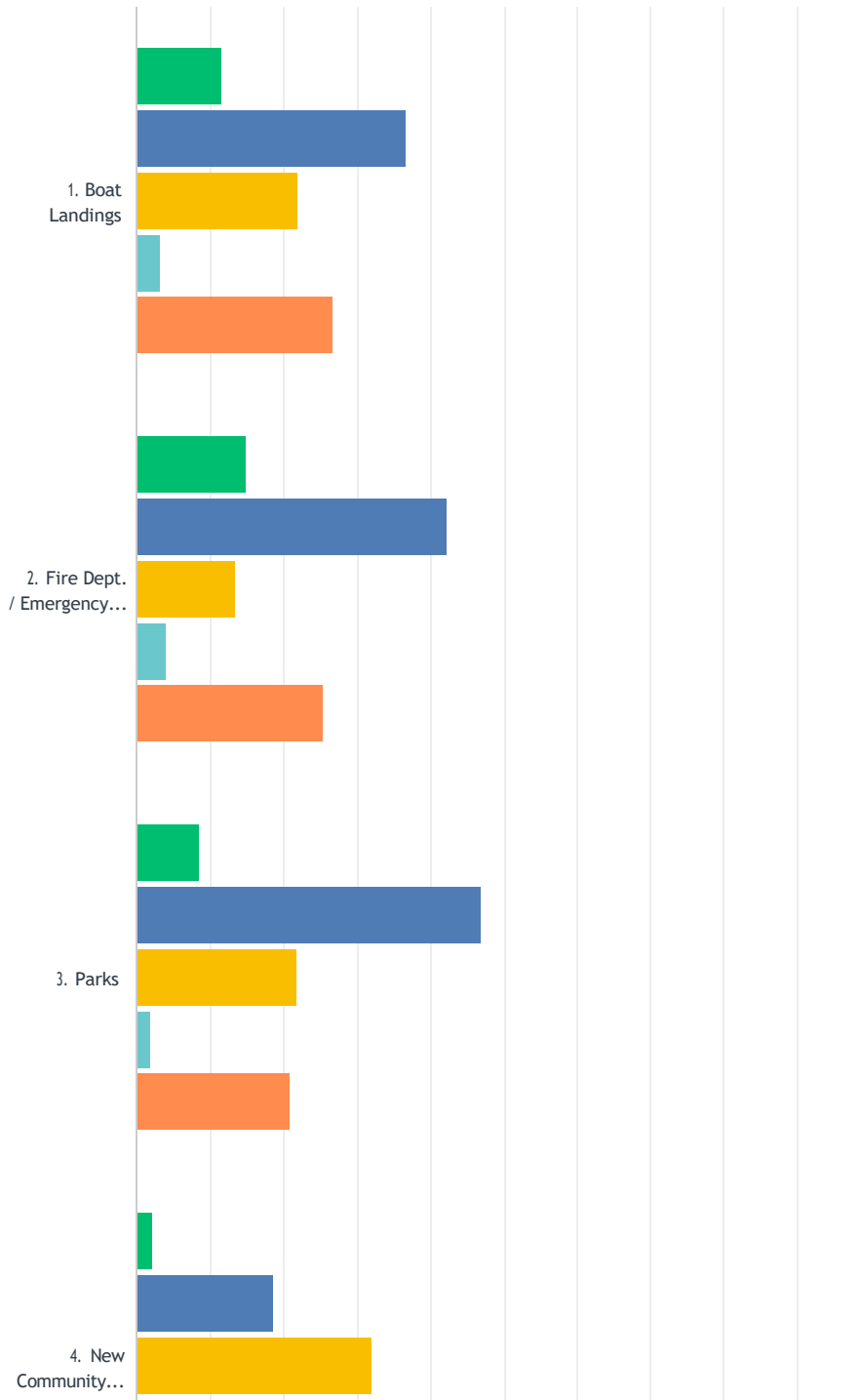


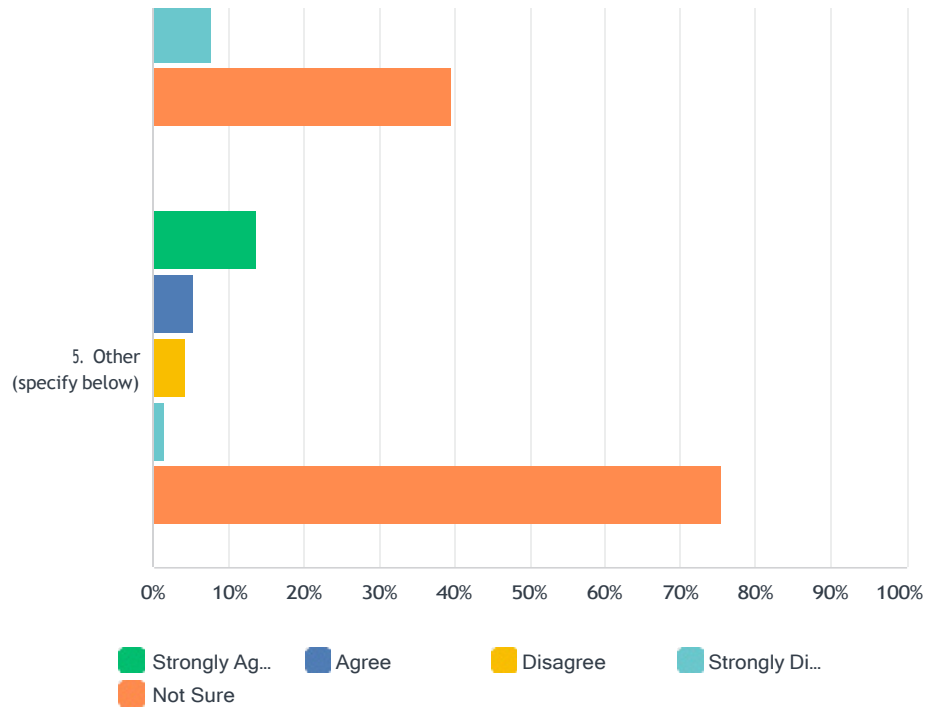
	I DID NOT USE THIS FACILITY IN 2022	1-5 TIMES	6-10 TIMES	11 OR MORE TIMES	TOTAL
1. Boat Landings	43.53% 138	35.65% 113	11.99% 38	8.83% 28	317
2. Lake Wissota State Park	39.37% 124	38.73% 122	8.25% 26	13.65% 43	315
3. The Old Abe Trail	35.56% 112	28.25% 89	13.33% 42	22.86% 72	315
4. Anson Park	46.69% 148	45.74% 145	4.42% 14	3.15% 10	317
5. Tom Lawin Wildlife Area	77.00% 241	14.70% 46	3.19% 10	5.11% 16	313
6. Anson Brush Disposal Site	60.63% 191	27.62% 87	6.67% 21	5.08% 16	315
7. Town Hall Rental Space	85.13% 269	14.56% 46	0.32% 1	0.00% 0	316



Q26 Within the next 10 years, The Town of Anson will need to build, rebuild, or expand the..... (Please check one box for each row.)

Answered: 317 Skipped: 10



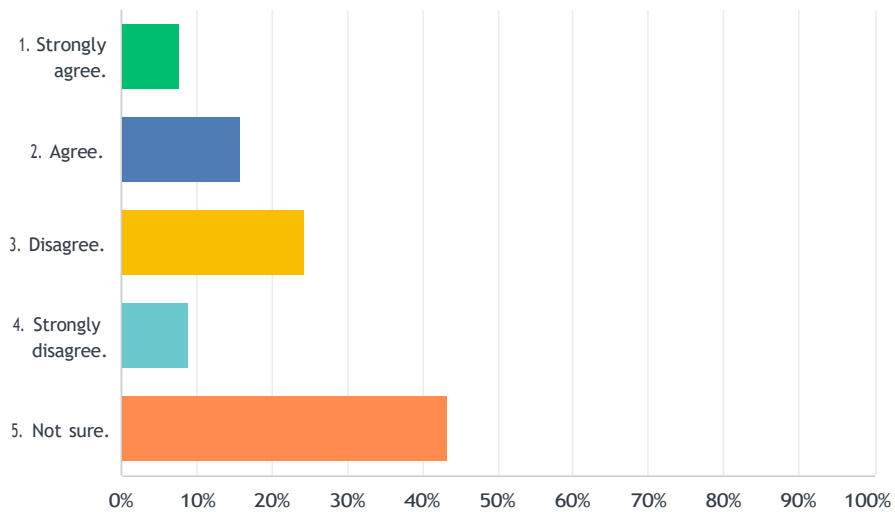


	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE	TOTAL
1. Boat Landings	11.46% 36	36.62% 115	21.97% 69	3.18% 10	26.75% 84	314
2. Fire Dept. / Emergency Services	14.92% 47	42.22% 133	13.33% 42	4.13% 13	25.40% 80	315
3. Parks	8.54% 27	46.84% 148	21.84% 69	1.90% 6	20.89% 66	316
4. New Community Center	2.24% 7	18.53% 58	31.95% 100	7.67% 24	39.62% 124	313
5. Other (specify below)	13.61% 26	5.24% 10	4.19% 8	1.57% 3	75.39% 144	191

#	OTHER (PLEASE SPECIFY) Top Suggestions	Number
1	Roads	4
2	Walk Trails	3
3	Dog Park	2
4	Tennis/Pickle Ball	3
5	Town Maintenance Building	3

**Q27 At current development rates, the Town of Anson needs to explore the completion of a sanitary sewer district for Jim Falls. (Please select one.)**

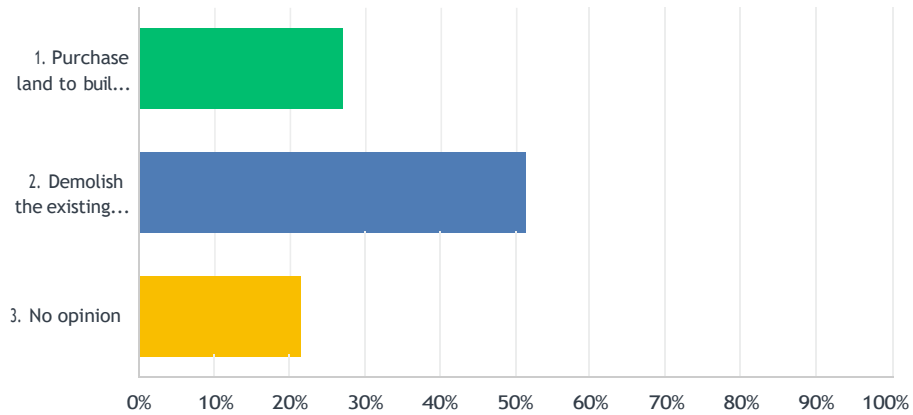
Answered: 316 Skipped: 11



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	7.59%	24
2. Agree.	15.82%	50
3. Disagree.	24.37%	77
4. Strongly disagree.	8.86%	28
5. Not sure.	43.35%	137
<b>TOTAL</b>		<b>316</b>

**Q28 The Town of Anson Maintenance Shop (used to house snow removal, mowing, and other equipment) is deteriorating and energy inefficient. It may be uninsurable as soon as next year. Should the Town of Anson:**  
(Please select one.)

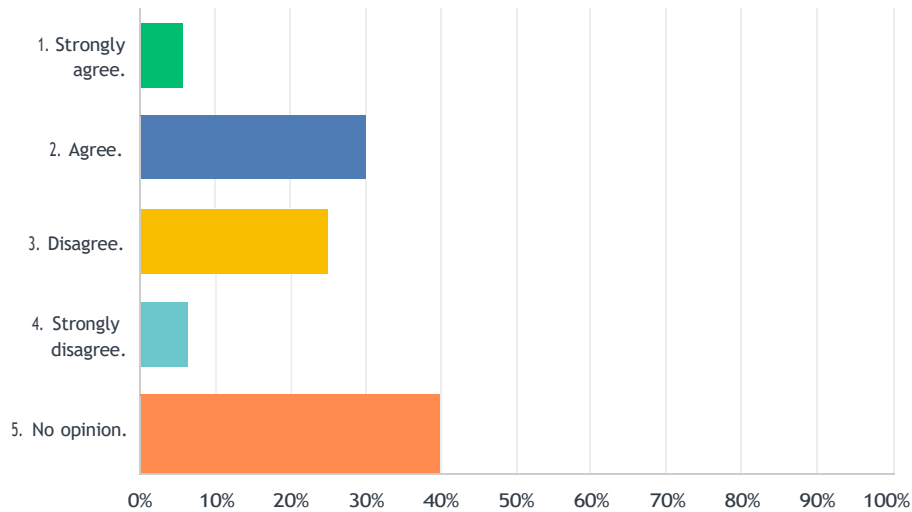
Answered: 315 Skipped: 12



ANSWER CHOICES	RESPONSES	
1. Purchase land to build a new facility sized to meet the growth of Anson.	26.98%	85
2. Demolish the existing facility and rebuild within the same footprint.	51.43%	162
3. No opinion	21.59%	68
TOTAL		315

**Q29 Do you think that enclosed rentable event facilities should be added to the Anson Park grounds? (Please select one.)**

Answered: 316 Skipped: 11

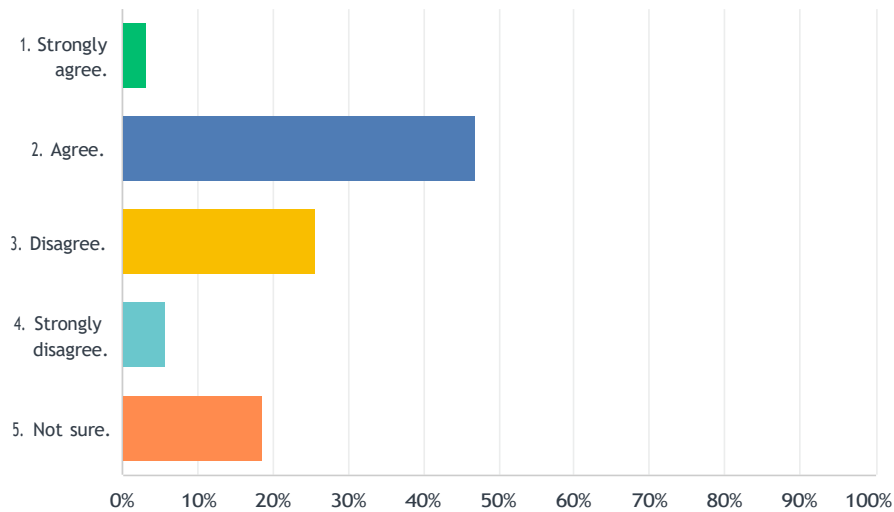


ANSWER CHOICES	RESPONSES	
1. Strongly agree.	5.70%	18
2. Agree.	30.70%	97
3. Disagree.	25.00%	79
4. Strongly disagree.	6.33%	20
5. No opinion.	32.28%	102
<b>TOTAL</b>		<b>316</b>



Q30 The Town of Anson communicates adequately with residents.  
(Please select one.)

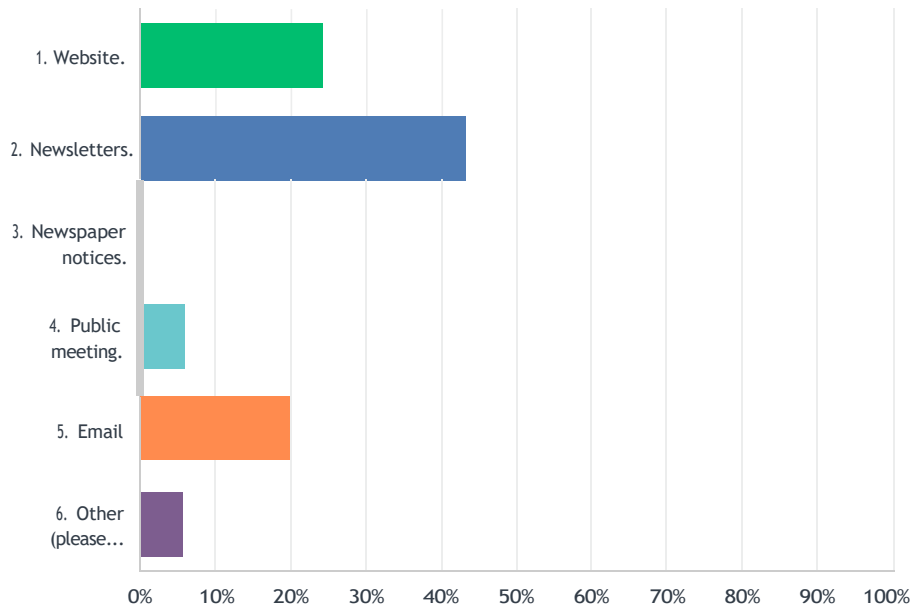
Answered: 313 Skipped: 14



ANSWER CHOICES	RESPONSES	
1. Strongly agree.	3.19%	10
2. Agree.	46.96%	147
3. Disagree.	25.56%	80
4. Strongly disagree.	5.75%	18
5. Not sure.	18.53%	58
TOTAL		313

Q31 What is the best way for the Town to communicate with residents?  
(Please select one.)

Answered: 314 Skipped: 13



ANSWER CHOICES	RESPONSES	
1. Website.	24.20%	76
2. Newsletters.	43.31%	136
3. Newspaper notices.	0.96%	3
4. Public meeting.	6.05%	19
5. Email	19.75%	62
6. Other (please specify)	5.73%	18

TOTAL

314

#	6. OTHER (PLEASE SPECIFY)	Number
1	Social Media	5

## Town of Anson Survey Review

### Who are we:

The Town of Anson Residents responding to the survey are mainly long term, year-round residents who own their home, and have spent at least 11 years in the township. It is notable that over 40% of the respondents have lived in the area for over 20 years. The largest segment of respondents that are working commute to Chippewa Falls, with 10% working within the township. Most respondents do not live on waterfront.

### What are we saying:

The Town of Anson residents responding appreciate the quality of life and the affordable housing that the Town of Anson has to offer. The respondents can see there is growth coming and that we need to determine how to best manage it. Areas where there is a large voice for disagreeing with the development of specific areas in the township include dissent regarding: wind turbines, electric battery charging stations, additional recreational development (ie golf courses, waterparks, campgrounds, etc). Single family, average cost homes and elderly assisted living style homes is where the respondents feel there is a little more needed. The respondents are more strongly suggesting that there is no need for more second/vacation homes, low-income housing, mobile homes, rental homes, or condos within the township.

We are mainly satisfied with the condition of the local roads. We feel our natural resources has not changed over the past 5 years; however, it is notable to mention that 10% feel it's gotten worse. In relationship to ground/well water quality, there is a noticeable, much more narrow differentiation in percentages in respondents where some feel there are problems/or are not sure and others feel the quality is good. Overwhelmingly, we want to support the preservation of large tracts of agriculture land; but, are split on supporting this with increased taxes, with slightly more disagreeing. We are opposed to allowing large 500 animal farms in Anson. We need more information regarding a sanitary sewer district for Jim Falls to receive support. We appreciate newsletter type communication and are evenly split on whether the frequency is adequate or not. Per commentary, more communication would be helpful.

### What we want the Town to focus on:

We would like the Town of Anson to continue to allow ATV/UTV traffic along with supporting the development of bike lanes. (please note that these 2 areas are somewhat conflicting as there are different modes of transportation needed for potential similar roadways and will need to be a well-planned decision with motorized and non-motorized vehicles). We overwhelmingly support the preservation of green space and natural areas with 50% agreeing with an increase in the tax base to preserve this space with focus on hiking and biking. There is a high percentage of respondents that would like the Jim Falls area to actively pursue new retail and commercial businesses; however, development of an industrial park for light industry in the township is not where the focus should be. Areas to build/rebuild or expand on are Fire/Emergency services and Parks. There is also a strong desire for elderly assisted living facilities to be considered in the township. We prefer the Town of Anson Maintenance shop demolish and rebuilds on the existing footprint.

### Use of Town of Anson attractions:

The most used area in the Town of Anson is The Old Abe Trail at 64+% at least 1 or more times by the residents. This aligns with hiking and biking at the top of the list for Town development support.

Q32 If you have any additional comments, feel free to add them here:

**Top 4 areas**

Maintain peaceful/rural atmosphere

Fix/Maintain Roads

Improve Water Quality

More roads accessible by UTVs

---