

TOWN OF BRIDGE CREEK

EAU CLAIRE COUNTY, WISCONSIN

COMPREHENSIVE PLAN
2021 – 2041

ADOPTED JULY 15TH, 2021



Prepared by Williams Engineering Services, LLC
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Ordinance No. 21.07

An Ordinance to Adopt the Comprehensive Plan of the Town of Bridge Creek, Eau Claire County, Wisconsin.

The Town Board of the Town of Bridge Creek, Eau Claire County, Wisconsin, do ordain as follows:

Section 1. Pursuant to Section [59.63(2) and (3)(for counties) / 62.23(2) and (3)(for cities, and Towns exercising Village powers under 60.22(3))] of the Wisconsin Statutes, the Town of Bridge Creek is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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

Section 3. The Plan Commission of the Town of Bridge Creek, by a majority vote of the board recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Bridge Creek, Eau Claire County, Wisconsin Comprehensive Plan 2021-2041", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

Section 5. The Town Board of the Town of Bridge Creek, Eau Claire County, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled "Town of Bridge Creek, Eau Claire County, Wisconsin Comprehensive Plan 2021-2041", pursuant to section 66.1001(4)(d) of the Wisconsin Statutes.

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

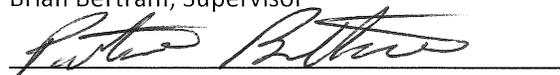
Adopted on this 15th day of July, 2021.



Ricky Strauch, Town Chairman



Brian Bertram, Supervisor

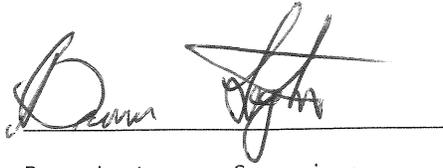


Patrick Bethke, Supervisor

Attested:



Kathy Olson, Clerk

A handwritten signature in black ink, appearing to read "Bruce Logterman", written over a horizontal line.

Bruce Logterman, Supervisor

A handwritten signature in black ink, appearing to read "Gordie O'Brien", written over a horizontal line.

Gordie O'Brien, Supervisor

RESOLUTION PC 2021-XX

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF BRIDGE CREEK PLAN COMMISSION

WHEREAS, The Town Board of the Town of Bridge Creek established a Plan Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Bridge Creek; and

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

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

WHEREAS, the Town of Bridge Creek Plan Commission has reviewed the recommended Comprehensive Plan at a regular monthly meeting; and

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

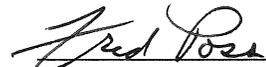
WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, local subdivision regulations (s. 236.45 or 236.46), county zoning ordinances (s. 59.69(5)), town zoning ordinances (s. 60.61, 60.52, 60.23(7)), zoning of shorelands or wetlands in shorelands under s. 59.692, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Town of Bridge Creek; and

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

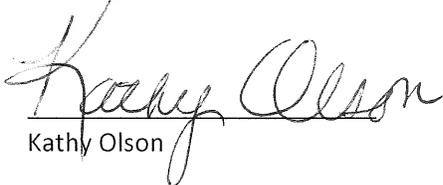
NOW, THEREFORE, BE IT RESOLVED, by the Town of Bridge Creek Plan Commission that the recommended Comprehensive Plan is hereby adopted as the Town of Bridge Creek Comprehensive Plan pursuant to s. 66.1001(4)(b), s. 61.35 and s.62.23, Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan to the Town Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

APPROVED:



Fred Poss, Chairperson,

ATTESTED:



Kathy Olson

Plan Commission

7-15-2021

Date

PLAN AMENDMENTS

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

AMENDMENT DATE	PAGE NUMBER	SUMMARY
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Town Board

Ricky Strauch	Chairperson
Brian Bertram	Supervisor
Patrick Bethke	Supervisor
Bruce Logterman	Supervisor
Gordie O'Brien	Supervisor
Kathy Olson	Clerk
Dawn Werlein	Treasurer

Planning & Development Committee

Fred Poss	Chairperson
Gordie O'Brien	Vice-Chairperson
Steve Erdman	Commissioner
Chuck Forseth	Commissioner
Harvey Kurtz	Commissioner
Carol Peuse	Commissioner
Ricky Strauch	Commissioner
Christine Yellowthunder	Commissioner
Tom Crowe	Alternate
Eli D Gingerich	Alternate
Terry Rouleau	Alternate

Partial funding support for this planning effort was provided by a Community Development Block Grant – Wisconsin Department of Administration.



Williams Engineering Services

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1 Introduction

1.1 Regional Context

The town of Bridge Creek was established in 1857, shortly after the establishment of Eau Claire County in 1856. It is bordered to the north by the town of Wilson, the West by Towns of Lincoln and Otter Creek, and the southeast by the Town of Fairchild. The remaining east border is shared with Clark County, and the remaining southern border is with Jackson County. The township is approximately 104 square miles, and is the largest township in Eau Claire County, by square miles. As of the 2010 census, the population was estimated to be 1,900, and projected to be 1,960 at the 2020 census. The population density is approx. 18.3 persons / square mile for the town.

1.2 Wisconsin Comprehensive Planning Law

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

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

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

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

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

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

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

The Role of a Comprehensive Plan for the Town of Bridge Creek

This planning document is a “living” guide for the future overall development of the Town of Bridge Creek. It serves the following purposes:

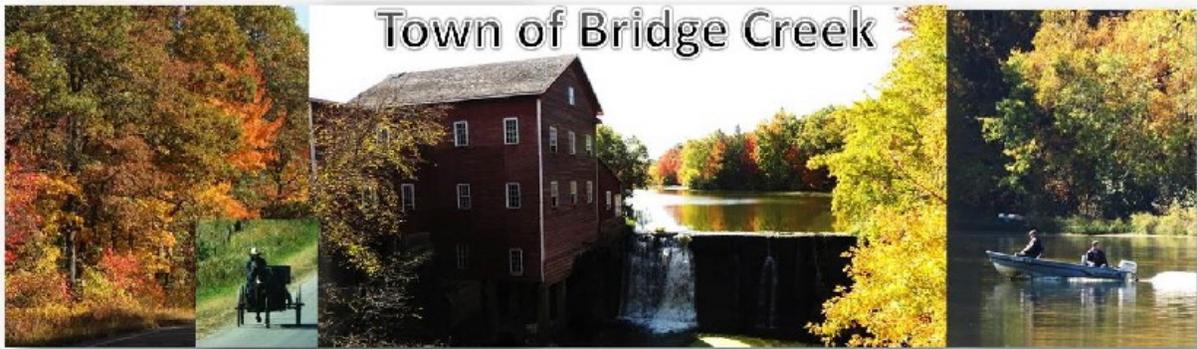
Chapter 1: Introduction

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

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

1.3 Public Process

On January 22, 2020, the Comprehensive Plan Committee approved a resident survey to be mailed to the households and landowners of the Town of Bridge Creek and requested that the surveys be completed and returned by February 21, 2020. A request for an extension of the due date to March 2nd was granted to allow for members of the Amish community to return their survey questionnaire. Of the 1070 surveys that were mailed, 601 surveys (60%) were returned. The consultant compiled the results of the survey in an anonymous fashion and those survey results are included in the appendix. The survey results helped to shed light on demographics and ideals of Bridge Creek.



2 Vision, Goals, Objectives, and Policies

The vision statement below describes an image of what the Town of Bridge Creek might look like in the future, and how the Town intends to meet the future needs of its citizens. The vision statement incorporates a shared understanding of the nature and purpose of the Town and uses this understanding to move towards a greater purpose together. The statement, written in present tense, describes an ideal future condition.

Town of Bridge Creek Vision Statement	The Town of Bridge Creek is a community composed of active farms, rural housing, open spaces, lake, streams, and woodlands set among rolling hillsides. It is a community of residents committed to the preservation of the Town’s significant agricultural heritage and economy while providing opportunities for sustainable, environmentally sensitive development. Non-farm residential development is minimal, and commercial development is encouraged to locate in appropriate locations near and within the City of Augusta. Industrial and mining activities are strictly regulated to preserve agriculturally productive lands and maintain the rural character and environmental integrity of the community. Rural roads are well maintained to support safe and efficient local travel and the movement of agricultural goods. Local leaders continue to work with adjacent municipalities to manage development and the delivery of basic services for the betterment of the Town, Eau Claire County, and region.
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General Goals

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

- *Protect and improve the health, safety, and welfare of residents in the Town of Bridge Creek.*
- *Preserve and enhance the quality of life for the residents of the Town of Bridge Creek.*
- *Protect and reinforce the unique assets (environmental, social, and economic) within the Town of Bridge Creek.*

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

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

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

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

While this Plan includes goals, objectives, and policies aimed at influencing land use decisions within the Town, inclusion in the Plan alone may not yield desired results without concerted inter-governmental cooperation efforts. Residents, landowners, and developers are encouraged to review the goals, objectives, and policies included within the approved comprehensive plans of local municipalities.

2.1 Housing

2.1.1 Issues or Opportunities Raised During the Planning Process

The economical utilization of land, water and utilities is of prime concern when addressing a shortage of housing options for Seniors and low-income people in the Town of Bridge Creek. Consideration of transportation and nearby location of resources such as groceries, churches, barbers, health and social opportunities can be better met if shuttle services and central gathering spots were easily made available. Eau Claire County issued only six building permits within Bridge Creek for new houses (Eau Claire County Housing & Development). Tiny House Communities may be an option for addressing the needs for affordable housing in Bridge Creek.

Tiny House Communities (thespruce.com, 9/30/19) are increasing across the country and are being developed in all geographic locations because they are affordable and are ecofriendly. Tiny Homes can be owned or rented and are ideal for minimizing upkeep and for managing resources such as water and energy. Tiny House Communities are adaptable to provide many amenities of shared living.

Eleven miles outside of San Diego, CA, Habitar's Tiny Homes is building a 50 dwelling community that includes an edible garden, Farmer's Market local and water reclamation.

Tiny Home Communities in Salida and Walsenburg, CO, are building Tiny homes that range in size from 260 to 760 square feet with walkable community spaces, green spaces for gardening and a fitness center.

Wheelhaus is building a Tiny House Community in Acme, Michigan with average homes coming in at 400 square feet and are constructed of reclaimed materials.

A final example is the Tiny House community coming to St. Paul, MN. There the 36 homes start at 300 square feet and feature a community that will reduce the community carbon footprint by 93%.

The advantages of Tiny House Communities include an efficient use of land and energy; community dwellers become more self-reliant because of minimized upkeep; resources are shared and thus go farther; isolation is diminished; provision of economical transportation can be utilized; and, finally, safety and healthy living opportunities are provided by the community for the betterment of the Town. Tiny House Communities also provide ample opportunities for Community Services and for those who volunteer. Tiny House Communities are a win-win situation and are fitting for consideration of the Town to address an increase of housing provisions for Seniors and Low Income Individuals.

Bridge Creek might also consider seeking development of affordable multi-dwelling complexes located near major highways to address the needs of the senior, low income and disabled.

Addendum: The most recent rent survey for the town of Bridge Creek (2017) was \$385 per month, with contract rent averaging \$275 per unit. Housing density was also reported to be 7 houses per square mile. The majority of these homes in the rent survey contained six rooms (three-bedroom homes). These housing figures have decidedly increased over those cited previously in part due to the influx of larger size Amish families that have relocated to Bridge Creek in recent years.

2.1.2 Goals, Objectives and Policies

Goal 1	To provide and maintain affordable housing for seniors, low income and disabled residents of the Town.
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Objective:

1. As the average age of the citizenry ages, Bridge Creek will explore resources for the efficient use of land and will promote joint efforts with the City of Augusta to advertise for land developers.

Goal 2	To maintain the existing farm and forest housing and occupations.
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Objective:

1. The Town will seek and promote through education and advertising of ongoing resources for the preservation of farms and forests.

Goal 3	To maintain and increase the tax base in Bridge Creek.
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Objective:

1. The Town will annually monitor the tax base and seek business development that will enhance the environment, raise job potential and increase home construction.

Goal 4	To initiate and establish ongoing understanding, cooperation, and involvement of the Amish Community.
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Objective:

1. The Town will request ongoing input from the Amish Community regarding problem solving around issues of health and safety in the regard to housing, services, and road maintenance.

Goal 5	Potential for flipping existing homes.
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Objective:

1. The average age of homes in Bridge Creek is approaching 100 years old. Homes are often in need of extensive renovations. Existing homeowners should be encouraged to update their homes and renovate them for the next generation.

2.2 Transportation

2.2.1 Issues or Opportunities Raised During the Planning Process

Road quality and conditions are above average in Bridge Creek. Public or mass transportation is essentially non-existent.

2.2.2 Goals, Objectives and Policies

Goal	Improve Public and Mass Transportation.
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Objective:

1. Work with all forms of government to work together to modernize the transportation network.

2.3 Energy, Utilities and Community Resources

2.3.1 Issues or Opportunities Raised During the Planning Process

2.3.2 Goals, Objectives and Policies

Goal	Improve Broadband In Our Rural Community.
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Objective:

2. Work with all forms of government to work together to modernize the high speed broadband network infrastructure.

2.4 Agricultural, Natural, and Cultural Resources

2.4.1 Issues or Opportunities Raised During the Planning Process

The plan committee has noticed a trend in the decrease of family dairy farms and the increase in hobby, beef, sheep, goat, and greenhouse agriculture within the town of Bridge Creek. This trend may be due to a variety of factors, but the committee also feels for the most part landowners are still managing their own agricultural lands. The committee also sees the need to maintain existing agricultural land and preserve it to the greatest extent possible. This need includes maintaining non-prime/productive agricultural land and limiting the fragmentation of agricultural land. The plan committee also thinks it necessary to preserve the natural resources and sensitive environmental areas along with the preservation of farmland. As a township, the plan committee sees the need to be part of the solution for the ongoing changes that will be presented in the future.

2.4.2 Goals, Objectives and Policies

Goal 1	To preserve farmland and rural lifestyle, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.
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Objectives:

1. Avoid/minimize the fragmentation of productive agricultural land and natural areas.
2. Avoid /minimize the detrimental impacts that existing or new development could have on natural resources, environmental corridors, or habitat areas.
3. Avoid detrimental impacts of existing or new development that could have on local cultural resources.
4. Support farming on all scales within our township including nursery stock, flowers, fruits, vegetables, honey, eggs, dairy, livestock, etc.

Policies:

1. Where non-farm development is allowed, the Town will manage the density and the site design to discourage development from locating near existing farm facilities or on historically productive farmland or soils. In addition, the Town will discourage the fragmentation of productive agricultural or forested land, and other significant natural areas to protect the continuity of these areas for future use. The town may consider the use of incentive programs that accomplish these goals.
2. The Town will not allow development in areas that have documented threatened and endangered species or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
3. The Town will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
4. The Town supports Eau Claire County's Mining Ordinance and will require all resource extraction activities to have a reclamation plan.
5. The Town encourages maintenance and rehabilitation of historic areas and buildings, including farmstead sites. The town will ensure that any known cemeteries, human burials, or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when any unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery.

Goal 2

Minimize land use conflicts between farm and non-farm uses, as well as between farms.

Objective:

1. Ensure that all residents understand the “Right to Farm” law and are familiar with the seasonal effects of expected agricultural practices in the Town.
2. Maintain sustainable farming and forestry operations.

Policies:

1. The Town encourages all farming or forestry operation to incorporate the most current “Best Management Practices” or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
 - a. Eau Claire County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service

2. The Town will require the owner of any new non-farm residence within an agricultural area to sign and record in the Eau Claire County Register of Deeds Office a Right-to-Farm disclosure at the time of purchase, and all subsequent

Wisconsin’s Right to Farm Law (s 823.08, Stats)

The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmer to responsibly continue producing food and fiber for the nation and the world.

- owners of the lots shall be required to sign and record in the Register of Deeds Office a “Right-to-Farm” disclosure acknowledgement with the following provisions:
- a. A statement stipulating the owner of the lot acknowledges they are moving into an area where farming is promoted and encouraged as a land use and that the intent of the land use is to preserve and protect farming.
 - b. A statement stipulating the owner of the lot agrees that any farmer who operates a farm adjacent to or in the vicinity of the owner’s lot shall have the right to operate the farm in accord with common agricultural practices including:
 - i. Plowing and harvesting
 - ii. Application of fertilizers and pesticides in accord with proper application rates and in accord with legal standards whenever applicable.
 - iii. Collection, storage, and spreading manure from livestock on the farm
 - iv. Raising of livestock of all types, including pens and buildings intended for the housing and /or breeding of livestock

- v. Operation of equipment including tractors, harvesters, excavation equipment, and trucks used in any agricultural practices mentioned above.
- c. A statement stipulating the owner of the lot acknowledges and agrees that agricultural practices including the noise, odors, dust, and other characteristics associated with those practices, and occur at any time of the day or night use to factors such as, but not limited to weather conditions.
- d. A statement stipulation that the time the original owner sells the lot and at the time all subsequent owners sell the lot, an addendum to the original agreements shall be prepared for the buyer to sign indicating the buyer has read and understands the terms of the original agreement and the buyer agrees to the terms of the original agreement. No sale of the lot shall be allowed without the buyer signing such an addendum.
- e. A statement stipulating the agreement shall be in effect for as long as Town of Bridge Creek exercises jurisdiction on the lot.

2.5 Economic Development

2.5.1 Issues or Opportunities Raised During the Planning Process

2.5.2 Goals, Objectives and Policies

The Town acknowledges the desire for businesses that serve rural residents or are rural in nature (typically agricultural related or those which do not generate high volumes of traffic). The Town thinks the best location for any new businesses (other than farm or home-businesses) would be along county highways.

Goal 1	To maintain a predominantly agricultural economy within the Town of Bridge Creek.
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Objective:

1. Maintain agriculture-related businesses as the major economic development type in Bridge Creek.
2. Unite with area economic development organizations to support economic growth and vitality throughout the County and bring the “voice” of the farmer to discussion about economic development.

Policies:

1. The primary focus for economic development in the Town of Bridge Creek will be the support of agriculture, agriculturally related business, and cottage industries. Other commercial and industrial businesses not compatible with the rural character of the Town will be encouraged to locate in urban locations where resources and high concentrations of population are located.
2. The Town of Bridge Creek will collaborate with neighboring municipalities, Eau Claire County, and local economic development organizations to encourage programs and marketing initiatives that support local agricultural products.

2.6 Intergovernmental Cooperation

The Township of Bridge Creek recognizes the need for cooperation with all government entities whose policies may impact the township and its citizens. Jurisdictional boundaries do not prevent issues from crossing over and impacting other communities. The actions of one governmental unit can impact others and therefore, effective governmental cooperation is imperative. The goal of the Township is to work with surrounding townships, the School District of Augusta, the City of Augusta, Eau Claire County, the State of Wisconsin, and any federal agencies to provide services to its citizens who should have a voice in future planning that would impact Bridge Creek. The Township recognizes that conflicts will arise and must be dealt with in a reasonable manner to find mutually beneficial solutions. Bridge Creek also recognizes the unique situation it has with the City of Augusta in that the entire city lies within the boundaries of the township. This situation offers many opportunities for cooperation as well as conflict. Good planning, policies, and communication among all entities can minimize conflict and increase mutual benefits.

2.6.1 Issues or Opportunities Raised During the Planning Process

The following are potential intergovernmental issues and opportunities that have been identified through the planning process.

- The City of Augusta’s notification of enacting Extraterritorial Zoning within the Town of Bridge Creek.
- Impaired surface water in town streams and Eau Claire River water quality.
- Water quality of Lake Eau Claire and ability to maintain sand traps to continue mitigating dramatic sedimentation concerns.

2.6.2 Goals, Objectives and Policies

Goal 1	Maintain mutually beneficial relationships with neighboring Townships, City of Augusta, Eau Claire County, State & Federal agencies, and the School District of Augusta.
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Objectives:

1. Coordinate town planning efforts with local school district as necessary to allow district to plan for facility needs.
2. Recognize opportunities of cooperation with the City of Augusta, neighboring townships, Eau Claire County, and the State of Wisconsin.
3. Continue and review cooperative policies already in place.
4. Work with neighboring governments on policies designed to protect water and natural resources.

5. Identify existing and potential conflicts among neighboring municipalities and develop a plan to address and resolve these issues.

Policies:

1. The Town will request that School District of Augusta officials keep the Town apprised of any plans for new facilities that could be either located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
2. Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, the Town will request comments as well as suggestions for sharing of services from area school district officials, neighboring municipalities, and Eau Claire County.
3. The Town encourages a compatible land use plan that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
4. The Town will attempt to coordinate its comprehensive plan with that of Eau Claire County, City of Augusta, Town of Lincoln, Town of Otter Creek, as well as any future plans in the Towns of Ludington, Wilson, Foster (Clark County), and Garfield (Jackson County)
5. The Town will continue to work with neighboring municipalities to discern mutually beneficial opportunities to share services and other methods of intergovernmental cooperation.
6. The Town will engage in mutual action with neighboring municipalities to protect natural resources.

2.7 Land Use

2.7.1 Issues or Opportunities Raised During the Planning Process

How the land is used is a vital component in determining the character and livability of a community. The Town of Bridge Creek is defined by its rural setting of farms and forest and maintaining this rural character requires a plan for both growth and protection of resources. Fragmentation of farmland and forests, as well as incompatible land use, can undermine the rural landscape and lead to a decline in quality of the town's rural lifestyle.

With the projected growth of the town over the next twenty years being minimal (*see Figure 5.1 in section 5.1 Population Statistics and Projections*) the planning committee anticipates only a nominal need for new housing due to population growth. Although only minimal population growth is expected it is the goal of the planning committee to ensure that the development required is carried out with smart growth management that is compatible with maintaining its rural character. Changes in the type of housing needed is expected in the coming years as the population of Bridge Creek ages. Another important issue facing the town is protection of natural resources. Bridge Creek has an abundance of water, forest, and other natural resources. Unfortunately, according to Eau Claire River Watershed Coalition, Bridge Creek has no outstanding water, only one section of stream that is identified as exceptional water, and most of the remaining surface water in the town is deemed impaired. Therefore, another goal of the committee is to protect and improve our water resources.

2.7.2 Goals, Objectives and Policies

Goal 1	Ensure a balance and distribution of land use which maintains the Town’s rural character.
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Objectives:

1. Develop and maintain a future land use plan and map that ensures continued strong agriculture and protection of natural resources.
2. Protect productive farmland, forest land, and sensitive natural areas from development.

Policies:

1. The Town will map sensitive environmental features requiring protection including steep slopes, wetlands, and floodplains and depict these features on a map along with a description that designates them as areas for protection.
2. The Town will map areas in agricultural use or that have highly productive soils. The Town will review and update regulations that support continued agricultural use in these areas.
3. Discourage residential and non-agricultural development from forestland and configure development in a manner that preserves as much contiguous forestland as possible.
4. Discourage diverting land use of Agriculturally Productive Soils to non-agricultural use.
5. Set minimum suggested land division size.

Goal 2	Preserve, conserve, and improve natural resources so future Bridge Creek generations may enjoy the benefits of a healthy natural environment.
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Objective:

1. Create and implement a resource management strategy in collaboration with residents, town officials, as well as county, state, and local agencies.
 - a. Protect or mitigate impacts on natural resources including surface and groundwater contamination, soil erosion, and air quality.

Policies:

1. Encourage best farming practices as specified by county extension and/or state conservation standards.
2. Encourage testing of private wells to monitor nitrate contamination.

3. Coordinate with groups such as Eau Claire River Watershed Coalition, DNR, Lake Eau Claire Association to implement water monitoring.
4. Provide information on and incentives for implementing best farming practices.

2.7.3 Non-Metallic Mining Goals, Objectives & Policies

Bridge Creek currently has two sand mines and throughout the development of those facilities a committee was commissioned to study the process and develop a plan. This Comprehensive Plan, shall take the sand mine plan into consideration when addressing concerns and the potential impacts of large-scale (greater than 40 acres) non-metallic mining operations within the Town of Bridge Creek. Specifically, concerns relating to transportation safety on roads and highways located within the Town, high-quality water and air resources, noise, agricultural operations, property values, environmentally sensitive areas and other natural areas, wildlife, and rural character are just several examples of the myriad of local issues that must be considered and analyzed to ensure that any potential operation can exist in harmony with the existing community of the Town of Bridge Creek. In recognition of the potential economic benefit and losses a large-scale industry can bring, a full cost-benefits analysis needs to be considered.

Goal 1	Preserve property values and protect adjacent properties from conflicting land uses.
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Objectives:

1. Adequate separation and buffering of mining sites to sensitive land uses shall be maintained.
2. Limit impacts of trucking of mineral resources on Town Roads and County Highways.
3. Robust reclamation plan addressing the land base utilized in the operation of the facility.
4. Secure irrevocable financial assurance to fund reclamation regardless of facility ownership.

Policies:

1. Minimum buffers of at least 300 feet from the mining site to adjacent property lines shall be provided when adjacent to property developed for rural residential, commercial, industrial, agriculture, or forestry, unless adjacent property owners agree, in writing, to a reduced buffer.
2. Use of Best Management Practices (BMPs) shall be required for all mining operations to minimize erosion, sedimentation, or other adverse impacts to adjacent properties.
3. All mining operations shall be located and designed to minimize the conversion, disruption or limitation of agricultural operations or other permitted and legal land uses within proximity (at least one (1) mile) of a proposed mining site.
4. Adopt a rezoning, conditional use permit and Town of Bridge Creek Licensing Agreement processes that ensures that no mining operation may locate in close proximity (closer than one (1) mile) to an area identified as Rural Residential or Commercial/Industrial on the Town of Bridge Creek's Future Land Use vision, or from any incorporated village or city. The boundary

shall be measured from the property line, lease line or operational boundary of the mining operation to the property line, zoning boundary, or future land use boundary of a rural residential area, or corporate boundary of a village or city.

5. Transportation of mineral resources shall be accomplished by either conveyor or similar mechanism from the mining site through the processing facility. Trucking of mineral resources over Town Roads shall be restricted to temporary periods when other methods of conveyance are not available due to maintenance or operational issues and shall be limited to the operational parameters defined by the Town of Bridge Creek Licensing Agreement. If roadway crossings are required, all conveyance systems must be closed over the roadway portion to prevent leakage.
6. The Town shall encourage Eau Claire County to prohibit or strictly limit transport of materials via County Highways in the Town of Bridge Creek.

Goal 2	Preserve and protect the Town's high-quality air and water resources.
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Objective:

1. Mining operations shall be located and designed to avoid and/or fully mitigate adverse air quality impacts (i.e. emissions of dust, smoke or other airborne pollutants); reduce drawdown and prevent pollution of groundwater aquifers; and protect surface waters from pollution, runoff, and sedimentation.

Policies:

1. Use of grassed waterways, stormwater diversions, sediment detention facilities and other Best Management Practices (BMPs) shall be required to ensure protection of surface water resources.
2. Ambient air monitoring stations shall be required at all mining sites (both upwind and downwind) to monitor levels of air pollutants, including PM10 and PM2.5 particulates.
3. A minimum of a 10-foot buffer from the mining floor elevation to groundwater shall be maintained.
4. Wet-processing of mineral resources in conjunction with a mining operation shall utilize a closed-loop system to maximize reuse of production water in order to minimize drawdown impacts to groundwater aquifers, wetlands and surface waters.

Goal 3	Protect and conserve Environmentally Sensitive Areas of the Town.
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Objective:

1. Mining operations shall be located and designed to conserve and protect Environmentally Sensitive Areas of the Town, including wetlands, floodplains, and slopes of 20% or greater, in addition to any surface waters.

Policies:

1. Adequate buffers shall be provided to preserve, protect, and minimize impacts to Environmentally Sensitive Areas (300 foot minimum) and navigable streams or creeks.

Goal 4	Closely coordinate approvals and permitting of any large-scale non-metallic mining operation with Eau Claire County to ensure the goals, objectives, and policies of this plan are fully considered and adhered to.
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Objective:

1. Large-scale non-metallic mining operations shall follow the Eau Claire County approval process which requires an overlay rezone approval of the Non-metallic Mining Overlay District, approval of a Conditional Use Permit, and approval of a reclamation plan before a non-metallic mining operation in excess of ten (10) acres may proceed.

Policies:

1. The Town supports Eau Claire County's non-metallic mining permitting process and will require all resource extraction activities to have a reclamation plan that emphasizes protection of environmentally sensitive areas, ground and surface water resources, and agriculturally productive soils with the expectation that lands will be reclaimed to a productive agricultural end use consistent with the purposes and requirements of the Farmland Preservation Program.
2. Non-agricultural land uses shall avoid lands that contain a majority (meaning 51% or more) of Agriculturally Productive Soils as well as lands actively engaged in forest management practices.

2.8 Community Design Principles

2.8.1 Issues or Opportunities Raised During the Planning Process

In general, the Committee thought development should strive to enhance the Town’s rural character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles.

2.8.2 Goals, Objectives and Policies

Goal 1	Promote high quality site and building designs within the Town to uphold property values and reinforce rural character.
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Objective:

1. Maintain site and building design guidelines for all new development, which reinforces the rural character of the Town and sound planning principles.

Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below.
 - a. **Septic Suitability:** Adequate soils shall be present to allow for design and construction of septic systems, including permitted alternative designs, and a back up (secondary) site.
 - b. **Building Location:** Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of agricultural parcels (see Figure 2.1).

Figure 2.1: Building Layout



Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. Buildings should be designed and located to blend into the natural environment. To the extent possible, developers should preserve

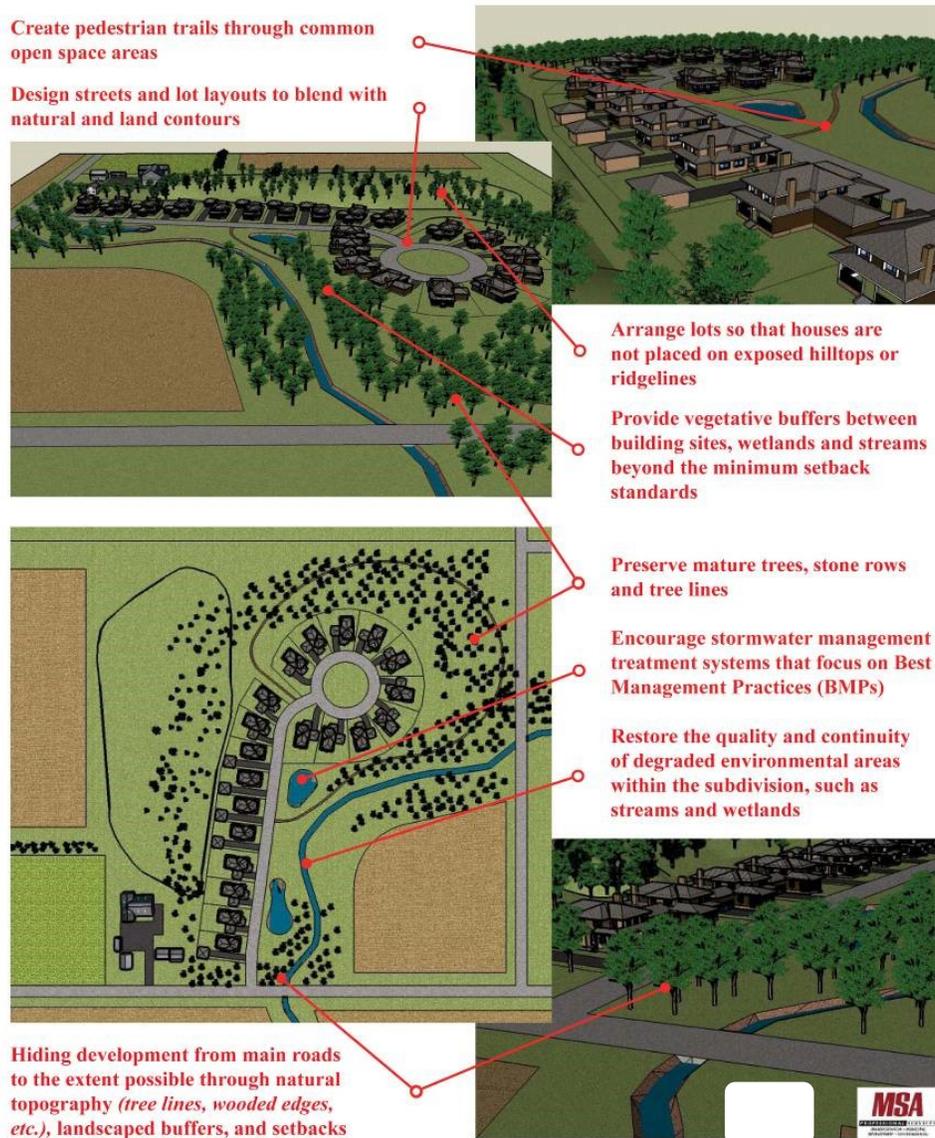
existing woodlands and mature trees during and after development. Only enough area for the house, immediate yard, and driveway should be cleared. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes.

- c. **Conservation Subdivisions:** The Town encourages the use of conservation subdivisions, rather than conventional designs (see Figure 2.2 and 2.3). A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

Figure 2.2 Conventional vs Conservation Subdivision Design



Figure 2.3 Conservation Subdivision Design Principles



- d. **Commercial & Industrial Areas:** Potential land use conflicts with existing uses shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer’s parcel. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping or architectural features.
- e. **Parking:** Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should have perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses (See Figure 2.4).

- f. **Lighting:** Illumination from outdoor lighting should be kept on site through use of cut-off fixtures. The use of any outdoor lighting that allows light to escape beyond areas where it is specifically needed for safety and access is strongly discouraged (See Figure 2.4).
- g. **Signage:** High-quality signage based on the area of the building frontage, road frontage, or façade area should be used. The use of pole signs or signs projecting higher than the highest point on the associated building is discouraged, as is the overabundance of billboards along major roadways. (See Figure 2.4)
- h. **Transportation:** Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns is strongly encouraged. The use of cul-de-sacs should be limited, and where used, designed for potential extension to adjacent properties. Pedestrian and bicycle improvements are strongly encouraged within or between residential areas, especially near existing facilities.
- i. **Utility Construction:** Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location (or “corridor sharing”) for new public and private utility facilities and equipment is encouraged to protect community character and minimize the amount of land affected by new easements. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.
- j. **Architectural Styles:** High-quality building materials, colors, and designs that reflect the Town’s rural character are encouraged. For example, building materials, colors, and designs could reflect agricultural heritage of the community (e.g. stone, gabled roofs, earth tones). The Town discourages the repetition of building heights, exterior colors, and housing floor plans within new developments.

Figure 2.4 Signage, Parking and Lighting Design Principles



Executive Summary

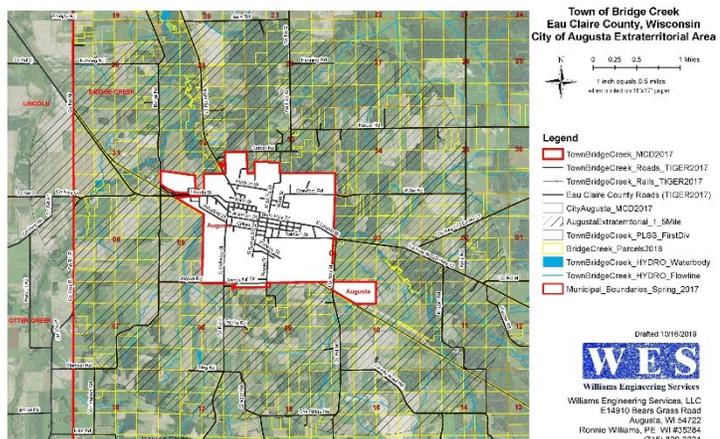
In 2019, the Town of Bridge Creek received a grant from the Wisconsin Department of Administration to complete a Comprehensive Plan that complies with Wisconsin’s “Smart Growth” requirements, State Statute 66.1001. The Town requested the help of Williams Engineering Services, LLC to facilitate the creation of this plan. There has not been a Comprehensive Plan for the Town of Bridge Creek before this.

A comprehensive plan is a document that describes a long-term vision that a community wants to achieve, in this case: Town of Bridge Creek. The future vision is depicted with maps showing future conditions and with goals, objectives, and policies. Tasks and activities are also identified that need to be achieved to help implement the plan. In essence, this plan is a guidebook for managing land use and development in the Town of Bridge Creek. It provides the most recent available statistics and survey data, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies and actions to be pursued by the Town in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2041, but it should be reviewed annually and fully updated every ten years, as required by law.

Preparation and adoption of this Plan occurred over a 18-month period. The Town Board established the Town of Bridge Creek Comprehensive Planning Commission and gave it the responsibility of developing the drafts of the plan. The Commission consisted of a set of individuals representing different areas throughout the Town. Over the course of the preparation, the Commission met 15 times, worked with the consultant, and held numerous other local meetings to review project material and to make policy recommendations. Residents from both the Amish and English communities were consulted in the development of this plan through Open meetings, Zoom meetings, a community survey, and formal public hearings held prior to the adoption of the Plan. Over the course of these meetings, several themes emerged which are highlighted below and addressed within the detail of this Plan.

- Minimize land use conflicts between incompatible uses thru zoning or site design guidelines
- Protect abundant natural resources
- Preserve agricultural and forestry land
- Develop a comprehensive plan which provides a framework for land use planning within the planning area while preserving landowner rights

An important use facing the Town is the joint planning for land uses within the Village of Augusta extraterritorial plat review area. This extraterritorial plat review area is the area within 1.5



miles of Augusta's city limits. Tom Crowe and Carol Peuse, Commissioners with the Town of Bridge Creek, attended these meetings, and provided regular reports back to the Town of Bridge Creek Board. The group working on the extraterritorial plat review has completed their work, and the published findings are forthcoming as of the writing of this Plan.

In 2010, Eau Claire County adopted their 2010-2030 Comprehensive Plan. During their planning process, the Town of Bridge Creek expressed the desire to be omitted from the County's Comprehensive Plan, as there was not a desire at that time to adopt County Zoning. The County developed their Plan to meet the requirements of 66.1001 Wis Stats without imposing additional zoning regulations within the Town of Bridge Creek.

After the Commission completed the draft plan, it was submitted to the Town Board, which by statute, must adopt a resolution recommending the plan. After a review period, a public hearing was held, prior to final adoption by the Town Board.

This Plan is organized into five chapters to facilitate readability and easy reference:

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

3 Future Land Use

3.1 Future Land Use Summary

The following chapter summarizes the future land use plan for the Town of Bridge Creek and contains information required under §66.1001. The information is intended to provide a written explanation of the Town of Bridge Creek Future Land Use which depicts the desired pattern of land use and establishes the Town’s vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The Future Land Use Plan discusses areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts areas from the Eau Claire County Zoning Code that may be appropriate within each future land use classification.

The Future Land Use vision supports the retention and growth of farming in the Town of Bridge Creek, and anticipates and supports growth in the number of farmers residing within the Town. The vision does not delineate areas specifically slated for non-farm residential neighborhoods but does allow for consideration of non-farm residential development on a case-by-case basis provided it does not interfere with or disrupt farming. The Town does not support the zoning or re-zoning or development of all the lands identified in the plan immediately following adoption of this Plan. Other factors need to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development.

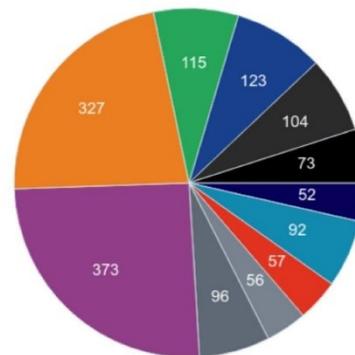
The Town of Bridge Creek Plan Committee developed a future land use plan focused on retaining and preserving rural lands, while recognizing the need to designate lands appropriately situated for commercial/industrial development as well as areas to accommodate future non-farm residential development. The following provides a detailed description of each future land use classification and their related policies. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

3.2 Future Land Use Plan – Approach

The Town of Bridge Creek Plan Committee developed a future land use plan focused on retaining and preserving rural lands, while recognizing the need to designate lands appropriately situated for commercial/industrial development as well as areas to accommodate future non-farm residential development. The following provides a detailed description of each future land use classification and their related policies. In addition, the policies described in Chapter 2 of this Plan are applicable within each future land use classification.

Town of Bridge Creek Survey Results

8



Other:
 (13) Zoning
 (18) Death / Won't Leave
 (13) Restrictive ordinances
 (5) Age
 (4) Environmental Decay

3.3 Future Land Use Descriptions & Policies

The following provides a detailed description of each future land use classification and their related policies.

Natural Resource Protection (NRP) - The primary intent of these areas is to retain larger tracts of natural areas in either public or private ownership to the benefit of fish and wildlife habitats, water quality, and outdoor recreation opportunities. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Town of Bridge Creek, and thus development in areas designated NRP shall be severely limited. Mapped NRP areas include all land that meets one or more of the following conditions:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%
4. Areas within Eau Claire County's Shoreland Overlay District (1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater).

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function in conjunction with the other future land use, but those areas designated as NRP have additional standards and limitations that must be observed. Land within an NRP area shall count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. Prohibit building development. Residential or commercial developments may be permitted provided:
 - a. The area no longer falls within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by Eau Claire County)
 - b. The development meets all requirements of the Eau Claire County Floodplain, Shoreland, & Wetland Zoning Ordinance.
3. Permit agricultural and silviculture operations where in accordance with county, state, and federal law. Best Management Practices are highly encouraged in these areas.
4. Permit recreational development and activities which are compatible with natural resource protection.
5. Appropriate Eau Claire County base zoning districts:
 - a. Floodplain Overlay District,
 - b. Shoreland Overlay District,
 - c. F-2 Forestry District,
 - d. F-1 Forestry District, and the
 - e. A-1 Exclusive Agricultural District.

Rural Preservation (RP) - The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. Some limited low-density development is anticipated in the RP areas. These developments shall be located in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations. Requests to change the future land use designation of parcels shall be considered using the criteria listed in the Land Use Policies. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Bridge Creek. The following policies shall apply in areas designated as RP:

1. Farming and agricultural uses shall be established as the primary land uses within these areas. Uses that are incompatible with farming and agriculture shall be discouraged or prohibited (see policy 3 & 4).
2. Within the RP classification, the gross density for any development shall be one (1) unit per 35 contiguous acres held in single ownership.
3. Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas (See policy 5).
4. Residential subdivisions shall be prohibited within Rural Preservation areas, and additional non-farm residential development is discouraged. Individual lots may be considered for non-farm residential use, and shall only be authorized if they are consistent with the following policies:
 - a. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.
 - b. Any new non-farm residential lot shall have a "Right to Farm" disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin "Right to Farm" statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners. An example of a "Right to Farm" disclosure acknowledgement is included in Appendix B.
 - c. Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot should not contain Class I, II, or III soils. In addition, it is the preference of the Town of Bridge Creek that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.
 - d. Rezoning property to the Floating Agriculture-Residential District shall be required for any lot that is proposed for non-farm residential use. Non-farm residential lots shall be at least one (1) acre in size, but no larger than five (5) acres. A permanent deed restriction or agricultural conservation easement shall be placed on at least 35 acres of land for each non-farm residential lot created. To the extent possible, land placed

- under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.
- e. The following Eau Claire County zoning districts will be considered for approval within RP areas:
 - f. A-1 Exclusive Agricultural District, A-3 Agricultural District
 - g. A-R Floating Agricultural-Residential District,
 - h. F-1 & F-2 Forestry District,
 - i. Policies for the Rural Preservation area only apply to rezoning, land division, or subdivision petitions. Lands currently zoned as a different classification than those prescribed above are considered preexisting nonconforming land uses and therefore unaffected by the requirements of this subsection. This policy is intended to address existing parcels within the RP area that are not zoned according to policy 5 or were vacant at the time of adoption of this Plan. For example, there may be a few scattered A-2 or A-3 zoned parcels within the Rural Preservation area. The intent of this Plan is not to require rezoning these parcels to one of the zoning districts listed in policy 3. These parcels may continue to be used in accordance with the requirements of the Eau Claire County Zoning Code for that district. Additional subdivision of these parcels shall be in accordance with the policies prescribed for Rural Preservation areas.
 - j. In addition to the criteria listed herein, rezoning land from A1-EX to one of the classifications listed in policy 4, shall require adherence to Section 18.04.055 of the Eau Claire County Zoning Code and, if part of a farmland preservation agreement, Section 91.66 Wis. State Statutes.

Rural Hamlet (RH) - The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, but not including uses that require extensive public services. Rural hamlets are clusters of nonagricultural development centered near an unincorporated village, town hall, or rural school. Rural hamlets typically include one or more retail businesses and pre-existing residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Preservation classification. The following policies shall apply in areas designated as RH:

1. Within the RH classification, limit new development to a maximum gross density of two (2) residential dwelling units per acre held in single ownership.
2. Cluster development and conservation subdivisions are highly encouraged. Lots within a conservation subdivision shall not exceed five (5) acres per unit, with the exception of the remaining farmstead. Minimum lot sizes shall be 20,000 square feet. Lower lot sizes may be granted for lots served by public or group sanitary & water utilities. Additional bonus lots resulting in a gross density exceeding one (1) unit per acre may be granted per the requirements of a conservation subdivision ordinance. A minimum of 40% of the gross acreage of the parent parcel shall be placed under a permanent conservation easement. To the extent possible, land placed under conservation easements should be contiguous to other open spaces, sensitive natural areas, or agricultural areas in order to provide larger corridors of open space.

3. The Town may require the use of public or group septic systems to support proposed development within this area.
4. The following Eau Claire County zoning districts will be considered for approval within RH areas:
 - a. R-1-L Single Family Residential Large Lot District,
 - b. R-1-M Single Family Residential District,
 - c. R-2 Two-Family Residential District,
 - d. R-3 Multi-Family Residential,
 - e. C-1 Neighborhood Business District, and
 - f. C-2 General Business District.
5. The Town does not intend to require an amendment to the Future Land Use Map if and when it determines that land with the RH classification is appropriate for more intensive development. However, following such a determination, the rezoning of said land shall be required to accommodate the proposed development. Map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).
6. Proposals for more intensive business developments (C-3 Highway Business, I-1 Non-sewered Industrial, or I-2 Sewered Industrial) will require an amendment to the Future Land Use Map to either Rural Commercial or Industrial status prior to approving a rezoning petition.

Public and Institutional (PI) - The primary intent of this classification is to identify areas suitable for public or institutional development. As mapped, this designation may include religious institutions, cemeteries, school facilities, and property owned by the Town, County, or State. There are some existing public & institutional sites within the Town and these areas are expected to remain unchanged. New public & institutional sites have not been identified in this Plan. The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the Eau Claire County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map if and when a proposed public or institutional use is approved; however, map updates should be done as part of annual or decennial updates to this Plan (Refer to Chapter 4 Implementation).

3.4 Amending the Future Land Use Map

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

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.

3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

5. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities. Existing transportation facilities can adequately support the proposed development, including both capacity and design. The Town may require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional. Petitioners must also demonstrate how they will assist the Town with any shortcomings in transportation facilities.

6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners must demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.

7. Intergovernmental Cooperation Criteria: Petitioners must demonstrate that a change in the Future Land Use Map is consistent with the Eau Claire County Comprehensive Plan and Zoning Code.

8. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this Plan.

4 Implementation

4.1 Implementation Summary

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

4.2 Implementation Tools

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances in conjunction with Eau Claire County. The following section provides a brief overview of existing implementation tools available to the County.

4.2.1 Zoning Ordinance

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

- Zoning is controlled thru the Eau Claire County Zoning Code. The Town intends to use this plan, along with the County’s Zoning Ordinance to guide future development.

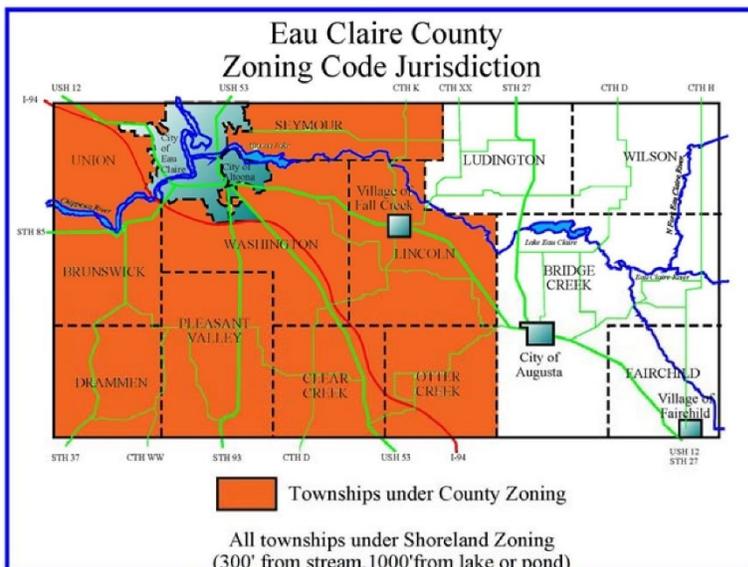


Figure 4.1 Eau Claire County Zoning Code Jurisdiction

The first zoning code in Eau Claire County was adopted by the County on May 12, 1934. The last comprehensive zoning amendment occurred in 1982 to reflect recommendations from the last land use plan developed for the County in 1979 and to establish an exclusive agricultural zoning district in accord with Farmland Preservation Program guidelines for the Farmland Preservation Plan that was being

developed. The zoning code has been adopted by the following nine townships: Brunswick, Clear Creek, Drammen, Lincoln, Otter Creek, Pleasant Valley, Seymour, Union and Washington (Figure 4.1). While not all towns have adopted the Comprehensive Zoning Ordinance, the Eau Claire County Shoreland and Floodplain Ordinance are in effect in all towns. The Shoreland Ordinance applies to all properties within 1,000 feet of a lake or pond and 300 feet of a river, stream or creek. Four of the five municipalities maintain their own separate zoning code (Fairchild does not).

This Plan recommends strategic revisions to the County zoning ordinance to update existing zoning districts and incorporate modern development standards, and in some cases changes to zoning maps. This will affect lands in the towns that are under County zoning. Towns and property owners will have full notice and full opportunity to participate in zoning revisions.

4.2.2 Official Maps

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

The Town currently does not utilize an official map as authorized to do so by State Statute (65 ILCS 5 / Art 11 Div. 12), and there are no immediate plans to create one.

4.2.3 Sign Regulations

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

The Town does not have a local sign ordinance. Sign requirements are regulated within the Town under the County's Zoning Code. This Plan includes several policies relating to sign development (Section 2.8) and the Town should work to make sure they are addressed during development review.

4.2.4 Erosion/Stormwater Control Ordinances

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

The Town does not have a local erosion or stormwater control ordinance, and does not have plans to create one. Stormwater management and erosion control are regulated within the Town under the County's Land Conservation & Surveying Code.

4.2.5 Historic Preservation Ordinances

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

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

The Town does not have an historic preservation ordinance and does not have plans to adopt one.

4.2.6 Site Plan Regulations

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

The Town relies on the County's Zoning Code for site plan regulations, and does not have plans to create local regulations. However, Section 2.8 of this plan contains specific site and design principals that should be considered during the development review process.

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations. The Town does not have a design review ordinance, and it does not intend to create one. However, Section 2.8 of this plan contains specific site and design principals that should be considered during the development review process.

4.2.8 Building Codes and Housing Codes

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

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

4.2.9 Mechanical Codes

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

The Town requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

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

The Town requires adherence to the Wisconsin Sanitary Code & Eau Claire County Sanitary Code.

4.2.11 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street & open space design, and other improvements necessary to ensure that new development will be an asset to the Town.

The division of land in the Town is regulated through the County's Subdivision Ordinance. This Plan includes recommendations to create subdivisions in the future using conservation subdivision design principles.

4.3 Plan Adoption and Amendment Procedures

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

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

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

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

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

Draft Distribution & Public Hearing Notifications: The Town is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a non-metallic mineral deposit (i.e. a gravel pit). The Town should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Town and to anyone that has submitted a written request for such notification.

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

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

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

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

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

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

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

4.4 Plan Consistency

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

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

An action will be deemed consistent if:

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

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

Inconsistencies with the 2010 Eau Claire County Comprehensive Plan

To be determined.

Inconsistencies with comprehensive plans from neighboring jurisdictions

The Town of Bridge Creek borders five towns in Eau Claire County (Wilson, Ludington, Lincoln, Otter Creek, and Fairchild) and one city (City of Augusta), and two other counties (Jackson and Clark). Known inconsistencies or potential conflicts with those towns are identified below.

City of Augusta:

To be determined.

4.5 Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future conditions in the Town. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Town will review its content prior to any important decisions, especially those that will affect land use. From time to time,

the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Should the Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

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

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

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

4.6 Severability

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

4.7 Actions by Element

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the Town will react to

events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Bridge Creek, local civic and business associations, neighboring municipalities, Eau Claire County, and State agencies.

Definition of timelines:

- **Continual:** *This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance*
- **Short Term:** *This indicates that action should be taken in the next 5 years (highest priority)*
- **Mid Term:** *This indicates that action should be taken in the next 10 years (medium priority)*
- **Long Term:** *This indicates that action should be taken in the next 20 years (low priority)*

4.7.1 Housing

1. **Promote conservation or cluster subdivision design for non-agricultural residential development in the Rural Residential and Rural Transition planning areas.** The Town will cooperate and coordinate with the County in informing developers regarding the use of zoning standards that permit, encourage, and incentivize conservation or cluster subdivision design. *(Continual)*
2. **Consider the use of Community Development Block Grant (CDBG) funds to help provide, maintain, and rehabilitate housing for all incomes and ages.** The Town will identify eligible properties and will pursue CDBG funds and other available grant funding opportunities to improve the quality and safety of older housing stock in the Town. *(Continual)*

4.7.2 Transportation

1. **Continue to schedule and budget for street maintenance with a Capital Improvement Plan.** The Town will continue its road evaluation program using WisDOT's WISLR program. Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Continual)*
2. **Develop and promote transit service alternatives.** Collect information from Eau Claire County programs and private vendors that offer alternative transportation options for Town residents and make this information available at Town Hall or on the Town website. Coordinate with other jurisdictions and service providers to provide alternative transit services, such as dial-a-ride and shuttles to medical and shopping services in Eau Claire, for Town residents. *(Continual)*

4.7.3 Energy, Utilities and Community Resources

1. **Create and Maintain a Capital Improvement Plan.** Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure (roads, parks, buildings, etc.) and facilities (trucks, plows, etc.). The CIP should

establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. *(Short term, Continual)*

2. **Participate in the development of the County five-year Outdoor Recreation Plan.** If needs for future parks and natural areas are identified, work with the WDNR and the County to determine the most effective and efficient way to proceed with development. *(Continual)*
3. **Provide an annual newsletter, and/or information on the Town's website describing policies and community norms in the Town.** The Town will provide a pamphlet, newsletter, or website describing Town policies and community norms for new residents within the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and obligations of residents. *(Short Term)*
4. **Develop a "welcome packet" for new residents that contains information about community services, programs and policies.** This information should be sent to all new residents and should also be available on the website *(Short Term, Continual)*

4.7.4 Agricultural, Natural, and Cultural Resources

1. Promote “buy local” programs, including local food cooperatives, farmers markets, Community Supported Agriculture (CSA) organizations, featuring locally-produced food in area supermarkets, and other distribution and marketing efforts aimed at promoting locally-produced agricultural products. *(Continual)*
2. Continue to require the owner of any new non-agricultural residence located within the Preservation Area to sign and record a right-to-farm disclosure at the time of purchase. The disclosure form available from the Planning and Development Department, must be signed and recorded with the County Register of Deeds. *(Continual)*
3. Preserve and protect areas that are natural in character, such as the Eau Claire River or Bear’s Grass Creek corridor, through consistent enforcement of the County’s floodplain, erosion control, storm water management, and shoreland and wetlands regulations. *(Continual)*

4.7.5 Economic Development

Promote “Buy Local” programs and responsibly farming practices.

1. The Town of Bridge Creek should promote “Buy Local” policies within the Town.
2. To support and promote good farming practices through local, county, and state agencies with the opportunity for financial reimbursement or compensation.
3. For farmers from the Town to join in the economic development organizations for the growth and vitality for Bridge Creek.
4. Maintain agricultural and agricultural related businesses as a major economic base in Bridge Creek.
5. **Develop a strategy to attract needed and desirable businesses and industries that provide services and products to serve the needs of agriculture and the community.** The Town should develop policies and programs aimed at attracting ag-related business and industries to the

Town. The Town should work with County economic development organizations to achieve this objective. *(Continual)*

6. **Develop design guidelines for commercial and industrial businesses to address landscaping, aesthetics, lighting, noise, parking and access to reduce potential impacts to adjacent land uses.** The Town should develop minimum performance and design guidelines to improve compatibility, maintain property values and ensure community fit. These guidelines are intended to be used in conjunction with the County Zoning Ordinance. (Short Term, Continual)

4.7.6 Intergovernmental Cooperation

1. Prior to adoption of Bridge Creek’s comprehensive plan comments, suggestions for cooperative actions, and possible conflicts will be requested from bordering townships and the City of Augusta. *(Continual)*
2. Identify opportunities for cooperative arrangements with surrounding municipalities. The Town of Bridge Creek will continue to work with The City of Augusta as well as neighboring Townships and Eau Claire County to identify potential areas for shared services as well as other mutually beneficial cooperative actions.
3. Continue working with the City of Augusta on extraterritorial land use as well as other boundary and urban service extension issues. *(Continual)*
4. Continue cooperative actions with WIDNR, Eau Claire County, Lake Eau Claire Association, and surrounding municipalities on improving impaired surface water in Eau Claire River watershed. *(Continual)*

4.7.7 Land Use

1. Adopt design guidelines or standards to regulate the character of new development.

*The Town of Bridge Creek’s rural character will be threatened as development occurs, including that development envisions in this plan. To protect the rural character of the Town, Bridge Creek will work in partnership with Eau Claire County in conjunction with their zoning, land division and subdivision ordinances to protect the Design Principles set forth in this Plan.
2. Direct commercial and industrial businesses to locate in the Commercial/Industrial-designated area located along Highway 12 adjacent to the Village of Fall Creek, or to the Village of Fall Creek, where appropriate. The Future Land Use Plan includes a Commercial/Industrial area to accommodate primarily ag-related businesses and industries that the Town deems needed and appropriate for the context and character of the community *(Continual)*
3. Amendments to the Future Land Use Map should be considered at a single meeting by the Town Board annually. This meeting date should be designated and advertised to all potential petitioners. Consideration of Future Land Use Map amendment on an annual basis allows the Town to consider requests collectively and to adequately weigh the community impacts and

effects of the proposed amendment on the overall land use mix and balance in the Town.
(Continual)

4.7.8 Large-Scale Mining

1. **Utilize the Town's licensing agreement process to ensure compliance with all Town policies and regulations relative to large-scale mining, including restriction of trucks on Town roads, use of Best Management Practices (BMPs), location of mining operations in proximity to incompatible uses, and monitoring and mitigation of air, water, and noise and visual impacts to adjacent property owners and the Town.** The Town's licensing agreement, in tandem with the County's Conditional Use Permit, provides important tools to identify, quantify, regulate, and mitigate potential impacts of proposed large-scale mining operations. (Continual)

4.7.9 Implementation and Plan Amendment Actions

2. **Hold one annual joint comprehensive plan review meeting with the Town Board and Plan Commission.** In this meeting, the Town should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.3 and 4.5 for more information about reviewing and amending this plan. (Continual)
3. **Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.** State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan. (Mid Term)

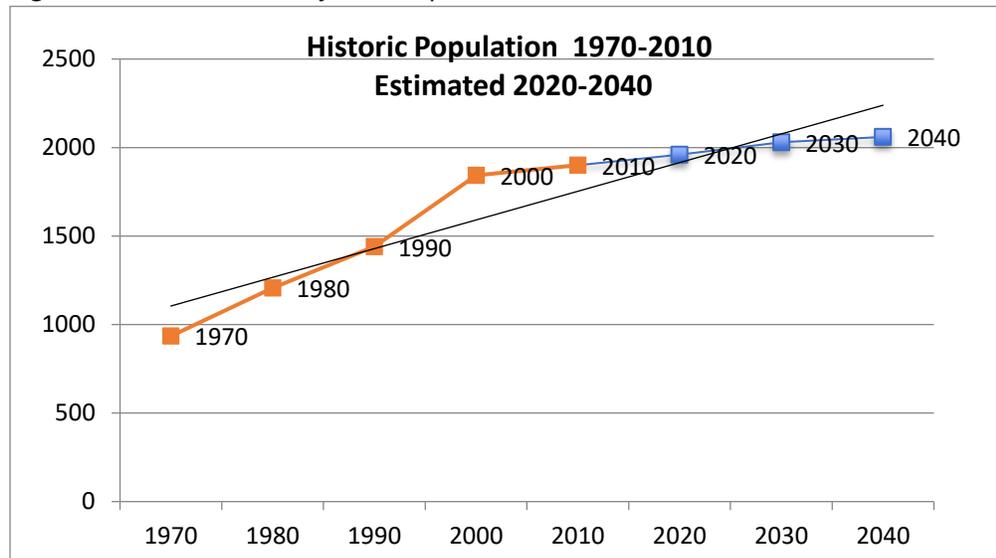
5 Existing Conditions

5.1 Population Statistics and Projections

Examining population characteristics and trends is a vital component in planning for a municipality. Analyzing population growth, characteristics, and distribution discloses distinctive indicators that will allow the town to effectively plan and prepare for future change. Bridge Creek will be able to use this information to evaluate potential residential development and economic conditions, as well as the level of demand for public facilities and services. This section will provide current population of Bridge Creek (2010 Census) as well as projections and various population characteristics and distributions as required by the comprehensive planning legislation. New data collected from the 2020 census may be incorporated into this report.

As denoted by Figure 5.1 and Table 5.1, the population of Bridge Creek has been steadily growing since the 1970s with significant growth in the 1970s (28.9%), 1980s (19.4%), and the 1990s (28.4%). From 1990 to 2000, the Towns of Pleasant Valley and Bridge Creek had the highest rate of population growth as a percentage of its population in Eau Claire County. The projected growth indicated from 2020 through 2040, estimated by the Wisconsin Department of Administration, is at a lower rate than most previous decades, yet steady with no anticipated decline. Based on these projections, the Town of Bridge Creek can expect its population to remain relatively stable with slow growth anticipated.

Figure 5.1 *Historic and Projected Population 1970-2040*



Source: U.S. Census Bureau

Line = Trend line Blue points = estimated data

Table 5.1

Bridge Creek Population 1970-2010 and Projected Growth 2020-2040						
	1970	1980	1990	2000	2010	2020
Population	935	1206	1440	1844	1900	1960*
Percent Change	N/A	28.90%	19.40%	28.40%	3.00%	3.16%*
<i>Source: U.S. Census Bureau</i>						
<i>* indicates estimated data</i>						

Table 5.2

Highest Growth Rates Eau Claire County Municipalities Between 1990 and 2000	
Town of Pleasant Valley	29.10%
Town of Bridge Creek	28.10%
Town of Otter Creek	15.70%
Village of Fall Creek	14.40%
City of Altoona	13.70%
Town of Lincoln	13.00%
Town of Fairchild	12.50%
<i>Source: Eau Claire County Conditions and Trends Report 2009</i>	

Age Distribution and Demographic Trends

Table 5.3 contains the age distribution of the population for the Town of Bridge Creek as derived from the 2000 and 2010 census along with the percent change for each age group. It also includes median age for both census counts. The median age for Bridge Creek increased by 2.9 years from 2000 to 2010 from 30.3 to 33.2. This suggests an aging population. This is a national trend. Bridge Creek’s median age is lower than the median U.S age (36.9), the median Wisconsin age (39.2), and almost identical to the Eau Claire County median age of (33.1).

The decline in six of the of the first eight age categories and no decline in the following age groups account for this increase in median age.

Chapter 5: Existing Conditions

Table 5.3 Town of Bridge Creek Age Distribution 2000 and 2010

Age Category	2000 Census	2010 Census	% Change 2000-2010
Total Population	1844	1900	3.00%
Median Age	30.3	33.2	9.60%
5 to 9 Years	208	191	-8.20%
10 to 14 Years	197	136	-31.00%
15 to 19 Years	141	170	20.60%
20 to 24 Years	84	127	51.20%
25 to 29 Years	100	89	-11.00%
30 to 34 Years	118	88	-25.40%
35 to 39 Years	130	83	-36.20%
40 to 44 Years	126	115	-8.70%
45 to 49 Years	108	126	16.70%
50 to 54 Years	90	137	52.20%
55 to 59 Years	106	113	6.60%
60 to 64 years	85	99	16.50%
65 to 69 Years	59	97	64.40%
70 to 74 Years	46	66	43.50%
75 to 79 years	38	45	18.40%
80 to 84 Years	14	23	64.30%
85 to 89 Years	7	11	57.10%
90 and Over	2	5	150.00%
Total Male	935	980	4.80%
Total Female	909	920	1.20%

Another aspect of population demographics that can be indicative of a changing population is racial diversity. Bridge Creek has historically been a racially homogeneous community with approximately 98% of the population being white as indicated in Table 5.4.

Table 5.4

Population by Race: Town of Bridge Creek		
Race	2000	2010
Total Population	1844	1900
White	1818	1861
Black/African American	1	5
American Indian	1	3
Asian	5	5
Some Other Race	5	9
Two or More Races	14	17

Source: U.S. Census Bureau, American Community Survey

5.2 Housing

This section presents housing and household information for the Town of Bridge Creek. Historic household information and projected numbers will be included, as well as housing characteristics. This Information includes past and projected number of households, age and structural characteristics, occupancy and tenure, and value and affordability. This information provides a basis for creating goals, objectives, and policies for the future development in the Town of Bridge Creek.

As indicated in Table 5.5, housing units and households both had significant growth from 1970 through 2000. This coincides with the rapid population growth in Bridge Creek during this time frame. The number of people per households declined by 8.6% between 1970 and 1980 which has been a national trend. However, it has remained stable through 2010 thus not mirroring the downward trend of Eau Claire County and the state.

Table 5.5

Housing and Households Growth				
	Town of Bridge Creek	% Growth	Eau Claire County	Wisconsin
Total Households	Number	Percent	Number	Total
1970	265	NA	20,101	1,328,804
1980	380	43.40%	27,330	1,652,261
1990	449	18.20%	31,282	1,822,118
2000	557	24%	35,822	2,084,544
2010	604	8.40%	39,493	2,279,768
People Per Household				
1970	3.5	NA	3.3	3.3
1980	3.2	-8.60%	2.9	2.8
1990	3.2	0	2.7	2.7
2000	3.3	3.10%	2.6	2.6
2010	3.2	-3.00%	2.38	2.43
Total Housing Units				
1970	265	NA	21,209	1,482,322
1980	588	122%	28,973	1,863,857
1990	634	7.80%	32,741	2,055,774
2000	703	10.90%	37,474	2,321,144
2010	832	18.30%	42,151	2,668,692

Sources: American Community Survey 2010 and Eau Claire County Comprehensive Plan 2010

Note: The housing unit growth between 1970 and 1980 far exceeds the population growth of 28.9% and household growth of 43.3% so should be looked at with some skepticism.

Household Projections

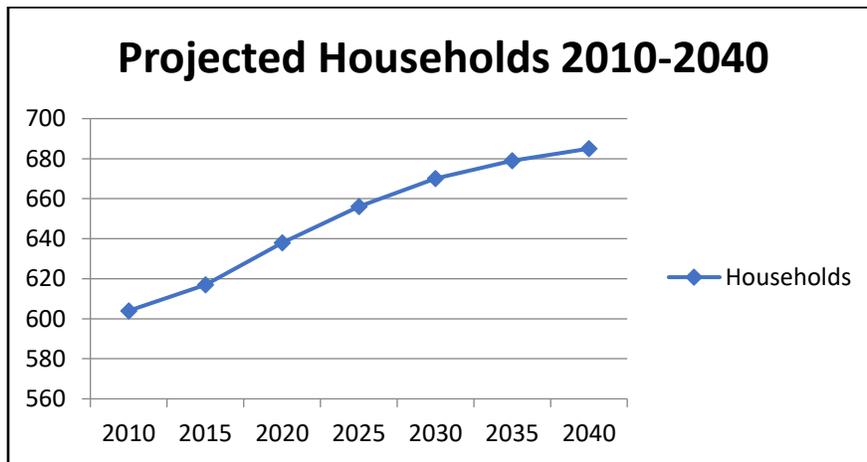
Wisconsin Department of Administration’s projections for Bridge Creek indicate a continued yet slightly diminished rate of household growth. This is shown in Table 5.6 and Figure 5.2 below.

Table 5.6

Projected Households 2010 - 2040							
	2010	2015	2020	2025	2030	2035	2040
	604	617	638	656	670	679	685
% Increase/5 years		2.20%	3.40%	2.80%	2.10%	1.34%	0.80%

Source: U.S. Census and WDOA

Figure 5.2 Project Households 2010 – 2040



Housing Characteristics

The homes in the Town of Bridge Creek are almost exclusively single-family homes with 83% of those, as of 2019, being owner occupied. Of the 904 housing units, 26.9% are seventy years or older. The median home value is \$174,800. *This statistic is in red in Table 5.7 due to the value showing little increase over a nine-year period.* Twenty-five percent of the homes have been built in the last twenty-five years.

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Table 5.7

Bridge Creek Household Units, Tenure		
	2010 Census	2019 Projected
Total Units	832	904
Occupied	604	659
Owner Occupied	534	546
Renter Occupied	70	113
Vacant	226	245
Single Family Units	709	765
Multi-Family Units	9	0
Mobile Homes	83	62
% 70 Years or Older	19.2%	26.9%
Median Home Value	\$175,400	\$174,800
<i>Source: U.S. Census Bureau American Community Survey & Wisconsin Hometown Locator</i>		

Table 5.8

Housing Age Characteristics	
Year Structure Built	Percent
2014 or later	0
2010 to 2013	2.40%
2000 to 2009	22.60%
1990 to 1999	17.70%
1980 to 1989	15.30%
1970 to 1979	10.30%
1960 to 1969	4.80%
1950 to 1959	6.70%
1940 to 1949	6.30%
1939 or earlier	13.90%
Total	100%
<i>Source: U.S. Census, American Community Survey 2017</i>	

Table 5.9 shows the value of owner-occupied units. This data source is the 2010 U.S. Census American Community Survey. The 2017 data is a projection. As with many of the projections, there are evident

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disparities that alert a caution when making interpretations. For example, in table 5.9 there are 13 units valued over \$1,000,000 in 2010 and zero in 2017. Also, there are often disparate numbers of housing units. Table 5.10 depicts a decrease in median rent from 2010 to 2017 which is highly unlikely.

Table 5.9 does indicate that 37.1% of the owner-occupied homes are valued at \$149,000 or less.

The Town of Bridge Creek's Housing Affordability Index is 152. The Housing Affordability Index has a base of 100 and represents a balance point where a resident with a median household income can normally qualify to purchase a median price home. Values above 100 indicate increased affordability, while values below 100 indicate decreased affordability. The State of Wisconsin's Housing Affordability Index is 127. *Source: Wisconsin Home Town Locator*

Table 5.9

Value of Owner-Occupied Units	Number 2010	Percent	Number 2017	Percent
Total Units	496		493	
Less than \$50,000	38	7.70%	37	7.50%
\$50,000 to \$99,000	67	13.50%	49	9.90%
\$100,000 to \$149,000	97	19.60%	97	19.70%
\$150,000 to \$199,000	106	21.40%	84	17.00%
\$200,000 to \$299,000	109	22.00%	152	30.80%
\$300,000 to \$499,000	52	10.50%	67	13.60%
\$500,000 to \$999,000	14	2.80%	7	1.40%
\$1,000,000 or more	13	2.60%	0	0.00%
Median	\$175,400		\$174,800	
<i>Source: U.S. Census, American Community Survey</i>				

Table 5.10

Gross Rent for Occupied Units					
	2010			2017	
	Number	Percent		Number	Percent
Total Units	67			53	
Less than \$200	0	0%	Less than \$500	29	54.70%
\$200 to \$299	13	19.40%	\$500 to \$999	14	26.40%
\$300 to \$499	18	26.90%	\$1,000 to \$1,499	4	7.50%
\$500 to \$749	22	32.80%	\$1,500 to \$1,999	6	11.30%
\$750 to \$999	7	10.40%	\$2,000 to \$2,499	0	0.00%
\$1,000 to \$1,499	7	10.40%	\$2,500 to \$2,999	0	0.00%
\$1,500 or more	0	0.00%	\$3,000 or more	0	0.00%
No Rent Paid	30	44.80%	No Rent Paid	17	32.10%
Median	\$621		Median	\$490	
<i>Source: American Community Survey</i>					

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5.2.1 Assessment

The City-Data base reports that the land base for the Town of Bridge Creek is 102.4 square miles with an additional 1.8 square miles of water.

Uniqueness of Bridge Creek: The age of housing in Bridge Creek is most difficult to ascertain due to the large number of Amish homes having been renovated and expanded upon from old farmhouses. The age range of housing is broad. There have been no new housing developments of note since the last Census (2010).

5.2.1 Households and Housing Units

Reportedly, there were 904 Housing Units in Bridge Creek as of 2019, of which there were 245 vacant houses (27.1%) per [Realtor.Com](#). Rental Units averaged \$385 per month. Three-bedroom homes were most prevalent in number. 18.1% of housing units were Amish and contained no electrical or plumbing facilities.

The median value of a home in Bridge Creek was reported to be \$157, 928 in 2017. It was reported at that time that there were 82 housing units without a mortgage and 125 with mortgages. The existing housing structures were reportedly of stick-built construction. Remaining structures were described as prefabricated, modular, log and mobile home construction. The majority of homes were reported as: LP-52%; wood heated – 30.3%; fuel oil – 9.9%; electric heat – 2,2% and .6% had no heat in houses.

Statistics from [WI Hometown Indicator](#) (2019) reveal that according to the Housing Affordability Index, Bridge Creek scores 152nd in affordability. The State score is 127th, indicating that most homes in Bridge Creek are very affordable. However, the Wealth Index reflects that Bridge Creek scores 67th out of 100. The State score is 88. Therefore, Bridge Creek reflects a lower income average.

5.2.3 Households and Tenure Characteristics

The 2019 population of Bridge Creek was reported to be 2,089 persons, reflecting 1,801 families and a population density of 20 people per square mile. 480 households were reported averaging four people per household. The median average income was calculated to be \$67, 221 ([WI Hometown Indicator](#)). Amish households were reported to be 115 in number which reflected a total population of 710 with an average of 6.2 persons per household. The Amish median income was unknown. (<http://people.ewec.edu.amish data 2>) 2003.

Unemployment in Bridge Creek was reported to be at 2.9% in 2019. The most common occupations within Bridge Creek were: Farming: 13.5%; Production Work: 4.4%; Mechanical/Equipment: 4.2%; Material Recording, scheduling, dispensing: 3.7%; Building & Grounds: 3.5%; Nursing, Psychiatric & CNA: 2.9%. Self-employed businesses were not tallied. Amish employment ([people.ewec.etc](#)) consisted of Farming: 61%; Dairy: 39%; Woodworking & Products: 32%.

Population by age was reported as: less than ten years of age: 22%; Ages 35-54; 17%; Ages 55-64: 13% and ages 65 plus years: 15%. Bridge Creek reflects an aging population. [City-Data Base](#) reports the median age of Bridge Creek residents to be 33.2 years of age. The Bureau for Statistics in Wisconsin rated Bridge Creek as a grade “C” in 2019, as far as a good place for retirees to live. However, 5.4% of all households had someone living alone who was age 65 or older. The number of multiple housing units for the elderly in Bridge Creek is unknown.

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Poverty statistics for the Town of Bridge Creek reflect that 40.1% of the population was below the poverty level in 2017, compares to 11.3% for the State. Children living below the poverty rate were reported as 56.7%. Seventy percent were reported as disabled. The male disability rate is 14.2% of the Bridge Creek population and the female disability rate is 11.9%. Poverty among disabled males was reported to be 20.1% and 20.3% for disabled females. Renting rates among poor residents of Bridge Creek was 14.4% with 8% of all renters being above the poverty rate.

Lastly, the Western Wisconsin Comprehensive Plan (2020) projected the estimated population growth to be 20.8% by 2025, within Eau Claire County based on historical trends. Also noted in this report was that the Town of Bridge Creek had the second highest concentration of Amish living in Wisconsin. Estimates from census data (2010) indicated that 11% of Eau Claire County residents identified themselves as being of Pennsylvania German heritage. 0.99% between 2019-2024, with a projected household growth to level off to 0.92%.

5.3 Transportation

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

Additional information is available on the Eau Claire County Website as the Eau Claire County Policy and Procedure Manual relating to Eau Claire County Guidelines for Access along County Highways.

Figure 5.3 Transportation Plans and Resources

- Wisconsin DOT Connections 2030 State Transportation Plan
- Chippewa-Eau Claire Metro Long Range Plan 2015-2045
- Wisconsin DOT-General Data and Maps
- Eau Claire County-General Data and Maps
- Wisconsin DNR-General Data and Maps
- Eau Claire County Comprehensive Plan
- City of Augusta Comprehensive Plan
- Eau Claire County Highway and Maintenance Program-2014
- City of Eau Claire Transit Development Plan-2014
- Chippewa-Eau Claire Bicycle and Pedestrian Plan-2017-2027
- Wisconsin DOT Multi-Model Bicycle Plan-2020
- Wisconsin DOT Six Year Highway Improvement Plan 2020-2025
- Union Pacific Railroad
- Wisconsin DOT State Access Management Plan
- Minnesota Department of Transportation-MWRR Map
- Wisconsin DOT Bureau of Planning and Economic Development

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5.3.1 Existing Transportation Facilities

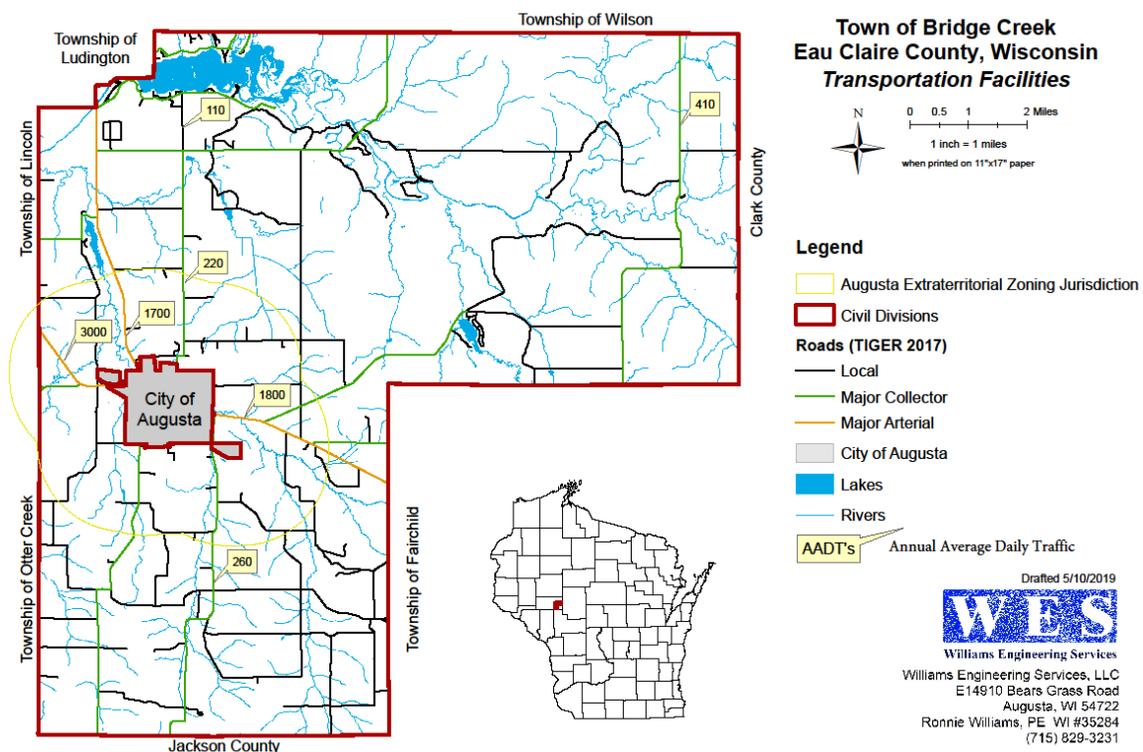
5.3.1.1 Highways and the Local Street Network

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” (RFCS) as shown in Table 5.11. Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. The RFCS determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. Refer to the Town of Bridge Creek Transportation Facilities Map that follows.

Table 5.11

Roadway Classification Hierarchy
High Mobility-Low Access
1-Interstate
2-Principal Arterial
3-Minor Arterial
4-Collector
5-Local
Land Access-High Access

Figure 5.4 Town of Bridge Creek Transportation Facilities



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

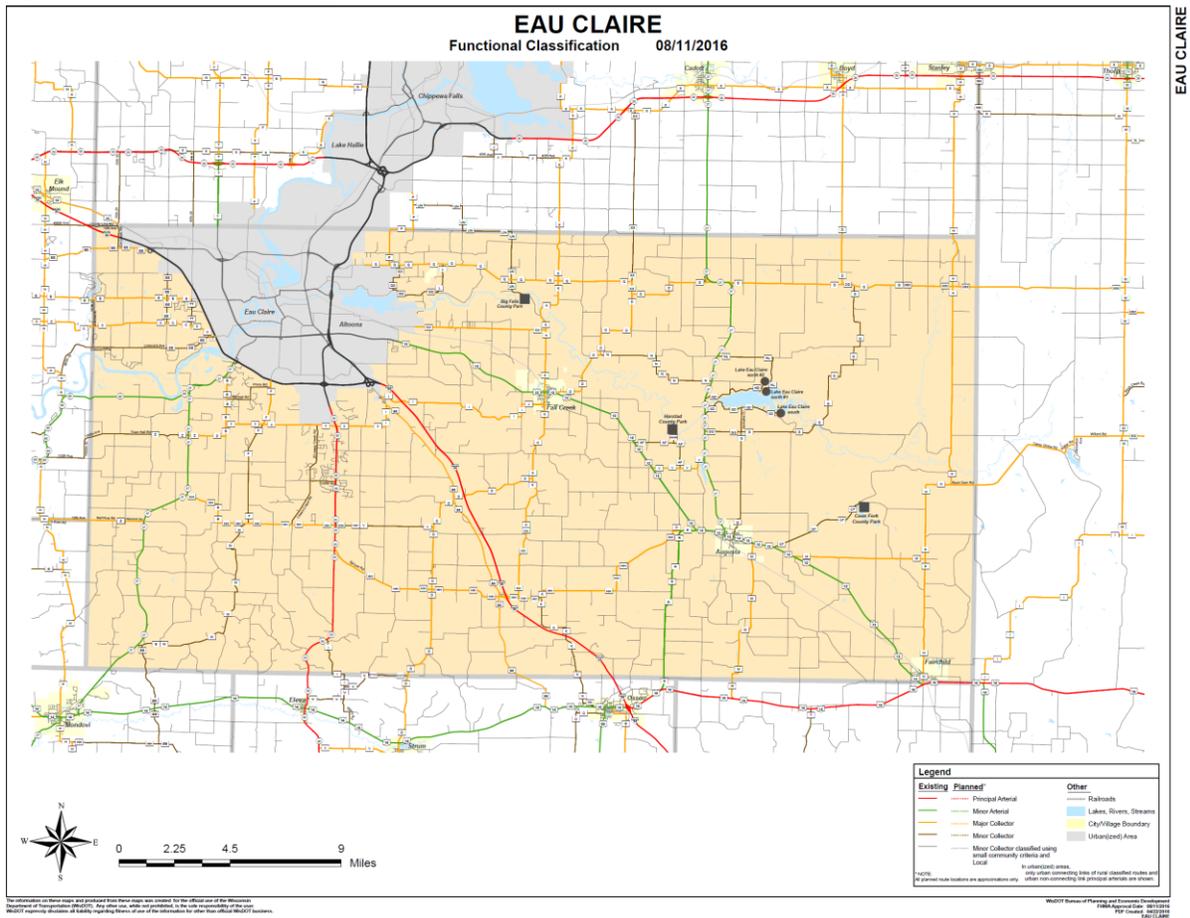
Collectors serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.

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

The existing transportation system serving the Town of Bridge Creek is shown on the Transportation Facilities Map. Within Eau Claire County, the Wisconsin DOT has identified I-94 and USH 53 as Backbone Routes, and STH 93 as a Connector Route. The two designations are intended to identify high value transportation facilities, which connect major economic centers.

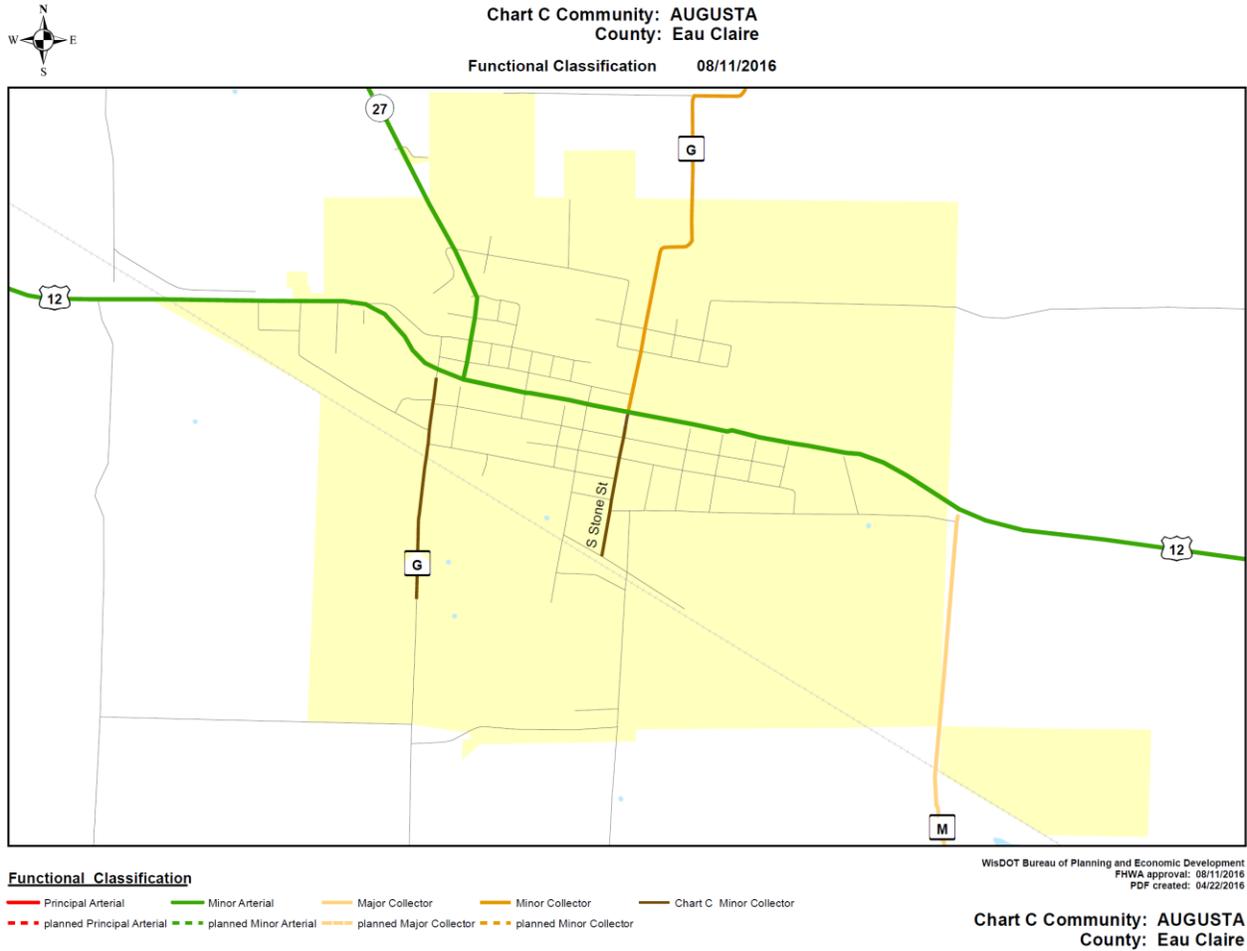
Within the Planning Area, Wisconsin DOT identifies multiple road classifications. Figures 5.5, 5.6, and 5.7 identify the road classifications within Eau Claire County and the Planning Area as approved in 2016. Table 5.12 estimates the amount of road miles per roadway type in the Town of Bridge Creek.

Figure 5.5 Eau Claire County Area Road Classifications



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Figure 5.6 Augusta Area Road Classifications



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Figure 5.7 Fairchild Area Road Classifications

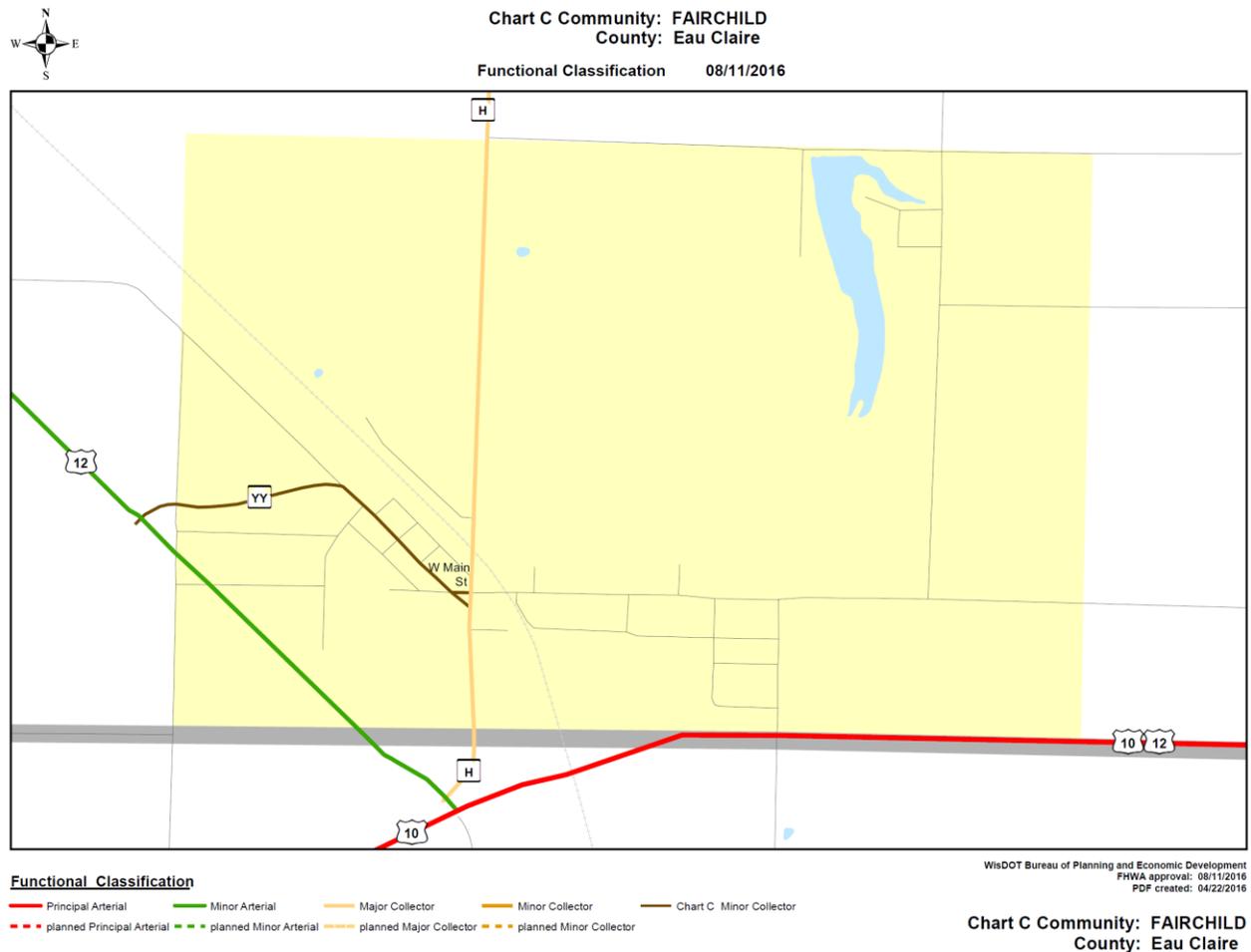


Table 5.12 Road Miles per Roadway Type

Roadway	Miles
Interstate	0
US & State Hwy	9.69
County HWY	54.26
Local Roas	69.39

5.3.1.2 Commuting Patterns

Table 5.13 shows commuting methods for resident workers over age 16. 79.7% of local workers use automobiles to commute to work, and the vast majority of these drive alone. About 8.6% of residents worked at home and did not commute to work. The average commute time is 26.6 minutes, which is slightly higher than the overall State of Wisconsin mean travel time to work of 22 minutes and the County average of 17.9 minutes (See Figure 5.8.) The higher commuting times are likely due to the high percentage of Bridge Creek residents working in and around the City of Eau Claire, a major employment center over 30 minutes away by automobile (See Table 5.14.) (Source 2010 US Census)

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Table 5.13

Commuting Methods for Residents 16 Years and Older	Percent
Car/Truck/Van-Sole Occupant	79.7%
Car/Truck/Van-Carpooled	8.3%
Public Transportation	0.0%
Motorcycle/Taxi/Other Means	2.1%
Bicycle	0.0%
Walk	9.6%
Work From Home	8.6%

Figure 5.8 Commuting Times

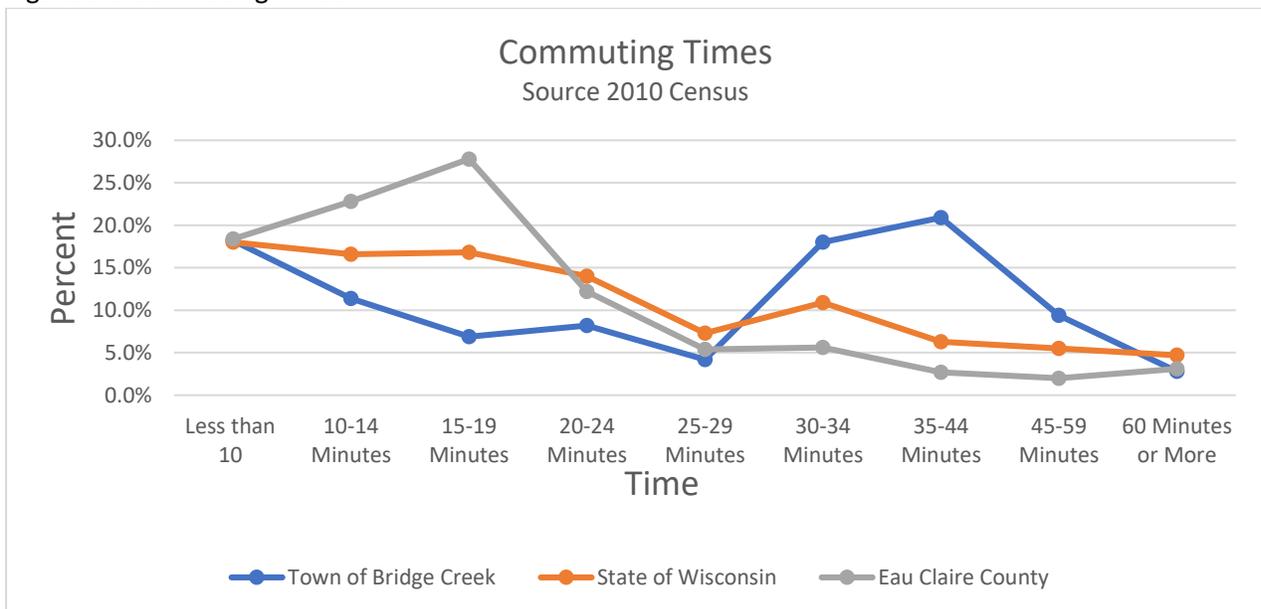


Table 5.14

Residents by Place of Work, Working Residents Age 16 Years or Older	Town of Bridge Creek	Eau Claire County
Within Eau Claire County	69.5%	80.8%
Within Town of Bridge Creek	19.8%	Unknown
Within Eau Claire County, Outside of Town of Bridge Creek	80.2%	Unknown
Outside of County, within State of Wisconsin	29.7%	18.0%
Outside the State of Wisconsin	0.8%	1.2%

5.3.1.3 Traffic Counts

According to the Eau Claire County Highway Department, growth in traffic volume in Eau Claire County has averaged 1.5%-2% per year. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. AADT counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. Wisconsin DOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. Wisconsin DOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Refer to the Town of Bridge Creek Transportation Facilities Map)

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

5.3.1.4 Access Management and Safety

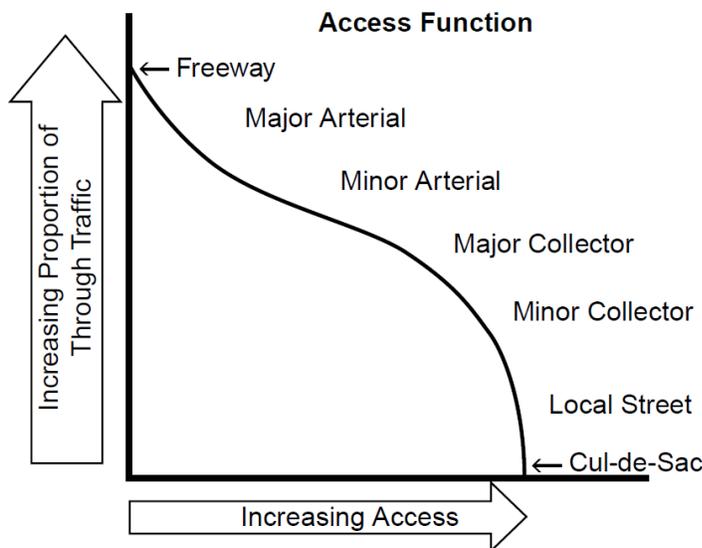
Studies show a strong correlation between:

- 1) An increase in crashes,
- 2) An increase in the number of access points per mile, and
- 3) The volume of traffic at each access point.

Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.9 shows the functional classification of a roadway which dictates the general level of accessibility vs. mobility.

Figure 5.9 Functional Classification



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county

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jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted Access Management System Plan, the Wisconsin DOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

The Wisconsin DOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Planning Area, STH 27 and USH 12 are designated Tier 3 roadways. There are no Tier 1, 2A, or 2B roadways within the Planning Area. Consult the Bridge Creek Ordinances for additional access regulations for local roads.

Table 5.15

Goal for Access and Traffic Movement	Type of New Access Allowed
<p>Tier 1 - Maximize Interstate/Statewide Traffic Movement</p> <ul style="list-style-type: none"> - Generally reserved for C2020 Backbone and Connector routes. - High percentage designed/planned for expressway or freeway standards. <p>Tier 2A - Maximize Interregional Traffic Movement – High Volume - High percentage is C2020 Backbone and Connector routes, but also includes significant number of other routes. - Most are constructed/planned for 4-lane capacity. Expressway standards are highly desirable</p>	<p>Safely spaced at constructed or planned grade-separated locations. Locked/gated driveways for emergency vehicles. Plan in place for ultimate removal of all private access.</p> <p>At-grade public road intersections, with interchanges at higher volume routes. Locked/gated driveways for emergency vehicles. No at-grade intersections within 1 mile of interchange entrance ramps.</p>
<p>Tier 2B – Maximize Interregional Traffic Movement – Other - High volume 2-lane principal arterials. - Volumes warrant passing lanes, but may not have 4-lane warrants within next 15-20 years. - High truck volumes denoting commercial/economic value. - Connect multiple urban areas across state.</p>	<p>At-grade public road intersections. Widely spaced lower volume residential, commercial and field entrances may be allowed if no reasonable alternative or opportunity to obtain such access exists, and a long term plan is in place for removing existing access as opportunities arise. Bypass or turn lanes may be required to maintain safety.</p>
<p>Tier 3 – Maximize Regional / Intra-urban Traffic Movement - Similar to 2B, however, volumes for 4-lane expansion are beyond any reasonable planning horizon. - May only connect two or three urban areas. - Lower truck volumes.</p>	<p>At-grade public road intersections spaced for safe operation. Higher volume residential, commercial and field entrances may be considered assuming both the number and spacing of access meets department operational standards for safety, except those segments already under 84.25 or 84.09 controls. Bypass or turn lanes may be required to maintain safety.</p>
<p>Tier 4 – Balance Traffic Movement and Property Access - Lower volume, primarily rural 2-lane highways.</p>	<p>All types, provided they meet operational and safety standards</p>

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

No formal, fixed-route transit services are available in the Town of Bridge Creek. Eau Claire Transit (ECT) provides bus service for the City of Eau Claire and areas immediately surrounding the City of Eau Claire. The ECT’s Transit Development Plan and Long Range Plan (2014) do not anticipate adding or extending routes to serve the Town of Bridge Creek. The need for this service should be monitored and coordinated with the Eau Claire County. Greyhound Lines does make stops in the cities of: Eau Claire, Chippewa Falls and Menomonie, providing area residents with access to long-distance bus travel across the U.S.

5.3.2.2 Transportation Facilities for the Disabled

The Eau Claire County Department on Aging and Resource Center is the policy, planning, and community organizing focal point for activities related to the elderly in Eau Claire County. One of those activities includes the Eau Claire City/County Paratransit program, which is a service delivered under contract by Abby Vans. Under this program, 60% of the annual cost for the services is paid through state and federal transit aids. Of the remaining 40%, the County pays 70% and the City pays 30%. Table 5.16 displays total ridership for the past five years in the Town of Bridge Creek. Total ridership is up 38% over the last five years, and given the aging population, this trend is expected to continue.

Table 5.16

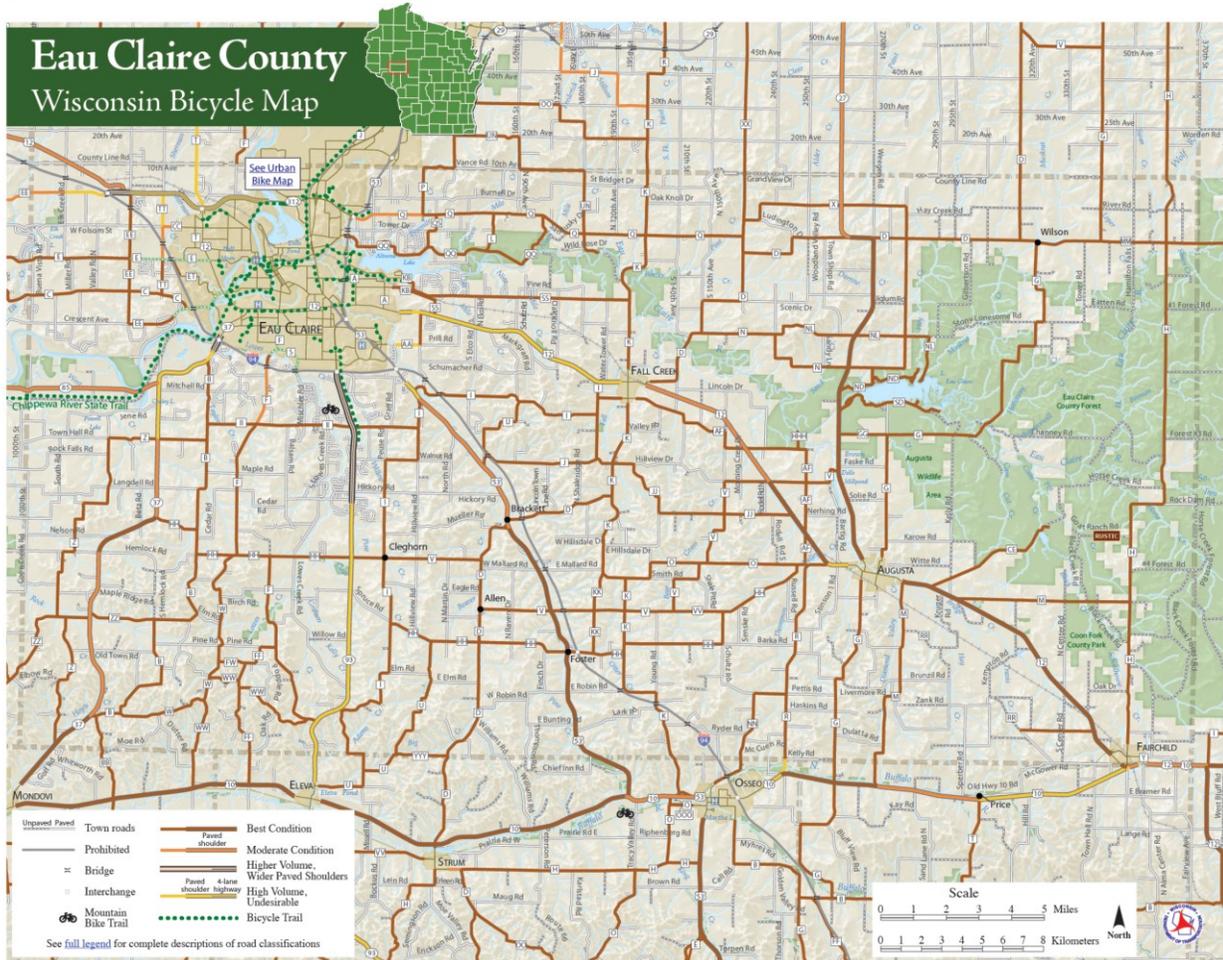
2015-2019 Eau Claire County/City Paratransit Ridership	
Year	Town of Bridge Creek Riders
2015	333
2016	530
2017	334
2018	338
2019	459

5.3.2.3 Pedestrian and Bicycle Transportation

Walkers and bikers currently use the Town’s existing roadways. The Wisconsin DOT maintains a map of bicycling conditions for Eau Claire County. These maps have been recently updated using 2015 traffic and roadway data. Current maps can be observed by visiting <https://wisconsin.gov/Pages/travel/bike/bike-maps/county.aspx>.

Figure 5.10 displays the portion of the map for the Planning Area. Brown routes indicated roadways considered to be in the best condition for biking, orange routes indicate moderate conditions for biking, and yellow routes indicate undesirable conditions.

Figure 5.10 Eau Claire County Bicycle Map



In addition, Eau Claire County has one designated off-road trail: the Chippewa River State Trail. This 30-mile trail extends from Phoenix Park in downtown Eau Claire, at the confluence of the Eau Claire and Chippewa rivers, and travels south along the Chippewa River, through a wide variety of habitat including river bottoms, prairies, sandstone bluffs and wetlands. The trail joins the Red Cedar State Trail in the Dunnville Wildlife Area, near the confluence of the Red Cedar and Chippewa Rivers, and ends at the town of Durand.

The Chippewa River State Trail is part of the Chippewa Valley Trail System. When completed, the trail system will feature an 80-mile network of trail stretching from Cornell, through Chippewa Falls and Eau Claire, to Durand and Menomonie. Other trails in this system include the Red Cedar and Old Abe State Trails.

In addition to the CV State Trail, three mountain bike trails currently exist in Eau Claire County: with one trail within the town of Bridge Creek:

1. Trails at Lowes Creek County Park include approximately 6 miles of technical and challenging narrow single track. Access to these trails is from the parking lot off South Lowes Creek Road.
2. A 7-mile loop bike trail starts at the Coon Fork County Park campground, goes east on Rustic Road, south on Black Creek Town Road, west on CTH M, then right on North Center Road, then

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onto a forest trail to the dayside entrance road, then onto CTH CF and back to the campground entrance.

3. A trail from Coon Fork campground extends west and then north of CTH CF onto county forest land.

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

5.3.2.4 Railroad Service

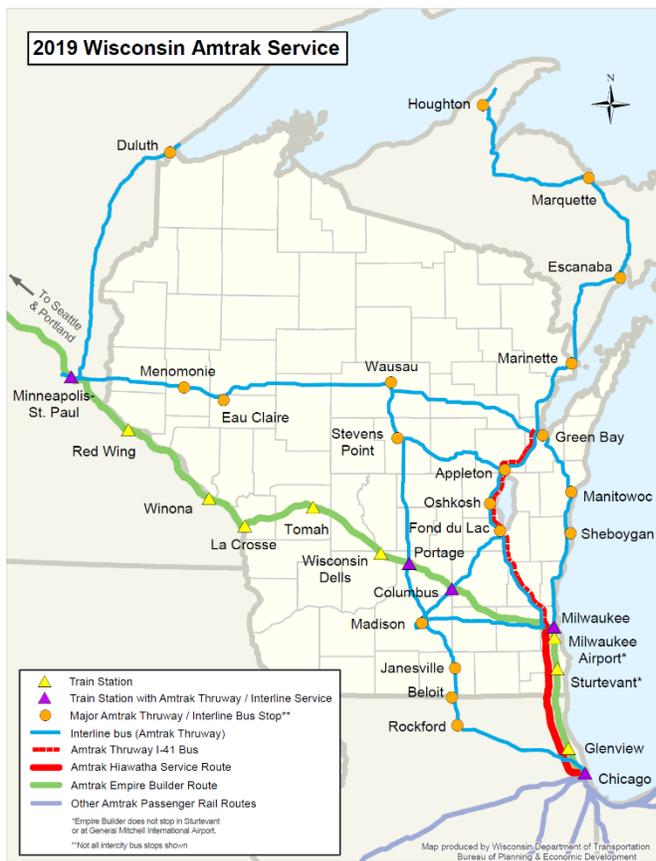
Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes.

Within the Planning Area, there is one railroad company, Union Pacific. Union Pacific is the largest railroad in North America, operating over 32,100 route-miles in the western United States in 2009; 623 of which are in Wisconsin. The railroad serves 23 states, every major West Coast and Gulf Coast port, and the five largest gateways between the East and West at Chicago, St. Louis, Memphis, Kansas City and New Orleans. The railroad has one of the most diversified commodity mixes in the industry. In Wisconsin, UP's line connects Chicago, Milwaukee, and the Twin Cities via Eau Claire. The UP rail line within the Metropolitan Planning Area (MPA) is categorized as a B-Mainline in that it generates less than 20 million annual gross ton-miles per mile, but at least five million annual gross ton-miles per mile. UP employs 42,700 people, of which 325 work in Wisconsin with an annual payroll of \$32.1 million. UP's freight revenue was \$13.4 billion in 2009. Union Pacific maintains a line through the Planning Area, as well as the City of Augusta, Village of Fall Creek, City of Altoona, and City of Eau Claire. The only rail yard within Eau Claire County is located in the City of Altoona. Canadian National also operates a somewhat parallel east-west rail line through Chippewa Falls. According to the most current 2012 commodity movement data, provided by Wisconsin DOT, rail accounts for 27% (3.80 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa counties, just less than the statewide proportion. Outbound rail tonnage amounts for 35% (2.94 million tons) of the total tonnage shipped, while almost 16% (865,128 tons) of inbound tonnage arrives via rail. The primary rail freight commodities shipped into the planning area include lumber and wood products; grain; railroad cars; plastic material or synthetic fibers; primary metal products; and pulp and paper products. The principal rail freight commodities shipped out of the planning area include sand or gravel (frac sand); industrial organic chemicals; metal scrap or tailings; FAK (freight all kind) shipments (various goods shipped together); miscellaneous food preparations; and railroad cars. (Source UP Railroad, Chippewa-Eau Claire Metropolitan Planning Organization)

Within the Planning Area, there are a total of four at grade rail/line road crossings. Two of the crossings are located on collector roads and two located on local roads. The locations of the crossing are identified as follows:

- Local Road Crossings
 - Kruger Road, approximately 1.74 road miles south of USH 12.
 - Bartig Road, approximately 0.06 road miles north of USH 12.
- Collector Roads
 - County Road M approximately 0.62 road miles south of USH 12.
 - County Road AF approximately 0.07 road miles north of USH 12.

Figure 5.11 Wisconsin Amtrak Service



Amtrak operates two passenger trains in Wisconsin. The long-distance Empire Builder operates from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service. The City of Tomah is the closest Amtrak station to Eau Claire County residents. See Figure 5.11. The Wisconsin DOT has been studying ways in which passenger rail could be expanded. Wisconsin DOT, Amtrak and eight other state DOTs, are currently evaluating the Midwest Regional Rail System (MWRRS). This is a proposed 3,000-mile Chicago based passenger rail network.

The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, St. Paul, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. A commuter bus is expected to connect the City of Eau Claire to this system, although options exist for

potential rail from Eau Claire to the Twin Cities, La Crosse, and Tomah. (Source: Wisconsin DOT Rail Issues and Opportunities Report)

Figure 5.12 Potential Midwest Regional Rail System



5.3.2.5 Aviation Service

The Wisconsin Department of Transportation supports a network of eight commercial service airports and 90 diverse general aviation (GA) public-use airports in the state. These airports provide worldwide access to Wisconsin’s communities for personal travel, business, tourism, emergency responders, agricultural spraying, and flight training.

Wisconsin’s eight commercial service airports support regularly scheduled, year-round commercial airline service, and the full range of GA activity to domestic and international destinations. The 90 GA public-use airports support all GA aircraft—from the 14 large GA airports that include daily operations of all types of business jets, to the 48 medium GA airports that support most single and multi-engine aircraft, and the 28 small general aviation airports that support primarily single and small twin-engine aircraft.

Airports are classified by the Federal Aviation Administration (FAA) into four categories:

- 1) Air Carrier/Cargo
- 2) Transport/Corporate
- 3) General Utility
- 4) Basic Utility

Chippewa Valley Regional Airport (CVRA), in the City of Eau Claire, is the nearest public airport. Owned by Eau Claire County and operated by Eau Claire and Chippewa counties, the airport is classified as a primary commercial service airport in the Federal Aviation Administration’s (FAA) National Plan of Integrated Airport Systems (NPIAS) and a commercial airport in the Wisconsin State Airport System Plan (SASP). Airline service is provided by United Airlines operated by SkyWest Airlines to Chicago O’Hare

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daily. In 2014, the airport served over 40,000 passengers and recorded 21,500 aircraft operations. Seventy-nine aircraft are based at the airport. The airport owns eight box hangars and has 19 privately-owned hangars.

Chippewa Valley Regional Airport has two paved runways, associated taxiways, public apron areas, passenger terminal area, and one fixed base operator (FBO). The primary runway (04/22) is 8,101 feet long by 150 feet wide. The secondary runway (14/32) is 5,000 feet long and 100 feet wide. Navigational aids include PAPI, which is an instrument landing system, and VOR/DME, which is a radio and communications system. (Source: CVRA)

5.3.2.6 Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to 2012 commodity movement data provided by Wisconsin DOT, trucking accounts for 73% (10.04 million tons) of the total freight tonnage shipped into or out of Eau Claire and Chippewa Counties. Truck shipments transported 65% (5.49 million tons) of the outbound freight tonnage and 84% (4.56 million tons) of the inbound freight tonnage. The primary freight commodities shipped into the Chippewa-Eau Claire MPA by truck include broken stone or riprap; secondary traffic (warehousing); grain; petroleum refining products; gravel or sand; dairy farm products; miscellaneous field crops; primary forest materials; and ready-mix concrete, wet. The principal commodities shipped out of the Chippewa-Eau Claire MPA by truck include gravel or sand; grain; dairy farm products; miscellaneous field crops; primary forest materials; wood products; soft drinks or mineral water; miscellaneous waste or scrap; and fertilizers.

Within the Town of Bridge Creek, USH 12, STH 27, and CTH R are Designated Long Truck Routes by the Wisconsin DOT. (Source: Long Range Transportation Plan, Chippewa-Eau Claire MPO)

5.3.2.7 Water Transportation

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

5.3.2.8 Maintenance and Improvements

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

5.3.2.9 Pavement Surface Evaluation and Rating

Every two years, municipalities and counties are required to provide Wisconsin DOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Township in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Township are evaluated and

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rated in terms of their surface condition, drainage, and road crown. The average pavement condition of local roads in the Town of Bridge Creek as of year 2019 was classified as a 7.

5.3.2.10 State and Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were Wisconsin DOT plans resulting from Connections 2030, Wisconsin's multi-modal plan for the 21st Century adopted in 2009.

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

The Wisconsin DOT Six Year Improvement Plan 2020-2025 for Eau Claire County lists one project located in the Town of Bridge Creek Planning Area. A portion of USH 12 between Augusta and Fall Creek is scheduled for construction/resurfacing in the year 2022.

In addition, the Eau Claire County Five Year Road and Bridge Improvement Plan (2018-2022) indicates that within the Planning Area the following improvements are scheduled: CTH G from the Eau Claire River to the northern township boundary is scheduled for improvements in the year 2020. CTH M from Lange Road to the southern county line/township boundary is scheduled for improvements in the year 2021. CTH G from Sandy Hill Drive to Livermore Road is scheduled for improvements in year 2022.

In follow-up to Connections 2030, The Wisconsin DOT has recently begun work on Connections 2050. Connections 2050 is still in the planning stage and currently focusing on the Public Involvement Plan.

5.4 Utility and Community Facilities

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

5.4.1 Sanitary Sewer System

The majority of the Town of Bridge Creek is serviced entirely by private sanitary sewers, which are thought to be in good condition with no known issues at this time. Currently two private residences and one business are provided sanitary sewer by the City of Augusta. Permits for private waste disposal systems are reviewed and issued by the Eau Claire City- County Health Department. A sanitary permit is needed before County Building Permits, County Land Use Permits or Town Building Permits can be issued. This is a Wisconsin State Statute requirement. In addition, sanitary permits are required before installing, repairing, altering, or reconnecting any septic system. Sewage systems are required by state

law to be inspected and pumped, if needed, at least every three years by a person licensed by the state to provide this service.

5.4.2 Storm Water Management

Storm water management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A storm water management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within Native American Lands, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. On August 1, 2004, the DNR received authority under revised Ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage. The Eau Claire County Department of Planning and Development – Land Conservation Division is responsible for reviewing and issuing storm water management and erosion control permits in unincorporated areas of the County. Permits are required when a proposed land development activity meets any of the following permit thresholds:

- 4,000 square feet land disturbance (grading/structures).
- 400 cubic yards of excavation, fill, or a combination of these.
- 300 lineal ft. of new utility or other open channel disturbance (unless utility is plowed in outside of ditch line).
- All new “SUBDIVISIONS” (as defined by local codes).
- All sites where at least ½ acre of impervious surface is added to the landscape (rooftops, pavement, etc.).
- Other sites, regardless of size that the Land Conservation Division determines is likely to cause an adverse impact to an environmentally sensitive area or other property (may require erosion control and/or storm water management plan).

In the Town of Bridge Creek, storm water management is additionally controlled by Ordinance 1-2016. Permits authorized by the Town Board must first be obtained when conducting any land disturbing construction. Furthermore, permit holders must follow all requirements of the ordinance.

5.4.3 Water Supply

Similar to sanitary sewer, water needs in the Town of Bridge Creek are met primarily by private wells. The exception would be three private residences and one business which are provided water from the City of Augusta. Water quantity is currently sufficient to meet local needs, and there are no known issues regarding water quality at this time. The Eau Claire City-County Health Department also administers rules governing new private water well location and existing private water systems. Examples of services provided by the department are:

- Environmental Health Specialists inspect and provide permits for new wells in the county.

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- Drinking water contamination problems are investigated.
- Proper abandonment of wells is enforced.
- Well permits are required for new wells.
- Public drinking water systems are routinely inspected and sampled.
- Advice is provided on identifying and correcting drinking water quality problems.

5.4.4 Solid Waste Disposal and Recycling Facilities

The Town of Bridge Creek does not currently contract with an individual waste disposal company for service. There are several waste disposal companies that offer residential and commercial services to the Town of Bridge Creek. These services are arranged by the residents themselves. The City of Augusta does contract for waste disposal services. Due to the presence of the contracted waste disposal company in our area, the contracted company is traditionally the most cost-effective service for residents in the Town of Bridge Creek.

The Town of Bridge Creek offers an alternative to commercial waste disposal services by operating its own waste disposal and recycling center. The Waste Disposal and Recycling Center is located at S9515 State Highway 27. The Town of Bridge Creek offers fee-based disposal of residential waste as well as appliances, furniture, tires, scrap metal and other materials. The Town of Bridge Creek partners with Eau Claire County for recycling and cost shares portions of that service.

Priorities for solid waste management in Eau Claire County are:

1. To encourage the overall reduction of waste;
2. To encourage reuse of items, rather than disposal;
3. To encourage and support recycling of waste materials that can be recycled;
4. To encourage and support other alternatives to disposal including composting, incineration, etc.; and
5. To ensure that appropriate and environmentally sound disposal facilities are available for citizens' use. For safe disposal of household hazardous waste, the County offers four Clean Sweep Program events between the months of April and November each year. More information is available on the Eau Claire County website.

5.4.5 Parks, Open Spaces and Recreational Facilities

The Town of Bridge Creek does not own or maintain parkland. However, several park properties are easily accessible to and serve residents, including:



Coon Fork Park and Campground: [E25501 CTH CF, Augusta WI 54722](#)

Coon Fork Park is owned and maintained by Eau Claire County. Coon Fork Park consists of 383 acres and offers the following amenities: boat landing, beach, picnic shelters (reservations required); 108 campsites including some with electric, handicap accessible, and lakeside sites. Water, sanitary dump station, toilet and shower facilities, canoe, kayak, paddle and rowboat rentals, ice and firewood sales are available from May 1 thru September 15. Coon Fork Park

also offers miles of hiking, mountain bike and cross-country ski trails.

Coon Fork Park is also home to Coon Fork Lake. Coon Fork Lake is 62 acres in size and is home to Musky, Panfish and Largemouth Bass. Coon Fork Lake also serves a recreational lake for canoeing, kayaking and swimming.

Lake Eau Claire County Park: [E19230 CTH SD, Augusta WI 54722](#)

Lake Eau Claire Park is owned and maintained by Eau Claire County. Lake Eau Claire Park consists of 37 acres and offers the following amenities: Picnic area with grills, clubhouse with kitchen and adjoining porch, several picnic shelters of varying sizes, BBQ grill pit, volleyball courts, ballfield, horseshoe pits, barrier-free fishing pier, flush and pit toilets, and handicap accessible playground.

5.4.5.1 Short History of Lake Eau Claire

The first dam on the Eau Claire River was constructed on the same site as the present dam, east of the bridge on Highway 27 about six miles north of the city of Augusta, Wisconsin, 44.9° latitude, 89.6° longitude. Built in 1878 by the Eau Claire Lumber Company, the dam was called “The Main River Dam.” Its purpose was to hold back the year’s collection of logs lumbered out of forests near Coon Fork until the spring floods would carry the logs down to the paper mill in Eau Claire. Surveyor for the company, John Miley, constructed a dam 24 feet high with a hoisting platform 8 feet above. The dam was 98 feet long, with a total of 32 feet dedicated to gates. The largest gate was the middle one, 18 feet across. It was called the “sluice” gate because it was the longest one and the first one used to pass along collected logs. The sluice gate was controlled by a lever 10 feet in length which was spun round and round to operate it. At top efficiency, the dam was calculated to sluice logs through it at a rate of about one million board feet an hour.

On Thursday, September 17, 1936, the *Augusta Union* newspaper recorded that the second (present) dam was completed upon the same site. Its construction was the largest project of its type completed in Wisconsin by the Works Progress Administration (WPA). Such construction projects were initiated by the federal government in an effort to jump start the country’s economy and lead our nation out of the depths of the Great Depression.

Dedicated on August 12, 1937, the new dam was made of reinforced concrete. It is 24 feet high, 251 feet long and at the time created a flowage approximately six miles long when river-course-measured toward the Troubled Waters Bridge on County G and about one mile wide at its widest point which

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includes many backwater channels and small lakes. Approximately 95,040 yards of shoreline were created by the dam. At its inception, Lake Eau Claire was estimated to be 1,225 total acres.



In the early 1940's, first efforts to create a private lake association were begun. On June 12, 1945, the Articles of Incorporation were signed for the "Eau Claire Lake Association" whose name has ameliorated into the Lake Eau Claire Association (LECA) or its informal name—The Friends of Lake Eau Claire (2019).

In 1975, there was an effort to incorporate households into a public, legal lake district government, but the effort fell two signatures short before the time deadline expired. In 1985, a second effort was made to create a lake district, and in 1988 a third effort attempted. Both the 1985 and 1988 efforts failed. It wasn't until 2013 that a successful effort was made to create a lake district. Its legal name is the Lake Eau Claire Protection and Rehabilitation District, and its second president was Marlo Orth. He was instrumental in gaining the necessary votes and an essential key in providing leadership in the formational early years of the lake district. The current lake district president, Mike Lea, has made major progress in building connections and partnerships with local, county and state leaders in governmental bodies and staff directors which are delivering significant assistance with the cost of dredging, road building and riverbank protection.

Because of lowered water levels, the state and local agencies and organizations cooperated in stocking the restored lake with fish. In 1937 the first fingerling stocking consisted of 175,000 muskies, 200,000 walleyes and several thousand panfish. These small fish were stocked at Riggins Rapids and at Hamilton Falls. Various amounts of minnow-sized stockings continued almost every year. For instance, in 1968 one million walleye fry (about one inch long) were planted. Part of the stocking program in the 1950's was to offset the fact the lake level was substantially lowered to allow the removal of wood stumps on the bottom and the use of commercial fishing nets. The stumps had to be removed to allow for several areas of 50 to 60 acres to be available to use nets to remove large quantities of carp and redhorse rough fish which were consuming the eggs of game fish as they spawned in the spring during the 1950's. The rough fish netting had mixed results but today the lake has a good population of game fish and panfish, especially because the lake district and lake association cooperated with Eau Claire County and the Wisconsin Department of Resources (WDNR) to create a twenty-year Lake Management Plan for Lake Eau Claire. The plan, when finalized, called for three goals: installing fish cribs, purchasing, and installing an aeration system in the deep west end of the lake to counter blue-green algae blooms, and annually dredging sediment out of river and creek traps above and to the north and east of the lake to stop the infilling of the flowage.

As of the winter of 2021, sand traps have been funded, installed, and used at several key creeks surrounding Lake Eau Claire. There are small sand traps at the Beach Creek Bridge by the county swimming beach on County ND and the Bed Post Creek Bridge just west of the County Boat Landing on County ND. This work is annually funded by the Lake Eau Claire Association (LECA). For many years, a third sand trap was located near the delta mouth of Hay Creek; however, with funds raised by the LECA,

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as of 2019 informally named (Friends of Lake Eau Claire), a new and much larger and more effective sand trap was located farther north on Hay Creek, above the last home on the creek. The LECA privately raised approximately \$25,000 for the new sand trap on Hay Creek and about \$40,000 for the new trap on Muskrat Creek.

In 2020, more sand trap progress was accomplished. The LECA's funds helped develop a new, large sand trap north of the delta of Muskrat Creek as well as dug out creek depths in front of several properties near its junction with the lake. This dredging actually has two purposes. First, its aim is to eventually restore property access to navigation to the lake. A second and incredibly important aim is to restore spawning runs up both Hay and Muskrat Creek. Today, for the first time in decades, it is possible to watch schools of fish return up the creeks to complete their spring spawning runs. The sediment spoils from these operations are transported to two approved sediment storage sites—one just north of Troubled Water Bridge and another called the Gravel Pit on the DNR Connector Road linking County G to County SD.

In 2014, the Lake Eau Claire Protection and Rehabilitation District was formed as a lake district governmental body, which allowed the group to levy taxes. The raising of funds from the tax levy on riparian properties on the lake and the raising of private funds by the LECA and a \$200,000 lake restoration grant from WDNR, afforded three major dredging projects to be undertaken as well as the purchase and installation of 15 aerators and a pumphouse for the lake. The three main river dredging projects included the installation of a large sand trap just east of the Troubled Waters Bridge on County G, the installation of a large sand trap at the Gravel Pit, and a one-time cleanout of the S-shaped curve of the Eau Claire River just past the Skid Row Boat Landing. Originally, the sediment spoils from these projects were trucked to the Gravel Pit area or pumped to a storage area just above the Skid Row landing. A few years ago, Eau Claire County approved the development of a larger sediment storage area about one mile north and east of the Troubled Waters Bridge.

Present Lake District President Mike Lea has been collaborating with governmental representatives to develop plans to install a new and even more effective sand trap on the Eau Claire River above the Skid Row landing at a place locally known as the Eagles' Nest. Further goals also include applying for a WDNR grant to dredge out the Skid Row Boat Landing in order to accommodate motorboats. Under the present leadership and successful fundraising efforts of Lake Association President Lori Bechtel, the ambitious installation of new and larger sand traps and other lake improvement projects continue.

In summary, the first goal of the Lake Eau Claire Management Plan—to protect and improve a flowage lake that had reached the end of its predicted life when first created—was achieved beyond expectations. It must be noted that one major reason WDNR awarded its large grant was the installation of major river traps above the lake would protect the critical wildlife habitat of a special shallow lake area called "The Rookery" where all kinds of fish continue to spawn and migratory birds and waterfowl nest and raise their young. Moreover, by 2020, significant new backwater lakes have begun to open up their channels and thus restore fish spawning cycles that have been blocked for many years.

Along with concentrated work on the first goal of dredging out sediment from the creeks and from the river above the lake, major success has been found regarding the other two plan goals: to use an aeration system to improve water quality and to install fish structures to grow fish populations.

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Since 2010, the Lake Eau Claire Association (LECA), a private non-profit organization, was the driving force to gain and implement the three goals of the Lake Management Plan. Beginning in 2011, LECA President Fred Poss joined with Dr. Rod Zika, LECA board members and several volunteer committees to create the plan through the proactive use of a lake community survey, several public meetings and participation in township and county conservation committees. All that process was



required to apply for the \$200,000 WDNR grant. The state money was available only if our lake could raise matching funds, so a concerted drive was put together to assemble donations, apply for county lake rehabilitation funds, create fundraising events, and use in-kind work time to meet the match requirements. As a result of the efforts of the lake association board, members, township and county leaders, state DNR staff, and the Army Corps of Engineers, a plan was assembled, approved, the money was raised, and the grant was awarded. Under the leadership of LECA President Fred Poss and Dr. Rod Zika, work on implementing the grant for all three goals was initiated in 2012, began in earnest in 2013, and was combined with lake district direction in 2014.

Regarding the basic science behind the second goal of the lake management plan—aerating the lake—it is necessary to understand some essential chemistry. Blue-green algae is actually not a tiny plant (algae) at all. It is a bacterium that grows on the deep bottom of a pond or lake only if there is no oxygen present. It will remain on the bottom unless disturbed. When a strong, cold north wind blows across a lake like ours for a sustained period, that wind creates something called “turnover.” The turnover creates turmoil and brings the bacteria to the surface of the lake where it encounters an oxygen-rich environment and dies. The dead bacteria stain the water blue-green and creates a very unhealthy situation.

The water of the lake can turn into a substance like thick pea soup; so viscous it clogs up the gills of fish and they die. Furthermore, the sight of such a polluted body of water instead of clean, clear lake accompanied by the strong stink of the dead bacteria poses a major problem for homeowners who face declining property values, beach closings due to high bacteria counts, and sick pets and wild animals that drink the water and develop illnesses. With the successful fundraising meeting the initial \$140,000 cost, the LECA was able to locate and identify an appropriate vendor. With the assistance of WDNR staff, LECA leaders and volunteers and community helpers, a lot for the pumphouse was purchased; the pumphouse built, 15 aeration lines run down into the west end of the lake and connected to 15 circular aerators that create millions of oxygen bubbles for the lake each minute. The system is turned on around the middle of May and shut off around the middle of October and has been amazingly successful in restoring excellent water quality to the lake, even in summer. The costs of operating the aeration system, the dredging operations, and the building and installation of fish structures are jointly paid for by the taxes levied by the lake district, private funds raised by the LECA, an annual contribution to lake

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rehabilitation by Eau Claire County, and by state WDNR grants. Only the continuing dedication of volunteers and area leaders keep the necessary funds available to protect and improve the lake.

Finally, beginning in 2012, a determined effort began to build and install fish cribs in the lake to restore the fishing population. At the time, Lake Eau Claire was so depleted of fish that it was locally known as “the Dead Sea.” Using a new design from Dr. Rod Zika called a “half-log fish structure,” Lake President Fred Poss began the building and installation process because the lake management plan grant committed the association and lake district to install at least 500 structures in the lake by 2020. The design called for an oak half-log, about eight feet long, to be roped to two corner concrete blocks. White pine and hardwood branches about eight feet long are then inserted into the holes in the concrete block and roped or plastic tied together. A skid steer loader is used to lift the fish structure onto a pontoon purchased and operated by the LECA, and volunteers offload the crib at designated places on the lake. A small experiment in the last two years has also included the installation of some small, roped-together brush bundle structures a few feet tall. All fish structures must be placed in at least water 5 feet of water. Lake property owners must sign an approved form showing they agree to receive the structures. The fish structures must be placed at least 100 feet apart and away from such things as public docks. A GPS location recording is made and shared with WDNR for each fish structure. Due to encouragement from WDNR, a larger fish crib model is being designed for installation in deep water.



Supplementing the installation of the half-log structures and bundles are “tree falls” that volunteer Robin Walsh directs with WDNR. A tree fall is a cut-down tree near the lake edge that is cabled to its stump to avoid washing away in a flood. Both the cribs and tree falls provide essential cover and coarse, woody habitat for small fish and mature spawning fish. To date, at the end of 2020, 341 half-log fish structures and 200 tree falls have been installed, exceeding the goal of 500 installations by 2020. The future plan is to continue supplemental installations of 10 to 20 fish structures per year to adjust for

decay and eventual destruction of woody material in the lake.

In conclusion, it should be noted that WDNR Fish Managers have documented excellent spawning results and significant increases in fish size and numbers since the fish structures and tree fall programs were initiated. The present WDNR Fish Manager recently stated that Lake Eau Claire is one of the best walleye lakes in the state of Wisconsin. Such a statement was simply not possible to make a decade ago. It is because of the dedicated efforts of the leaders and members of the LECA, the Lake Eau Claire Protection and Rehabilitation District, the townships of Bridge Creek and Ludington, the city of Augusta, private citizens and businesses, Eau Claire County leaders, board members and staff personnel, WDNR leaders and staff and the cooperative assistance of the Army Corps of Engineers that such a tremendous outdoor recreational resource remains alive and vibrant today.

Sources:

Augusta Union Newspaper, "Lake Eau Claire Dam Completed," Thursday, September 17, 1936
"Dedication Program" Lake Eau Claire, August 12, 1937
 Lake Eau Claire Association Minutes from 1945 to the present
 Anecdotal interview and conversation notes recorded by Fred Poss
 Information stored on the website: www://lakeeauclaire.org

Additional Parks

In addition, Eau Claire County also owns several large tracts of land including Harstad Park (CTH HHH, Augusta). Harstad Park is a 43-acre tract of land along the Eau Claire River and offers the following amenities: 27 primitive campsites, picnic area, playground and ball diamond, hand pump for drinking water, pit toilets, large picnic shelter and canoe landing.

Beaver Creek Reserve and Big Falls Park, both to the northwest in the Town of Seymour, are within 15 minutes of the Town of Bridge Creek. The City of Augusta also provides several park facilities that could be used by Town residents, including Memorial Field as well as two parks equipped with playground fixtures, shelters, and portable toilets.

In addition to the parks within the Town of Bridge Creek, there are over 23,000 acres of County owned Forest Lands. These lands are traditionally open to the public for such recreations as: hunting, fishing, and hiking, with certain tracts of land being open to ATV/UTV and snowmobile uses. The Town of Bridge Creek is also home to the Augusta Wildlife Area: A State of Wisconsin owned 2,500-acre marsh and woodland that lies just south of Lake Eau Claire. Hiking trails and gravel roads provide access into the interior of the property.

The National Recreation and Park Association (NRPA) recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Based on these recommended acreages, the Town population is adequately served by existing parkland facilities within or adjacent to the Town of Bridge Creek.

Table 5.17

Park Acreage Compared to Population Forecasts			
	2010	2020	2030
Population	1900	1960	2030
Demand (12 acres/1,000 people)	23	24	24
Total Supply (public use areas only)	25,963	25,963	25,963
Surplus/Deficit	25,940	25,939	25,939

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

The Eau Claire County Outdoor Recreational Plan (2016-2020) serves as a guide for the development of parks and outdoor recreation facilities in the County. Maintained by the Eau Claire County Parks and Forestry Department, the plan identifies the following general goals:

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1. Improve existing park facilities to meet the recreational needs of the entire community.
2. Acquire land in fee or by easements for recreation areas, as per applicable Codes.
3. Coordinate the development of public parks and recreation areas with other land uses to ensure compatibility.
4. The county, other units of local government, state and federal government agencies should coordinate their efforts to acquire and develop outdoor recreational sites and facilities in appropriate areas to ensure that high quality recreational resources are available to all Eau Claire County residents.
5. All levels of government and the private sector should avoid unnecessary duplication of recreational services and functions.
6. An action plan should be established to meet the determined needs or unsatisfied public demands for outdoor recreation facilities in the County.
7. The County's goals, objectives, and policies for outdoor recreation should be periodically reviewed to maintain and improve the county's recreation program.

Within the 2016-2020 Eau Claire County Outdoor Recreational Plan there are several recommendations for upgrades. Six projects are proposed to Lake Eau Claire County Park while fifteen projects are proposed for Coon Fork County Park.

The 2019-2023 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. Since its inception, LWCF has awarded Eau Claire County with \$1.2 Million in grants to fund 37 projects.

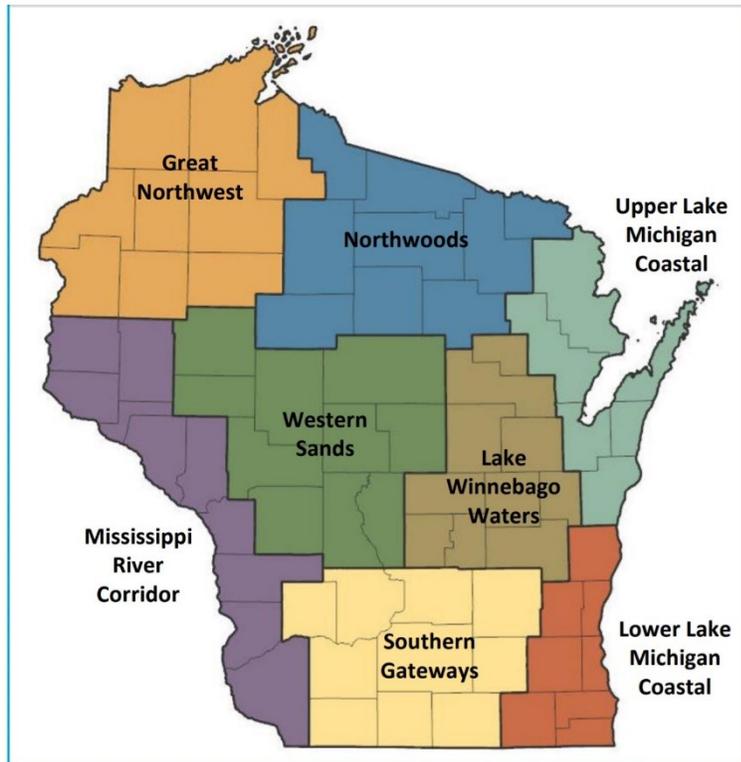
A survey from the plan identified the following recreational activities to be the highest in participation:

- Picnicking/Tailgating and Cookouts 74%
- Hiking/Walking and Running on Trails 68%
- Nature Observation 66%
- Boating Related 61%
- Fishing 49%

Of the people surveyed, the top five activities identified as the favorite (but not necessarily most frequent) are:

1. Walking, hiking
2. Fishing
3. Hunting
4. Bicycling
5. Camping

Figure 5.13 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)



The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region’s recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation.

Eau Claire County is a part of the Western Sands Region (Adams, Chippewa, Clark, Eau Claire, Jackson, Juneau, Marathon, Monroe, Portage, and Wood Counties). Some of the most common issues for the State identified by the plan include:

- Demographic Changes
- Access to Public Lands
- Access to Private Lands
- Condition of Recreation Facilities
- Invasive Species and Habitat Quality
- Funding for Providing and Operating Places
- Recreation Needs-Camping, Water Access, Trails, Shooting Areas

Issues identified in our Region include:

- Bicycling - bicycle touring/road riding and mountain biking/off-road biking
- Bird or wildlife watching
- Camping - developed and primitive
- Canoeing or kayaking
- Cross country skiing
- Dog walking
- Fishing Hiking, walking, trail running, backpacking
- Horseback riding
- Hunting - big game
- Picnicking
- Snowshoeing
- Swimming in lakes and rivers

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5.4.6 Telecommunications Facilities

Town of Bridge Creek residents are primarily offered CenturyLink for telephone and internet services. High speed internet is not available for the majority of residents in the plan area. Town of Bridge Creek residents are offered several options for television or wireless phone or internet services through a variety of providers who service the area. There are no known unserved areas in the Town of Bridge Creek currently. Future telecommunication need is driven by new growth and development.

5.4.7 Energy Facilities and Resources

The Town of Bridge Creek receives electrical service from Eau Claire Energy Cooperative. Two electrical substations maintained by Eau Claire Energy Cooperative are located within the Town of Bridge Creek.

Natural Gas needs of the Town of Bridge Creek are provided by WE Energies. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating utilities.

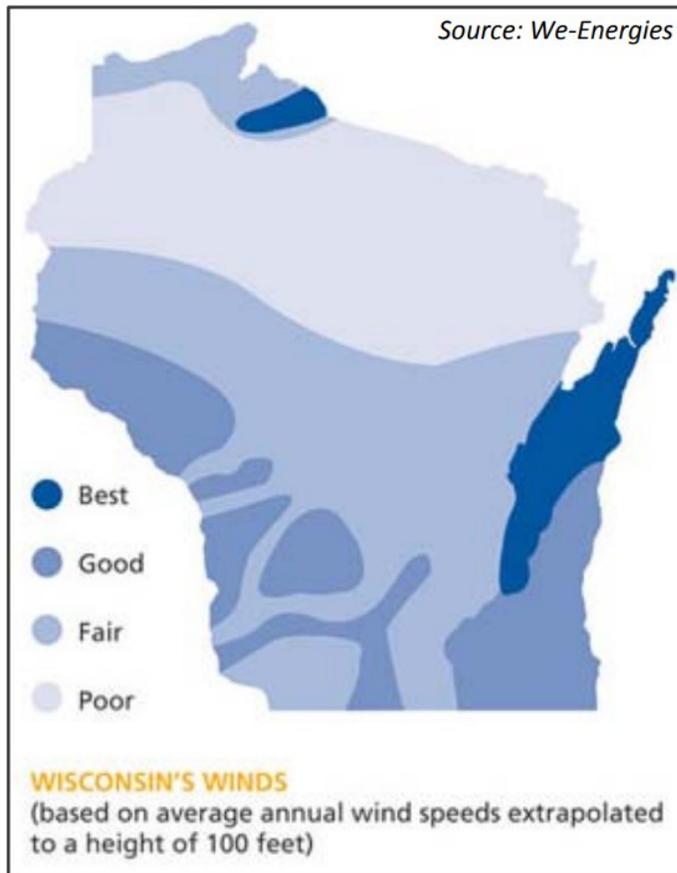
5.4.7.1 Renewable Energy Sources

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

Solar

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

Figure 5.14: Wisconsin Wind Energy Resources Map



Wind

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

Geothermal

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

Biofuel

Biofuels offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources. Biofuels are derived from biomass and can be used for liquid biofuel or bio-gas production. Crops and crop residues are the main source of biomass for the production of liquid biofuels. The primary food crops used for biofuel production in Wisconsin are corn (for ethanol production) and soybeans (for biodiesel production); although other sources can also be used such as: agronomic crops (e.g., switchgrass), forestry crops (e.g., poplar), or residues (unused portions of crops or trees). The main sources of biomass for biogas (methane) production are animal waste, landfills and wastewater treatment facilities. Animal waste is a persistent and unavoidable pollutant produced primarily by the animals housed in industrial sized farms. The use of digesters to produce methane from

animal waste is growing as both an energy source and a means of waste management. Biogas production from animal waste is most effective in commercial size dairy farms. Landfill gas can be burned either directly for heat or to generate electricity for public consumption. The same is true regarding the secondary treatment of sewage in wastewater treatment facilities where gas can be harvested and burned for heat or electricity. Currently, there are no biofuel production facilities in the Town of Bridge Creek.

Hydroelectricity

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

5.4.8 Cemeteries

There are currently three cemeteries within the Town of Bridge Creek: St. John's Cemetery located on Haycreek Road, Mennonite Church Cemetery located on CTH GG and Amish Church Cemetery located on Brunzil Road. Except for the Amish Church Cemetery located on Brunzil Road, the cemeteries are reported to be less than maximum capacity and are currently in good condition. The Amish Church has plans to establish another cemetery to fulfill their needs and is in the planning stages at the time of this report. The Town of Bridge Creek does not initiate the development or expansion of cemeteries; however, they are regulated by the State of Wisconsin.

5.4.9 Health Care Facilities

The Town of Bridge Creek has no hospitals, general medical clinics, or nursing homes, although residents have access to an array of health care options in nearby communities. The City of Augusta offers two clinics: Prevea Health and Simple Traditions Family Clinic. Both facilities provide general care and referrals to patients. The City of Augusta is also home to Augusta Health and Rehabilitation. This facility provides long term nursing home, assisted living and rehabilitation services. Town of Bridge Creek residents can also access the Cities of Osseo and Eau Claire for additional healthcare needs.

5.4.10 Child Care Facilities

The Town of Bridge Creek currently has one licensed childcare facility with a total capacity of 8 children. The Town of Bridge Creek does not initiate the development or expansion of childcare facilities; however, they are regulated by the State of Wisconsin.

5.4.11 Police and Emergency Services

Eau Claire County Sheriff's Office polices the Town of Bridge Creek, which has a low crime rate. Fire and Rescue response is provided by the Augusta-Bridge Creek Fire and Rescue Department. Fire and Rescue services to the Town of Bridge Creek are shared with the City of Augusta. Augusta-Bridge Creek Fire and Rescue is staffed entirely by volunteers. Ambulance service is primarily provided by Mayo Hospital with Eau Claire Rescue being utilized as needed.



5.4.12 Libraries

Although no public libraries exist within the Town of Bridge Creek, all residents can currently access the Augusta Public Library as well as the Fall Creek Public Library. There are no plans to construct a library within the Town of Bridge Creek currently.

5.4.13 Schools

Augusta School District- Public School System

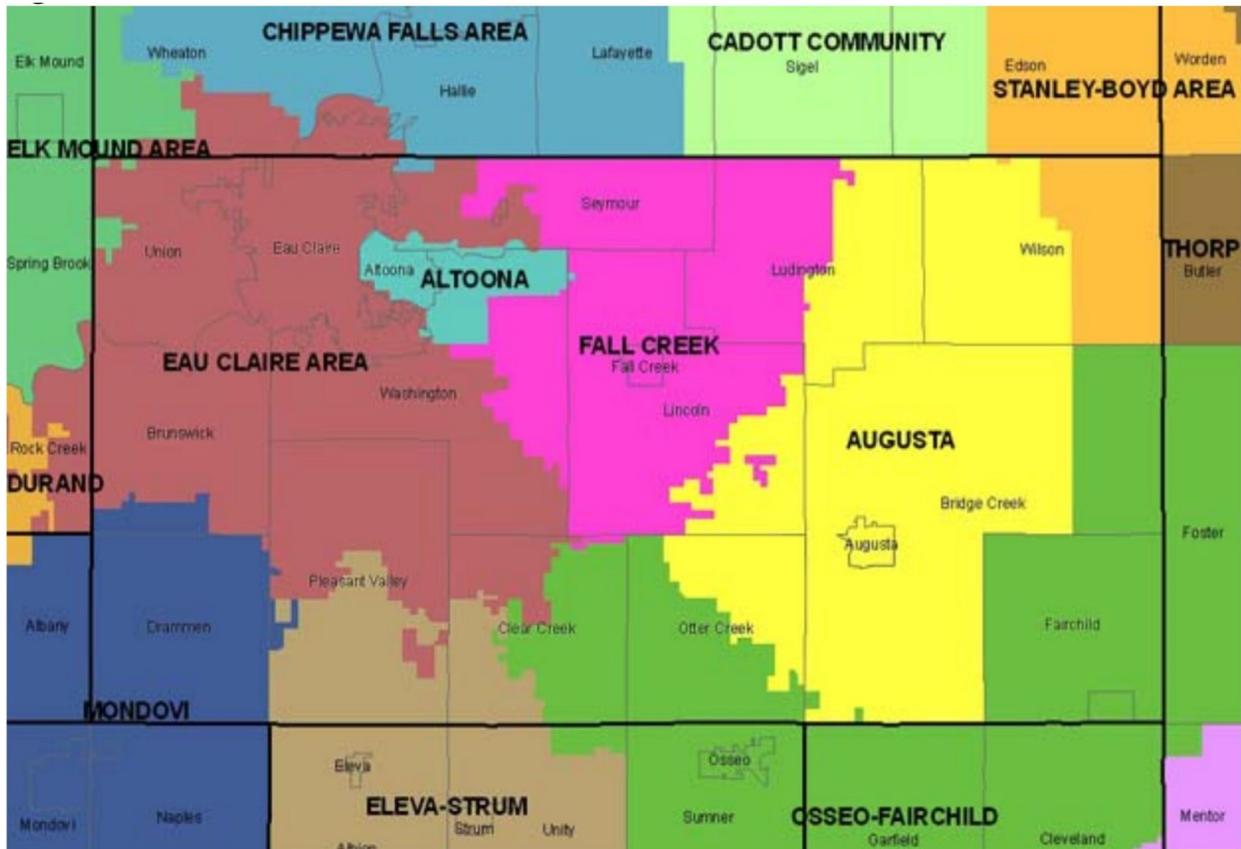
The majority of the Town of Bridge Creek residents are included in the Augusta School District. In the past five years enrollment for the Augusta School District has declined 2% from 563 (2015-2016) to 552 (2019-2020.) The Augusta School District operates an elementary school, middle school and high school serving students in grades 4k-12. In addition, the Augusta School District offers the Wildlands Charter School in partnership with the Beaver Creek Reserve for grades 7 through 12. This charter school enrolled 75 students in the 2019-2020 school year.

The Town of Bridge Creek is the largest geographic contributor to the Augusta School District. Enrollment from the Town of Bridge Creek has declined 27% from 176 (2015-2016) to 129 (2019-2020) in the past five years.

Osseo-Fairchild School District- Public School System

Those living in the northeast portion of the Town of Bridge Creek attend the Osseo-Fairchild District, where enrollment has decreased from 859 to 821 (4.4%) in the past five years. Osseo-Fairchild School District has an elementary school, middle school, and high school serving students in grades 4K-12.

Figure 5.15 Area School Districts Map



Private Schools

The Amish and Mennonite Churches organize private schools within the Town of Bridge Creek. The Mennonite Church provides elementary and secondary education for grades 1-10. Enrollment data in the past five years has increased 24% from 29 (2015-2016) to 36 (2019-2020.)

The Amish Church is an ungraded elementary school providing education for grades 1-8. Enrollment data in the past four years has increased 16% from 247 (2015-2016) to 286 (2018-2019.)

Information contained in this report is based on the most recent enrollment data which was submitted by the respective school to the Wisconsin Department of Public Instruction.

5.4.14 Other Government Facilities

Bridge Creek Town Hall, located at S9515 STH 27, is equipped with a meeting room, kitchen, and restrooms. As community involvement in local government rises, capacity may not continue to be adequate.

5.5 Agricultural, Natural and Cultural Resources

This element provides a baseline assessment of the Town of Bridge Creek agricultural, natural, & cultural resources and contains information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information

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provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of Bridge Creek.

5.5.1 Agricultural, Natural and Cultural Resources

5.5.1.1 Quality of Life: Eau Claire County

According to the 2007 Eau Claire County Resident Survey, over 85% of respondents agreed that *public forests lakes and rivers, outdoor recreational facilities and activities, and the natural environment* made the quality of life in Eau Claire County good.

5.5.1.2 Agriculture, Natural and Cultural Resources: Eau Claire County

Farmland Preservation - Respondents to the 2007 County Survey consistently indicated support for preservation of prime farmland. Over 90% agreed or strongly agreed that *good farmland should be preserved for agricultural use*, and over 80% felt that *more needs to be done to preserve farmland* in Eau Claire County. Over 75% disagreed that *farming is an industry in decline and therefore farmland should be considered for other uses*. While over two-thirds of respondents supported more regulations focused on farmland preservation, nearly half opposed *spending property tax dollars to compensate landowners who agree not to develop their farmland* (29% were unsure about this).

Natural Resources - The highest rated natural resources in the County were *air quality, forests/woodlands, and surface water*. In all cases, a majority of respondents indicated that natural resources were “very important” to protect, with *groundwater, air quality, and surface water* receiving the response of “very important” to protect over 85% of the time. Importantly, respondents were asked if they would support increased taxes or regulations to better protect natural resources. A majority did support *increased taxes for groundwater protection* (57%), and notably, at least a majority supported *stricter regulations* to support natural resources in all cases. A majority of respondents specifically supported *better enforcement of existing laws and regulations* (79%), *increased regulations of pesticides and fertilizers in agricultural operations* (62%), *increased regulations of pesticides and fertilizers in urban areas* (68%), *closer monitoring of private septic systems* (58%) and *more regulations to protect agricultural lands* (54%).

Parks and recreation - Consistent with the fact that respondents showed appreciation for existing recreational facilities and activities in Eau Claire County, no specific facility was deemed to need development or improvement by a majority of respondents. Those receiving the highest levels of support were *bike and pedestrian trails* (45%) and *beaches* (44%). In general, respondents indicated that user fees rather than property taxes should fund improvements to parks and recreational facilities. Also, nearly two-thirds of respondents indicated that developers should be required to provide such facilities as part of rural subdivision approval.

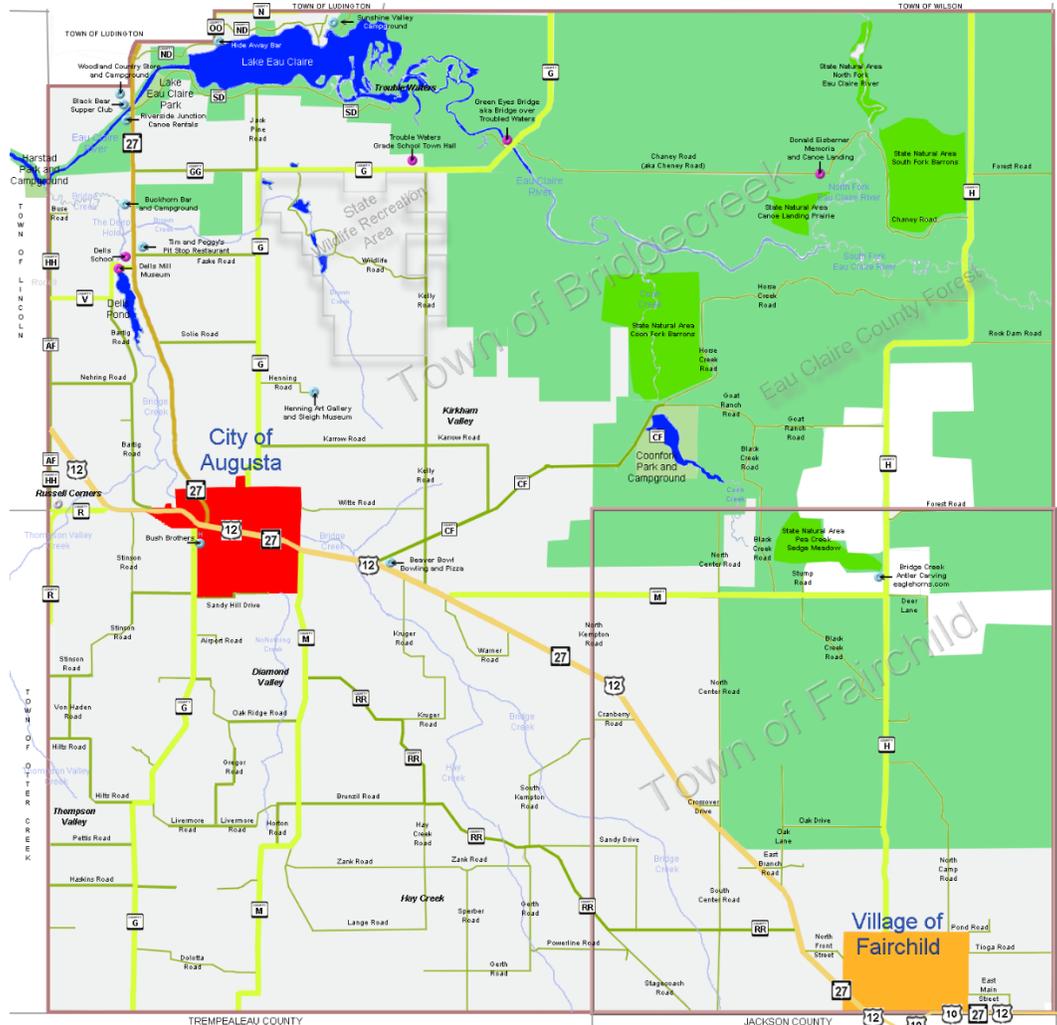
5.5.1.3 Agriculture, Natural and Cultural Resources: Town of Bridge Creek

Oxford Dictionaries defines Natural Resources as *materials or substances such as minerals, forests, water and fertile land that occur in nature....* The quality of the natural environment can be assessed by examination of the condition of the local air and water quality and the health and diversity of the Eco-systems and wildlife.

The Town of Bridge Creek is located in eastern Eau Claire County, Wisconsin. It includes large and small farms, local businesses just outside the City of Augusta, the City of Augusta, and scenic places such as Coon Fork Campground, Lake Eau Claire, the Eau Claire River, and the Wisconsin State Receptions Area. The unincorporated community of Hay Creek is located within the town. The township is drained overland by Black Creek, Bridge Creek, Brown Creek, Hay Creek and Thompson Valley Creek.

According to the United States Census Bureau, the town has a total area of 104.3 square miles (270.1 km²) of which, 102.4 miles (265.3 km²) of it is land and 1.8 square miles (4.8 km²) of it (1.76%) is water.

Figure 5.16 Town of Bridge Creek Website Map



5.5.2 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Town of Bridge Creek. The information comes from a variety of resources: U.S. Census, U.S. Census of Agriculture, and the Eau Claire County Department of Land Conservation. Other plans exist and should be consulted for additional information.

- Eau Claire County Land and Water Resource Management Plan, 1999 and 2007

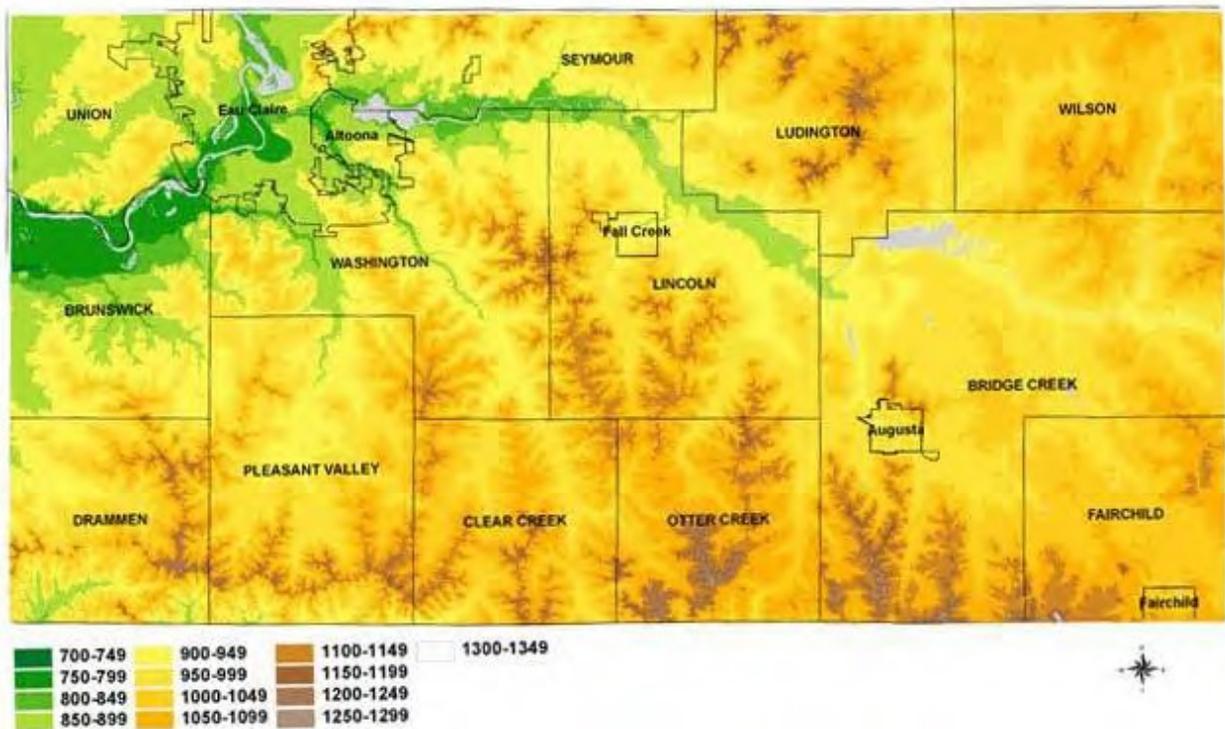
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- Eau Claire County Farmland Preservation Plan, 2014
- Soil Survey of Eau Claire County, 1977
- Farming Trends in Eau Claire County, 1977-2002

5.5.2.1 Geology and Topography

The Town of Bridge Creek is 104.3 square miles located in the southeastern corner of Eau Claire County, with the city of Augusta sitting in the center. Topographically within Bridge Creek, the land ranges from level to gently rolling land with varied soil types. The Town also has a number of streams, creeks, and water features that include Lake Eau Claire, Coon Fork Lake, and the Eau Claire River.

Figure 5.17 Eau Claire County Elevations (ft)



Source: Eau Claire County Land and Water Resource Management Plan

5.5.2.2 Productive Agricultural Soils

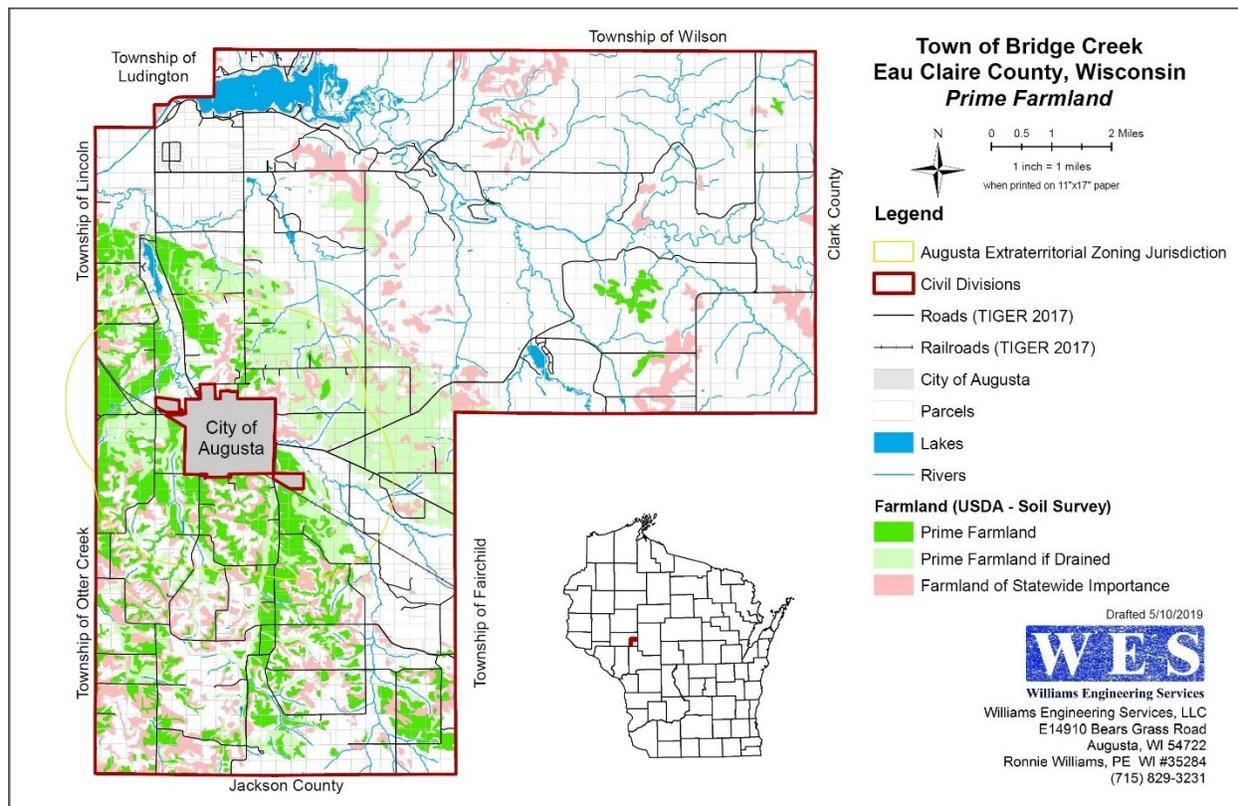
Bridge Creek has a variety of soil types ranging from excessively drained to poorly drained soils. These soil types are Menahga-Plainfield, Ludington-Elm Lake, and Billet-Meridian, and are found along streams and rivers, wet depressions and ridges and valleys. The Seaton-Gale-Urne and Seaton-Currant-Tell soil associations are silt loams that have the greatest potential for crop production.

The Eau Claire County Prime Soils Map depicts the location of prime farmland within Bridge Creek. The “prime farmland” designates land that has the best combination of physical and chemical characteristics for the production of food, feed, forage, fiber, and oilseed crops according to the Natural Resources Conservation Service. In general, prime farmlands:

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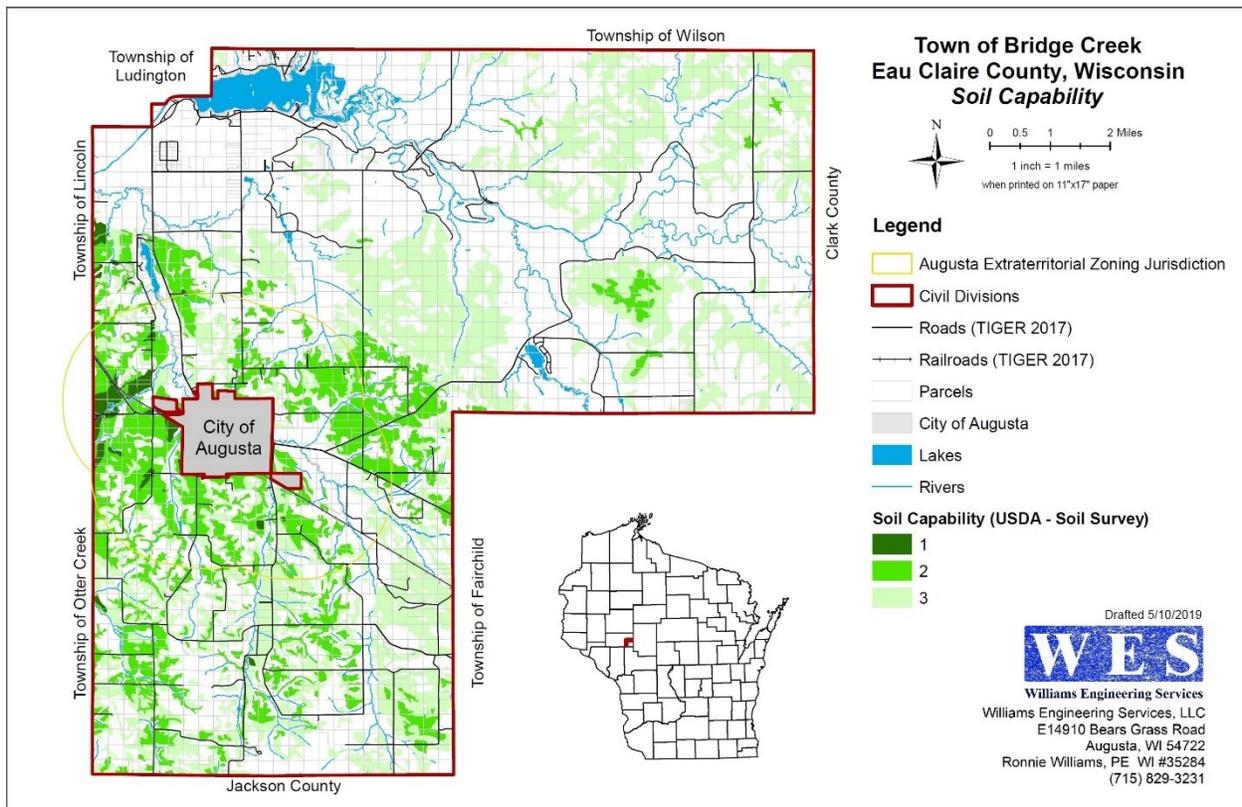
- have an adequate and dependable water supply from precipitation or irrigation,
- a favorable temperature and growing season,
- acceptable acidity or alkalinity,
- acceptable salt and sodium content,
- few or no rocks,
- are permeable to water and air,
- are not excessively erodible or saturated with water for a long period of time,
- and they either do not flood frequently or are protected from flooding.

Figure 5.18 Town of Bridge Creek Prime Farmland



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

Figure 5.19 Town of Bridge Creek Soil Capability



5.5.2.3 Farming Trends

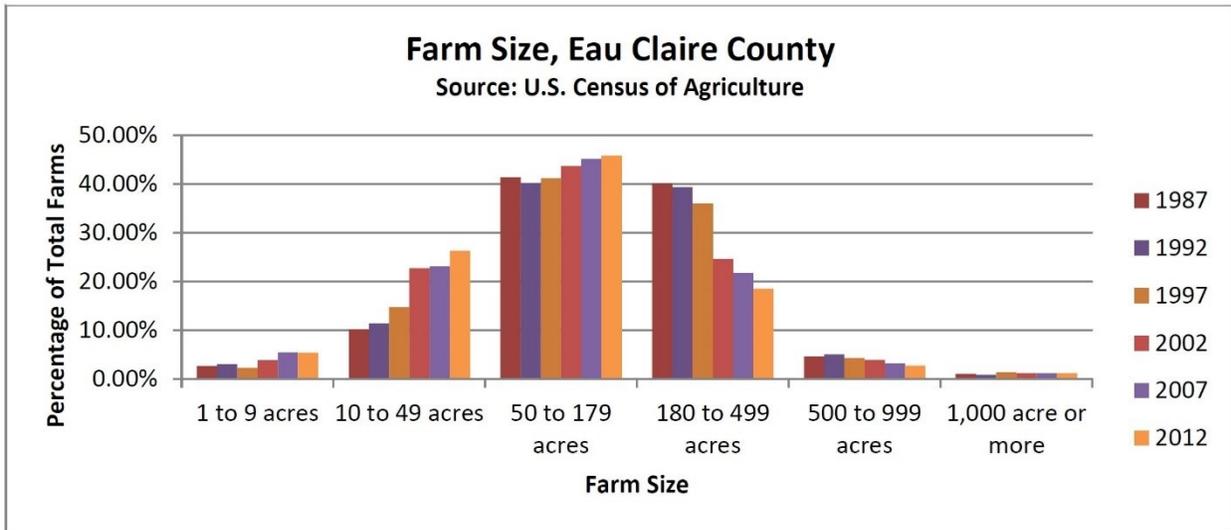
Though agricultural products and soil productivity vary across Bridge Creek, most farming data from the U.S. is collected at the County Level. The following Eau Claire County table and graph from 1987-2002 depicts the number of farms and how the percent of farms has changed, both in number of farms and acreage in farms, in that timeframe.

Table 5.18 Farms and Land in Farms

Farms and Land in Farms	1987	1992	1997	2002	2012	Percent Change 1987-2012
Number of Farms	1,001	886	1,162	1,174	1,313	31.2%
Land in Farms (acres)	215,964	189,905	213,767	204,298	203,705	-5.7%
Average Size of Farms (acres)	216	214	184	174	155	-28.2%
Market Value of Land and Buildings						
Average per Farm	\$139,507	\$169,264	\$181,016	\$305,577	\$465,939	334.0%
Average per Acre	\$654	\$769	\$959	\$1,783	\$3,003	459.0%

Source: US Census of Agriculture

Figure 5.20 Farm Sizes in Eau Claire County



The Agricultural Census defines a farm as any place from which \$1,000.00 or more of agricultural products were produced and sold during a year. Many farms and hobby farms qualify under this definition; there are very few actual and traditional farms with large tracks of land. Typically, farms with less than 40 acres often serve niche markets or produce modest agricultural goods or revenue. In Bridge Creek there are several of these small farms which serve nearby markets with a diversity of vegetable, fruit, and horticultural products. Large scale farming in Bridge Creek has not been an issue. The following table from 2002 depicts farming trends within Eau Claire County which is also reflective in Bridge Creek. Those farming trends include farm size and types of farms.

Table 5.19 Types of Farms by NAICS

Types of Farms by NAICS	Eau Claire County		Wisconsin	
	Number of Farms 2012	Percentage of Farms 2012	Number of Farms 2012	Percentage of Farms 2012
Oilseed and grain (1111)	359	27.3%	19,730	28.3%
Vegetable and melon (1112)	26	2.0%	1,318	1.9%
Fruit and tree nut (1113)	22	1.7%	1,264	1.8%
Greenhouse, nursery, and floriculture (1114)	28	2.1%	1,754	2.5%
Tobacco (11191)	0	0.0%	57	0.1%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay and all other (11193, 11194, 11199)	383	29.2%	15,662	22.5%
Beef cattle ranching (112111)	186	14.2%	10,241	14.7%
Cattle feedlots (112112)	15	1.1%	892	1.3%
Dairy cattle and milk production (11212)	133	10.1%	10,401	14.9%
Hog and pig (1122)	9	0.7%	475	0.7%
Poultry and egg production (1123)	44	3.4%	1,591	2.3%
Sheep and goat (1124)	20	1.5%	1,555	2.2%
Animal aquaculture and other animal (1125, 1129)	88	6.7%	4,814	6.9%
Total	1,313	100%	69,754	100%

Source: 2012 US Census of Agriculture

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5.5.3 Natural Resource Inventory

Information which describes some of the natural resources of the Town of Bridge Creek and Eau Claire County comes from varied sources. Those information sources include the Wisconsin Department of Natural Resources and the Eau Claire County Department of Land Conservation. Other sources and plans to consult for additional information include:

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

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

Rural:

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

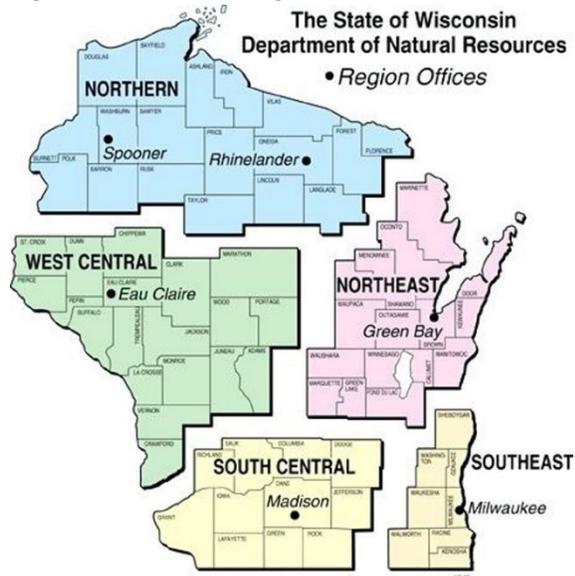
Urban:

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

Eau Claire County is located within the West Central Region of WIDNR. The Regional Office is located in the City of Eau Claire. In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years.

In 2006, after a three-year period of public input, the WIDNR completed the Legacy Report. The Final Report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identify the types of characteristics. In 2006, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies seven criteria that were used in order to identify the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs.

Figure 5.21 WIDNR Regions Boundaries and Offices

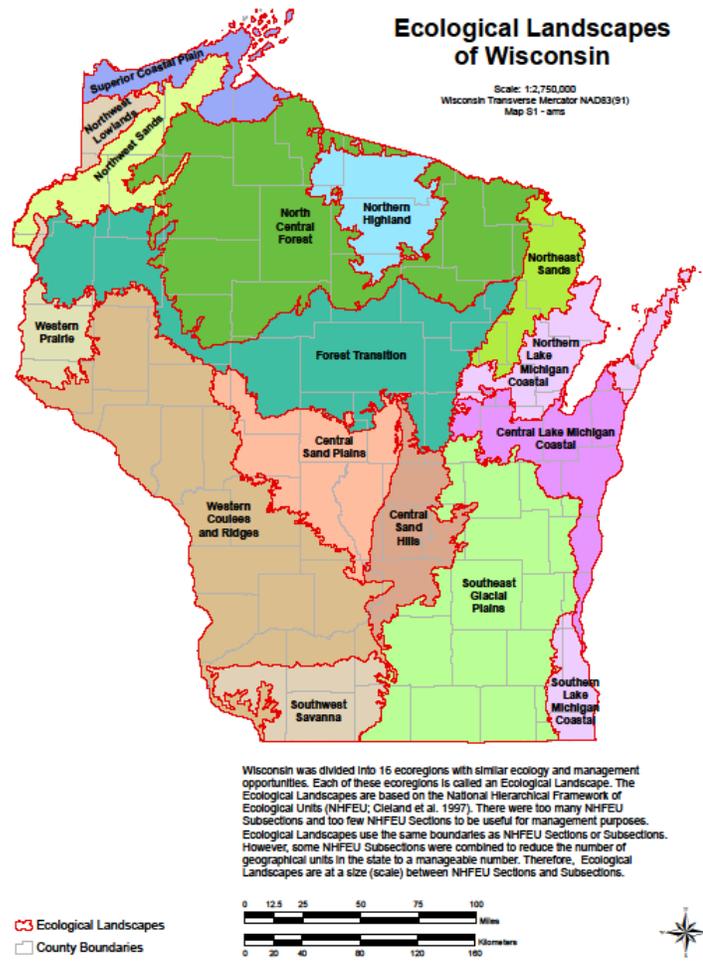


The seven criteria are:

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

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. Eau Claire County contains portions of three legacy places: Central Wisconsin Forests, Lower Chippewa River and Prairies, and Upper Chippewa River. Statewide, the Legacy Places are organized by 16 ecological landscapes, shown in Figure 5.18 (ecological landscapes are based on soil, topography, vegetation, and other attributes).

Figure 5.22 WIDNR Ecological Landscapes



Ecological Landscapes of Wisconsin Handbook - 1805.1 ©WDNR, 2011

5.5.3.1 Groundwater

Groundwater is the primary source of drinking water for the Town of Bridge Creek and the County of Eau Claire as a whole. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the *WIDNR Susceptibility to Groundwater Contamination Map* (not shown), the establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:™ Matching sub-grants from the federal Historic Preservation Fund, Use of

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Wisconsin Historic Building Code,™ Reviewing National Register of Historic Places nominations allocated to the state. The Town of Bridge Creek does not have CLG status at this time. The Town of Bridge Creek generally ranks “medium-low” for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, and Water Table Depth.

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

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

And point source pollution as:

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

According to EPA, Non-Point Source (NPS) pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment, erosion, construction, and nutrients (farming, lawn care).

Areas that are most susceptible to contamination of groundwater by NPS pollution include:

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

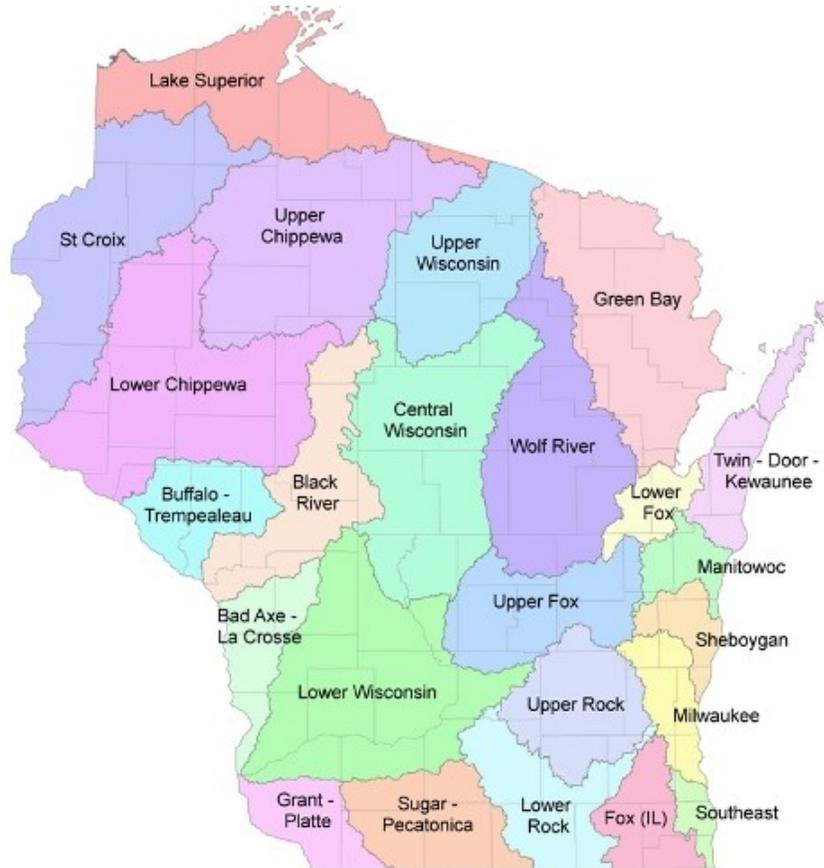
5.5.3.2 Stream Corridors

Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains. All of Eau Claire County is located within the Mississippi River Basin.

The three basins are further subdivided into 24 Water Management Units (WMU’s). Eau Claire County is located within two WMU’s, the Lower Chippewa WMU and the Buffalo-Trempealeau WMU. The Town of Bridge Creek is located entirely within the Lower Chippewa WMNU. Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

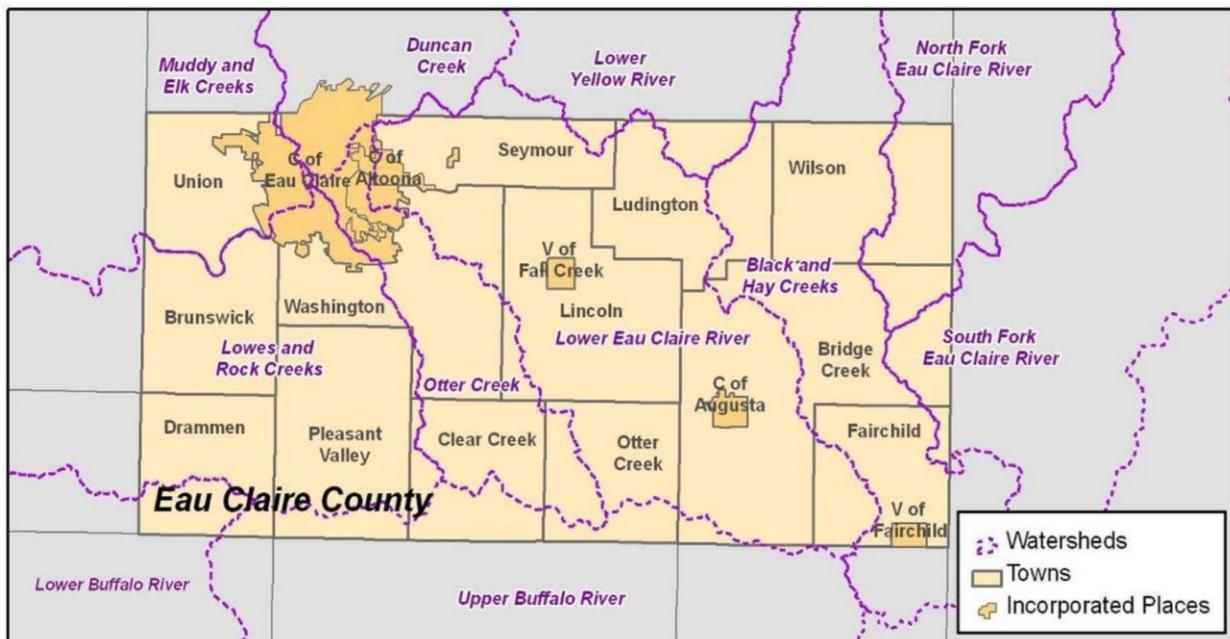
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Figure 5.23: WIDNR River Basins and Water Management Units



The Town of Bridge Creek lies completely within the Lower Eau Claire River watershed as seen in Figure 5.24.

Figure 5.24 Eau Claire County Watersheds



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

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

5.5.3.3 Surface Water

With the exception of a small area along the southern County boundary in the Buffalo-Trempealeau River Basin, all surface water features in the County are part of the Lower Chippewa River Basin. The Eau Claire and Chippewa Rivers dominate the surface water features. Half of the roughly 330 miles of streams in the County are trout streams, and seven of these, totaling 25 miles, are Class 1 Trout Streams. Of eleven lakes in the County, four are over 100 acres in size and include Altoona (840 acres), Eau Claire (860 acres), Dells Pond (739 acres), and Half Moon (132 acres). Surface water resources, consisting of rivers, streams, lakes, and associated floodplains, form an integral element of the natural resource base of Eau Claire County and the Town of Bridge Creek. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers, streams, and lakes constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Surface water resources are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems, urban runoff, runoff from construction sites, and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of surface water areas combined with the filling of peripheral wetlands. Healthy wetlands serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth.

Lake Eau Claire

Beginning in 2011, the **Lake Eau Claire Association** (now known as The Friends of Lake Eau Claire), in conjunction with the **Lake Eau Claire Protection and Rehabilitation District** have had many successes in revitalizing Lake Eau Claire which had often been referred to as the “Dead Sea” due to its annual blue-green algae blooms, lack of game fish and in-filling from river sediments.

Revitalization Highlights:

- Successfully formed the Lake Eau Claire Protection and Rehabilitation District in 2012 in order to provide annual tax money to fund the three lake management goals:
 - To aerate the lake in order to prevent the formation of blue-green algae;

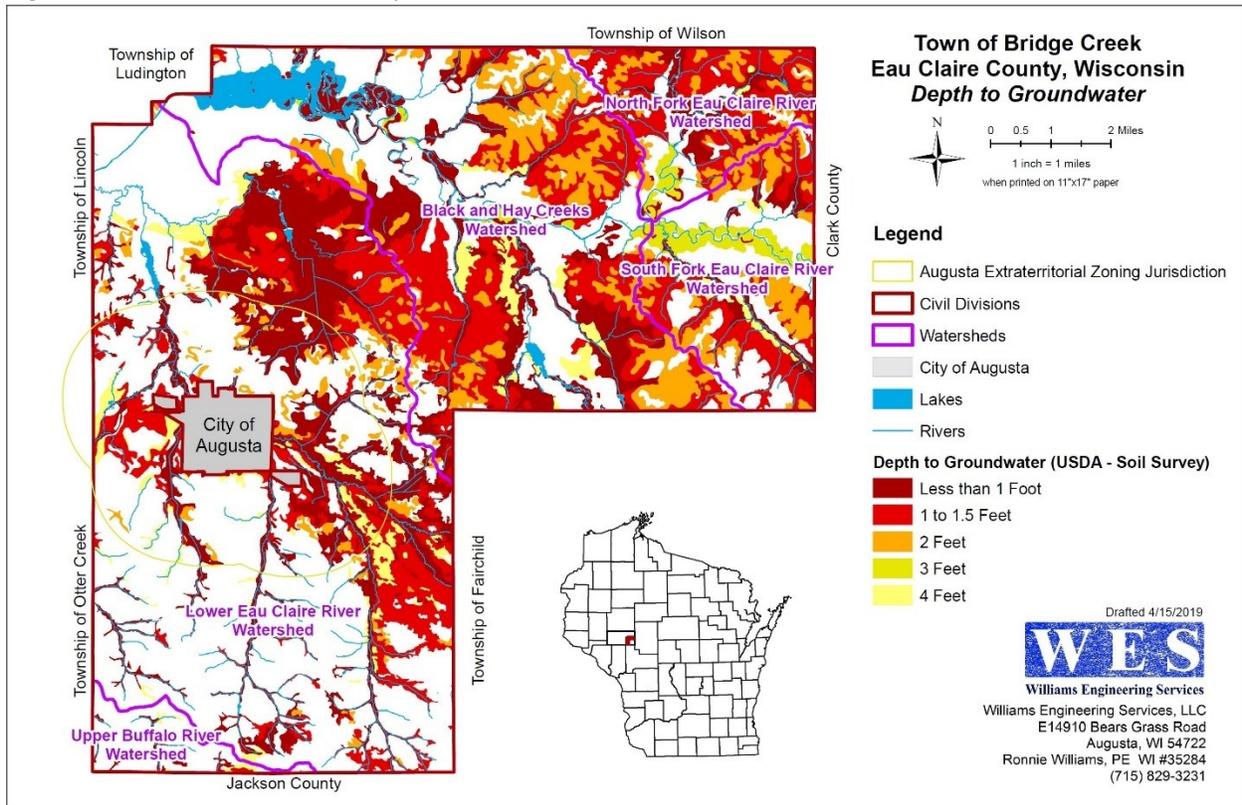
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- To establish major sand traps at Troubled Waters Bridge, the Gravel Pit and the two major feeder creeks—Hay Creek and Muskrat Creek; and
 - To install 500 fish crib structures in the lake by 2020.
- In 2012, successfully applied for a \$199,000 Lake Improvement Grant from WDNR to pay for 50% of the cost of installing two sediment traps; one at Troubled Waters and the other at the Gravel Pit. Successfully raised the other 50% match by soliciting lake improvement funds from Eau Claire County and by private fundraising.
- Since 2013, successfully funded the dredging of the major sand traps at Troubled Waters and at Gravel Pit as needed.
- Successfully installed new sand traps on the major feeder creeks at Hay Creek and Muskrat Creek.
- Found and purchased a lot on the northwest corner of the lake to build a pump house and install a state-of-the-art aeration system consisting of 15 separate aeration lines that oxygenate the deep water to inhibit the formation of toxic blue-green algae.
- Funded and installed 322 half-log fish structures and brush bundles in the lake as of 2020, as well as installed 200 tree falls in cooperation with WDNR.
- Created an official Lake Eau Claire website containing essential information about the lake, the district, the association, the Eau Claire Watershed Coalition, and fundraising activities. A Facebook page has also been created and is in use currently.
- Assisted in the construction and use of a Weather Alarm Siren in the northwest corner of the lake.
- Established an electronic communication system (email and text) that allows faster notification in the event of emergencies such as floods.
- Partnered with Wildland School students to capture ten adult walleyes, installing electronic tracking devices on them, to monitor their habits and locations for three years in order to determine where fish live and how they are surviving.

Perennial Streams

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

Figure 5.25 Water Resources Map



Outstanding and Exceptional Waters

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

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

According to the 1999 Land and Water Resource Management Plan, there are 25 miles of Class I trout streams in Eau Claire County. Class I streams are defined as high quality waters having sufficient natural reproduction to sustain populations of wild trout. All Class I streams are classified as Exceptional Resource Waters under NR 102, the administrative rules establishing water quality standards for

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Wisconsin surface waters. Note, Bridge Creek is classified as a Class III trout stream meaning it has no natural trout reproduction and would have to be stocked annually if a trout fishery is desired.

Impaired Waters

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

5.5.3.4 Floodplains

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

Direct Costs:

- Dredging sediment in sand traps from floods.
- Replacing any lost public docks and repairing boat landings.
- Replacing washed-away fish cribs.

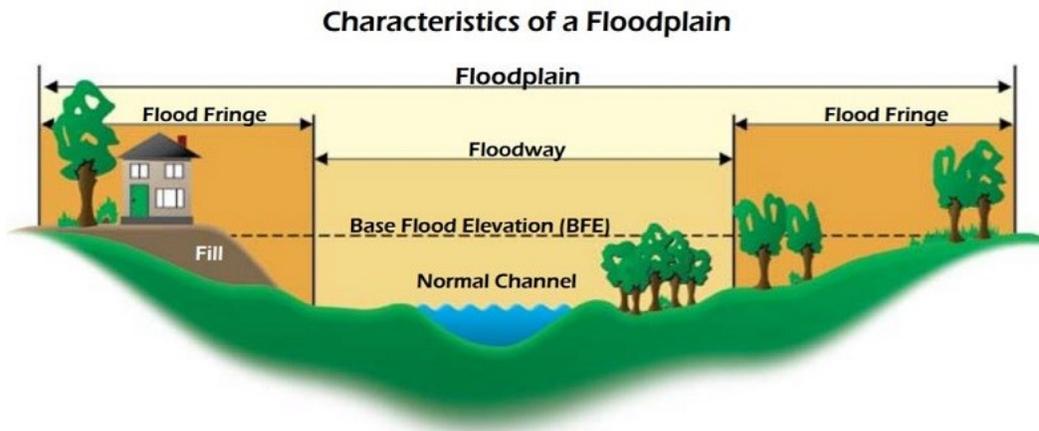
Indirect Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities and Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims
- Business Interruptions (lost wages, sales, production)
- Construction and Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The *Water Resources Map* displays the floodplain areas in the Planning Area. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the flood fringe, and other

flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The flood fringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).

Figure 5.26: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses. (Source: WIDNR Floodplain and Shoreland Zoning Guidebook)

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

5.5.3.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. The DNR website *Water Resources Map* displays the wetland areas in the Planning Area. Wetlands accomplish important natural functions, including:

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

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. According to an interpretation of WisLand satellite imagery provided by the WI DNR, Eau Claire County currently has approximately 46,939 acres of wetlands covering 11.4% of the land area in the county as a whole. Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high-water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities.

Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.5.3.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity. Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the

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locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law, it is illegal to:

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

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

Table 5.22 lists those elements contained in the NHI inventory for the Town of Bridge Creek. These elements represent “known” occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Eau Claire County and Wisconsin visit the WIDNR’s Endangered Resources Bureau.

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

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

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

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Table 5.20: Natural Heritage Inventory for Town of Bridge Creek

Scientific Name	Common Name	WI Status	Group
<i>Antrostomus vociferus</i>	Eastern Whip-poor-will	SC/M	Bird
<i>Sturnella neglecta</i>	Western Meadowlark	SC/M	Bird
<i>Vermivora chrysoptera</i>	Golden-winged Warbler	SC/M	Bird
<i>Botaurus lentiginosus</i>	American Bittern	SC/M	Bird~
<i>Ixobrychus exilis</i>	Least Bittern	SC/M	Bird~
<i>Atrytonopsis hianna</i>	Dusted Skipper	SC/N	Butterfly
<i>Chlosyne gorgone</i>	Gorgone Checker Spot	SC/N	Butterfly
<i>Erynnis persius</i>	Persius Dusky Wing	SC/N	Butterfly
<i>Lycaeides melissa samuelis</i>	Karner Blue	SC/FL	Butterfly
<i>Ophiogomphus smithi</i>	Sioux (Sand) Snaketail	SC/N	Dragonfly~
<i>Somatochlora incurvata</i>	Incurvate Emerald	END	Dragonfly~
<i>Williamsonia lintneri</i>	Ringed Boghaunter	SC/N	Dragonfly~
<i>Plestiodon septentrionalis</i>	Prairie Skink	SC/H	Lizard
<i>Eurylophella aestiva</i>	A Spiny Crawler Mayfly	SC/N	Mayfly~
<i>Alasmidonta marginata</i>	Elktoe	SC/P	Mussel~
<i>Simpsonaias ambigua</i>	Salamander Mussel	THR	Mussel~
Alder thicket	Alder Thicket	NA	Natural Community
Central poor fen	Central Poor Fen	NA	Natural Community
Pine barrens	Pine Barrens	NA	Natural Community
Southern dry forest	Southern Dry Forest	NA	Natural Community
<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H	Salamander~
<i>Emydoidea blandingii</i>	Blanding's Turtle	SC/P	Turtle~
<i>Glyptemys insculpta</i>	Wood Turtle	THR	Turtle~

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Figures 5.27 a- w: Photographs of Town of Bridge Creek's National Heritage Inventory Species



a Eastern Whip-poor-will



f Dusted Skipper



l Ringed Boghaunter



r Central Poor Fen



b Western Meadowlark



g Gorgone Checker Spot



m Prairie Skink



s Pine Barrens



c Golden-winged Warbler



h Persius Dusky Wing



n Spiny Crawler Mayfly



t Southern Dry Forest



i Karner Blue



o Elktoe



u Four-toed Salamander



d American Bittern



j Sioux (Sand) Snaketail



p Salamander Mussel



v Blanding's Turtle



e Least Bittern



k Incurvate Emerald



q Alder Thicket



w Wood Turtle

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5.5.3.7 Forests and Woodlands

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

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

5.5.2.8 Environmentally Sensitive Areas and Wildlife Habitat

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

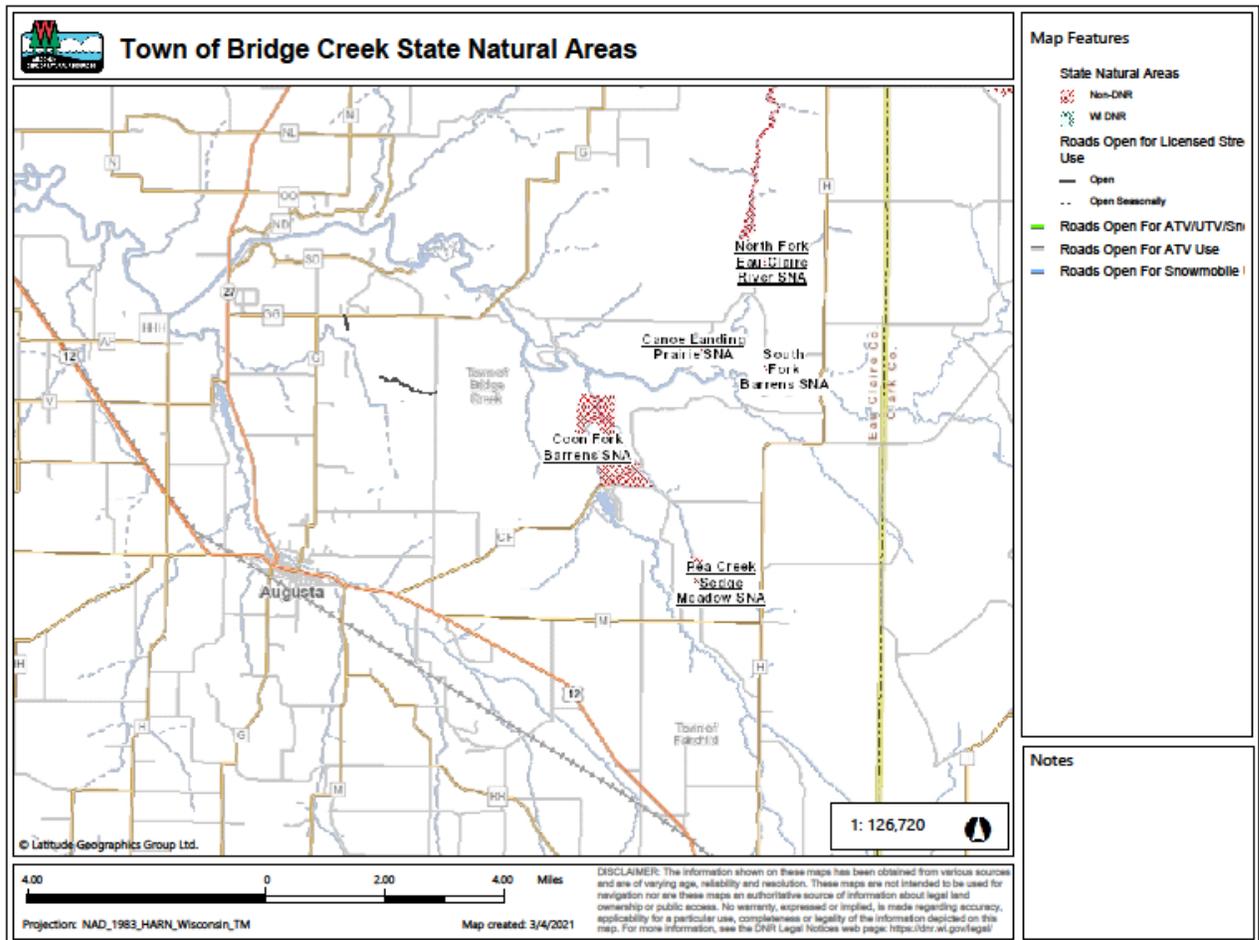
The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Wisconsin's 418 State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are six SNAs in Eau Claire County; and five of them are located in the Town of Bridge Creek. Most SNA's are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information about each location.

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

Figure 5.28 Town of Bridge Creek State Natural Areas



5.5.3.9 Metallic and Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Eau Claire County Department of Zoning.) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation, many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to

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minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. Sand mining operations do occur in two sites in the Town of Bridge Creek: one at the Junction of State Highway 27 and Cty. GG, which is known as the Five Star Bridge Creek Mine; and the other one mile east and south of the City of Augusta on Cty. M, which is known as the Hi Crush Mine. At the time of this writing, both sites are currently not active. Refer to the *Bedrock Geology Map* for information on potential sand and gravel deposits in the Planning Area.

5.5.4 Cultural Resource Inventory

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

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

5.5.5 Historical Resources

Wisconsin Historical Markers identify, commemorate, and honor the important people, places, and events that have contributed to the state’s heritage. The WI Historical Society’s Division of Historic Preservation administers the Historical Markers program. There is only one registered historical marker in Eau Claire County. The Silver Mine Ski Jump, Wayside #4 STH 85, is 0.5 miles west of STH 37.

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

There are four entries for Bridge Creek into the Architecture and History Inventory of the Wisconsin Historical Society. They are shown below. Full details can be found at the Wisconsin Historical Society’s website.

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Figures 5.29 *a-d*: Architecture and History Inventory for Bridge Creek Township



a Channey Road Bridge, Reference Number 109143



c Dells Mill, Reference Number 16146



b Eau Claire River Bridge, Reference Number 134278



d Coon Creek Bridge, Reference Number 17607

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Wisconsin Historical Society, Wisconsin Architecture and History Inventory, Town of Bridge Creek, Eau Claire County, Wisconsin, Reference Numbers 109143, 134278, 16146, and 17607.

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory. There are no records for the Town of Bridge Creek in the Archaeological Site Inventory.

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

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

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

The Town of Bridge Creek does not have CLG status at this time.

A local gem that is located within the Town of Bridge Creek is Dells Mill and Museum. Dells Mill is the most photographed site in Wisconsin, and some also say the Midwest. The Mill will celebrate its 157th year as of the writing of this Plan; originally built in 1864, just 16 years after Wisconsin became a state, and eight years after Augusta became a town. Dells Mill was in continuous operation until 1968. It has now been preserved on the National Register of Historic Places. For more information about this historic landmark, you can visit the City of Augusta's website, or the Dells Mill's website at www.dellsmill.com.

5.6 Economic Development

This element provides a baseline assessment of the Town of Bridge Creek economic development and contains the information required under SS66.1001. Information includes labor market statistics, economic base statistics, strengths and weaknesses for economic development, analysis of business and industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Bridge Creek.

5.6.1 Labor Market

Table 5.21 details the employment status of workers in the Town of Bridge Creek as compared to Eau Claire County and the State. Unemployment rates for small municipalities are only collected during the U.S. Decennial Census; therefore, 2020 data was not available. However, unemployment rates for Eau Claire County tend to be below the State rates.

Table 5.21: Employment Status Estimates of Civilians 16 Years or Older

Community	Town of Bridge Creek	Eau Claire County	Wisconsin
Total Population 2010 (5-year Average)	1,382	78,913	4,458,387
In Labor Force	62.7%	71.6%	69.0%
Unemployment Rate	2.3%	5.6%	6.7%
Total Population 2018 (5-Year Average)	1,430	86,017	4,693,498
In Labor Force	55.5%	66.4%	66.0%
Unemployment Rate	4.2%	3.9%	3.2%

Table 5.22 indicates the percentage of workers by class for the Town of Bridge Creek, Eau Claire County, and the State, in year 2010. As shown, percentages of private and self-employed workers outpace the County and State average.

Table 5.22: Class of Worker (2010 U.S. Census)

Worker Class	Town of Bridge Creek	Eau Claire County	Wisconsin
Employee of Private Company	49.3%	68.1%	69.6%
Self Employed in own Incorporated Business	4.3%	2.9%	3.2%
Private Not- for- Profit Wage Salary	7.7%	9.5%	8.8%
Local, State and Federal Government	10.5%	13.4%	12.4%
Self -employed in own not incorporated business workers/Unpaid Family	28.2%	6.2%	6.0%

Table 5.23 and Figure 5.30 describes the workforce by occupation within the Town, County and State in year 2018 (5-year estimate.) Occupation refers to what job a person holds, regardless

of the industry type. The highest percentage of occupations of employed Bridge Creek residents is in the Production, Transportation, and Materials Moving category (29%), Management, Business, Science and Art (25%) and Sales and Office (19%).

Table 23: Workers by Occupation -2018 (5 Year Average)

Occupation Class	Town of Bridge Creek		Eau Claire County		Wisconsin	
	Count	Percent	Count	Percent	Count	Percent
Management, Business, Science and Arts	190	25.0%	20,043	36.0%	1,068,930	36.0%
Service	91	12.0%	9,856	18.0%	494,858	17.0%
Sales and Office	146	19.0%	12,992	23.0%	622,193	21.0%
Natural Resources, Construction and Maintenance	115	15.0%	3,741	7.0%	253,223	9.0%
Production, Transportation and Material Moving	218	29.0%	9,316	16.0%	525,336	17.0%
Total	760	100.0%	55,948	100.0%	2,964,540	100.0%

Figure 5.30 Occupation Comparison

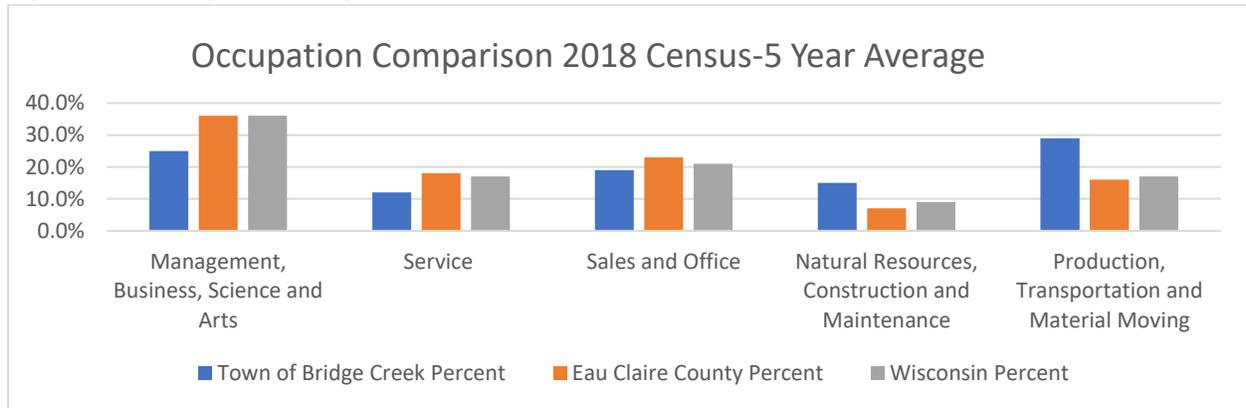


Table 5.24 and Figure 5.31 show the earnings for workers within the Town, County and State, in years 2012 and 2018. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median household income (based on every unit of occupancy with one or more unrelated individuals). Town of Bridge Creek per capita income and median family income is lower than County and State averages, while median household income is similar or slightly above. Compared to Eau Claire County and the State, the rate of growth between 2012 and 2018 was higher in the Town of Bridge Creek for all forms of income.

Table 5.24: Income-2012 and 2018 (5 Year average)

Income	Town of Bridge Creek		Eau Claire County		Wisconsin	
	2012	2018	2012	2018	2012	2018
Per Capita	\$15,207	\$24,620	\$25,437	\$29,524	\$27,426	\$32,018
Median Family	\$59,304	\$82,354	\$79,447	\$91,048	\$80,551	\$96,565
Median Household	\$53,881	\$78,543	\$62,041	\$71,690	\$67,188	\$77,687
Individuals Below Poverty Level	26.5%	25.0%	15.7%	14.4%	12.5%	11.9%

Figure 5.31 Incomes 2012 & 2018 Census

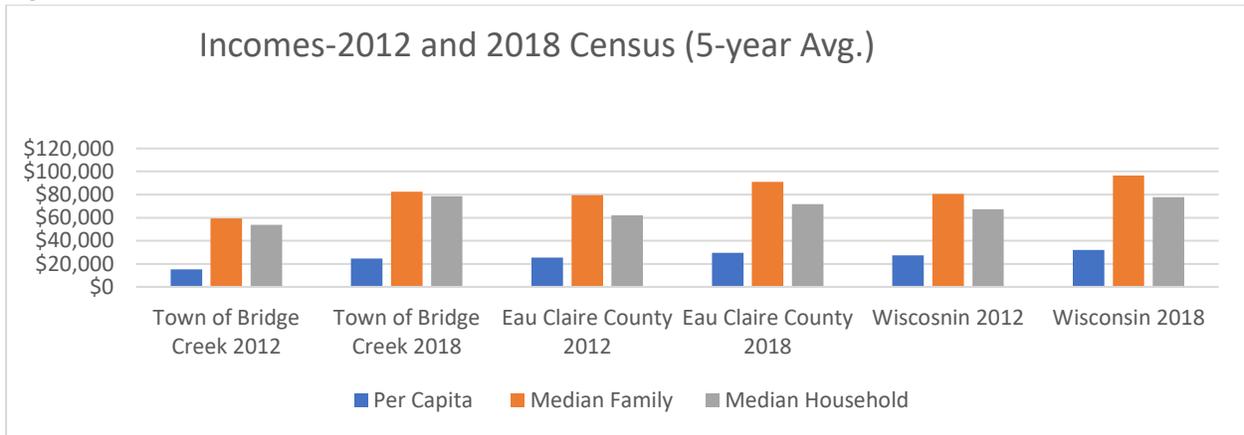


Table 5.25 details the educational attainment for the Town of Bridge Creek, Eau Claire County, and State residents 25 years and older according to the 2012 and 2018 U.S. Census for the five-year averages. In 2018, 74% of the Town of Bridge Creek residents 25 years or older, had at least a high school diploma. This is significantly lower than Eau Claire County (94%) and the State of Wisconsin (92%). The proportion of Town of Bridge Creek residents with a bachelor’s or graduate/professional degree is also significantly less than the Eau Claire County and the State of Wisconsin.

Table 5.25: Educational Attainment-2012 and 2018 (5-year averages)

Educational Attainment- Persons 25 and older	Town of Bridge Creek		Eau Claire County		Wisconsin	
	2012	2018	2012	2018	2012	2018
Less than High School Graduate	475	307	4,250	4,072	354,831	303,674
High School Graduate	326	420	16,978	16,118	1,231,775	1,188,391
Some College-Associates Degree	232	337	19,575	23,375	1,150,653	1,221,713
Bachelor’s degree of Higher	133	115	18,982	20,503	998,386	1,155,628

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5.6.2 Economic Base

Table 5.26 lists the top 25 employers in Eau Claire County as reported by the Wisconsin Department of Workforce Development, in 2017.

Table 5.26 Top 25 Employers in Eau Claire County
(2017 Infogroup Data-Wisconsin Workforce Development)

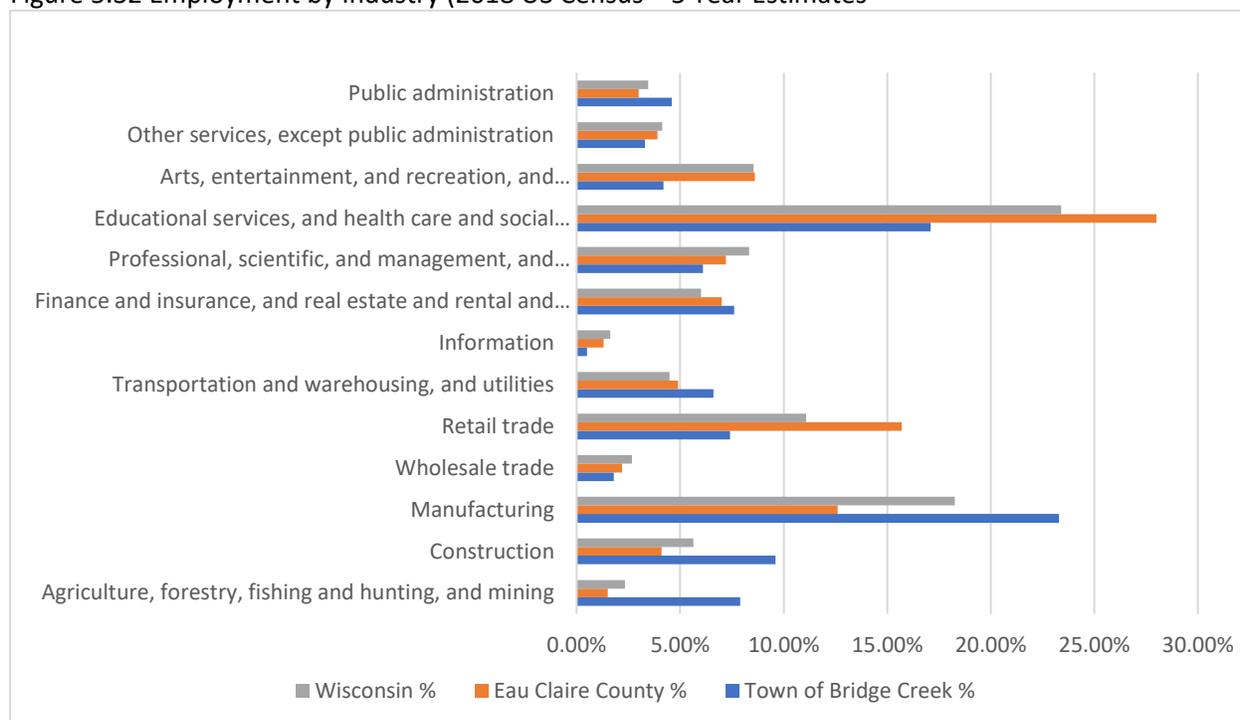
Rank	Employer	Industry Type	Number of Employees
1	Menard Inc.	Home Center	1000+
2	Mayo Clinic Health Systems	Freestanding ambulatory surgical emergency center	1000+
3	Phillips Medisize	Surgical and medical instrument manufacturing	1000+
4	Menard Inc. Distribution Center	Advertising material distribution services	1000+
5	Mayo Clinic Health Systems	General medical & surgical hospitals	1000+
6	Menard Inc.	Other miscellaneous durable goods merchant wholesalers	1000+
7	HSHS Sacred Heart Hospital	General medical & surgical hospitals	1000+
8	United Healthcare	All other telecommunications	500-999
9	Hutchinson Technologies	Totalizing fluid meter and counting device manufacturing	500-999
10	Nestle USA	All other miscellaneous food manufacturing	500-999
11	Limo Cab	Taxi Service	250-499
12	Wal-Mart Super Center	Department Stores	250-499
13	Hahn City LLC	All other information services	250-499
14	IDEXX Laboratories Inc.	In-Vitro diagnostic substance manufacturing	250-499
15	Metropolis Resort and Convention Center	All other traveler accommodations	250-499
16	Leader Telegram	Newspaper publishers	250-499
17	Midwest Manufacturing	Other millwork (including flooring)	250-499
18	Phillips Medisize	Surgical and medical instrument manufacturing	250-499
19	Festival Foods	Supermarkets and other grocery (except convenience) stores	250-499
20	Altoona School District	Elementary and secondary schools	250-499
21	Cascade Tissue Group	Paper (except newsprint) mills	250-499
22	Eau Claire Press	Periodical publishers	250-499
23	L.E. Phillips Career Development Center	All other business support services	250-499
24	Precision Pipeline LLC	Oil and gas pipeline and related structures construction	250-499
25	Target	Department Stores	250-499

Table 5.27 and Figure 5.32 describe the workforce by industry within the Town of Bridge Creek, Eau Claire County and State of Wisconsin in 2018. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker’s employer. Therefore, an industry usually employs workers of varying occupations (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”) Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase. The highest percentage of employment by industry for Bridge Creek residents is in the Manufacturing category (23%), followed closely by the Educational, Health, and Social Services category (17.1%). Both of these are among the top industry categories in Eau Claire County and the State of Wisconsin as well.

Table 5.27 Employment by Industry (US Census-2018- 5 year Estimate)

Industry	Town of Bridge Creek		Eau Claire County		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	60	7.9%	814	1.5%	69,034	2.3%
Construction	73	9.6%	2,282	4.1%	167,256	5.6%
Manufacturing	177	23.3%	7,067	12.6%	541,654	18.3%
Wholesale trade	14	1.8%	1,231	2.2%	79,385	2.7%
Retail trade	56	7.4%	8,802	15.7%	328,771	11.1%
Transportation and warehousing, and utilities	50	6.6%	2,729	4.9%	133,175	4.5%
Information	4	0.5%	719	1.3%	48,214	1.6%
Finance and insurance, and real estate and rental and leasing	58	7.6%	3,864	7.0%	178,252	6.0%
Professional, scientific, and management, and administrative and waste management services	46	6.1%	4,049	7.2%	247,109	8.3%
Educational services, and health care and social assistance	130	17.1%	15,817	28.0%	693,627	23.4%
Arts, entertainment, and recreation, and accommodation and food services	32	4.2%	4,792	8.6%	253,278	8.5%
Other services, except public administration	25	3.3%	2,172	3.9%	122,460	4.1%
Public administration	35	4.6%	1,610	3.0%	102,325	3.5%
Total	760	100.0%	55,948	100.0%	2,964,540	100.0%

Figure 5.32 Employment by Industry (2018 US Census – 5 Year Estimates)



Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.28 details average employee wages for industries. In Eau Claire County, employees working in Construction earn the highest average wage, while employees working in Leisure and Hospitality earn the lowest average wage. In all but two categories, Educational and Health Services and Public Administration, the average wage is lower for Eau Claire County workers compared to State averages for the same industries.

Table 5.28: Wage by Industry (Source-2015 Wisconsin Department of Workforce Development)

NAICS Code	Industries	Eau Claire County Average Annual Wage	Wisconsin Average Annual Wage	Eau Claire County Wage as % of WI Wage
21, 1133	Natural Resources and Mining	\$31,494	\$47,833	65.8%
23	Construction	\$50,379	\$57,103	88.2%
31-33	Manufacturing	\$47,012	\$55,375	84.9%
42,44,48,22	Trade, Transportation, Utilities	\$33,305	\$55,621	59.9%
51	Information	N/A	\$66,378	
52-53	Financial Activities	\$43,835	\$54,454	80.5%
54-56	Professional & Business Services	\$48,668	\$63,962	76.1%
61-61	Educational & Health Services	\$50,261	\$46,179	108.8%
71-72	Leisure & Hospitality	\$12,818	\$20,887	61.4%
81	Other Services	\$22,053	\$27,243	80.9%
	Public Administration	\$48,759	\$45,670	106.8%
	Unclassified	N/A	\$43,519	
	All Industries	\$38,858	\$48,685	79.8%

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5.6.3 Analysis of Business and Industry Parks

Eau Claire County has six business and industry parks consisting of 928 acres, of which approximately half is for sale. The three parks within the City of Eau Claire comprise most of the acreage. Of 1,378 acres in the County, over 45% (623 acres) is still for sale. Although, there does not appear to be an immediate need to develop additional business and industry parks at this time, there may be a lack of large sites to accommodate larger employers, with the only sites larger than 20 acres being located in the Gateway Northwest Business Park. Commercial and industrial properties within the County are shown on the Eau Claire County *Existing Land Use Map*.

Table 5.29: Eau Claire County Business and Industry Parks
(WCWRPC; Eau Claire Area Economic Development Corporation)

Municipality	Name of Site	Approx Total Acres	Approx Acres Sold	Approx Acres Available	% Available	Utilities to Site
City of Eau Claire	Chippewa Valley Industrial Park	425	395	30	7.06%	YES
City of Eau Claire	Gateway Northwest Business Park	532.8	37.8	495	92.91%	YES
City of Eau Claire	Gateway West Business Park	202.4	199.9	2.5	1.24%	YES
City of Eau Claire	Sky Park Industrial Center	120	74	46	38.33%	YES
City of Altoona	Altoona Business Park	21.5	19.6	1.9	8.84%	YES
City of Augusta	Augusta Business Park	31.4	23.6	7.8	24.84%	YES
Village of Fall Creek	Fall Creek Business Park	45	5	40	88.89%	YES
	TOTAL	1,378.10	754.9	623.2	45.22%	

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups, and sites where no action was needed. The WIDNR lists 1,327 BRRTS records located within Eau Claire County (nearly 75% of these sites (988) are located within the City of Eau Claire). Approximately 32 of the 1,327 sites have an “open” status, 22 of which are in the City of Eau Claire. Open sites are those in need of clean up or where cleanup is underway. Contact the WIDNR for more information about the inventory. Currently BRRTS lists fourteen sites in the Town of Bridge Creek. Thirteen of those sites have a closed status while one is listed as no action required.

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5.6.5 Strengths and Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development as identified by West Central Wisconsin Regional Planning Commission, via their Comprehensive Economic Development Strategy (CEDS Report, 2015).

Strengths:

- Proactive business environment
- Diverse and growing regional economy
- Strong K-12 education system
- Proximity to major transportation routes
- Favorable quality of life

Weaknesses:

- Lack of skilled workers
- Aging population
- Inadequate housing availability
- Lack of talent recruitment resources
- Low wages and earnings

5.6.6 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.30 identifies which occupations are expected to experience the most growth over a ten-year period from year 2016 to 2026. According to the DWD, occupations in Water Transportation, Mathematical Sciences, and Animal Care and Service Workers are expected to have the highest growth rate.

Table 5.31 identifies which industries are expected to experience the most growth over a ten-year period from 2016 to 2026. According to the DWD, industries in Management, Self Employed Trade, and Wholesale Trade categories are expected to have the highest growth rate. Industries in Utilities, Mining, and Information categories are expected to have the lowest growth rate. Since the DWD does not collect data on employment projections for Eau Claire County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

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Table 5.30: Fastest Growing Occupations 2016-2026

		2016	2026	2016 – 2026	
SOC Code	Occupational Title	WI Employment		Percent Change	Annual Median Wage
17-2011	Aerospace Engineers	81	131	61.7%	N/A
15-2041	Statisticians	321	460	43.3%	\$77,240
41-2012	Gaming Change Persons and Booth Cashiers	515	707	37.3%	\$23,420
39-1012	Slot Supervisors	147	200	36.1%	\$31,870
29-1131	Veterinarians	1,803	2,423	34.4%	\$78,960
29-2056	Veterinary Technologists and Technicians	2,033	2,732	34.4%	\$31,590
39-1011	Gaming Supervisors	321	429	33.6%	\$42,630
47-5011	Derrick Operators, Oil and Gas	3	4	33.3%	N/A
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	1,516	2,008	32.5%	\$23,650
15-1132	Software Developers, Applications	11,982	15,776	31.7%	\$81,160
15-2031	Operations Research Analysts	1,768	2,303	30.3%	\$65,560
39-9021	Personal Care Aides	64,243	83,335	29.7%	\$22,430
31-1011	Home Health Aides	7,515	9,737	29.6%	\$24,860
29-1071	Physician Assistants	1,691	2,185	29.2%	\$98,420
29-1171	Nurse Practitioners	2,288	2,900	26.8%	\$96,910
13-1161	Market Research Analysts and Marketing Specialists	12,118	1,513	24.7%	\$52,230
49-3091	Bicycle Repairers	391	487	24.6%	\$24,470
19-1021	Biochemists and Biophysicists	586	726	23.9%	\$61,960
39-2021	Nonfarm Animal Caretakers	4,959	6,131	23.6%	\$18,850
17-2071	Electrical Engineers	4,601	5,678	23.4%	\$81,090
Nov-31	Financial Managers	9,706	11,919	22.8%	\$110,420
51-2022	Electrical and Electronic Equipment Assemblers	7,967	9,780	22.8%	\$29,240
21-1013	Marriage and Family Therapists	1,004	1,232	22.7%	\$40,370
17-2041	Chemical Engineers	630	773	22.7%	\$89,890
13-2052	Personal Financial Advisors	5,372	6,591	22.7%	\$75,000
21-1011	Substance Abuse and Behavioral Disorder Counselors	1,594	1,952	22.5%	\$43,310
19-3041	Sociologists	272	332	22.1%	\$54,920
41-9021	Real Estate Brokers	688	839	22.0%	\$55,690
15-2011	Actuaries	650	791	21.7%	\$81,300
17-3026	Industrial Engineering Technicians	1,754	2,132	21.6%	\$48,140

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Table 5.31: Fastest Growing Industries 2016-2026

		2016	2026	2016-2026
NAICS Code	Industries	WI Employment		Percent Change
334	Computer and Electronic Product Manufacturing	18,575	30,304	63.1%
561	Office Administrative Services	4,045	6,365	57.4%
425	Wholesale Electronic Markets, Agents, and Brokers	1,249	19,198	56.4%
221	Water, Sewage, and Other Systems	441	631	43.1%
713	Gambling Industries	5,706	8,112	42.2%
621	Home Health Care Services	13,703	18,785	37.1%
623	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	30,583	41,209	34.7%
621	Outpatient Care Centers	15,735	20,948	33.1%
492	Local Messengers and Local Delivery	1,014	1,321	30.3%
424	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers	5,029	6,466	28.6%
641	Scientific Research and Development Services	6,912	8,864	28.2%
335	Electric Lighting Equipment Manufacturing	2,571	3,232	25.7%
325	Basic Chemical Manufacturing	2,765	3,434	24.2%
541	Management, Scientific, and Technical Consulting Services	13,771	17,036	23.7%
237	Heavy and Civil Engineering Construction	13,484	16,666	23.6%
325	Pharmaceutical and Medicine Manufacturing	4,531	5,579	23.1%
621	Office of Other Health Practitioners	16,018	19,504	21.8%
811	Commercial and Industrial Machinery and Equipment	3,532	4,273	21.0%
722	Special Food Services	10,371	12,508	20.6%
488	Support Activities for Road Transportation	1,296	1,554	19.9%
541	Computer Systems Design and Related Services	22,028	26,224	19.1%
562	Waste Collection	2,457	2,924	19.0%
423	Merchant Wholesalers	18,663	22,136	18.6%
623	Nursing and Residential Care Facilities	14,864	17,601	18.4%
621	Ambulatory Health Care Services	120,559	141,718	17.5%
493	Warehousing and Storage	19,209	22,554	17.4%
518	Data Processing, Hosting, and Related Services	7,911	9,182	16.1%
712	Museums, Historical Sites, and Similar Institutions	2,102	2,417	15.0%
624	Social Assistance	82,008	93,357	13.8%
487	Scenic and Sightseeing Transportation	339	385	13.6%

5.7 Intergovernmental Cooperation

The Township of Bridge Creek recognizes the need for cooperation with all government agencies whose policies may impact its citizens. It is the goal of the Township to coordinate with surrounding townships, the City of Augusta, the School District of Augusta, Eau Claire County, the state of Wisconsin, and appropriate Federal agencies in providing services to its citizens. The Township will demand a voice in the creation of any plan or policy that directly or indirectly impacts the Township. Current cooperation between surrounding municipalities, Eau Claire County, and the state of Wisconsin are mutually beneficial with few areas of potential conflict. The following is a baseline of the intergovernmental relationships of Bridge Creek and provides a base for continuing cooperative activities as well as the potential of expanding cooperative actions in the future.

5.7.1 Examples of Existing Intergovernmental Cooperation

City of Augusta:

- Bridge Creek mows brush and assists with hauling brush for the city.
- Bridge Creek and the City of Augusta partner with fire protection and first responder services through Augusta-Bridge Creek Fire Department.
- Ambulance services are through Mayo Clinic paramedic transport.
- City of Augusta Police Department responds to significant events within the Town of Bridge Creek if needed. This is through an open-ended mutual agreement with Eau Claire Sheriff's Department.
- The Augusta Memorial Public Library as well as The Augusta Area Senior and Community Center are collaborative efforts between the City of Augusta, Eau Claire County, and the Town of Bridge Creek.
- The City of Augusta also works closely with the Bridge Creek Highway crew.
- The City of Augusta allows Bridge Creek to harvest sand from the city's sand pit.
- The town and city work together on Extraterritorial Zoning to reduce potential conflict.

Surrounding Townships:

- The Town of Bridge Creek partners with the Town of Fairchild to make salt-sand as well as helping each other haul sand and gravel.
- Bridge Creek and neighboring towns cooperate with snow removal as well as with flood and storm damage when necessary.
- Bridge Creek provides grader service for townships such as Otter Creek, who do not have a grader.

Eau Claire County:

- Emergency Services:
 - 911 Dispatch is through Eau Claire Emergency Communication Center
 - Emergency Management is provided by Eau Claire County Emergency Operations Plan.
 - Law enforcement is provided to Bridge Creek by Eau Claire County Sheriff's Office.
 - Eau Claire County provides Hazardous Material response. (Contracted by the county with the Eau Claire Fire Department)

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- Water rescue is provided by Township Fire Department through contract with the county.
- Eau Claire County provides the Town of Bridge Creek with an engineer when assistance is required.
- Bridge Creek cooperates with the County Highway Department for road maintenance activities. The town also acquires salt from the county.
- The town has a cooperative relationship with Eau Claire City/County Health Department.
- Recycling is coordinated through the Eau Claire recycling program.
- The Town of Bridge Creek is included in numerous Eau Claire County plans. Including, but not limited to:
 - Natural Hazards Mitigation Plan
 - Emergency Operating Plan
 - Recycling Ordinance
 - Land and Water Resource Management Plan
 - Farmland Preservation
 - Land and Water Resource Management Plan
 - Eau Claire River Watershed Plan. (WCWRPC)

Lake Eau Claire Association:

- Bridge Creek assists by hauling sand from sand traps.

State of Wisconsin

- The Wisconsin DNR Station in Augusta cooperates with local fire departments for wildfire response.
- The town has frequent contact with the Wisconsin Department of Transportation District 6 regarding transportation projects that impact the Town of Bridge Creek.
- The town works cooperatively with the Wisconsin Department of Natural Resources West Central Region when necessary.
- The Town of Bridge Creek maintains a good working relationship with state departments and agencies.

5.7.2 Intergovernmental Cooperation Summary

The Town of Bridge Creek has many areas of cooperation with surrounding municipalities that are mutually beneficial. In the future, it is hoped that a continuous dialogue between these entities will result in greater cooperative and mutually beneficial efforts that will help reduce costs and unnecessary redundancies. Open and fluid communication are critical to future planning and development of shared services as well as critical to preserving our local and regional character and improving the state of our natural resources. Without this positive intergovernmental cooperation, our lifestyle and quality of life will be compromised.

5.8 Land Use

This element provides baseline information for the Town of Bridge Creek land use and contains information required under SS66.1001. This includes existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends.

5.8.1 Existing Land Use and Housing Density

Table 5.32 approximates the land use for the Town of Bridge Creek for 2019. This information is derived from the Wisconsin Department of Revenue Statement of Assessment for tax year 2019. The data is parcel based and multiple adjacent parcels may be under a single owner. Land uses are generalized on a parcel-by-parcel basis. Smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. From the land use data, it is apparent that Bridge Creek is predominantly an agricultural community (55.5%) with heavy forest land (27.5% *when combining class 6 and 7*). In addition, there are 23,691 acres of county forest land in the town. Residential usage is 4.9% of the total land usage with less than 1% commercial and manufacturing.

According to the 2010 U.S. Census the housing density for the Town of Bridge Creek is 0.013 housing units/acre.

Table 5.32: Existing Land Use

Existing Land Use 2019			
Real Estate Usage	Parcels	Acreage	Percentage
Residential Class 1	790	1,545	4.9%
Commercial Class 2	56	195	0.5%
Manufacturing Class 3	9	265	0.8%
Agricultural Class 4	823	17,567	55.5%
Undeveloped Class 5	646	2,987	9.4%
Agricultural Forest Class 5m	332	3,498	11.0%
Forest Lands Class 6	302	5,231	16.5%
Other Class 7	199	382	1.2%
Total All Columns	894	31,670	100.0%

Source: Wisconsin Department of Revenue Statements of Assessment

5.8.2 Limitations for Building Site Development

Development should only take place in areas that are deemed suitable by the goals, objectives, and policies delineated in the town’s comprehensive plan. Within the plan, particular emphasis has been given to protection of prime farmland, forestland, and environmentally sensitive areas. Any development that occurs should minimize fragmenting farm or forestland, as well as not increasing negative impact on environmentally sensitive areas.

Soil capability classification for agriculture (*see italics below*) and the soil limitation ratings for residential development with onsite sewage treatment and disposal are also crucial when considering development.

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Land Capability Classes and Subclasses

- *Capability class is the broadest category in the land capability classification system. Class codes 1, 2, 3, 4, 5, 6, 7, and 8 are used to represent both irrigated and non-irrigated land capability classes.*
- *Class 1 soils have slight limitations that restrict their use.*
- *Class 2 soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.*
- *Class 3 soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.*

Land with steep slopes (20% or greater) are generally poorly suited for development as well as for most agricultural purposes, and therefore, the natural vegetative cover needs to be maintained to prevent erosion, protect wildlife habitat and water quality. Lands with less severe slopes (12% to 20%) are more suitable for specific agricultural use such as pasturing, and for low density residential use provided there are appropriate erosion controls.

The presence of water and propensity for flooding are also important factors to consider. Wetlands have high water tables or are designated as floodplains and are not suitable for development.

5.8.3 Land Use Trends

Table 5.33 Land Use Inventory

Land Use Supply Based on Existing Land Use Inventory		
Land Use Category	Acres	Percentage
Developed		
Undevelopable		
Developable		
Total		

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

Table 5.34 Land Usage as a Percent of Total

Land Usage as a Percentage of Total			
Real Estate Usage	2010 % of Total	2019 % of Total	Change
Residential Class 1	4.8%	4.9%	0.1%
Commercial Class 2	0.4%	0.6%	0.2%
Manufacturing Class 3	0.0%	0.8%	0.8%
Agricultural Class 4	55.5%	55.5%	0.0%
Undeveloped Class 5	9.3%	9.4%	0.1%
Agricultural Forest Class 5m	11.5%	11.0%	-0.5%
Forest Lands Class 6	17.3%	16.5%	-0.8%
Other Class 7	1.1%	1.2%	0.1%

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5.8.4 Land Demand

According to the U.S. Census and Realtor.com, the Town of Bridge Creek gained 270 housing units between 1990 and 2019, representing a 43% increase.

Table 5.35: Net Change in Housing Units

Net Change in Housing Units		
Year	Total Units	Change
1990	634	
2000	703	69
2010	832	129
2019	904	72
Total Units Added		270
Units/Year added		9.3/yr.

Source U.S. Census ACS and Realtor.com

Table 5.36 Real Estate Usage

Statement of Assessment Town of Bridge Creek 2010, 2015, 2019							
Real Estate Usage	2010		2015		2019		% Change 2010-2019
	Parcel Count	Acres of land	Parcel Count	Acres of Land	Parcel Count	Acres of Land	Acres of Land
Residential Class 1	772	1534	777	1,534	790	1545	0.72%
Commercial Class 2	40	117	46	127	56	195	66.67%
Manufacturing Class 3	0	0	11	310	9	265	265.00%
Agricultural Class 4	779	17,574	809	17,492	823	17,567	-0.04%
Undeveloped Class 5	629	2,953	638	3,011	646	2,987	1.15%
Agricultural Forest Class 5m	329	3,651	331	3,512	332	3,498	-4.19%
Forest Lands Class 6	303	5,487	299	5,252	302	5,231	-4.67%
Other Class 7	186	358	190	367	199	382	6.70%
Total All Columns	3038	31,675	3101	31,606	894	31,670	-0.02%

5.8.5 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. As seen in table 5.37, from years 1996 to 2005, Eau Claire County has averaged 18 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 96%, from \$2,474 to \$4,852. During that same period, Eau Claire County averaged 32 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 260%, from \$700 to \$2,524.

Chapter 5: Existing Conditions

Information regarding the number of forestland sale transactions is not as consistently available throughout the years. Between years 1996 and 2005, Eau Claire County has had an average of roughly 22 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,638. Over the same time period, the County has had an average of 37 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was slightly lower, \$1,351. (Source: US Census of Agriculture, Eau Claire County)

Table 5.37 Agricultural Land Sales

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

2020 Community Survey and Results

Town of Bridge Creek

Survey Results

2020

Compiled by Williams Engineering Services, LLC

601 Surveys Returned

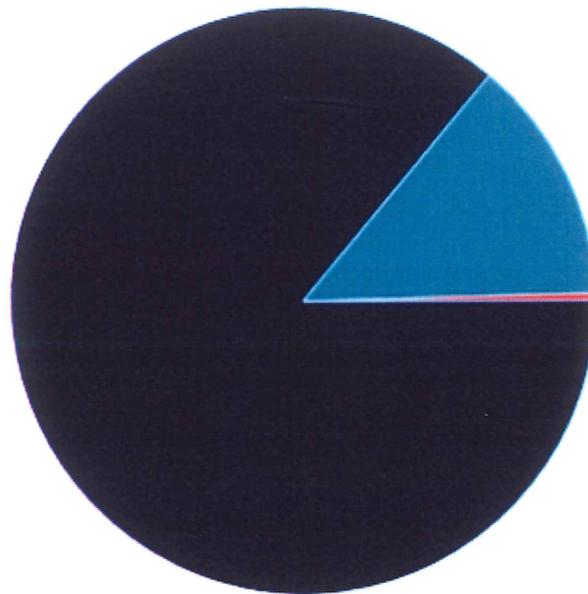
Town of Bridge Creek

Survey Results

01 A

Do you currently reside in the Town of Bridge Creek?

■ Yes 466 ■ No 73 ■ Part Time 2



Comments include:

- "not yet"
- "not currently"
- "inherited property"
- "4 generations"

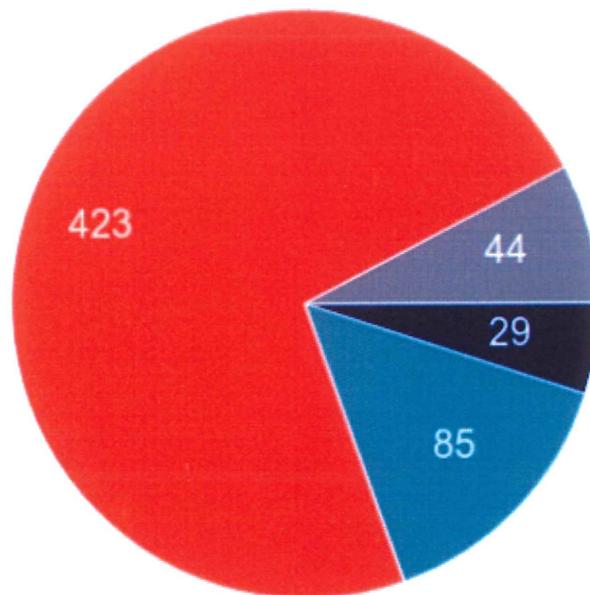
Town of Bridge Creek

Survey Results

01 B

How long have you lived in the Town of Bridge Creek?

■ Less than 2 yrs	29
■ 2-10 yrs	85
■ More than 10 yrs	423
■ My primary residence is not located in the Town of Bridge Creek	44

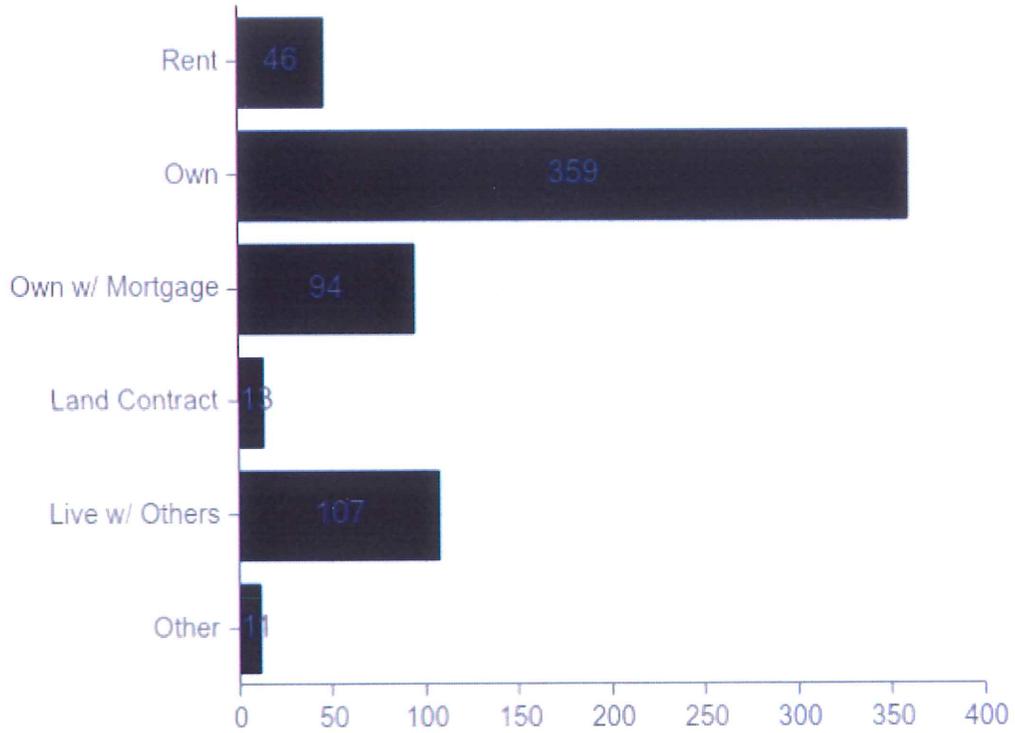


Town of Bridge Creek

Survey Results

2

Primary Residence

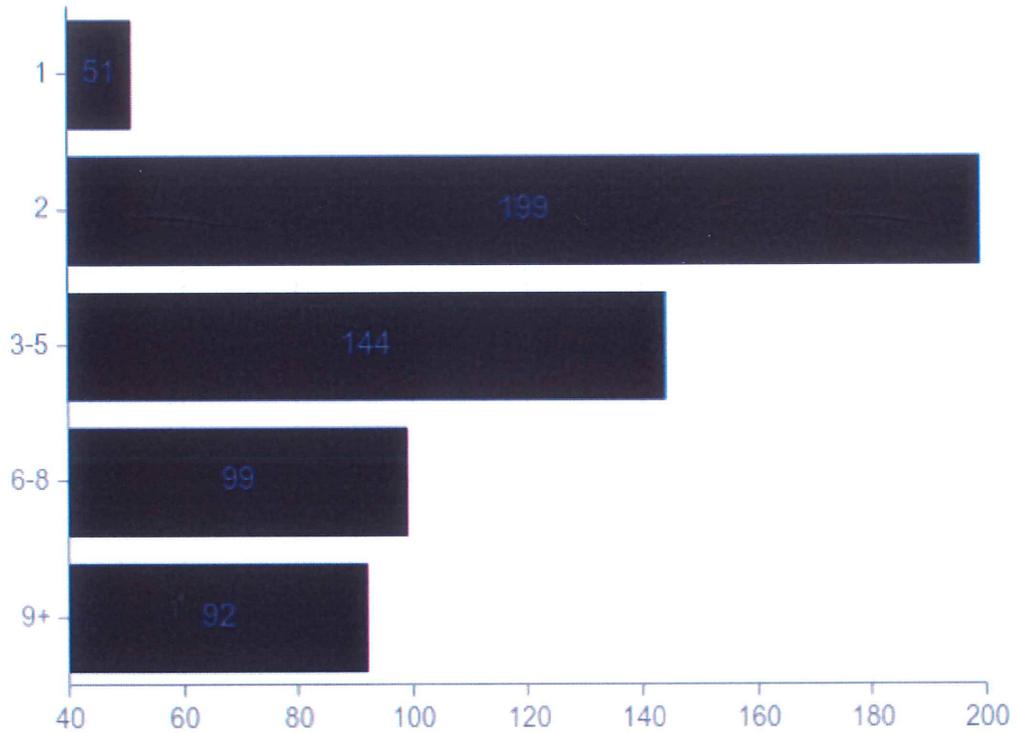


Town of Bridge Creek

Survey Results

3

Number of People in Household

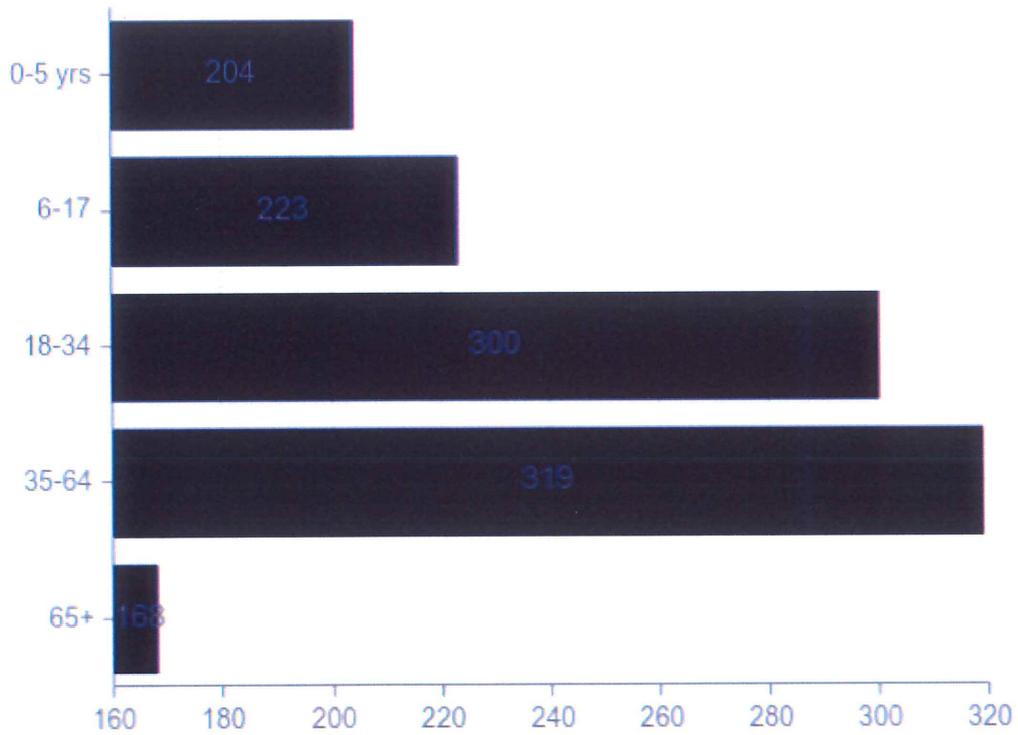


Town of Bridge Creek

Survey Results

3 B

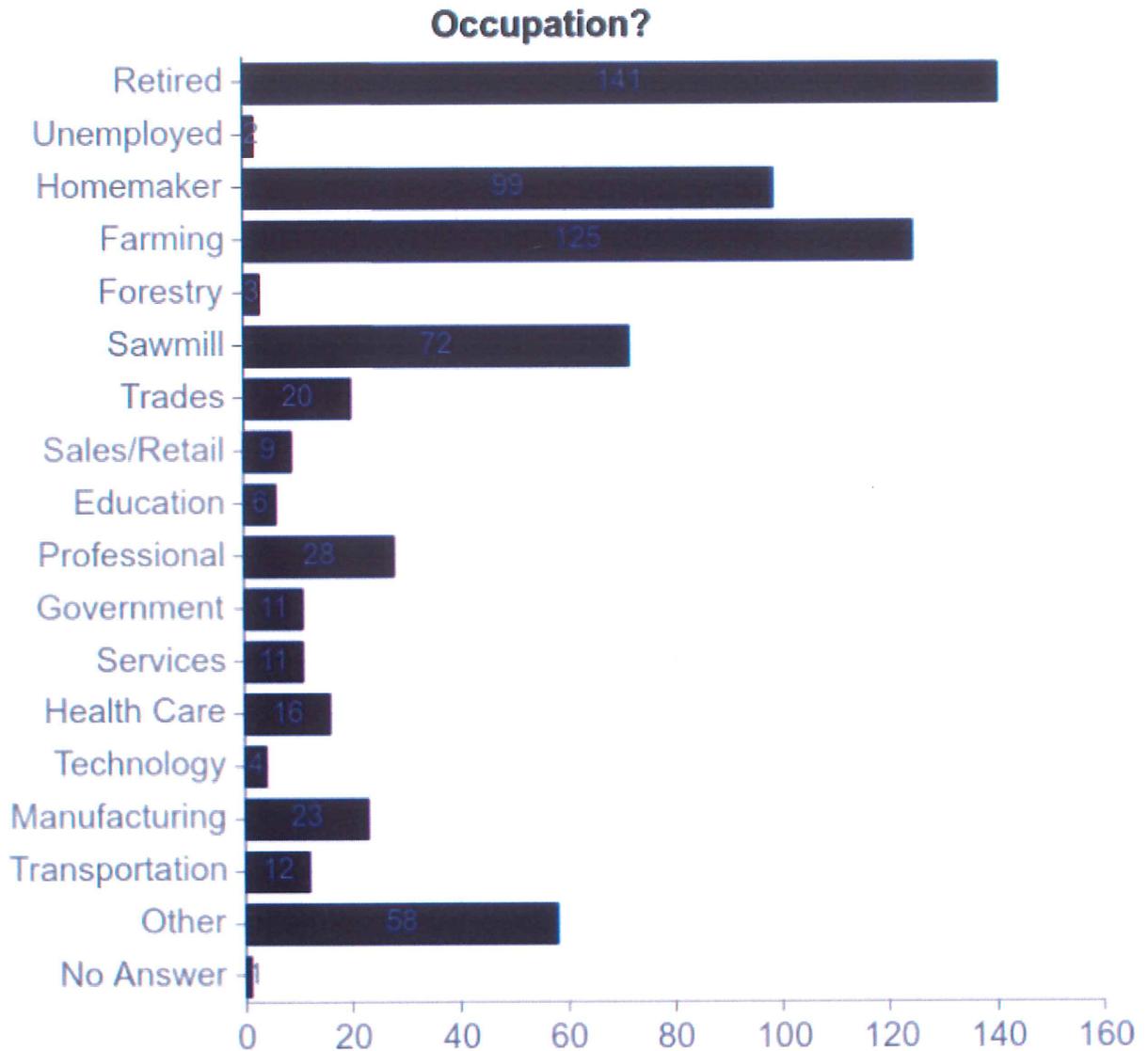
What Age Groups in Household?



Town of Bridge Creek

Survey Results

4



"Other" Answers Include:

- (3) Nursery
- (2) Carpenter
- (24) Day Laborer
- (2) Self Employed

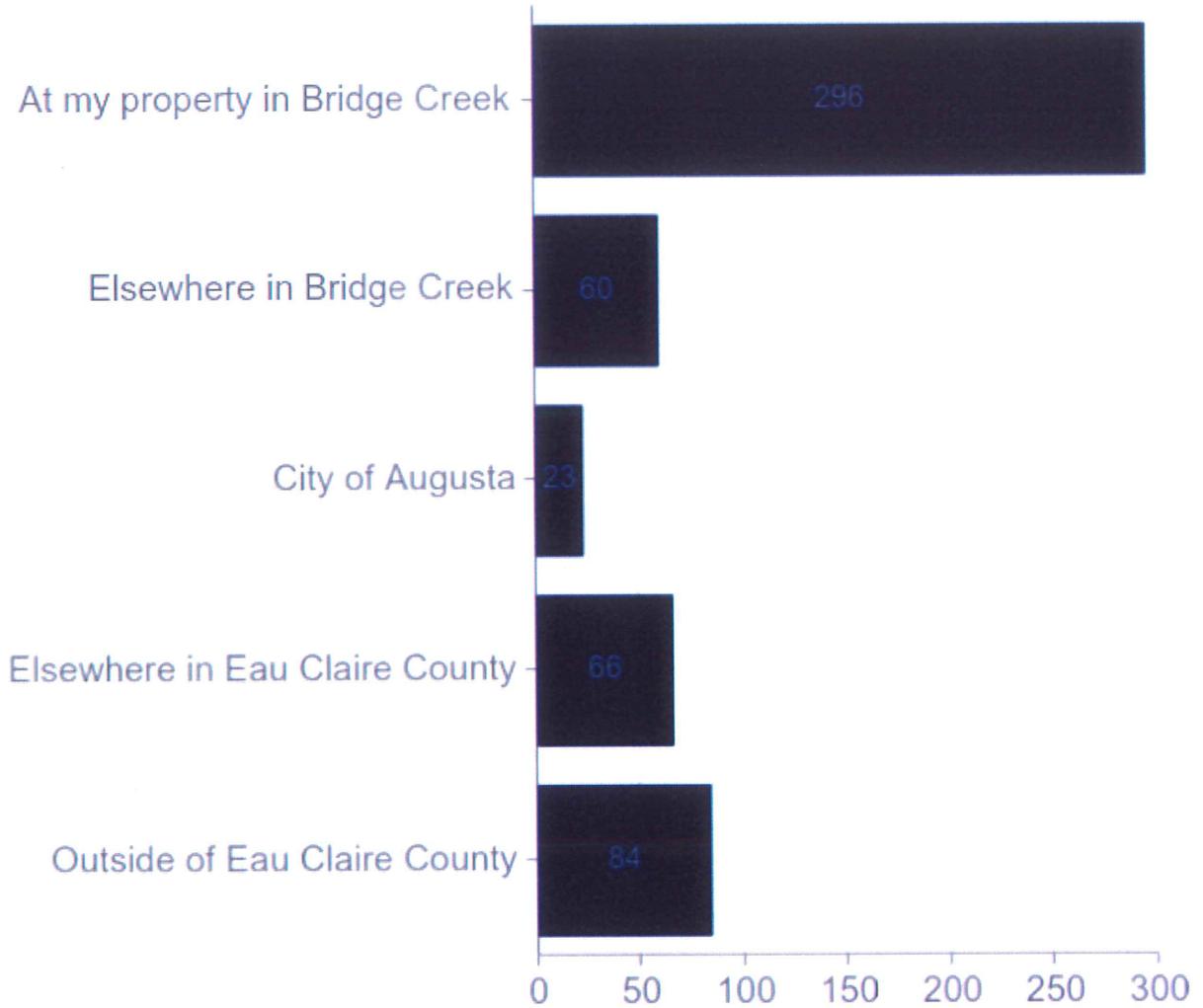
Town of Bridge Creek

Survey Results

5

Employment Location?

What is the location of employment for your household's primary income source?



Town of Bridge Creek

Survey Results

6

OTHER Income?

What OTHER occupations provide additional income for your household?



"Other" Answers Include:

- (4) Disability / Social Security
- (2) Pension
- (8) Labor
- (5) Rentals

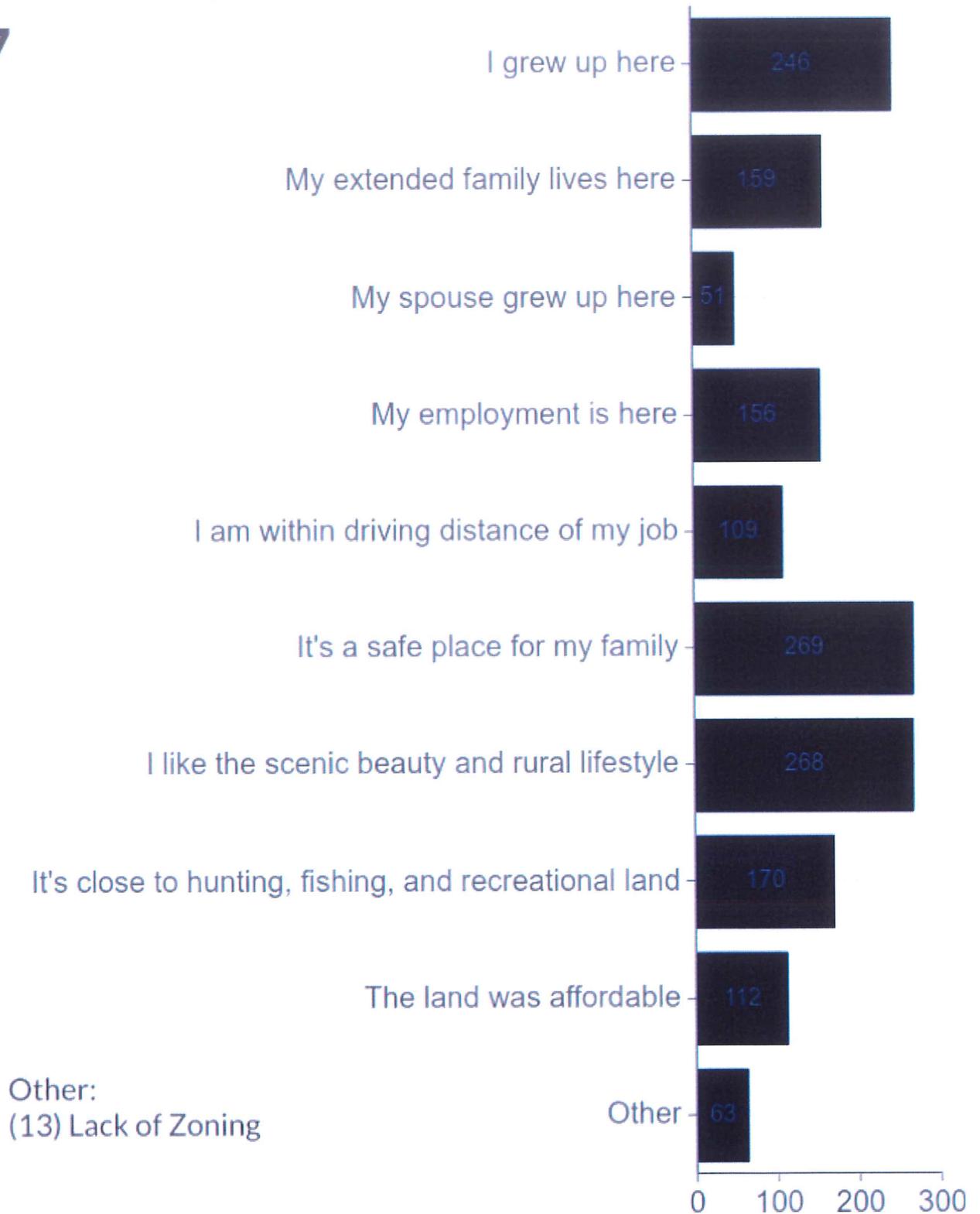
- (4) Laying Hens
- (3) Crafts
- (2) Storage
- (2) Digital Marketing
- (2) Buggy Shop

Town of Bridge Creek

Survey Results

Why do you live or own property in the Town of Bridge Creek?

7



Other:
(13) Lack of Zoning

Why would you leave?

The following would be a reason for me to leave



Other:

(13) Zoning

(18) Death / Won't

Leave

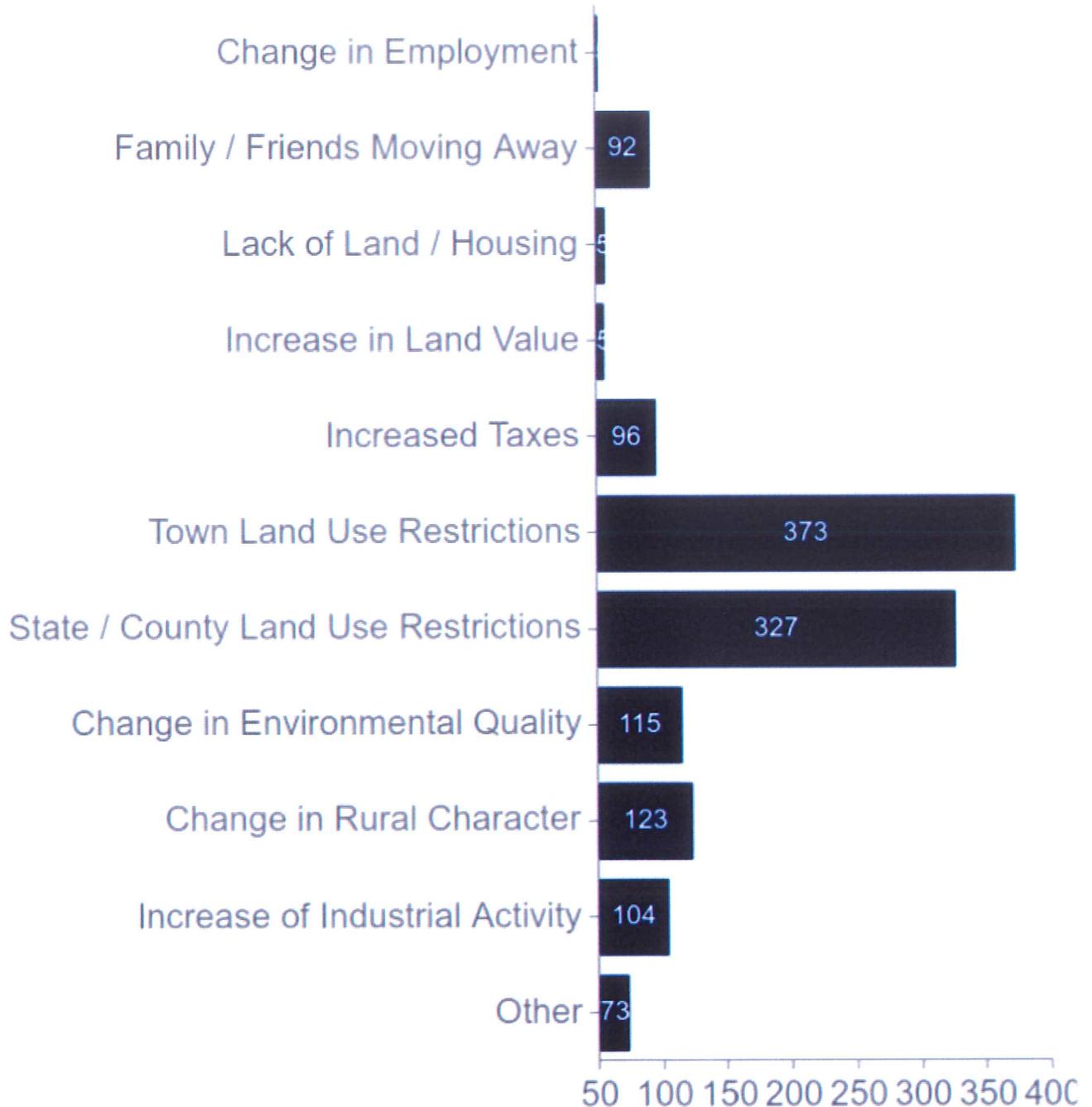
(13) Restrictive ordinances

(5) Age

(4) Environmental Decay

Why would you leave?

The following would be a reason for me to leave



Other:

(13) Zoning

(18) Death / Won't

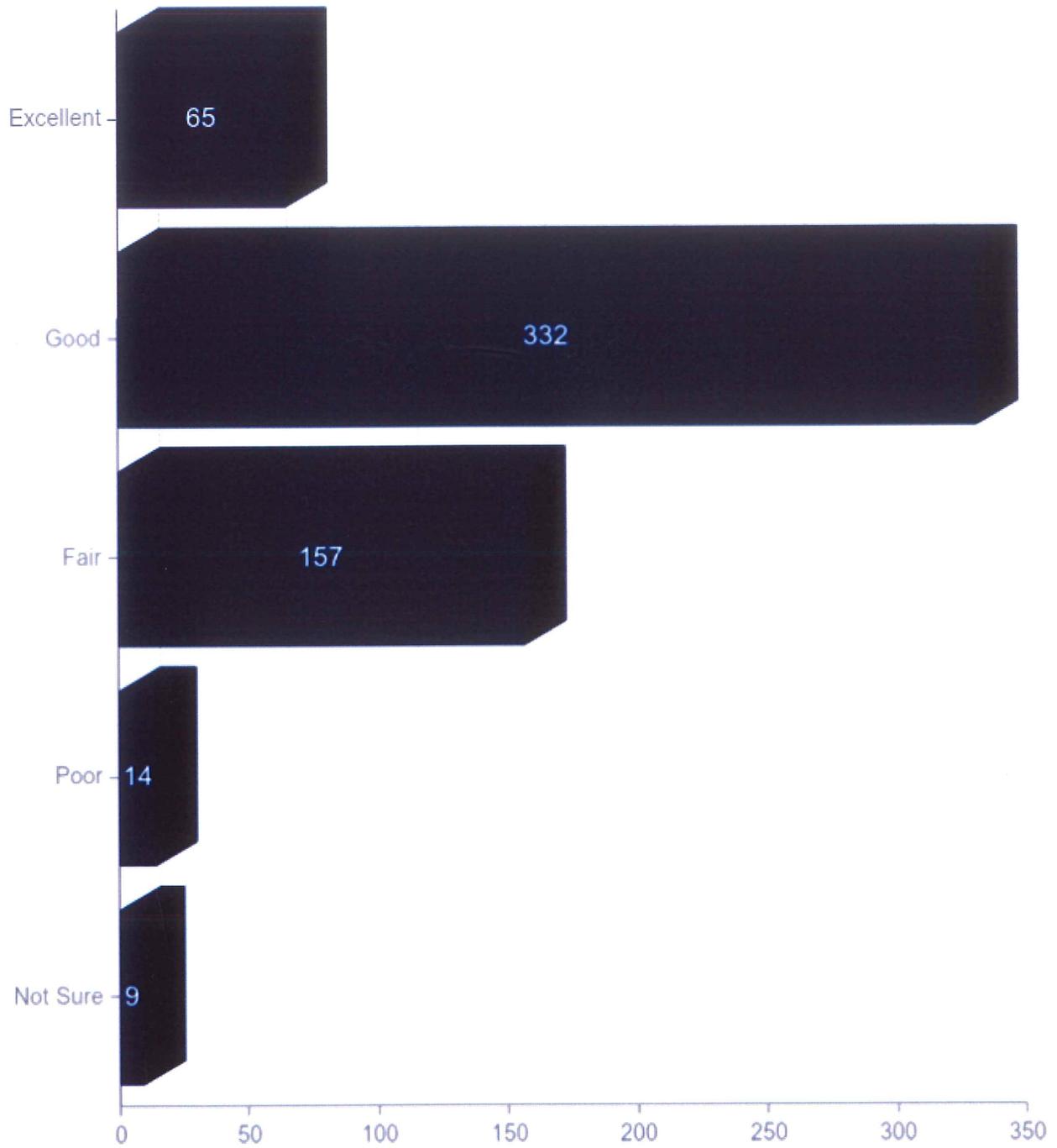
Leave

(13) Restrictive ordinances

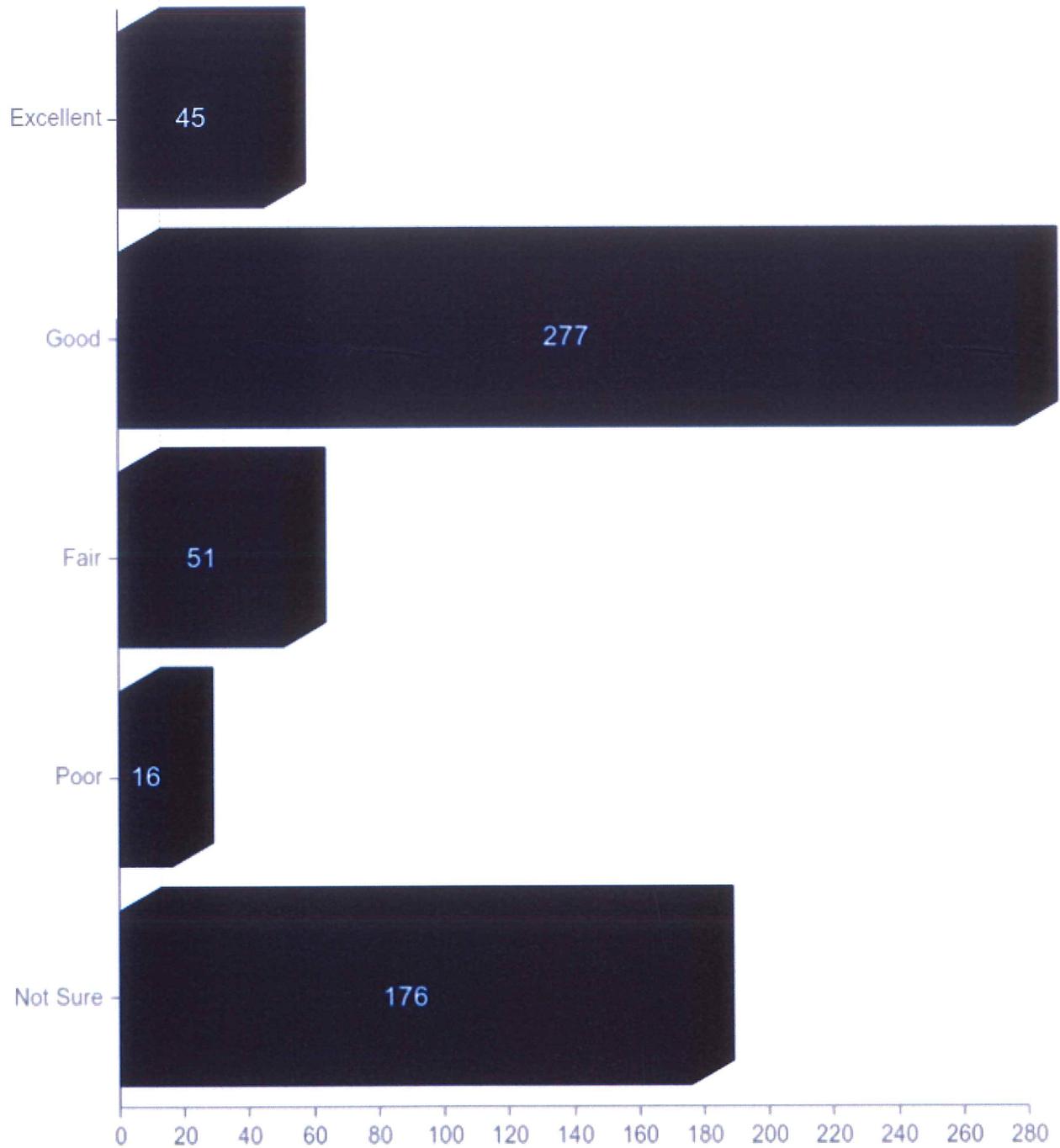
(5) Age

(4) Environmental Decay

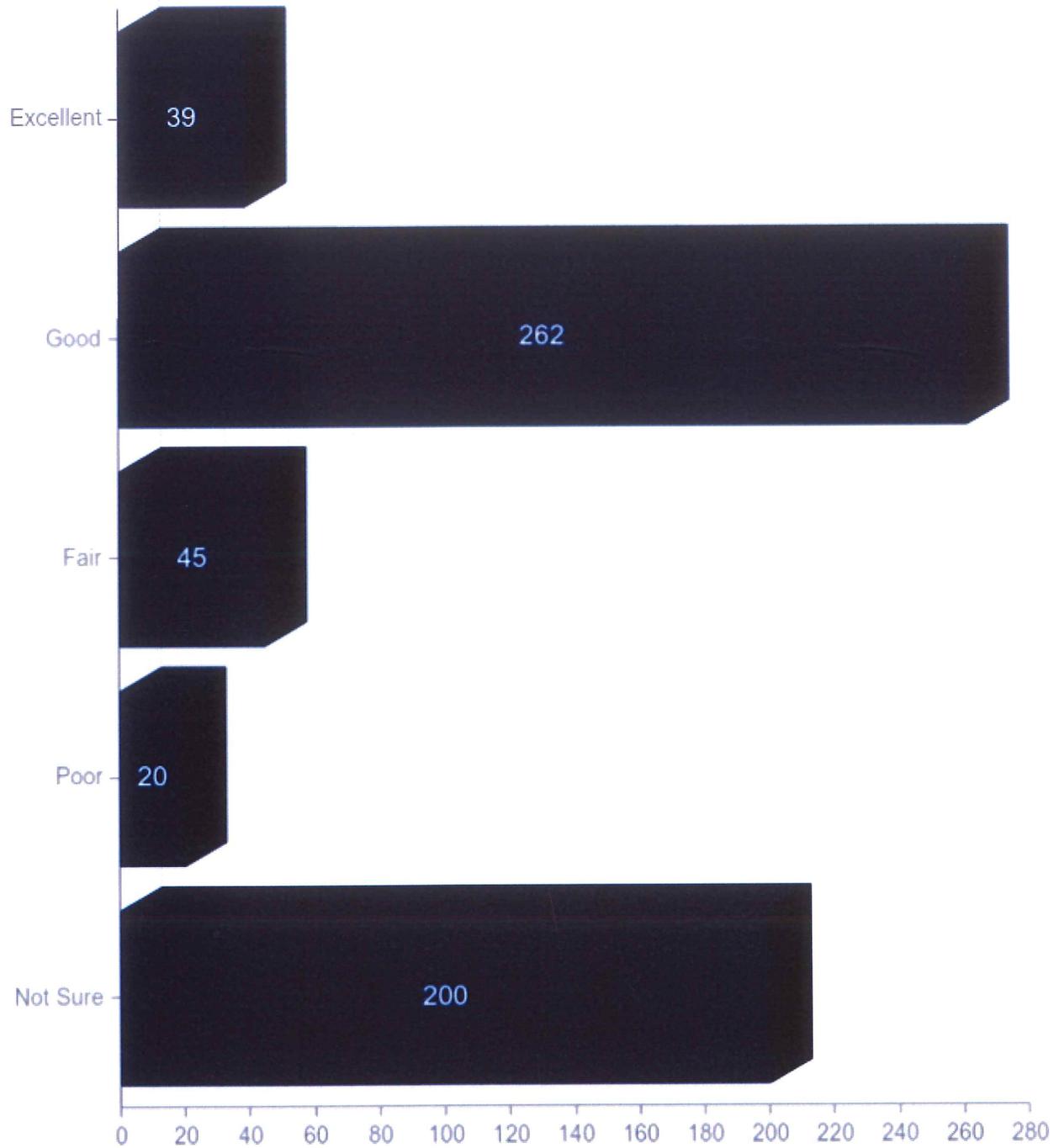
Quality of life currently?



Quality of life anticipated in next 5 years?

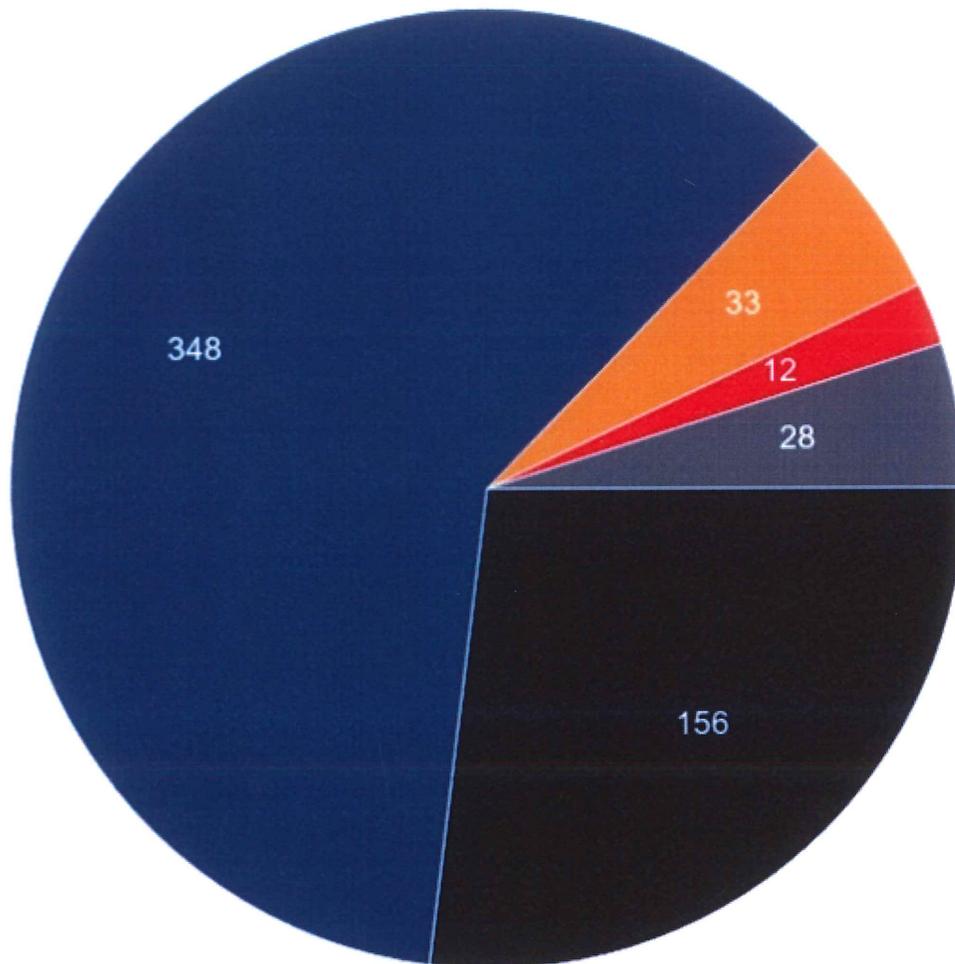


Quality of life anticipated in next 10 years?



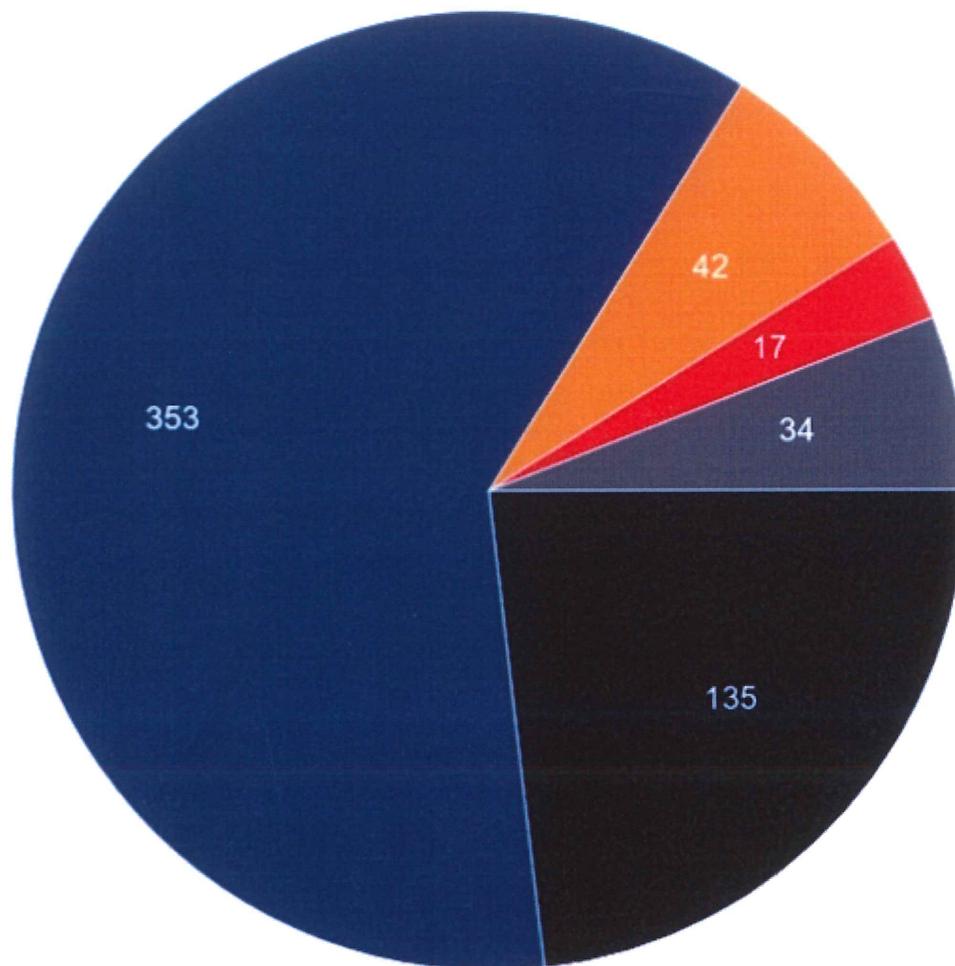
**Overall, how would you rate -- Law Enforcement?
(Eau Claire County)**

■ Excellent	156	■ Good	348	■ Fair	33
■ Poor	12	■ Not Sure	28		



**Overall, how would you rate -- Fire Department?
(Bridge Creek Area Fire District)**

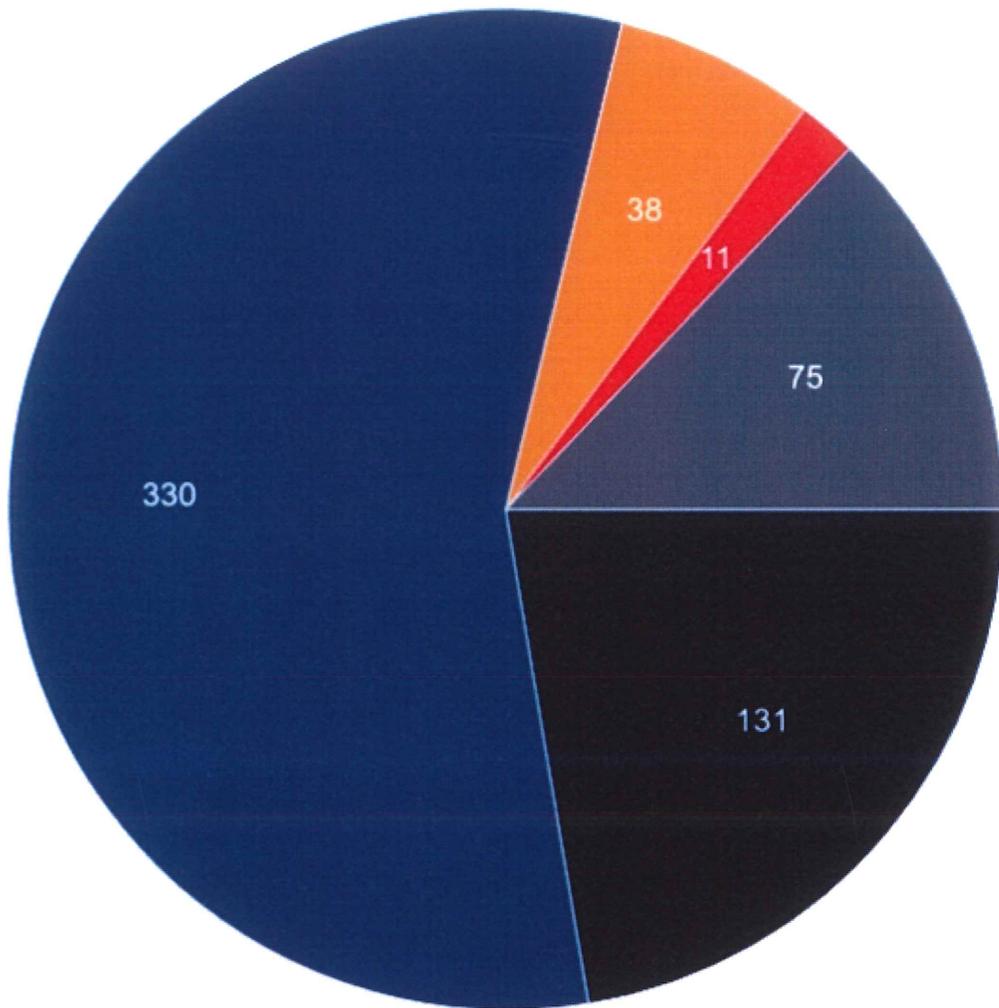
■ Excellent	135	■ Good	353	■ Fair	42
■ Poor	17	■ Not Sure	34		



6 Comments -- slow response time

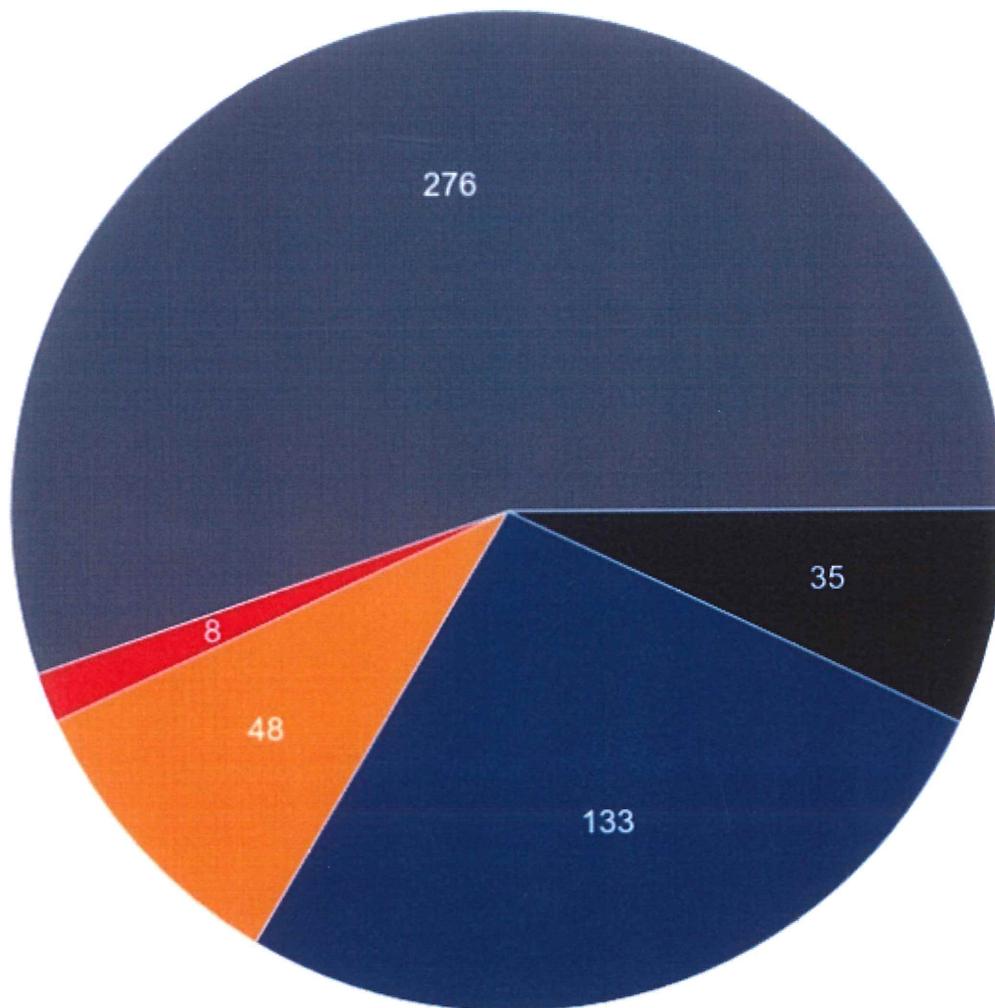
Overall, how would you rate -- Ambulance / Medical Services?

■ Excellent	131	■ Good	330	■ Fair	38
■ Poor	11	■ Not Sure	75		



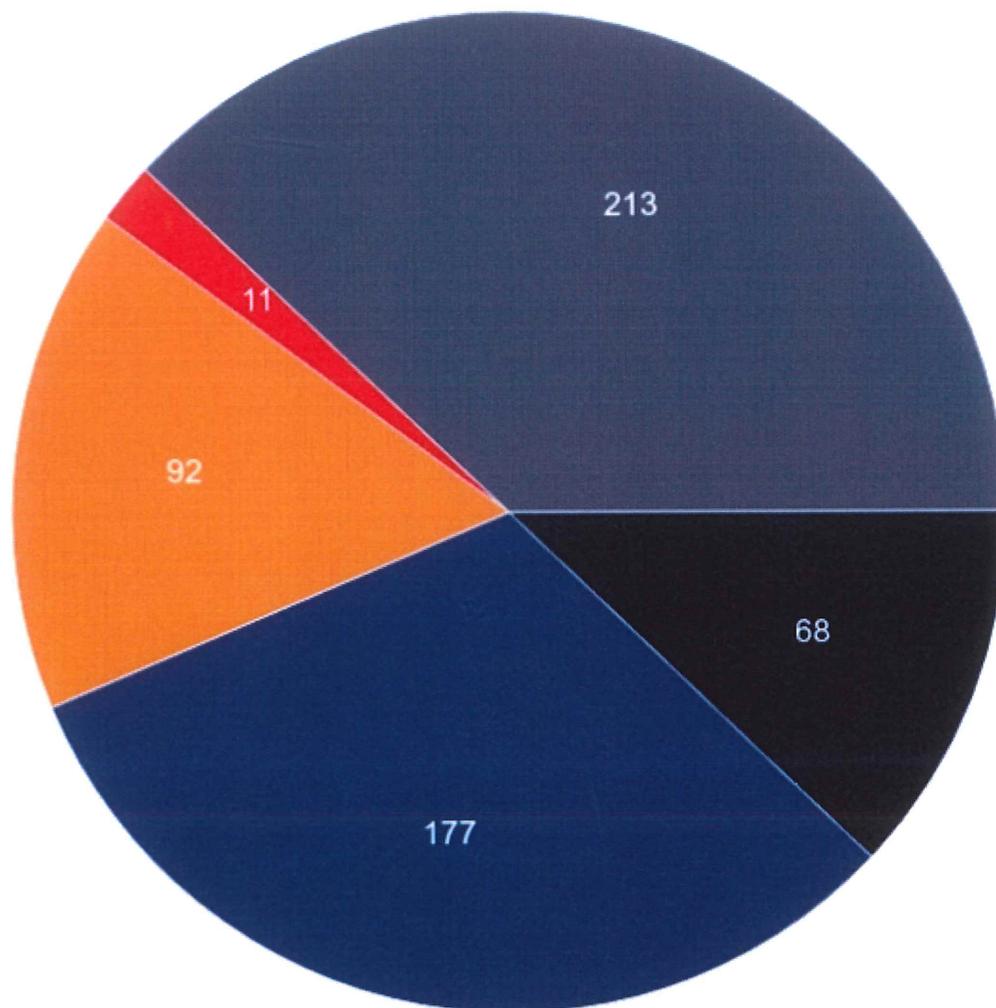
Overall, how would you rate -- Public Schools?

■ Excellent	35	■ Good	133	■ Fair	48
■ Poor	8	■ Not Sure	276		



Overall, how would you rate -- Recycling?

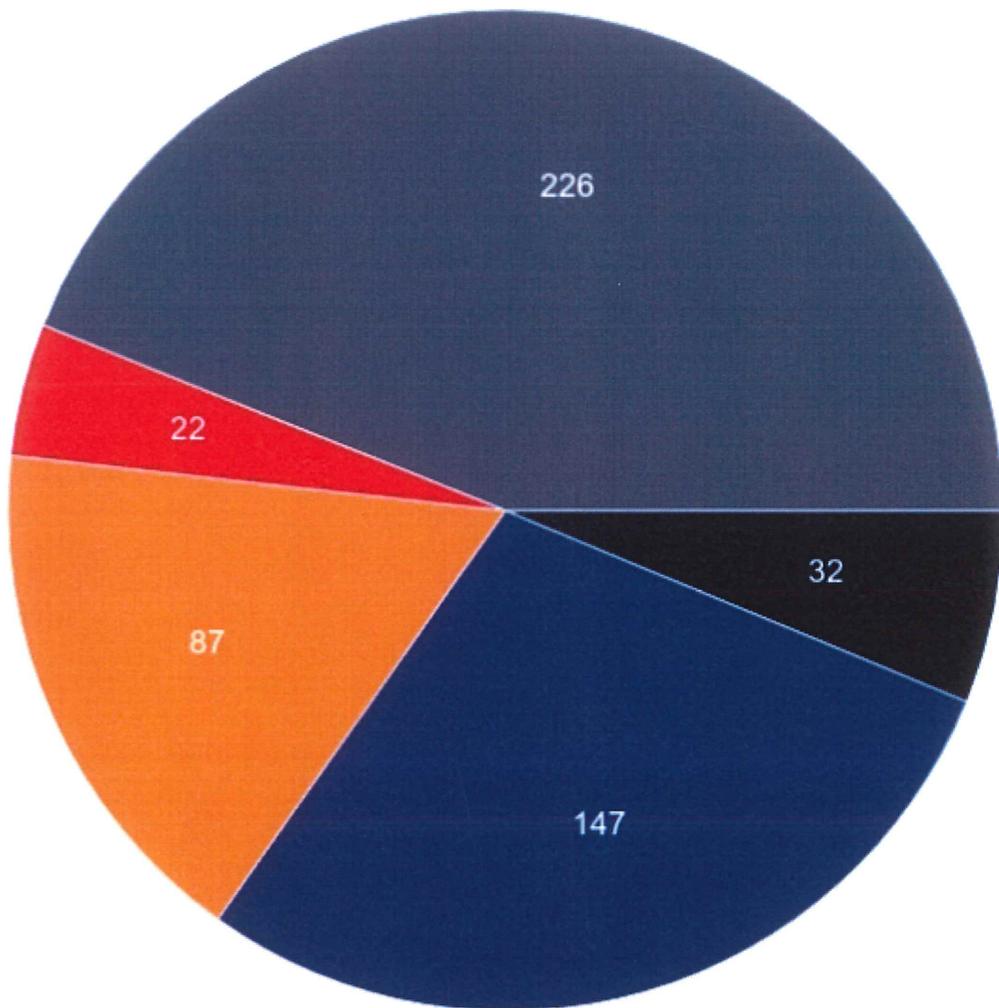
■ Excellent	68	■ Good	177	■ Fair	92
■ Poor	11	■ Not Sure	213		



2 Responses -- Other times needed (other than Saturday a.m.)

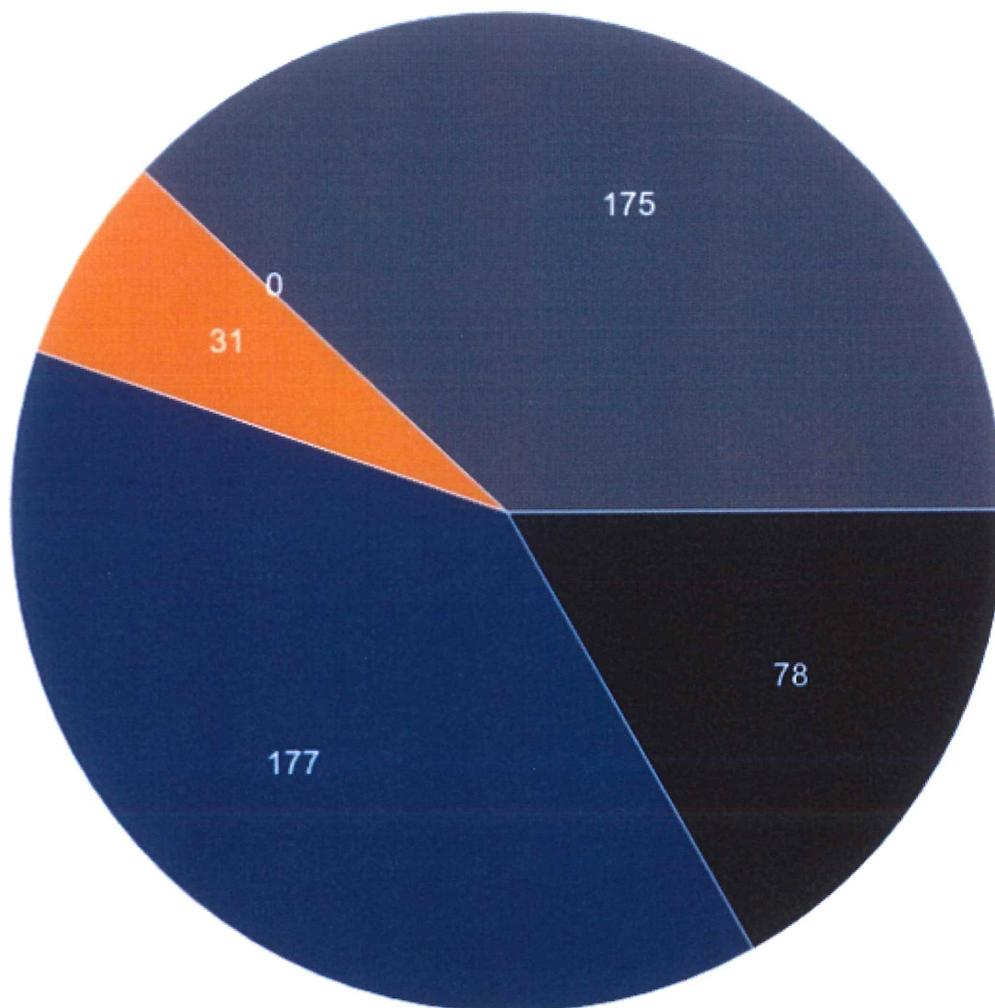
Overall, how would you rate -- Garbage Collection Services?

■ Excellent	32	■ Good	147	■ Fair	87
■ Poor	22	■ Not Sure	226		



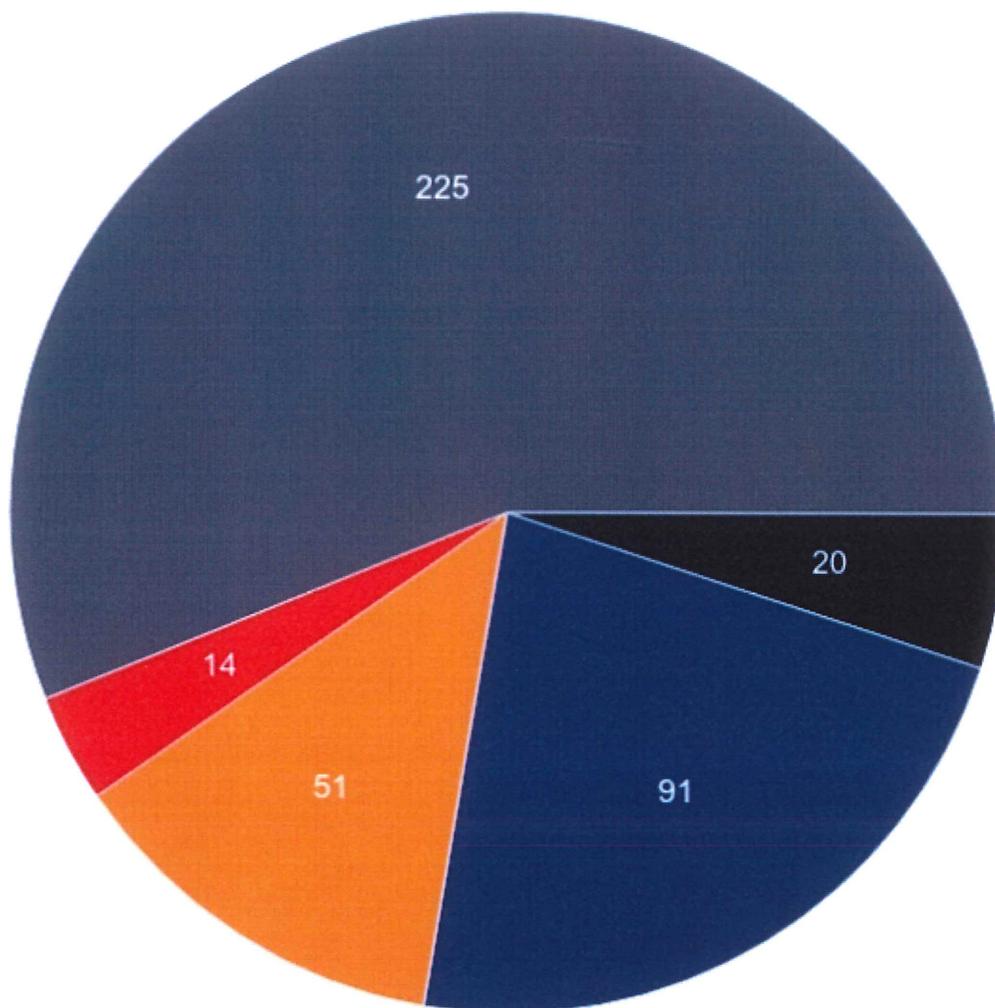
Overall, how would you rate -- Library Services?

■ Excellent	78	■ Good	177	■ Fair	31
■ Poor	0	■ Not Sure	175		



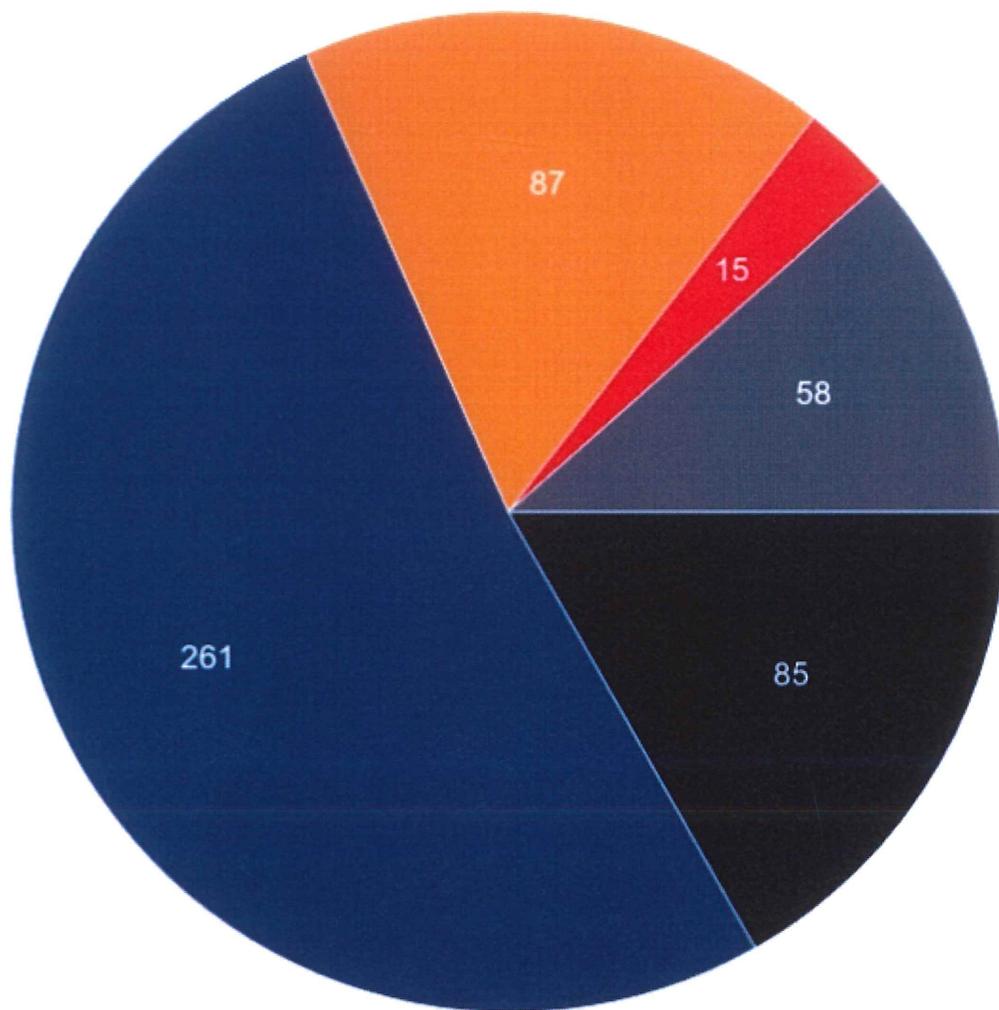
Overall, how would you rate -- Animal Control / Welfare?

■ Excellent	20	■ Good	91	■ Fair	51
■ Poor	14	■ Not Sure	225		



Overall, how would you rate -- Parks & Rec Opportunities?

■ Excellent	85	■ Good	261	■ Fair	87
■ Poor	15	■ Not Sure	58		



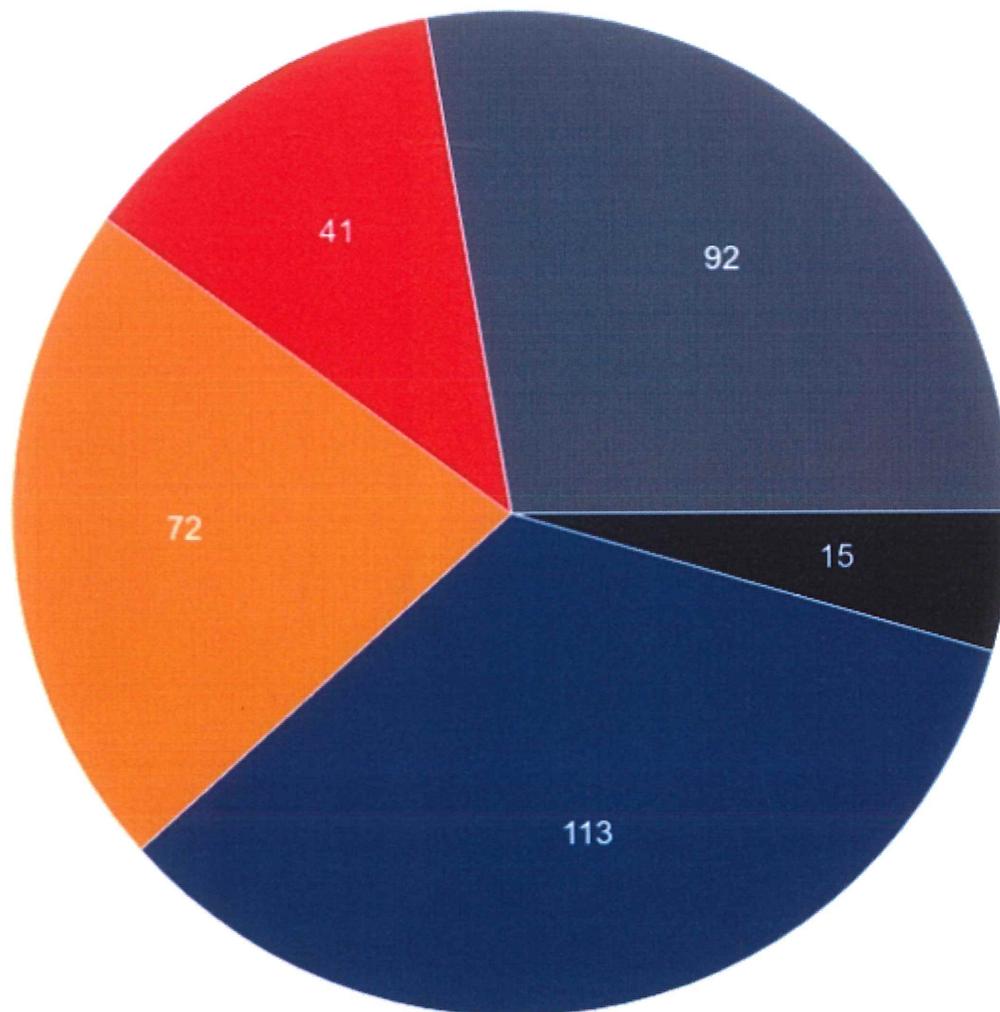
Town of Bridge Creek

Survey Results

10

Overall, how would you rate -- Pollution Control / Environmental?

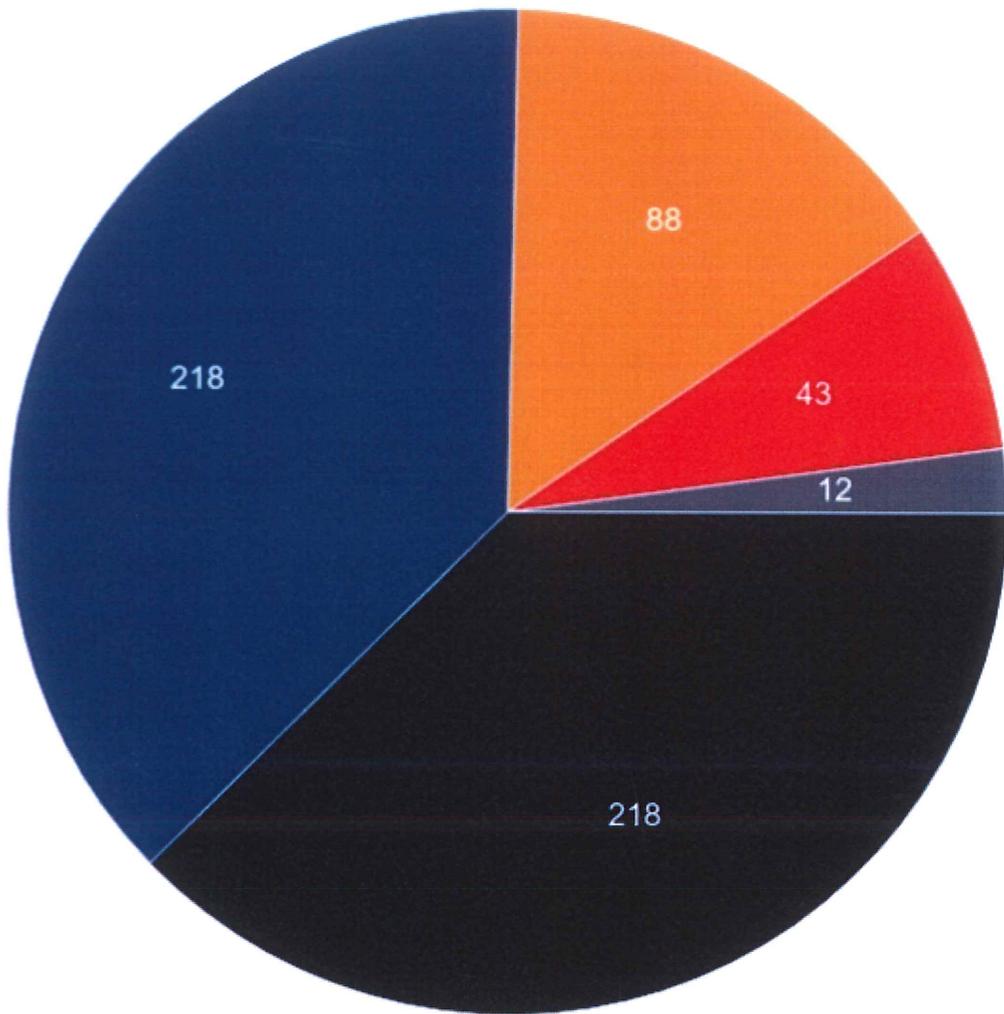
■ Excellent	15	■ Good	113	■ Fair	72
■ Poor	41	■ Not Sure	92		



3 responses regarding horse manure issues
4 responses regarding sand mine issues

Overall, how would you rate -- Town Roadway Maintenance?

■ Excellent 218 ■ Good 218 ■ Fair 88
■ Poor 43 ■ Not Sure 12



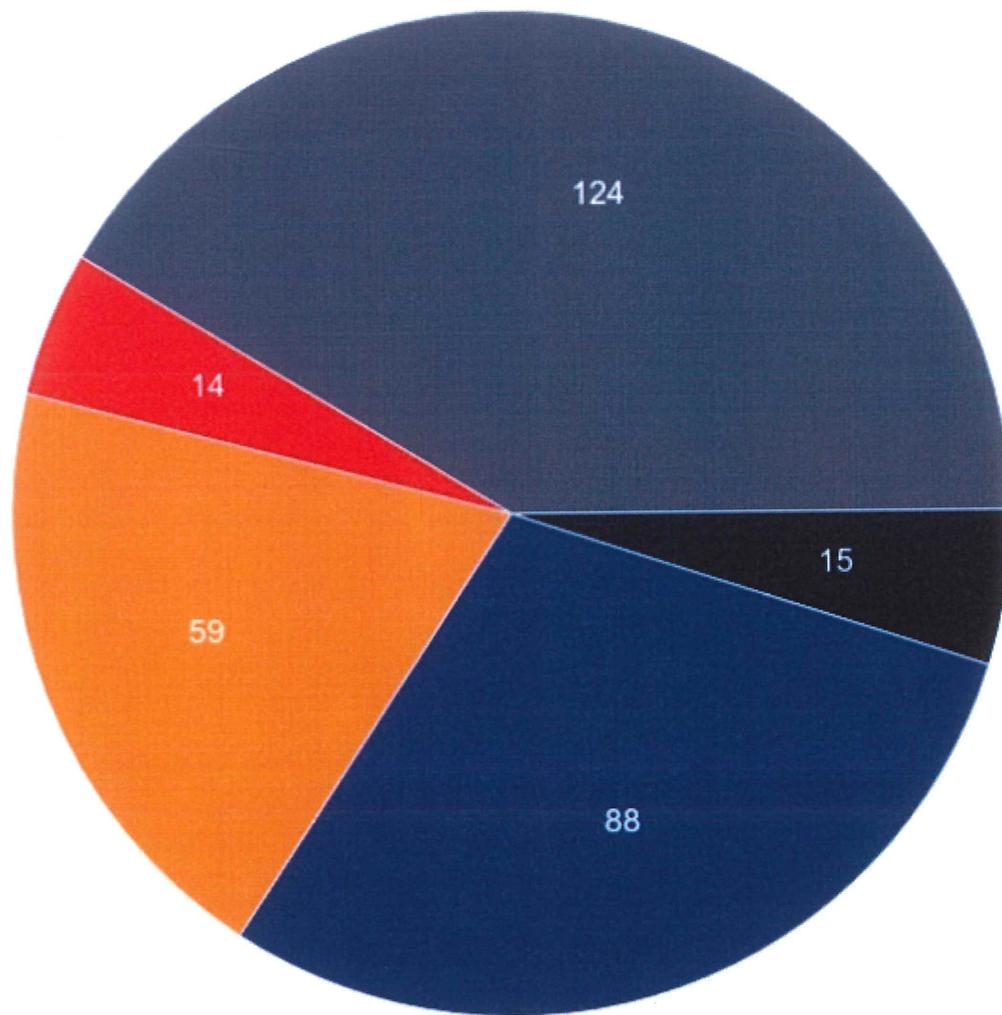
Town of Bridge Creek

Survey Results

10

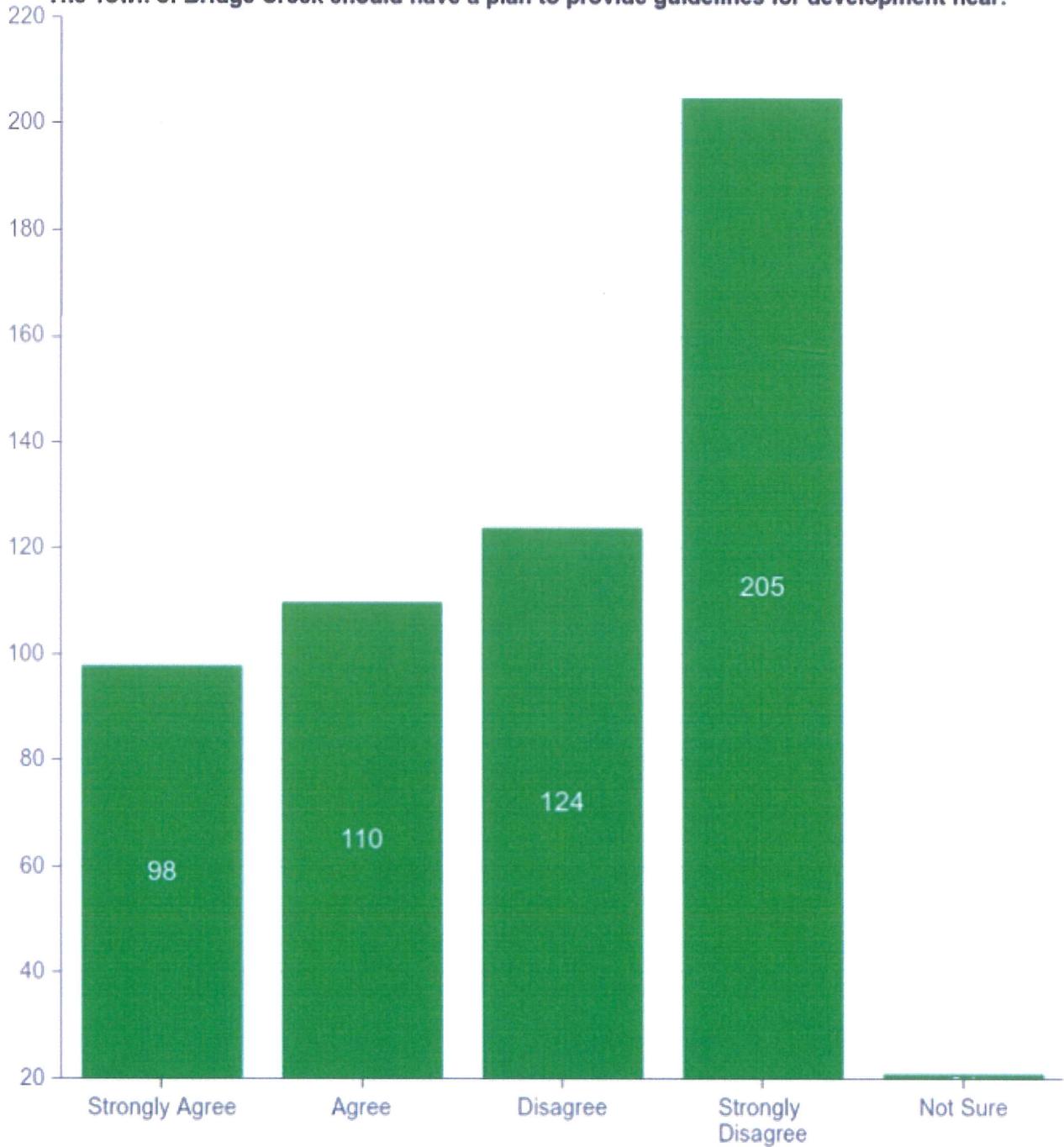
Overall, how would you rate -- Health Care Coverage?

■ Excellent	15	■ Good	88	■ Fair	59
■ Poor	14	■ Not Sure	124		



Guidelines: Productive Agricultural Soils

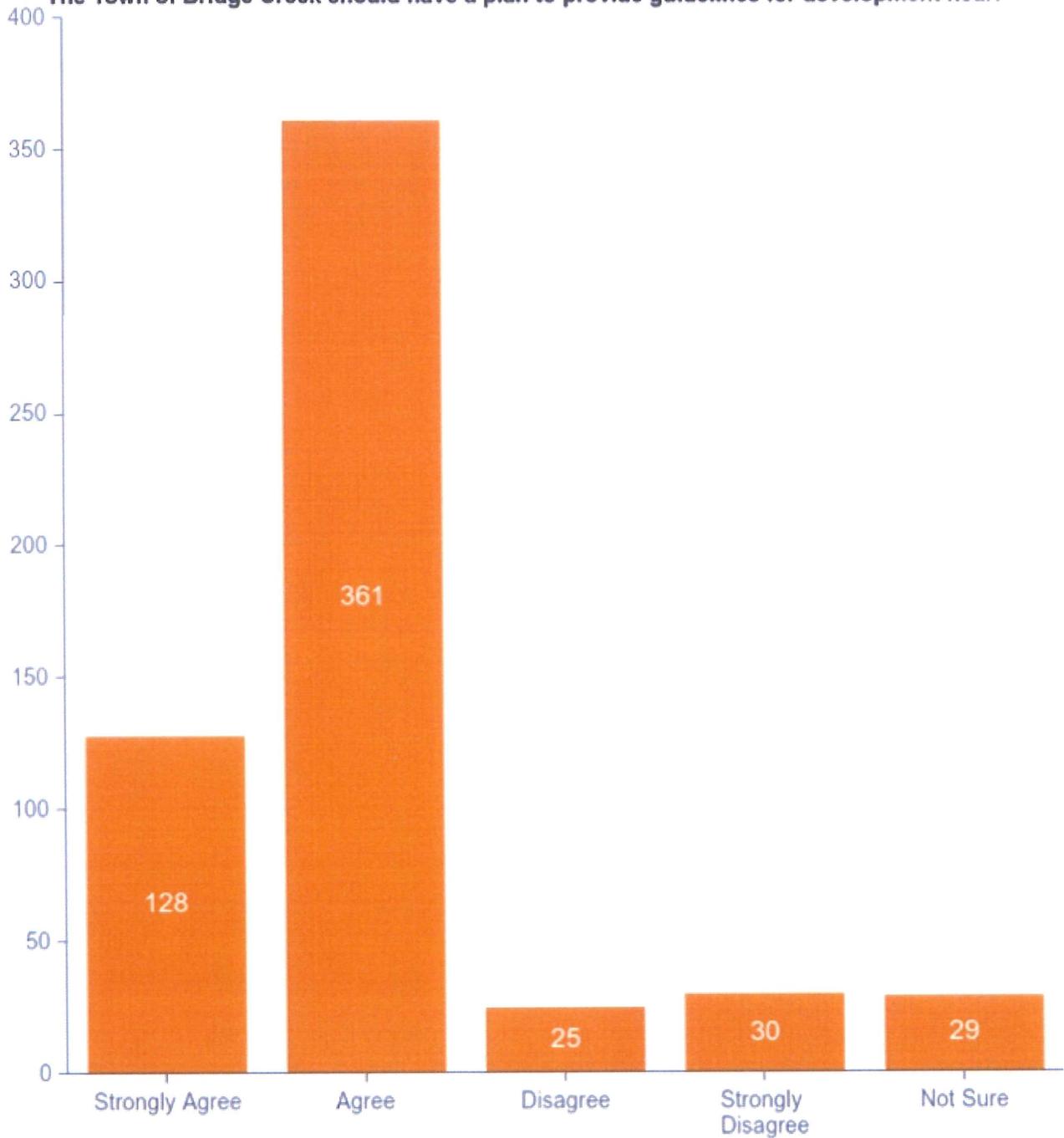
The Town of Bridge Creek should have a plan to provide guidelines for development near:



2 Comments -- Coordinate with state / county / existing

Guidelines: Environmentally Sensitive Features

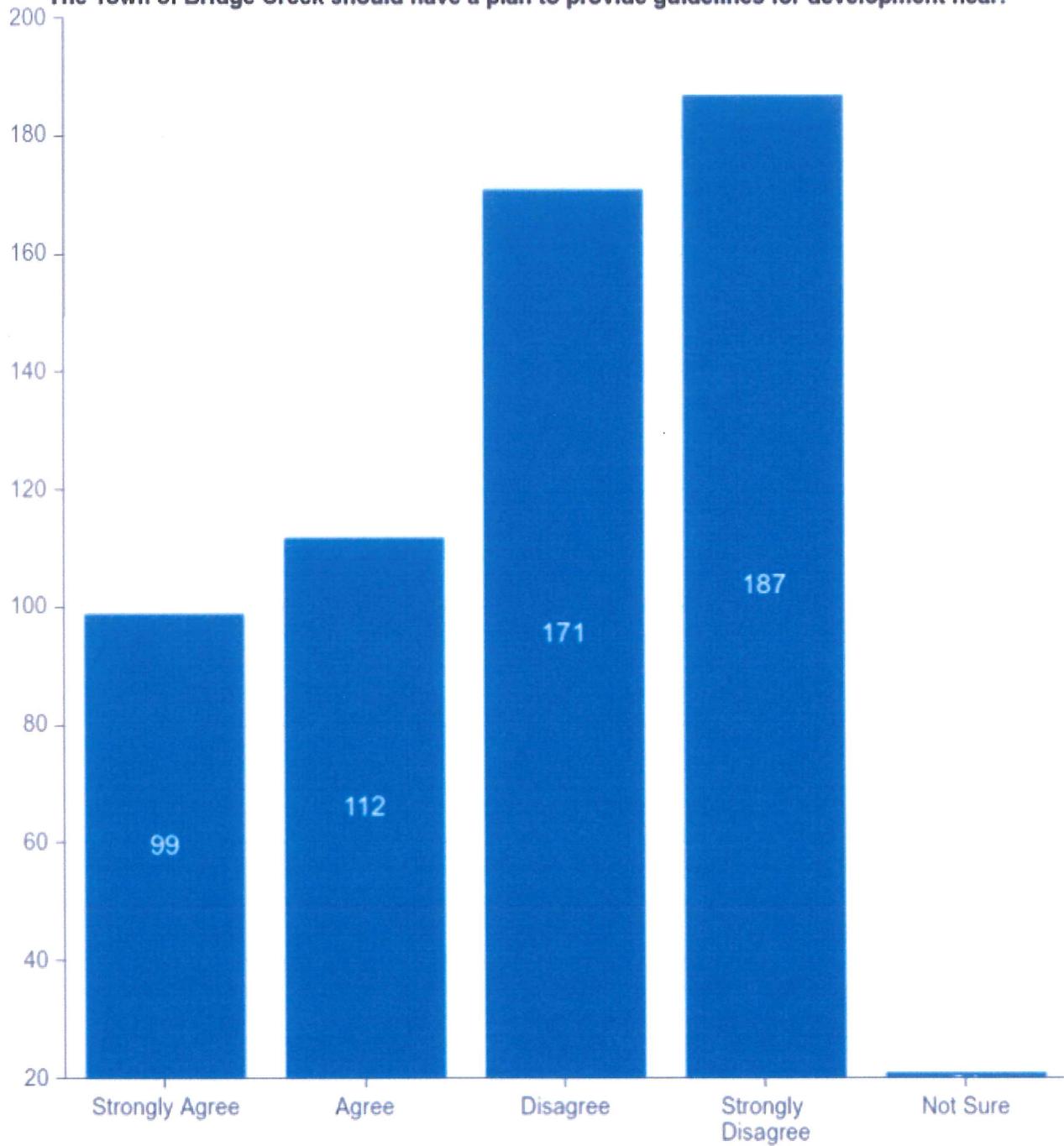
The Town of Bridge Creek should have a plan to provide guidelines for development near:



48 Comments -- control sand mines.

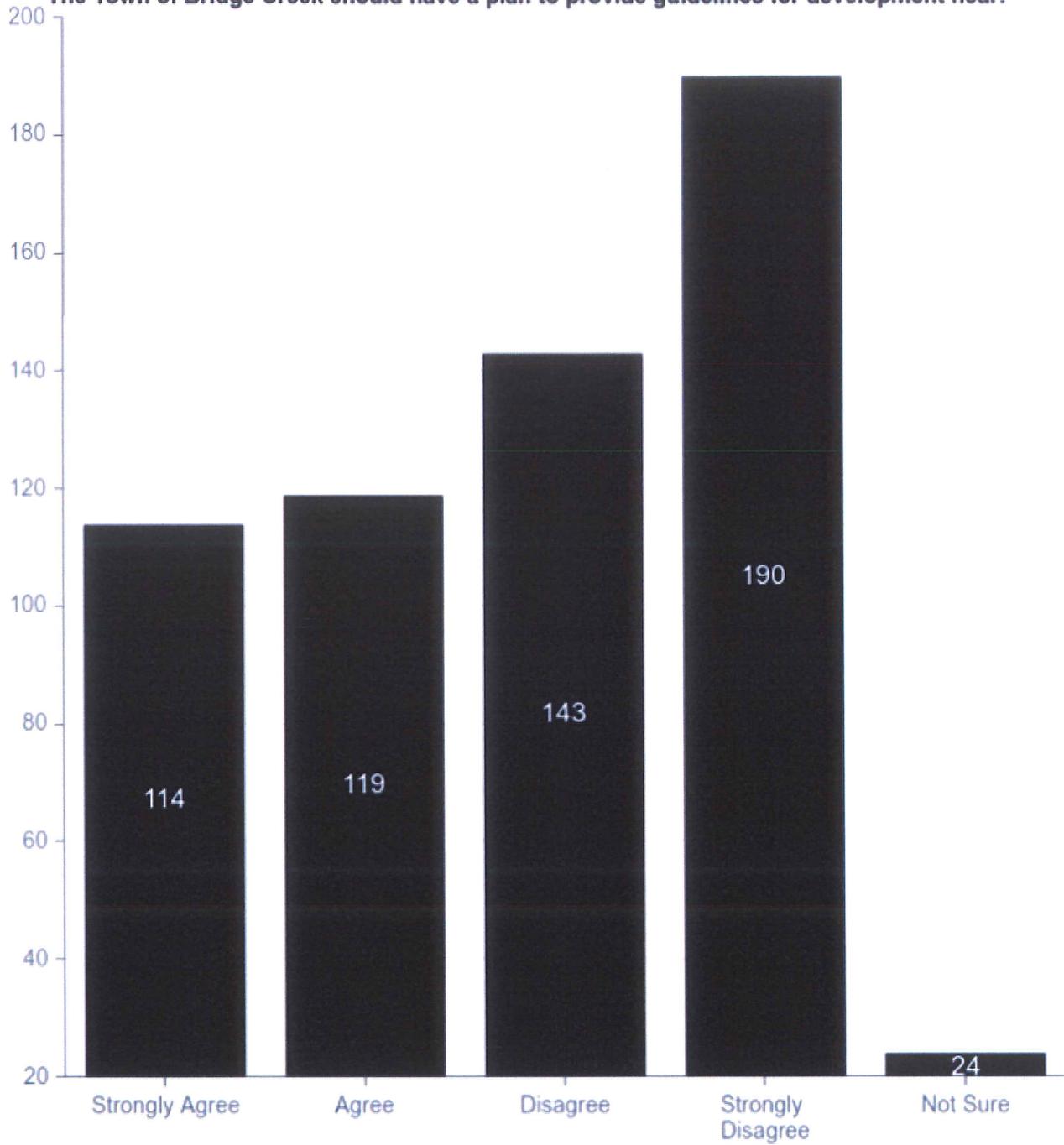
Guidelines: Mapped Floodplain Areas

The Town of Bridge Creek should have a plan to provide guidelines for development near:



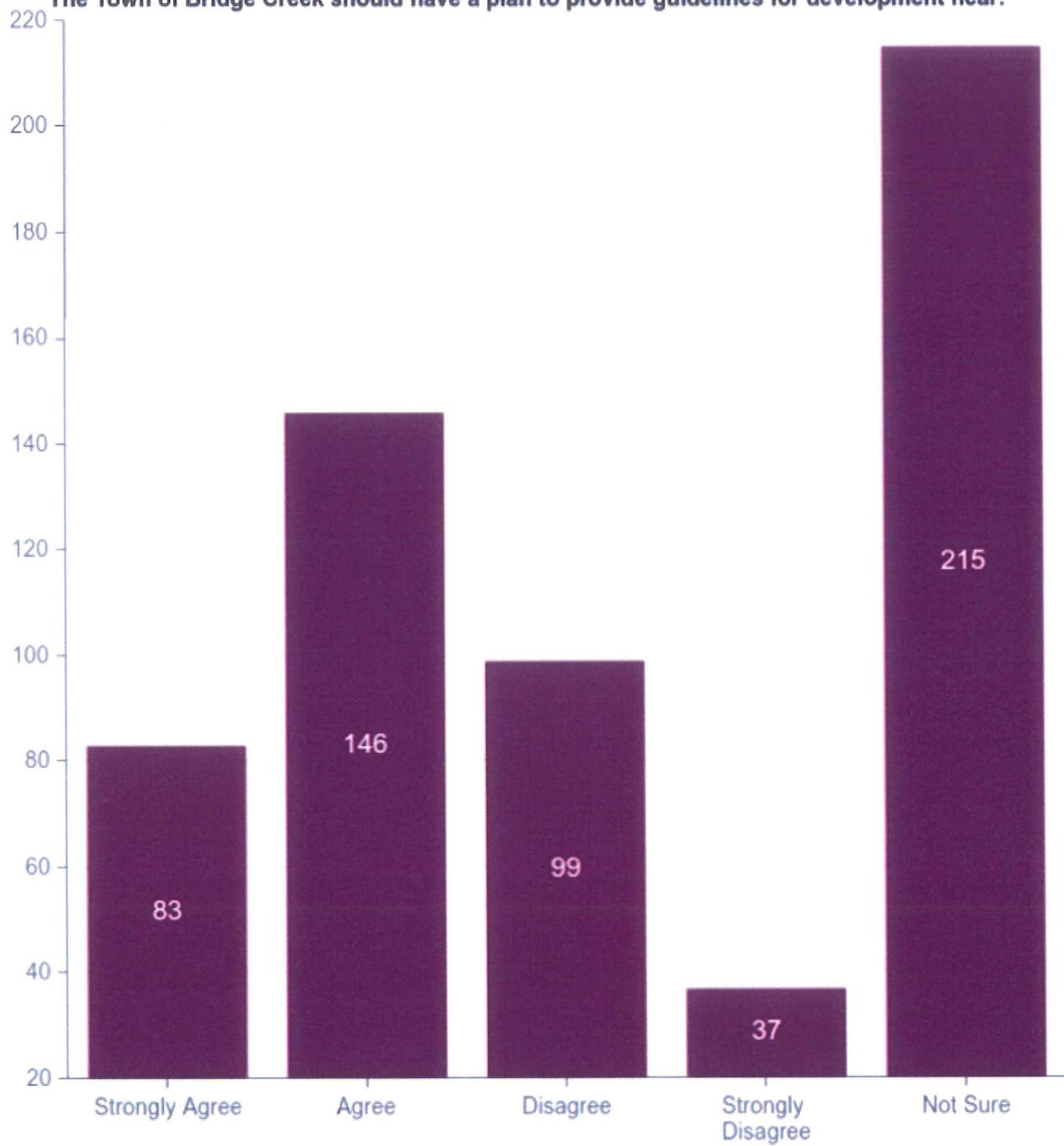
Guidelines: Shorelines & Water Features

The Town of Bridge Creek should have a plan to provide guidelines for development near:



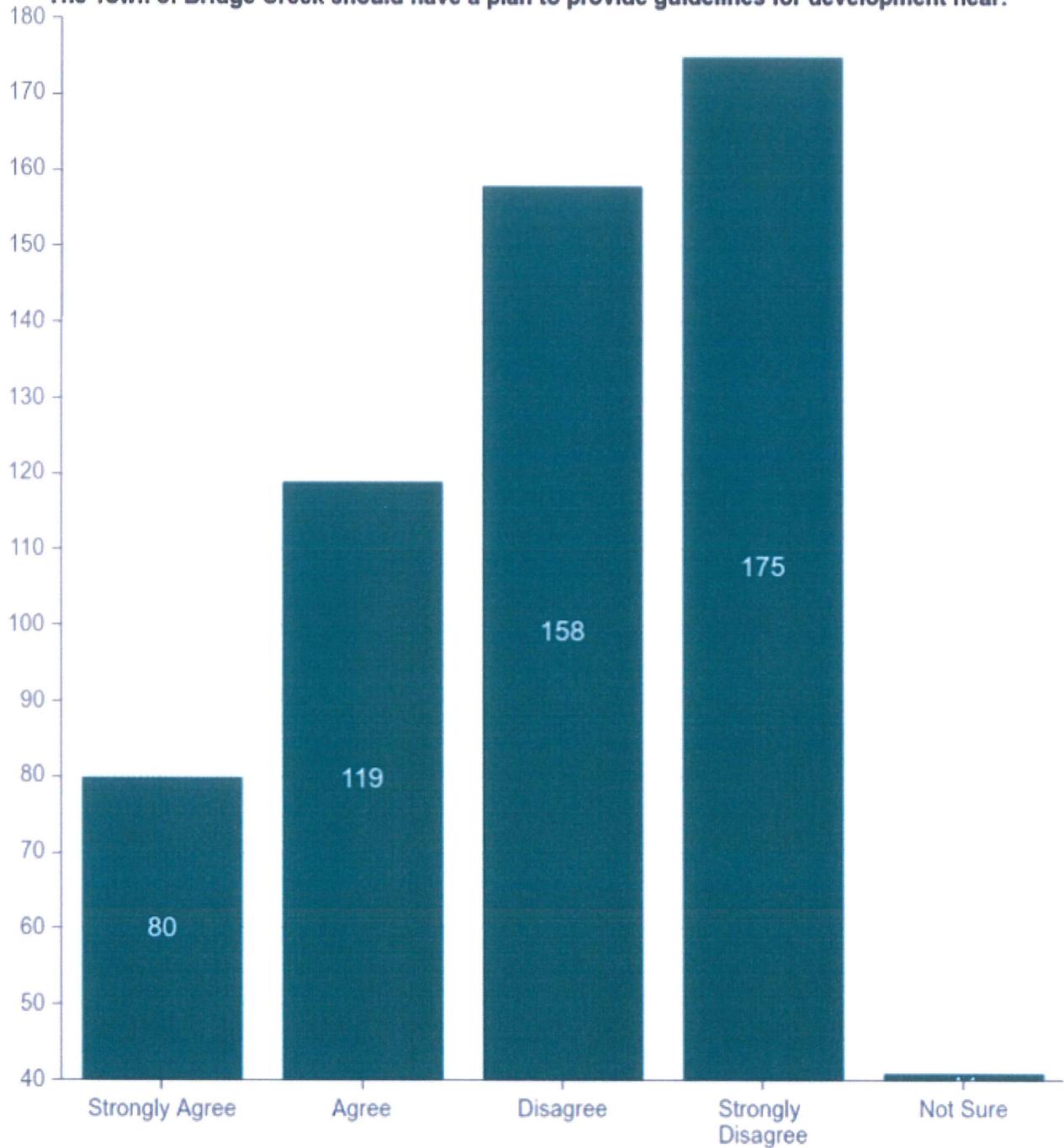
Guidelines: Historic & Cultural Resources

The Town of Bridge Creek should have a plan to provide guidelines for development near:



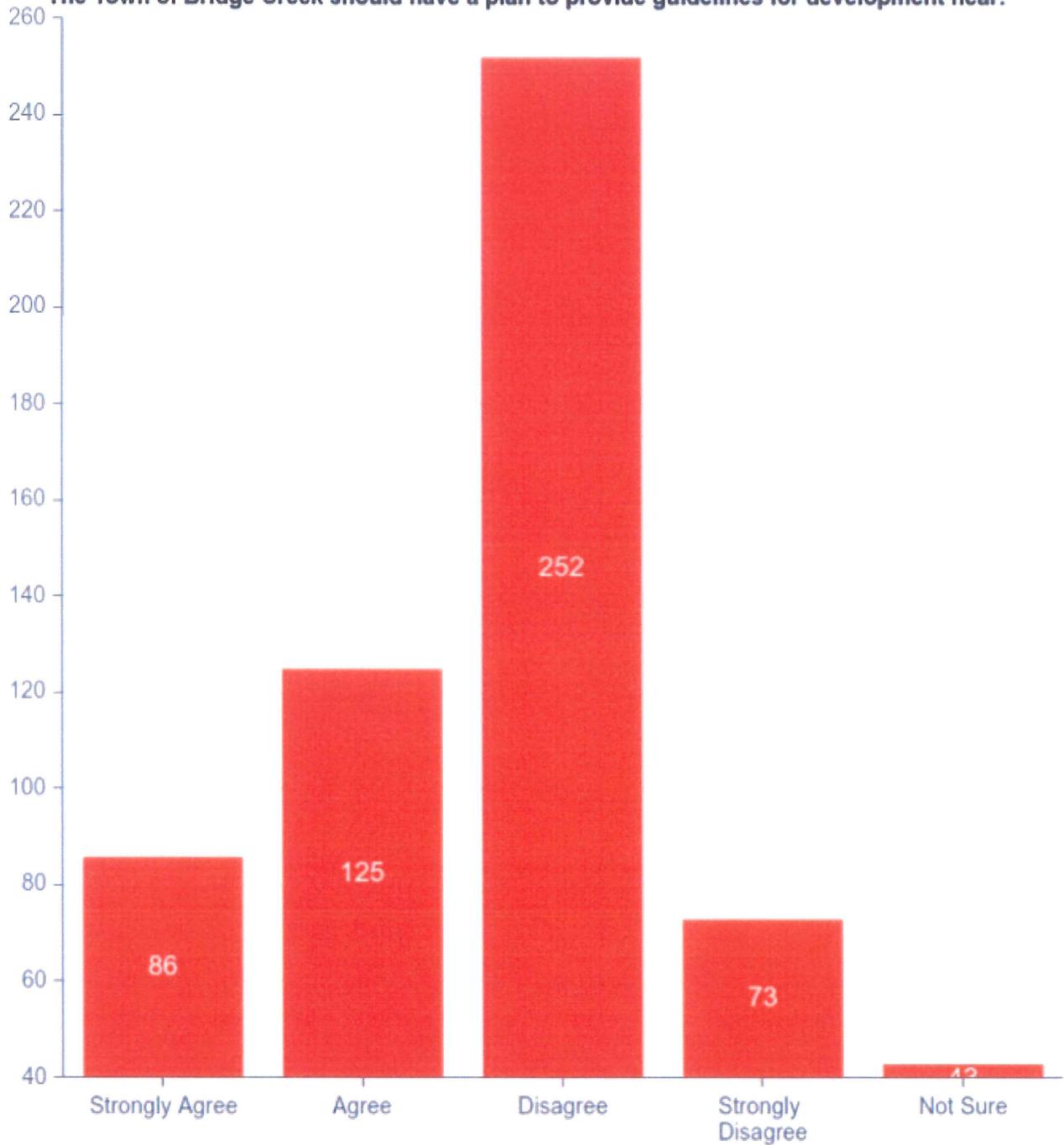
Guidelines: Current Residential Housing

The Town of Bridge Creek should have a plan to provide guidelines for development near:



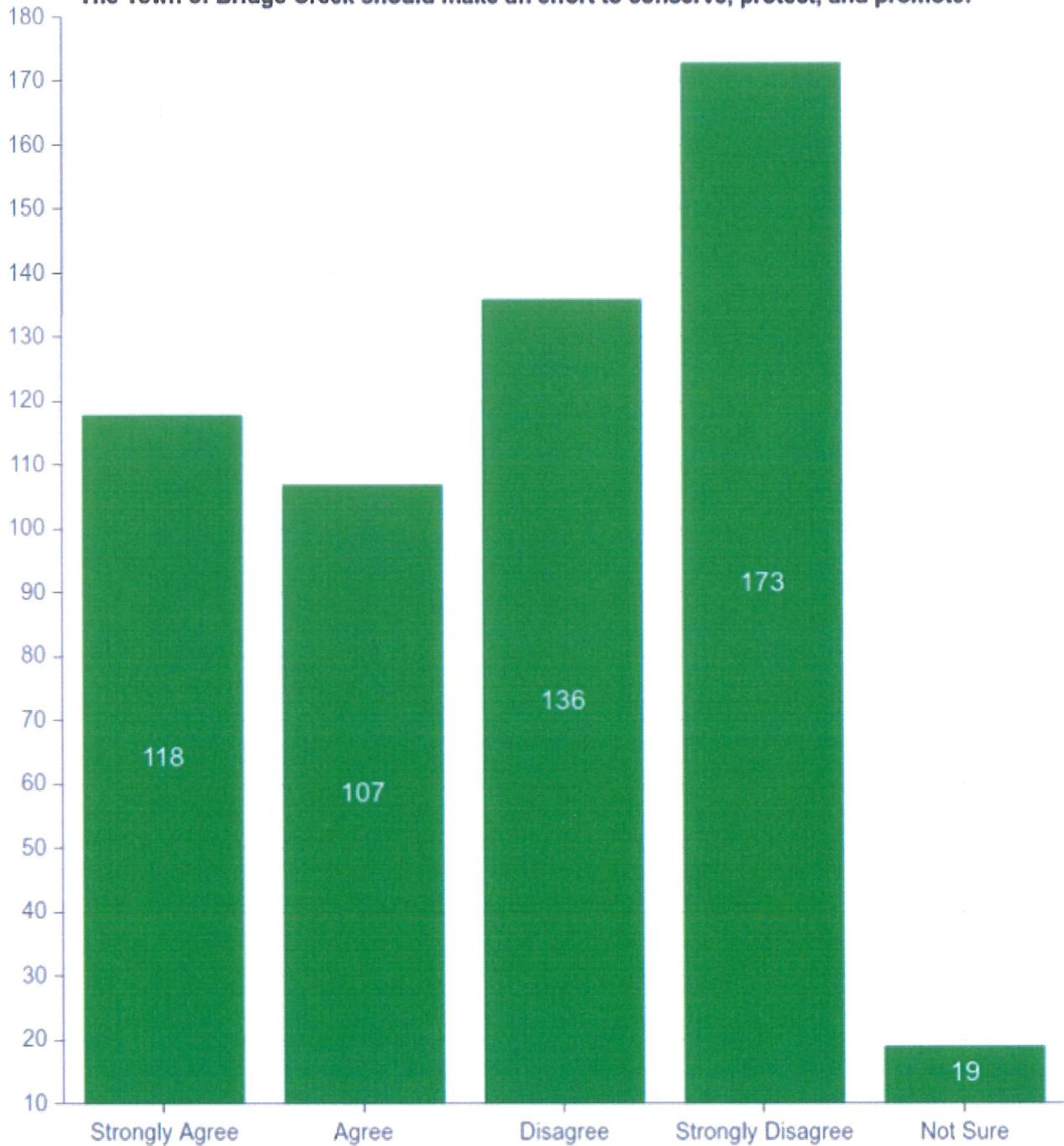
Guidelines: Tourism Areas

The Town of Bridge Creek should have a plan to provide guidelines for development near:



Protect: Productive Agricultural Soils

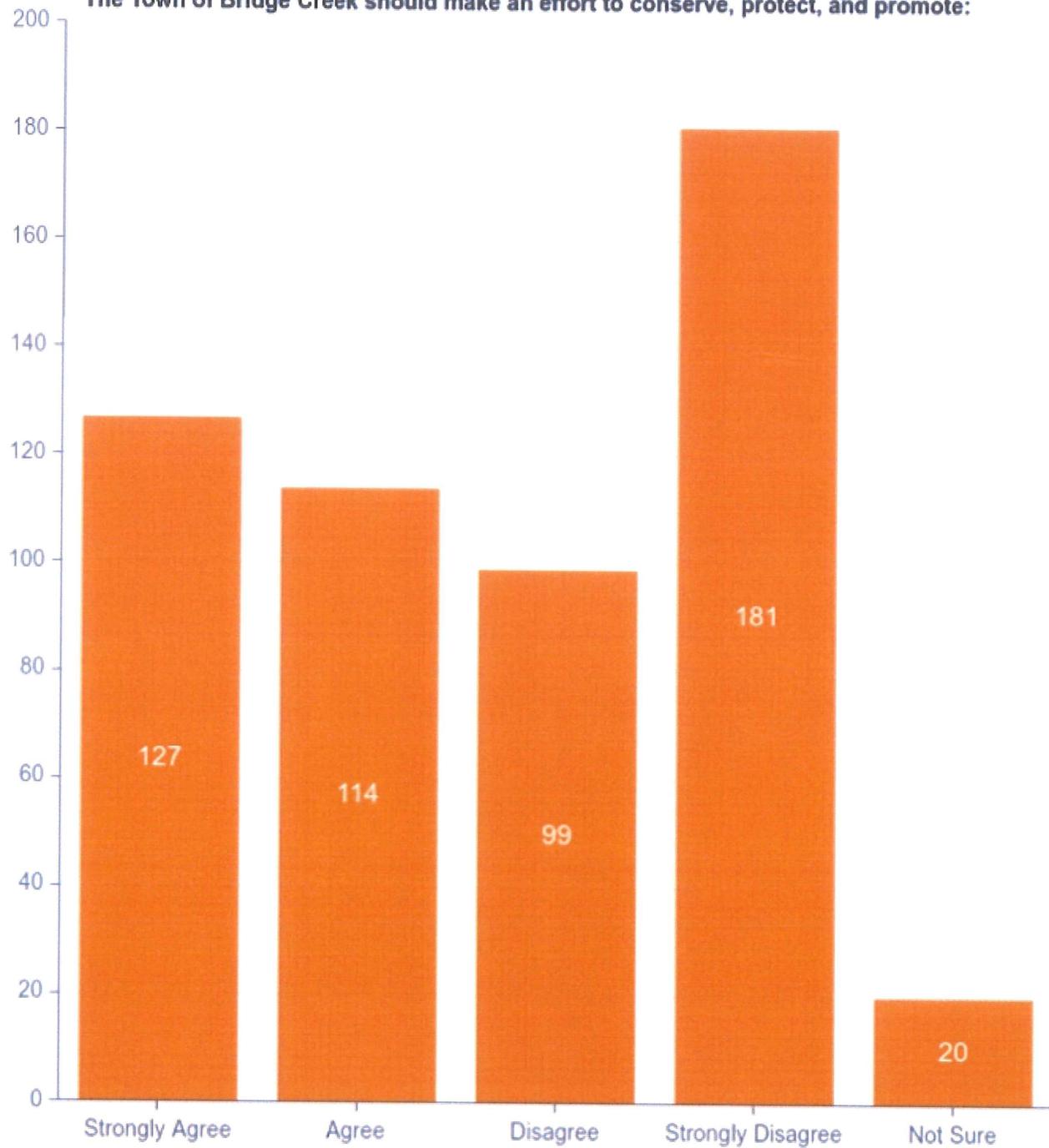
The Town of Bridge Creek should make an effort to conserve, protect, and promote:



8 comments concerning sand mines

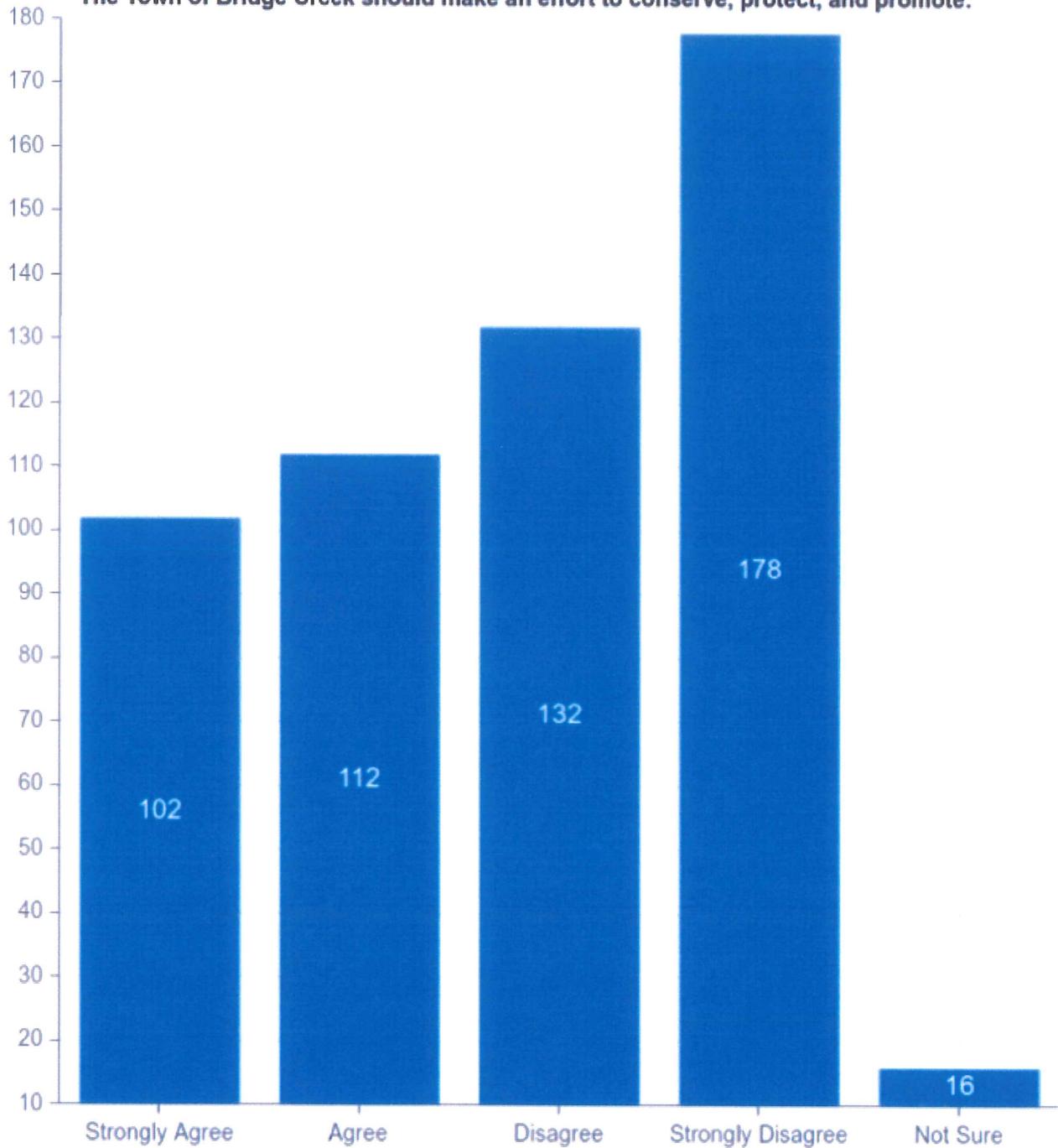
Protect: Environmentally Sensitive Features

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



Protect: Mapped Floodplain Areas

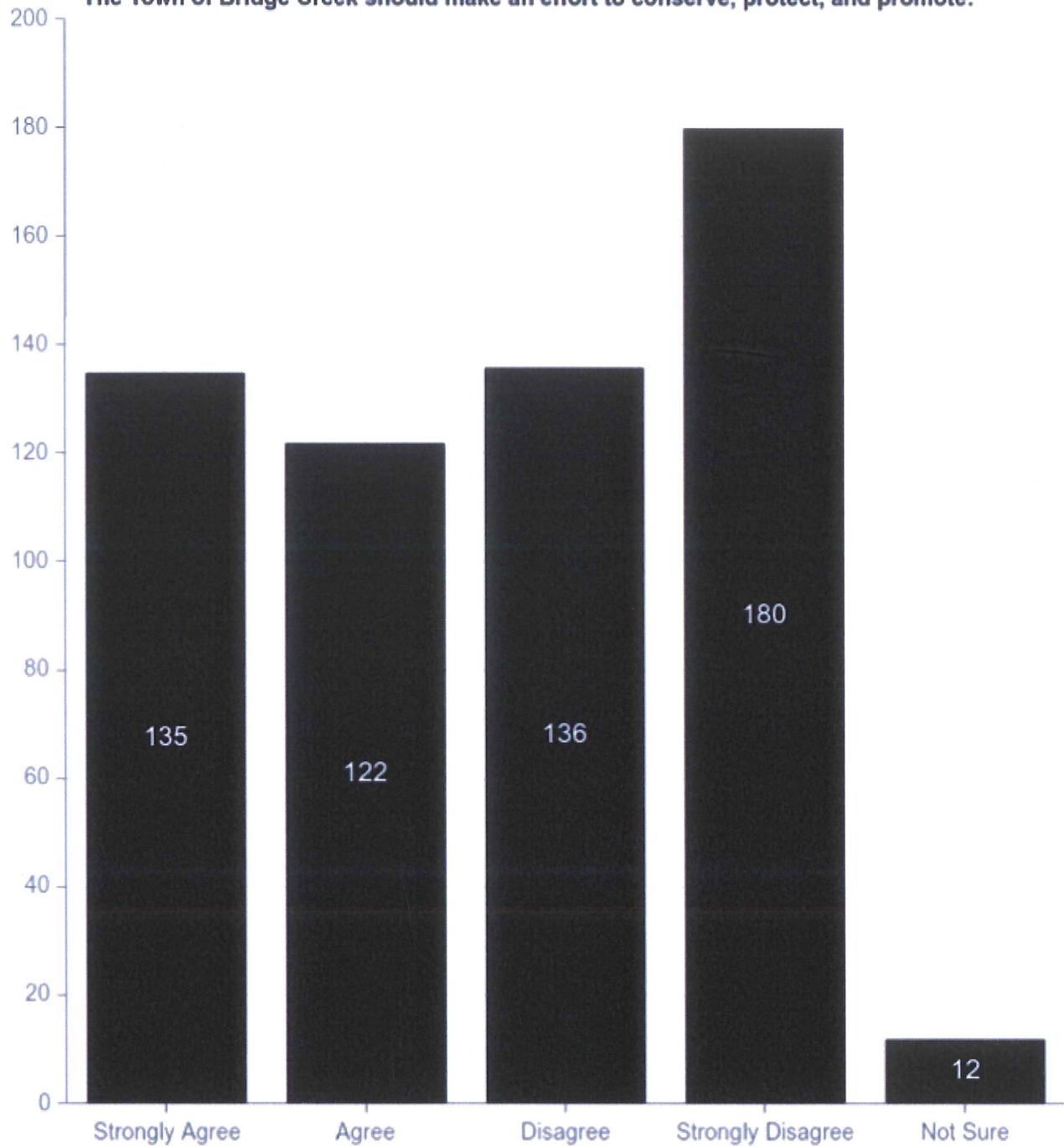
The Town of Bridge Creek should make an effort to conserve, protect, and promote:



General Comment -- (2) Let DNR / state do it.

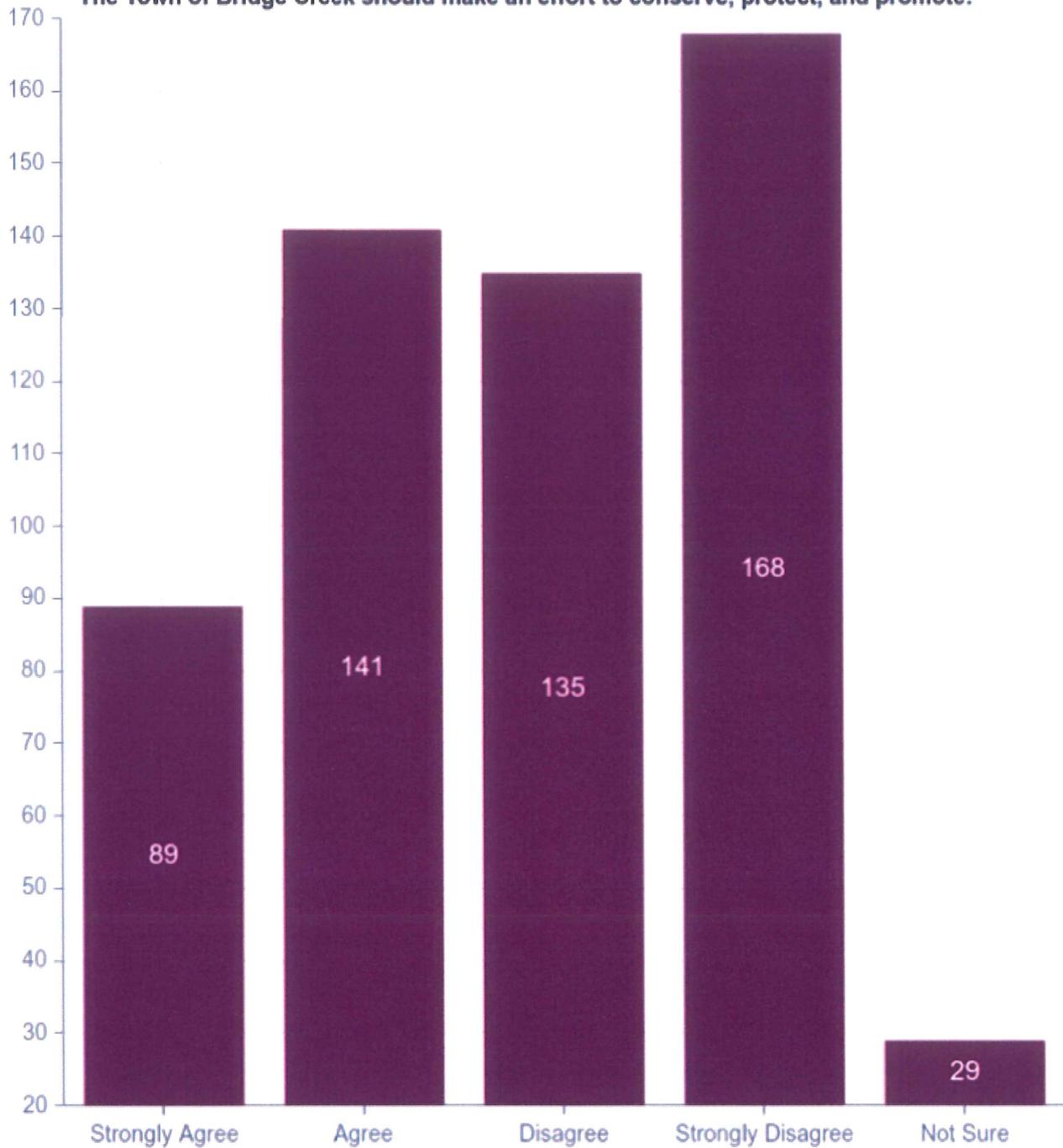
Protect: Shorelines & Water Features

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



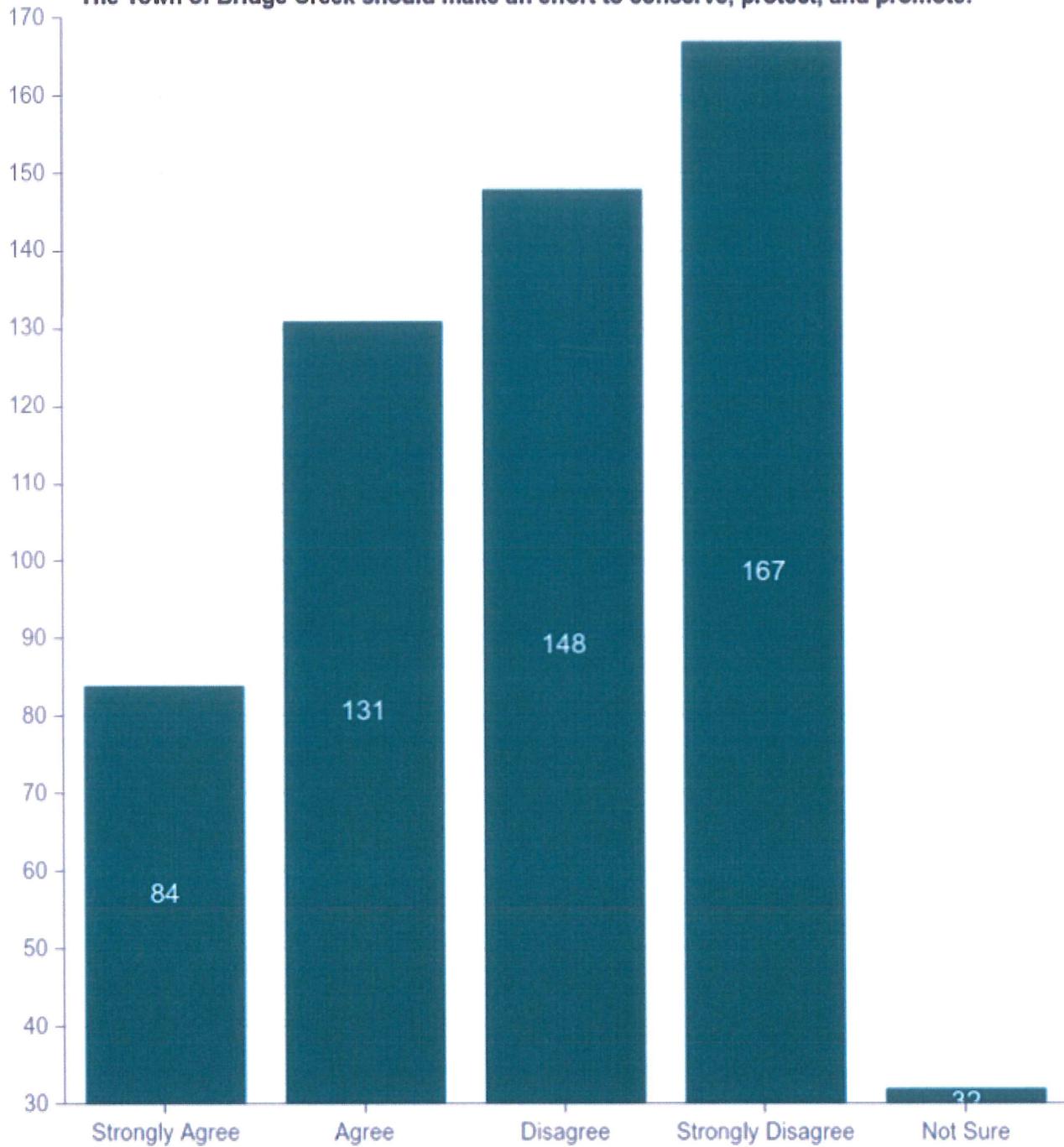
Protect: Historic & Cultural Resources

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



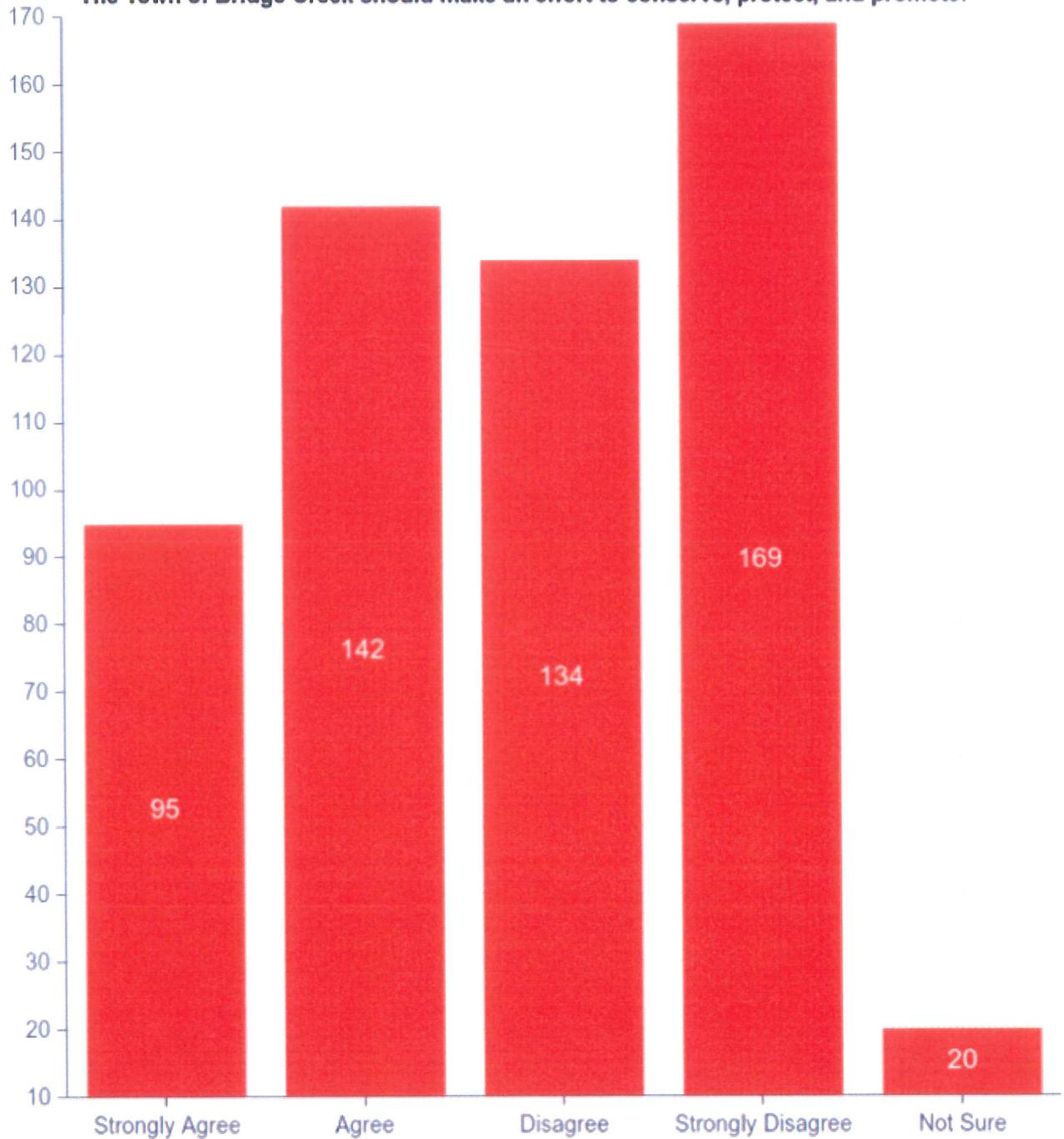
Protect: Current Residential Housing

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



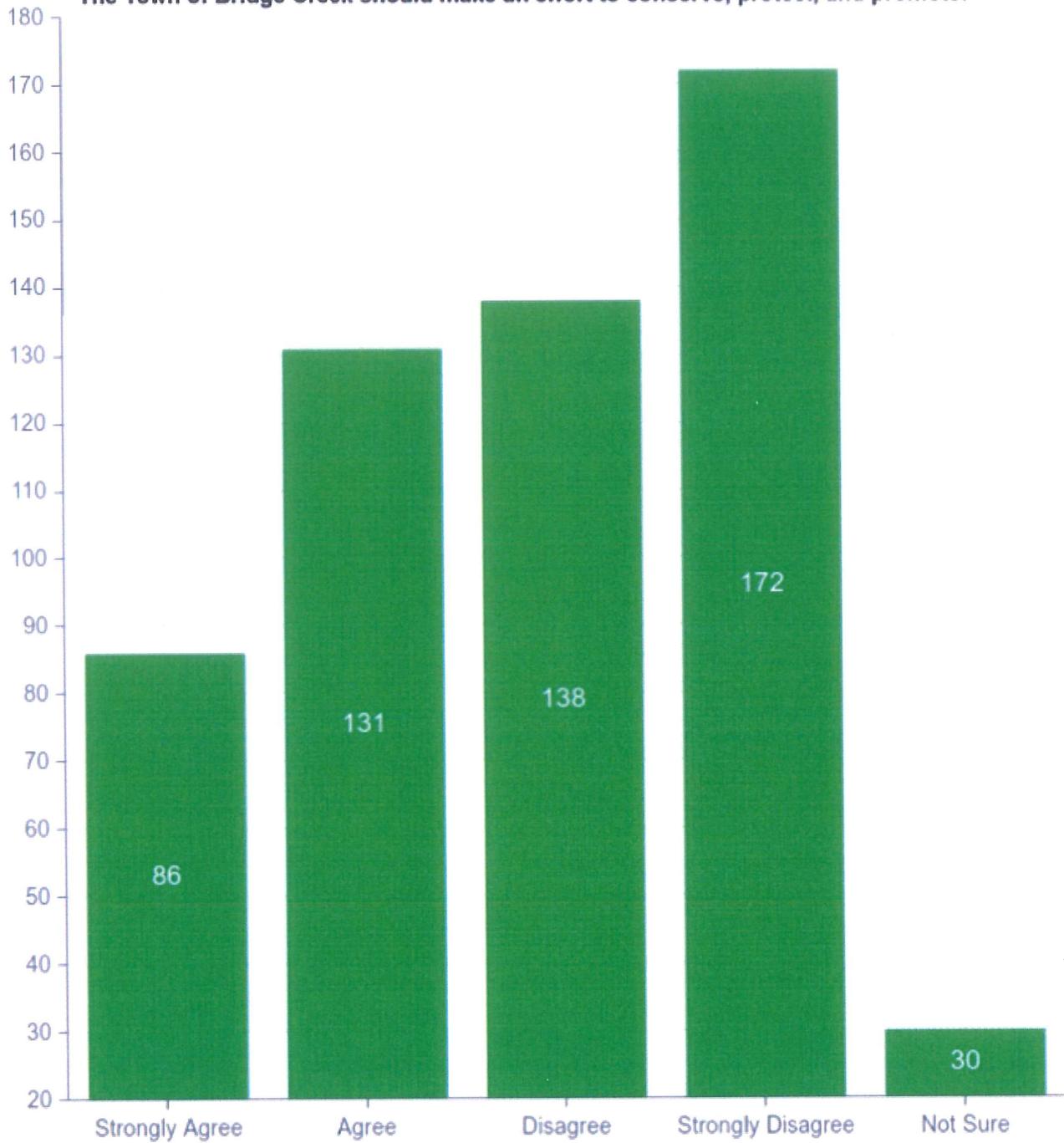
Protect: Current Businesses

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



Protect: Tourism Areas

The Town of Bridge Creek should make an effort to conserve, protect, and promote:



Sample Right-to-Farm Acknowledgement

1. The owner or owners of this lot acknowledge that they are moving into an area where farming is promoted and encouraged as a land use and that the intent of the land use or zoning regulations on surrounding lands, adjacent lands, and other nearby lands are to preserve and protect farming.
2. The owner or owners of this lot agree that any farmer who operates a farm in the A-1 exclusive agricultural district, or any farmer who operates a farm in the vicinity of the owners lot even if that farm is in another zoning district, shall have the right to operate the farm in accord with common agricultural practices.
3. The owner or owners of this lot agree that common agricultural practices include, but are not limited to the following:
 - A. Plowing;
 - B. Harvesting;
 - C. Application of fertilizers and pesticides in accord with proper application rates and in accord with legal standards whenever applicable;
 - D. Collection and storage of manure from livestock on the farm;
 - E. Spreading of manure or application of municipal sewer sludge in accord with an approved application plan;
 - F. Raising of livestock of all types, including pens and buildings intended for the housing and/or breeding of livestock;
 - G. All dairying activities;
 - H. Operation of heavy equipment including tractors, harvesters, excavation equipment, and trucks or other vehicles used in any of the agricultural practices mentioned above.
4. The owner or owners of this lot acknowledge and agree that agricultural practices, including the noises, odors, dust, and other characteristics associated with those practices, can occur year around and at any time of the day or night due to factors such as, but not limited to, the type of crops being cultivated, any livestock kept on the premises, and weather conditions.
5. The owner or owners of this lot acknowledge that they have read Section 823.08 of the Wisconsin Statutes, as amended or renumbered, which applies to lawsuits in which agricultural uses are alleged to be a nuisance, and in the event that the owner believes that any farm in the A-1 exclusive agricultural district, or any farm in the vicinity of the owners lot even if the farm is in another zoning district, has become a nuisance, they shall seek relief through the circuit court system in accord with this Section of the Wisconsin Statutes.