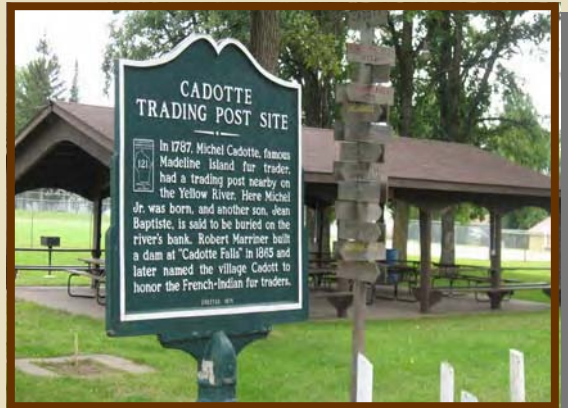
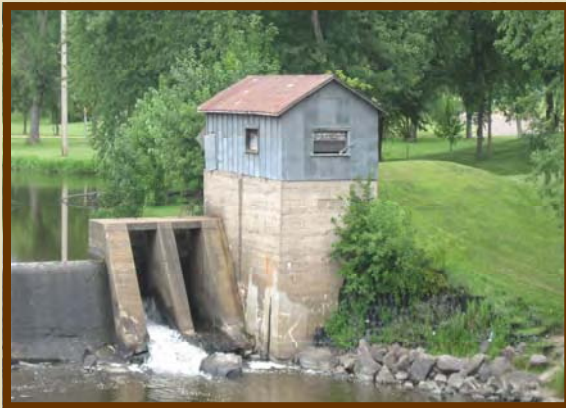


VILLAGE OF CADOTT

2010 - 2030 COMPREHENSIVE PLAN



Prepared by:
Village of Cadott Plan Commission

Adopted by:
Cadott Village Board
December 21, 2009

Planning Assistance Provided by:



715-235-9081

An Ordinance to Adopt the Comprehensive Plan of the Village of Cadott, Chippewa County, Wisconsin.

The Village Board of the Village of Cadott, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sec. 61.35 Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Village of Cadott is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), Wis. Stats.

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

Section 3. The Plan Commission of the Village of Cadott, by a majority vote recorded in the official minutes dated December 21, 2009, has adopted a resolution recommending to the Village Board the adoption of the document entitled "Village of Cadott 2010 - 2030 Comprehensive Plan" containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.

Section 4. The Village has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), Wis. Stats.

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

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

Adopted by the Village Board of the Village of Cadott this 21st day of December, 2009.

AYES 6 NO — ABSTAIN — ABSENT 1

APPROVED:

Lila McConville
Lila McConville, Village President

ATTEST:

Sandra Buetow
Sandra Buetow, Village Clerk

Adopted: 12/21/09

Published: 1/4/10

RESOLUTION RECOMMENDING ADOPTION OF
THE "VILLAGE OF CADOTT 2010 - 2030 COMPREHENSIVE PLAN"

WHEREAS, the Village of Cadott is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, the Village Board of the Village of Cadott, Chippewa County, Wisconsin authorized the Plan Commission to prepare a comprehensive plan for the Village of Cadott, and

WHEREAS, a comprehensive plan for the Village of Cadott that contains all of the elements specified in section 66.1001(2) of the Wisconsin Statutes has been prepared, and

WHEREAS, the comprehensive plan contains graphs, tables, and charts related to demographic and U.S. Census data, and maps related to land use, infrastructure, and natural resources, and

NOW THEREFORE BE IT RESOLVED, that the Village of Cadott Plan Commission does hereby recommend the adoption of the Village of Cadott 2010-2030 Comprehensive Plan by the Village Board of the Village of Cadott, Chippewa County, Wisconsin.

Resolution adopted on this 21st day of December, 2009.

VILLAGE OF CADOTT PLAN COMMISSION

By:



Anson Albarado, Chairperson
Village of Cadott, Plan Commission

Attest 
Sandra Buetow, Village Clerk

Village of Cadott Vision Statement and Overall Goals

Vision Statement

The Village of Cadott is committed to developing a Comprehensive Plan for land use that is positive and orderly. It will involve planning for residential, commercial and industrial growth while considering private property rights.

We will take into consideration our location, history and uniqueness to ensure a safe, high quality of life, provide for a variety of recreational opportunities, take advantage of and preserve our natural resources, and foster pride in our Village.

Overall Goals

The Village of Cadott Plan Commission established the following overall goals for the Comprehensive Plan:

- Create a stronger tax base within the community by encouraging economic development.
- Maintain a friendly atmosphere while promoting a sense of community pride.
- Maintain Yellow River as a focal point of the community and promote the scenic beauty of the entire area.
- Protect the overall health and safety of the community through the continued maintenance and development of public facilities.
- Provide adequate and affordable housing opportunities.
- Maintain the good working relationships with the School District, County, and surrounding Towns.

The overall goals listed above will help guide the Village in determining future needed policies and programs that will have an impact on future development and redevelopment of the Community.

Village of Cadott 2010 – 2030 Comprehensive Plan

Prepared by:
Village of Cadott Plan Commission

Anson Albarado, Chair
Bart Chapek
Randy Kuehni
Lila McConville
Larry Seidling
Clay Strand
Arlene Verdegan

Adopted by:
Cadott Village Board

Lila McConville, President
Anson Albarado, Trustee
Randy Kuehni, Trustee
Lester H. Liptak, Trustee
Gerald Rykal, Trustee
Charles Sedivy, Trustee
Clay Strand, Trustee

Planning Assistance Provided by:

Cedar Corporation
604 Wilson Avenue
Menomonie, WI 54751
(715) 235-9081



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Appendix A: Public Participation Plan

CHAPTER 1

Introduction

Location and General Regional Context

The Village of Cadott is located in Chippewa County, Wisconsin and provides residents and visitors alike a wide variety of recreational opportunities (see *Map 1-1*). It is a transitional area between urban and rural. Both the City of Chippewa Falls and the City of Eau Claire are only a short distance from Cadott on State Highway 29, which takes a large percentage of area residents to work each day.

The Village of Cadott is located “Half Way between the Equator and the North Pole” thus its slogan. The Village is named after Jean Baptiste Cadotte, the son of a fur trader whose family came from the Lake Superior, Madeline Island area in the 1830's and established a fur trading post near the falls of an east-west waterway bisecting huge stands of virgin timber.

The first permanent settler was Robert Marriner who built a log cabin and sawmill in 1865, beginning the lumbering and mill industries which served as the foundation of Cadott's first growth. By February 2, 1895 when the village was incorporated, there were 853 residents (*source: Highway 29 Partnership*).

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law or “Smart Growth Law” was passed in October 1999 as part of the State's biennial budget. This law requires that by January 1, 2010 every town, village, and city engaging in land use activities such as official mapping, local or county subdivision ordinances, zoning, or zoning in shorelands and wetlands in shorelands, must be guided by a comprehensive plan. Smart Growth was enacted to encourage long-range planning for communities and provide consistency in land use decision making.

Smart Growth planning also calls for public participation throughout the entire planning process. Before 1999, public participation and a public hearing were not required for adoption of a local plan.

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

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development

- Land Use
- Intergovernmental Cooperation
- Implementation

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other, creating an awareness and overall cohesive vision for the Village of Cadott.

Plan Purpose

The purpose of the Village of Cadott's Comprehensive Plan is to ensure that the qualities of the community that residents enjoy remain and areas that can be improved upon are addressed. The plan will act as a guide for Village government and local organizations and community residents and will not only look at the Village, but see how the Village fits into the regional context.

The Comprehensive Plan can provide a variety of benefits to a community by coordinating community activities, departments, or policies; protecting resources like historic buildings/locations or forest/agricultural/wetlands/etc.; promoting economic development by revitalizing downtowns, developing housing/facilities, and retaining existing businesses; and save the community money through intergovernmental cooperation.

Plan Development Process

Cadott has incorporated the nine required elements into their plan and created the following chapters:

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

The Village Plan Commission held monthly meetings where they would review a chapter one month and then the following month would develop goals, objectives, and policies for that chapter. This method allowed the Plan Commission to be familiar with the information before developing policies. Each chapter was completed before moving on to the next chapter. When all were complete, the comprehensive plan was reviewed as a whole, checking for any inconsistencies.

Regional Planning Jurisdictions and Government Agencies

While the Village of Cadott plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans will be reviewed to address any inconsistencies between them. Some of the planning and government agencies that will be contacted include:

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

Public Involvement and Public Participation Policy

Wisconsin State Statutes Section 66.1001 requires a public participation plan/policy/procedure is developed for the adoption of a Comprehensive Plan. The plan/policy must address public meeting notices, publications, and open discussions must be written for every stage of the preparation of the Comprehensive Plan.

It is required that the local governing body adopts any comprehensive plan or amendments to a plan must do so with the use of a resolution, passed by a majority vote. Once a comprehensive plan is adopted one copy must be provided to the following: every governing body within the boundaries of the local government unit; the clerk of all adjacent governing bodies; the Wisconsin Land Council; the Wisconsin Department of Administration; the regional planning commission, and the local public library.

Wisconsin State Statutes also requires that all comprehensive plans must meet the minimum requirements; the resolution shall not be adopted by the regional planning commission if those requirements are not met.

The Village acknowledges, in order for the Comprehensive Plan to be utilized effectively, it must be created and embraced by its residents. The Village Board has crafted a Public Participation Plan that helps identify key stakeholders for each element and various methods to generate public involvement. The outline of the Public Participation Plan, along with the Public Participation Resolution passed by the Board can be seen in Appendix A.

Initial public involvement was generated at a Strengths Weaknesses, Opportunities, and Threats (SWOT) exercise and participants were asked to evaluate these aspects of their community. The meeting was held at the Cadott Fire Hall in August of 2008 and was attended by approximately thirty residents.

Participants were separated into three groups and asked to write down what they thought were the strengths and weaknesses of the Village, any opportunities available for the Village to take advantage of, and any threats that could harm the Village.

Going around each group, participants gave one of their answers until all answers were used. Each participant assigned three points for the top choice they felt was the most important to them, two points for their second choice, and one point for their third choice.

The votes were tallied and then all groups came together and their results were combined into one final list for a final group vote. In many cases, groups had duplicate answers so the next highest vote getters were added to the final list.

In October of 2008, a community wide survey related to the Elements of the Comprehensive Plan was mailed to all property owners. The Plan Commission thought it was important to send out a community wide survey to gauge how residents would like to see their community in 20 years. The ideas and thoughts generated from this survey were used to develop the Village's vision statement and goals, objectives and policies for the plan.

A Visual Preference Survey was also completed in October. The Visual Preference Survey is a tool that allows citizens to rate visual concepts of existing and non-existing types of building designs, landscape characteristics, community fabric, architectural styles, signs, growth patterns, etc. Visual preference surveys assist communities in determining which components of a policy, plan, or project contributes positively to a community's overall image, sense of place, historic character, and surrounding environment.

The Plan Commission also held an open meeting on a monthly basis where citizens could attend and participate in the planning process. A press release was also sent out describing the work that was being completed, issues being discussed, and encouraging those interested in the planning process to attend.

Prior to adopting the plan, the public was given an opportunity to share any comments they had on the Comprehensive Plan at a public hearing held before the Village Board.

Goals, Objectives, and Policies for Achieving the Goals

Most chapters in the Village of Cadott's Comprehensive Plan contain goals, objectives, programs, policies, and actions. These identify the long range vision of the Village in relation to each element. All goals, objectives, programs, policies, and actions may not be attainable for various reasons, therefore, it is important for these to be continuously reviewed and revised.

Goals: A general desire or wish of what the Village of Cadott hopes to accomplish related to that chapter.

Objectives: What the Village hopes to achieve by addressing the goals.

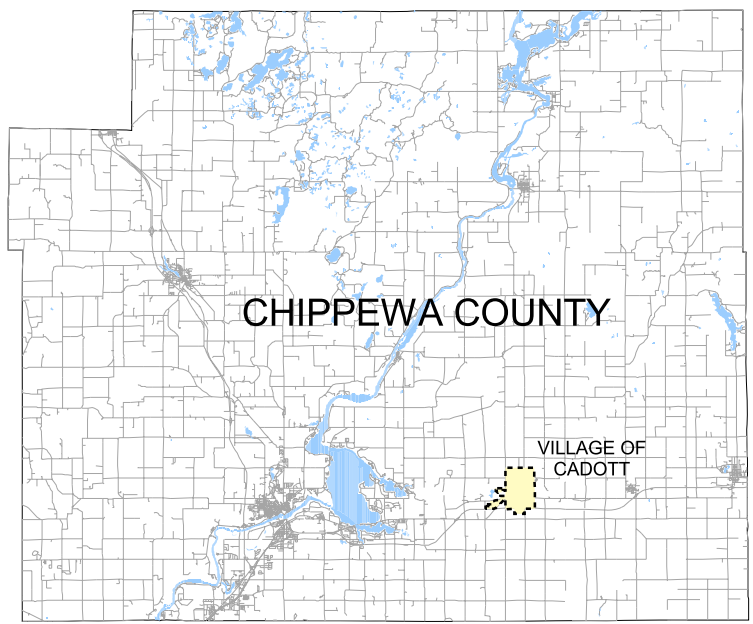
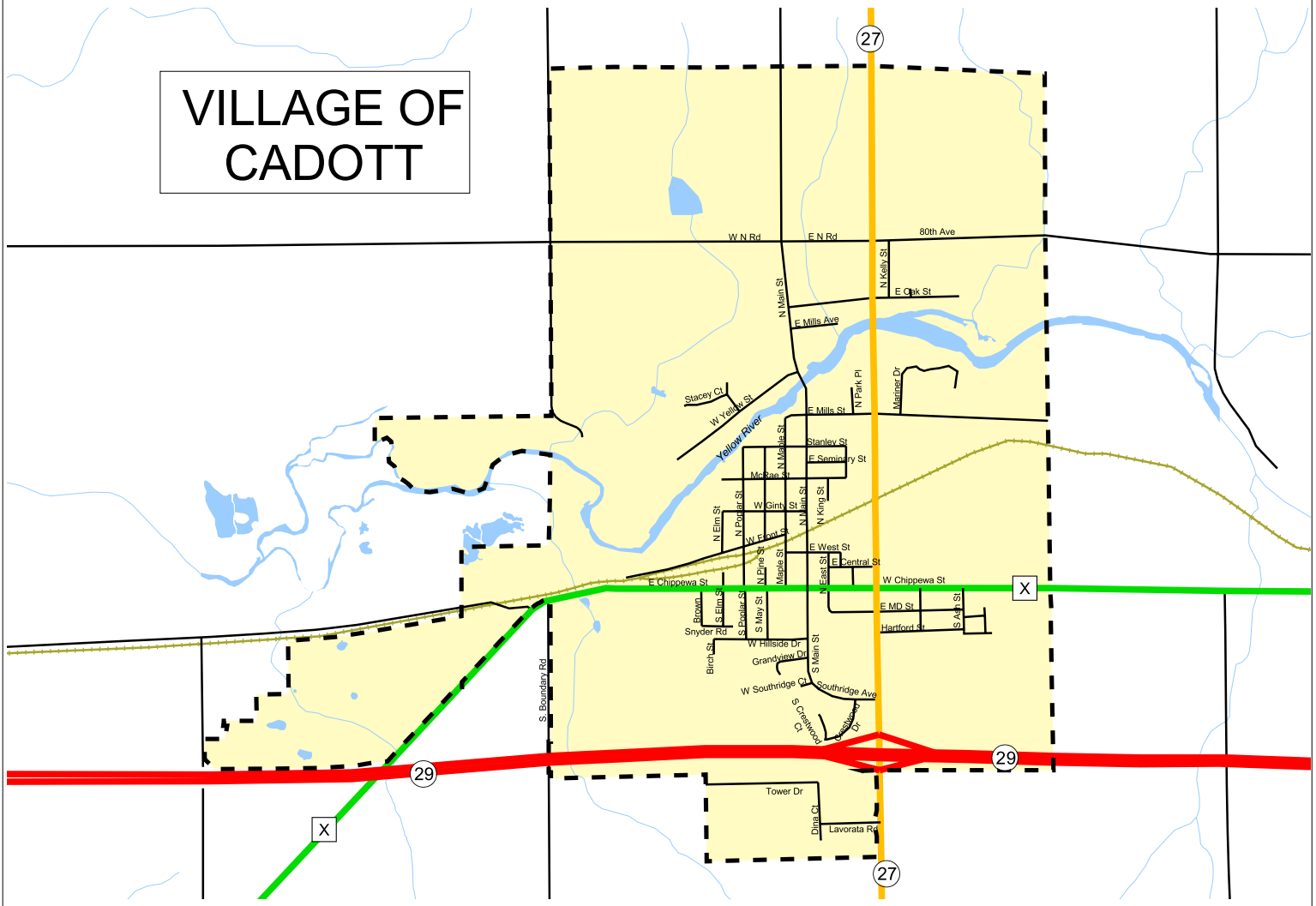
Policies: A policy can include a program, policy, recommendation or action that may consist of a new ordinance, ordinance revision, further planning, community support of an idea, etc. These are considered reasonable methods to use to achieve the goals.

Location

Village of Cadott, Chippewa County

Map 1-1

VILLAGE OF
CADOTT



Source: ESRI, Cedar Corporation



CHAPTER 2

Issues and Opportunities

Introduction

The Issues and Opportunities element analyzes demographics for the Village of Cadott. The purpose is to identify and understand trends in the Village in order to anticipate future needs, and create a plan that addresses those needs. Additional needs will be identified through the community survey, visual preference survey, and Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) exercise and will be incorporated into relevant chapters.

Survey Results

As part of the public participation plan, the Village of Cadott conducted a Community Survey in order to gather input from residents on a wide range of topics. The Community Survey was part of the initial process of gathering information to be used for creating a comprehensive plan and vision for the Village. The Village of Cadott mailed out demographic surveys in the fall of 2008. Surveys were sent out to 625 utility customers and 298 were returned for a response rate of 47.7%.

Some of the survey questions from the Community Survey relate to the Issues and Opportunities Chapter and a summary of those responses are discussed below:

- Over 75% of the respondents own their place of residence.
- Over 57% of the residents responding to the survey have lived in Cadott over 10 years.
- Only 26.5 % of the respondents work in Cadott.
- Over 75% of the respondents rate the quality of life in Cadott as good or excellent.
- Approximately 30% of the respondents estimate their household income to be over \$50,000.

Historical Population

The Village of Cadott has experienced continuous growth since 1960 (see Table 2-1). Between 1970 and 1980, the Village saw the biggest increase in population of almost 28%. Since 1990, population growth has slowed while, at the same time, many communities in Wisconsin have experienced considerable population growth during the same period.

Table 2-1 Chippewa County Historical Population and Population Change, 1960 to 2007

	Year						Percent Change				
	1960	1970	1980	1990	2000	2007	'60-'70	'70-'80	'80-'90	'90-'00	'00-'07
Towns											
Goetz	556	613	607	640	695	744	10.3	-1.0	5.4	8.6	7.1
Sigel	703	654	782	736	825	855	-7.0	19.6	-5.9	12.1	3.6
Villages											
Cadott	881	977	1,247	1,328	1,345	1,393	10.9	27.6	6.5	1.3	3.6
Chippewa County	45,096	47,717	52,127	52,360	55,195	61,604	5.8	9.2	0.4	5.4	11.6

Source: U.S. Census Bureau; 2007 Wisconsin Department of Administration Preliminary Estimate, WCWRPC

Population Forecasts

Population growth influences the use of land, need for housing, and capacity of public utilities. Growth in surrounding communities can also influence changes in the Village.

The Wisconsin Department of Administration (WDOA) has created population forecasts for each municipality in the State of Wisconsin. For the Village of Cadott, the population is projected to increase slowly and much slower than surrounding Towns and Chippewa County. The projected population is 1,365 residents by 2025. At this time, Cadott has an estimated population of 1,391 as of January 1, 2008. Therefore, the projections are not accurate.

Table 2-2 Population Projections – 2000 to 2025

Municipality	Census 2000	Proj. 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	% Change 2000- 2025
Towns							
Goetz	695	720	762	800	835	858	23.5
Sigel	825	848	891	929	964	984	19.3
Villages							
Cadott	1,345	1,333	1,354	1,367	1,375	1,365	1.5
Chippewa County	55,195	57,740	60,217	62,375	64,292	65,192	18.1

Source: U.S. Census Bureau & Wisconsin Department of Administration, Demographic Services Center, January 2004. WCWRPC

An alternative way to project population is by analyzing historical growth. Between 1960 and 2008, the Village grew by approximately 10.625 people per

year or approximately 53 people every five years. Using historical growth, Cadott would have a population of 1,625 by 2030, which may be more accurate.

Table 2-3 Revised Population Projections – 2000 to 2030

Village of Cadott	Estimate 2008	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Population	1,391	1,412	1,465	1,519	1,572	1,625

Source: U.S. Census, Wisconsin Department of Administration, Cedar Corporation

The recent construction of the Eau Claire bypass on State Highway 29 and U.S. Highway 53 allows a more rapid movement of traffic around the Eau Claire area providing residents an opportunity to commute from Cadott more easily. This may be one of the primary reasons for the population growth in Cadott in the past four years.

Household Forecasts

Table 2-4 reveals housing forecasts for Cadott from the Wisconsin Department of Administration. The table shows that the Village will not have a significant need for housing in the future and will only need for average of 14 additional dwellings every five years assuming one household equals one dwelling. This number will rise to about 33 dwellings every five years if the historical population projection is used. Chapter 3 discusses the Household Forecast in greater detail and provides a revised projection.

Table 2-4 Household Projections - 2000 to 2025

	2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Towns						
Goetz	235	246	267	285	302	314
Sigel	307	321	343	364	383	398
Villages						
Cadott	567	584	605	622	635	640
Cities						
Stanley***	900	900	907	907	914	914
Chippewa County	22,821	23,553	25,030	26,364	27,550	28,302

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only, Cedar Corporation

Age Distribution

Age distribution in the Village of Cadott can influence housing needed, recreational, transportation, and personal service needs.

Table 2-5 shows the median age of residents has increased from 33.4 years of age in 1990 to 37.5 years of age in 2000. Population is decreasing in the ages between 5 to 14, 25 to 34, and 65 to 69. This could indicate residents with

children along with residents reaching retirement age are moving out of the Village.

There has been a growth in the number of residents between the ages 25 to 54. This is likely due to people moving into the Village because of available housing or employment opportunities in nearby communities.

Table 2-5 Population by Age and Sex– 1990 - 2000

	1990	2000
Total	1,328	1,345
Median Age	33.4	37.5
Male	625	659
Female	703	686

Male	1990	2000	Female	1990	2000	Total % Change
Under 5 years	48	47	Under 5 years	44	46	1.09
5 to 9 years	56	68	5 to 9 years	70	40	-14.29
10 to 14 years	54	59	10 to 14 years	59	38	-14.16
15 to 17 years	23	29	15 to 17 years	32	36	18.18
18 and 19 years	13	19	18 and 19 years	23	19	5.56
20 years	8	8	20 years	6	14	57.14
21 years	9	12	21 years	5	9	50.00
22 to 24 years	13	24	22 to 24 years	28	29	29.27
25 to 29 years	53	31	25 to 29 years	50	37	-33.98
30 to 34 years	57	31	30 to 34 years	47	36	-35.58
35 to 39 years	46	44	35 to 39 years	35	59	27.16
40 to 44 years	42	61	40 to 44 years	48	37	8.89
45 to 49 years	20	34	45 to 49 years	31	25	15.69
50 to 54 years	27	37	50 to 54 years	27	43	48.15
55 to 59 years	29	19	55 to 59 years	36	27	-29.23
60 and 61 years	11	9	60 and 61 years	11	16	13.64
62 to 64 years	14	15	62 to 64 years	24	23	0.00
65 and 66 years	33	9	65 and 66 years	26	16	-57.63
67 to 69 years	26	15	67 to 69 years	34	21	-40.00
70 to 74 years	20	30	70 to 74 years	32	36	26.92
75 to 79 years	18	27	75 to 79 years	23	27	31.71
80 to 84 years	5	19	80 to 84 years	12	26	164.71
85 years and over	48	12	85 years and over	44	26	-58.70

Source: U.S. Census, 2000, WCWRPC

Education Levels

The levels of education attained by a person can influence their job opportunities, housing preferences, and spending patterns. Table 2-6 reveals that the number of residents, who have attained a high school degree or higher has increased significantly between 1990 to 2000. Additionally, the number of residents attaining a bachelor's degree or higher has also increased.

High levels of educational attainment in the Village may be attributed to better job opportunities in Eau Claire and Chippewa Falls. At the same time, the close proximity to these areas allows residents to live in Cadott and commute.

Table 2-6 Educational Attainment Levels – 1990 and 2000

	Educational Level	1990		2000	
		Number	Percent	Number	Percent
Village of Cadott	Persons 25 Years and Over	837	100.0	861	100.0
	Less than high school diploma	267	31.9	146	17.0
	High school graduate	338	40.4	381	44.3
	Some college, no degree	70	8.4	148	17.2
	Associate degree	58	6.9	61	7.1
	Bachelor's degree or higher	104	12.4	125	14.5
	High school graduate or higher	570	68.1	715	83.0

Source: U.S. Census

Income Levels

The median household income in the Village of Cadott has increased by 61% between 1989 and 1999 (see Table 2-7). Though the increase is highest as a percentage compared to surrounding Towns, Chippewa County, and the State of Wisconsin, the median household income is actually lower than those entities.

Table 2-7 Median Household Income – 1989 and 1999

	Dollars		Change	
	1989	1999	Dollars	Percent
Towns				
Goetz	26,250	39,028	12,778	48.7
Sigel	25,500	37,639	12,139	47.6
Villages				
Cadott	20,598	33,295	12,697	61.6
Chippewa County				
State of Wisconsin	25,858	39,596	13,738	53.1
State of Wisconsin	29,442	43,791	14,349	47.1

Source: U.S. Census.

The median household income in 1999 was \$33,295. This is slightly lower than Chippewa County at \$39,596 and the State of Wisconsin at \$43,791.

Employment Forecasts & Characteristics

Occupation refers to the type of work a person does for a living. It does not indicate where these occupations are located.

Tables 2-8 reveals that in 1990, occupations of the civilian population, 16 years and over, in the Village were distributed fairly evenly. The number of residents in each occupation generally stayed the same between 1990 and 2000. Farming, fishing, and forestry had the only notable decrease in the Village.

Table 2-8 Employment by Occupation – 1990 and 2000 – Chippewa County & Village of Cadott

	1990		2000	
	Number	%	Number	%
Village of Cadott				
Executive, administrative and managerial	44	7.8		
Professional	69	12.3	134	22.6
Technician	11	2.0		
Sales	49	8.7	130	21.9
Administrative support, including clerical	73	13.0		
Service	116	20.6	115	19.4
Farming, forestry, fishing	26	4.6	4	0.7
Construction, extraction and maintenance			52	8.8
Precision production, craft and repair	60	10.7		
Machine operators, assemblers and inspectors	67	11.9	159	26.8
Transportation and material moving	28	5.0		
Handlers, equipment cleaners, helpers & laborers	19	3.4		
Total Employment (16 years and over)	562	100.0	594	100.0

Source: US Census, (Yellow and green shading indicates combined categories)

Information on industry relates to the kind of business conducted by a person's employing organization. The largest industry in 2000 for occupied workers living in Village of Cadott is education, health, and social services (see Table 2-10). Other significant industries are manufacturing and retail trade. The largest decrease between 1990 and 2000 was in the professional, scientific, management, administrative and waste management services.

Table 2-9 Employment by Industry – 1990 and 2000 – Village of Cadott

Village of Cadott	1990		2000	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting & mining	23	4.1	14	2.4
Construction	17	3.0	36	6.1
Manufacturing	138	24.6	140	23.6
Wholesale trade	12	2.1	22	3.7
Retail trade	92	16.4	91	15.3
Transportation, warehousing and utilities	36	6.4	19	3.2
Information	0	0.0	4	0.7
Finance, insurance, real estate, rental & leasing	22	3.9	15	2.5
Professional, scientific, management, administrative and waste management services	48	8.5	36	6.1
Educational, health and social services	126	22.4	152	25.6
Arts, entertainment, recreation, accommodation and food services	37	6.6	32	5.4
Other services, except public administration			16	2.7
Public administration	11	2.0	17	2.9
Total Employment (16 years and over)	562		594	

Source: U.S. Census, (Yellow shading indicates combined categories)

Demographic Trends

Since 1990, the Village of Cadott has experienced population and housing growth but not to the extent of neighboring Towns and Chippewa County. This is unusual because the Village is located on S.T.H. 29 and is in close proximity to larger urban areas where better and more job opportunities are available.

The younger adult populations, with children, as well as residents that have reached retirement age appear to be leaving the area. This may be because younger residents are moving to where they work or there is a lack of housing options for retired people.

Median household incomes have increased but not at the same rate as neighboring Towns and Chippewa County. The number of workers in various occupations has stayed relatively the same between 1990 and 2000, which may indicate that there has not been a noticeable influx of new residents.

CHAPTER 3

Housing

Introduction

Housing is significant because it is a community's largest long-term asset, it generates significant tax revenue, and is typically the largest land user in a community. Additionally, an increase in the demand for housing can result in an increased demand for developable land to meet these needs.

Housing in the Village is influenced by the age of the structure, income of the residents, and occupancy characteristics. Housing also can affect the image of a community by the design of subdivisions, housing styles, and property maintenance.

Survey Results

Some of the survey questions from the Community Survey relate to the Housing Chapter and a summary of those responses are discussed below:

- When asked to rate the housing supply of various housing classifications (single family, multiple family, mobile homes, higher priced homes, rental housing, condominiums, elderly/assisted living, duplexes, and low – moderate income housing), the only categories that the majority responded as needing more were single family housing and elderly/assisted housing. Mobile homes showed the strongest opposition with over 70% saying the Village does not need anymore.
- Over 71% of the respondents also felt that housing is affordable in the Village.
- The term “affordable housing” means less than \$100,000 for nearly half (48.6%) of the respondents.
- The majority of responses (51.9%) feel that rent is considered affordable under \$500.

Some of the other comments from the survey related to housing include:

“Could use senior center, also teen center.”

“Need true assisted living housing.”

“Group homes”

Housing Supply

Table 3-1 provides the number of housing units in the Village of Cadott and neighboring communities over a twenty year period. In general, the Village of Cadott's housing growth has slowed; between 1980 and 1990 the number of housing units increased by 10.9%, while between 1990 and 2000 the number only increased by 5.0%. The neighboring towns of Goetz and Sigel have experienced a faster growth of housing units than the Village.

Table 3-1 – Housing Units – 1980 to 2000 – Chippewa County Municipalities

Municipality	1980	1990	2000	Percent Change	
				1980-90	1990-00
Towns					
Goetz	176	200	235	13.6%	17.5%
Sigel	227	256	307	12.8%	19.9%
Villages					
Cadott	487	540	567	10.9%	5.0%
Cities					
Stanley***	850	880	900	3.5%	2.3%
Chippewa County	19,203	21,024	22,821	9.5%	8.5%

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only, Cedar Corporation.

In 2000, the Village of Cadott had 567 housing units. Table 3-2 shows the projected number of housing units from the U.S. Census for the Village, adjacent Towns and the City of Stanley. Overall, these projections for Cadott are low, considering the current number of estimated housing units is only four fewer units than the 20-year projection.

Table 3-2 –Housing Unit Projections – 2000 to 2025

	2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Towns						
Goetz	235	246	267	285	302	314
Sigel	307	321	343	364	383	398
Villages						
Cadott	567	584	605	622	635	640
Cities						
Stanley***	900	900	907	907	914	914
Chippewa County	22,821	23,553	25,030	26,364	27,550	28,302

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only, Cedar Corporation

An alternative way to project housing units is utilizing the projected population growth and dividing that by the people per household to get the estimated projected housing units. First, a base starting point is determined by looking at the number of new building permits between 2000 and 2008 (Table 3-3) and adding that number to the number of housing units provided in the 2000 Census

(567 housing units). The Village added approximately 69 new housing units since 2000 giving them an estimated 636 total housing units.

Table 3-3 New Building Permits in the Village – 2000 to 2008

Year	Single Family	Multiple Family	Total Housing Units	Single Family Percent
2000	4	0	4	100.0%
2001	2	0	2	100.0%
2002	4	8	12	33.3%
2003	5	12	17	29.4%
2004	2	8	10	20.0%
2005	6	4	10	60.0%
2006	3	4	7	42.9%
2007	1	2	3	33.3%
2008	0	4	4	0.0%
Total	27	42	69	39.1%

Source: Village of Cadott

Using 636 housing units as the starting point and assuming the people per household will remain roughly 2.2 people per household, Cadott is projected to have 714 total housing units (Table 3-4) by 2025. This is likely more accurate than the Wisconsin Department of Administration’s 2025 estimate of 640 housing units.

Table 3-4 Revised Household Projections - 2000 to 2025

Cadott Historical	Census 2000	Estimate 2005	Estimate 2008	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Housing Units	567	616	636	642	666	690	714

Source: U.S. Census, Wisconsin Department of Administration, Village of Cadott, Cedar Corporation

Seasonal Units

Seasonal units are used or intended for use only in certain seasons (e.g., beach cottages and hunting cabins) or for weekend or occasional use throughout the year. Seasonal units may also include quarters used for seasonal workers such as loggers. They typically demand less of public services than housing units that are occupied throughout the year. Chippewa County contained 694 seasonal units in 2000, but two seasonal housing units were in the Village of Cadott as shown in Table 3-5.

Table 3-5 – Seasonal Units – 2000 – Chippewa County Municipalities

Municipality	Total Housing Units	Seasonal Housing Units	% of Total
Towns			
Sigel	307	3	1.0%
Villages			
Cadott	567	2	0.3%
Cities			
Stanley***	900	10	1.1%
Chippewa County	22,821	694	3.0%

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only.

Age Characteristics

It is not uncommon to see older homes in Chippewa County. In 2000, approximately 44% of the housing stock was built in 1970 or earlier.

Table 3-6 indicates the year a home or residential structure was built. Since 2000, 69 housing units have been built. Older homes may need utility upgrades, electrical wiring, heating systems, or some may have well and septic systems within the Village. But older homes also have historical significance and can provide opportunities for restoration or historical sites.

Some additional issues that relate to older homes are asbestos concerns and the potential for lead paint in home build prior to 1978.

Table 3-6 – Year Structure Built – 2000 – Chippewa County Municipalities

Municipality	2000 to 2008	1990 to March '00	1980 to 1989	1970 to 1979	1960 to 1969	1940 to 1959	1939 or earlier
Towns							
Goetz	N/A	43	21	27	12	35	91
Sigel	N/A	34	41	102	21	44	59
Villages							
Cadott	69	61	73	151	75	86	121
Cities							
Stanley***	N/A	95	72	96	94	132	412
Chippewa County	N/A	3,642	2,492	4,285	2,203	4,105	6,094

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only.

Structural Characteristics

As Table 3-7 indicates, that the majority of the Village (62%) consists of 1-unit single family homes. Approximately 28% of the housing stock is multiple family dwellings with two or more units. The remaining housing stock consists of 57 mobile homes.

Table 3-7 – Units in Structure – 2000 – Chippewa County Municipalities

Municipality	1-Unit Detached	1-Unit Attached	2 Units	3-4 Units	5 or more Units
Towns					
Goetz	203	2	0	0	0
Sigel	239	1	4	0	0
Villages					
Cadott*	395	6	72	25	81
Cities					
Stanley***	620	12	74	14	134
Chippewa County	17,080	490	1,371	970	1,470

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only. *Cadott numbers include through 2008. Table does not reflect 57 mobile homes counted as housing units in the 2000 U.S. Census.

It is probable that the need for multiple family dwellings is currently met within the Village. However, there may be a need for some additional multiple-family in the form of elderly/assisted living facilities. According to the survey over 50% of responses indicated a need for more elderly/assisted living facilities.

Since 2000, 21 duplexes (42 units) were built in the Village. A duplex is one lot and one owner. Because of the recent downturn in the housing market, owners of duplexes may want to sell off half of the home which would require a zero lot line setback, or converting the duplex into a twin home. The Village may want to review their zoning code to see if they allow twin homes in the zoning district where many of the duplexes are located.

Value Characteristics

The median housing value for Cadott is \$82,100.00. This is just below the median housing value for Chippewa County (see Table 3-8). The value of housing has been progressively increasing as newer, larger homes are being built and values will likely continue to appreciate.

Table 3-8 – Housing Value of Specified Owner-Occupied Units – 2000

	Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 or more	Median Value
Towns								
Goetz	15	41	13	4	0	0	0	\$76,500
Sigel	14	62	27	2	3	0	0	\$84,000
Villages								
Cadott	32	189	51	7	0	0	0	\$82,100
Cities								
Stanley***	190	236	53	4	2	0	0	\$57,700
Chippewa County	1,232	6,113	2,692	1,022	526	148	25	\$88,100

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only.

Occupancy Characteristics

Table 3-9 reveals the number of Owner and Renter-Occupied housing units within Chippewa County over a twenty year timeframe.

The total number of renter-occupied units has increased since 1980, but as a percentage of the total occupied units, it has stayed between 22% and 25%, indicating that the available number of rental units in Chippewa County has been consistent since 1980 and is similar to the percent of renter-occupied housing in the Village of Cadott (24%).

Table 3-9 – Housing Characteristics – 1980 to 2000 – Chippewa County

	1980	1990	2000
Total Housing Units	19,203	21,024	22,821
Total Seasonal	1,091	1,138	694
Total Vacant	726	809	1,465
Total Occupied Units	17,180	19,077	21,356
Owner Occupied Units	13,276	14,163	16,160
Renter Occupied Units	3,904	4,914	5,196
Single Family Units*	14,432	15,959	17,570
Multi-Family Units	2,776	3,105	3,811
Mobile Homes	828	1,469	1,436

Source: U.S. Census. *In 1980, seasonal units are not included in single family unit totals. In 1990 and 2000, they are included.

The housing characteristics for the Village of Cadott are shown on Tables 3-10 and 3-11. In 2000, Single Family housing made up approximately 66% of the total housing units. Single Family units also made up slightly over 66% of the occupied housing units.

Table 3-10 – Housing Characteristics – 1980 to 2000 - Village of Cadott

Village of Cadott	1980	1990	2000
Total Housing Units	487	540	567
Total Seasonal	2	1	2
Total Vacant	26	20	15
Total Occupied Units	461	520	552
Owner Occupied Units	331	358	365
Renter Occupied Units	130	162	187
Single Family Units	375	357	374
Multi-Family Units	78	106	136
Mobile Homes	32	56	57

Source: U.S. Census.

Table 3-11 – Housing Characteristics - 2000

Village of Cadott	2000	Percentage
Total Housing Units	567	100.0%
Single Family Units	374	66.0%
Multi-Family Units	136	24.0%
Mobile Homes	57	10.1%
Total Seasonal		
Total Seasonal	3	0.5%
Total Vacant		
Total Vacant	15	2.6%
Total Occupied Units		
Total Occupied Units	552	100.0%
Owner Occupied Units	365	66.1%
Renter Occupied Units	187	33.9%

Source: U.S. Census.

Housing Affordability Analysis

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

Table 3-12 reveals that 238 (85%) owner-occupied households pay less than 30% of their household income for housing costs, so based on the definition of affordable housing, housing for residents in Cadott is considered affordable. This number may be slightly skewed because the survey indicated a high percent of respondents were retired and many of them likely have their homes paid for. If homes are paid for, monthly housing costs would drop indicated that housing is more affordable that it actually is. The monthly owner costs are calculated from the mortgage payment, real estate taxes, home owners insurance, utilities, fuels, mobile home costs, and condominium fees.

Housing in neighboring communities and Chippewa County are also considered affordable. The Towns of Goetz and Sigel, City of Stanley, and Chippewa County each have about 84% of residents owning homes paying less than 30% of their household income for housing costs.

Table 3-12 – Owner-Occupied Housing Costs as a Percentage of Household Income – 1999

Monthly Housing Costs as a Percentage of Household Income							
Municipality	Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	Total Units
Towns							
Goetz	37	12	9	2	6	7	73
Sigel	48	17	15	13	4	11	108
Villages							
Cadott	122	65	36	15	20	21	279
Cities							
Stanley***	237	82	80	10	32	31	485
Chippewa County	5,319	2,209	1,593	823	456	1,282	11,758

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only.

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

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else (Table 3-13). Approximately 106 (57%) of the households in Cadott that rent are paying less than 30% of their income on housing. Although renting is typically cheaper than owning a home, renters often have less income and therefore pay a larger percent of their income on housing.

Table 3-13 – Renter-Occupied Housing Costs as a Percentage of Household Income – 1999

Monthly Housing Costs as a Percentage of Household Income							
Municipality	Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	Total Units
Towns							
Goetz	7	0	1	0	2	3	18
Sigel	3	6	0	0	3	6	22
Villages							
Cadott	38	32	25	11	15	54	185
Cities							
Stanley***	52	41	49	24	18	43	249
Chippewa County	1,065	933	609	581	399	1,001	4,912

Source: U.S. Census. ***Portion of Stanley located in Chippewa County only.

Sustainable Development

Sustainable development practices have gained in popularity as people are more aware of the impacts development can have on the natural environment. Cadott supports the sustainable development practices and will encourage new development to incorporate, when practical, the following practices:

- Create subdivisions that preserve open space and valuable natural features.
- Survey and consider the environmental features of the site.
- Minimize soil disturbance and compaction during construction.
- Control erosion and sedimentation during construction.
- Protect trees during site clearing and construction.
- Use landscaping, including planting trees, for energy and water efficiency.
- Manage stormwater naturally.
- Promote environmental awareness and stewardship.
- Design subdivisions that blend in with the natural surroundings.

Another important component of sustainable development is the Green Building Rating System or Leadership in Energy and Environmental Design (LEED) standards. The LEED rating system provides a collection of standards for environmentally sustainable construction and uses a point system based on the following categories:

- Sustainable sites
- Water efficiency
- Materials and resources
- Indoor environmental quality
- Innovation and design process

This is a more site specific effort and focuses more on the actual building and construction materials used. Because of the reduced impact on the environment and the potential benefit the Village supports the construction of LEED certified buildings.

Housing Assistance Programs and Agencies

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

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD

is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

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

Wisconsin Housing and Economic Development Authority (WHEDA)

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

West CAP

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

Movin' Out

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

Habitat for Humanity

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

Housing Authority of Chippewa County

The Housing Authority provides low-income families and the elderly with housing opportunities. The Housing Authority administers the following housing programs: HUD Section 8 Rental Assistance, Community Development Block Grant Programs for home repair loans and first time home buyers assistance, VISION (a program to assist home owners with minor home repairs), and Emergency Housing Programs.

Wisconsin Home Energy Assistance Program (WHEAP)

Households with incomes at or below 150% of the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories and other work places receive WHEAP assistance. Households may be eligible if their gross income for the last three months is less than the amount shown below for your family size.

Community Development Block Grants (CDBG)

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

Low Income Energy Assistance Program (LIEAP)

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

Housing Cost Reduction Initiative (HCRI)

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

Housing Goals, Objectives, and Policies

Goal 1: Attract new residents to live in the area.

Objectives

1. Plan for growth in the Village of Cadott.
2. Increase the Village's population.
3. Increase the number of occupied housing units in the Village.

Policies

1. Work with groups or programs to attract elderly housing and assisted living facilities to the Village of Cadott.
2. Work with the County to attract jobs to the area that will lead to an increase in population.
3. Promote the Village as a place to live, work, and recreate.

Goal 2: Ensure land is available for future housing needs.

Objectives

1. Maintain steady and planned growth in the Village of Cadott.

Policies

1. Use proposed land use map to guide residential growth.
2. Explore extra-territorial plat review and zoning with surrounding towns to avoid land use conflicts.
3. Develop a plan for the Mixed Use Tax Incremental Finance District at the northeast corner of the State Highway 29 and 27 interchange.

Goal 3: Provide a balance between single family and multi family housing.

Objectives

1. Work to increase the owner-occupied home ownership ratio.
2. Protect property values.

Policies

1. Help residents locate housing programs and agencies that will help them achieve home ownership.

2. Encourage developers to provide a variety of housing sizes and styles to meet the needs of all residents.
3. Maintain existing single-family residential neighborhoods.
4. Update subdivision ordinance to reach a 70/30 ratio of single family homes to multiple family homes.

Goal 4: Address the aesthetics of new developments and housing.

Objectives

1. Encourage residential development that uses a variety of styles and colors.

Policies

1. Maintain Village ordinance for proper exterior maintenance.
2. Encourage developments to use a variety of building footprints, colors, windows, etc...
3. Maintain existing ordinances on property maintenance code.
4. Discourage development which is unsightly or costly to the community.
5. Preserve and improve the quality of existing neighborhoods and assure that the new neighborhoods are well designed.
6. Require trees in new development.
7. Maintain similar aesthetics of neighborhoods such as siding styles including property out buildings.

Goal 5: Support and encourage sustainable design of residential development including “Green Building.”

Objectives

1. Reduce energy consumption.
2. Promote environmental sustainability and responsibility.

Policies

1. Encourage local contractors to construct homes that meet the Leadership in Energy and Environmental Design (LEED) Standards.
2. Encourage architects and developers to incorporate LEED Standards and promote “green buildings.”
3. Review ordinances to identify opportunities to provide incentives for green building.
4. Develop standards and incentives for promoting green space and walkability in residential developments.
5. Encourage sidewalks in new subdivisions.

Goal 6: Maintain and rehabilitate the Village of Cadott’s housing stock.

Objectives

1. Provide housing opportunities for existing and future residents.

Policies

1. Identify local, state, and federal programs to help rehabilitate housing in the Village.
2. Provide housing program information to residents throughout the Village.
3. Undertake municipal improvements to maintain and improve neighborhood conditions, including street reconstruction, sidewalk replacement, sewer and water improvements, and park facilities.

Goal 7: Provide adequate housing for all Village residents.**Objectives**

1. Provide housing opportunities for residents of all income levels, age groups and persons with special needs.

Policies

1. Identify local, state, and federal programs to help rehabilitate housing in the Village.
2. Provide housing program information to residents throughout the Village.
3. Assist in efforts to provide affordable housing to residents, especially low- and moderate-income families and elderly.
4. Provide information for property owners that make homes ADA accessible and share that information with residents.
5. Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.

CHAPTER 4

Transportation

Introduction

The Transportation Element addresses street circulation, rail, aviation, transit, and pedestrian/bicycle circulation.

The Village of Cadott's transportation system is a vital element in the community. The diverse transportation network allows residents to have access to other communities, commodities, and job opportunities. State Highways 29 and 27 provide good locations for businesses and industry. The Canadian National Railroad can provide movement of large quantities of goods to and from the Village. Trail systems provide recreation opportunities for people throughout the area and add to the livability and attractiveness of the Village of Cadott.

Survey Results

Some of the survey questions relate to the Transportation Chapter and a summary of those responses are discussed below:

- Over 92% of the residents responding to the survey felt that the roads were in good or better condition.
- When asked where the Village should have sidewalks, the two areas that the majority want sidewalks are from neighborhoods to schools (69% agree) and to parks (52% agree).
- The responses were evenly split when asked if there is no longer a need for additional sidewalks.

Some of the other comments from the survey related to housing include:

"I think sidewalks everywhere would be good, but the Village must not because you have removed sidewalks and not required them in new developments."

"On heavy traffic roads."

"Sidewalks on both sides of road in current residential."

"Repaired"

"Biking/walking trail."

"Bikes should be allowed on sidewalks except the one block downtown."

"Safety for our children is a priority."

"Wider shoulders on Main Street where sidewalk ends for walkers and bicycles."

SWOT Exercise Results

On August 20, 2008, the Village of Cadott conducted a SWOT exercise to mark the beginning of the development of its comprehensive plan. SWOT refers to *Strengths, Weaknesses, Opportunities, and Threats* and participants were asked to evaluate these aspects of their community. Below are the responses from the exercise as they pertain to the Transportation Element:

Strengths

- Highway 29/proximity to metro areas/Highway 27
- Access to railroad
- Yellowstone Trail

Weaknesses

- Street improvements
- Bikes travel on sidewalks
- Sidewalk maintenance

Opportunities

- Expansion by 29/27 Interchange
- Advertise/promote the railroad
- Improve intersection lighting (state and local)
- More outdoor recreation venues (parks, trails...)
- Highway 29, commute for residents
- Accessible to businesses - due to transportation system

Threats

- Not expanding infrastructure
- Commuting costs
- High maintenance costs/age of infrastructure
- Sidewalk maintenance
- High fuel prices
- Aging infrastructure
- Becoming a bedroom community

Functional Road Classification and Jurisdiction

Roads and highways provide different levels of service. Highways provide for the movement of through traffic while streets provide access to property. Most public roads in Wisconsin are classified according to their function and jurisdiction. A functional classification system groups roads and highways according to the character of service that they provide (Map 4-1). It also helps determine eligibility for federal aid. Classifications are divided into urban and rural categories, based on population.

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

Functional Road Classification System (Rural <5000 Population)

Principal Arterials: Serve interstate and interregional trips. State Highway 29 is classified as a Principal Arterial providing a primary east-west corridor for North Central Wisconsin. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into:

- Interstate highways.
- Other principal arterials.

Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements. State Highway 27 is the only Minor Arterial that runs through the Village going north and south connecting Ojibwa and Augusta.

Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes. County Highway X is classified as a Major Collector

Minor Collectors: Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

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

Table 4-1 – Road Mileage

Municipality Name	Gross Road Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
V. Cadott	15.01	1.46	13.55		1.46			0.68	12.87
Total County	1,899.89	489.61	1,410.28	15.68	329.84	144.09	21.50	53.51	1,335.27

Source: Wisconsin Information System for Local Roads, WisDOT, January 1, 2008.

Commuter Patterns

An efficient road network is critical to the needs of area residents and economic growth. Table 4-2, reveals that in 2000, 190 workers (31.8%) worked in the Village. Approximately 18% worked outside Chippewa County.

Table 4-2 – Commuting Patterns of Chippewa County Residents by Municipality

Community of Work Trip Origin	V. of Cadott	Percent
Destination w/in original Community	190	31.8%
Destination outside community; w/in Chippewa County	295	49.4%
Ashland	2	0.3%
Barron	1	0.2%
Clark	5	0.8%
Dunn	4	0.7%
Eau Claire	85	14.2%
Marathon	2	0.3%
Rusk	2	0.3%
Taylor	1	0.2%
Vilas	2	0.3%
Destinations in Minnesota Counties	3	0.5%
Other	5	0.8%
Total by Home Community	597	100.0%

Source: *Chippewa County Conditions and Trends Report*

Air Transportation

Chippewa County, including Cadott, is served by one public airport facility, the Chippewa Valley Regional Airport. WisDOT classifies the airports according to the type of aircraft they are capable of accommodating.

The Chippewa Valley Regional Airport in Eau Claire is approximately 24 miles away and is classified as an Air Carrier/Cargo facility, designed to accommodate virtually all aircraft up to and including wide body jets and large military transports.

Its main connection is to the Minneapolis/St. Paul International Airport. Currently, the airport is served by several commercial passenger flights each day to and from the Twin Cities, and one round trip to Rhinelander. Northwest Airlink Airlines, through Mesaba Airlines, provides eight round trip flights per weekday with connecting service to over 220 domestic and international destinations. Mesaba provides both scheduled passenger and air cargo/package express service from this airport.

There are approximately 35,000 operations (takeoffs and landings) per year, and the airport is equipped with an air traffic control tower.

The primary runway is concrete and 8,101 feet long, and the crosswind runway is concrete/asphalt and is 4,999 feet long. The terminal includes a restaurant and meeting facilities. A number of projects for the Chippewa are included in the WisDOT Airport Improvement Plan 2008-2012 (see Table 4-3).

Table 4-3 – Major Airport Improvement Projects

Airport	Construction Year	Scheduled Improvements
Chippewa Valley Regional Airport	2008	Updates to terminal building - remodel secured hold room waiting area, existing ticket area, utility upgrades, baggage area, new entrance canopy.
	2008	New Construction (auto parking side of building) - lobby, departure lounge, gate, and covered walkway (phase 1).
	2008	Land acquisition for development and for Runway 22 approach.
	2009	Terminal Development Phase 2 - Boarding Bridge, apron expansion, and Taxiway C construction.
	2010	Terminal Development Phase 3 - south addition, relocate TSA, reconfigure baggage claim and service, south terminal renovations.
	2011	Terminal Development Phase 4 - north terminal/Gate C renovations, entrance and parking area.
	2012	Reconstruct Taxiway D; Construct North GA Apron

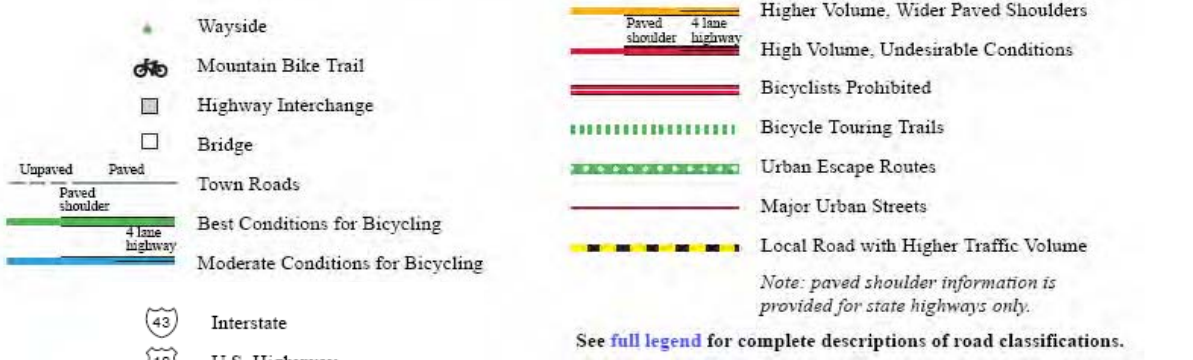
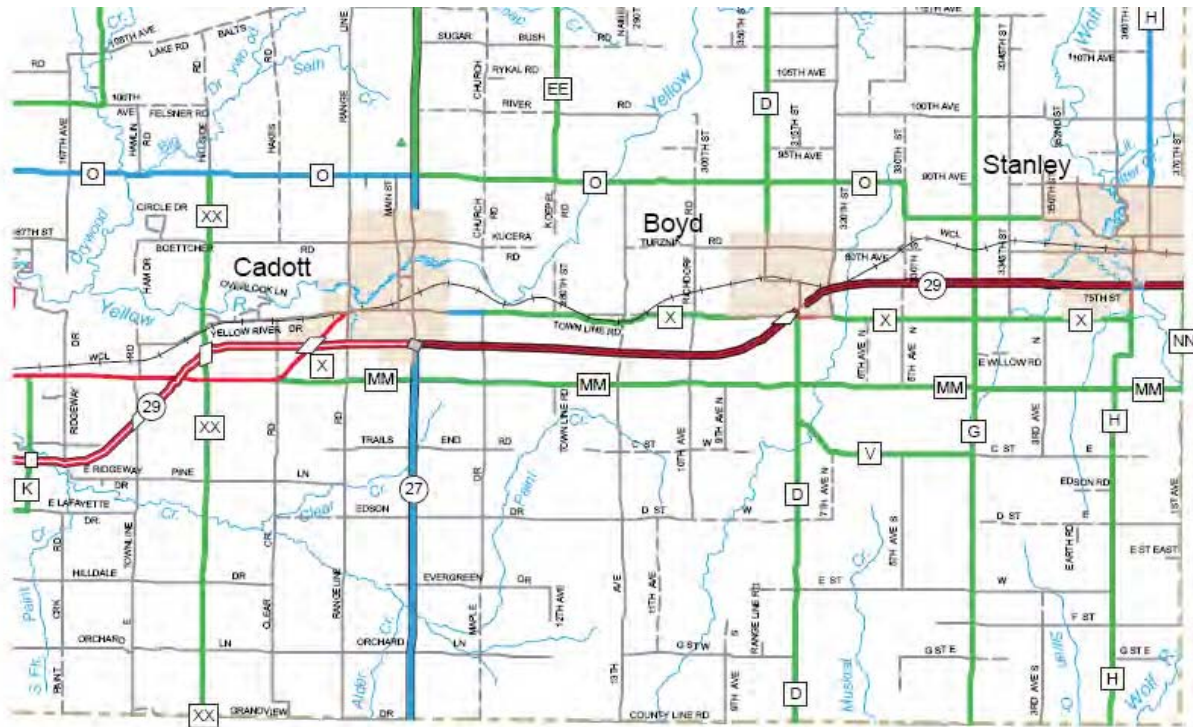
Source: 5-Year Airport Improvement Program, WisDOT Bureau of Aeronautics, (February 2008).

The Minneapolis-St. Paul International Airport, approximately 120 miles away, provides major commercial air service for Western Wisconsin and Village of Cadott residents. The airport consists of the Humphrey and Lindberg Terminals. This airport will continue to be the main provider of passenger and commercial service in the area.

Pedestrian and Bicycle Trails

WisDOT has assessed the state and county highways based on their suitability for biking throughout Chippewa County (see Figure 4-1). Many of the county highways in particular are well-suited to biking. While town roads were not explicitly evaluated in WisDOT's analysis, they are likely to provide safe biking conditions, as most rural roads have low traffic volumes and are well maintained.

Figure 4-1 – Bicycle Conditions Assessment



Sidewalks provide a safe alternative route for people to move throughout the community (Map 4-2). They connect residential areas to traffic generators such as parks, schools, downtown, churches, and other community facilities. Currently, the Village of Cadott has a well developed sidewalk system in the older portions of the Village, but sidewalks are lacking in newer residential and

commercial subdivisions. Additionally, bicycling is not allowed on marked sidewalks near the downtown and in school zones.

As development pushes to the outskirts of a community, pedestrian routes are not developed and are often dangerous due to faster moving traffic. It is also common for new school buildings to be built on the outskirts of communities, where land is more plentiful and less expensive, but making it difficult or dangerous for students to walk or bike to school. The resulting traffic at school arrival and dismissal times worsens the problem. A federal program, Safe Routes to School, is available to assist communities with planning, infrastructure improvements, enforcement, and education to make walking and biking to school safer, and to encourage students to do so.

Transportation Facilities for the Disabled - Transit

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

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

Railroads

Rail service is an important component of the local economic market. Many industries prefer to have direct access to rail service. Rail service in Chippewa County is provided by three railroads - Union Pacific, Canadian National, and Progressive Rail. The Canadian National operates an east-west line through Chippewa County and the Village of Cadott (see Figure 4-2).

Figure 4-2 – Wisconsin Railroads 2006



Source: Excerpted from "Wisconsin Railroads-2006" map, Bureau of Planning, WisDOT, (January 2006); and Wisconsin Rail Issues and Opportunities Report, WisDOT, 2004.

Truck Routes

Truck routes are designed to accommodate semi-trucks and include roadside accommodations at rest areas for temporary parking. Long truck routes also often include private truck parking and fueling stations along the routes. Several of the state and US highways are designated as long truck routes in Chippewa County, including State Highways 27 and 29.

Other Modes of Transportation

There is no passenger or freight water transportation in Chippewa County. The nearest commercial port is in Duluth-Superior on Lake Superior located approximately 160 miles north. Water transportation within the County is primarily recreational in nature (e.g., canoeing, fishing, water-skiing) occurring throughout the County on its many rivers and lakes.

State and Regional Plans

State and federal plans addressing transportation are discussed in *Addendum: Inventory of Existing Plans, Programs, & Land-Use Policies in West Central Wisconsin*. The information below lists and describes the Plans and Programs that are relevant to the Village and could potentially impact Cadott:

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

The goals and objectives of the above plans are consistent with the Village of Cadott's Transportation Element.

Future Improvements

Overall, the transportation system is in good order throughout the Village. The roads are in good condition and the central part of the community is accessible

by sidewalks or trails. Also, each year, the Village looks at areas of bad sidewalks and repairs them as needed. There have been very few accidents in the Village and there has not been any identified concentration of accidents. One area of the Village where intersections may be hazardous is downtown. However, this is primarily the results of on street parking and because of the current lack of downtown parking.

Overall, the Village does have a desire to grow and future growth will require additional infrastructure. Map 4-3 shows the locations of future road and trail corridors.

There are two areas related to transportation that the Village, if feasible, should address in the near future. Those are: additional parking in downtown, and updates to the signage restricting bicycle access on sidewalks.

Additionally, the Village does review the conditions of the sidewalk each year and repairs or replaces the deteriorated sections.

Possible Funding Sources

Local multi-modal transportation projects can be funded through different sources. Some of the most common sources that are or could be used are:

- State Shared Revenue
- Local General Funds
- Community Development Block Grants
- DNR Stewardship Grants
- Enhancement Grants
- Private Foundations
- Corporate Foundations
- Local Volunteer Groups
- Local Organizations (Boy/Girl Scouts)

Goals, Objectives, and Policies

Goal 1: Provide for the ease of movement within and through the Village of Cadott.

Objectives

1. Increase connectivity of roads, sidewalks, and trails.

Policies

1. Review development plans to ensure there are adequate access points and that the design complies with the intent of the Transportation chapter and future road, sidewalk, and trail maps.
2. Update future road, sidewalk, and trail maps as needed.

Goal 2: Provide for safe pedestrian and bicycle movement throughout the Village.

Objectives

1. Provide alternatives to driving vehicles.
2. Identify major traffic generators and make them accessible to bikes and pedestrians.

Policies

1. Provide safe road crossings for pedestrians and bicyclists by utilizing signs, lights, striping and eliminating view obstructions.
2. Use traffic calming techniques to create safe pedestrian and biking corridors.
3. Widen sidewalks into multi-use trails along State Highway 27.
4. Maintain signs and markings where bike use is restricted on the sidewalks.

Goal 3: Promote transportation alternatives.

Objectives

1. Encourage pedestrian and bicycle use as viable means of commuting and recreation.
2. Investigate the need for a park-and-ride lot for commuters.

Policies

1. Provide the infrastructure that allows for alternative means of transportation.
2. Explore funding sources and volunteer opportunities to meet the transportation needs for the elderly and disabled citizens of Cadott.
3. Work with the local schools, medical facilities, and bikes shops to promote walking, biking, and carpooling.
4. Explore available funding of a park and ride lot near State Highway 29 interchange.
5. Consider adding more bike racks in logical pedestrian and bike traffic areas.

Goal 4: Promote environmentally and fiscally responsible road and trail design.

Objectives

1. Coordinate street and highway improvement work with municipal utility needs.
2. Take into consideration topography and natural features.

Policies









1. Seek out transportation options that minimize the need for tree removal and earth movement.
2. Pursue available grant monies to help offset the cost of infrastructure upgrades.
3. Identify all future transportation projects that coincide with utility needs so they can be prioritized and done at the same time to minimize costs.
4. Work with the surrounding Towns to develop an official road, bike, trail map, etc.
5. Review sidewalk code and update if/when necessary.
6. Require new development to include sidewalks/trails and connect to existing corridors as identified in Map 4-3.

Road Classification

Village of Cadott, Chippewa County

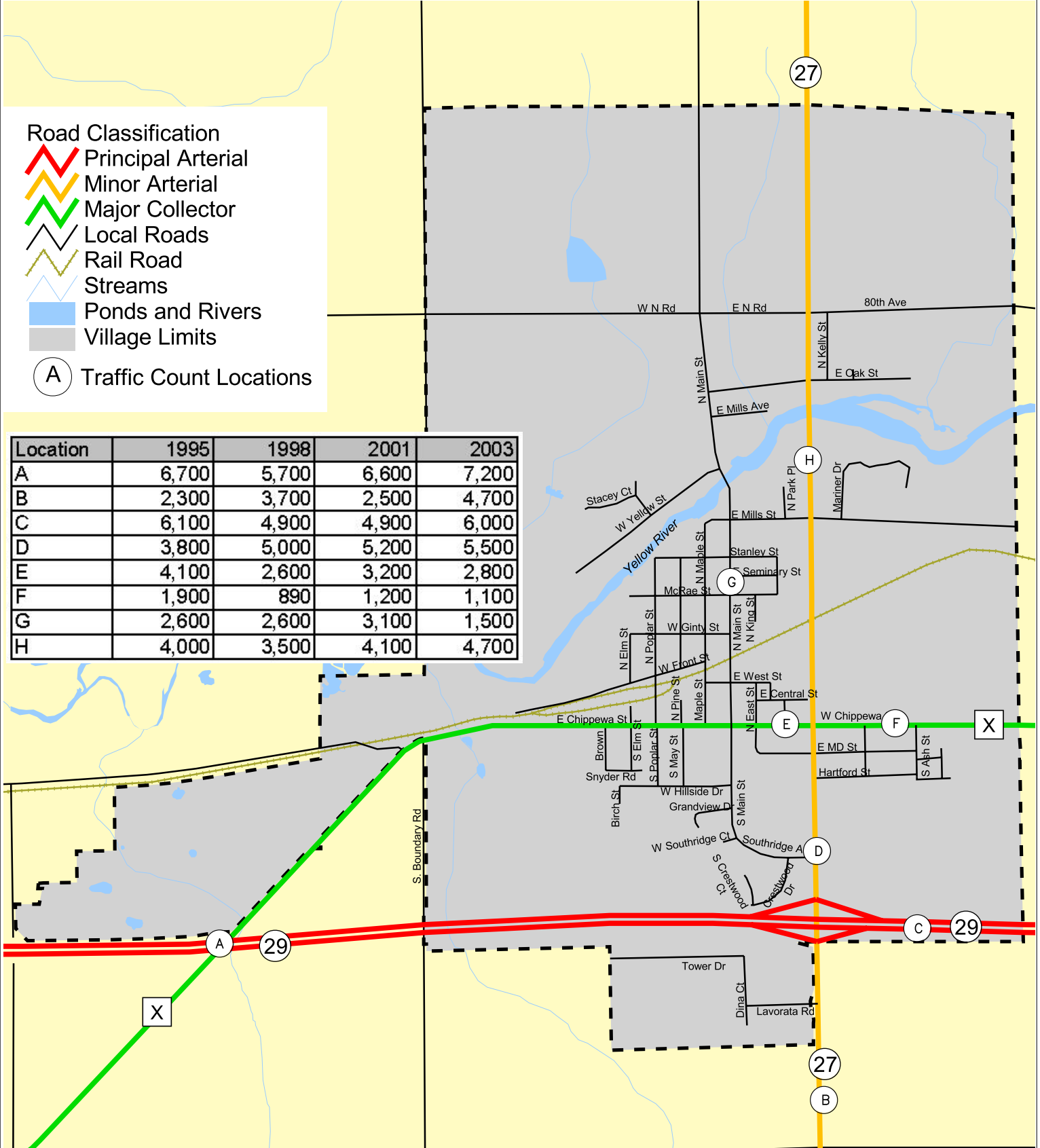
Map 4-1

Road Classification

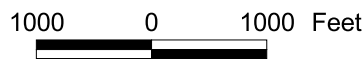
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Local Roads
-  Rail Road
-  Streams
-  Ponds and Rivers
-  Village Limits

 Traffic Count Locations

Location	1995	1998	2001	2003
A	6,700	5,700	6,600	7,200
B	2,300	3,700	2,500	4,700
C	6,100	4,900	4,900	6,000
D	3,800	5,000	5,200	5,500
E	4,100	2,600	3,200	2,800
F	1,900	890	1,200	1,100
G	2,600	2,600 </td <td>3,100</td> <td>1,500</td>	3,100	1,500
H	4,000	3,500	4,100	4,700



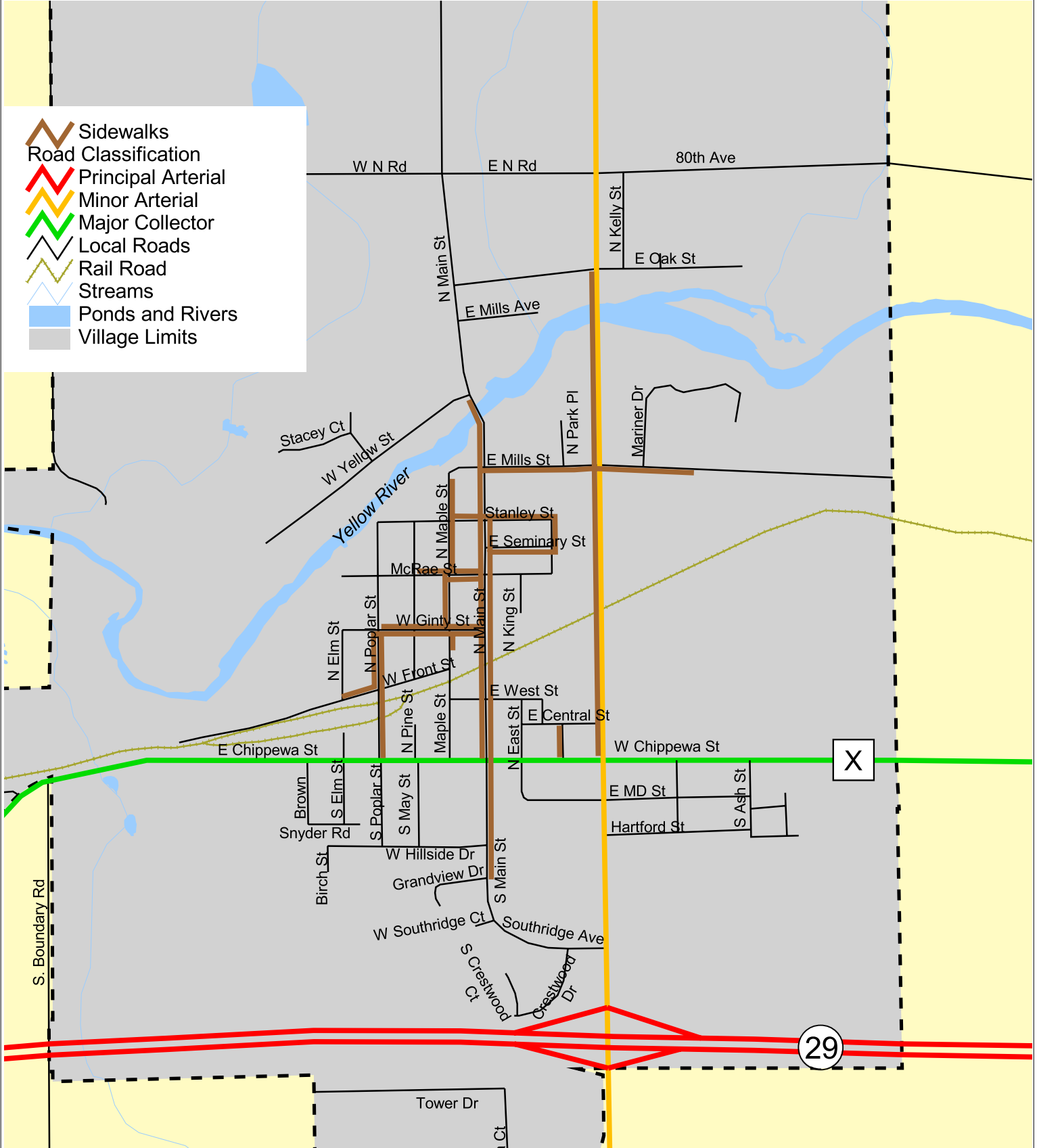
Source: WDOT, AADT: 1995, 1998, 2001, and 2003, Road Classification, Cedar Corporation



Sidewalks and Trails

Village of Cadott, Chippewa County

Map 4-2



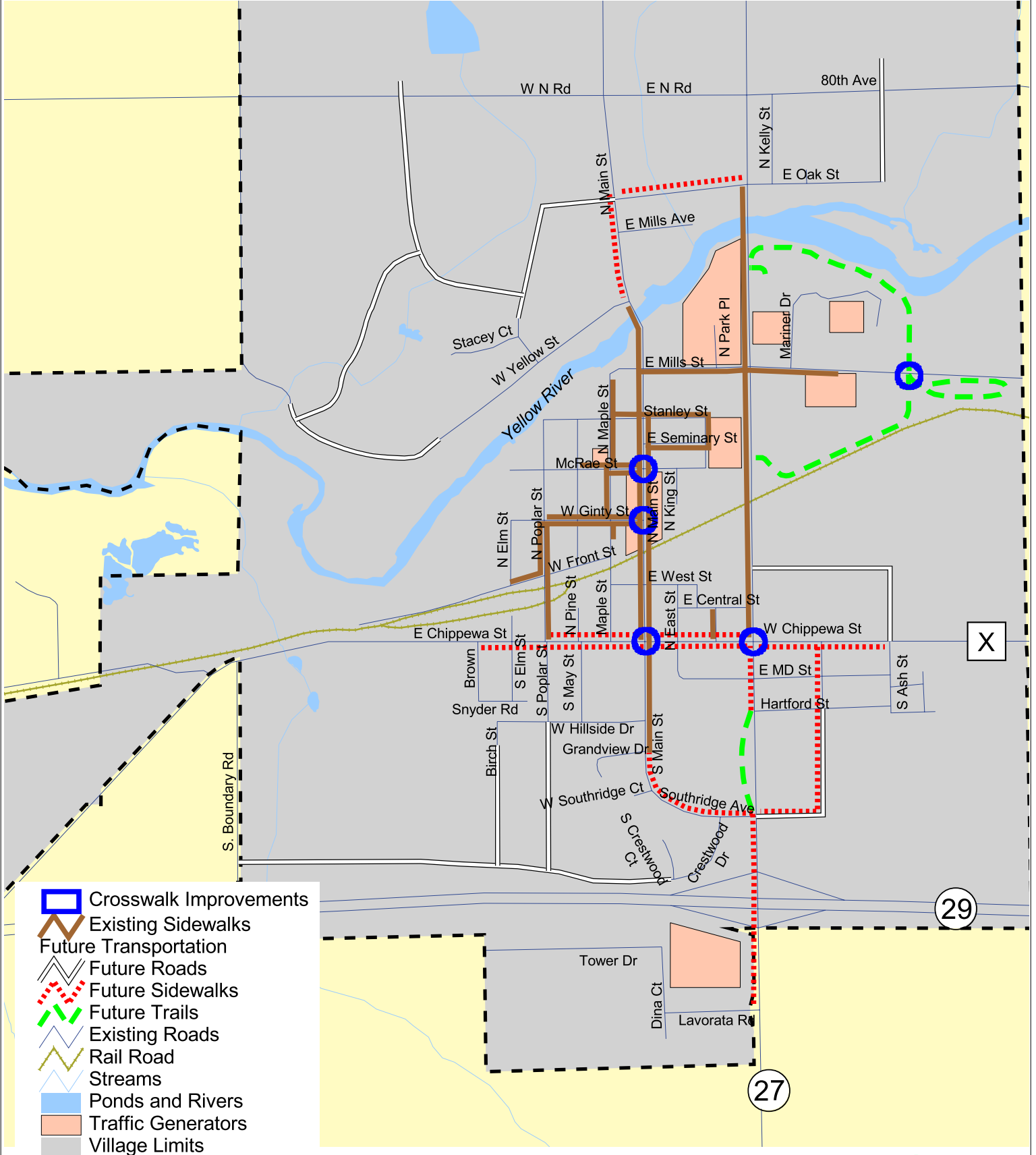
Source: WDOT, AADT: 1995 and 2003, Road Classification, Cedar Corporation












1000 0 1000 Feet



Future Transportation Village of Cadott, Chippewa County

Map 4-3



-  Crosswalk Improvements
-  Existing Sidewalks
- Future Transportation**
-  Future Roads
-  Future Sidewalks
-  Future Trails
-  Existing Roads
-  Rail Road
-  Streams
-  Ponds and Rivers
-  Traffic Generators
-  Village Limits

Source: Plan Commission and Cedar Corporation



CHAPTER 5

Economic Development

Introduction

This chapter examines demographic data, existing business and industry, and the tools and programs the Village has at its disposal to encourage economic development. Economic growth in the Village of Cadott can determine land use and future development patterns. The economies of neighboring communities and counties influence commuting patterns, job opportunities, and personal incomes of Cadott residents. Business and industry help diversify the Village’s tax base and allows the tax burden to be spread more evenly among property owners. A strong local economic base provides an opportunity for residents to work and live in their community.

Survey Results

Some of the survey questions relate to the Economic Development Chapter and a summary of those responses are discussed below:

The Village needs....

Category	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Commercial development	(101)	(121)	(12)	(7)	(29)
Light Industrial development	(95)	(134)	(11)	(6)	(26)
Farmers Market	(63)	(132)	(27)	(5)	(39)
Privately Developed Businesses	(78)	(134)	(11)	(8)	(36)
5. Other: (Please Specify)					

Based on the results of the survey, the majority of the Village believes Cadott needs commercial development, light industrial development, farmers market, and privately held businesses.

Analysis of Local Workforce

The total number of residents in the labor force for the Village of Cadott has increased from 562 to 694 between 1990 and 2000. Recent data for Chippewa County, shows that the unemployment rate had dropped from 6.4% to 5.2% between 2002 and 2006 (see Table 5-1).

Table 5-1 – Chippewa County Civilian Labor Force Data

Chippewa County Civilian Labor Force Data					
	2002	2003	2004	2005	2006
Labor Force	30,944	31,659	32,009	32,774	33,652
Employed	28,963	29,659	30,191	30,986	31,917
Unemployed	1,981	2,000	1,818	1,788	1,735
Unemployment Rate	6.4%	6.3%	5.7%	5.5%	5.2%

Source: WI DWD, Bureau of Workforce Training, Local Area Unemployment Statistics, 2007

According to the Chippewa County Comprehensive Plan Conditions and Trends Report, in 2000 most of Cadott's workforce (73.4%) was employed by private firms, self-employed workers in a non-incorporated business constituted 10.3%, while 16% were employed by government entities. The tables below provide further data on occupations and industries in the Village of Cadott from 1990 to 2000.

Occupation refers to the type of work a person does for a living. It does not indicate where these occupations are located. Table 5-2 reveals that in 2000 occupations in the Village were distributed evenly. The number of residents in each occupation generally stayed the same between 1990 and 2000. Farming, fishing, and forestry had the only notable decrease in the Village of Cadott.

Table 5-2 – Employment by Occupation – 1990 and 2000 – Chippewa County & Village of Cadott

Village of Cadott	1990		2000	
	Number	%	Number	%
Executive, administrative and managerial	44	7.8		
Professional	69	12.3	134	22.6
Technician	11	2		
Sales	49	8.7	130	21.9
Administrative support, including clerical	73	13		
Service	116	20.6	115	19.4
Farming, forestry, fishing	26	4.6	4	0.7
Construction, extraction and maintenance			52	8.8
Precision production, craft and repair	60	10.7		
Machine operators, assemblers and	67	11.9	159	26.8
Transportation and material moving	28	5		
Handlers, equipment cleaners, helpers & laborers	19	3.4		
Total Employment (16 years and over)	562	100	594	100

Source: US Census, (Yellow and green shading indicates combined categories)

Information on industry relates to the kind of business conducted by a person's employing organization. The largest industry in 2000 for occupied workers living in Village of Cadott is education, health, and social services at 25.6% (see Table 5-3). Other significant industries are manufacturing and retail trade. The largest decrease between 1990 and 2000 was in the professional, scientific, management, administrative and waste management services.

Table 5-3 – Employment by Industry – 1990 and 2000 – Village of Cadott

Village of Cadott	1990		2000	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting & mining	23	4.1	14	2.4
Construction	17	3	36	6.1
Manufacturing	138	24.6	140	23.6
Wholesale trade	12	2.1	22	3.7
Retail trade	92	16.4	91	15.3
Transportation, warehousing and utilities	36	6.4	19	3.2
Information	0	0	4	0.7
Finance, insurance, real estate, rental & leasing	22	3.9	15	2.5
Professional, scientific, management, administrative and waste management services	48	8.5	36	6.1
Educational, health and social services	126	22.4	152	25.6
Arts, entertainment, recreation, accommodation and food services	37	6.6	32	5.4
Other services, except public administration			16	2.7
Public administration	11	2	17	2.9
Total Employment (16 years and over)	562		594	

Source: U.S. Census, (Yellow shading indicates combined categories)

Commuter Patterns

An efficient road network is critical to the needs of area residents and economic growth. Table 5-4 reveals that in 2000, 190 workers (31.8%) worked in the Village. Approximately 18% worked outside Chippewa County.

Table 5-4 – Commuting Patterns of Chippewa County Residents by Municipality

Community of Work Trip Origin	V. of Cadott	Percent
Destination w/in original Community	190	31.8%
Destination outside community; w/in Chippewa County	295	49.4%
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Rusk	2	0.3%
Taylor	1	0.2%
Vilas	2	0.3%
Destinations in Minnesota Counties	3	0.5%
Other	5	0.8%
Total by Home Community	597	100.0%

Source: Chippewa County Conditions and Trends Report

Local Economic Base & Existing Businesses

Though the Village of Cadott may be relatively small in size, it has a very diverse group of businesses that provide jobs and meet most of the daily needs of residents and the surrounding area. There are over 40 businesses in the Village that offer a range of services from fast-food and restaurants, automobile services and sales, plastics manufacturing and freight hauling, professional service, maintenance and repair, electronics services, medical and child care, recreation and travel, real estate, and many more. Cadott's largest employer is SFR Industries, a leading manufacturer of custom plastics.

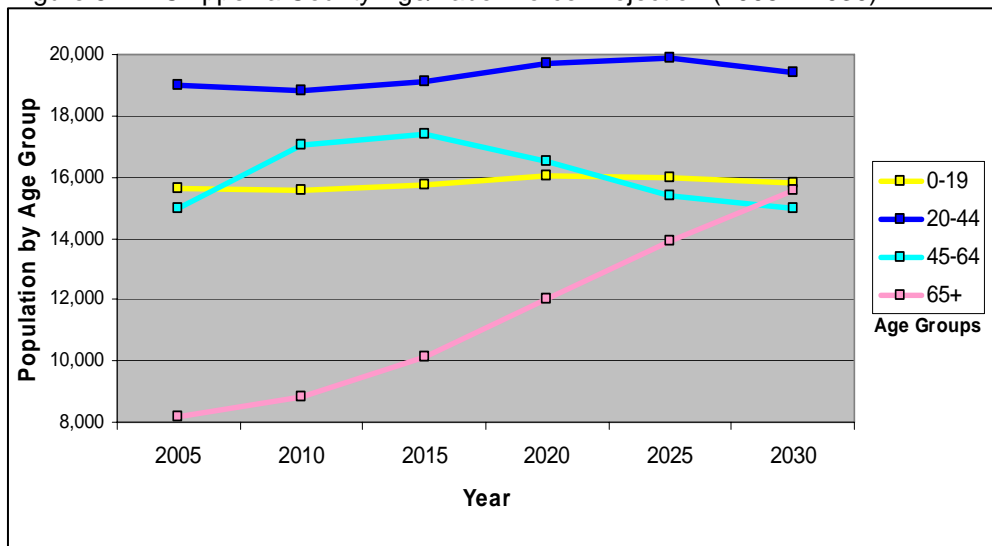
A businesses directory for the Village of Cadott can be found at: http://www.partner29.com/cadott/biz_directory.html.

Age of Local Workforce

The County's overall population is expected to increase 13.8% between 2005 and 2030, however, the size of the primary workforce (ages 20-64) to support the local economy and provide services will decrease by 9.5% (see Figure 5-1).

For additional insight into the Chippewa County labor force, the Office of Economic Advisors' *County Workforce Profiles* are an excellent source and are updated annually.

Figure 5-1 – Chippewa County Age/Labor Force Projection (2005 – 2030)



Source: Wisconsin Department of Administration

Education Levels

The levels of education attained by a person can influence their job opportunities, housing preferences, and spending patterns. Table 5-5 reveals that the number

of residents, who have attained a high school degree or higher has increased significantly between 1990 to 2000. Additionally, the number of residents attaining a bachelor's degree or higher has also increased.

High levels of educational attainment in the Village may be attributed to better job opportunities in the area. At the same time, the close proximity to these areas allows residents to live in Cadott and commute.

Table 5-5 – Educational Attainment Levels – 1990 and 2000

	Educational Level	1990		2000	
		Number	Percent	Number	Percent
Village of Cadott	Persons 25 Years and Over	837	100.0	861	100.0
	Less than high school diploma	267	31.9	146	17.0
	High school graduate	338	40.4	381	44.3
	Some college, no degree	70	8.4	148	17.2
	Associate degree	58	6.9	61	7.1
	Bachelor's degree or higher	104	12.4	125	14.5
	High school graduate or higher	570	68.1	715	83.0

Source: U.S. Census

Income Levels

The average annual wage by industry in Chippewa County has increased between 2001 and 2006 by 9.5%. The biggest percent increase was in the financial activities industry, while the professional and business services wages decreased (see Table 5-6).

Table 5-6 – Chippewa County Average Annual Wages by Industry (2001 – 2006)

Industry	2001	2002	2003	2004	2005	2006	% Change '01 - '06
Natural Resources	24,226	23,129	23,213	23,769	23,631	24,546	1.3%
Construction	34,317	34,218	35,292	37,233	38,419	38,772	13.0%
Manufacturing	36,596	38,690	40,718	41,930	40,877	41,337	13.0%
Trade, Transportation, Utilities	22,318	23,195	23,129	24,816	25,113	25,564	14.5%
Financial Activities	24,755	25,769	26,411	26,852	28,272	29,348	18.6%
Education & Health	26,185	27,474	28,046	28,465	28,203	28,313	8.1%
Information	suppressed	21,921	22,229	22,213	22,075	22,419	not available
Leisure & Hospitality	8,118	7,789	8,085	8,184	8,311	8,416	3.7%
Professional & Business Services	29,563	27,579	27,481	29,526	29,348	28,499	-3.6%
Other Services	14,194	15,183	15,535	14,257	16,684	17,711	24.8%
Public Administration	27,640	28,369	30,642	31,660	33,839	34,911	26.3%
All Industries	27,315	28,058	28,909	29,566	29,545	29,901	9.5%

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

The median household income for residents in the Village of Cadott was \$33,295 in 1999, which was an increase of 61.6% from \$20,598 in 1989. This is below both Chippewa County's (\$39,596) and the State of Wisconsin's (\$43,791) median household income in 1999.

Industrial Park

Cadott's industrial park is located west of State Highway 27 and south of State Highway 29. Its location provides easy access onto the four-lane State Highway 29. The industrial park is serviced by sewer, water, and fiber optics for communications. As of 2006, there were 20 acres of developable space within the industrial park.

Assessment of Strengths and Weaknesses

The Village conducted a SWOT exercise in August of 2008. Some of the strengths and weaknesses identified during that exercise pertain to economic development. Below are the economic development related strengths and weaknesses from the SWOT exercise:

Strengths

- Active Chamber/Lions
- Highway 29/proximity to metro areas/Highway 27
- Main Street business owners making improvements
- Access to railroad
- Riverview Park/dam
- Veteran's tribute / 9-11 memorial
- Yellowstone Trail
- Proximity to large cities
- "Nabor Days"
- Recreational opportunities
- High quality municipal services
- Well maintained utilities

Weaknesses

- WWTP/utilities/infrastructure
- Public facilities
- Lack of new industry
- Lack of entertainment opportunities
- Lack of resources for community/industrial growth
- Too close to larger urban areas
- Absentee business owners
- Many workers live outside the Village
- Downtown lacks character
- Loss of commercial businesses

- Lack of full time jobs
- Taxes are high

Tourism & Recreation Opportunities

Tourism can attract visitors to the Village of Cadott and create job opportunities for residents. Currently, tourism is brought to the Village by the areas outdoor music festivals located north of the Village. The music festivals draw thousands of music lovers to the area each summer. Other local attractions include the Cadott Area Historical Society Museum (County historical marker), the Veteran's and 9-11 Memorials, and the Yellowstone Trail.

Many recreation opportunities also exist in the Cadott area. Visitors have the opportunity to golf, fish, or engage in other outdoor activities. Cadott is home to the Whispering Pines Golf Course, the Riverview Park, and is intersected by the Yellow River. The Riverview Park has ball fields/courts, playground equipment, historical information, and even access to the Yellow River to launch a canoe or play in the sand. The Cadott Chamber of Commerce is also involved in community events, decorates Riverview Park for the winter holidays, and has a lighting ceremony in December.

Telecommuting

In broad terms, telecommunications allow users to communicate and share data over long geographic distances. Telecommunications facilities and networks are critical components to public safety, economic development, and quality of life.

With the adoption of the 1996 Federal Telecommunications Act regulating wireless communications providers, local government action on telecommunications has commonly focused on wireless communications towers. Access to wireless, seamless communication networks is becoming increasingly important in the modern world. Due to the increase in use of wireless communication for public safety and business and personal use, constructing telecommunication towers is an issue that many municipalities are addressing more often than in the past. Chippewa County has not adopted an ordinance regulating the citing and placement of cell towers.

Residents of the Village of Cadott receive telecommunications from CenturyTel Acquisition LLC, CenturyTel of the Midwest-WI, Charter Fiberlink LLC, and/or Sage Telecom Inc.

Redevelopment Sites

According to the Wisconsin DNR Remediation and Redevelopment Website, there are four open sites and nine closed sites that have been identified for redevelopment and remediation in the Village of Cadott (see Table 5-5). Many of

these sites were considered contaminated sites due to leaking underground storage tanks (LUST), environmental repair, or were spill sites. The Wisconsin Bureau for Remediation and Redevelopment Tracking System (BRRTS) provides an inventory of the contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin.

Redevelopment opportunities are not limited to contaminated sites, however. Local comprehensive planning efforts may need to identify those deteriorating structures and under-utilized properties within their community which have potential for re-use.

Table 5-7 – Potential Commercial/Industrial Redevelopment Sites

Open Sites	Closed Sites
<ul style="list-style-type: none"> • Cloverleaf Farm Supply • DJ Cadott • Karlen's Service • Starck Oil 	<ul style="list-style-type: none"> • Angela's Truck Stop • Cadott Village Shop • Cadott Wells 3 & 4 • Corner Honda • Corner Motors • Jim's 66 • Knitter's Chevrolet • 400 block E MD Street • Tobola Ford

Source: Wisconsin Department of Natural Resources

Economic Development Programs

Business owners and prospective business owners have a wealth of programs and assistance available to them to help develop their ideas and visions. Below is a comprehensive list of local, county, state, and federal agencies and incentives for economic development.

Regional Loan Fund Programs

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

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

The Technology Enterprise Fund (TEF)

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

Chippewa Valley Economic Development Loan Fund

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

Enterprise Development Zone Program

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

Interstate 94 Corridor Technology Zone Program

The State of Wisconsin has designated a tax credit zone along Interstate 94. The counties included in this zone are: Chippewa, Dunn, Eau Claire, Pierce, Polk, and St. Croix. Eligible businesses within the zone must have the ability to create new jobs and be a new or expanding technology firm. The State has allowed \$5 million in tax cuts for these businesses.

Industrial Revenue Bond

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

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

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

Revolving Loan Fund (RLF)

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

Tax Incremental Financing (TIF)

Tax Increment Financing (TIF) districts are established to improve and revitalize blighted areas or extend new development for industrial purposes. Taxes on the improved value of the land because of redevelopment pay for the extension of the infrastructure and raise the Village's tax base on an area that would otherwise stay undeveloped.

Business Improvement District (BID)

A Business Improvement District (BID) allows business owners to create a BID, develop an operating plan, and assess fees to businesses within the district to implement this plan. At least 61% of the assessed businesses within the district must agree to be part of the BID. Operating plans can be the creation of promotional materials or making aesthetic improvements. The fees that are collected to implement the operating plan can be assessed per business or as a percentage of assessed value.

There are also a number of regional groups that assist with the above programs and are resources for additional information about economic development. Below is a list of some of those available resources:

Economic Development Group

An Economic Development Group (EDG) assists new and existing businesses. It can be comprised of local business owners, bankers, and citizens that have expertise in an area valuable to the economic development of the community. An EDG is often the first point of contact within a community for a prospective business.

Chippewa Valley Economic Development Corporation

Chippewa County offers a competitive package and a series of opportunities if you are considering relocating or moving into the area. We have a series of financing tools that can provide low-interest options and various other creative means to help ease the burden of relocating.

www.chippewa-wi.com/

UW-Extension Office

UW-Extension Offices provide educational tools in land use and economic matters for residents and businesses. They custom fit their knowledge and provide research to communities with whom they are assisting.

www.uwex.edu/ces/cty/stcroix/

West Central Wisconsin Regional Planning Commission

The Planning Commission is responsible for planning for the physical, social, and economic development of the region. www.wwrpc.org

Wisconsin Small Business Centers

An organization dedicated to assisting businesses in education, training and other initiatives. www.uwex.edu/sbdc

Forward Wisconsin

The State of Wisconsin offers a wide array of financial resources available to businesses. www.forwardwi.com/assist/

Department of Workforce Development

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

Wisconsin Department of Commerce

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

Wisconsin Department of Transportation

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

Tax Incremental Finance Districts

The Village has two active Tax Incremental Finance Districts (TID), TID #1 and #3. TID #1 is an industrial District, encompassing the northwest intersection of State Highways 29 and 27, that was created in 1990 and has a 23 year life so it can exist until 2013. The primary purpose of this District was to encourage and promote industrial development and eliminate blight along State Highway 27. New businesses and other improvements, providing 8.5 million dollars worth of new value, has been the result of creating TID #1.

TID #3 is a mixed use District that covers the north east corner of State Highways 27 and 29. This district was created in 2007 and has a 23 year life, so it can be active until 2030. The primary purpose of this TID was to provide incentives to develop that area as commercial and newly-platted residential. At this time the land is vacant.

The Village is allowed to put up to 12% of the Village's equalized value in the creation of new TIDs plus the increment of all their active TIDs. As of 2008, the

Village has 11.76% of their equalized value in their active TIDs. Therefore, the Village would not have room to create more Districts until TID #1 expires or is dissolved.

Goals, Objectives, and Policies

Goal 1: Support and guide future economic growth in the Village of Cadott

Objectives

1. Ensure economic growth and development is compatible with the Village's desire to retain its small town atmosphere.
2. Increase the Village's tax base.
3. Support small, locally owned businesses.

Policies

1. Encourage potential business owners to research available resources for financial and professional advice for creating new businesses.
2. Consider an ordinance that requires new commercial and retail construction to fit into neighboring residential areas.
3. Establish a committee to investigate the need to expand the industrial park for future development.
4. Work with the Chippewa County Economic Development Corporation on promoting the business opportunities in the Village.
5. Work with the Chippewa County Tourism Council on promoting the recreational opportunities in the Village.
6. Utilize or amend existing Tax Incremental District or create a new one to provide incentives for new and existing businesses.
7. Create a committee to review West Central Wisconsin Regional Planning Commission Downtown Façade Loan Program, MicroLoan Fund Program, and Regional Loan Fund requests.
8. Continue to support the local museums.
9. Encourage a committee to put together economic development package for new and existing businesses that provide information and resources for available assistance programs.

Goal 2: Develop aesthetic guidelines for new commercial/retail development that support the small town feel of the Village.

Objectives

1. Create and maintain a unique identity for the Village of Cadott.
2. Preserve the aesthetic qualities of the Village and ensure that they are applied to new development in the community.

Policies

1. Consider creating recommendations/guidelines for landscaping, parking, and architecture that would apply to the Village.
2. Consider creating a blighted Tax Incremental District to provide funds to existing property owners to fix up their building façades and require design standards in the developer agreement.
3. Encourage businesses to take advantage of the Revolving Loan Fund, Downtown Façade Loan, and Micro Loan Fund Programs.

CHAPTER 6

Agricultural, Natural, and Cultural Resources

Introduction

A review and inventory of the agricultural, cultural, and natural resources in the Village of Cadott will provide a general overview of the Village's natural and cultural features. Informed decisions can be made when addressing the future physical growth, development, and preservation of the Village lands through the identification and analysis of features such as agriculturally productive areas, wetlands, endangered species, soil characteristics, and valued cultural resources. By identifying and analyzing these features, development can be guided to the most appropriate locations, thus protecting Cadott's natural areas while identifying potential locations for responsible growth.

Groundwater

Groundwater is one of the most important natural resources that if adversely affected, can have serious impacts on human health and wellbeing. Certain types of soil are more susceptible to allowing groundwater contamination and should be protected. Understanding how groundwater is used and how it can become contaminated is important to understanding the relationship between land use and groundwater quality.

The first step in this process is to understand the source of groundwater. As rain and snow fall to the ground, some runs off into the lakes, rivers, and streams; some evaporates; and some is used by plants. The rest trickles down through the soil and subsoil material. This water eventually reaches a saturated zone that comprises groundwater. These saturated zones, called aquifers, are geologic formations that can store and transmit water. The concept of water moving from the land's surface into groundwater is the starting point for thinking about the relationship between land use and groundwater quality. Nearly anything that is dumped, spilled, or spread on the ground can seep down to groundwater. This groundwater is then used by residents for drinking, farming, and other activities. Groundwater can also return to the surface as springs or as discharge to lakes, river, and streams.

Protecting groundwater means modifying or even prohibiting certain activities in areas where contaminants can easily enter the groundwater. This can mean changing the type of septic system required, or limiting the concentration of development in areas that are most susceptible to contamination.

The Wisconsin Department of Natural Resources (DNR) has developed the Groundwater Contamination Susceptibility Model (GCSM) used to estimate the susceptibility of the groundwater based on particular natural resource

characteristics. The natural resource characteristics include bedrock depth, bedrock type, soil characteristics, surficial deposits, and water table depth. The GCSM assigned a value to each of the resource characteristics. A weighting scheme was also developed to indicate the strength of each resource characteristic in estimating groundwater contamination susceptibility. The result was groundwater contamination susceptibility numerical score for different areas of Chippewa County (*Map 6-1*).

Private and public sewer systems and wastewater discharges are two potential sources of water pollutants. The Cadott municipal and sanitary district wastewater treatment plant (WWTP) directly discharges into the Yellow River (source: Wisconsin Department of Natural Resources). If the WWTP is not functioning properly, it could potentially dump improperly treated wastewater into the Yellow River, degrading water quality.

Map 6-2 identifies the general water table depth for the Village of Cadott and surrounding area. The shallowest water table depth occurs through the heart of the Village along the Yellow River riparian area (0 to 20 feet). The area in the Village that has the greatest depth to the water table is in the southeast corner near the State Highways 29 and 27 interchange (greater than 50 feet).

Stream Corridors, Surface Waters, and Watersheds

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, and include natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainageways are characterized by intermittent streams, threads, rills, gullies, and drywashes that periodically contribute water to first-order streams (a stream that does not have any other streams flowing into it). There are also many artificial drainageways where the natural drainageways have been altered by human activity. All of these features have the ability to transport sediment and pollutants and are affected by their watersheds.

Chippewa County has a total surface water area of 21,037 acres. This includes 19,335 acres of lakes and 1,702 acres of rivers and streams. Chippewa County has 81 miles of trout streams.

Similar to surrounding counties, the source of nearly all potable water is groundwater. However, surface water can be a major source of groundwater recharge, and in the case of Chippewa County, a major factor in maintaining the County's natural and recreational values. Consequently, there is also significant concern for understanding the impacts of development on the surface water resources in the County.

The Village of Cadott's primary surface water resource is the Yellow River (see *Map 6-3*). The headwaters of the Yellow River are in the Chequamegon National Forest in Taylor County and flows into Lake Wissota. The Yellow River is a main stream that drains the eastern portion of Chippewa County.

A watershed is an area of land that drains its water to a lake, river, stream, or wetland. Some watersheds encompass several hundred square miles, while others may be small, covering only a few square miles that drains into a lake or other surface water body. This is important to understand since the effects of natural and human activities in one area can have a direct impact on other downstream areas.

The Village of Cadott is completely encompassed in the Lower Yellow River Watershed. Chippewa County is comprised of all or parts of 12 watersheds. All but two (Holcombe Flowage and Lower Jump River are located in the Upper Chippewa River Basin), are located in the Lower Chippewa River Basin.

In general, the water quality in the Lower Chippewa River basin is a concern. The major concern is from added nutrients and sediment from run-off, primarily from agricultural land and also urban areas. Surface and ground water quality can be affected by a wide variety of point and non-point sources, including agricultural run-off, stormwater from parking lots and roads, soil erosion, and spills of hazardous materials. The risk of water contamination increases as development occurs. These findings are important for individual communities to consider as they develop local land use and natural resources goals and strategies for their respective communities. Communities may select to participate in or support existing County or State programs to protect their water resources or implement local educational or regulatory programs.

Floodplains

One sensitive land feature that most residents are aware of is the floodplain, which are the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas due to the proximity to lakes, rivers, and streams, but pose problems by possibly putting residents and property at risk. Development in floodplains can also affect the environmental quality of the waterway.

To better protect the residents of throughout the state, and to minimize the loss of property, the State of Wisconsin, under Wisconsin Statute 87.30(1), requires counties, cities, and villages to adopt and enforce floodplain zoning. In addition, Wisconsin Administrative Code NR116, Floodplain Management Program, has been put in place for the protection of property and public investments from the effects of flooding.

Development within the floodplain is usually assessed through the use of the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The floodplains in the Village and surrounding area have been identified based on the FEMA flood insurance maps (see *Map 6-3*). It is important to remember that this map is no substitute for site-specific analysis. Natural and human changes in the landscape and the age and accuracy of the flood insurance maps has, in some cases, limited their reliability for identifying and designating floodplains. Based on the FEMA maps, all of the floodplains in the Village occur along the Yellow River.

Wetlands

There are a number of wetland areas within the watersheds that can affect water levels of rivers and creeks flowing through Chippewa County (see *Map 6-3*) include the Village of Cadott and surrounding area. Wetlands are defined by the State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters, and maintain stream flows. Cadott has wetlands scattered throughout the Village.

Productive Agriculture Areas

Countywide, farmland has been declining. The assessed agricultural acreage has declined by 70,276 acres from 1990 to 2007 in Chippewa County. The largest loss, which was 8,172 acres, occurred in Eagle Point. Other substantial losses occurred in the towns of Arthur (-7,496), Lafayette (-4,651), Colburn (-4,520), Hallie (-4,375), and Cleveland (-4,332). The cities and villages that also saw large agricultural land losses were New Auburn (-769), Cadott (-495), and Stanley (-345). The Village of Lake Hallie experienced an increase of 1,331 acres. This, along with the Town of Hallie’s significant reduction of assessed agricultural land can be attributed to the incorporation of Lake Hallie in 2003, which is over 14 square miles in size.

In 2008, the Village of Cadott still had an assessed agricultural acreage of 704 acres. Approximately 54% of the Village has soils classified as prime agricultural land (see *Map 6-4*).

Soils

Soil properties are an important factor in how land is used. Soils determine how productive farmland is, and the type and amount of development that can be reasonably supported based on the various soil characteristics. In fact, the best use of the land is often dictated by the types of soils there are in an area.

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

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

A gently rolling till plain, drained by the Fisher River and Yellow River watersheds, extends north and east of Cadott to the borders of Clark, Taylor, and Rusk County. Drainage patterns in these watersheds are poorly defined and reflect glacial processes. Many perched and groundwater contact wetlands are found in closed surface depressions and along drainage ways.

Soils are generally of the Magnor-Almena-Spencer Association. Till deposits are in turn underlain by Cambrian sandstone or Precambrian granite or gneis. Land is used predominately to support dairy-based agriculture.

A broad, nearly level, outwash plain extends south from the recessional moraine to the Chippewa River. The area is drained by subbasins of the Duncan Creek, Fisher River, and Lower Yellow River watersheds. Drainage patterns are very poorly defined. Wetlands are limited to groundwater contact areas adjacent to surface waters. Soils are of the Menahga-Friendship and Billett-Rosholt-Oesterle associations. Outwash deposits may extend 100 feet below the land surface and are underlain by Cambrian sandstone and Precambrian Granite. Land use is predominately agricultural.

Soil Attenuation

Soil attenuation is defined as the soil's ability to absorb contaminants. Soils have the ability to attenuate contaminants through a series of complex physical, chemical, and biological processes. Attenuation allows the soil to store needed plant nutrients, restrict the movement of metals, and remove harmful bacteria. Soils that have a high attenuation potential are better at protecting the groundwater from possible contaminants. The attenuation rating was developed by the University of Wisconsin-Extension. In order to protect groundwater, development should be limited in areas where soils have poor attenuation.

Soil Suitability for Dwellings with Basements

Soil properties and characteristics are a major influence in the land use activities that can occur on a given soil type. Soils are grouped into classifications based on their respective properties. It is important to assess the various types of properties that occur within the soils of the Village of Cadott so optimum locations for development and preservation can be identified.

The Natural Resource Conservation Service (NRCS) has developed a limitations rating system for the various soil characteristics discussed in this chapter. Below are the descriptions of those limitations based on the Chippewa County Land and Water Resource Management Plan:

Not Limited: Soil properties and site features generally are favorable for the indicated use and the limitations are easy to overcome.

Somewhat Limited: Soil properties are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.

Very Limited: Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. In the case of severe limitations, questions regarding the economic and environmental feasibility of such development should be seriously considered.

An important element of soils is their suitability for dwellings with basements (*Map 6-5*). The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as the degree of limitations. A soil limitation on a person's property does not necessarily mean a basement cannot be built, but rather there may be an increased cost of construction.

In the Village of Cadott, the majority of soils cannot support dwellings with basements according to the survey. These are areas where development could be limited. However, the County's soil survey does not take the place of a site visit and many of the soils in the area may adequately support dwellings with basements. The largest area of the Village that can support dwellings with basements with no limitations are located just north and south of the Yellow River.

Soil Suitability for Septic Systems

Although the Village of Cadott has a municipal water and sanitary district, some of the rural areas on the outer edge as well as properties just outside the Village are using septic systems. Drainage or absorption fields are connected to the end of the septic tank and allow for the septic effluent to be distributed to the soil over a large area. Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding.

The NRCS interpret the various soil types and determine their ability to act as functioning absorption fields by looking at soils ability to maintain a properly functioning septic system but also the soils attenuation ability.

Most of Chippewa County has severe limitations for septic tank absorption fields. The Village's limitations vary greatly. Most of the soils in the Village are very limited regarding septic system limitations (*see Map 6-6*). Having very limited soils does not mean septic tanks cannot be built on however; residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect the areas wells and groundwater. Modern technology can still be used so that septic systems function properly in soils with severe limitations without adversely affecting the groundwater.

Topography and Slope

Steep sloping lands can present challenges or pose barriers to development. Steepness of topography is commonly expressed as percent slope. As a rule, slopes in excess of 20 percent are of greatest concern for any land disturbing activity. Steep slopes do not necessarily preclude all forms of development; although, costly engineering and site preparation measures are required in order to minimize potential adverse impacts. Potential problems associated with development of excessively sloping lands include erosion and slope stability. Naturally occurring vegetation stabilizes the slopes, preventing severe erosion or landslides. The Village of Cadott is filled with rolling hills with only a few areas of steep slopes (*see Map 6-7*).

Additionally, steep slopes often serve as natural boundaries and buffers between land uses or districts in a community. Changing the character of a slope can thus bring adjacent incompatible land uses into conflict that is more direct.

The elevation is at its peak in the north and east portions of the Village and is at its lowest in the south portion of the Village along the Mississippi River. Surface elevation ranges from approximately 670 to 760 feet.

Forestland

The small amount of forest land or other natural landscapes within the Village are located along the Yellow River. Other forested lands are also located along the eastern and western boundary of the Village (*Map 6-8*).

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

Environmentally Sensitive Areas

Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem. Areas that may be considered environmentally sensitive areas or wildlife habitat are forests, lakes, streams, rivers, wetlands, steep slopes, and shoreland buffers.

Environmentally sensitive areas, also referred to as corridors, consist of wetlands, floodplains, forestland, slopes of 20% or greater, and buffers around the surface waters (300 feet around streams, and 1,000 feet around lakes and ponds). The integrity of these environmental corridors should be protected whenever possible.

Wildlife Habitat

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 previous (e.g., wetlands, forests, shorelands, prairies). These areas 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.

Rare and Endangered Species and Natural Communities

According to the Wisconsin Department of Natural Resources Natural History Inventory, Chippewa County is home to 39 animal species, 27 plant species, and 19 natural communities that can be considered rare or endangered.

The Natural History Inventory is a statewide inventory of known locations of rare and endangered species and communities. This information is for general planning purposes only, and the lack of known occurrences in an area does not mean that no significant endangered resources are present. The specific

locations of some resources may not be mapped due to their sensitive nature and in order to minimize impacts.

Two species found within Chippewa County have Federal protection status designated by the U.S. Fish and Wildlife Service:

- Karner Blue Butterfly - Endangered Species
- Spectaclecase (mussel) - Candidate

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

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

A threat to some of these natural communities is invasive plant and animal specific. Chippewa County has 28 listed invasive plants. Most notably is Purple Loosestrife, which is present in some areas of Chippewa County. Purple loosestrife is a wetland herb that was introduced as a garden perennial from Europe during the 1800s. This plant's optimal habitat includes marshes, stream margins, alluvial flood plains, sedge meadows, and wet prairies. It is tolerant of moist soil and shallow water sites such as pastures and meadows, although established plants can tolerate drier conditions. Purple loosestrife displaces native wetland vegetation and degrades wildlife habitat. As native vegetation is displaced, rare plants are often the first species to disappear. Eventually, purple loosestrife can overrun wetlands thousands of acres in size, and almost entirely eliminate the open water habitat. The plant can also be detrimental to recreation by choking waterways. Other invasive plant species found within Chippewa County that can have similar impacts are Reed Canary Grass and Eurasian Water-Milfoil. Other invasives, such as Gypsy Moth and Butternut Canker have become established in Chippewa County. In addition, Emerald Ash has now been found in Washington and Ozaukee counties and could pose a threat in the future.

State Natural Areas

Currently, Plagge Woods is the only State Natural Area in Chippewa County, managed to protect rare plants, animals, or native landscapes. State Natural Areas may be part of a larger State Wildlife Area, though permitted recreational activities may be less intensive. Plagge Woods is an old-growth northern mesic forest perched atop a monadnock, an isolated rock of conglomerate and quartzite rising 300 - 400 feet above the countryside. The forest is dominated by sugar

maple, basswood, and red and white oak, which covers both the north and south slopes of a ridge on the southeastern edge of the Flambeau Ridge. Plagge Woods is owned by the Wisconsin Department of Natural Resources.

Wisconsin's Land Legacy Report

The Wisconsin Department of Natural Resources has completed a draft study that identifies unique places that are critical to meeting Wisconsin's future conservation and recreation needs for the next 50 years. A range of criteria were used in determining these places, including: high quality ecosystems, outstanding scenic beauty, accessibility, recreational opportunities, size of the resource, networks between resources, and water quality protection. The following locations in Chippewa County were identified as important legacy places: Chippewa Glacial Lakes, Upper Chippewa River, and Yellow (Chippewa) River.

Point Source Discharges

Private and public sewer systems and wastewater discharges are two potential sources of water pollutants. Chippewa County has seen a steady decline in the number of new and upgraded private systems in recent years. There were 570 new private systems in 2004 and 470 in 2007. An increased number and density of private sewage systems can lead to nitrates in the groundwater. There are nine municipal and sanitary district wastewater treatment plants that discharge to either surface or ground water in Chippewa County, six stormwater permits, and an additional six permitted industrial discharges in Chippewa County.

Metallic/Non-metallic Mineral Resources

There are no metallic mining operations in Chippewa County. According to the Wisconsin Department of Natural Resources, there are currently no known metallic mineral deposits or occurrences in sufficient tonnage and grade in Chippewa County to warrant extraction.

As of 2008, Chippewa County had 82 operating non-metallic mining sites permitted under Chapter NR 135 of the Wisconsin Administrative Code, including multiple sites operated by the Chippewa County Highway Department and several private companies. Several units of government also operate mine sites. The other mine sites are privately operated, primarily for road aggregate, concrete mix and construction fill. Chapter NR 135 covers annual permitting by local governments and the reclamation of non-metallic mine sites. There are also approximately 10 other mines in or around water resources that are permitted under Chapter 30 of the Wisconsin DNR and approximately 15 mining operations that are under one acre in size and do not go through the permitting process.

Supplies of sand and gravel are available throughout Chippewa County. The soils amongst glacial outwash are the most likely sources for sand and gravel as the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel in this area. Where the bedrock is at or near the surface of the ground are areas that are possibly more suited for quarrying stone. It is helpful to identify the locations of these deposits so potential extraction sites can be considered before development occurs. Development almost always precludes extraction, while these lands can often be reclaimed for development after extraction is complete.

Sand and gravel deposits in the County that have a relatively higher potential for extraction based on the National Resources Conservation Service's latest *Soil Survey of Chippewa County, Wisconsin*. Other local conditions, such as access/egress, existing development, current land uses, ownership, and public sentiment may preclude extraction at some of these locations. As communities begin to develop local land-use goals, these maps should be considered to reduce potential land-use conflicts. Such mineral resources are important raw material inputs to help achieve the County's land-use plan goal for continuing to provide safe, efficient, and adequate community facilities.

Parks/Open Space

The Village is home to three parks. The Riverview Park, the Cadott Trading Post site, the Cadott Dam, and is intersected by the Yellowstone Trail. Below is a list of the park facilities available in the Village:

- Riverview Park
- Cadott Trading Post
- Cadott Dam
- Veterans Tribute at River Country Plaza
- 9-11 Memorial

The Riverview Park is owned by the Village of Cadott. The park has four pavilions, three volleyball courts, a basket ball court, two ball fields, two playground apparatus', and access to the Yellow River.

Historical/Cultural Resources

The loss of our State's cultural resources over the past century has been significant. According to the Wisconsin Historical Society, only 30% of historic buildings documented during the Great Depression by the Federal Historic American Building survey program still exist and only 25% of Wisconsin's Native American mounds remain intact.

A search of the Archaeological Site Inventory showed no results for archaeologically significant artifacts in the Village. There were however a number of cemeteries that have been identified in the surrounding communities.

Wisconsin Architecture & Historic Inventory

Wisconsin Architecture & Historic Inventory (AHI) provides a database for architecture and historic buildings and sites located throughout the State. A search was complete for the Village of Cadott that revealed there no recorded historical sites in the Village.

Local History

Cadott also has a number of museums that provide local residents access to cultural resources (the information below is from the Highway 29 Partnership website).

The Cadott Area Historical Society Museum

The Cadott Area Historical Society Museum is located in the northern part of the Village on the east side of Highway 27. Displays include furniture, farm equipment, clothing, music, medical equipment, and other historical artifacts. There are also research tools available to assist in the search of genealogical records.

The Baker School Museum

The Baker School Museum is located in Riverview Park, along Highway 27. The museum is a one-room school house that was built in 1865 by Charles Spaeth for \$25. It was closed in 1961 when country school districts were consolidated. In 1987 it was moved to Riverview Park by the Village of Cadott and the Cadott Lions Club and became the first school museum in Chippewa County. It is part of the Cadott Park District and is maintained by the Cadott Woman's Club.

Historical Walking Tour of Downtown Cadott

Copies of the historical Walking Tour of Downtown Cadott may be picked up at the Cadott Historical Society, Baker School Museum, the Cadott Public Library and the Cadott Village Hall.

Community Design

Community Design Standards should represent the best qualities of the Cadott or qualities the Village would like to encourage. The design standards should be determined by looking at and evaluating photos of the Village and other communities.

The standards should be used to evaluate future development or redevelopment plans to recommend including these qualities to maintain and enhance the character of the Village.

Together, the Community Design Standards can create a greater sense of community, reduce the use of automobiles, improve pedestrian/bicyclist safety, and maintain the aesthetics of the community.

Goals, Objectives, and Policies

Goal 1: Protect groundwater/drinking water quality and quantity

Objectives

1. Provide safe drinking water to Village residents.
2. Limit development near wetlands – groundwater recharge areas.

Policies

1. Establish guidelines for fertilization and treatment of forests, gardens, and lawns.
2. Support County ordinances in regard to septic system inspections and maintenance.
3. Continue to enforce Village ordinances in regard to sewage treatment hookup when available.
4. Ordinance development and enforcement for erosion control and storm water management.
5. Support existing wellhead protection ordinance.

Goal 2: Protect existing urban forestland

Objectives

1. Enhance and promote preservation of trees within the community.
2. Restore native trees.
3. Increase the tree canopy in the Village.

Policies

1. Support Urban Forestry practices.
2. Seek grant funds to assist with tree maintenance, inventory, and planting.

Goal 3: Limit the amount of erosion coming from agricultural lands

Objectives

1. Ensure that soil erosion does not negatively affect local water resources.
2. Ensure fertilizers do not negatively affect local water resources.

Policy

1. Support the Chippewa County's efforts of educating farmers regarding soil erosion impacts from agricultural lands.

Goal 4: Improve the quality of surface waters

Objectives

1. Reduce erosion of soil which makes its way into streams, rivers, and lakes.
2. Protect water that recharges aquifers.

Policies

1. Consider adopting a Storm Water Management and Erosion Control Plan.
2. Support existing Stormwater Management and Construction Erosion Control Ordinances for the Village.
3. Identify sources of erosion and degradation and apply for appropriate grants for stormwater runoff to improve these areas where applicable.

Goal 5: Protect and preserve the integrity of the existing wetlands

Objective

1. Prevent wetlands from filling in due to sediment from development.

Policy

1. Support existing Stormwater Management and Construction Erosion Control Ordinances for the Village.

Goal 6: Preserve sensitive natural resource areas and habitats

Objectives

1. Prevent the fragmentation of existing environmental corridors.
2. Utilize corridors for parks, trails, and educational purposes.

Policies

1. Consider working with neighboring communities to preserve environmental corridors.
2. Consider requiring developers to work around corridors and replant areas that are damaged during development through developer agreements.

Goal 7: Manage stormwater runoff to protect all water resources

Objectives

1. Reduce erosion of soil which makes its way into streams and rivers.
2. Protect water that recharges aquifers.

Policies

1. Consider adopting a Storm Water Management and Erosion Control Plan.
2. Review setbacks on all rivers and creeks in the Village and make recommendations for increases if needed.
3. Apply for appropriate grants for stormwater runoff.

4. Consider educating residents on stormwater drains that go directly to the rivers and creeks.

Goal 8: Preserve, promote, and rehabilitate cultural resources

Objectives

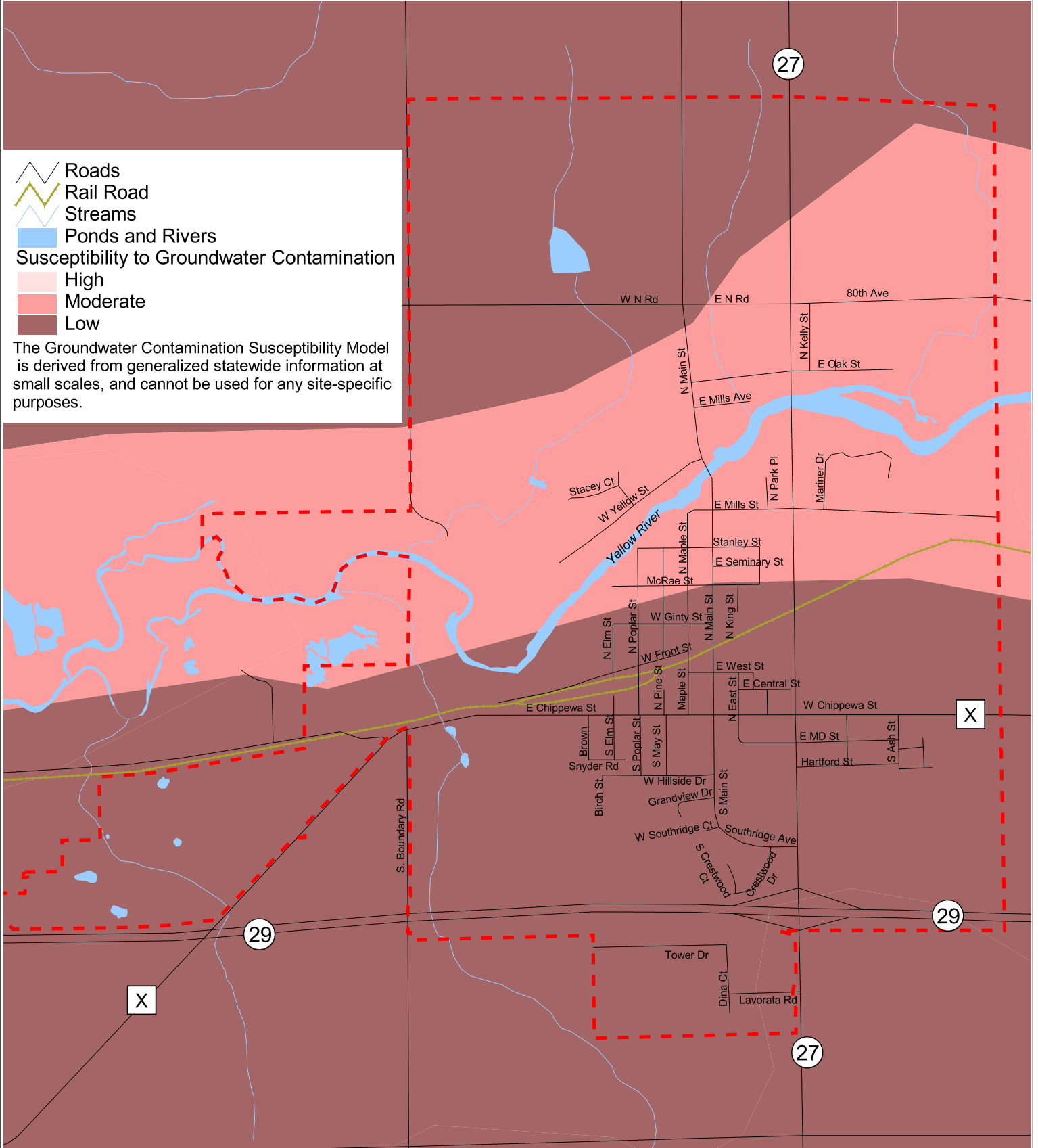
1. Preserve the historic aspects of the community.
2. Increase the Village's appeal to new businesses and residents.

Policies

1. Consider updating Wisconsin Architecture and Historic Inventory (AHI) findings and photograph homes and structures for local inventory.
2. Maintain existing historical markers within the Village.
3. Support the local Historical Society.

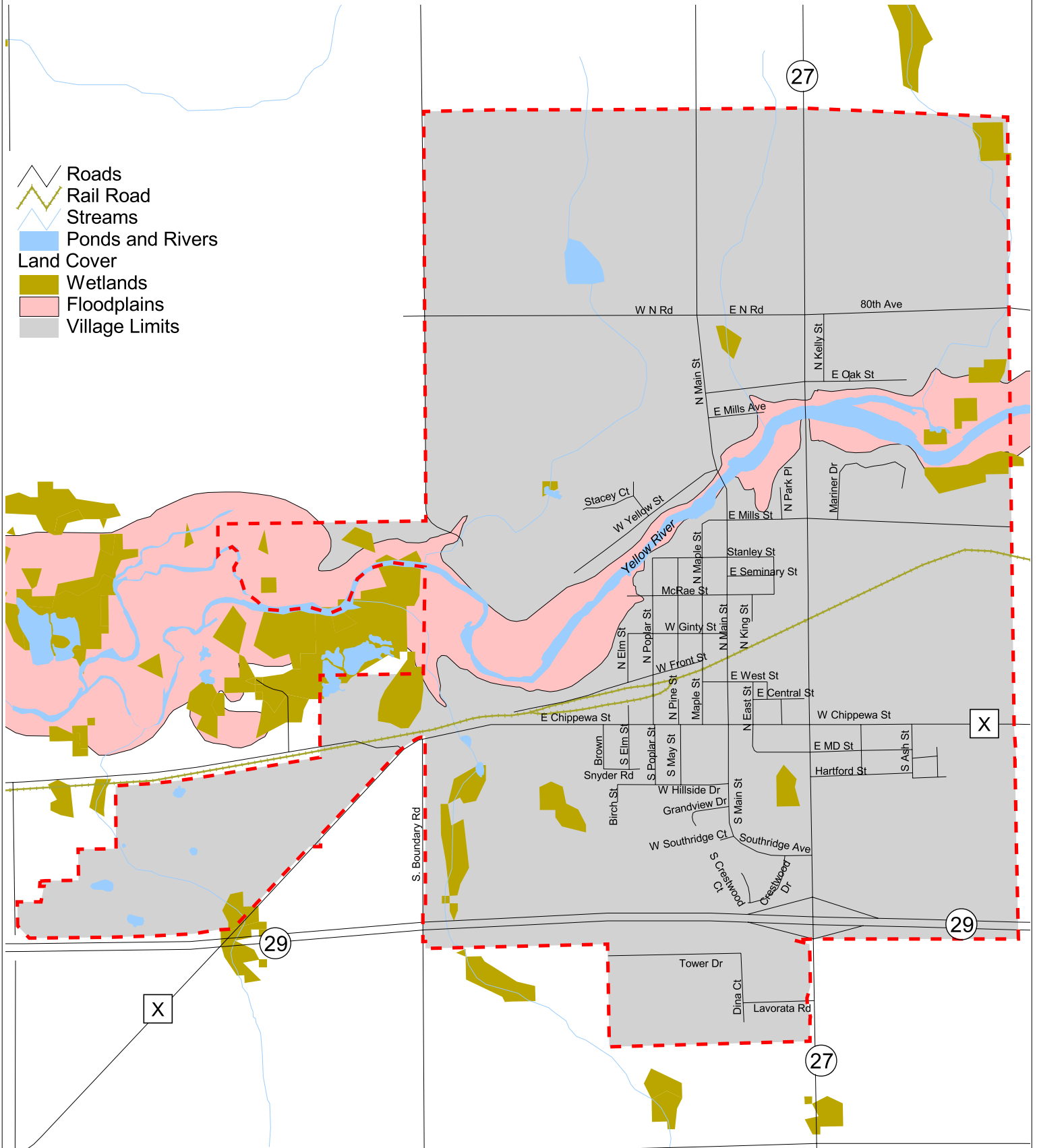
Susceptibility to Groundwater Contamination Village of Cadott, Chippewa County

Map 6-1

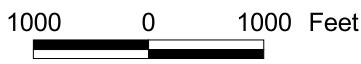


Surface Waters, Floodplains, and Wetlands Village of Cadott, Chippewa County

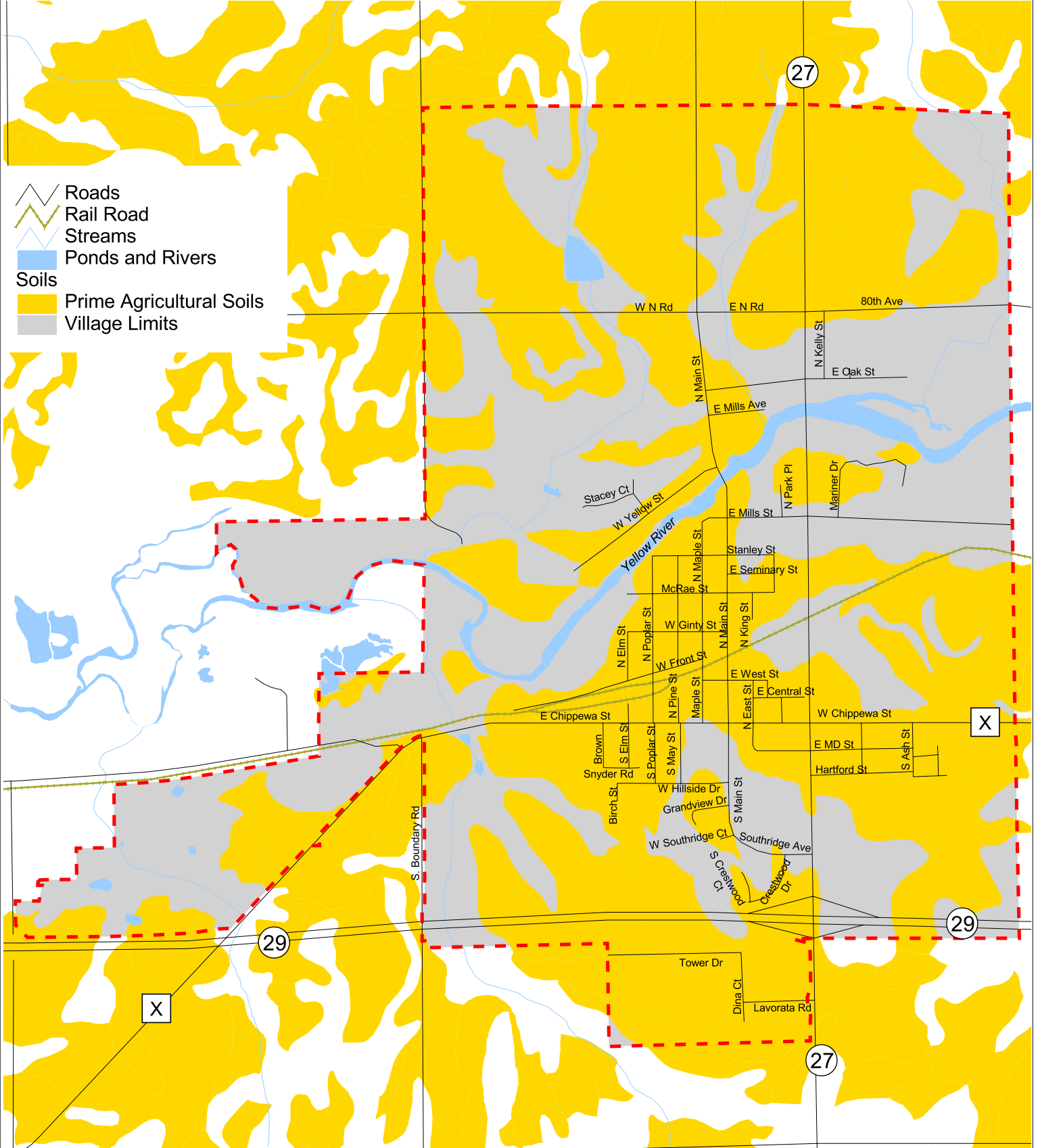
Map 6-3



Source: FEMA, DNR, WISCLAND, Cedar Corporation



Prime Agricultural Soils Village of Cadott, Chippewa County Map 6-4



- Roads
- Rail Road
- Streams
- Ponds and Rivers
- Soils**
- Prime Agricultural Soils
- Village Limits

Source: NRCS, Cedar Corporation

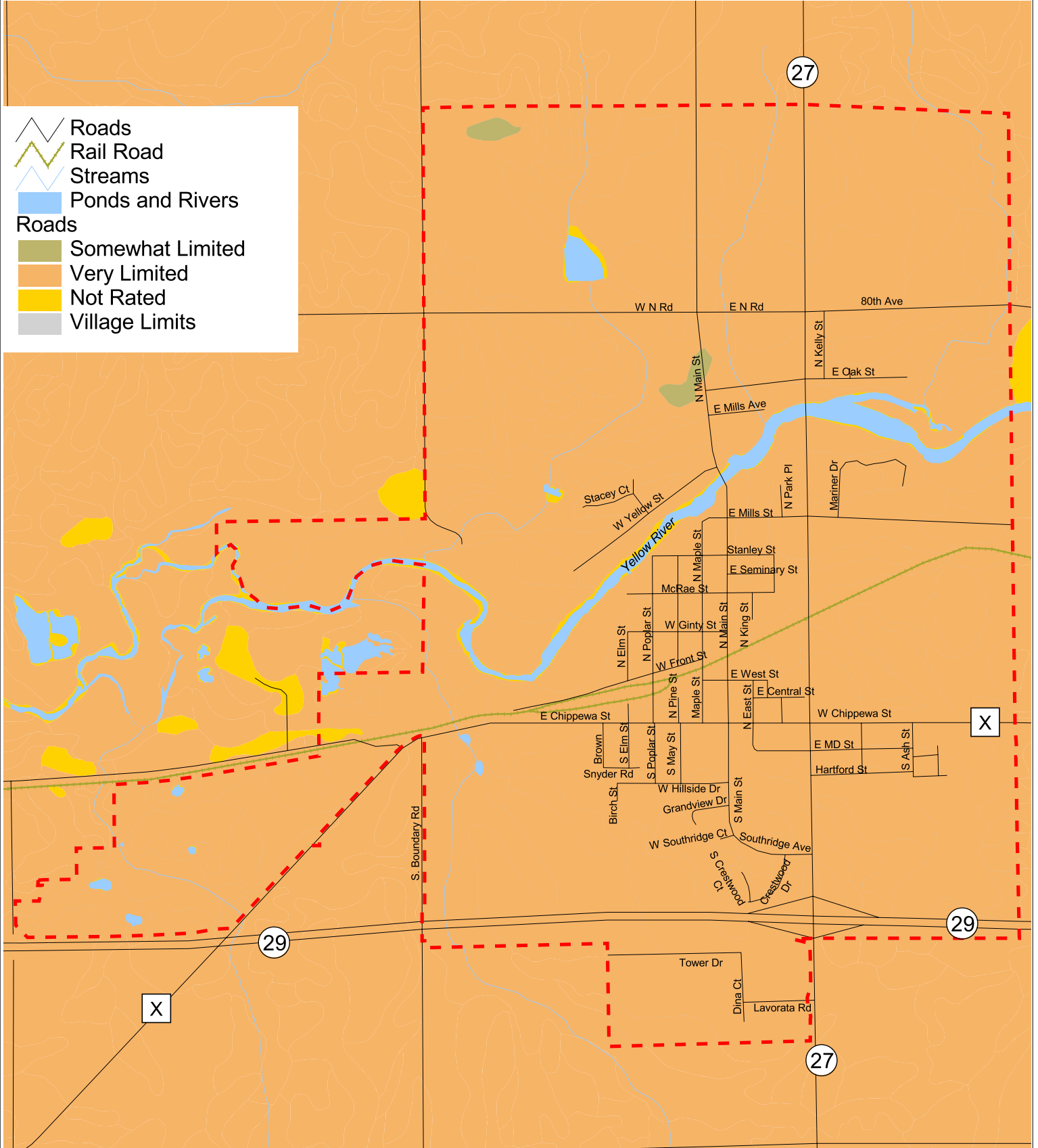
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Soils: Suitability for Septic Systems

Village of Cadott, Chippewa County

Map 6-6



Source: NRCS, Cedar Corporation

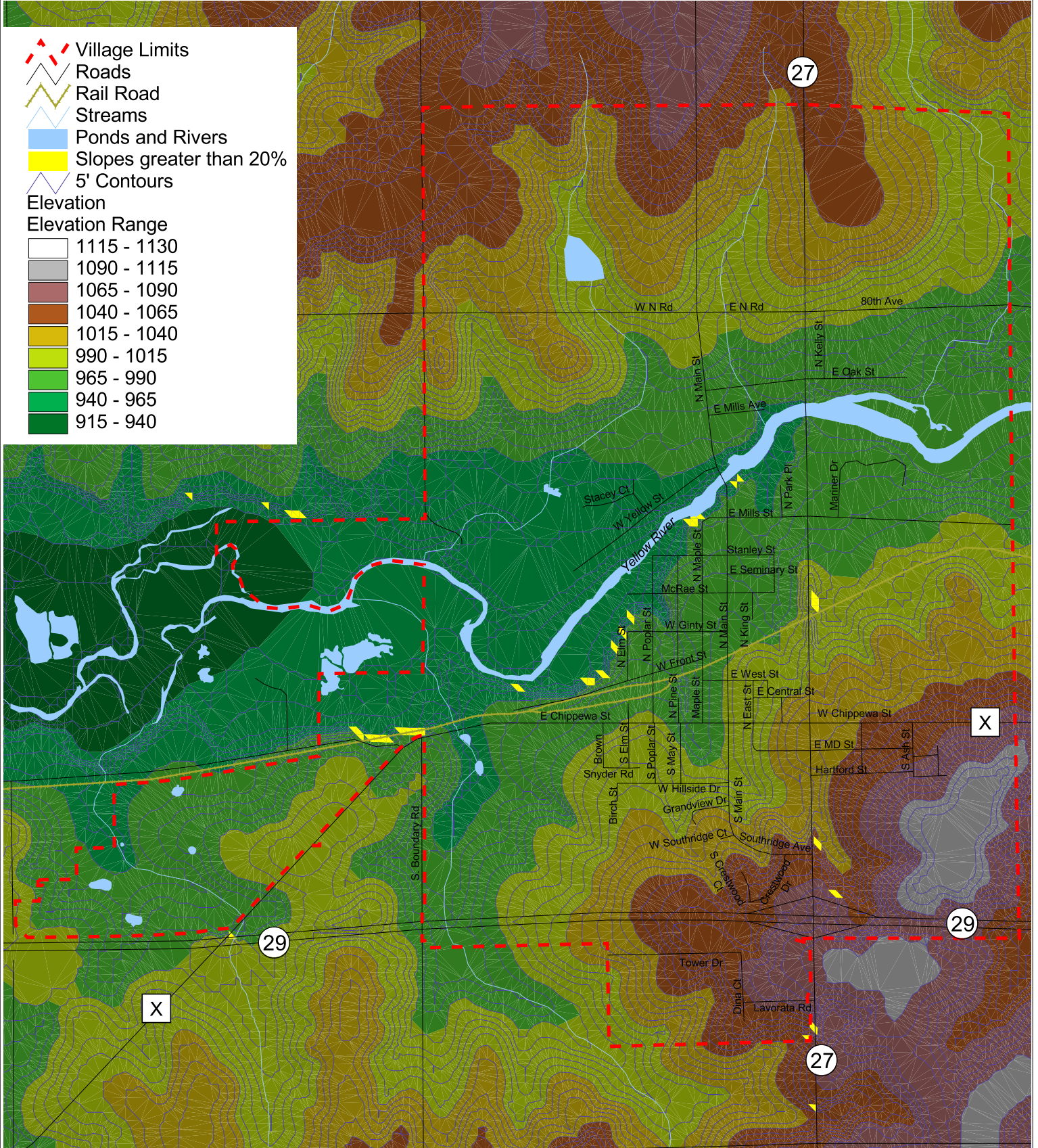
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Elevation

Village of Cadott, Chippewa County

Map 6-7

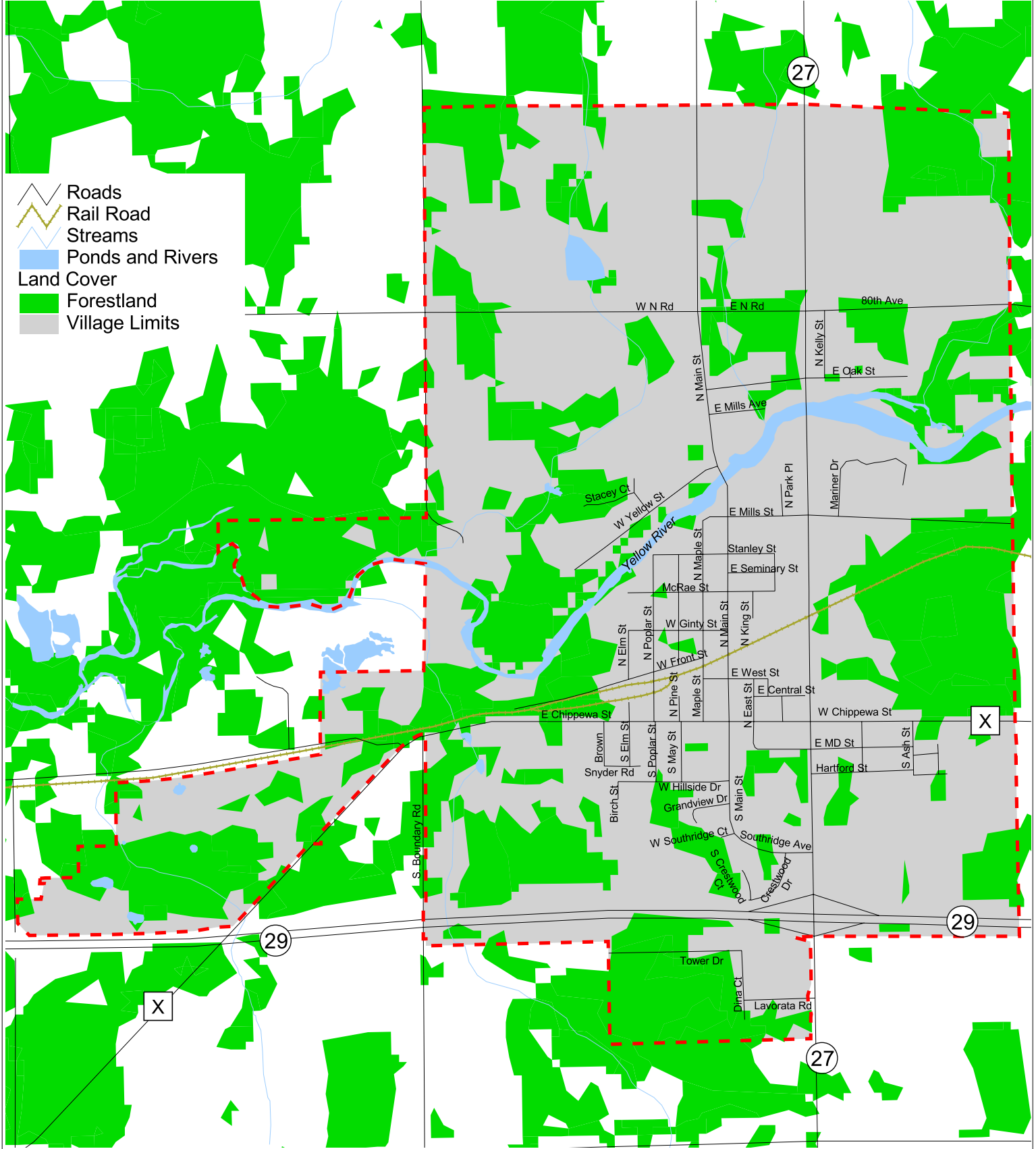


Source: USGS, Cedar Corporation

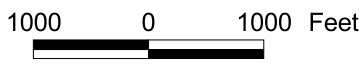
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Forestland Village of Cadott, Chippewa County Map 6-8



Source: WISCLAND, Cedar Corporation



CHAPTER 7

Utilities and Community Facilities

Introduction

The provision of adequate public utilities and facilities is essential for the development of any community. It is important that public utilities and public facilities be available to meet the needs of citizens, businesses, industry, and government entities.

This section discusses existing systems and planned projects in the areas of water, sanitary sewer, storm sewer, solid waste, recycling, recreation, and public facilities and services. Each utility will be discussed separately.

Survey Results

Some of the survey questions relate to the Utilities and Community Facilities Chapter and a summary of those responses are discussed below:

Within the next 5 years, the Village of Cadott will need to build a, or expand the....

Category	Strongly agree	Agree	Disagree	Strongly disagree	Not sure
Village Hall	(22)	(73)	(89)	(23)	(65)
Village Shop	(12)	(49)	(108)	(24)	(78)
Police Department	(20)	(77)	(88)	(25)	(60)
Library	(45)	(102)	(55)	(14)	(57)
Community Center	(28)	(86)	(59)	(18)	(73)
Wastewater Treatment Plant	(39)	(73)	(40)	(15)	(100)
Other (Please Specify)	(2)	(1)	(2)	(3)	(38)

Of the respondents who agreed with the above question, nearly 43% would support funding these even if it meant an increase in taxes and 32% were not sure.

- Based on the survey results, most of the responses agreed that the Village of Cadott Police Department provides a feeling of safety in the community, provides adequate protection and coverage, and responds in a timely manner when called.
- Based on the survey results, most of the responses agreed that the Village of Cadott Public Works Department adequately maintains local infrastructure (road, utilities), responds in a timely manner when called, and addresses concern with respect and fairness.
- Based on the survey results, most of the responses agreed that the Village of Cadott's Clerk/Treasurer responds to requests in a timely manner, is courteous and polite, and is knowledgeable and helpful.

- Based on the survey results, most of the responses agreed that the Village of Cadott's Library Staff responds to requests in a timely manner, is courteous and polite, and is knowledgeable and helpful.

Wastewater Treatment Plant / Sanitary System

The sanitary system in the Village of Cadott consists of sanitary sewer mains, lift stations, forcemains, grinder pumps, and a wastewater treatment plant (WWTP). The sanitary sewer system collects wastewater from homes, businesses, and industries and uses gravity mains, grinder pumps, pressurized and forcemains, and lift stations to convey it to the WWTP where it is treated. Sanitary sewer mains within the Village are maintained by the Village.

The original WWTP was constructed in the mid 1940's and a process plant was added in the 1960's. The design capacity of the WWTP was 330,000 gallons per day. At this time, capacity for consistent treatment is closer to 250,000 gallons per day. Currently, the Village is using an average of 147,000 gallons per day of that capacity. The processed wastewater from the WWTP is discharged into the Yellow River.

Lift stations and grinder pumps are used when the topography does not allow for gravity mains. The wastewater is pumped to a chamber so it can then either use gravity mains or be pumped to the WWTP. There one lift station in the Village serving the residents on W. Yellow Street (11 homes). The lift station in the Village was originally installed in 1974 and the pumps were replaced in 2008.

Infiltration and Inflow (I & I), water getting into the system that doesn't need to be treated, was a major problem prior to 1982. The Village decided to install a 1,000,000 gallon I & I tank that cleared up the problem.

In 2009, the Village will be conducting a facility needs assessment that will provide some insight as to the capacity and needs of the WWTP. The WWTP is located just off McRae Street in the west part of the Village.

When future street projects are constructed in the older sections of the Village (Seminary and Central Street), utility reconstruction should also be considered.

Sanitary Sewer Service Area

In order to gauge where development can occur within the existing sanitary and water infrastructure, it is important to identify the existing and future extent of the sanitary sewer service area. Map 7-1 shows the areas within the current Village Limits that could be developed without addition of lift stations or significant upgrades to the infrastructure as well as identifying the location of some of major

utility components of the Village (Sanitary Smart Growth Area). The approximate Village sanitary service area is 12.6 square miles, all within the Village Limits.

Some sanitary sewer service area concerns include private sump pumps being hooked up to the sanitary system. This causes an excessive use of the WWTP capacity as ground water and stormwater are being treated.

There are a number of Private Onsite Wastewater Treatment Systems (POWTS) in the Village along the outskirts. POWTS are commonly referred to as septic systems and are permitted and monitored by Chippewa County. Private septic systems must hook up if feasible and/or if the sewer mains run by property.

Stormwater Management

Stormwater management is important in order to reduce and prevent soil erosion, mitigate flooding, and limit run-off of pollutants, nutrients, and sediment to water bodies. Communities approach storm water management in a wide variety of ways and solutions are often site specific. Many incorporate Best Management Practices (BMPs) such as stormwater treatment ponds, grassed swales, and ditches to control and treat stormwater.

Overall, the storm sewer system for the Village is in good condition. The three BMPs owned and maintained by the Village are a retention pond just south of the Marshfield Clinic and two retention ponds just south and west of Hillside Drive (see *Map 7-1*). All require mowing, but have been very effective in controlling flooding on the south side of the Village. The Village's subdivision ordinance requiring stormwater management for new developments has also had a significant reduction and an overall positive impact on the stormwater runoff issues in the Village.

The Yellow River is the primary natural surface water in the Village and flows east/west. The Yellow River has a propensity to flood during the spring and severe storm events; flooding may increase the amount of stormwater run-off, containing pollutants, nutrients, and/or sediments, which reach the River.

Water Supply

In the 1974 Safe Drinking Water Act, Congress mandated that safe drinking water be provided to and paid for by the consumer. Today, Wisconsin water providers must provide an abundant water supply to their customers that is not only safe, but also free of objectionable taste and odor, turbidity, and staining elements. While the amount of water treatment varies from community to community, water is typically treated for corrosion control, disinfection, and fluoridation prior to consumption.

Chippewa County communities receive their water from groundwater sources. Groundwater sources in the area include drilled wells, dug wells, and screened wells with and without gravel packs. Drilled wells are typically the deepest wells and access large aquifers that are lower than the aquifers tapped for shallow private wells. Dug wells are considered the least desirable type, as they lack the 60-foot casing and cement grout now required of newly constructed wells to prevent contamination. Most dug wells in the area have been replaced.

Storage facilities are classified as pressure tanks, ground reservoirs, or elevated storage tanks. The majority of public water storage facilities in the area are elevated storage facilities such as water towers. The capacity of the elevated storage facilities is a critical component of providing adequate fire protection via fire hydrants and related facilities.

The Village of Cadott has two elevated storage tanks and three wells. The north water tower, built in 1982, has a storage capacity of 100,000 gallons. The north water tower is located at the southwest intersection of North Line Road and State Highway 27 and was last inspected in 2008 and is in good condition. The south water tower has a storage capacity of 150,000 gallons and was constructed in 1993. The south water tower is located in the industrial park near the intersection of Tower Drive and Dina Court. It was inspected and repainted in 2007. The north tower is in the low pressure zone and the south tower is in the high pressure zone and has one booster station (see *Map 7-2*).

The Village also has three operating wells located on the west side of the Village. Well #4 has since been abandoned. Table 7-1 shows the well information for the Village. Any new wells would likely be placed in the same general location, slightly west of the existing wells.

Table 7-1 Village Wells

Well #	Average Pumping Capacity	Date
3	250 gal/min	1976
5	300 gal/min	1993
6	300 gal/min	1993

Source: Village of Cadott Public Works Department

Communities in Chippewa County face the issue of adding fluoride to the drinking water. There is some debate over whether or not fluoride is necessary in municipal water supplies. Currently, Cadott, along with most of the villages and cities in Chippewa County, does not add fluoride to their municipal drinking water.

Overall, the water system is in good condition. One area that should be resized when County Highway X is reconstructed would be Chippewa Street from State Highway 27 to Ash Street. Currently, the water main is 4" and should be increased to 8".

Solid Waste Disposal & Recycling

Solid waste is commonly referred to as garbage, trash, refuse, or rubbish. Solid waste disposal is one of the more expensive community investments made. An adequate solid waste disposal system is important in attracting business and industry. Industry usually generates more waste than residential uses, and all generated solid waste requires proper disposal.

Solid waste and recyclable materials collection is provided by Veolia Environmental Services. Curbside pickup in the Village is completed on Monday's.

The Village also has a compost brush pile site where Village residents can drop off compost and brush less than six inches in diameter. This site is located on the west side of the Village on 67th Street. The site is open each Saturday in April and October and on the first and third Saturday in May through September. The hours of operation are from 9:00 a.m. to 3:00 p.m. when the site is open.

Telecommunications Facilities

In broad terms, telecommunications facilities allow users to communicate and share data over long geographic distances. Telecommunications facilities and networks are critical components to public safety, economic development, and quality of life.

With the adoption of the 1996 Federal Telecommunications Act regulating wireless communications providers, local government action on telecommunications has commonly focused on wireless communications towers. Access to wireless, seamless communication networks is becoming increasingly important in the modern world. Due to the increase in use of wireless communication for public safety and business and personal use, constructing telecommunication towers is an issue that many municipalities are addressing more often than in the past. Chippewa County has not adopted an ordinance regulating the siting and placement of cell towers.

Residents of the Village of Cadott receive telecommunications from CenturyLink and Charter Communications. Both companies offer phone and internet services.

Power Plants, Transmission Lines, and Electric & Gas Utilities

Xcel Energy, part of Northern States Power (NSP) provides power and transmission lines to the Village. Cadott owns their own electric utility and has a substation located on the High School property at the corner of State Highway 27 and Mills Street.

Power plants are industrial facilities that generate electricity for distribution to a large area. Substations are industrial installations at which electricity is received from one or more power stations for conversion from alternating to direct current, reducing the voltage or switching before distribution by a low-tension network for general consumption.

Transmission lines are the largest electric lines on the landscape. These lines generate the most public interest because they are the most noticeable electric lines and because of the potential human and animal health side-effects associated with them. Transmission lines transport electricity from power plants to substations and operate at several thousand volts (typically ranging from 46,000 to 345,000 volts), stand anywhere between 60 and 100 feet tall, and serve several hundred thousand customers.

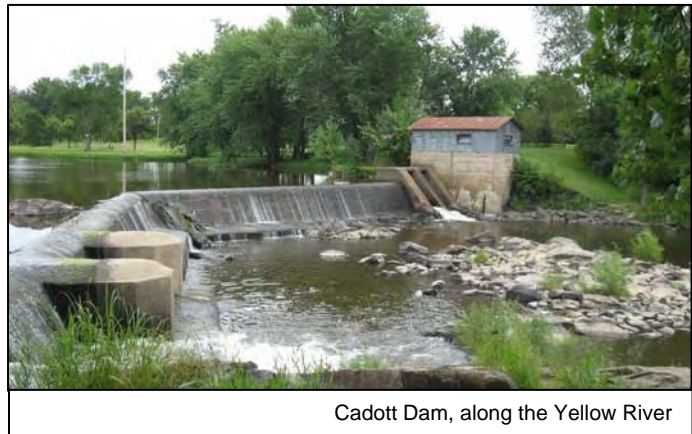
The Public Service Commission (PSC) is the branch of the Wisconsin State government with the overall responsibility of regulating electric utilities. If more specific information on power plants, substations, or transmission lines is needed, communities should contract the PSC, line owners, or their local electric utility.

Natural gas is provided to the area by We Energies which is headquartered in Milwaukee.

Parks

The Village is home to one park consisting of three separate park areas; east, west, and the Cadott Dam (see Map 7-3). The Yellowstone River intersects Riverview Park. Below is a list of the park facilities available in the Village:

- Riverview Park
- Cadott Dam
- Veterans Tribute at River Country Plaza
- 9-11 Memorial
- Country School Museum
- Cadott Area Historical Society



The Riverview Park is owned by the Village of Cadott. The park has four pavilions, three volleyball courts, a basket ball court, two ball fields, two restrooms, two playground apparatus', and access to the Yellow River.

Dams

In total, Chippewa County has 51 dams, most being small earthen works for livestock or recreational ponds and flowages. In most cases, if the majority of these smaller dams failed, the runoff downstream would be hardly noticed. There may be the potential to remove some of the older smaller dams which no longer serve a function, in order to improve water quality and lower the risk of failure. Five dams owned by Xcel Energy have a primary purpose of electric power generation. The municipal-owned dams primarily serve recreational and flood control functions.

The following is a list of those governments which own dams, dikes, or levees in Chippewa County:

- Chippewa County 14
- City of Bloomer 1
- City of Chippewa Falls 4
- City of Stanley 1
- Village of Cadott 1
- Wisconsin DNR/Chippewa Co. 1
- Wisconsin DOT 2

Child Care Facilities

Childcare facilities provide valuable services for working adults with children. There are three licensed child care facilities in the Village. The facilities range from a capacity of 8 children with the largest one having a capacity of up to 72 children.

Other facilities are located in the nearby area, but many of these services are typically provided by residents offering care out of their homes.

Police

The Village operates its own Police Department is located at 110 Central Street. The Police Department consists of eight sworn officers, three are full-time, and five are part-time. The Police Department has one police vehicle with the latest computer technology as well as a backup car used by municipal staff when not in use by the Police Department. The Department also offers all of the basic protection needs to the Village and officers are trained in the operation of tazers.



Fire & Rescue



Hand Engine of Volunteer Fire Department. Peter Selb, Ben Dietrich, J.A. Lockwood, Matt Dietrich, and John Downing pose around the hand engine of the volunteer fire department. All but Selb were charter members of the company.

Creation Date: 1887 ca.

Location: Cadott, WI

Source: Wisconsin Historical Society

The current Cadott Fire Hall was built in 2005 and is a one story 13,148 square foot structure with 3,540 sq. ft. of office and meeting area and 9,608 sq. ft. of garage bays (shown right).

In the Cadott-Goetz-Sigel Fire Department there are currently 35 on-call paid, volunteer fire fighters and are equipped with the following vehicles:

- 3 Engines
- 2 Brush Trucks
- 2 Tankers
- 1 Polaris 6x6 off road vehicle

The Cadott Area Fire and Rescue provides services to the Village of Cadott and the Towns of Goetz, Sigel, and portions of Arthur for a total service area of 85 square miles. In 2008 they received approximately 115-120 calls including EMS calls where they respond to accidents or assist in other ways. The Fire Department has a Mutual Aid agreement with Chippewa County.

Current needs include upgrading their oldest engine (1955) and upgrade to the emergency communications system. Due to the proximity to State Highway 29 (four-lane highway with limited access) and the railroad, the Village may need additional training for emergency response planning and mass casualty incidents.



The Cadott Ambulance services are also based out of the Fire Hall; they provide ambulance services to the Village of Cadott, along with portions of the Towns of Goetz, Sigel, and Arthur (approximately 85 square miles). The Cadott Community Ambulance services currently have 19 EMTs and with the Fire Department have 5 First Responders. All are on call, paid volunteers. Currently, they have one ambulance (1995). In 2008 they received 208 calls. The City of Chippewa Falls, a round the clock facility, provides support if needed. The Ambulance Service also has mutual aid agreements with the County and surrounding departments.

Future needs for the Cadott Community Ambulance services are upgrading or adding a newer ambulance and adding equipment to go paperless.

Health Care Facilities

There are two health care facilities in the Village of Cadott. The Marshfield Clinic Cadott Center is located off of State Highway 27, and the Cadott Medical Center is located on Main Street.

There are also other health care facilities in the Village. Riverview Manor offers care for the elderly and disabled, and there are two chiropractic offices, and one dental office.

The Village is interested in attracting an assisted living facility to the Village.

Cemeteries

There are four local cemeteries in the Cadott area. The Brooklawn Cemetery, located on County Highway X is the only one in the Village. Other area cemeteries include St. Rose on 67th Avenue and the Union Cemetery, located off of County Trunk Highway O, and the Bohemian Cemetery listed on the County and State Historical Registers, located 7 miles north of Cadott on State Highway 27. There is not a need for additional cemeteries at this time.

Library

Cadott Community Library is located along Main Street Cadott. The library is open 31 hours, six days a week and offers a variety of media for all ages. The library is also one of more than 43 libraries in west central Wisconsin that have combined their catalogs on the MORE Online Catalog library. In addition to the MORE Online Catalog program, the library offers BadgerLink, a comprehensive site created especially for Wisconsin residents to allow them to have free and easy access to magazines, newspapers, video resources, and sites for government, reference, and education. BadgerLink is sponsored by the

Wisconsin Division for Libraries, Technology, and Community Learning of the Wisconsin Department of Public Instruction.

As of 2007, the total service pop was 3,653 (1,393 Village residents and 2,260 from the surrounding area).

The current library facility, built in 1927, lacks space and some amenities. Retrofitting or adding on to the existing facility would be likely difficult and costly. Because of these concerns, the Village may want to conduct a facility needs assessment to determine the best options for future of the Village Library.

Schools

The Cadott Community School District is home to three public schools and one non-public school, the total enrollment of students in the school district is 962 in 2008 (see Table 7-2).

Table 7-2 – Cadott Schools – 2008 Enrollment

Schools	
Public	2008 Enrollment
Cadott Elementary	478
Cadott Junior High	138
Cadott Senior High	273
St. Joseph School (Private)	73

Source: Wisconsin Department of Public Instruction



The Cadott Community School District has an extensive history on its schools. The first high school was established in the area in 1882, the Village of Cadott had not yet incorporated. The school was a two story structure and contained school luxuries at that time, including patented school desks, blackboards, maps, a globe, and a Webster’s Dictionary.

First School in Cadott

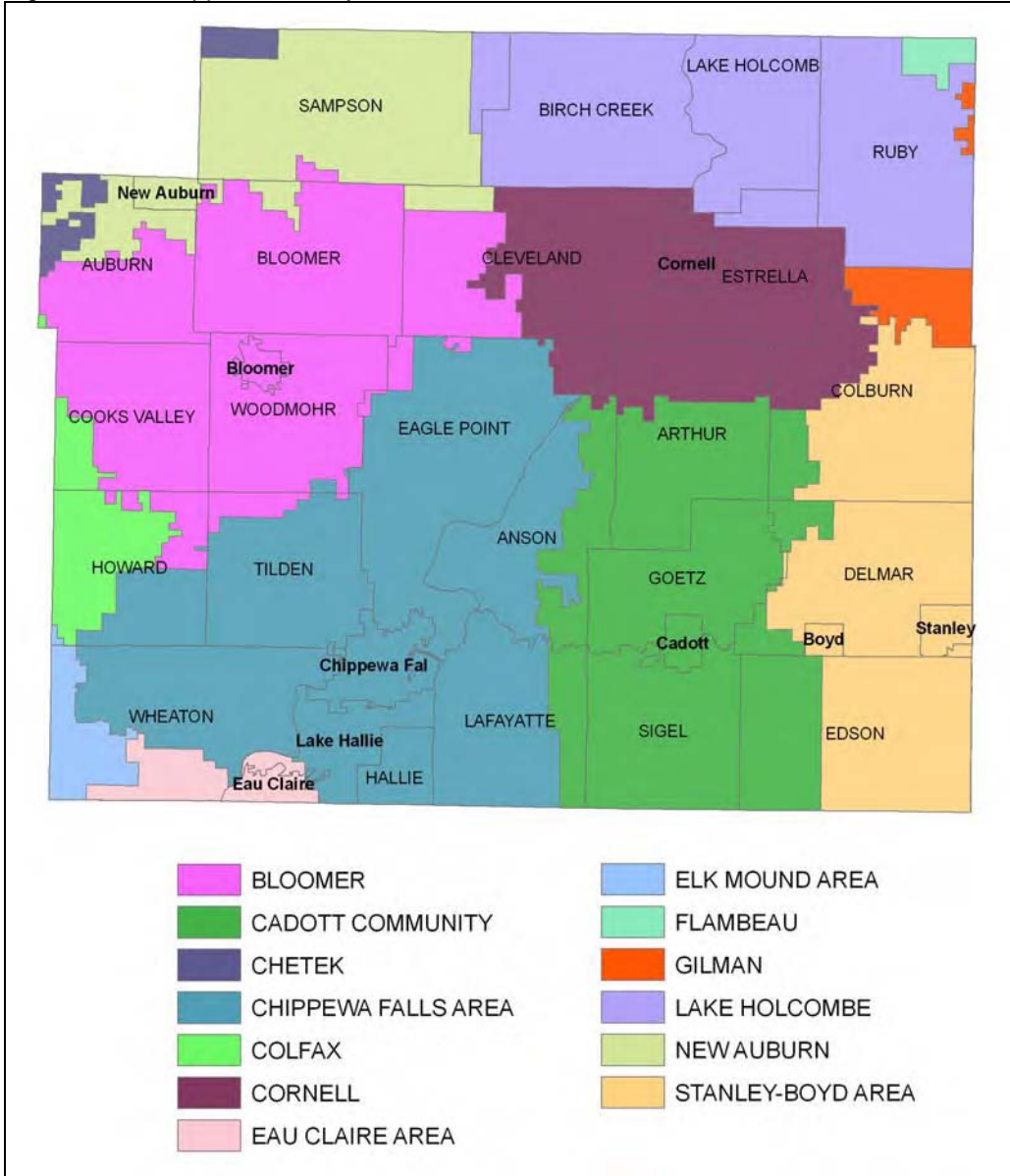
In 1912, the Cadott High School was accredited by the State of Wisconsin, thereby became a recognized institution of secondary education under the newly established State Department of Public Instruction. Soon after, it was agreed that a new school was needed.



A new school was built in 1917. The image below pictures the school built in 1917. Source: School District of Cadott, School History, www.cadott.k12.wi.us/school_history.htm.

Figure 7-1 shows the boundaries of the school districts in Chippewa County. Portions of the Cadott Community School District stretch into Eau Claire County to the south.

Figure 7-1 – Chippewa County School Districts



Post Office

Village of Cadott residents use the Cadott Post Office which provides all postal services for Village residents. The Post Office is located downtown on Main Street and the building is being rented. The building, built in the early 1900's is older and could use some rehabilitation.

Newspaper

Several local and regional newspapers are in circulation in the Village of Cadott including the Eau Claire Leader Telegram, Chippewa Falls Chippewa Herald, and Cadott Sentinel.

Telephone

CenturyTel and charter provide the Village area with local phone and internet services. Long distance services are provided by a choice of most major long distance carriers and will continue to do so for the foreseeable future.

Cell Towers

Currently, there are no cell towers in the Village, but the area is adequately served by nearby towers.

Village Hall

The Cadott Village Hall is located at 110 Central Street. The facility consists of the Village Clerk's Office, the public works department, and the Police Department. The facility lacks adequate office space and storage facilities for all the departments.

Goals, Objectives, and Policies

Goal 1: Provide quality community services and facilities at a reasonable cost to taxpayers.

Objectives

1. Ensure that demand does not exceed capacity.
2. Provide adequate services that maintain a high quality of life.

Policies

1. Consider designing new community buildings that can accommodate future growth needs.
2. Continue to explore opportunities to share services/equipment with the surrounding communities.
3. Support grant funding opportunities for emergency services and other community facility needs.
4. Upgrade and maintain Village facilities and equipment as needed.
5. Work on maintaining and updating mapping system.
6. Consider updating the Village office, police department, library, and public works department to ensure adequate space for the future.

7. Work to put in writing all of the current mutual aid and other intergovernmental agreements that the Village has with other entities.

Goal 2: Maintain quality public buildings.

Objectives

1. Preserve the Village's past.
2. Work on giving the Village its own unique identity.
3. Investigate opportunities of drawing people to the area/make Cadott a destination.
4. Increase economic activity.

Policies

1. Require additions or remodeling to match the existing structure and materials.
2. Develop recommendations or standards for community facility design and aesthetics.

Goal 3: Support and improve the quality of schools, health care, and parks, etc.

Objectives

1. Maintain and improve the quality of life for Village and surrounding residents.
2. Consider ways of making the Village more attractive to business and industry.

Policies

1. Work to maintain good communication between the Village, emergency services, and businesses.
2. Continue to support a variety of community activities in the local parks.
3. Repair existing fencing, picnic shelters, and restrooms at park facilities when necessary.
4. Consider developing a parks and recreation plan.
5. Identify land for future parks.
6. Work to keep open communication between the Village and the Cadott Community School District, and non-profit organizations.

Goal 4: Support long-range planning that addresses the existing populations and future growth of local and regional populations.

Objectives

1. Meet the long-term needs of residents.
2. Reduce long-term costs associated with area growth.
3. Analyze facilities to determine expansion needs.

Policies

1. Consider analyzing trends for facility development and capacity.
2. Work to ensure adequate land for anticipated growth.
3. Update equipment and emergency plans for safety and cost-effectiveness as appropriate.
4. Consider developing a parks and recreation plan.
5. Investigate opportunities for land acquisition that may be necessary for expansion.

Goal 5: Ensure utilities meet the current and future needs of the community.

Objectives

1. Make sure the demand does not exceed capacity.
2. Look for ways of minimizing the cost of repairing and replacing existing utilities and infrastructure.
3. Work to reduce the negative impacts of stormwater runoff to infrastructure and water quality of surface waters.

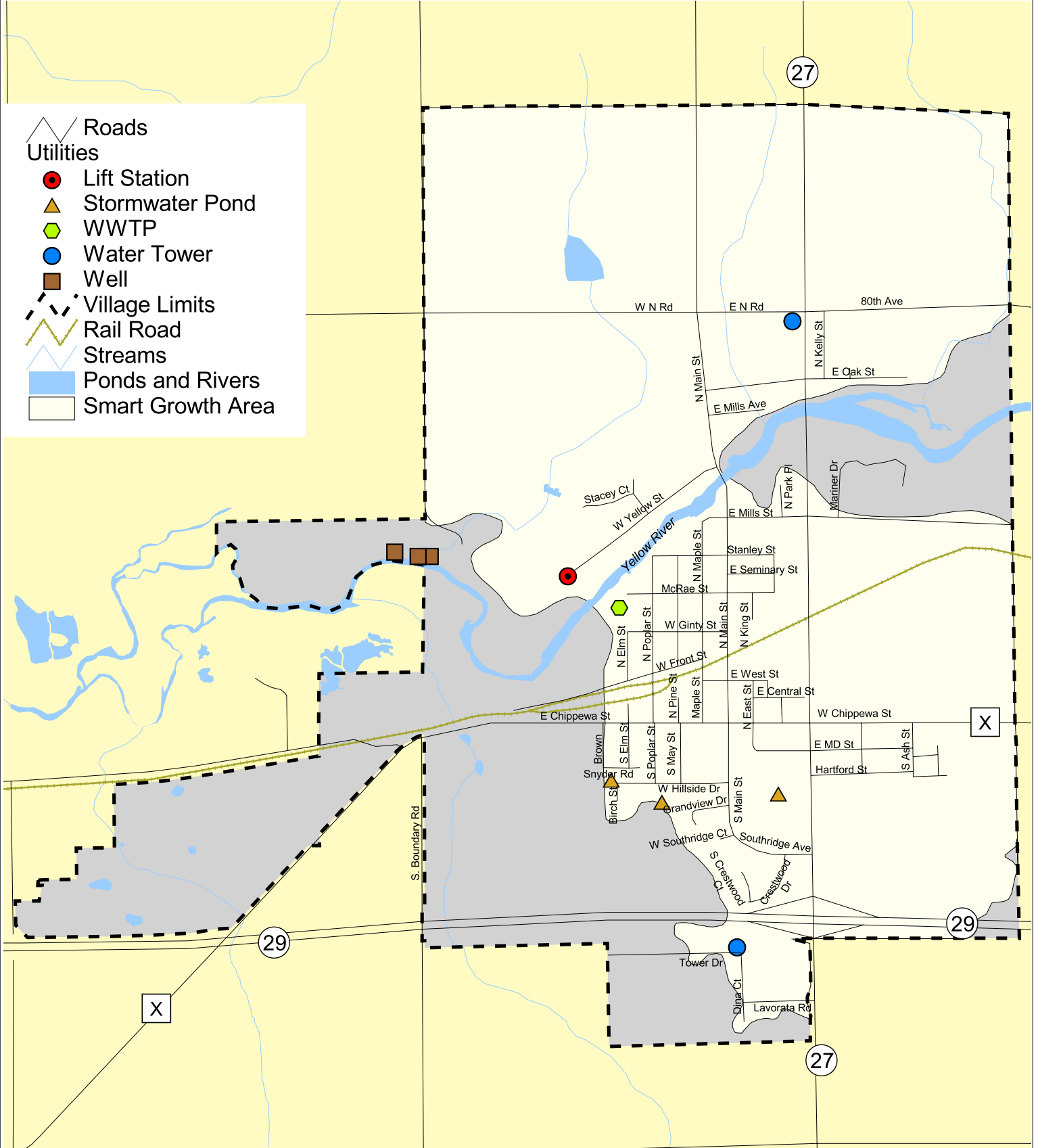
Policies

1. Update Village plans related to utilities when necessary.
2. Explore grant opportunities or consider creating a TIF District to help offset utility improvements.
3. Analyze and assess existing utility infrastructure system and capacities to determine potential “smart growth” areas.
4. Consider updating utilities when street projects are being worked on, especially in the older parts of the Village.
5. Consider future rights-of-way needs when expanding roads and other infrastructure.
6. Make an effort when feasible to follow the recommendations of the WWTP facility needs assessment.
7. Continue to maintain and update the Village’s storm sewer system as needed.
8. Work with Public Works and Fire Department to ensure that the fire flows are adequate.

Utilities

Village of Cadott, Chippewa County

Map 7-1



Source: Village Public Works, Cedar Corporation

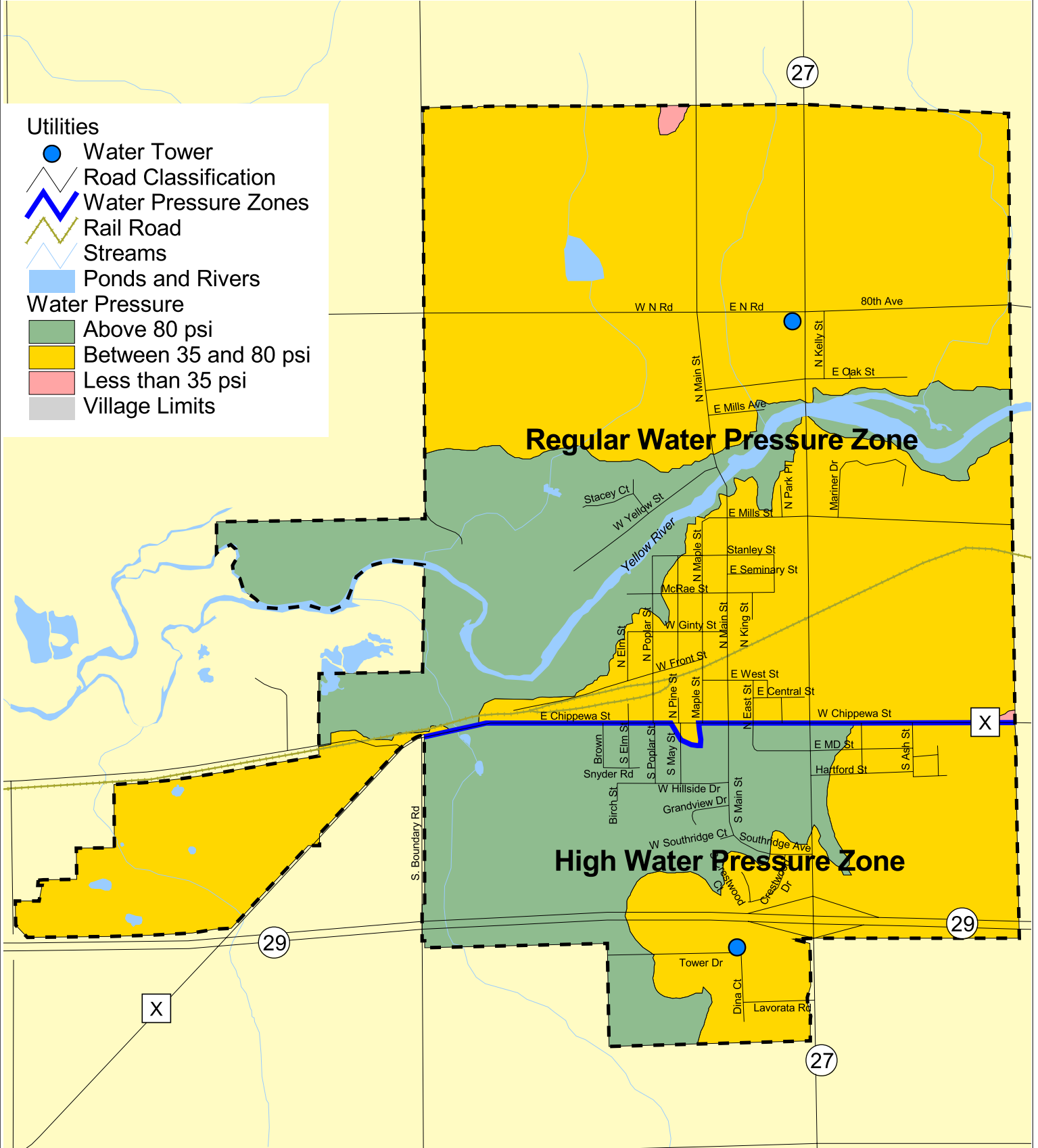
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Water Pressure

Village of Cadott, Chippewa County

Map 7-2



Source: Village Public Works, Cedar Corporation

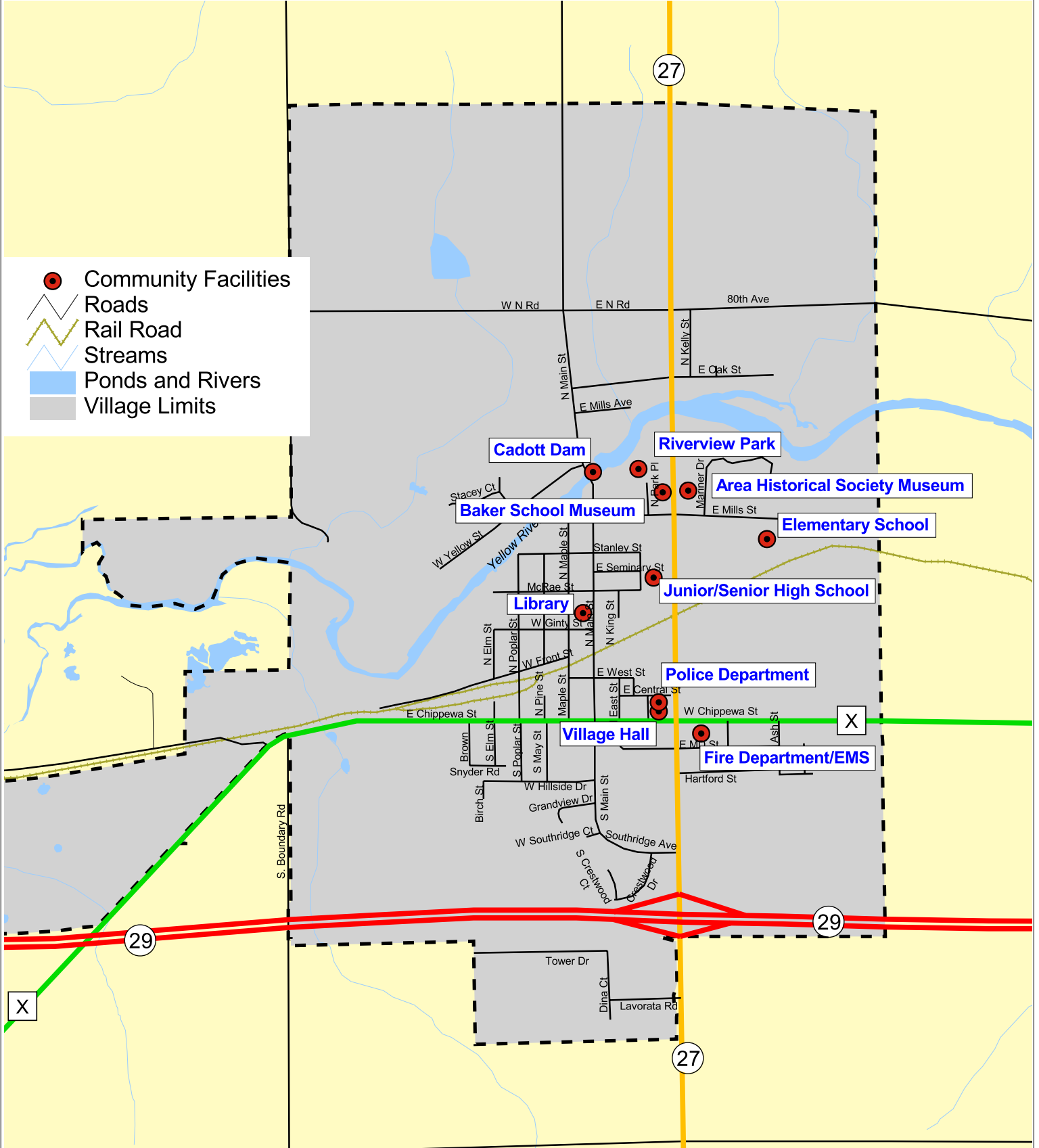
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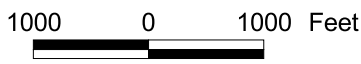
Community Facilities

Village of Cadott, Chippewa County

Map 7-3



Source: Village, Cedar Corporation



CHAPTER 8

Intergovernmental Cooperation

Introduction

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This section explores the relationships between the Village of Cadott and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

Considerations for Cooperation

It is estimated that 75% of governmental units engage in some sort of cooperation with at least one other governmental unit. Intergovernmental cooperation provides the Village an opportunity to work with adjacent and other influential governmental units on a number of issues. The Village of Cadott may want to take the opportunity to do the following:

- Identify areas of common interest
- Consider the impacts of Village actions on adjacent Towns
- Anticipate the effects on your community of actions taken by neighbors
- Minimize potential conflicts before they arise
- Make the Comprehensive Plan consistent with Zoning Code, Shoreland and Wetland Zoning, Official Map, and Subdivision Code.

There are a number of benefits when considering cooperative efforts between municipalities. Intergovernmental cooperation benefits may include the following: cost savings through economy of scale, availability of additional services, ability to address regional issues, and meet the consistency requirements.

Adjacent Units of Government

The first step in coordinating cooperation between various municipalities is to identify the adjacent municipalities and some of their existing plans. The Village of Cadott is surrounded by the Town of Goetz to the north and the Town of Sigel to the south. At this time neither town is working on their Comprehensive Plan nor do they have other plans in place that affect the Village of Cadott.

Entities besides adjacent communities also have an impact or influence on the Village. These entities include school districts, technical colleges, universities, county and regional governments, and state agencies. Below is a list of the specific entities that may involve the Village of Cadott.

Units of Government Influence on Cadott

Cadott Community School District

The Village of Cadott lies within the Cadott Community School District. Both the District and the schools within the District were discussed in this Comprehensive Plan in the Utility and Community Facilities Chapter.

Chippewa Valley Technical College

The Chippewa Valley Technical College (CVTC) has five campuses located throughout West Central Wisconsin. The Chippewa Falls Campus offers Associate Degrees, Technical Diplomas, certificates, as well as opportunities to complete many general education credits needed for graduation.

University of Wisconsin System

The University of Wisconsin system of public universities consists of two doctoral research universities (UW-Madison and UW-Milwaukee), eleven comprehensive universities, thirteen two-year colleges, and the Statewide UW-Extension system.

West Central Wisconsin is particularly blessed with three comprehensive universities (four year degree programs) in the University of Wisconsin (UW) System, being home to UW-Eau Claire, UW-Stout (Menomonie), and UW-River Falls (see *Table 8-1*). Residents also have access to associates-degree programming via the Internet based UW Colleges Online.

Table 8-1 – Local Universities

Campus	1998-99 Enrollment	2007-08 Enrollment	% Change	Distance from Bay City
UW-Eau Claire	10,852	10,854	0.02%	27 miles
UW-Stout	7,731	8,477	9.65%	40 miles
UW-River Falls	5,617	6,452	14.87%	83 miles

Source: West Central Wisconsin Conditions and Trends Report, Cedar Corporation

University of Wisconsin-Extension partners closely with county governments to provide supportive services to all residents, businesses, and governments. This is a very active expression of the “Wisconsin Idea”, which is a philosophy that the UW-System is a partner in improving the quality of life of all Wisconsin residents through education.

University of Wisconsin - Eau Claire

UW-Eau Claire is a public university located on the banks of the Chippewa River that was founded in 1916. The average class size is 28 students. The University offers about 80 undergraduate degree programs and 14 graduate programs, providing study opportunities in a wide range of majors and minors. Some of the majors include accounting, chemistry, business administration, nursing, physics, and social work.

University of Wisconsin - Stout

UW-Stout was founded as an experiment in industrial education back in 1891. Subjects taught include business, industrial management, technology, education, human development, and art and design. Average class size is 29 students for lecture sessions and 21 for laboratory sessions. Faculty and academic staff teach more than 99% of the course sections. Less than 1% of classes are taught by teaching assistants.

University of Wisconsin - River Falls

The University of Wisconsin – River Falls (UWRF) provides undergraduate, graduate and continuing education courses which support the fine arts, liberal studies, technology, business and industry.

Additionally, there are two, two-year universities, within 60 miles of Cadott that are part of the UW-System – the UW-Barron County Extension in Rice Lake, and the UW-Wood County Extension in Marshfield. Both campuses offer extensive academic programs for those interested in pursuing two-year degree options, as well as those who wish to transfer to a four-year institution down the road.

County and Regional Governments

The Village of Cadott is in Chippewa County and part of the West Central Wisconsin Regional Plan Commission (WCWRPC). Both entities provide planning information and regulatory assistance to the rural parts of the County and can be a valuable resource to the Village.

Chippewa County has a number of plans and ordinances that may have an influence on future growth in the Village of Cadott. Some of the plans below were a coordinated effort between Chippewa County and West Central Wisconsin Regional Planning Commission. The following is a list of the various plans developed by Chippewa County:

- Chippewa County Outdoor Recreation Plan
- Chippewa County Existing Conditions and Trends Report
- Official Mapping
- Shoreland and Wetland Zoning
- Floodplain Ordinance

One of the more recent cooperative efforts includes the development of the Existing Conditions and Trends Report. This project was made possible by a Department of Administration Comprehensive Planning Grant award. This report was written by the West Central Wisconsin Regional Planning Commission and includes information supplied in part by Chippewa County. The report was then shared with all the municipalities within Chippewa County to assist with the development of each community's comprehensive plan.

The UW-Extension Local Government Center is a cooperative effort of the Wisconsin Towns Association, Wisconsin Counties Association, League of Wisconsin Municipalities, county UW-Extension offices, and the University of Wisconsin System. Through workshops, documents, teleconferences (WisLine), and other such outreach, the Local Government Center provides educational programs for local government officials. The Extension office in Chippewa County is located in Chippewa Falls.

State Agencies

The two primary state agencies that have some jurisdiction over certain aspects of the Village are the Wisconsin Department of Natural Resources (DNR) and the Department of Transportation (DOT) regulates what happens to State Highway 27.

The Wisconsin DNR is often the regulatory agency that is responsible for the protection and sustained management of woodlands, waterways, animal habitat, and other natural resources.

The Wisconsin DOT is responsible for maintaining and improving State Highway 27 and 29, the main potential commercial/industrial growth corridors/interchange in the Village. For this reason, cooperation and communication between the Village of Cadott and the Wisconsin DOT are extremely important throughout the development of the Village.

Emergency Services

The Fire Department provides services to the Village of Cadott and the Towns of Goetz, Sigel, and portions of Arthur for a total service area of 85 square miles. In 2008 they received approximately 115-120 calls including EMS calls where they respond to accidents or assist in other ways. The Fire Department also has a Mutual Aid agreement with Chippewa County.

Existing Agreements

The Village of Cadott has multiple agreements with the neighboring governments and agencies. These agreements are listed below:

- Chippewa County – Comprehensive Plan, Police
- Cadott Area Fire and Rescue
- Cadott Ambulance
- Cadott Police Department – Mutual Aid Agreements with Chippewa County
- Cadott Community School District
- Chippewa County Emergency Management Department
- City of Stanley – Trench Box
- City of Stanley – Supply Bulk Water
- Town of Sigel – Shared Recycling Agreement

- West Central Wisconsin Biosolids Commission – Waste Sludge Processing
- Veolia Environmental Services – Solid Waste and Recycling Services

An additional cooperative effort that has benefitted the Village and other communities in Chippewa County is Highway 29 Partnership. The Highway 29 Partnership consists of community citizens including Village Board Presidents, Mayors, and Town Chairpersons. The group holds meetings each month and looks at business, housing, and community development opportunities along State Highway 29 with the goal of sharing information and encouraging participation in the region.

Future Areas for Intergovernmental Cooperation

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

- Work with the WDNR, neighboring towns, and residents to protect the areas water resources.
- Continue to explore ways to improve police, fire, and emergency services.
- Work with Chippewa County, the Department of Natural Resources, and neighboring Towns when considering additional walking, biking, or other trail systems.
- Continue to coordinate with the Chippewa County Historical Society to document and preserve the Village's history.
- Continue to use the UW-Extension, West Central Wisconsin Regional Planning Commission, and Chippewa County as information resources.
- Continue to work with surrounding municipalities to explore ways to share equipment and resources to maintain the Village.
- Work with the Cadott Community School District on ways of developing future trails and safe routes to school.

Future Cooperative Opportunities

Being bordered by the Towns of Goetz (north) and Sigel (south) the Village may want to consider extraterritorial authority for portions of both Towns in the future. The Village has the ability to plan out 1.5 miles from their municipal boundary limits. Working together now sets up the possibility of working on other cooperative efforts such as plat review and extraterritorial zoning.

Cadott may want to consider developing cooperative boundary agreements with both Towns so future growth and development can be directed and agreed upon in a cooperative effort.

There may be tasks in the future that will require collaboration between the Village of Cadott and its adjacent municipalities. Some of these efforts will cross multiple boundaries because they are related to environmental conditions in the area:

- Watershed Studies
- Stormwater Management Plans
- Farmland Preservation
- Multi-modal Transportation Planning
- Natural Resource Plans
- Mass Casualty and Evacuation Plans
- Work with the DNR for the future citing of a Village well

Potential Future Cooperative Efforts

As the Village of Cadott grows, the potential exists to have an impact on the adjacent Towns. It is important for the Village to work with these communities so future development will be acceptable to all entities involved. One way to achieve agreeable results for future planning is to develop a joint committee, members from each municipality, that meet on a quarterly or semi-annual basis to discuss these issues. Any potential future conflicts should be presented at the joint meeting.

Benefits to Agreements

Cadott has a lot to gain by being actively involved in intergovernmental cooperation. Some of the benefits are cost savings, emergency preparedness, consistency, reduction in litigation, addressing regional issues, and having foresight in understanding future needed services.

Possible Conflicts

There are potential conflicts that were identified during the development of the Comprehensive Plan. The two potential issues that are the greatest concern that were discussed by the Plan Commission include the potential citing of Concentrated Animal Feeding Organizations and mining operations upland in nearby towns. The concern is that both activities could have an adverse impact on the surface and groundwater quality of the area. Village officials and residents have an obligation to protect its water resources and quality of life and therefore if these activities are eventually cited in the area, that they are done so with the least impact on the environment as possible.

Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the

conflicts can be resolved successfully. The Village may want to consider holding joint meetings with neighboring governments and agencies to resolve future conflicts. Initial guidance may come from the Village's Plan Commission or Village Board.

Goals, Objectives, and Policies

Goal 1: Encourage adjacent government units to work together to achieve the goals of this Comprehensive Plan.

Objectives

1. Share services when it is possible and feasible for both the Village of Cadott and neighboring municipalities.
2. Establish agreements with adjacent municipalities that will benefit all parties involved.
3. Encourage adjacent government units to adopt and implement consistent residential development standards, policies and review practices.
4. Provide services in a cost effective manner.

Policies

1. Promote open communication with adjacent government units.
2. Consider developing a consistent Park Plan among the neighboring municipalities in order to get the most efficient use out of the existing facilities.
3. Investigate opportunities for future cooperative agreements.
4. Consider developing and maintaining the Village of Cadott website.
5. If need arises, develop a joint meeting committee with the Towns of Goetz and Sigel.
6. Provide a copy of this comprehensive plan to all surrounding or nearby local governments.
7. Apply for available grants to provide equipment and training to reduce costs of providing Village services.
8. Work to put in writing all of the current mutual aid and other intergovernmental agreements that the Village has with other entities.

CHAPTER 9

Land Use

Introduction

The purpose of the Land Use Element is to promote orderly growth by balancing the needs of residents and property owners, while maintaining the Village's natural resources.

The Land Use Element will act as a guide for future public and private land use decisions. The element inventories and maps existing land use patterns and helps in analyzing and understanding the influences on these patterns.

Survey Results

Some of the survey questions relate to the Land Use Chapter and a summary of those responses are discussed below:

Which statement best describes your opinion concerning these land use issues?

Category	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
The Village needs to purchase land to ensure room for future industrial growth.	(35)	(97)	(63)	(19)	(54)
There is no need for the Village to grow any larger.	(17)	(45)	(107)	(56)	(44)
We need to manage development in order to preserve our natural environment.	(53)	(145)	(28)	(5)	(44)

Responses from the survey indicate that most residents feels the Village needs to purchase land to ensure room for future industrial growth, continue to grow larger, and manage development in order to preserve the natural environment.

Land Use vs. Zoning

Both land use planning and zoning are important elements in land use management efforts of local governments because an effective zoning decision should be based on a sound plan that is supported by the community. The Land Use Chapter focuses on the future and establishes community goals and objectives regarding how land will be used in the next 20 years. Zoning on the other hand, is only one tool that can help communities achieve their respective goals and objectives through land use regulation.

The Land Use Chapter identifies where and how citizens would like to see the physical development of the community take place. Planning is a process that helps a community prepare for change, rather than react to it.

Zoning is a tool that gives the government the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. It does this by separating conflicting land uses and ensures development is directed in certain areas that can accommodate that particular land use. Under zoning, communities are divided into different districts, (or zones) which impose different land use controls or specific restrictions on each district. A local government comprehensive plan will likely be more successful if the plan and zoning ordinance are well integrated and if they accommodate the interests and needs of neighboring communities. The Village does have their own zoning code that determines the regulations and uses of the land within a given zone.

In summary, zoning is a regulatory tool used to regulate and enforce comprehensive plans. The development of a comprehensive plan ensures effective and consistent zoning decisions at the local level. The Land Use Chapter is a useful tool for decision makers to guide growth and development of the community and should be consistent with future zoning decisions.

Current Land Use Analysis

The purpose of the existing land use analysis is to identify existing land uses and land use patterns (see *Map 9-1*). Creating an existing land use map will help determine future land uses and identify existing and/or potential land use conflicts. Below is a brief description of land use patterns for the following categories.

Single Family Residential: The majority of housing options in the Village of Cadott are single family homes. Single family homes occupy approximately 297 acres (15.4% of total acreage) within the Village and can be found throughout the Village.

Multiple Family Residential: Apartments, condos, duplexes, twin homes, and mobile homes are considered multiple family homes. Multiple family homes occupy approximately 4.5 acres (0.2% of total acreage) within the Village and can be found in the northern portion of the Village.

Commercial: Commercial properties create employment opportunities within the Village and provide residents with goods and services. In general, they are less expensive to provide services for than residential properties. The Village of Cadott has a mix of downtown commercial and highway commercial properties. The Village has over 167 acres of commercial businesses (8.7% of total acreage). The golf course makes up nearly 128 acres alone. Besides the golf course, most of these properties are mainly located along Main Street, Chippewa Street, and State Highway 27.

Industrial: Industrial development offers job opportunities and a significant source of tax revenue for municipalities. Like commercial properties, they also

require fewer services. There are two primary locations of industrial land in the Village. The active industrial park is located in the southwest corner of the State Highways 29 and 27 and undeveloped land just west of State Highway 27, north of the Village Office. There are approximately 36 acres of industrial land (1.9% of total acreage) in the Village. Industrial properties consist mostly of manufacturing businesses.

Institutional: Institutions provide valuable services to a community. There are 87.5 acres of institutional land in Cadott (4.5% of total acreage). These properties include the schools, churches, museums, Village Hall, Police Department, cemetery, wells, and water towers. Typically, institutional land uses are scattered throughout a community.

Agricultural: Agricultural land is land that is being actively farmed or is undeveloped and would be suitable for farming practices. The Village has 972 acres of agricultural land (50.5% of total acreage). Most of this land occupies a good portion of the northern portion and parts of the southeast and southwest portions of the Village.

Parks/Conservancy: Parks generally provide valuable passive and active recreational opportunities for area residents and are considered a measure of the quality of life a community has to offer. Conservancy area provides open space that will be preserved in the future. There are 33.5 acres of parks/conservancy land in the Village (1.7% of total acreage). These lands primarily consist of park land.

Forest/Natural Areas: Forest/natural areas are lands in the Village that contain mostly forested lands and other lands that are undeveloped and unclassified as another land use. The Village has 326 acres of forest/natural areas land (17.0% of total acreage).

Table 9-1 - Current Land Use

Current Land Use	Acres	Percent
Single Family Residential	275.9	14.3%
Multiple Family Residential	33.2	1.7%
Commercial	173.1	9.0%
Industrial	35.7	1.9%
Institutional	89.8	4.7%
Agricultural	977.5	50.8%
Parks/Conservancy	31.4	1.6%
Forest/Natural Areas	306.9	16.0%
Total	1,923.5	100.0%

Source: Village of Cadott Plan Commission, Cedar Corporation

Existing Land Use Patterns and Influence on Patterns

Land use patterns in the Village of Cadott have been influenced by two main conditions. First, the railroad tracks that goes through the Village and provides a transportation system for goods and services. This was a major influence on how the Village grew.

Second, the Village is at the intersection of two main highways, State Highways 29 and 27. Within the last 15 years, State Highway 29 has become a four lane thoroughfare with limited access, making it a major transportation route for North-Central Wisconsin. This provides a transportation route for the Village to attract workers that can commute to the Village and for industries and businesses for shipping their goods.

Land Value

One of the most important costs associated with development is the price of land. Land values vary greatly depending on the current use that they have or use that it may have in the future. Generally, an acre of rural farmland won't have the same value as an acre of commercial land in the Village. An analysis of price per acre based on how it is taxed is done by the Wisconsin Department of Revenue each year (Statement of Assessment). The latest that this information is available is 2008.

Table 9-2 2008 Land Values

Land Use Category	2008 Land Value per Acre	2008 Improvement Value per Acre	2008 Total Value per Acre	2008 Total Land Value - Entire Village
Residential	\$37,753	\$189,593	\$227,347	\$48,879,600
Commercial	\$8,426	\$39,749	\$48,176	\$15,416,200
Manufacturing	\$8,300	\$106,933	\$115,233	\$1,382,800
Agricultural	\$145	\$0	\$145	\$102,000
Undeveloped	\$470	\$0	\$470	\$109,100
Ag Forest	\$683	\$0	\$683	\$19,800
Forest	\$2,434	\$0	\$2,434	\$155,800

Source: 2008 Statement of Assessment - Wisconsin Dept. of Revenue

Overall land values have remained steady from the 2007 values. Assessed residential property values (land and improvements) increased by about \$787,000 between 2007 and 2008 whereas commercial and manufacturing property values increased only by around a combined \$150,000. Considering the latest national market trends, unless new development occurs, future improvement values will likely continue to remain steady in the short term, and then begin appreciating again in the long term.

Limitations for Development

The primary issues that could impact further growth and development of the Village of Cadott are natural limitations such as topography, slopes, wetlands, and floodplains. These natural limitations can restrict some areas in and around the Village, making them unbuildable.

Additional limitations for future development include the limited capacity of the existing wastewater treatment plant. The Village is actively studying the facility needs and working to address the future utility needs of the community.

Redevelopment Opportunities

In Chapter 5, Economic Development, redevelopment opportunities were discussed regarding previously contaminated sites. Other potential infill, or redevelopment sites include the industrial area along the west side of State Highway 27. The currently undeveloped sites of approximately 4 acres is in the middle of the Village, part of which is adjacent to the rail road tracks and would provide an opportunity for future industrial or other business development.

Influences on Land Supply and Demand

The major influences on land supply and demand are the limitations on the utilities, mainly the wastewater treatment plant. Currently, there is a significant amount of developable land, whether it is agricultural or forest/natural areas, to meet future land use demands.

Potential Land Use Conflicts

Land use conflicts occur when incompatible land uses cause a negative effect. Currently, no land use conflicts are identified. One example of potential future conflict would be if the industrial area north of County Highway X and west of State Highway 27 evolved into a manufacturing center and created noise and traffic problems for the adjacent residential, commercial, and institutional uses.

The current Waste Water Treatment Plant (WWTP) is located near a residential area and could be the source of unpleasant odors for the adjacent property owners and those across the Yellow River.

Another potential conflict and concern regarding future land uses is the development of large-scale farming operations including Concentrated Animal Feeding Organizations (CAFO) within and adjacent to the Village Limits.

In order to prevent those issues, the Village should review the zoning requirements for that site to ensure compatible future land uses.

Future Land Needs Analysis

The Village of Cadott future land needs analysis will be based on potential residential needs.

Table 9-3 shows the amount of additional households which would be needed based on population and household projections by the Wisconsin Department of Administration. If the projections are accurate, the Village will have an additional 78 households between 2008 and 2030.

Table 9-3 - Housing Forecasts

Year	2005	2008	2010	2015	2020	2025	2030
Population	1,355	1,391	1,412	1,465	1,519	1,572	1,625
Persons Per Household	2.2	2.2	2.2	2.2	2.2	2.2	2.2
Total Occupied Housing Units	616	636	642	666	690	714	738
Additional Units Needed	-	-	6	24	24	24	24

Source: Wisconsin Department of Administration, *Adjusted to reflect recent population estimates

Current zoning requires a new single family lot to be a minimum of 9,600 square feet in size with an 80 foot minimum width. This results in approximately four lots per acre. For our projections we will assume a half acre per lot (factoring in roads, parks and open space, larger lots, etc.). So if 102 lots or households are needed, 51 additional acres of residential land will be needed.

Currently, the Village has about 326 acres of Forest/Natural Areas plus 972 acres of Agricultural land. Some of this undeveloped and agricultural land is unbuildable due to natural limitations, being located on a closed landfill, or not being zoned for residential development.

Smart Growth Areas

The term Smart Growth Areas means “an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs.” (WI Statute: 16.965)

It is important for the Village of Cadott to consider areas that are ideal for growth. One way to do that is to look at factors such as wetlands and steep slopes that limit where growth can go and areas that are cost effective for expanding infrastructure. Map 9-2 shows the areas that should be protected as well as areas that would require a lift station. Due to these conditions and availability of land, there is not a need to annex land in the foreseeable future, but there will

likely be a need to expand the sanitary service area especially in the southern portion of the Village. The southwest area of the Village would require a lift station for future development in the industrial park to occur, however this area has potential to develop because of the proximity and access to State Highway 29.

Future Land Use Patterns

Table 9-4 projects the future land use acres based on the zoning at full build-out within the current Village Limits (see *Map 9-3*).

The future land use map should be consulted when addressing future rezoning requests and land use issues. It is not meant to be a tool for a mass rezoning of Village properties in order to match the Future Land Use map. Based on the available land within the Village Limits, there is plenty of land to take on growth for the foreseeable future.

Table 9-4 - Future Land Use

Future Land Use	Acres	Percent
Single Family Residential	336.3	17.5%
Multiple Family Residential	40.8	2.1%
Commercial	195.0	10.1%
Industrial	75.5	3.9%
Institutional	89.8	4.7%
Agricultural	864.4	44.9%
Parks/Conservancy	31.4	1.6%
Forest/Natural Areas	290.3	15.1%
Total	1,923.5	100.0%

Source: Village of Cadott Plan Commission, Cedar Corporation

Trends in Land Supply and Demand

Table 9-5 shows projected land use needs in five year increments in the Village of Cadott. Overall, there is plenty of available developable land for future growth in the Village.

The largest need for land in the future will be for residential development. The Village will need roughly 12 acres of land every 5 years for residential use based on the Household Forecasts in Table 9-3 and assuming the lot sizes will average approximately one-half acre.

Table 9-5 - Projected Land Use Needs in Acres

Year	*2009	2010	2015	2020	2025	2030	Total
Residential	309	312	324	336	348	360	
• Acres		3	12	12	12	12	51
Commercial	53	54	56	58	60	62	
• Acres		1	2	2	2	2	9
Industrial	36	36	37	39	40	42	
• Acres		0	1	2	1	2	6
Agricultural/Forest/ Natural Areas	1284	1280	1265	1249	1234	1218	
• Acres		-4	-15	-16	-15	-16	-66

Source: * 2009 is Existing Land Use calculations.

There are approximately 40 acres of undeveloped land in the southern portion of the Industrial Park available to future industrial type businesses. Plus there is an additional 32 acres available for future commercial and residential development on the northeastern corner of the State Highways 29 and 27 interchange.

In the past 30 years, more and more agricultural and forestland has been lost as development increased and sprawled into the rural areas. In recent history, however, development has begun to slow. It is important for the Village of Cadott to establish a land use strategy or plan to protect them from undesirable land use activities in the future.

Land Supply

The amount of land in the Village may increase over time if land is annexed from adjacent municipalities in the future. Currently, there is approximately 1,924 acres of land including portions of the road right of way, of which about 31% of the land is considered developed (592 acres). This leaves a significant amount of land that is currently not developed within the Village Limits; although some of the undeveloped land is undevelopable due to environmental limitations (wetlands/steep slopes). Under the Current Land Use, the Village has approximately 1,300 acres of developable land within the Village Limits.

Land Demand

There is an occasional land division within the Village. The Village desires future growth, but considering the state of the national housing and job market, it is difficult to predict how much growth can be expected in the next 20 years. Currently, the supply outweighs demand.

Options to Annexation

Although unlikely, it is possible that the Towns of Sigel and Goetz could be developed up to the Village of Cadott's legal boundary. This would greatly decrease the chance that land would be annexed in the future. The Village could support two actions that would increase the amount of residential land in the Village if desired.

First, the Village could create a residential zoning classification that reduces the minimum lot size.

Second, the Village may encourage redevelopment of some areas to accommodate higher residential densities.

Before development takes place, the other options for the Village to oversee development adjacent to the Village Limits is adopting plat review authority and Extra Territorial Zoning (ETZ).

Goals, Objectives, and Policies

Goal 1: Public and institutional uses should be compatible with surrounding land uses.

Objective

1. Plan and place future buildings so that they are accessible by the majority of people over the shortest distance.

Policies

1. Ensure that all community facilities be developed at the same aesthetic standards required for the development of private property and shall be subjected to review by the Village Board and Planning Commission.
2. Communicate with the School District in planning for future school and Village facilities.
3. Consider adjacent land uses when developing land for future community facilities.
4. Ensure that transportation corridors are sufficient for the proposed use and provide accessible connectivity to existing and new public and recreational facilities.

Goal 2: Encourage the contiguous growth of Cadott.

Objectives

1. Discourage leap frog development.
2. Grow in a way that minimizes the extension of utilities and public services.

Policies

1. Support development that extends from compatible land uses and transportation systems.
2. Follow Proposed Land Use Plan to the largest extent possible.
3. Recommend future development to be adjacent to utilities and existing development.
4. Consider requiring larger lots (1 acre or greater) or cluster development with community septic systems for development where utilities cannot be extended.

Goal 3: Maintain and expand parks and preservation areas.

Objectives

1. Preserve areas with steep and/or unusual topography.
2. Require park land or open space where necessary in new developments.

Policies

1. Follow Subdivision ordinance for parkland dedication or consider revising the ordinance to include a fee in lieu of parkland dedication.
2. Consider developing criteria to evaluate land to be zoned conservancy.

Goal 4: Ensure an adequate amount of land for future development.

Objectives

1. Designate sufficient land for each land use.

Policies

1. Monitor future land needs calculations in this element and adjust if necessary.
2. Consider purchase options on land or enter in a right of first refusal agreement with private lands the Village may wish to obtain.

Goal 5: Ensure orderly growth within the Village of Cadott.

Objectives

1. Avoid land use conflicts that may decrease the value of properties.
2. Preserve neighborhoods.

Policies

1. Use the Village's Land Use Plan as a guide for decision making.
2. Utilize "Smart Growth" areas for cost efficient growth.
3. Ensure the look and scale of redevelopment is consistent with the neighborhood it is in by allowing variances to existing subdivision and zoning codes.
4. Continue updating the building/zoning code to require a scale drawing when requesting a building permit.

Goal 6: Future land uses should be compatible with surrounding land uses.

Objective

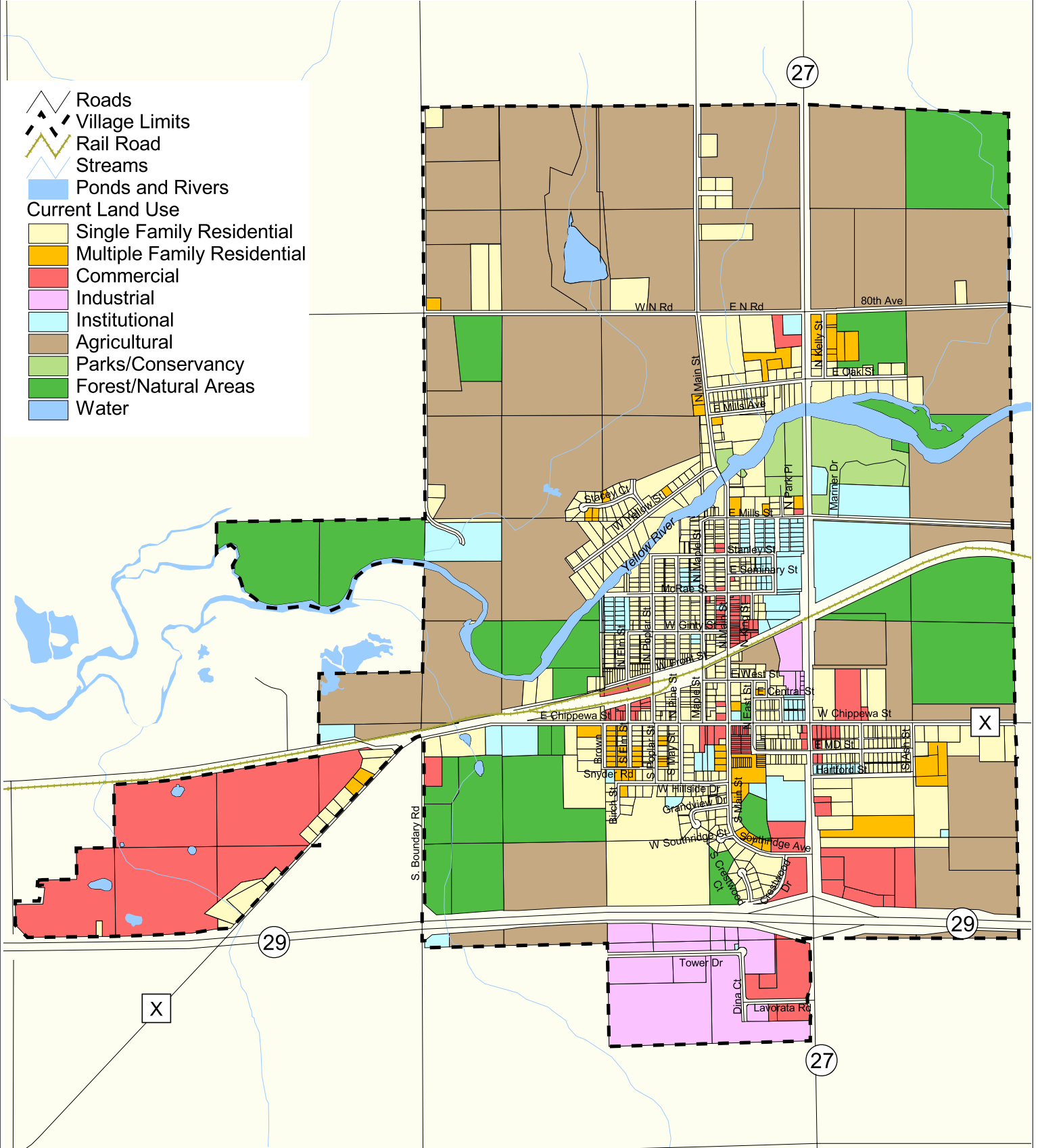
1. Plan future developments to have the least impact on adjacent properties.

Policies

1. Revise zoning code to limit the likelihood of Concentrated Animal Feeding Organizations (CAFO) in the future.
2. Review and revise the Wellhead Protection Ordinance to ensure future land uses do not contaminate groundwater supply.

Future Land Use Village of Cadott, Chippewa County

Map 9-2



Source: Village, Cedar Corporation

1000 0 1000 Feet



CHAPTER 10

Plan Implementation

Introduction

Upon adoption of the Village of Cadott’s Comprehensive Plan, it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational pamphlets, committees, groups, local government, and ordinances.

The Plan Implementation chapter will present a wide arrange of tools the Village of Cadott may consider using, to implement the prioritized goals, objectives, policies, programs, and actions of each chapter.

Survey Results

Overall, residents feel that the Village of Cadott communicates adequately with residents.

- I strongly agree (24)
- **I agree (140)**
- I disagree (49)
- I strongly disagree (15)
- Not sure (48)

Most residents feel the best way for the Village to communicate with residents is newsletters.

- Website (26)
- Email announcements (8)
- **Newsletters (136)**
- Newspaper notices (70)
- Public meeting (28)

The Village of Cadott should consider these ways of financing future Village needs for public facilities, parks, utilities, and roads. (Options ranked 1 through 5 with 1 being the best option and 5 being the least favorable option).

Category	1	2	3	4	5
1. Tax Increase	(6)	(9)	(22)	(31)	(116)
2. State and Federal Grants	(194)	(24)	(6)	(2)	(14)
3. Citizen Groups	(19)	(36)	(39)	(61)	(37)
4. New Development Impact Fees	(26)	(68)	(53)	(27)	(14)
5. User Fees	(16)	(35)	(61)	(45)	(28)

Residents prefer State and Federal Grants for financing future Village needs.

Available Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and village codes and ordinances the Village of Cadott uses to regulate it. Non-regulatory tools can be measures which the Village government or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and preserve land. Below is a list of the available implementation tools at the Village's disposal to help achieve the goals, objectives, and policies presented in this Plan.

Zoning Ordinances

Zoning Ordinances control the use of the land. They are used to ensure that land uses are compatible with one another with regard to type and spatial layout. Zoning can also direct growth in appropriate areas and protect existing property against zoning conflicts.

Subdivision Ordinances

Subdivision Ordinances control the development of land. They enable a community to control the subdivision of land by a developer. A community can specify lot sizes, density, design features, infrastructure, etc. They can also help guarantee that sufficient existing and planned public utilities and facilities such as schools, parks and emergency services will be there for future growth.

Building and Housing Codes

Building codes control the construction of buildings. The codes are put in place so that newly constructed and remodeled buildings conform to state building, plumbing, and electrical codes. Housing codes are passed to discourage housing from becoming dilapidated and blighted.

Official Map Ordinances

The official map is a legal document. It shows existing and future streets, right-of-ways, parks, school sites, and other public facilities. It ensures that future development does not infringe on planned streets and public facilities. In conjunction with the Comprehensive Plan, the Official Map can be a very effective implementation tool.

Sign Ordinances

A sign ordinance specifies the placement of signs within a community in order to protect the community's aesthetics and character. The ordinance specifies the size, location, and types of signs as well as the materials they can be made of.

Site Plan Review

A Site Plan Review is mostly concerned with residential land use, commercial and industrial properties. It is in place to make sure storm drainage, parking, and setback requirements are met.

Stormwater Management Ordinances

Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources. Communities can adopt stormwater management plans or ordinances. The plans or ordinances are used to address erosion and stormwater runoff during construction and post-construction phases of development. Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues.

Historic Preservation Ordinances

A Historic Preservation Ordinance aims to protect historic buildings, structures, and districts. The Village may address historical accuracy when designated buildings, structures, or districts are rehabilitated or redeveloped. It is designed to protect communities from development that would detract from its appearance and character.

Access Control Ordinances

An Access Control Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Through this, land development along roadways can be managed. State, county, and local governments often use this to implement roadway traffic, access, and development issues.

Floodplain Ordinances

Floodplain Ordinances control the use of land within a floodplain. This type of ordinance is used to minimize expenditures for flood control projects, business interruptions, and damage to public facilities as well as to insure the proper management and development of the shoreland of all navigable lakes, ponds, flowages, rivers and streams and the surrounding floodplain. The Floodplain Ordinance can also be used as a tool to discourage the victimization of unwary land and homebuyers.

Transportation Plans

A transportation plan is the document to follow when new subdivisions are developed. Existing and future road corridors are mapped and should be followed to form continuity between existing and future development. The State requires that a PASER Study be completed every three years. Updating the PASER Study would be a component of a Transportation Plan.

Code of Ordinances

A Code of Ordinances covers a wide variety of regulations to help protect the Village. Some of the issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

Transfer of Development Rights (TDR)

A TDR Program allows land owners to transfer development rights from a sending area (area to be protected in perpetuity) to a receiving area (land to be developed). This program would allow the land owners in the Village to permanently preserve the best farmland and still be able to get an equitable value for the development rights on their land.

Design Review Ordinance

A Design Review Ordinance protects property rights and values, enhances important environmental features of the Village and ensures that the general appearance of buildings and site improvements are consistent with the goals of the Village. A Design Review Ordinance could achieve the following: require adequate landscaping, ensure proper circulation within parking areas, provide sidewalks to meet pedestrian needs, and encouraging architecture that responds to the needs of the users and presents an attractive exterior to the public and adjoining property owners.

Extraterritorial Zoning

Extraterritorial Zoning (ETZ) is a tool for Villages and City to regulate and plan for the land use beyond current municipal boundaries. In order for the Village to adopt an ETZ code, the adjacent Towns would have to give their approval. In 1989, the Village did have an interim ordinance in place, but that only lasted for two years. An agreement was never reached between the Village and the Town of Goetz and therefore the ordinance is no longer in effect.

Financial Tools

Capital Improvements Program (CIP)

A CIP allows you to prioritize and budget monies for future improvements to public buildings, roads, parks, and utilities. It examines available tax dollars and future revenues to predict expenditures for the future.

Tax Increment Financing (TIF)

A TIF program allows the Village to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy or investment. Villages can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur.

Community Development Block Grants (CDBG)

CDBGs are used to improve local housing and public buildings. Several state and federal programs are available for various housing needs.

Impact Fees

Impact Fees can be used to offset the cost of infrastructure needs in a community. New developments will be charged impact fees per dwelling. In turn, that money is used to upgrade wastewater treatment plants, libraries, parks, police departments, utilities, and roads. This shifts much of the financial burden of these upgrades to the people that initiate them.

Regional Loan Fund Programs

Once the Village creates a committee to locally review requests for grant dollars, they can participate in the Regional Loan Fund Program. Funds from this program can be used to help local businesses improve their facades, startup, and create more jobs. Below is a brief description of those programs:

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

Existing Implementation Tools

The Village does have number of adopted ordinances and is currently working on their zoning and subdivision ordinance at the time the Comprehensive Plan was adopted. Below is a summary of those implementation tools:

Comprehensive Plan

The Plan is meant to be a guide for all types of community development decisions. With adoption by the Village Board, the Plan becomes the official policy of the Village for planning and development issues in Cadott. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, decision-making committees and boards responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

Zoning Code

The Village of Cadott is in the process of revising their Zoning Map. Zoning classifications are currently in place to generally carry out the land use provisions of the Plan. Once again, the Village should use the goals, objectives and policies

of the Plan as a guide for decisions for rezonings, special exceptions and variances under the Zoning Ordinance. Currently, the Future Land Use map is consistent with the revised Zoning Map.

This does not mean that rezonings cannot take place, but should make the following considerations when reviewing a potential rezoning:

- A rezoning would make the use of the property more compatible to adjacent uses.
- Not rezoning would cause an unnecessary hardship on the property owner.
- A variance or conditional use is not permitted under the requirements of the existing zoning of the land of the property owner requesting the rezoning.

Subdivision Ordinance

The Village's Subdivision Ordinance controls the development of land. It enables the Village to control the subdivision of land by a developer. The ordinance specifies lot sizes, density, design features, infrastructure, review authority, etc. Having the Subdivision Ordinance in place helps guarantee that sufficient existing and planned public utilities and facilities such as schools, parks and emergency services will be there for future growth.

Building Code

The Building Code provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction, and uses of materials in buildings and/or structures erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished.

Code of Ordinances

The Village does have a Code of Ordinances in place that covers a wide variety of regulations to help protect the Village. Some of the land use related issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

Tax Increment Financing (TIF)

The Village currently has two TIF Districts as discussed in the Economic Development Chapter. Because the Village is close to its limit in equalized value increment, District One would likely have to be dissolved before creating a new district or amending the existing District Three.

Community Development Block Grants (CDBG)

The Village has a Revolving Loan Fund Housing Program through a CDBG grant that provides low interest loans to low to moderate income households to assist with various housing needs such as repair and replacement of siding, windows, roofs, insulation, furnaces, as well as some electrical and plumbing work.

Historic Preservation Ordinance

As part of the Code of Ordinances, the Village does have a Historic Preservation Ordinance in place. The purpose of the ordinance is to safeguard the cultural resources of the area, protect and enhance the Village's appeal to visitors and residents, foster civic pride in the achievements of the past, enhance the Village's visual and aesthetic character, and promote the preservation of historic sites and landmarks.

Local Action

Local Citizens

The Village of Cadott encourages ideas from its citizens that will result in the betterment of the community. Throughout the planning process, public participation has been encouraged through several means including a Community Wide Survey, newspaper notices, and monthly Planning Commission meetings. This process does not end with the adoption of the Comprehensive Plan. Situations change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and welcomed.

Planning Commission

The Village of Cadott's Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Village Board. The recommendations of the Plan Commission that are presented in this Comprehensive Plan will guide the future direction of growth and development in the Village of Cadott in a manner which benefits its citizens and minimizes the Village's costs.

Village Board

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

Element Integration/Consistency

For the sake of consistency, all of the goals, objectives and policies within this Comprehensive Plan as well as any maps, analysis and appendices have been presented and reviewed by members of the Village of Cadott's Plan Commission. Policies from each element were assessed to ensure they would address the goals and objectives of each element. Future revisions of this Plan shall take the same considerations during the updating process.

Plan Amendments and Updates

Comprehensive Plans are meant to be very dynamic. The Village of Cadott will also require updates and changes when it is necessary. Wisconsin State Statute

section 66.1001(2)(i), states that the comprehensive plan shall be updated no less than once every 10 years. Because this plan was adopted in 2009, a complete update will be required of all nine elements in 2019. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the adapted public participation procedures. It is recommended that the Comprehensive Plan be reviewed yearly. Village Board members should be willing to address minor changes at any time when the situation is warranted. On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the Plan implementation. A potentially large update may be needed after reviewing 2010 census data.

Communication

The Village does strive to communicate with local residents on community activities, Village Board and Plan Commission activities, and provide easy access to information. Currently, all meetings held by the Village Board and Plan Commission are open to the public and the Village is interested in pursuing other methods of communication such as a newsletter or website.

Potential Implementation Tools

- Transportation Plan
- Park Plan
- Sidewalk/Trail Ordinance
- Official Map
- ETZ
- Design Review Ordinance

Implementation Priorities and Schedule

The timeframes used for the recommended actions are:

Short Term: 2010-2014
Mid Term: 2015-2019
Long Term: 2020 and beyond

Short Term (1-5 years)		
Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Housing	Require trees in new development.	Plan Commission, Village Board
Housing	Review ordinances to identify opportunities to provide incentives for green building.	Plan Commission, Village Board
Housing	Develop standards and incentives for promoting green space and walk-ability in residential developments.	Plan Commission, Village Board
Transportation	Widen sidewalks into multi-use trails along State Highway 27.	Village Board, WDOT
Economic Development	Establish a committee to investigate the need to expand the industrial park for future development.	Village Board, Special Committee
Economic Development	Encourage a committee to put together economic development package for new and existing businesses that provide information and resources for available assistance programs.	Village Board, Special Committee
Utilities and Community Facilities	Work on maintaining and updating mapping system.	Village Staff, Village Board
Utilities and Community Facilities	Work to put in writing all of the current mutual aid and other intergovernmental agreements that the Village has with other entities.	Village Staff, Village Board
Utilities and Community Facilities	Investigate opportunities for land acquisition that may be necessary for expansion.	Village Board, Special Committee
Utilities and Community Facilities	Make an effort when feasible to follow the recommendations of the WWTP facility needs assessment.	Village Board, Public Works
Intergovernmental Cooperation	Provide a copy of this comprehensive plan to all surrounding or nearby local governments.	Village Board

Mid Term (6-10 years)		
Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Housing	Explore extra-territorial plat review and zoning with surrounding towns to avoid land use conflicts.	Special Committee, Village Board, Townships
Plan Implementation	Update Comprehensive Plan every ten years. Compare data such as housing and demographics information to make sure they follow the Plan; if not, adjust the Comprehensive Plan to coincide with the new data.	Plan Commission, Village Board
Plan Implementation	Consider developing a Village of Cadott Official Map.	Plan Commission, Village Board

Long Term (11 years or longer)		
Element	Recommended Action or Policy	Potential Group(s) or Committees for Implementation
Utilities and Community Facilities	Identify land for future parks.	Plan Commission, Village Board

Goals, Objectives, and Policies

Goal 1: Continue the ongoing implementation of the Village's Plans including the Comprehensive Plan and make sure it is updated accordingly.

Objectives

1. Establish a set schedule of when to review and update each plan.
2. Upon review of each Plan, amend them when necessary.
3. Look at other possible types of plans that could be beneficial to the Village.

Policies

1. Update Comprehensive Plan every ten years. Compare data such as housing and demographics information to make sure they follow the Plan; if not, adjust the Comprehensive Plan to coincide with the new data.
2. Consider developing a Village of Cadott Official Map.

Goal 2: Consider new implementation tools to guide future growth.

Objectives

1. Look at other possible types of plans that could be beneficial to the Village.
2. Consider other possible types of ordinances that could be implemented.

Policies

1. Create a committee to review Downtown Façade Loan Program, MicroLoan Fund Program, and Regional Loan Fund requests.
2. Develop Implementation Task List and Schedule.
3. Consider working with the adjacent communities and adopting the Extraterritorial Zoning Code.

Goal 3: Continue to communicate with Village residents.**Objective**

1. Maintain and improve the communication between the Village and local residents.

Policies

1. Consider developing a Village newsletter.
2. Consider developing an official Village website.

RESOLUTION 08-5
A RESOLUTION ESTABLISHING PARTICIPATION PROCEDURES FOR THE
WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING
PROJECT

WHEREAS, the Village of Cadott has decided to prepare a comprehensive plan under the authority and procedures of 62.23(3) 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 Village Board of the Village of Cadott has designated a plan commission for the purposes defined in 62.23(1), (2), (4) and (5), Wisconsin Statutes; and

WHEREAS, the Village of Cadott plan commission has received, reviewed and recommended approval of the Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project; and

WHEREAS, the agreement between the Village of Cadott and its hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project; and

WHEREAS, the Village of Cadott believes that regular, meaningful public involvement in the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of Cadott hereby ordain and resolve as follows: to approve the written procedures included in Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project as its public participation procedures meeting the requirements of 66.1001(4)(a), Wisconsin Statutes.

Dated this 16th day of June, 2008.

By: Lila McConville
Lila McConville, President

Attest: Sandra Buetow
Sandra Buetow, Clerk

Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

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 governing body of each local governmental unit participating in the West Central Wisconsin Multijurisdictional Planning Project 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 preparation of the Comprehensive Plan, the participants identify 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

- Each participating local governmental unit shall have 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.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.

- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit 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.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- 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.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.
- A joint Plan Commission and governing body 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 governing body 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 Land Council.
 4. The Wisconsin Department of Administration.
 5. The West Central Wisconsin Regional Planning Commission.
 6. The public library that serves the area in which the local governmental unit is located.