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## **Comprehensive Plan**

### **Village of Lake Hallie Chippewa County, Wisconsin**

*November 25, 2009*

# Acknowledgements

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*The individuals above, along with many other Village staff and community leaders were instrumental in the creation of this Plan. In addition to writing materials for the plan, numerous evenings were spent working on this document.*

*Chippewa County created several maps and provided background information that was essential in the development of this Plan. Doug Clary was instrumental in the preparation of this plan.*

*The West Central Wisconsin Regional Planning Commission created many of the maps in this document. They also prepared an Existing Conditions Report for Chippewa County which was used as a resource for this plan.*

*Short Elliott Hendrickson Inc. (SEH<sup>®</sup>) was retained by the Village to assist in developing this Comprehensive Plan. SEH is a multidisciplined, professional services firm comprised of 650 engineers, architects, planners and scientists in a full range of transportation, civil, environmental and structural engineering services; urban design, community planning and architectural design; and technology and GIS services*

# Table of Contents

## Acknowledgements

## Table of Contents

<b>1.0 Issues and Opportunities .....</b>	<b>1</b>
<b>2.0 Housing .....</b>	<b>9</b>
<b>3.0 Transportation .....</b>	<b>17</b>
<b>4.0 Utilities and Community Facilities .....</b>	<b>23</b>
<b>5.0 Agricultural, Cultural, and Natural Resources .....</b>	<b>33</b>
<b>6.0 Economic Development.....</b>	<b>43</b>
<b>7.0 Intergovernmental Cooperation .....</b>	<b>47</b>
<b>8.0 Land Use .....</b>	<b>51</b>
<b>9.0 Sustainability Element .....</b>	<b>77</b>
<b>10.0 Plan Implementation.....</b>	<b>79</b>

## List of Tables

Table 1-1 Historical and Projected Population.....	1
Table 1-2 Historical and Projected Population.....	1
Table 1-3 Village of Lake Hallie Household Forecast.....	2
Table 1-4 Town of Hallie Historical Housing Characteristics.....	2
Table 1-5 1990 – 2000 Town of Hallie Age Distribution for Total Population .....	3
Table 1-6 Educational Attainment for Population 25 and Over .....	4
Table 1-7 Median Income Levels.....	5
Table 1-8 Town of Hallie Labor Force.....	6
Table 1-9 Employment by Occupation.....	6
Table 1-10 Employment by Industry .....	7
Table 1-11 West Central Wisconsin Region Occupations Projections - 2014.....	7
Table 2-1 Year Structure Constructed .....	9
Table 2-2 Housing Characteristics 1990 – 2000 .....	10
Table 2-3 Median House Values.....	10
Table 2-4 Household Projections 2010 - 2030 .....	12
Table 4-1 Public Schools .....	25
Table 4-2 Private School.....	26
Table 4-3 Homeschooling .....	26
Table 4-4 Park and Recreation Area Need - Village of Lake Hallie.....	29
Table 6-1 Employed Civilian Population .....	43
Table 8-1 Lake Hallie Zoning Districts - Total Existing Acres.....	51

Table 8-2 Village of Lake Hallie – Commercial, Industrial and Residential Acreage 2002-2007 .....	56
Table 8-3 Assessed Land Value Per Acre - 2007.....	56
Table 8-4 Chippewa County Agricultural Land Sales and Conversion.....	56
Table 8-5 Chippewa County Forest Land Sales And Conversion .....	57
Table 8-6 Residential and Acre Projections 2010-2030 .....	58

## List of Figures

Figure 1-1 Educational Attainment.....	4
Figure 1-2 Educational Attainment for Population 25 and Over .....	5
Figure 3-1 Chippewa – Eau Claire Functional Classification.....	18
Figure 3-2 Local Road Function and Access.....	21
Figure 3-3 On-Site Circulation .....	21
Figure 4-1 Village Park Locations.....	31
Figure 5-1 Chippewa County Farm Fields .....	33
Figure 5-2 Chippewa County Soil Associations.....	35
Figure 5-3 Chippewa County Flood Areas.....	37
Figure 5-4 Well Recharge Area .....	38
Figure 5-5 Chippewa County Slopes .....	40
Figure 5-6 Chippewa County Wetlands .....	42
Figure 6-1 Open/Closed DNR Contaminated Site Listing.....	45
Figure 8-1 Zoning Map.....	53
Figure 8-2 Future Land Use.....	61
Figure 8-3 Village of Lake Hallie Location Map .....	65
Figure 8-4 Village of Lake Hallie Water Resources.....	66
Figure 8-5 Village of Lake Hallie Elevation .....	67
Figure 8-6 Village of Lake Hallie Slopes.....	68
Figure 8-7 Village of Lake Hallie Wetlands.....	69
Figure 8-8 Village of Lake Hallie Flood Areas .....	70
Figure 8-9 Village of Lake Hallie Septic Limitations.....	71
Figure 8-10 Village of Lake Hallie Basement Limitations .....	72
Figure 8-11 Village of Lake Hallie Depth to Bedrock.....	73
Figure 8-12 Village of Lake Hallie Depth to Groundwater .....	74
Figure 8-13 Village of Lake Hallie Commercial Concrete Slab Limitations .....	75

## 1.0 Issues and Opportunities

The issues and opportunities element is designed to analyze demographic and socio-economic trends from the past to the present to predict the future needs of the Village of Lake Hallie. The Village of Lake Hallie was not incorporated before or during the 2000 census. This means the data used to identify the trends will be slightly skewed as the data will also account for the present day Town of Hallie. Where data is not available for the Village of Lake Hallie, the Town of Hallie data is used instead.

### Historical and Future Population Forecasts

Table 1-1 shows the historical population and future population forecast for the Village of Lake Hallie. In 2005, a decrease of roughly 150 people is shown. This is directly related to the incorporation of the Village in 2003; an actual decrease in people did not happen; they were just counted in the Town of Hallie instead.

**Table 1-1**  
**Historical and Projected Population**

Year	Town 1980	Town 1990	Town 2000	Village 2005	Village 2010	Village 2015	Village 2020	Village 2025
Population	4,275	4,531	4,703	4,558	4,942	5,276	5,568	5,685
Percent Change		6.0%	3.8%	-3.1%	8.4%	6.8%	5.5%	2.1%

Source: Wisconsin Department of Administration

### Population Forecast

The Wisconsin Department of Administration has conducted population forecasts for all municipalities within the state. These forecasts were created by looking at several different historical trends and making the assumption that if data from the past to present remains constant, then in the future “x” should be expected. These forecasts are meant as a guide to give a general indication of what can be expected.

Population growth influences several facets of how a municipality is run. Transportation, housing, utilities and community facilities and land use are all effected by changes in population.

The trend shows a steady increase in population although the rate of increase tapers off. In 25 years time the predicted increase is 982 people representing a roughly 21 percent increase, although the 2000 census included all of present day Town of Hallie.

**Table 1-2**  
**Historical and Projected Population**

Year	Town 1980	Town 1990	Town 2000	Village 2005	Village 2010	Village 2015	Village 2020	Village 2025
Population	4,275	4,531	4,703	4,558	4,942	5,276	5,568	5,685
Percent Change		6.0%	3.8%	-3.1%	8.4%	6.8%	5.5%	2.1%

Source: Wisconsin Department of Administration

## Household Forecasts

Table 1-2 shows the housing forecasts for the Village of Lake Hallie. The projected need for housing units was compared against the projected population change to show the change in persons per household that may occur. According to the projections, the persons per household are expected to gradually decline. From the 2005 projection to the 2025 projection an estimated 579 more housing units will be created in that twenty year span. Unfortunately there are no hard numbers available from a census to draw a more complete analysis from. These projections are just estimates and subject to change based on market and other economic conditions.

**Table 1-3**  
**Village of Lake Hallie Household Forecast**

	<b>2000 Census</b>	<b>Projection 2005</b>	<b>Projection 2010</b>	<b>Projection 2015</b>	<b>Projection 2020</b>	<b>Projection 2025</b>
Total housing Units	0	1,730	1,915	2,079	2,228	2,309
Population	4,703	4,558	4,942	5,276	5,568	5,685
Persons per Household	N/A	2.63	2.58	2.54	2.50	2.46

Source: WI Dept. of Administration

Table 1-3 shows the historic change in housing characteristics for the Town of Hallie during the census years. The vast majority of the housing units described below are within present day Village of Lake Hallie's borders. Total occupied units steadily increased with owner-occupied units marking the increase as the number of rental units remained fairly constant. A decrease in mobile homes can be seen whereas there is a relatively large increase in multi-family units.

**Table 1-4**  
**Town of Hallie Historical Housing Characteristics**

<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	1,475	1,574	1,691
Total Seasonal	11	6	0
Total Vacant	89	39	43
Total Occupied Units	1,386	1,535	1,648
Owner Occupied Units	1,093	1,226	1,362
Renter Occupied Units	293	309	286
Single Family Units	1,182	1,302	1,428
Multi-Family Units	160	58	194
Mobile Homes	122	107	69

Source: 1980, 1990 and 2000 Census

## Age Distribution

Age distribution in the Village of Lake Hallie can influence certain types of housing and transportation and it can show the changing needs and demographics. Age distribution will show how many people fall into each age group and if that amount of people is changing over time. As a community ages, the needs of the people also change. It is good practice for a community to track how a community is evolving in terms of age distribution.

Table 1-4 shows an interesting dynamic; in 1990 the population seemed to be quite young relatively speaking with an exception in the 85 and over category. In ten years time, nearly all the younger (39 years and younger) categories saw a decrease and the older (40 years and older) categories all saw an increase with two exceptions, the 60 to 69 and 85 and older people. Essentially, the younger population is decreasing and the older population is increasing. The nearly 94 percent loss of people 85 years and older is fairly significant and hard to explain as all the area cities also saw a substantial loss. The case for possible migration to a city with better assisted living opportunities is lost when considering the cities of Chippewa Falls and Eau Claire both lost roughly 54 and 93 percent respectively.

**Table 1-5**  
**1990 – 2000 Town of Hallie Age Distribution for Total Population**

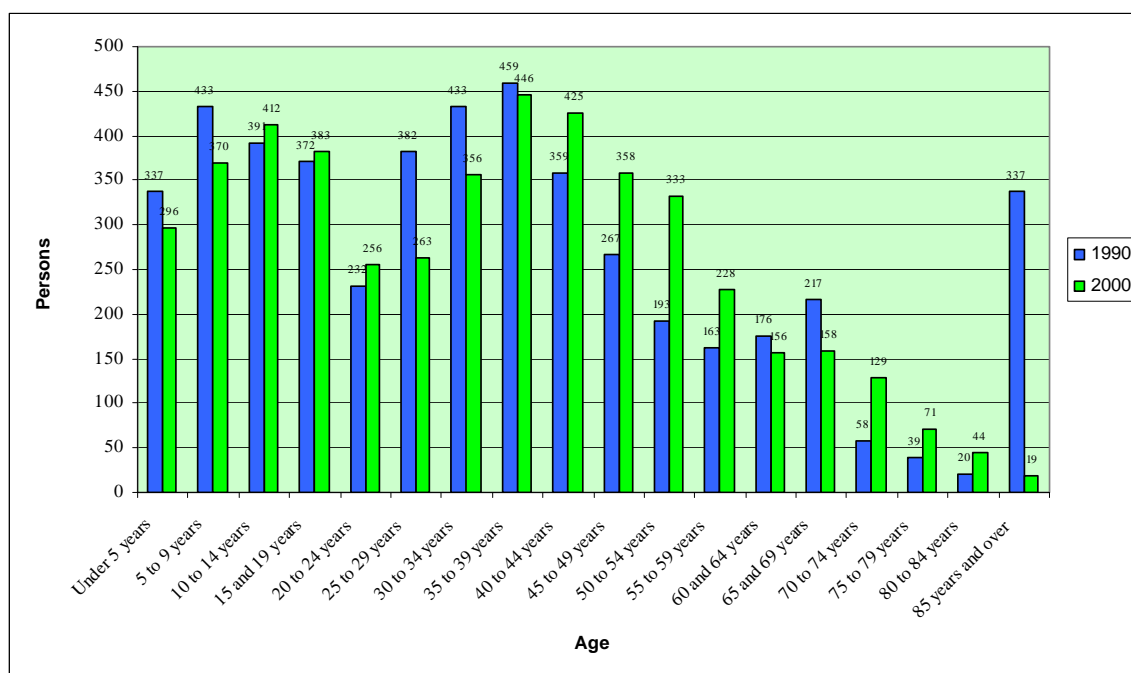
	1990	2000	Numerical Change	% Change
Total	4,531	4,703	172	3.80%
Median Age	31.4	35.2	4	12.10%
Male	2,319	2,408	89	3.84%
Female	2,212	2,295	83	3.75%
Under 5 years	337	296	-41	-12.17%
5 to 9 years	433	370	-63	-14.55%
10 to 14 years	391	412	21	5.37%
15 and 19 years	372	383	11	2.96%
20 to 24 years	232	256	24	10.34%
25 to 29 years	382	263	-119	-31.15%
30 to 34 years	433	356	-77	-17.78%
35 to 39 years	459	446	-13	-2.83%
40 to 44 years	359	425	66	18.38%
45 to 49 years	267	358	91	34.08%
50 to 54 years	193	333	140	72.54%
55 to 59 years	163	228	65	39.88%
60 and 64 years	176	156	-20	-11.36%
65 and 69 years	217	158	-59	-27.19%
70 to 74 years	58	129	71	122.41%
75 to 79 years	39	71	32	82.05%
80 to 84 years	20	44	24	120.00%
85 years and over	337	19	-318	-94.36%

Source: 1990 and 2000 Census

An aging population has different needs for services than a younger population. An example would be increased assisted living, better or more public transportation and access to health care.

Figure 1-1 gives a graphic representation of the age distribution noted above. A marked increase in people of the 40 years and older category can be seen, with exception to the anomaly of the 85 years and over category.

**Figure 1-1**  
**Educational Attainment**



Source: US Census 1990 and 2000

## Educational Attainment

The level and amount of education attained by a population is a very important factor when planning a municipality's future. A lot of information can be derived from the education level attained by the population such as the "labor force" and identifying trends. For example, if a population has a large portion of people with a college degree or higher that might attract a company looking for highly trained or skilled workers. Roughly 25 percent of the population has a college degree or higher and that number appears to be growing, however the trend also shows a decrease in people receiving a high school education or less.

**Table 1-6**  
**Educational Attainment for Population 25 and Over**

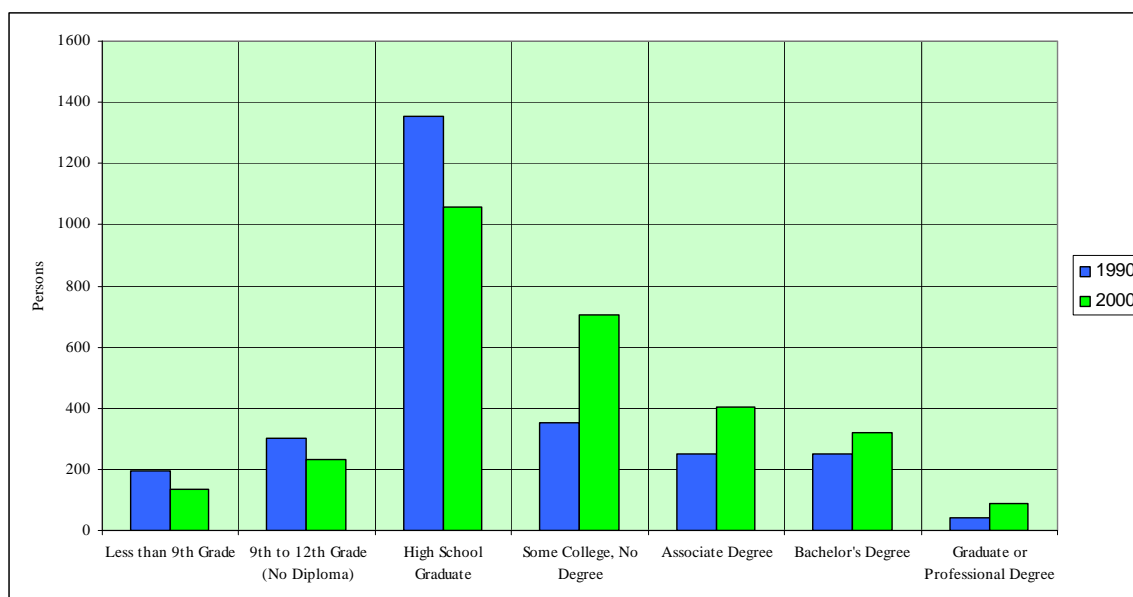
	1990	Percent of Total	2000	Percent of Total	Numerical Change	Percent Change
Population 25 Years and Over	2,745	100.00%	2944	100.00%	199	7.25%
Less than 9th Grade	195	7.10%	134	4.55%	-61	-31.28%
9th to 12th Grade (No Diploma)	302	11.00%	234	7.95%	-68	-22.52%
High School Graduate	1,355	49.36%	1059	35.97%	-296	-21.85%
Some College, No Degree	351	12.79%	706	23.98%	355	101.14%
Associate Degree	252	9.18%	403	13.69%	151	59.92%
Bachelor's Degree	250	9.11%	321	10.90%	71	28.40%
Graduate or Professional Degree	40	1.46%	87	2.96%	47	117.50%

Source: 1990 and 2000 Census

Figure 1-2 graphically shows the trend toward more people attaining a college degree or higher and less people attaining a high school diploma or less. This figure better shows the relative change that is occurring.



**Figure 1-2**  
**Educational Attainment for Population 25 and Over**



Source: US Census 1990 and 2000

## Income Levels

Median household incomes in the Town of Hallie increased by 46.5 percent from 1989 to 1999 (see Table 1-6 below). In 1999, the median household income was \$46,547. This is roughly \$7,000 more than the median income of \$39,596 in Chippewa County and roughly \$3,000 more than the State of Wisconsin.

**Table 1-7**  
**Median Income Levels**

	Dollars		Change	
	1989	1999	Dollars	Percent
Town of Hallie	31,764	46,547	14,783	46.5
Chippewa County	25,858	39,596	13,738	53.1
State of Wisconsin	29,442	43,791	14,349	47.1

Source: US Census 1990 and 2000

## Employment Forecasts and Characteristics

According to the US Census, the labor force in the Town of Hallie is gradually increasing and the number of unemployed individuals is decreasing. This data, however, is nine years old and does not accurately reflect the Village of Lake Hallie's current situation. A preliminary report from the Bureau of Labor Statistics has the Eau Claire Metropolitan Area unemployment rate at 7.8 percent as of July 2009. Unfortunately, up to date numbers with greater reliability will not be available until after the 2010 Census.

**Table 1-8**  
**Town of Hallie Labor Force**

	Persons 16 and over	Number in Labor Force	Percent in Labor Force	Employed	Unemployed	Percent Unemployed
1990	2,997	2,469	82.4	2,335	134	5.4
2000	3,442	2,642	76.8	2,561	81	3.1

Source: US Census

Occupation is defined as the type of work a person does. Table 1-8 gives a break down of the occupations held by the population of the Town of Hallie over the age of 16 years. This table does not indicate the location of the occupations and it can be assumed that some of them are outside the present day village limits. According to the table, all of the occupations increased in number.

**Table 1-9**  
**Employment by Occupation**

	1990		2000	
	Number	Percent	Number	Percent
Executive, administrative and managerial	138	5.9		
Professional	222	9.5	607	23.7
Technician	124	5.3		
Sales	266	11.4	778	30.4
Administrative support, including clerical	357	15.3		
Service	381	16.3	416	16.2
Farming, forestry, fishing	44	1.9	21	0.8
Construction, extraction and maintenance			234	9.1
Precision production, craft and repair	282	12.1		
Machine operators, assemblers and inspectors	272	11.6	505	19.7
Transportation and material moving	154	6.6		
Handlers, equipment cleaners, helpers & laborers	95	4.1		
<b>Total Employment (16 years and over)</b>	<b>2,335</b>	<b>100</b>	<b>2,561</b>	<b>100</b>

Source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

Table 1-9 shows the employment of the Town of Hallie by industry. Industry is defined by what specific industry an occupation is in. Three industries stand out as seeing the largest increase; educational, health and social services, manufacturing and retail trade. During this time period, there were no industries that showed a decrease in workers.

**Table 1-10**  
**Employment by Industry**

	1990		2000	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting & mining	57	2.4	35	1.4
Construction	120	5.1	190	7.4
Manufacturing	697	29.9	490	19.1
Wholesale trade	103	4.4	105	4.1
Retail trade	437	18.7	420	16.4
Transportation, warehousing and utilities	131	5.6	123	4.8
Information	0	0	13	0.5
Finance, insurance, real estate, rental & leasing	102	4.4	153	6
Professional, scientific, management, administrative and waste management services	89	3.8	155	6.1
Educational, health and social services	382	16.4	495	19.3
Arts, entertainment, recreation, accommodation and food services	142	6.1	180	7
Other services, except public administration			87	3.4
Public administration	75	3.2	115	4.5
<b>Total Employment (16 years and over)</b>	<b>2,335</b>		<b>2,561</b>	

Source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

Table 1-10 gives a regional forecast of what industries are the fastest growing and which ones will offer the most openings by 2014. The table also shows the amount of education or training that could be expected for the positions and the average wages that could be expected. The West Central Region includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties. With such a large area being considered, local conditions may vary greatly based on market and other socio-economic conditions.

**Table 1-11**  
**West Central Wisconsin Region Occupations Projections - 2014**

	Top 10 Occupations	Typically Required Education/Training	Average Wage
Fastest Growth	Home Health Aides	1-month on-the-job training	\$9.29
	Medical Assistants	1-12 mo. on-the-job training	\$12.63
	Network and Data Analysts	Bachelor's degree	\$22.19
	Computer Software Engrs, Applications	Bachelor's degree	\$37.08
	Personal and Home Care Aides	1-month on-the-job training	\$8.82
	Dental Assistants	1-12 mo. on-the-job training	\$12.50
	Dental Hygienists	Associate degree	\$23.34
	Employment, Recruitment & Placement	Bachelor's degree	\$19.67
	Medical Records & Health Information	Associate degree	\$12.71
	Occupational Therapists	Master's degree	\$25.53
Most Openings	Cashiers	1-month on-the-job training	\$7.64
	Retail Salespersons	1-month on-the-job training	\$11.06
	Comb Food Prep/Serv Wrk/Incl Fast	1-month on-the-job training	\$7.04
	Waiters/Waitresses	1-month on-the-job training	\$7.34
	Registered Nurses	Associate's or Bachelor's degree	\$25.83
	Labrs/Frght/Stock/Matrl Movers/Handlers	1-month on-the-job training	\$10.09
	Janitors/Cleaners, except Maids/Housekpg	1-month on-the-job training	\$10.67
	Team Assemblers	1-12 mo. on-the-job training	\$12.94
	Stock Clerks/Order Fillers	1-month on-the-job training	\$9.47
	Bartenders	1-month on-the-job training	\$8.16

Source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

## Goals, Objectives and Policies

- A. **Goal** – Promote a growth pattern that protects and enhances public health, safety and economic opportunities.
  - 1. **Objective** – Promote development in areas with public facilities.
  - 2. **Objective** – Promote economic development that fits Lake Hallie’s niche markets.
  - 3. **Objective** – Ensure development occurs in areas compatible with existing land use.
    - a. **Policy** – The Village will promote development compatible with the Comprehensive Plan.
    - b. **Policy** – The Village will maintain an active role in assessing village developments through the planning process.
    - c. **Policy** – The Village will encourage development that enhances the existing tax base.
    - d. **Policy** – The Village will promote a balanced development through the Comprehensive Plan.

## 2.0 Housing

Lake Hallie incorporated into a village in 2003. A majority of the information presented in this element is a cross between the Town of Hallie and the Village. All but approximately 7.5 square miles of the Town of Hallie incorporated into the Village. Where data was available or prudent to this element, it is included.

Housing is one of the most important components of any municipality. High quality and affordable housing enhances ones quality of life and supports economic development. This element provides an analysis of Lake Hallie's existing housing. It also describes goals, objectives, policies, maps and programs that will help Lake Hallie meet the housing needs of all existing and future residents.

### Characteristics

#### *Age*

The age of the housing stock is an important part of this element to be analyzed when preparing for the future. If there is a significant amount of older housing units within the village, they will most likely need to be replaced, rehabilitated or abandoned for new development within the planning period.

Allowing for a new housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other public services to address community needs that are affected by new development.

Table 2-1 depicts the year that structures were built in the Town of Hallie. According to the table, the majority of the housing stock (79 percent) was built before 1990. A significant amount of housing was built before 1959 (25 percent) indicating that there may be a need to replace, rehabilitate or demolish such housing in the near future. However, about 21 percent was constructed between 1990 and March of 2000, and another 38 percent was built between 1970 and 1990.

**Table 2-1**  
**Year Structure Constructed**

<b>Year Built</b>	<b>Homes</b>	<b>Percent of Total</b>
1999 to March 2000	55	3
1995 to 1998	204	12
1990 to 1994	100	6
1980 to 1989	226	13
1970 to 1979	413	24
1960 to 1969	245	15
1940 to 1959	300	18
1939 or earlier	148	9
<b>Total</b>	<b>1,691</b>	<b>100%</b>

Source: U.S. Census

#### *Occupancy*

Housing occupancy helps determine whether the housing supply is adequate to meet demand. A stable housing market is one where the availability of new and existing housing units roughly matches the needs of the population. According to the U.S. Department of Housing and Urban Development (HUD), an overall housing vacancy rate of 3 percent is considered

optimal. Vacancy rates under the 3 percent standard may imply a tight housing market where demand exceeds supply, causing housing prices to rise. Conversely, a vacancy rate greater than 3 percent may imply an over-supply of housing units, causing housing prices to stagnate. In 2000, the vacancy rate for the Village was 0.3 percent, which could lead to inflated housing prices due to the high demand.

**Table 2-2**  
**Housing Characteristics 1990 – 2000**

Variable	1990	2000
Housing Units – Total	1,616	1,729
Owner – Occupied	1,237	1,371
Renter – Occupied	342	319
Seasonal	6	5
Vacant	37	39
Median Home Value (\$)	52,500	97,400
Median Cash Rent (\$)	306	535
Persons per Household	2.87	2.78
Single-Family Units	1,332	1,428
Multi-Family Units	158	194
Mobile Homes	126	69

Source: U.S. Census

In 2000, over 79 percent of the housing in the Village was owner occupied, while the number of rental units dropped between 1990 and 2000. The drop in rental units could be attributed to the conversion of a traditional rented duplex to individual unit ownership through the Condominium Ownership Act (Chapter 703 of the Wisconsin State Statutes). However, it should be noted that while a unit may be in single ownership, just like a traditional single family home, it can still be rented out on a monthly basis.

### **Structural**

The majority of the housing units are one-unit structures, which makes up more than 85 percent of the housing stock. These units are commonly referred to as single-family homes. Two-family housing units are commonly referred to as duplexes and make up 7 percent, while three or more units and mobile homes each account for 4 percent of the housing stock.

### **Value**

According to the Census, the median cost of a home in the Village of Lake Hallie increased approximately 30 percent between 1980 and 1990. Since 1990, the housing market has changed significantly in Chippewa, Dunn and Eau Claire counties (a.k.a. “the Chippewa Valley”). The major cities in these counties have experienced dynamic economies since 1993 which has influenced the real estate market. Given this, the median cost of a home between 1990 and 2000 increased from \$52,500 to \$97,400, an increase of approximately 86 percent.

**Table 2-3**  
**Median House Values**

Community	2000
State of Wisconsin	112,200
Chippewa County	88,100
Village of Lake Hallie	97,400

Source: U.S. Census

## Housing Affordability

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

According to the 2000 U.S. Census, approximately, 76 percent of owner-occupied households in Lake Hallie pay less than 25 percent of their household income towards housing costs. When looking at those below 30 percent, the percentage jumps up to 81 percent. The rental-occupied households are somewhat on the same percentages: 67 percent and 81 percent are paying less than 25 percent and 30 percent, respectively, of their monthly income for housing costs.

## Housing Units and Projections

Housing projections are helpful to estimate the amount of land that may be consumed by future housing development. As the number of households and housing units in a surrounding area continues to grow, there is a resulting effect of those surrounding municipalities such as the cities of Chippewa Falls and Eau Claire as well as the towns of Hallie, Wheaton and Lafayette, to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection, schools, etc. It may also create a need to develop and enforce additional regulations and ordinances and to seek out cooperative working agreements with all entities.

The housing unit projections used for this element are intended to provide an estimate of housing units that will be developed through the year 2030 based on observed changes in population and housing preferences. Household projections characterize changes in housing preferences and habitation patterns. The projections are based on several assumptions that create limitations that should be remembered when reviewing and evaluating the projections. The assumptions include the following:

- The population projections developed as part of this plan are reasonable and will continue to be reasonable during the planning period.
- The persons per housing unit will remain constant during the planning period.
- The vacancy rate will remain constant during the planning period.
- Past trends regarding seasonal housing, as previously described, will continue in the future.

An accepted figure for the average household size for the years between 1990 and 2010 was established by the Chippewa Falls/Eau Claire Metropolitan Planning Organization for the Chippewa Falls/Eau Claire Urban Sewer Service Plan in 1990. That plan used 2.50 people per household for the Chippewa Falls/Eau Claire Urban area. It appears that it is reasonable to expect that the average persons per household will be near this number in the Village of Lake Hallie by 2015. The figure was also previously used in this plan to develop a 1995 population estimate. Based on the developed housing projections as shown in Table 2-4, it is estimated that the Village will have 2,379 housing units by the year 2030. This is an increase of 649 housing units, or 38 percent, from the 2005 estimate.

**Table 2-4**  
**Household Projections 2010 - 2030**

	Estimate	Projection					30 Year Change	
	2005	2010	2015	2020	2025	2030	Units	Percent
Lake Hallie, Village	1,730	1,915	2,079	2,228	2,309	2,379	649	37.5%

Note: 2030 was projected by adding 70 units onto the 2025 Projection

Source: US Census and Chippewa County Planning & Zoning Department

## **Housing Assistance Programs and Agencies**

There are several State and Federal programs and agencies that assist first time homebuyers, disabled and elderly residents and low-to-moderate income citizens meet rental/home ownership needs. Those most commonly used are listed below.

The State of Wisconsin uses low to moderate income classification charts to determine if individuals or households meet requirements for financial assistance in purchasing a new home or improving an existing home.

The Wisconsin Comprehensive Planning legislation requires that all areas completing comprehensive plans compile a list of programs available to assist in providing an adequate supply of housing that meets existing and forecasted housing demand in the local unit of government. Following is a listing of programs that are available and agencies involved in housing programs in Lake Hallie.

### ***Community Options Program (COP)***

This program helps people who need long term care to stay in their own homes and communities. Its purpose is to provide cost-effective alternatives to expensive care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. The Wisconsin Department of Health and Family Services administers this program through the Chippewa County Department of Health and Human Services.

### ***Habitat for Humanity***

Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers and identifying project sites and constructing owner-occupied housing for the benefit of participating low-income families.

### ***Chippewa County Housing Authority – First Time Homebuyer Program***

This program will provide four families in Chippewa County an opportunity to earn up to \$15,000 in down payment credit by helping to build their homes.

### ***Historic Home Owners Tax Credits***

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



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

A variety of affordable housing activities may be supported by federal HOME awards, including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements and rental housing development. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

### ***U.S. Department of Housing and Urban Development (HUD)***

HUD provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. The Chippewa County Housing Authority administers Section 8 programs in the county. HUD is also responsible for providing funds to communities through various grant programs.

### ***Property Tax Deferred Loan Program (PTDL)***

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

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

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

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

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business and agribusiness. This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

### ***Wisconsin Community Action Program (WISCAP)***

WISCAP and its member agencies are dedicated to advancing safe and affordable housing, through development of resources, training and opportunities. The organization serves as an advocate for policy and program development, and provides technical assistance expertise on housing issues. Chippewa County is covered by West Central CAA located in Glenwood City, WI.

### ***West Cap***

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

### ***Wisconsin Home Energy Assistance Program (WHEAP)***

The Energy Services Bureau oversees Wisconsin's Low Income Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories and other work places receive LIHEAP assistance.

### ***Wisconsin Rural Development, Rural Housing Service***

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable housing where people can live, work and prosper as part of the community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repairs, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings and self-help technical assistance grants.

## **Goals, Objectives, Program & Policies**

Once an inventory has been taken of the existing housing stock and conditions, the next logical step is to look at what the community hopes to achieve in the near future regarding housing stock, density and conditions.

- A. **Goal** – Ensure land is available for future housing needs.
  - 1. **Objective** – Maintain steady and planned growth in the Village of Lake Hallie.
    - a. **Policy** – Use proposed land use maps to guide residential growth.
    - b. **Policy** – Explore extra-territorial zoning and platting authorities with surrounding towns to avoid land use conflicts.
- B. **Goal** – Provide a balance between single family and multi family housing.
  - 1. **Objective** – Increase owner-occupied home ownership.
  - 2. **Objective** – Protect property values.
    - a. **Policy** – Help residents locate housing programs and agencies that will help them achieve home ownership.
    - b. **Policy** – Encourage developers to provide a variety of housing sizes and styles to meet the needs of all residents.
    - c. **Policy** – Encourage R-1, R-2 and R-4 zoning over the full multiple-family zoning of R-3 because they are more compatible and more easily mixed.
    - d. **Policy** – Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
    - e. **Policy** – In new subdivisions, strive to maintain at least 80% of the newly created lots for single family/owner occupied.
    - f. **Policy** – Review existing zoning map for rezoning of multiple family areas to single family areas when redevelopment occurs.

- g. **Policy** – Encourage infill development on vacant lots within the Village.
  - h. **Policy** – Support and encourage sustainable design of residential development including “Green Building”.
- C. **Goal** – Address the aesthetics of new developments and housing
- 1. **Objective** – Avoid residential development that uses repetitive styles and colors.
    - a. **Policy** –Specify housing aesthetics in the developer’s agreement.
    - b. **Policy** –Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
    - c. **Policy** –Require developments to use a variety of building footprints, colors, windows, etc.
    - d. **Policy** –Discuss possible ordinances on property maintenance code.
- D. **Goal** – Support and encourage sustainable design of residential development including “Green Building”.
- 1. **Objective** – Reduce energy consumption.
  - 2. **Objective** – Promote environmental sustainability and responsibility.
    - a. **Policy** –Work with local contractors, architects and developers to construct buildings which promote energy efficiency.
    - b. **Policy** –Encourage the use of private septic systems which will improve the clarity of the effluent and decrease the discharge of nitrates such as dual-drain fields and/or combination septic tanks.
    - c. **Policy** –Review ordinances to identify opportunities to provide incentives for green building.
    - d. **Policy** –Develop standards and incentives for promoting green space and walkability in residential developments.



## 3.0 Transportation

The Village of Lake Hallie's transportation system development started primarily as a rural system, serving farmers. The advent of U.S. Highway 53, and later the U.S. Highway 53 bypass has changed the system so that Lake Hallie is now in the middle of a major transportation hub. Vehicular transportation is of primary concern, but a portion of the state bike trail has been developed in the Village as well.

Currently retail development exist along both sides of Business Highway 53. As part of recent reconstruction of U.S. Highway 53 and State Highway 29, Lake Hallie developed Commercial Boulevard which serves as a service street between Melby Road and State Highway 124. This area is developing into another commercialized area.

### Facility Inventory

#### *Roads & Highways*

##### Principal Arterials

U.S. Highway 53, State Highway 124, Business Hwy 53 and State Highway 29 are four principal arterials in the Village. Map 4.1 identifies current classification.

##### Minor Arterials

Two minor arterials are identified as County Highway OO and Melby Street.

##### Collectors

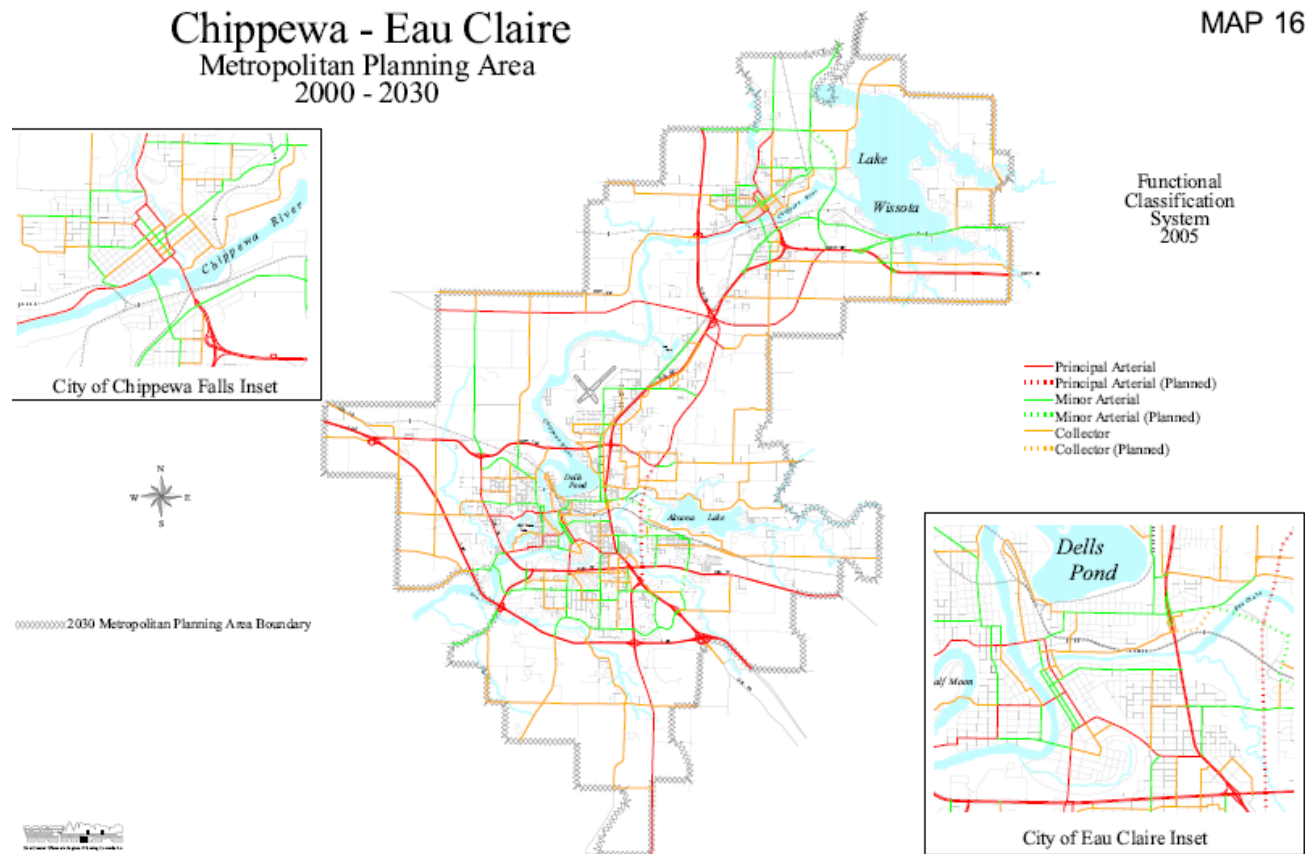
Several streets serve as collector streets, including 40<sup>th</sup> Avenue, 160<sup>th</sup> Street, County Highway OO, South Prairie View Road, 130<sup>th</sup> Street and 115<sup>th</sup> Street.

##### Local Streets

Remaining roads are classified as local streets.

**Figure 3-1**  
**Chippewa – Eau Claire Functional Classification**

MAP 16



### Pedestrian and Bicycle Facilities

The Chippewa Valley State Trail System is being constructed in portions as the land becomes available. Construction was completed between Melby Road and 40<sup>th</sup> Avenue as a result of a joint project between Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, Chippewa County Highway Department, City of Eau Claire, and Lake Hallie.

Local streets are also available for bicycling and pedestrian facilities - as sidewalks are not available. Sidewalks are available on the 50<sup>th</sup> Avenue overpass, Melby Street overpass, and Vatern's Memorial Bridge over the Chippewa River.

### Transit

There are several options for public transportation available in the Lake Hallie area. The Chippewa County Transportation Program is run by the Department of Human Services and based out of Chippewa Falls. This service provides services to the disabled and elderly residents of Chippewa County. Priority transportation is provided for employment, nutritional, and medical purposes. Social and recreational transportation are available for a per mile fee, depending on vehicle availability.

There are several other regional transportation services in Chippewa County that serve the Lake Hallie area. The Chippewa County Department of Aging provides volunteer drivers for essential transportation (medical, groceries, etc.). Additionally, Triniteam Caregivers, Patients Express, and Tender Care Support provide medical transportation services. An airport passenger service providing transportation to the Minneapolis Airport is available.

There are several options for taxi service in and around the Lake Hallie area. Cab 4 U, Courtesy Cab, and Shared Ride.

### **Rail**

Rail service runs parallel to State Highway 124 and Business Highway 53, but currently a spur line is not available to service our industrial park.

### **Trucking**

Designated semi-trailer truck routes have not been established in the Village of Lake Hallie. Generally semi-trailer truck traffic is limited to roads servicing industrial parks or retail areas and principal and minor arterials.

Lake Hallie is located in the Chippewa Valley Corridor and the Peace Memorial Corridor, both major passenger and freight corridors.

### **Air Transportation Facilities**

The Chippewa Valley Airport provides air transit for Lake Hallie.

### **Water Transportation**

The nearest multi-modal ports are in Superior, Wisconsin (Lake Superior – 145 miles) and La Crosse, Wisconsin (Mississippi River - 90 miles).

### ***Inventory/Analysis of Applicable Transportation Plans & Programs*** **Chippewa - Eau Claire Metropolitan Planning Organization**

Lake Hallie is one of 17 local government members of the Chippewa – Eau Claire Metropolitan Planning Organization (MPO), which serves the Eau Claire Urbanized Area. The purpose of this organization is to identify roads serving the urban area and allocate federal and state monies for needed road improvements.

This organization also assists the Wisconsin Department of Natural Resources in the development of elements of the State's Areawide Water Quality Management Plan, and acts in an advisory capacity when considering implementation strategies for the plan.

The MPO uses the West Central Wisconsin Regional Planning Commission as the administrative clearinghouse for the transportation and water quality matters they oversee.

Scheduled for 2011, planned improvements for roads within local Hallie such as Melby Street are a joint project with Eau Claire.

## Wisconsin Department of Transportation Programs

Lake Hallie utilizes Wisconsin Information System for Local Roads (WISLR) to rate existing street pavement conditions and record street maintenance. WISLR is a mapping and data storage system that allows for accurate tracking and scheduling of road maintenance projects.

The Wisconsin DOT is currently working on their Connections 2030 Long-Range Transportation Plan, which will address all forms of transportation (highways, local roads, air, water, rail, bicycle, pedestrian and transit).

The Wisconsin DOT also has a Wisconsin State Rail Plan that will guide any future rail expansion considerations in the Lake Hallie area.

The Wisconsin State Highway Plan 2020 will guide future highway expansion, repairs and replacements through Lake Hallie. According to this plan, highways in and around Lake Hallie should not require capacity related improvements through the year 2020.

## Bicycle/Pedestrian Plan

Plans for Chippewa Valley State Trail include an extension from 40<sup>th</sup> Avenue to Canal Street in the City of Chippewa Falls. Extensions should be a joint project between Wisconsin Department of Natural Resources, City of Chippewa Falls, and Lake Hallie.

## Transportation Issues

Currently, limited public transit programs are available to village residents. Future needs may require a public participation in a transit system. At that time, cooperative services should be pursued through the Metropolitan Planning Organization to provide a joint service between either or both Eau Claire and Chippewa Falls.

Due to economics, rail service is becoming a more viable solution. To maintain a competitive advantage for industrial growth, rail service to our industrial park may be necessary.

With an increase awareness of gas consumption, Lake Hallie should consider designating streets for neighborhood electric vehicles.

Due to a limited number of recreation trails, Lake Hallie should consider future development of snowmobile and all terrain vehicle trails/routes.

## Transportation Goals/Objectives/Policies

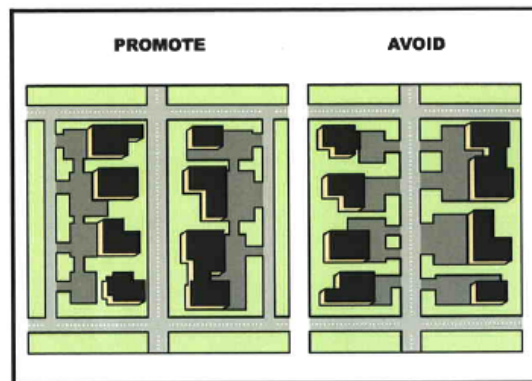
- A. **Goal** – Provide a safe, convenient and efficient transportation system.
  - 1. **Objective** – Develop existing private roads into public roads while working with existing residents or business located on these private roads.
    - a. **Policy** – Lake Hallie will integrate the local road system with planned county state and federal highway improvements for an efficient and safe road network.
    - b. **Policy** – Lake Hallie will seek the cooperation of Wisconsin Department of Transportation and Chippewa County Highway Department to assure that



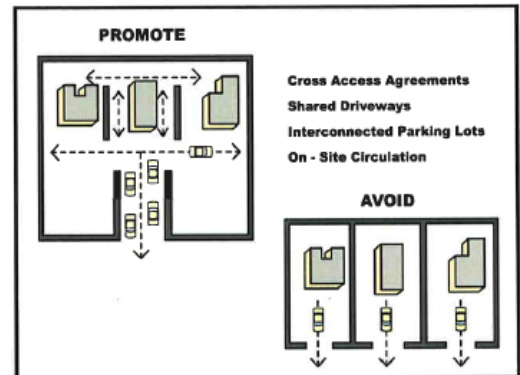
planned county, state and federal highway improvements are integrated with local road system.

- c. **Policy** – To protect functionality and safety of transportation improvements and to develop sound land use patterns, Lake Hallie should; with cooperation of Wisconsin Department of Transportation, the Chippewa County Highway Department and the surrounding communities; integrate planning and design of transportation facilities and surrounding land uses.
- d. **Policy** – Lake Hallie should support and encourage transportation improvements that are designed to provide for safe and efficient movement of motor vehicle, bicycle and pedestrian traffic while maximizing cost-effectiveness.
- e. **Policy** – Lake Hallie will discourage construction of private roads and when they are allowed require them to conform to established standards.
- f. **Policy** – Lake Hallie will use Official Mapping to guide future transportation efforts.
- g. **Policy** – Lake Hallie should limit access to arterial and collector roads and encourage frontage roads where appropriate.
- h. **Policy** – Lake Hallie will discourage construction of cul-de-sacs, but may allow them to provide better land division.
- i. **Policy** – Lake Hallie will encourage connecting parking lots in commercialized areas as shown in Figures 3-2 and 3-3

**Figure 3-2**  
**Local Road Function and Access**



**Figure 3-3**  
**Circulation**





## 4.0 Utilities and Community Facilities

This element provides residents basic information on services provided and where to find these services.

### *Village Hall*

Lake Hallie's village hall is located at 13033 30<sup>th</sup> Avenue which is open daily. This also serves as the polling area for elections.

### *Fire/Rescue Department*

The Village of Lake Hallie is part of a joint fire department organized under Wis. Stat. 66.030 intergovernmental agreements, known as the Chippewa Fire District which provides fire-rescue and paramedic advanced life support emergency medical services to the Village and four towns located in Chippewa County. The District is managed by a board of directors and a career Fire Chief. Fire and Paramedic EMS are delivered by six career firefighter/paramedics and approximately 120 volunteer firefighters. Station 1 is located in the Village of Lake Hallie and has one Class A 1500 GPM engine, one 100 foot aerial ladder truck, one Class A 1500 GPM rescue squad/engine, one 2000 gallon tanker, dive team/boat, and a large capacity trailer pump. The District has personnel trained in advanced rescue, vehicle extrication; high and low angle rope rescue and initial response to hazardous material incidents. The District is dispatched by the Chippewa County 911 Communication Center. The Village has an ISO rating of 3.

Emergency Medical Services are provided to the Village of Lake Hallie by the Chippewa Fire District. Three paramedic-advance life support ambulances are located at the Lake Hallie Station (District Station 1) with career firefighter/paramedics on duty 24/7. Additional ambulances are located at station 2, 3, and 6. Medical First Responders are located throughout the Village and District to provide average on scene assistance within four minutes.

### *Police Department*

The Village of Hallie provides law enforcement services through the Hallie Police Department. The police department is managed by a full-time Chief. The patrol division has five full-time and two part-time patrol officers providing 24 hour coverage.

All emergency calls should use the 911 service, which is staffed by Chippewa County's dispatch.

### *Water Department*

A public water utility was started as part of a Federal clean up project which provided services in a localized area. This system was developed to provide service to a larger area, but not to the entire village. Currently residents are served by both private wells and municipal water. Fire protection has benefited with recent extensions which provides fire hydrants in most areas. A map is included showing existing water main and recorded private well locations.

The Village of Lake Hallie municipal water system is supplied by three wells. Well #1 water source is a 111 foot Aquifer drilled well. Well #2 is a 120 foot drilled well and Well #3 is a

135 foot drilled well. These wells pump to a 435,000 galloon storage tank. Average daily usage is 235,000 gallons, but peaks during summer months due to outdoor uses.

The Village of Lake Hallie Public Works maintains a Kohler 60 Rz, 277-480 volt, 450 horsepower LP gas backup generator to provide continued delivery of drinking water to the Village of Lake Hallie Public Works customers in the event of a natural or weather related emergency.

### ***Library***

Residents utilize Chippewa County's library program that provides services throughout all of Chippewa County and all adjacent county libraries.

### ***Sanitary Sewer Service***

The Village of Lake Hallie does not provide a municipal collection and treatment facility. However, under Wisconsin Department of Commerce (DCOMM) Chapter 83, Chippewa County regulates private on-site sewer treatment systems through their sanitary codes. Conventional and advanced pre-treatment systems are allowed depending on the soil conditions. If the soil conditions are not favorable to one of these systems, a holding tank may be utilized as a last resort.

### ***Recycling Center***

As part of Chippewa County's recycling program, a recycling center is operated which is partially funded through a state grant. Services provided are recycling of glass, paper, cardboard, metal, oil, oil filters, and plastic. Appliance disposal is provided with a fee to cover disposal cost. Brush and yard waste disposal is also provided.

### ***Disposal Collection***

Garbage service is privately contracted by our residents. Waste Management, Tambornino Sanitation LLC, and Veolia Environmental Services provide local service. Waste Management operates a transfer station within Lake Hallie that serves other communities within the Chippewa Valley.

### ***Cable Television/Telecommunications***

Village of Lake Hallie residents have access to cable and satellite television service. The cable infrastructure exists throughout the Village. Charter is the major cable service provider while the two major satellite service providers are Dish Network and DirecTV.

Local telephone, wireless and internet services are provided by several companies. These include AT&T; CenturyTel; Charter; Telecom, Inc; MCI Metro Access Trans Services, LLC; Telephone USA of Wisconsin, LLC; Telnet-WI, LLC; and Wisconsin Bell, Inc.

### ***Power Distribution and Substations***

Several transmission lines are located within Lake Hallie and with growth more are being planned within ten years.

Xcel Energy operates a substation on 40<sup>th</sup> Avenue.

## ***Storm Water Management***

New subdivisions include storm water storage areas which are maintained by the residents. A significant portion of storm water is handled through existing ditches located along road right of way.

## ***Electric and Gas Utilities***

Eau Claire Energy and Xcel Energy provide services. Natural gas is provided to most residential areas.

## ***Cemeteries***

Prairie View Cemetery is located on the corner of 40<sup>th</sup> Avenue and Hwy 124. Lake Hallie provides monetary assistance for maintenance. A cemetery board provides oversight of ongoing operations.

## ***Medical/Health Care***

Marshfield Clinic operates an Urgent Care facility in Lake Hallie. For hospital services residents either use services in Chippewa Falls or Eau Claire.

## ***Schools***

### ***Public Schools***

The Village of Lake Hallie is served by the Chippewa Falls and the Eau Claire Area School Districts.

**Table 4-1  
Public Schools**

District	State Rank (District)	County Name	School	Low Gr	High Gr	2008 Enrollment
Chippewa Falls Area School District	31	Chippewa	Halmstad Elementary	KG	5	364
		Chippewa	Hillcrest Elementary	KG	5	412
		Chippewa	Jim Falls Elementary	KG	5	140
		Chippewa	Parkview Elementary	KG	5	504
		Chippewa	Southview Elementary	K4	5	284
		Chippewa	Stillson Elementary	KG	5	367
		Chippewa	Chippewa Falls Middle	6	8	1,024
		Chippewa	Chippewa Falls High	9	12	1,571
Eau Claire Area School District	8	Eau Claire	Sherman Elementary	KG	5	426
		Eau Claire	Roosevelt Elementary	KG	5	241
		Eau Claire	DeLong Middle School	6	8	899
		Eau Claire	North High School	9	12	1,487

Source: Wisconsin Department of Public Instruction

### ***Private Schools:***

Village of Lake Hallie residents have a variety of private schools to choose from. Most of these schools only provide education through the 8<sup>th</sup> grade, as shown in Table 4-2.

**Table 4-2**  
**Private School**

Public School District Area	Private Schools	Grades Served	2009 Enrollment
Chippewa Falls Area	Christ Lutheran School	KG through 8th	49
	Holy Ghost Grade School	4th through 6th	97
	Liberty Christian School	KG through 12th	24
	McDonnell High School	9th through 12th	191
	Notre Dame Middle School	7th through 8th	55
	St. Charles Borromeo School	K4 through 3rd	175
	St. Peter Grade School	1st through 8th	60
Eau Claire Area	Bethel Christian School	1 <sup>st</sup> through 12 <sup>th</sup>	18
	CASE-St. James The Great Grade School	KG through 5 <sup>th</sup>	91
	Crestview Academy	KG through 8 <sup>th</sup>	182
	Eau Claire Academy	1 <sup>st</sup> through 12 <sup>th</sup>	101
	Eau Claire Lutheran School	PK through 8 <sup>th</sup>	72
	Immaculate Conception Grade School	KG through 5 <sup>th</sup>	216
	Immanuel Lutheran College Hi	9 <sup>th</sup> through 12 <sup>th</sup>	108
	Messiah Lutheran School	PK through 8 <sup>th</sup>	109
	New Hope Christian School	K4 through 12 <sup>th</sup>	12
	Regis High School	9 <sup>th</sup> through 12 <sup>th</sup>	230
	Regis Middle School	6 <sup>th</sup> through 8 <sup>th</sup>	177
	St. Mark Lutheran School	K4 through 8 <sup>th</sup>	130

Source: Wisconsin Department of Public Instruction

### ***Homeschooled Children***

Some children are homeschooled. It is uncertain how many children from the Village of Lake Hallie are homeschooled. The table below gives a glimpse into the school districts and the percentage of the district enrollment that is homeschooled.

**Table 4-3**  
**Homeschooling**

School District	Number Homeschooled	Percent of District Enrollment
Chippewa Falls	98	2.0%
Eau Claire Area	251	2.3%

Source: Wisconsin Department of Public Instruction

### ***Colleges***

Several adult education centers that offer higher education and continuing education classes and programs are located in the cities of Chippewa Falls and Eau Claire, including Globe University, the Chippewa Valley Technical College, Lakeland College and the University of Wisconsin – Eau Claire.

## ***Child Care***

Child-care facilities are an important community asset to many individuals. Dual-earner households with young children need locations for their children during the day if both parents are working. Single-parent households also need a place for their children to go when the parents go to work.

There are five licensed child-care facilities (Amber's Pals & Playmates Childcare; Bright Minds, Fun Times; Luv N Care Daycare; Woodland Early Childhood Center; and Kiddie Cove Child Care) located within the Village of Lake Hallie. All of these facilities are family facilities (meaning they have a capacity of eight children or less), except for Kiddie Cove Child Care, which allows for nine or more children. This is determined by the size of the facility and the staffing available during the hours of operation.

## ***Parks and Recreation***

The Village of Lake Hallie has a Parks and Recreation Board which advises the Village Board on matters concerning recreational issues in the town and is responsible for the management of the village's parks.

The 54 acre Village of Lake Hallie Park is located at the corner of 117<sup>th</sup> St and 50<sup>th</sup> Ave. The park currently has seven ball diamonds, two children's play areas, concession building and restroom facilities. The village has also been working on a master plan for the park. Proposed improvements include picnic areas and facilities for baseball and open field sports during the summer and hockey and winter activities during cold weather.

In the future, the Village may consider establishing a provision where developers can pay a fee in lieu of parkland dedication. This would make funds available to the Park Board for the existing neighborhood parks facilities development. The neighborhood parks provide children a place to play safely away from vehicle traffic.

A public boat landing is maintained on Lake Hallie. This area includes a handicap fishing area along with restrooms.

Part of the state's bike trail system is operated between 40<sup>th</sup> Avenue and Melby. The trail runs on vacated railroad right of way along County OO. This was a joint project with DNR, DOT, City of Eau Claire, and Lake Hallie.

Community parks and recreational development are eligible for state funding under several programs. To qualify for these programs there must be a current recreation plan that contains an inventory of existing recreational facilities, a community recreational needs assessment, demonstration of American with Disabilities Act compliance, proposed recreational improvements and a capital budget for those improvements. Chippewa County has a recent Outdoor Recreation Plan that describes the recreational facilities in the Village of Hallie. However, the limited information provided in the plan for the Village of Lake Hallie is most likely inadequate to meet the funding criteria of the state programs.

## ***Hallie Park - 54.18 Acres***

Hallie Park is located at 4902 117<sup>th</sup> Street in the western half of the Village. Currently, this park has seven ball diamonds, four of which are lighted for evening games. The fields are

used for baseball and softball by both youth and adult leagues, as well as by those looking for a place to play a game. There is a concession stand centrally located between the ball diamonds to provide refreshments to spectators. Two large pavilions with picnic tables are available for meetings, fund-raising events, weddings, picnics, and family reunions. The park also has two large areas of up-to-date playground equipment for youth.

### ***Peace Memorial Wayside Park - 5.74 Acres***

Peace Memorial Park was deeded to the Town of Hallie in the spring of 1998 for use as a Veterans Peace Memorial. This park is located at the intersection of U.S. Highway 53 and County Highway “OO” and is heavily used by travelers, tourists, local residents, and those seeking a shady picnic. This facility has numerous oak and pine trees with picnic tables and grills scattered throughout the grounds. There are also two large paved parking areas and a large case with a State of Wisconsin map for travelers.

### ***Subdivision Parks - 29.07 Acres***

The following is a list of subdivision parks (tot lots), their location, and acreage:

1.	Buck Run-Grant Addition	45 <sup>th</sup> Avenue	3.95
2.	Marcus Hanson I	113 <sup>th</sup> Street	1.24
3.	Marcus Hanson II	115 <sup>th</sup> Street	1.56
4.	Riarta	25 <sup>th</sup> Avenue	0.41
5.	Gower School	17 <sup>th</sup> Avenue	2.80
6.	Rosenthal	18 <sup>th</sup> Avenue	0.97
7.	Prairie View Estates	126 <sup>th</sup> Street	1.47
8.	Hintz Subdivision	34 <sup>th</sup> Avenue	3.43
9.	Horgen I	132 <sup>nd</sup> Street	1.01
10.	Horgen II	35 <sup>th</sup> Avenue	1.42
11.	Porter (Oak Grove Addition)	132 <sup>nd</sup> Street	0.96
12.	Midtown 1 <sup>st</sup> Addition	41 <sup>st</sup> Avenue	1.73
13.	Oleson	134 <sup>th</sup> Street	1.42
14.	Edgewood Park	134 <sup>th</sup> Street	1.03
15.	Bresina I	45 <sup>th</sup> Avenue	0.46
16.	Bresina II	44 <sup>th</sup> Avenue	0.45
17.	Sunny View	46 <sup>th</sup> Avenue	0.94
18.	Landmark I	44 <sup>th</sup> Avenue	2.00
19.	Landmark II	125 <sup>th</sup> Street	1.82

Development of the subdivision parks is an ongoing process, though the Village is currently in the process of re-evaluating the feasibility of developing and maintaining all these facilities based on community demand. The community has worked to improve many of the lots to include playgroup equipment, picnic shelters, and tennis courts. However, most of the parks are maintained as mowed lots with trees, while some of the lots have been left undeveloped with the intent of upgrading in the future as demand warrants and resources allow.

### ***Lake Hallie Boat Landing - 5.89 Acres***

The Village owns and manages a boat landing on Lake Hallie. Improvements are currently limited to the dock and restroom facilities.



## Demand/Needs

This section of the plan describes recreational needs of the residents based on population and acreage available for recreation purposes. Park standards provide a suggested guideline for park acreage based on 12.5 acres per 1,000 persons.

The Village of Lake Hallie recently incorporated and was not in existence as a distinct entity during the 2000 Census. According to Wisconsin Department of Administration projections, the Village is expected to increase in population by 25% over the next 20 years. This is above the 16.5% growth projected for Chippewa County during the same time period.

**Table 4-4**  
**Park and Recreation Area Need - Village of Lake Hallie**

Year	Projected Population	Recommended Acreage	Existing Acreage	Surplus/ Deficit Acres
2005	4,558	57	94.9	+37.9
2010	4,942	62	94.9	+32.9
2015	5,276	66	94.9	+28.9
2020	5,568	70	94.9	+24.9
2025	5,685	71	94.9	+23.9

Source: Wisconsin Department of Administration, Official Municipal Population Projections 2000-2025

The total land area available to outdoor recreation in Lake Hallie is estimated at 94.88 acres. There appears to be an adequate land base currently dedicated to outdoor recreational pursuits for the foreseeable future. In addition, the Chippewa River offers acres of water-based recreational activities (e.g., boating, fishing and waterfowl viewing) for residents and visitors.

Of special note is the increasing resident demand for more diverse outdoor recreational options. The Village has an abundance of traditional, small park facilities. However, there is currently a lack of path or trail systems for bicycling, pedestrian travel, exercise, or dog-walking. A series of major road projects in the area, most notably the U.S. Highway 53 bypass and interchange, is having a substantial impact on local land use and has increased the need for additional recreational trail linkages. The Village of Lake Hallie has been pursuing grant funding through the Wisconsin Department of Transportation and Wisconsin Department of Natural Resources to address this demand.

## Recommendations

The following recommendations should be pursued by the Village of Lake Hallie, working in concert with residents and local community groups as resources allow. Timelines reflect levels of priority, but are also subject to change based on available resources.

### *Short-Term Priorities (1-3 years)*

- Complete CTH “J” portion of Chippewa River State Trail (a/k/a “Lake Hallie Trail”)

The Village of Hallie has received a Local Transportation Enhancement Program grant for the development of a trail along the railroad right-of-way paralleling County Highway “J”. This trail will be available for biking and walking, and is a key link in the Chippewa River State Trail which will eventually connect with the Old Abe Trail to the north providing 70 miles of trail system from Cornell to Durand, Wisconsin. The trail has been

completed from Melby Road to 40<sup>th</sup> Avenue. The State of Wisconsin is currently involved in negotiations with the railroad to acquire an abandoned railroad right of way with plans to extend the trail north from 40<sup>th</sup> Avenue into the City of Chippewa Falls.

- Develop trail link from 130<sup>th</sup> Street to CTH “J” trail segment

Pursue grant funding to develop this pedestrian and biking trail being proposed to accommodate residential and commercial growth, in part a result from the new U.S. Highway 53 bypass and interchange. Once completed, this trail will allow trail users to link with the CTH “J” portion of the Chippewa River State Trail.

- Develop trail link from STH 29 bridge to 110<sup>th</sup> Street and 40<sup>th</sup> Avenue (a/k/a “Bridge Link” Trail)

A grant proposal has been submitted to develop this hiking and bike trail link from the new State Trunk Highway 29 bridge to the intersection of 110<sup>th</sup> Street and 40<sup>th</sup> Avenue. Once completed, trail users coming from the bridge can then travel on 110<sup>th</sup> Street to the north into the City of Chippewa Falls and connect with the future planned recreational loop or continue east on 40<sup>th</sup> Avenue to connect to the CTH “J” portion of the Chippewa River State Trail.

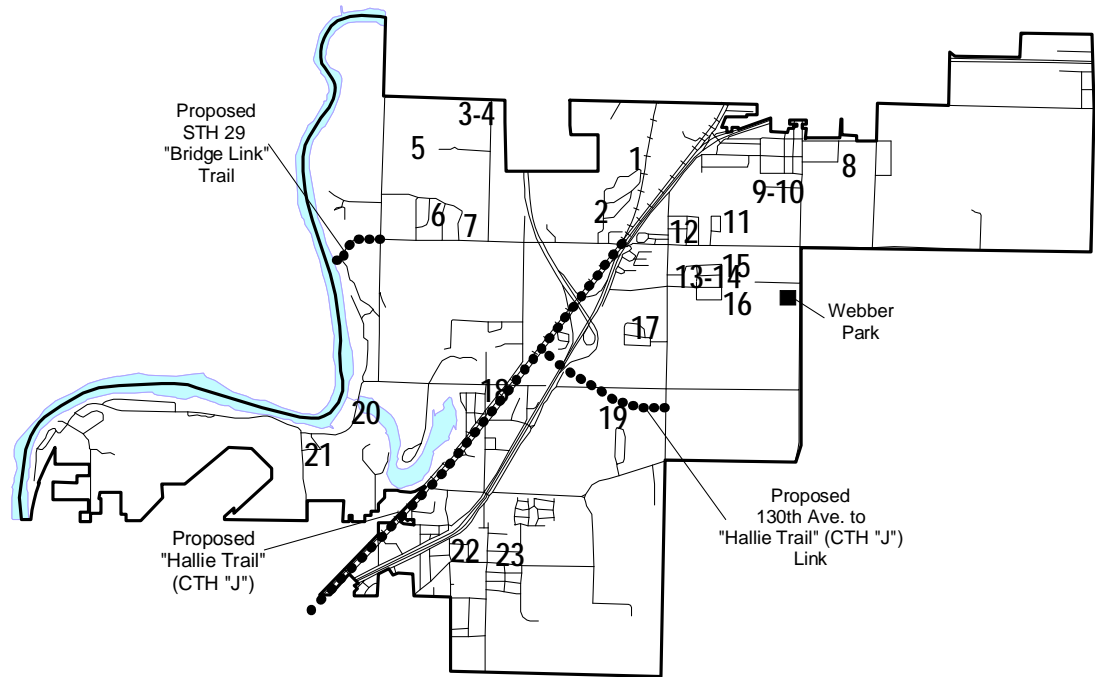
### *Intermediate Priorities (2-5 years)*

- Continue to re-assess the need for continued maintenance and development of the many small subdivision parks

Based on current population projections, there is more than enough acreage currently available to meet demand over the next 20 years, not even including Webber Park or the trail systems currently in development. However, the majority of these properties are less than two acres in size and are non-contiguous. This not only limits the types of recreational activities which can be offered at these smaller parcels, but is a considerable maintenance cost to the community.

It may be more advantageous to have fewer, but slightly larger parks with additional amenities strategically located near residential areas and offer links to proposed trail systems. The Village of Lake Hallie should continue to re-assess the need for all the individual park parcels based on the location of residential growth, park size, and the natural amenities of the individual sites. In fact, the recent sale of the 0.58 acre-Sanders (Hallie Addition) park lot by the Village is consistent with this re-assessment policy.

**Figure 4-1**  
**Village Park Locations**



MAP	PARK NAME	LOCATION	ACRES
1	Landmark 1st Addition	44th Avenue	2.00
2	Landmark 2nd Addition	125th Street	1.82
3	Hallie Park	117th Street & 50th Avenue	37.82
4	Hallie Park	117th Street	16.36
5	Buck Run-Grant Addition	45th Avenue	3.95
6	Marcus Hanson 1st Addition	113th Street	1.24
7	Marcus Hanson 2nd Addition	115th Street	1.56
8	Sunny View Addition	46th Avenue	0.94
9	Bresina's 1st Addition	45th Avenue	0.46
10	Bresina's 2nd Addition	44th Avenue	0.45
11	Oleson Addition	134th Street	1.42
12	Midtown 1st Addition	41st Avenue	1.73
13	Porter-Oak Grove Addition	132nd Street	0.96
14	Horgen's 1st Addition Blk 2	37th Avenue & 132nd Street	1.01
15	Edgewood Park	134th Street	1.03
16	Horgen's 2nd Addition	35th Avenue	1.42
17	Hintz Subdivision	34th Avenue & 35th Avenue	3.43
18	Wayside Park	State Highway 53	5.74
19	Prairie View Estates	28th Avenue	1.47
20	Lake Hallie Boat Landing	109th Street	5.89
21	Riarta Addition	25th Avenue	0.41
22	Gower School	17th Avenue & 115th Street	2.80
23	Rosenthal Addition	18th Avenue	0.97
TOTAL PARK ACREAGE			94.88
TOTAL ACREAGE OF TOT LOTS			29.07

Source: Village of Lake Hallie

## Goals, Objectives and Policies

- A. **Goal** – Maintain and develop facilities and services that enhance quality of life in Lake Hallie.
  - 1. **Objective** – Continue to re-assess the need for continued maintenance and development of the many small subdivision parks.
  - 2. **Objective** – Coordinate building and sharing of community facilities with adjoining municipalities when feasible.
  - 3. **Objective** – Review public safety services with population growth.

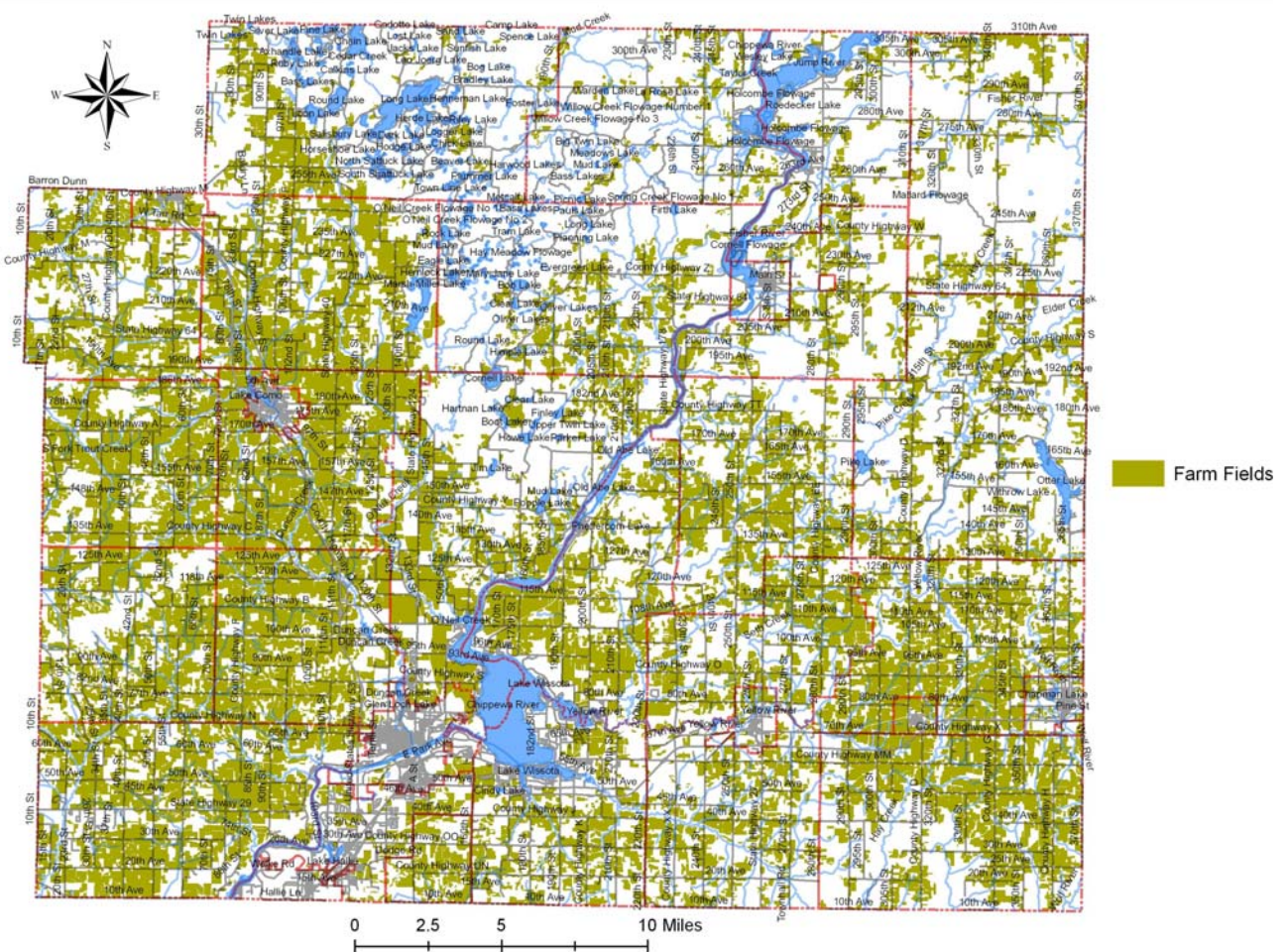
## 5.0 Agricultural, Cultural, and Natural Resources

This element was completed with contributions of many agencies. The Chippewa County Planning and Zoning and West Central Regional Planning Commission provided background information and maps.

### Agricultural Resources

Agriculture is of significant importance to Chippewa County and Lake Hallie. Chippewa County ranks fifth in the state for number of dairy herds and tenth for number of cows. In 2008, Lake Hallie had 115 parcels zoned agricultural or 1,250 acres which is 19 percent of total acres.

Figure 5-1  
Chippewa County Farm Fields



Source: 2005 FSA, CLU

### Existing Conditions

Lake Hallie has several businesses providing services for agricultural purposes. These businesses are vital in providing jobs to area residents.



There is not an active dairy farm located within the village, but crops grown within the village support a number of farms located in the Town of Hallie and other adjoining towns.

## **Cultural Resources**

Lake Hallie's Parks and Recreation department has a long tradition in baseball and softball. The Hallie Boy's Baseball Association and Girl's Softball Association sponsor a weekend tournament, known as Hallie Youth Days. This event takes place during the last week of July, and includes music, food, ball games and a firework display for over 800 area children.

## **Natural Resources**

### ***Soils***

The soils in the Lake Hallie area have been analyzed using information provided by the Natural Resources Conservation Service office in Chippewa County. The predominant soil types in the northern and western areas of town, within about two to four miles from the Chippewa River, consist of deep, nearly level to sloping, excessively drained to moderately well drained, sandy soils on outwash plain and stream terrace. In the southeast corner of the village, the predominant soil types are shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy and sandy soils on uplands, outwash plain, and stream terrace.

Below is a listing of soil types found in Chippewa County and a county map showing where these soil types are found.

### **Menahga-Friendship Association**

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

### **Amery-Santiago Association**

Deep, gently sloping to very steep, well drained, loamy and silty soils on moraines.

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

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

### **Elkmound-Plainbo-Eleva Association**

Shallow and moderately deep, gently sloping to very steep, well drained to excessively drained, loamy, and sandy soils on uplands, outwash plains, and stream terraces.

### **Billelt-Rosholt-Oesterle Association**

Deep, nearly level to sloping, well drained to somewhat poorly drained, loamy soils on outwash plains and stream terraces.

### **Seaton-Gale Association**

Deep and moderately deep, nearly level to steep, moderately well drained and well drained, silty soils on uplands.

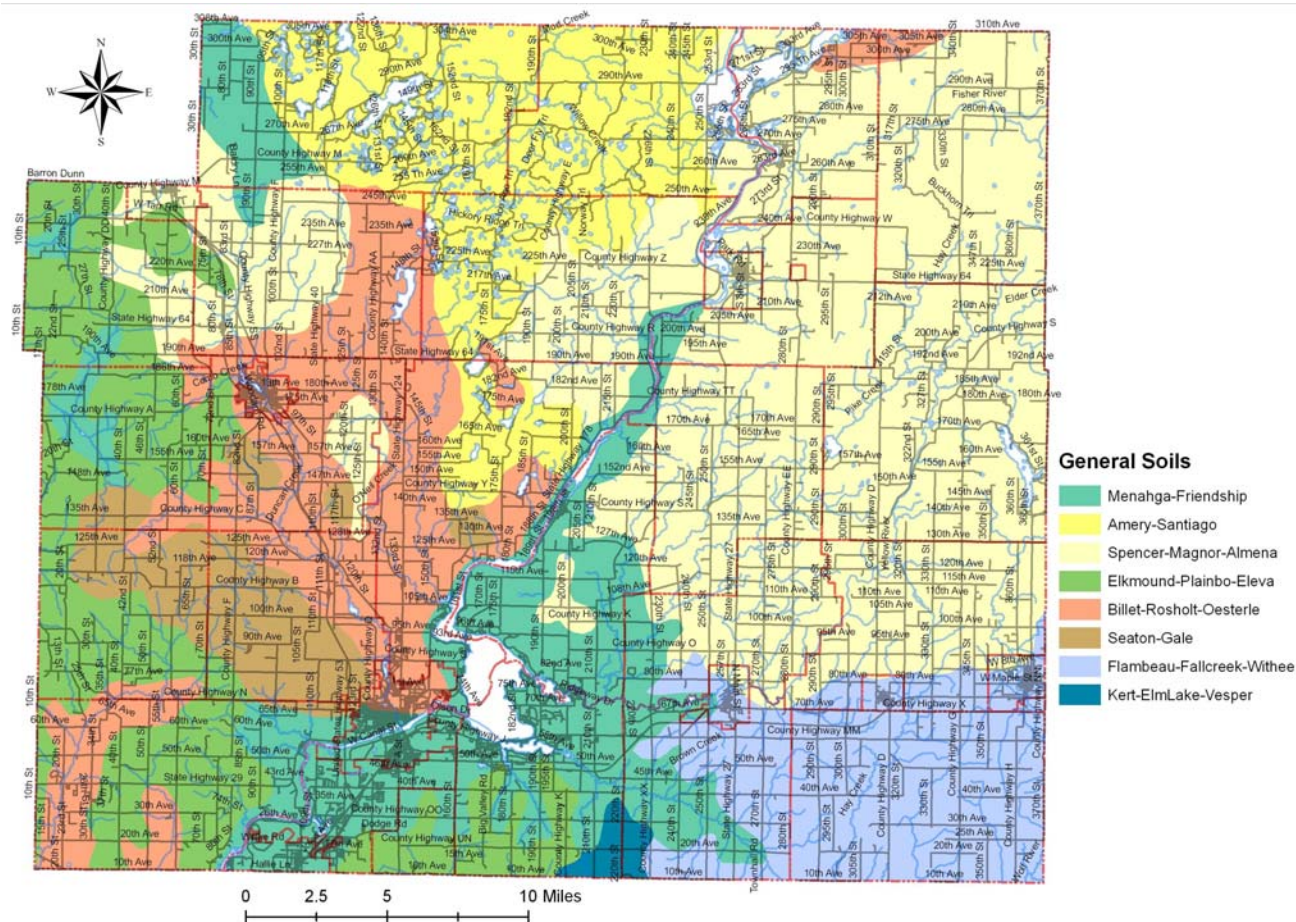
### Flambeau-Fallcreek-Withee Association

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

### Kert-Elm Lake-Vesper Association

Deep and moderately deep, nearly level and gently sloping, somewhat poorly drained and poorly drained, silty and sandy soils on uplands.

**Figure 5-2**  
**Chippewa County Soil Associations**



Source: NRCS Soil Survey

### Topography

The topography of Lake Hallie is generally flat, except for hills in the southeast part of the village and the terrace face down to the Chippewa River.

### Bedrock Geology

Chippewa County is almost equally divided between two Wisconsin geomorphic provinces – the Northern Highland and the Central Plain. The Northern Highland is an ancient peneplain of complexly folded and faulted igneous and metamorphic rocks of Precambrian age. The Central Plain is a dissected landscape of Upper Cambrian age. It overlaps the Precambrian

rocks to the north and west. The bedrock is mostly sandstone but includes some siltstone and shale.

### ***Mineral Resources***

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

Lake Hallie has one active gravel pit. This pit is located along the Chippewa River in the northwestern corner of the village.

### ***Impaired Waters***

According to the Wisconsin Department of Natural Resources, numerous water bodies in Chippewa County are on the 2006 impaired waters list due to water quality concerns. These water bodies are:

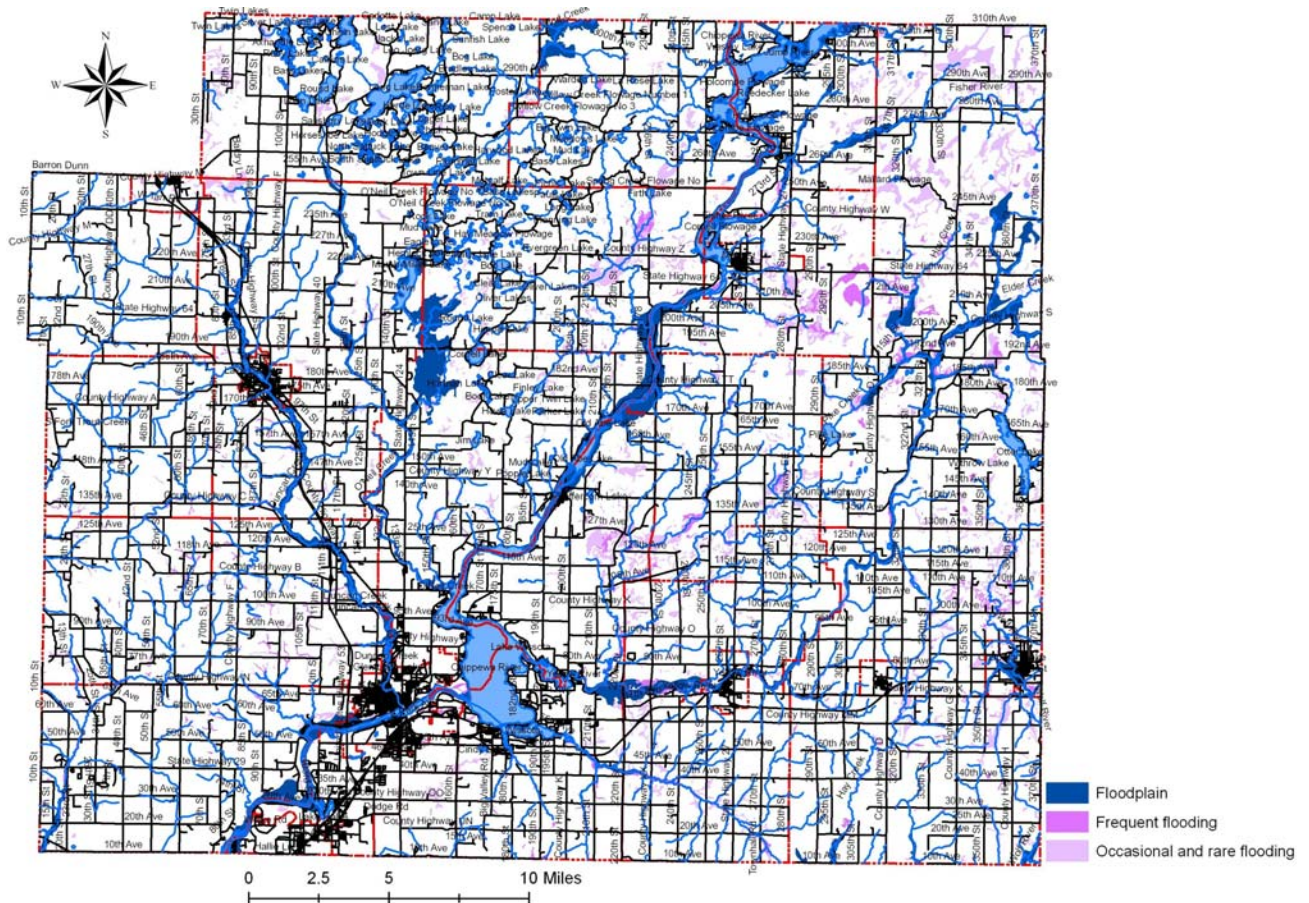
- Chippewa River (various locations) – polychlorobiphenyls
- Chippewa River Holcombe Flowage embay – mercury, polychlorobiphenyls, and sedimentation
- Chippewa River Holcombe downstream to Dells Dam at Eau Claire – mercury and polychlorobiphenyls
- Finley Lake – phosphorous and sedimentation
- Lake Hallie – phosphorous and sedimentation
- Lake Wissota, Moon Bay embayment, Little Lake Wissota – phosphorous and sedimentation
- Otter Lake – phosphorous
- Popple Lake – phosphorous
- Wolf River – phosphorous and sedimentation

### ***Floodplain***

Floodplain zoning is required to be implemented by counties, cities and villages by Wisconsin Statute 87.30(1). The purpose of Wisconsin Administrative Code NR116, Floodplain Management Program, is the protection of property and public investments from the effects of flooding. Chippewa County Planning and Zoning is responsible for administering this program. Federal Emergency Management Agency 100 year floodplain maps are usually used to delineate flood hazard areas.



**Figure 5-3**  
**Chippewa County Flood Areas**



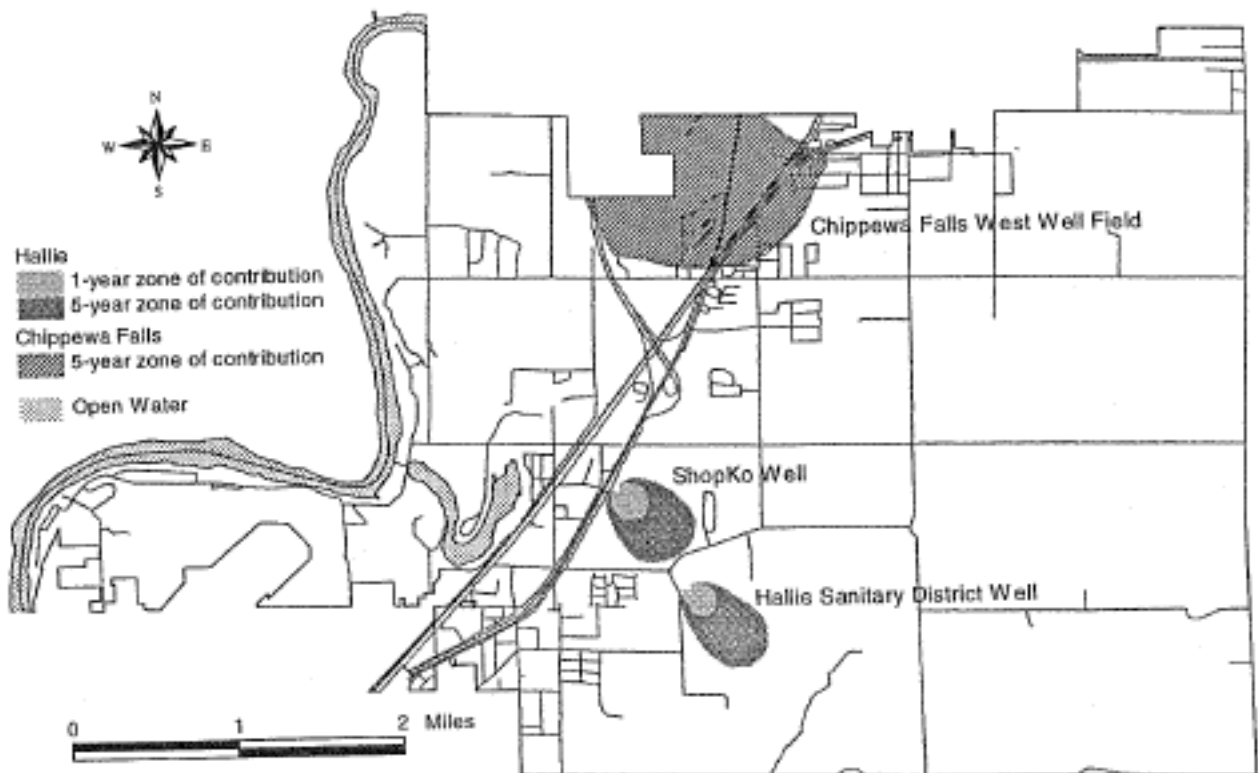
Source: FIRM/FEMA and NRCS Soil Survey

## Groundwater

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

Aquifers throughout the county provide water to wells and springs and replenish the streams and lakes through seepage and spring discharge. The groundwater supply is likely to meet the domestic, agricultural, municipal and industrial needs in the County. The ground water is generally soft. Minor water-use problems are caused by locally high concentrations of iron. Probable well yields from the bedrock aquifers are 0 to 10 gallons per minute in the Precambrian crystalline rocks in the northeastern parts of the county and 10 to 100 gallons per minute in the Cambrian sandstone in the southwestern part. Well yields from glacial deposits are estimated at 0 to 10 gallons per minute in the southwestern part of the county, 10 to 100 gallons per minute in the northeastern part and 100 to 500 gallons per minute on the outwash plains in the central part.

**Figure 5-4**  
**Well Recharge Area**



Source: Village of Lake Hallie

## ***Surface Water***

Lakes, ponds, rivers, streams and natural drainage ways make up the surface waters of the Village of Lake Hallie. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainage ways are characterized by intermittent streams, threads, rills, gullies and dry washes that periodically contribute water to first-order streams. There are also many artificial drainage ways where the natural drainage ways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them. The Chippewa River is the main drainage system for the Village of Lake Hallie.

## ***Shorelands***

Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and also act as buffers and thus serve to protect water quality. Shorelands are also considered prime residential building areas because of their scenic beauty. Recognizing this conflict, and to maintain the environmental, recreational, and economical quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance.

As required by the State, shorelands are defined as:

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

## ***Steep Slopes***

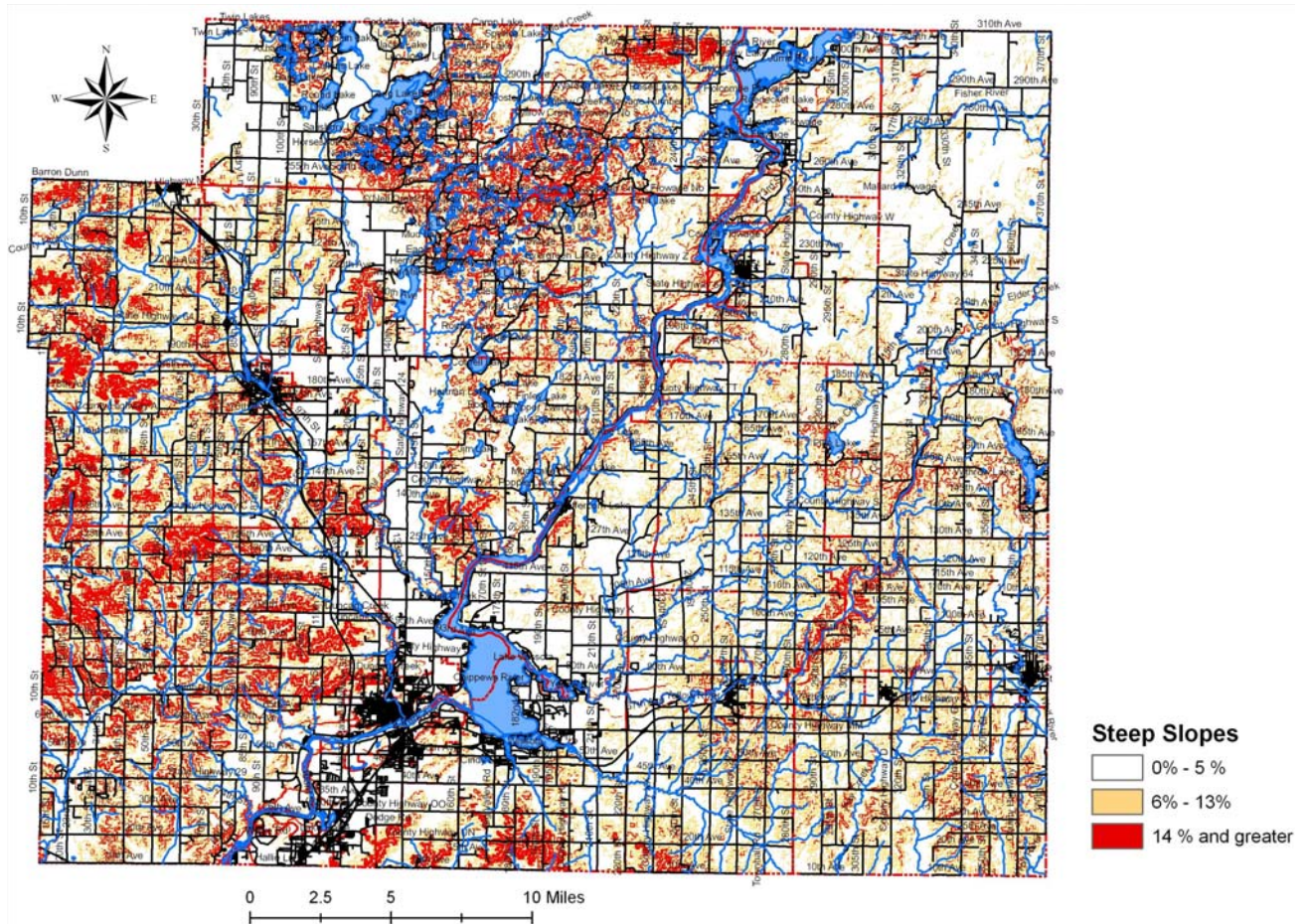
It is generally more desirable, both environmentally and economically, to avoid steep slopes and disrupting natural drainageways with construction and land development. Problems with erosion and runoff pollution can occur with development on steep slopes, and flooding and wet basements can occur with drainageway disruptions.

Steep slopes are any area where the gradient of the land is 13 percent or greater (each percent of slope is measured as one unit in elevation for every 100 horizontal units). Areas having steep slopes can be categorized into three levels, 13 percent to 20 percent slope, 21 percent to 24 percent, and 25 percent and greater.

Development on slopes of 13 percent to 20 percent should consider direct runoff into lakes, rivers, or streams, follow state approved construction site erosion control standards, and institute best management practices to control on-site runoff and pollution. Land with slopes of 21 percent or greater represent a definite limiting environmental condition. Development on these slopes results in high construction costs and severe erosion with resultant negative impacts to surface and ground waters. Development on slopes of 21 percent or greater is highly discouraged.



**Figure 5-5**  
**Chippewa County Slopes**



Source: USGS

### ***Wildlife, Wildlife Habitat, and Open Space***

#### **Rare and Endangered Species and Natural Communities**

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

The Natural History Inventory is a statewide inventory of known locations of rare and endangered species and communities. This information is for general planning purposes only, and the lack of known occurrences in an area does not mean that no significant endangered resources are present. The species and communities listed on the following page are provided by the Wisconsin Department of Natural Resources. The specific locations of some resources may not be mapped due to their sensitive nature and in order to minimize impacts.

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

Karner Blue Butterfly	Endangered Species
Spectaclecase (mussel)	Candidate

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

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

**Forested Areas**

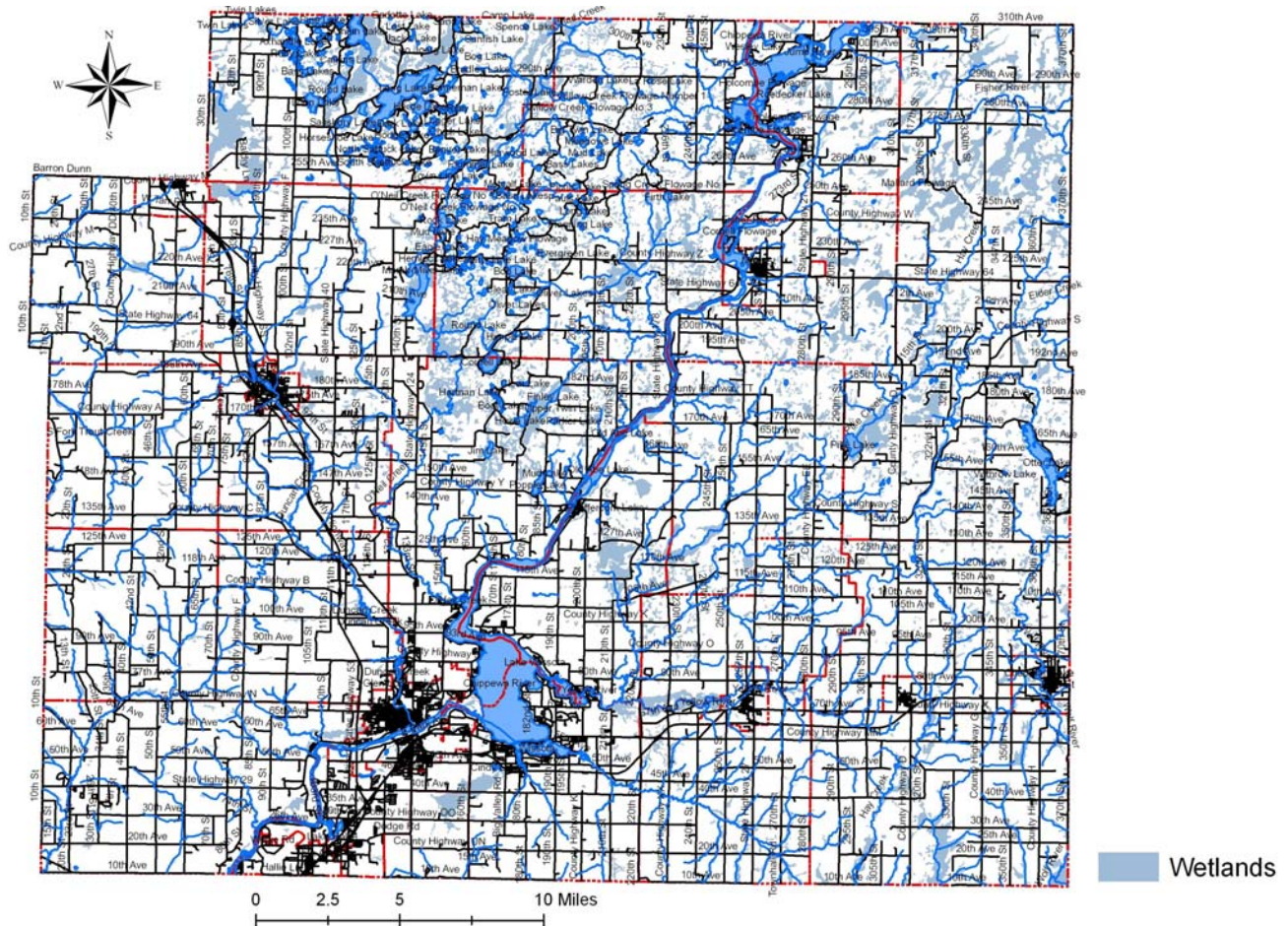
Woodlands are an important feature for any municipality, but the forested areas of the Village are scattered throughout the Village. Woodlands provide habitat for wildlife, areas for recreational activities and scenic beauty as well as providing a natural canopy. Without managed development of the remaining woodlands, they will become even more defragmented, which will diminish their ability to provide opportunities and beauty to the Village.

**Wetlands**

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



**Figure 5-6**  
**Chippewa County Wetlands**



Source: WISCLAND and WisDNR

## Goals, Objectives, and Policies

### *Agricultural Goals*

- A. **Goal** – Maintain prime agricultural land.

### *Natural Resource Goals*

- A. **Goal** – Preserve Lake Hallie.
  - 1. **Objective** Work with Lake Hallie Association.
- B. **Goal** – Improve and Maintain Water Resources.
  - 1. **Objective** – Develop training materials regarding proper use of septic systems.
  - 2. **Objective** – Develop water testing program to monitor ground water quality.

### *Cultural Resource Goals*

At this time, the Village of Lake Hallie has no defined goals or objectives concerning cultural resources. If, in the future, a goal or objective is created it will be incorporated into this section.

## 6.0 Economic Development

Economic development is one of the most important issues facing the Village of Lake Hallie over the next 20 years. Situated between Eau Claire and Chippewa Falls, the newly formed Village of Lake Hallie has been dependent upon these communities for its economic livelihood. The Village now clearly faces -- with the completed construction of the U.S. Highway 53 Bypass and State Highway 29 Interchange -- an accelerated pace of economic development potential. The time has arrived where the Village of Lake Hallie now plays a primary role in Eau Claire MSA economy.

### Labor Force Analysis

The Village of Lake Hallie was formed after the 2000 census. Therefore, when determining the labor force analysis the statistics for the Town of Hallie are used. The labor force of Chippewa County is estimated at 33,652 in 2006 and the unemployment rate is about 5.2 percent.

**Table 6-1**  
**Employed Civilian Population**

Industry	1980		1990		2000		2000 Chippewa County Percent
	Number	Percent	Number	Percent	Number	Percent	
Production and Transportation	458	25.3	521	22.3	505	19.7	19.8
Construction	268	14.8	282	12.1	234	9.1	8.7
Farming and Forestry	45	2.5	44	1.9	21	0.8	0.9
Sales and Office	496	27.4	623	26.7	778	30.4	25.2
Service	272	15.0	381	16.3	416	16.2	14
Professional	272	15.0	484	20.7	607	23.7	31.3
<b>Total</b>	1,811		2,335		2,561		

Source: U.S. Census

### Existing Economic Development Activities

The most important economic development activities are attracting, retaining and growing a diverse base of proven and promising companies as well as marketing products, services and resources.

To attract new businesses Lake Hallie must connect capital, business services and management expertise to foster a growing entrepreneurial climate as well as provide incentive programs. To retain existing businesses Lake Hallie should hold entrepreneurial and networking events. Lake Hallie should encourage businesses to partner with each other to use each other's local services through the program being organized by Chippewa County Economic Development Corporation.

Lake Hallie has identified a niche within Chippewa County. Its core business sectors are light industrial, service sector, and retail. These sectors fit Lake Hallies' strengths which include:

- Good access to U.S. Highway 53 and State Highway 29
- High visibility as commuters travel to their destinations
- Improved building sites with desired visibility
- Strong established business with excellent trip generations

## Commercial/Industrial Development

The Tax Increment Financing (TIF) districts in Lake Hallie encourage development by offering publicly owned and improved land for sale to commercial developers. Economic development revolving loan fund programs through the county loan program is another method to attract new business.

## Commercial Business Areas and Business Opportunities

Commercial business areas in Lake Hallie along Commercial Boulevard include Kwik Trip, Aldi's and Culver's Restaurant with Wal-Mart serving as the anchor with several strip malls that are prime opportunities for new development. The long-time commercial district along what is now Business Highway 53 is another area for potential new businesses.

## Lake Hallie's Targeted Businesses and Industries

In addition to marketing to retail customers, Lake Hallie should target the following industry clusters: tool and die (advanced) especially medical device, computer/semi conductor suppliers, plastics and RFID usage and advancement.

## Limited Inventory of Existing Businesses and Industry within the Village

The objective of this limited list of existing businesses and industries located in Lake Hallie is to demonstrate our wide range of businesses.

Affordable Tire	Kwik Trip
Alltel	Lake Hallie Cabinets
Ann Braue Canine Training Center	Markquart Motors
AT&T Wireless	Marshfield Clinic
Bauman Construction	McDonalds
Bauer Built	Mouldy's Archery
Boaters Choice	North Towne Homes
Bravo	Northwest Wisconsin HomeCare
Sports Clips	Rex Systems Inc.
Burger King	Schilling Trucking
Chilson Motors	Senn Blacktop
Concrete Land Company	Shopko
Cost Cutters	Southside Tire
Culver's	Stucky Chiropractic
Farm & Fleet	Taco John's
Game Stop	The Coffee Grounds
Hallie Chiropractic	Wal-Mart
Holiday Inn Select	Waste Management
Independence State Bank	Wissota Tool and Die
Johnson Bank	Zacho Sports
Kurth Sheet Metal	



As with many communities with developed manufacturing, there are a number of open and closed contaminated sites identified by the Wisconsin Department of Natural Resources. These sites are identified in Figure 6-1.

## Economic Development Programs and Organizations

- Economic Development Administration
- USDA Wisconsin Rural Development

- Wisconsin Department of Commerce
- Wisconsin Department of Tourism
- Wisconsin Department of Transportation

## Local

- Chippewa County Economic Development Corporation
- West Central Wisconsin
- Regional Planning Commission
- I-94 Corridor Technology Development Zone Program
- Northwest Wisconsin Manufacturing Outreach Center

## Goals, Objectives and Policies

- A. **Goal** – Promote Lake Hallie as a business-friendly village with high interest in economic development.
  1. **Objective** – Provide training program to build and nurture a “win-win” business environment.
  2. **Objective** – Work to utilize marketing outlets to promote positive economic development activities through press releases, websites and printed materials.
  3. **Objective** – Anticipate need for future growth by adding infrastructure without creating a financial hardship for existing tax base.

## 7.0 Intergovernmental Cooperation

Cooperation and coordination between all governmental agencies in the Chippewa Valley is important to our success. This element's intent is to identify those governmental units that may be impacted by this plan. Existing plans and agreements will also be identified.

### Existing Conditions

#### *Intergovernmental Plans, Agreements, and Relationships*

##### Local Governmental Units

- Town of Hallie

The Village of Lake Hallie incorporated from the Town of Hallie in 2003. This provides a unique opportunity for our two governmental units. Lake Hallie provides the Town of Hallie with street services and the Town of Hallie utilizes the village hall for meetings and elections.

- Chippewa Fire District

The Chippewa Fire District was formed in 1977 to provide fire protection and emergency medical services to the Towns of Hallie, Howard, and Lafayette, and the Village of Lake Hallie. Mutual aid agreements are in place with the Cities of Eau Claire and Chippewa Falls.

- City of Chippewa Falls

Under Wisconsin State Statutes 66.0301, an agreement exists between the Village of Lake Hallie and the City of Chippewa Falls for the city to provide technical resources in the water department.

##### County Departments

- County Planning and Zoning

Under Wisconsin State Statutes 66.0301, an agreement exists between Lake Hallie and County Planning and Zoning to provide these services.

Although formal documented relationships currently do not exist with other county departments, their services are provided to village residents. An open communication exists with all departments, and services are used on a regular basis from some departments and infrequently with others based on needs.

##### Schools

Students in Lake Hallie are split between two public school districts; Eau Claire and Chippewa Falls. A majority of Lake Hallie is served by Chippewa Falls. Elementary age students attending Chippewa Falls are split primarily between two elementary schools; Halmstad and Southview. These boundaries are adjusted by the school board to adjust enrollment levels.

Although neither school is located in Lake Hallie, Halmstad abuts the village. There is open communication with the school to identify areas to improve existing conditions. Examples of such communication are: 1) re-construction of 145<sup>th</sup> Street due to safety concerns 2) addition

of a parking area on 145<sup>th</sup> Street to serve school playground/soccer field 3) addition of sidewalks.

### **Regional Agencies**

Lake Hallie, Chippewa County, and the local municipalities throughout the County are part of the West Central Wisconsin Regional Planning Commission (WCWRPC). Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. Lake Hallie has fairly regular direct contact with the WCWRPC. However, under Wisconsin's Comprehensive Planning legislation each regional planning commission must also develop a Comprehensive Plan. Under this law, regional planning commissions will be responsible for developing a plan that takes on a regional aspect. In development of this regional plan, it is important Lake Hallie be solicited for input as it relates to the Village's Comprehensive Plan. The WCWRPC also serves as the administrative clearinghouse for most transportation planning matters for the Metropolitan Planning Organization (MPO). This organization concerns itself primarily with the Eau Claire Urbanized Area, which encompasses many communities in Chippewa County, including the City of Chippewa Falls, and the Towns of Anson, Eagle Point, Hallie, Lafayette, and Wheaton, in addition to Lake Hallie itself.

### **State Agencies**

WDNR and WisDOT are the primary state agencies Lake Hallie must coordinate with to achieve the goals and objectives of this Plan. WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this Plan. Additional information is also available on-line at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

WisDOT is also a key player in the planning and development of State transportation facilities in Lake Hallie. WisDOT is responsible for the maintenance of the state highways throughout Lake Hallie. The Village will continue to coordinate with WisDOT with respect to these decisions and regarding all roadways under WisDOT jurisdiction. Additional information is also available on-line at [www.dot.state.wi.us](http://www.dot.state.wi.us).

### ***Assessment of Future Conditions***

In the future, it is desired that an open and continuous dialogue between Chippewa County, the towns, villages, and cities throughout the County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services and open communications. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

As growth and land use changes continue in the area, development in the incorporated communities that are adjacent to unincorporated communities will continue to be a contentious topic. Furthermore, many business establishments are heavily debated as to their existence and location. It will be important to work with local communities in finding suitable locations for desired and beneficial businesses.

### ***Growth Trends and Planning Activities in Adjacent Communities***

Lake Hallie will seek to cooperate with all neighboring municipalities, the county, state agencies, regional planning commission, and the school districts for mutual benefit. To ensure compatibility with the planning goals and objectives identified in Lake Hallie's Comprehensive Plan, the Village will share their plan with adjacent communities and agencies, and would like to participate in future planning efforts with these entities.

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

- A. **Goal** – Develop “win-win” relationships with other governmental agencies.
  - 1. **Objective** – Maintain shared services.
    - a. **Policy** – Continue agreement with Chippewa County Planning and Zoning Department.
    - b. **Policy** – Continue and expand Chippewa Fire District.
    - c. **Policy** – Explore police department efforts with Chippewa Falls.
  - 2. **Objective** – Cooperate with local jurisdictions with storm water management issues.
    - a. **Policy** – Continue membership with Chippewa Falls Urban Storm Water Management Plan.
  - 3. **Objective** – Work with adjoining municipalities to ensure cooperation with potential future annexation into the Village.
  - 4. **Objective** – Identify potential planning issues with overlapping areas.
    - a. **Policy** – Review adjoining communities plans for potential conflict.



## 8.0 Land Use

The Village of Lake Hallie is located between the Cities of Chippewa Falls (North) and Eau Claire (South) and the Towns of Wheaton (West) and Hallie (East), in Chippewa County, which is in the west-central portion of Wisconsin. The village incorporated in 2003 and has seen a significant increase in residential and commercial development. This is primarily due to its geographical location between the two aforementioned cities and the significant improvements to the U.S. Highway 53 and State Highway 29 bypasses.

Lake Hallie has and enforces land use regulations such as zoning, shoreland zoning, floodplain zoning and land division. The minimum lot size for residential and commercial development is 20,000 square feet. The agricultural (1.50 acres) and the industrial district (1.00 acre) have the largest minimum lot size requirement. With that being said, the minimum lot sizes might be reduced in the future based on cluster land designs and common septic systems.

Since the incorporation, the Village has effectively participated in a 66.0301 agreement with the Chippewa County Planning & Zoning Department for a joint effort in administration and enforcement on these land use ordinances.

A primary function of this Land Use element is to help guide preferred land use in a way that is compatible, desirable, and accepted based on the choices of the Village leadership during the planning process. Some of the ways land will be managed will be the same as it was in the past, some ways will be different. The land use choices under consideration will include a range of ideas and opinions relative to land use, property rights, public input, and community values. Lake Hallie can effectively manage land use through sensible land use controls and policies as stated in this plan.

**Table 8-1**  
**Lake Hallie Zoning Districts - Total Existing Acres**

<b>Zoning District(s)</b>	<b>Total Acres</b>	<b>Percentage</b>
Agricultural	2,885.00	30.19%
Conservancy	471.00	4.93%
Commercial	1,633.40	17.09%
Residential	2,243.60	23.47%
Recreation	181.00	1.89%
Public Infrastructure	1,596.30	16.70%
Water	547.40	5.73%
<b>Totals</b>	<b>9,557.70</b>	<b>100.00%</b>

Source: Chippewa County Planning & Zoning Department, January, 2009

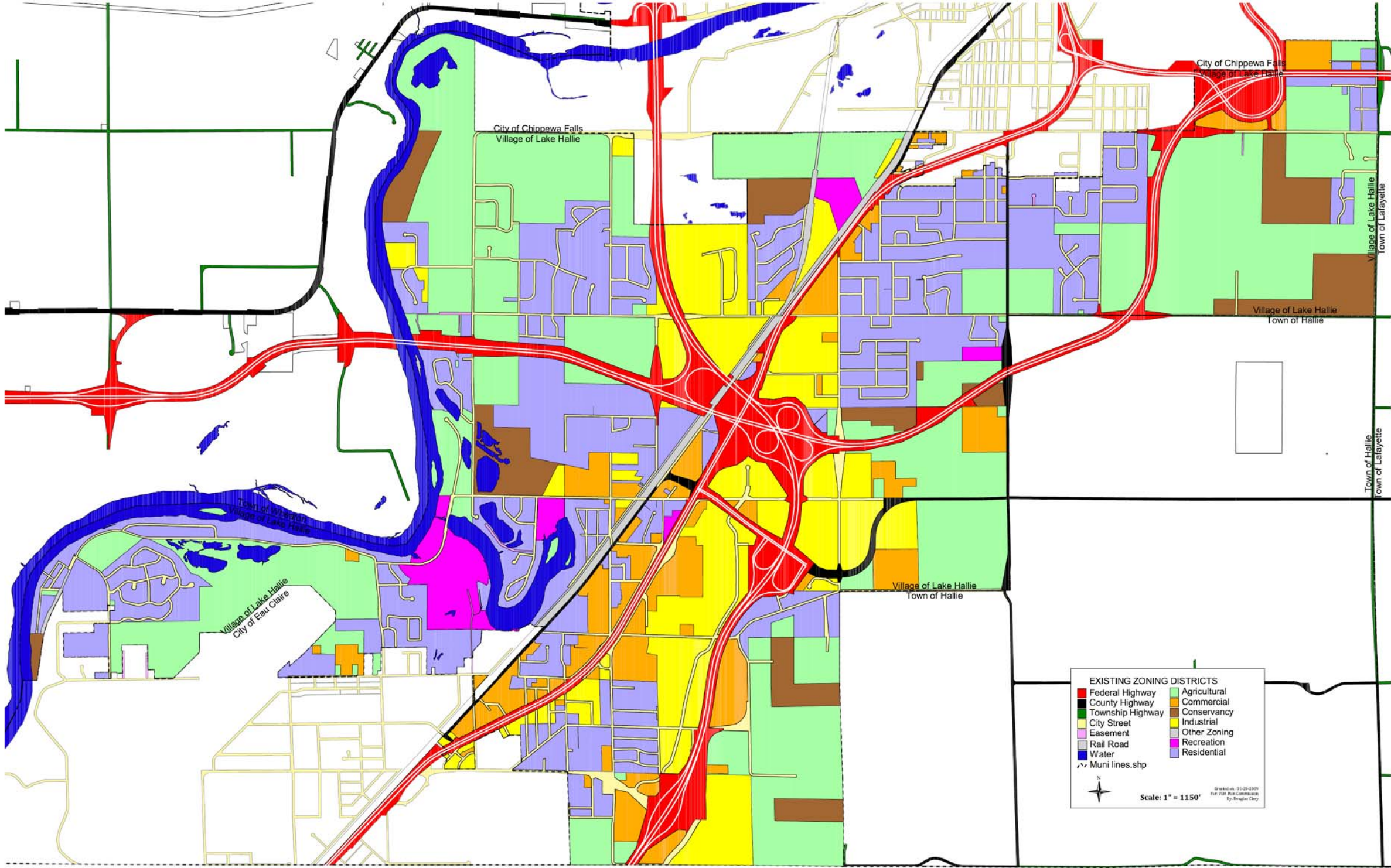
### *Existing Land Use*

Over the last ten years a strong economy as well as the incorporation of the Village has increased the amount of land zoned for residential development. In addition, with the completion of the U.S. Highway 53 and State Highway 29 bypasses, some land within the Village became extremely valuable for commercial development. In preparation for this, the Village proactively initiated a Tax Increment Financing District around the bypasses. This resulted in an increase in commercially zoned land. The table above is a breakdown of the existing zoning districts in the Village as of January 2009.





Figure 8-1  
Zoning Map



Source: Village of Lake Hallie



The Village currently has about 36 percent of its land assessed as residential, 17 percent as commercial and about 2 percent as manufacturing. Approximately 12 percent of the Village is undeveloped, and 30 percent is in agriculture. The Village saw a decrease of about 26 percent of its assessed agricultural land since 2004. The Village had a 12 percent increase in improved residential parcels (those with a structure on it) and an 8 percent increase in residential acreage between 2004 and 2007. The Village had a 12 percent increase in improved commercial parcels and a 30 percent increase in assessed commercial acreage during the same period. In addition, the Village had a 22 percent increase in improved industrial parcels but an almost 50 percent decrease in assessed manufacturing acreage.

### ***Agricultural Land Use***

Agricultural zoning allows more uses than some of the other surrounding municipalities. While agricultural uses such as farming, cropping and forestry are the most perceived uses in the district, it also allows for residential development as long as the lots meet a 1.50 acre minimum lot size.

### ***Conservancy/Recreational Land Use***

The recreation zoning district allows uses in the conservancy district, as well as parks, playgrounds, golf courses, trails and public/private beaches. The conservancy district allows for such uses as production of forest products, forest industries, grazing and for wildlife, fish and forest management.

### ***Residential Land Use***

Residential zoning falls into four (4) categories. Residential 1 (R1) allows for single-family homes, excluding mobile homes, tents and trailers. Residential 2 (R2) allows for two-family homes, while Residential 3 (R3) allows for two-family and multi-family development. A Planned Unit Development (PUD) zoning classification has been sparingly used, which would allow for the development of land for all types of development. However, in Lake Hallie, the use has been mostly for two-family dwellings in a condo setting.

There are some differences as well as some likenesses between the districts. Specifically, any use in the R2 district would be allowed in the R3 district such as churches, schools, parks and playgrounds. While in the R3 district, lodging houses, boarding houses and private clubs would be allowed. It should be noted that accessory structures pertaining to the use of the principal residence would be allowed.

### ***Commercial Land Use***

In the Village, commercially zoned land is either Highway Commercial or Local Commercial. Highway Commercial land allows car dealerships and repair facilities, bars and taverns, boat and mobile home sales, cleaning, laundering, and dyeing plants, department stores, engraving and printing shops, and appliance repair shops. Local Commercial zoning allows for smaller retail shops such as office buildings, laundry facilities, and bakeries and food preparation for on-site sale and consumption.

## Industrial Land Use

In the Village, industrial zoned lands allowed for warehousing, fabricating, assembly and transportation of goods and accessory use. In addition, the uses within the Highway and Local Commercial district are also allowed.

## Land Supply and Demand

**Table 8-2**  
**Village of Lake Hallie – Commercial, Industrial and Residential Acreage 2002-2007**

	2002	2007	2002 to 2007 Change
<b>COMMERCIAL</b>			
Town of Hallie	818	32	-96.1%
Lake Hallie	--	1,129	--
<b>INDUSTRIAL</b>			
Hallie	298	0	-100.0%
Lake Hallie	--	153	--
<b>RESIDENTIAL</b>			
Hallie	2,315	180	-92.2%
Lake Hallie	--	2,398	--

NOTE: Lake Hallie Incorporated in 2003.  
Source: Wisconsin Department of Revenue

**Table 8-3**  
**Assessed Land Value Per Acre - 2007**

	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
<b>Town</b>							
Hallie	4,094	2,884	--	123	148	583	1,118
Average for all Towns	19,256	7,531	3,736	160	419	717	1,383
<b>Villages</b>							
Lake Hallie	14,901	29,309	4,721	133	1,090	830	1,672
Average for all Villages	17,472	24,631	5,063	159	830	775	1,746

Source: Wisconsin Department of Revenue

When looking at the table above, we can see that commercial land is assessed over double of the assessment of residential. Manufacturing, forest and undeveloped land all round out the top five. Agricultural and forestry lands tend to be assessed quite small due to the special taxes, but sales of the these lands, as seen below, are generally quite a bit higher than their assessed values.

**Table 8-4**  
**Chippewa County Agricultural Land Sales and Conversion**

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre	Average Number of Transactions	Average Acres Sold	Average Dollars per Acre
<b>1997-2002</b>	55.2	3,604	1,048	22.4	907.8	1,454	77.6	4,511	1,127
<b>2002-2007</b>	46.2	3,176	1,846	18.3	779	2,688	64.5	3,955	1,964

Source: U.S. Department of Agriculture



**Table 8-5**  
**Chippewa County Forest Land Sales And Conversion**

Year	Forested land continuing in forest land			Forested land being diverted to other uses			Total of all forested land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
2007	40	1,699	1,770	6	742	1,480	46	2,441	1,681
2005	33	1,408	1,692	18	743	1,668	51	2,151	1,684
2001	52	1,670	1,169	26	672	1,217	72	2,362	1,215
1998	82	2,440	663	31	944	672	113	3,384	665

Source: US Department of Agriculture

## Potential Land Use Conflicts

Land use conflicts arise when incompatible land uses are located next to each other. A prime example of this is residential development situated in the middle of a manufacturing or industrial type of operation. Most likely complaints would come from the residential sector and consist of noise and truck traffic.

While it would be impractical to say that all land use conflicts will be avoided, the Village will try to reduce the land use conflicts as the future land use map is updated and/or created. However, each individual project will hopefully have some positive points associated with it, which will allow the Village to work jointly with all property owners to guide the development in the requested areas without an adverse impact on the surrounding land uses.

## Future Land Use

Determining what type of land use goes where is often difficult to decide. In the past, the Village's land use has been mostly determined by the free market, in the sense of development. However, it is now apparent that the Village may take a serious look at the "old" major roads within the Village for redevelopment or directing the growth towards one use or another. As an example, it would make sense to keep the existing State Highway 124 (Old 53) corridor as commercial. But, along existing County Highway OO (which at one time was the original U.S. 53 and most recently Old County J) it would make sense to determine whether or not certain areas should be residential, commercial or a mix.

The Village does have a lot of vacant land in all land use districts, which would point to the fact that annexation might not be an issue at this time. But, it might come to light in the future and should at some time be addressed with the cooperation of the surrounding towns. This might include discussions concerning extra-territorial plat review as well as extra-territorial zoning.

The future land needs for the Village will depend mainly on the markets; however, this plan attempts to paint a picture of where development would be preferred. The Future Land Use map should not be looked upon as an "end" result, but rather a vision or a tool to aid the community in shaping overall growth. This map should be updated to reflect changes in land use as well as the public opinion.

### ***Additional Residential Acreage***

Over the next 20 years, the Village anticipates there will be approximately 372 new single family homes, 46 two-family homes and 46 new multi-family homes. This was based on the total new housing units of 464 from the year 2010 estimated below and using an 80/10/10 ratio for the new housing units. This is closely related to the 2000 ratios, which can be found in the housing element.

**Table 8-6  
Residential and Acre Projections 2010-2030**

	Estimate	Projection					2010–2030	
	2005	2010	2015	2020	2025	2030	Total	Percent
Housing Units	1,730	1,915	2,079	2,228	2,309	2,379	464	24.2%
Additional Acres	n/a	102	90	82	45	39	358	-

Note: 2030 was projected by adding 70 units onto the 2025 Projection

Source: US Census and Chippewa County Planning & Zoning Department

Based on these figures, the Village will need approximately 219 acres of land for residential development. This figure is based on any new lot meeting the minimum requirement of 20,000 square feet per single-family and two-family dwellings and a minimum of 26,000 square feet for the projected multi-family dwellings.

Currently, the Village has just less than 2,250 acres of land zoned for residential development. Of this land, just over 1,366 acres have some type of improvements, while the remaining 878 acres show no improvements. Thus, based on the current figures, the Village will have enough land – already zoned – for future residential development. However, it should be noted that this does include lands that might not be able to be developed due to location, deed restrictions, floodplains or shorelands restrictions. But, even if half of the 878 is undevelopable, it still leaves the village with 439 acres for residential development.

### ***Additional Commercial and Industrial Acreage***

With the construction of the new U.S. Highway 53 and State Highway 29 bypasses within the past five years, the Village Board had the difficult decision of where to best place commercial and industrial growth. The Village Board took a leap of faith and worked with many different property owners and/or realtors in regards to building a four lane road between County Highway OO and Melby Road, which are located on the west side of new Highway 53 – north and south respectively. The Village then created a Tax Increment District (TID #1) in the area to attract new businesses and development. In addition the Village then created TID #2, which was located to the north of 40<sup>th</sup> Avenue and east of U.S. Highway 53.

### ***Projected Growth***

Based on population and household projections presented earlier, the Village of Lake Hallie estimates development of approximately 464 residential dwelling units, 20 new commercial buildings, four industrial start-ups and the conversion of approximately 200 acres of agricultural land.

#### **2010-2015**

Over the first five years, we project 164 new residences, 5 new commercial entities, the conversion of 50 acres of agricultural to other uses, and one industrial start-up.

**2015-2020**

Over the next five years, we project 149 new residences, 5 new commercial entities, the conversion of 50 acres of agricultural to other uses, and one industrial start-up.

**2020-2025**

Over the next five years, we project 81 new residences, 5 new commercial entities, the conversion of 50 acres of agricultural to other uses, and one industrial start-up.

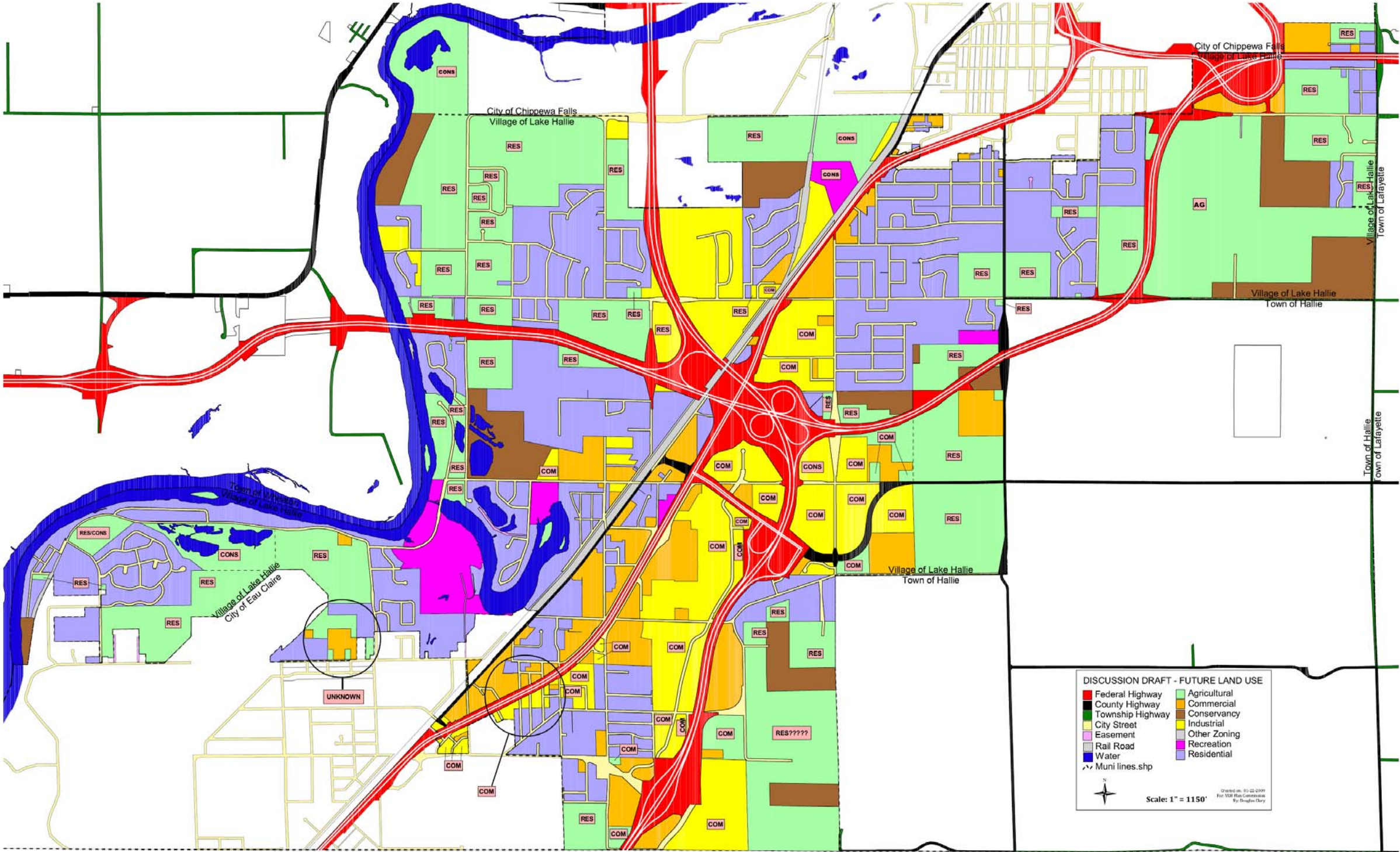
**2025-2030**

Over the next five years, we project 70 new residences, 5 new commercial entities, the conversion of 50 acres of agricultural to other uses, and 1 industrial start-up.





Figure 8-2  
Future Land Use



Source: Village of Lake Hallie



## Development Limitations

The existence of some natural features in the physical environment, such as water, topography and soil conditions, can act as constraints on development. Understanding the physical characteristics of the Village can help identify areas that are more conducive to development activities and areas that may be better suited for non-development activities such as agriculture and natural resource management. In a number of instances, some of these development limitations may be overcome by more extensive and costly development methods; however, development should be encouraged in areas in which it can be accommodated and have the least impact on environmentally sensitive and valued resource areas. The land use maps shown at the end of this element contain a series of maps regarding agricultural soils, natural limitations for building site development, floodplains and wetlands.

## Land Use Agencies and Programs

### *University of Wisconsin*

The UW-Madison, River Falls, Milwaukee, and Stevens Point can provide research and outreach planning services to area communities.

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

Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. For more information visit [www.wcwrpc.org](http://www.wcwrpc.org).

### *Chippewa County*

Chippewa County has multiple departments that can aid in specific areas and specialties for land use projects. The Planning and Zoning Department administers the County zoning and subdivision regulations, as well as on-site septic and well systems. This department also enforces the Uniform Dwelling Code and Animal Waste Storage Facility regulations.

The Land Conservation Department keeps information on land and water resources, which should be consulted when considering development. This department also monitors runoff, waste collection, and farm and woodland preservation.

## Goals, Objectives and Recommendations

- A. **Goal** – Encourage controlled growth that achieves a desirable mix of land uses.
- B. **Goal** – Preserve and enhance the character of the Village.
- C. **Goal** – Avoid land use conflicts and create criteria for zoning land from one district to another.
  - 1. **Objective** – Direct commercial growth along Commercial Boulevard and the west side of U.S. Highway 53, so as to create a retail core for the Village.
  - 2. **Objective** – Direct industrial growth in TID #2 as well as service commercial towards TID #3.
  - 3. **Objective** – Encourage infill development along State Highway 124 and County Highway OO, which complements the surrounding land uses.

4. **Objective** – Require new development to be consistent with the Comprehensive Plan.
5. **Objective** – Maintain a good quality of life for village residents.
6. **Objective** – Provide multiple family units that aesthetically integrate into existing and future neighborhoods.
7. **Objective** – Work to create well-designed, attractive and efficient business districts.
8. **Objective** – Maintain and expand the industrial park without adversely affecting the character of the community or the quality of the environment.
  - a. **Policy** – Require developers to provide the necessary public facilities and services for their projects.
  - b. **Policy** – Ensure that new developments are compatible with and complementary to surrounding land uses.
  - c. **Policy** – Develop plans to take advantage of existing highways and railroad locations for future industrial and commercial land uses.
  - d. **Policy** – New growth should be designed and planned in a manner that does not place an excessive economic burden upon the public services and facilities.
  - e. **Policy** – Continually update the Future Land Use Map so it reflects actual conditions in the Village of Lake Hallie.
  - f. **Policy** – Strictly enforce codes that protect the safety, property values, and physical appearance of the neighborhood.
  - g. **Policy** – Promote preservation of green space within existing and proposed developments.
  - h. **Policy** – Integrate low and moderate income housing into future residential land use through ordinances.
  - i. **Policy** – Encourage dispersing of multiple dwelling units to avoid large clusters.
  - j. **Policy** – Encourage the efficient use of remaining industrial land by developing the existing industrial park before zoning for additional industrial uses that could be located in the existing park.
  - k. **Policy** – Ensure areas not suitable for development such as wetlands and steep slopes should remain in a natural condition.
  - l. **Policy** – Develop and maintain neighborhood recreational facilities in order to serve the community’s changing needs.

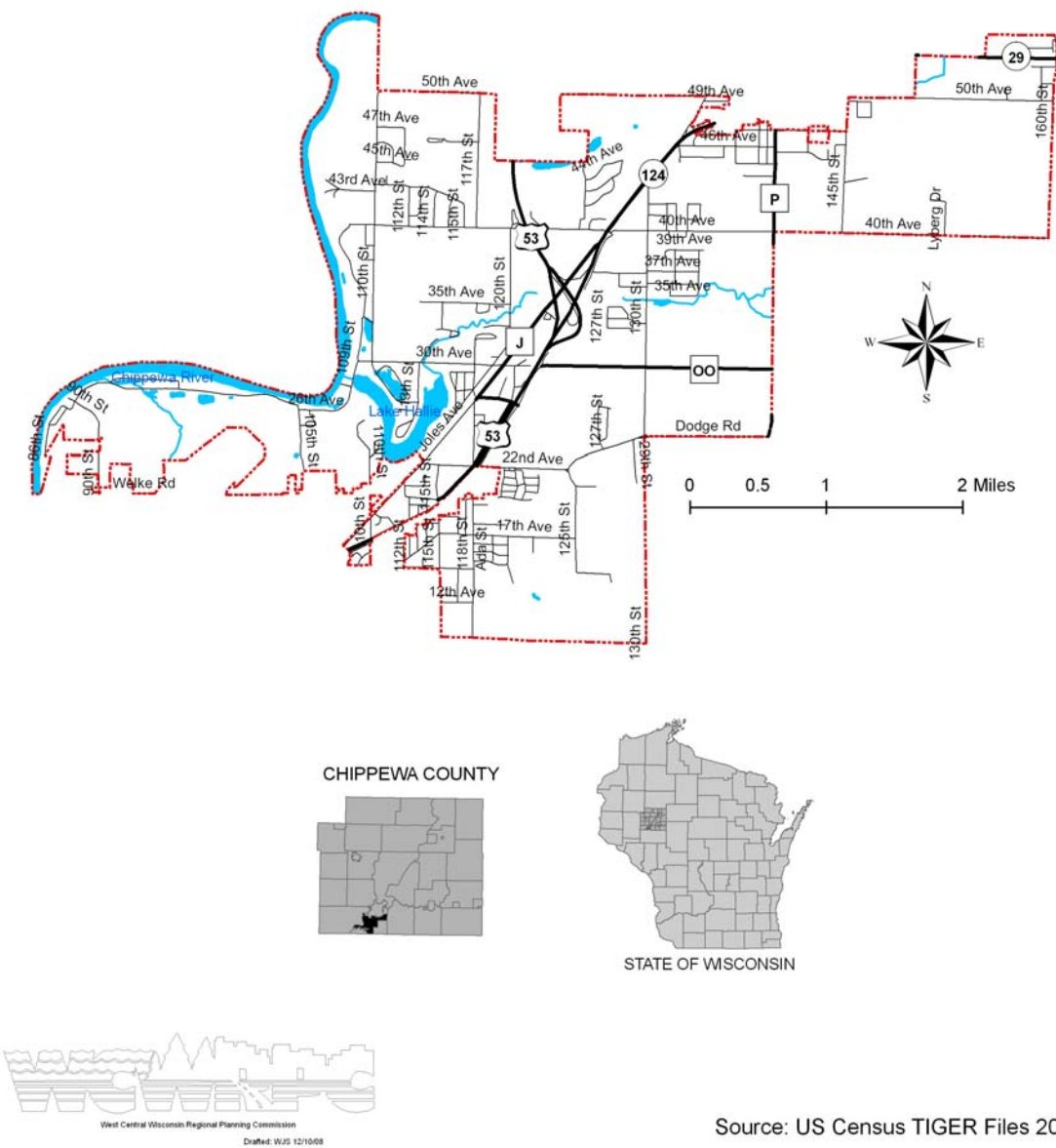


Land Use Maps

These maps will be helpful and should be utilized when reviewing development proposals and their affect on the natural resources of the Village.

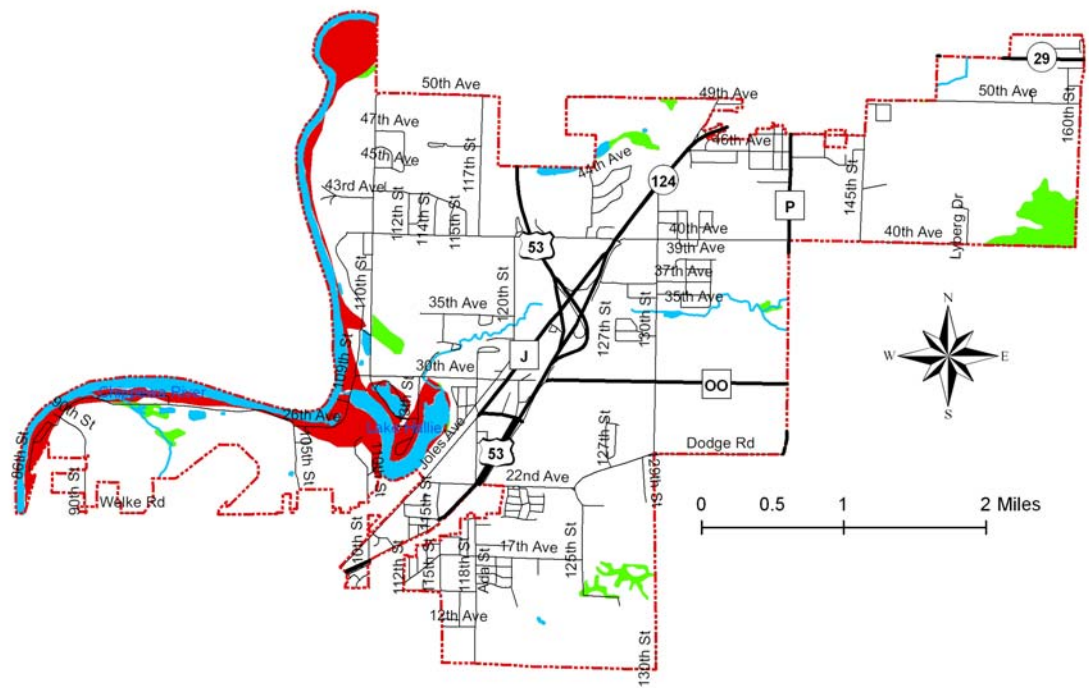
Figure 8-3  
Village of Lake Hallie Location Map

Village of Lake Hallie



**Figure 8-4**  
**Village of Lake Hallie Water Resources**

# Village of Lake Hallie



## Water Resources

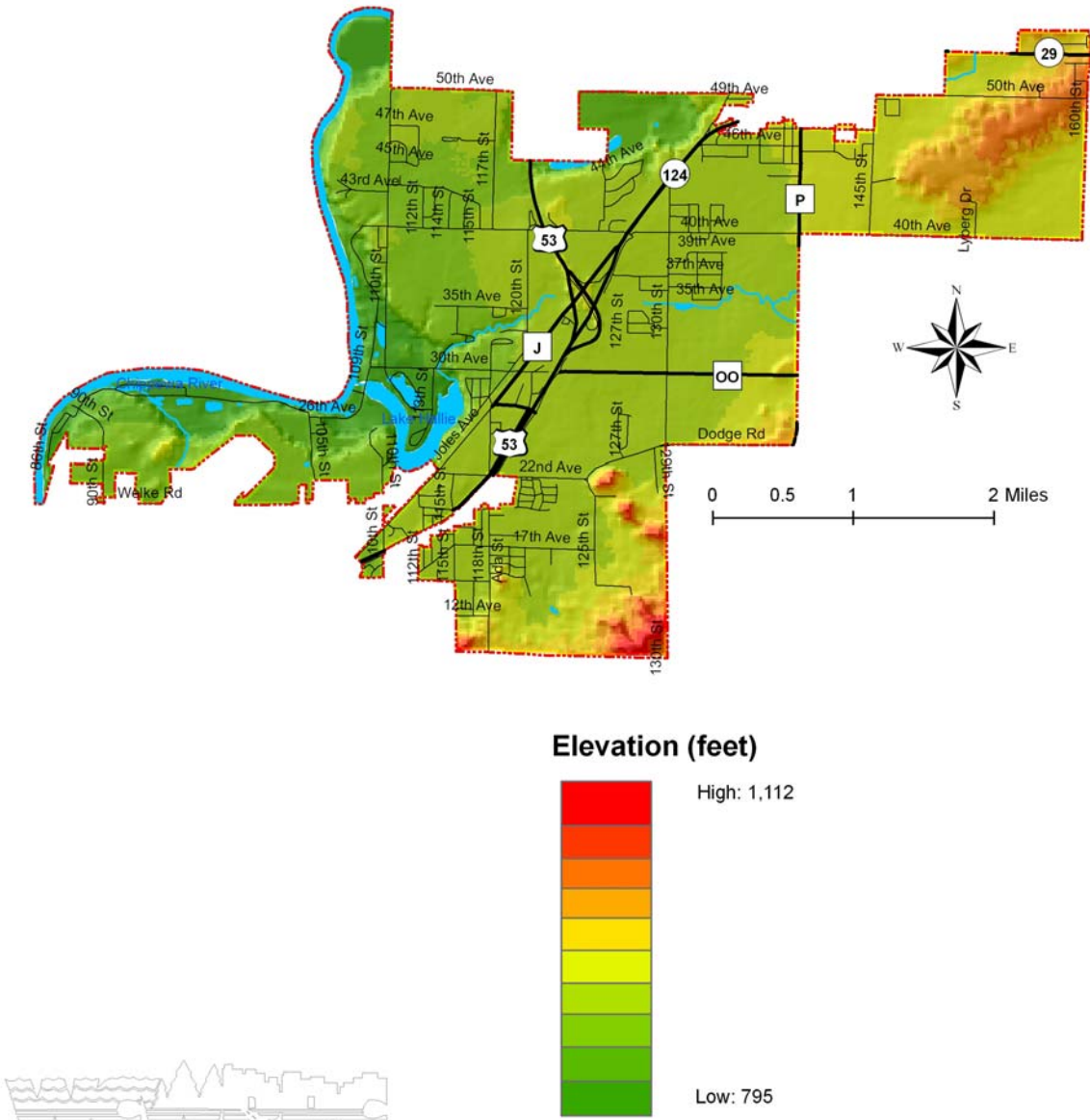
- Rivers and streams
- Lakes and Ponds
- Floodplain (100 year)
- Wetlands



Source: WisDNR 1998 and FIRM/FEMA

Figure 8-5  
Village of Lake Hallie Elevation

# Village of Lake Hallie



Source: USGS



# Village of Lake Hallie

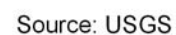
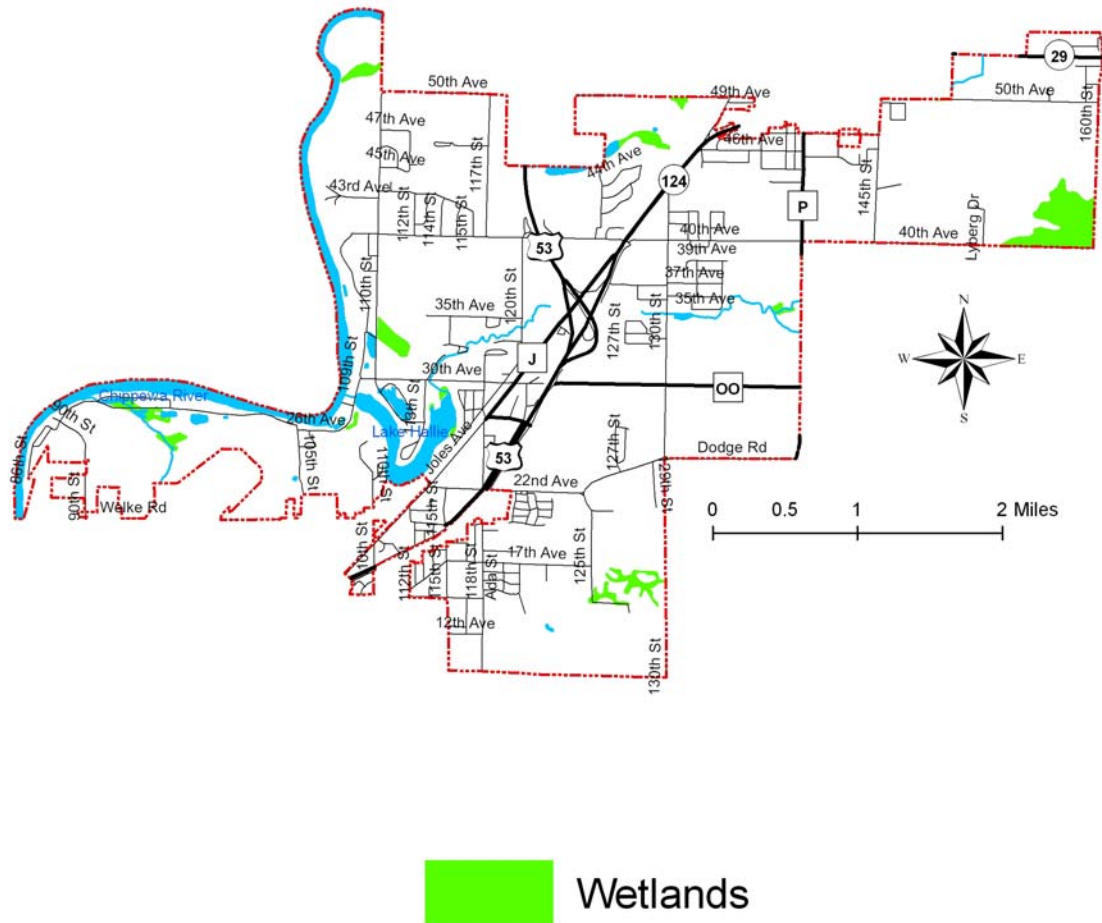


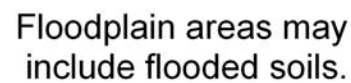
Figure 8-7  
Village of Lake Hallie Wetlands

# Village of Lake Hallie



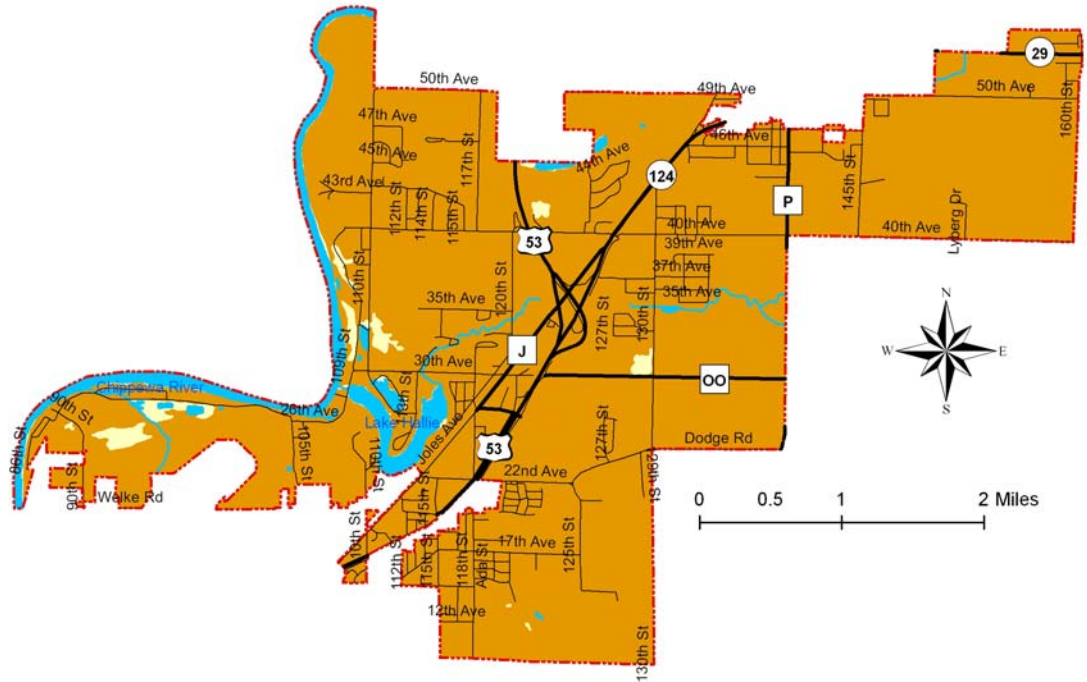
Source: WisDNR 1998

# Village of Lake Hallie

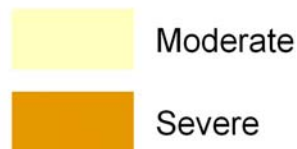


**Figure 8-9**  
**Village of Lake Hallie Septic Limitations**

# Village of Lake Hallie



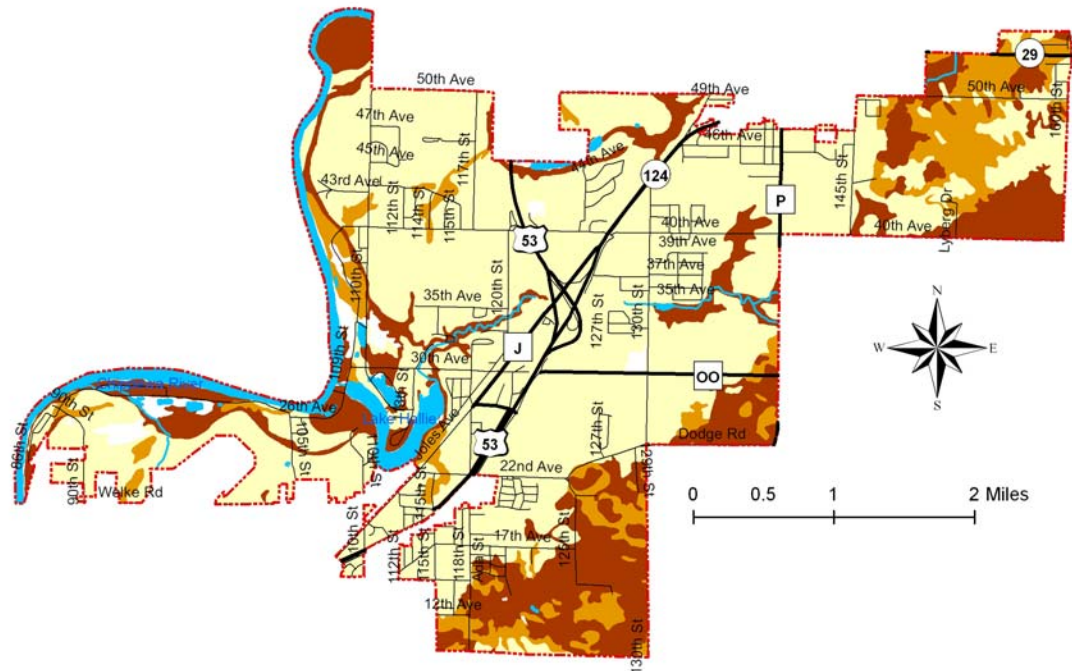
## Septic Limitations



Source: NRCS Soil Survey 1989

**Figure 8-10**  
**Village of Lake Hallie Basement Limitations**

# Village of Lake Hallie



## Dwellings with Basements

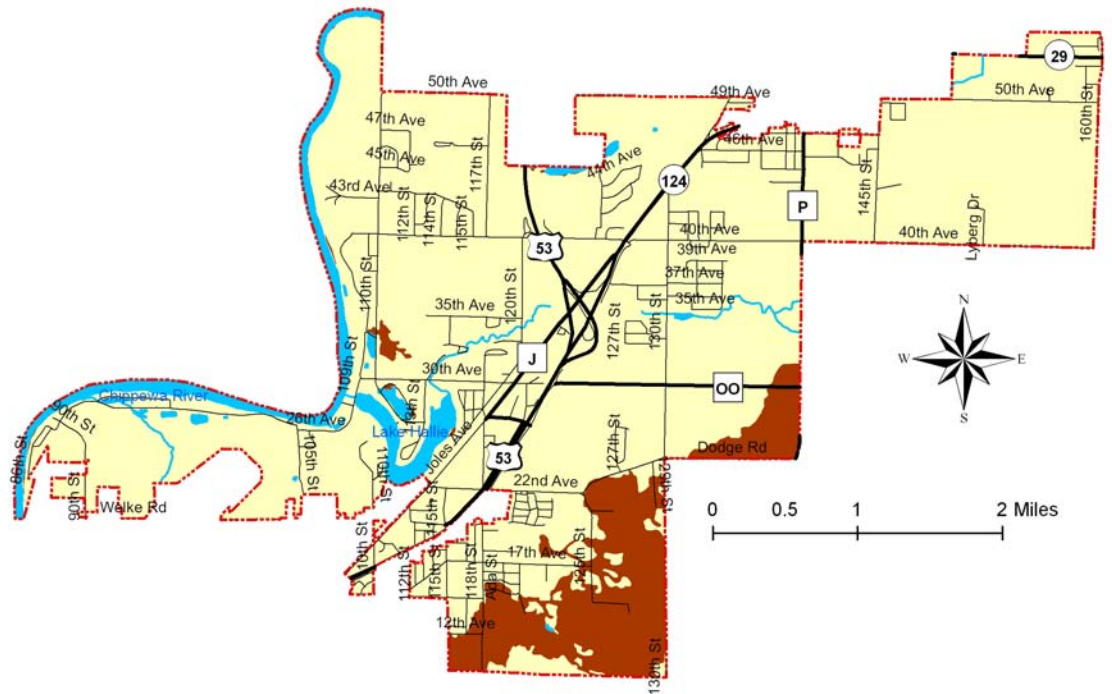


Source: NRCS Soil Survey 1989



**Figure 8-11**  
**Village of Lake Hallie Depth to Bedrock**

# Village of Lake Hallie



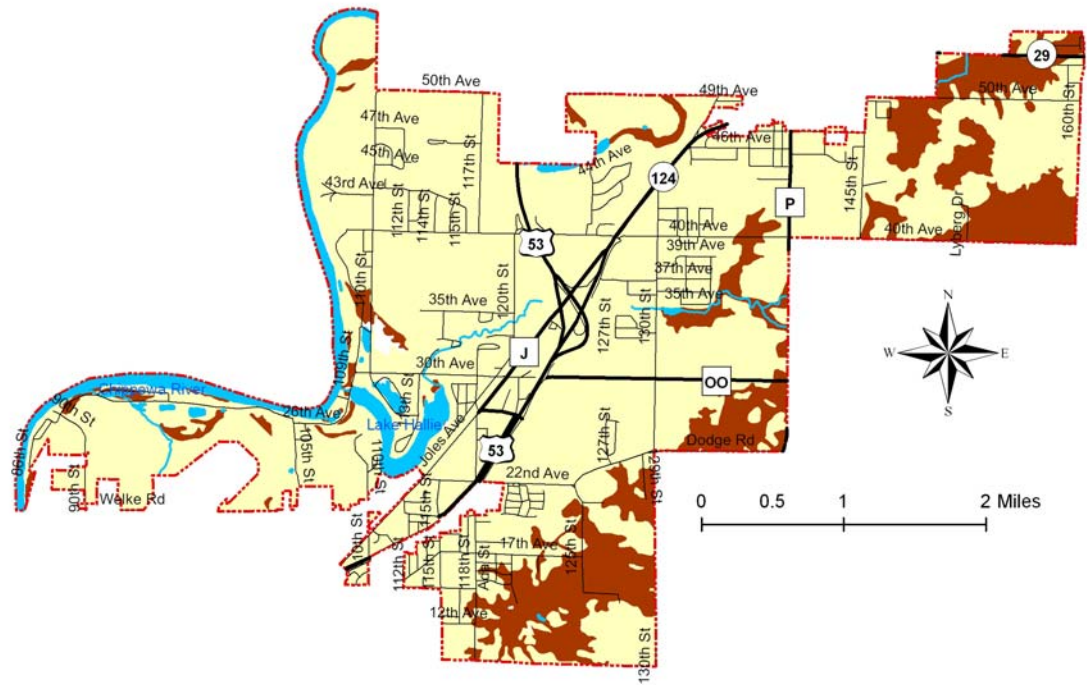
## Depth to Bedrock (feet)



Source: NRCS Soil Survey 1989

**Figure 8-12**  
**Village of Lake Hallie Depth to Groundwater**

# Village of Lake Hallie



## Depth to Groundwater (feet)

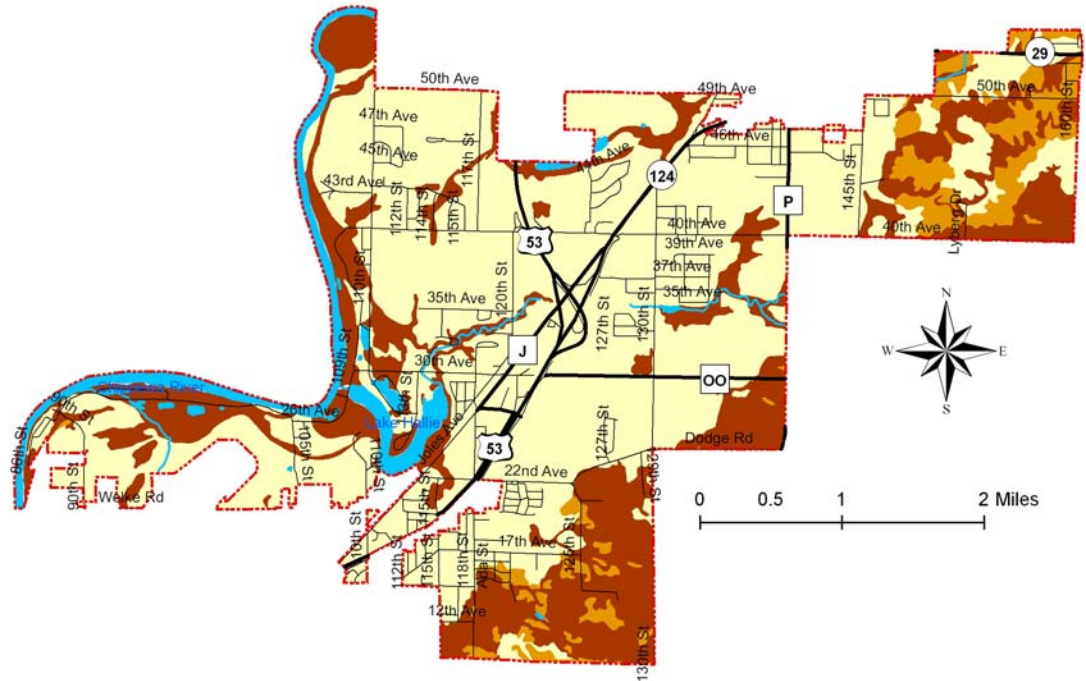


Source: NRCS Soil Survey 1989



**Figure 8-13**  
**Village of Lake Hallie Commercial Concrete Slab Limitations**

# Village of Lake Hallie



## Commercial Building on Concrete Slabs



Source: NRCS Soil Survey 1989



## 9.0 Sustainability Element

Sustainability has become a key concept in all phases of daily living. This concept is vital in a number of daily decisions such as operational cost for new buildings, purchasing new heating and cooling systems, lighting, and appliances.

### Goals, Objectives and Policies

- A. **Goal** – Improve our quality of life locally and nationally through the better use of resources without compromising future generations.
  - 1. **Objective** – Energy: Develop awareness of energy conservation and renewable generation options. Energy consumption is increasing due to population growth, but this can be curbed with conservation and use of renewable energy.
    - a. **Policy** - Energy Conservation: Work with local utility companies to encourage conservation awareness. Recent example, a local utility provided a grant to Lake Hallie if a number of residents completed a home energy audit.
    - b. **Policy** - Renewable energy: As residents are trying to lower monthly expenses, renewable energy generation is an area of interest. Monitor different options and provide ordinances which support these options.
    - c. **Policy** – Street Lighting: Strategically locate street lighting to reduce light emission and power consumption.
  - 2. **Objective** – Environmental Conservation: Protect our natural resources such as trees, soil, and water resources.
    - a. **Policy** - Storm water management: Storm management complies with NR 151 requirements. Provide training to inform residents that ditches are required to provide an area for water absorption that will recharge ground water levels.
    - b. **Policy** – Water conservation: Partner with local utilities to provide incentives to purchase water conserving appliances (i.e.: front load washers, low flow shower heads). Provide education for best outdoor watering programs.
    - c. **Policy** – Rain Water Recycling: Provide education on different methods to capture rain water run off from roof tops to be used for outdoor watering.
    - d. **Policy** – Preserve Ground Water Quality: Provide training on proper use of septic systems. Encourage development of aerobic treatment septic systems.
    - e. **Policy** – Soil: Provide education on soil testing and best time to apply fertilizers and herbicides as excess applications can lead to water pollutants.
  - 3. **Objective** – Landfill reduction: Promote awareness of recycling. Recycling is only a part of landfill reduction. Reuse should be considered when selecting products.
    - a. **Policy** – Electronics: Provide access to recycling of electronic equipment as there are a number of undesirable materials for landfills.
    - b. **Policy** - Used oil: Provide access to recycling of used oils and oil filters.
    - c. **Policy** - Composting: Provide education of the uses of home composting materials.

- d. **Policy** - Recycling: Work with garbage haulers to provide curb side recycling.
- 4. **Objective** – Governmental Operation: Provide residents with services that meet their needs. Provide services which balance residents’ requirements with energy consumption.
  - a. **Policy** – Transportation System: Design transportation system to provide other transportation methods and work with neighboring communities to provide regional access. This includes neighborhood electric vehicles and similar other future designs. Work with neighboring communities to consider Ride Share or Bus Transit.
  - b. **Policy** – Garbage Collection: Review most efficient means to provide garbage collection.
  - c. **Policy** – Shared Services and Facilities: As part of Intergovernmental Cooperation, review options for sharing services and facilities.
  - d. **Policy** – Governmental Buildings: Complete energy audits and implement best practices to reduce energy consumption.

## 10.0 Plan Implementation

The Village of Lake Hallie's Comprehensive Plan is designed to function as a guide for future land use decisions. It should be used to ensure consistency in decision making and to provide timely and uniform information to residents, business owners, and developers. The planning process will not end with the adoption of the Comprehensive Plan and will require reviews and adjustments along the way accompanied with a long-term commitment to the vision by the Village Board who will oversee the implementation and recommend revisions and updates through the Plan Commission.

The Comprehensive Plan, as a whole, is the accumulation of the goals, objectives, policies, and wishes of those who showed an interest in the process. After the Comprehensive Plan is formally adopted, tools have to be in place to carry out the Plan. Tools can be newsletters, ordinances, volunteer groups or financial incentives which the Village can use to achieve the Plan's goals.

### Existing Plan Implementation Tools

Some of the more common implementation tools used in the Village of Lake Hallie are:

**Zoning:** Zoning defines classifications for permitted uses of land and standards for lot width and area, building height, setbacks, minimum floor area, lot coverage, and conditional uses.

**Floodplain Zoning:** Floodplain Zoning controls the use of land within a floodplain. This type of ordinance is used to minimize expenditures for flood control projects, business interruptions, and damage to public facilities.

**Subdivision Regulations:** Subdivision Regulations control the development of land. They allow the Village to control the subdivision of land by a developer. The Village can specify lot sizes, density, design features, infrastructure, sidewalks, and green space.

**Site Plan Review:** Site Plan Review has concentrated on the development of commercial and industrial properties within the TID #1, # 2 and # 3 by the Plan Commission. It is in place to make sure storm drainage, parking, and setback requirements are met as well as review layouts of subdivisions.

**Stormwater Runoff Management:** Stormwater Management is used to protect the Village from the effects of soil erosion from land disturbing activities.

**Tax Incremental District (TID):** The TID's allow the Village and property owners to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. Often used in industrial parks, the taxes collected from new business go towards the improvements needed to draw them there.

### Potential Plan Implementation Tools

In the future, the Village should review the following list of potential tools to help with the implementation of the comprehensive plan:

- PILOT – Payment in Lieu of Taxes
- Impact Fees

- Extraterritorial Zoning
- Cooperative Boundary Agreements in relation to Extraterritorial Plat Review
- Official Map
- Capital Improvement Plan
- Community Development Block Grants for Housing
- DNR Stewardship Grants

\* NOTE: This is not meant to be an all inclusive list. Other programs or tools might be available or become available, which will help the village with the implementation. Each program or tool should be reviewed to determine whether or not it would be in the Village's best interest as well as the surrounding communities.

## Roles of Residents and Local Government

**Local Citizens:** The Village Board and Plan Commission will encourage continuous input from its citizens. Throughout the planning process, public participation has been encouraged through the monthly Plan Commission meetings. Views change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

**Plan Commission:** The Village of Lake Hallie Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Village Board. The Plan Commission will use the Comprehensive Plan as a guide for making decisions and will recommend revisions and updates to the Village Board as needed.

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

## Plan Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan depend greatly on evolving issues, trends, and land use conditions.

Periodic updates will allow updates to statistical data, and ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every ten years. The Village will remain flexible in determining when and how often the Plan should be updated. A tremendous amount of change can occur in a community in just a couple of years and Lake Hallie will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.



To ensure residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Plan Commission shall undertake a review of the Plan and shall consider necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions.

Upon the commission reviews, recommended changes to the Plan shall be forwarded to the Village Board. The Village Board shall call a public hearing to afford property owners time to review and comment on recommended Plan changes. A public hearing shall be advertised in accordance with Village's public meeting notice procedures. Based on public input, committee recommendations, and other facts, the Board will then formally act on the recommended amendment(s).

## **Plan Integration and Consistency**

Inconsistencies between the ten chapters were reviewed during the planning process. Any inconsistencies in the Plan were through changes in the draft or through implementation recommendations. In the future, as plan amendments occur, it will be important to review the elements to minimize any inconsistencies. This will help ensure that the plan as a whole continues to be an integrated approach to the planning process.

Planning is not just limited to the Village of Lake municipal borders. To ensure that a regional effort is made in regards to plan consistency, the Village Board encourages dialogue between the surrounding towns and the Cities of Chippewa Falls and Eau Claire during and after plan adoption and amendments. There most likely will be inconsistencies between the plans; however, the ultimate goal is to find some type of agreeable resolution.

## **Prioritization**

It is recommended that the Plan Commission and Village Board prioritize actions or policies within the Comprehensive Plan that they feel are achievable. This list should be broken down into short-term and long-term priorities. This priority list will be reviewed on a yearly basis to determine the success of implementing the Plan as well as any changes or updates that could be made.