

Town of Lima Comprehensive Plan 2009-2029



Prepared by: The Mississippi River Regional Planning Commission under the direction of the Lima Town Planning Committee and Town Board - January 4, 2010

Abstract

Title: Town of Lima Comprehensive Plan 2009 – 2029

Summary: The Town of Lima Comprehensive Plan 2009 – 2029 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Towns that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

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ORDINANCE NO. 1-2010
AN ORDINANCE TO ADOPT
THE TOWN OF LIMA
PEPIN COUNTY, WISCONSIN
COMPREHENSIVE PLAN 2009 - 2029

WHEREAS, Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Lima is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001 (1)(a) and 66.1001 (2) of Wisconsin Statutes, and

WHEREAS, the Town of Lima has committed funding to develop a comprehensive plan for the Town of Lima, and

WHEREAS, the Plan Commission participated in the preparation of the Town of Lima Comprehensive Plan 2009 – 2029 to guide and coordinate land use decisions and development in the Town: and

WHEREAS, the Plan Commission held public informational meetings to gather public input during the planning process.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lima upon recommendation by the Town Plan Commission adopts the “Town of Lima Comprehensive Plan 2009 – 2029.

Adopted this 4 day of January ~~2009~~²⁰¹⁰. Bernard A. Bauer
Chairman, Town of Lima

APPROVED by a vote of: 3 Yes, 0 No

Attest: Katie Garrett
Clerk, Town of Lima

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1. Introduction

The Town of Lima Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that all land use decisions within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will provide Goals along with specific Actions and Policies that will achieve those stated goals.

In developing the Town of Lima Comprehensive Plan, the first step involved preparing the Existing Conditions Report. This report was compiled to provide background information on the Town that will be utilized in developing plan policies and programs. The Existing Conditions Report provides a comprehensive analysis of the Town of Lima in 2008 and provides some insight into the town's future with population, housing, and economic projections. This report will serve as the statistical/data foundation for the Town of Lima Comprehensive Plan.

Location

The Town of Lima is located in Pepin County in western Wisconsin. The Town consists of approximately 22,950 acres. The Town of Lima is bordered on the north by the Town of Peru in Dunn County, on the south by the Town of Canton in Buffalo County, on the east by the Town of Albany in Pepin County, and on the west by the Town of Durand in Pepin County.

History.

Early settlement of the Town was in Bear Creek Valley. Joseph Erwin Ward came with surveyors in 1852, and selected a tract of land, but did not return to live here until three years later. The first actual settlers to the Town came in May of 1856. The first settlers were C.N. Averill and Nelson Sabin along with their families who settled in Bear Creek Valley. The next few years brought many families to the valley, some of these settled in the Town, while others settled in Buffalo County.

The first school was established in Bear Creek in 1857 at the home of Mrs. J.E. Ward. The first Town meeting was held on April 6, 1858 at the house of N. Cannon. E. Campbell was elected Chair and E.W. Carpenter and R. Hallock were elected supervisors.

In 1860 Lima had a population of 175, during the 1870's Lima saw a population increase due in large part to the influx of people from Austria. The population of the Town continued to increase during the 1880's and by 1895 the population increased to 748. For the next 60 years the population stayed above 700 with a high of 762 in 1940. The population then began to decline and fell to 631 in 1990 but then rose again in 2000 to 716.

The Town was predominately Austrian Catholics, which it is still today. The first Catholic Church, Holy Rosary, was built in 1885. One of the first businesses established in Lima was a saloon and dance hall operated by Mathias Chas and Frank Faast. They were granted a liquor sellers bond on July 1, 1893. The saloon and dance hall was located near the Faast's homestead. In the 1920's there was a bowling alley on the John Kohlman farm. Businesses in the Town now include: Wisconsin Homes/Dorwin; Club 10 Restaurant & Recreation Center; Cemstone Redi-Mix; Brunner's Seed; Lone Pine Tavern; Richardson Electric; Komro Sales; Custom Storage; Pioneer Seed; Rapid Machining Inc.; and Craig Unser Excavating.

Town of Lima's Statement of Overall Objectives

The Town would like to maintain the unique rural setting that characterizes the Town. To accomplish this the Town desires development that preserves our natural resources, minimizes effects to the Towns agricultural land, preserves historic places and occurs at densities that minimize public service costs.

Demographic Trends and Projections

This section of the report will provide information on the demographic trends and projections that are taking place in the Town of Lima. The information has been gathered from various sources and when possible Town level data was utilized.

Population Trends and Projections

U.S. Census Bureau statistics and population estimates from the State of Wisconsin-Department of Administration-Demographic Services Center show that the Town of Lima's population is likely to increase from 716 residents in 2000 to 937 residents by the year 2025.

Table 1.01 T. Lima, Surrounding Municipalities, County, State and National Populations and Population Projections

	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	% Chg 60-80	% Chg 80-90	% Chg 90-00	2010 ⁽²⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾
T. Peru	220	245	194	203	247	-11.82	4.639	21.67	274	283	296	310
T. Rock Creek	579	632	668	696	793	15.37	4.192	13.94	860	882	914	950
T. Dunn	999	969	1294	1315	1492	29.53	1.62	13.46	1648	1705	1780	1862
T. Albany	566	565	586	507	620	3.534	-13.48	22.29	797	878	963	1,026
T. Durand	431	501	591	604	694	-16.24	2.2	14.9	738	749	762	758
T. Maxville	493	360	403	370	325	-26.98	-8.19	-12.16	319	316	312	304
T. Mondovi	511	435	511	544	449	0	6.458	-17.46	439	434	427	416
T. Canton	479	443	359	309	304	-25.05	-13.93	-1.618	315	321	326	327
T. Lima	681	679	631	649	716	-7.342	2.853	10.32	823	866	912	937
Pepin County	7,332	7,319	7,477	7,107	7,213	1.978	-4.949	1.491	8,121	8,418	8,737	8,862
STATE	3,951,777	4,417,821	4,705,642	4,891,599	5,363,715	19.08	3.952	9.652	5,751,470	5,931,386	6,110,878	6,274,867
U.S.	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	26.33	9.785	13.15	NA	NA	NA	NA

Population Characteristics:

Table 1.02 shows that 99.4% of the Town's population is of the white race compared to Pepin County, State of Wisconsin and the Nation who recorded 98.9%, 88.9%, and 75.1% respectively. No minority group in the Town exceeded 1% of the Town's total population.

Table 1.02 Town of Lima, Pepin County, State and Nation Population by Race

RACE	T. Lima	%	Pepin Co	%	State of WI	%	U.S.	%
One race	715	99.9	7,178	99.5	5,296,780	98.8	274,595,678	97.6
White	712	99.4	7,134	98.9	4,769,857	88.9	211,460,626	75.1
Black or African American	2	0.1	6	0.1	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	1	0.1	14	0.2	47,228	0.9	2,475,956	0.9
Asian	0	0.0	15	0.2	88,763	1.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	3	0.0	1,630	0.0	398,835	0.1
Some other race	1	0.1	6	0.1	84,842	1.6	15,359,073	5.5
Two or more races	1	0.1	35	0.5	66,895	1.2	6,826,228	2.4
Totals	716	100.0	7,213	100	5,363,675	100	281,421,906	100

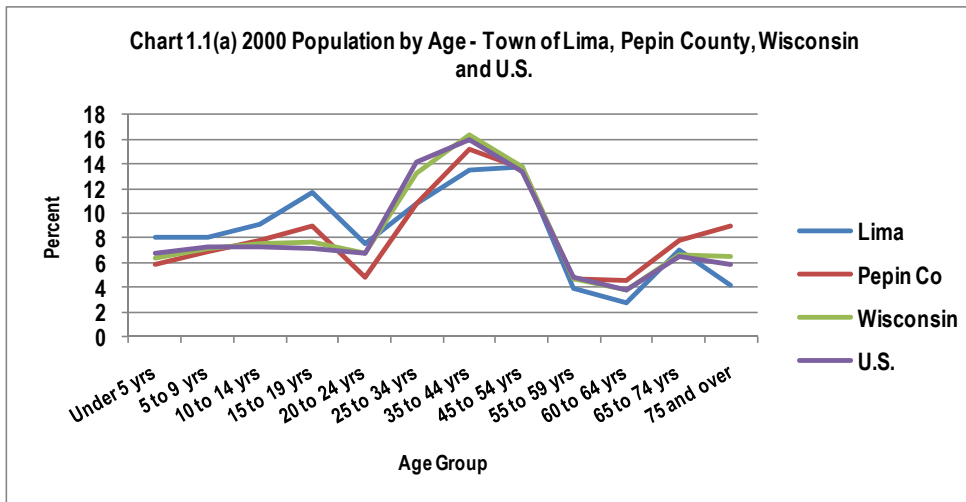
Source: U.S. Bureau of Census, 2000

According to the 2000 Census, the Town of Lima has 716 residents. The age range with the highest percentage of the Town's population is ages 45 to 54 with 13.8%. This percentage is higher but very similar to the County's (13.6%), the States (13.7%) and the Nations (13.4%). The age range with the lowest percentage in the Town is 60 to 64 which includes only 2.7 percent of the Town. This is lower than the County (4.6%), the State (3.8%) and the Nation (3.8%). See Table 1.03.

Table 1.03 Town of Lima, Pepin County, State and Nation Population by Age 2000

Age Group	Town of Lima	%	Pepin Co	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	57	8.0	426	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	57	8.0	501	6.9	379,484	7.1	20,549,505	7.3
10 to 14 yrs	65	9.1	561	7.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	84	11.7	645	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	54	7.5	347	4.8	357,292	6.7	18,964,001	6.7
25 to 34 yrs	77	10.8	778	10.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	97	13.5	1,093	15.2	875,522	16.3	45,148,527	16.0
45 to 54 yrs	99	13.8	978	13.6	732,306	13.7	37,677,952	13.4
55 to 59 yrs	28	3.9	336	4.7	252,742	4.7	13,469,237	4.8
60 to 64 yrs	19	2.7	333	4.6	204,999	3.8	10,805,447	3.8
65 to 74 yrs	50	7.0	561	7.8	355,307	6.6	18,390,986	6.5
75 and over	29	4.1	654	9.0	347,246	6.5	16,600,767	5.9
Totals	716	100	7,213	100	5,363,675	100	281,421,906	100
Median Age	30.9		38.7		36		35.3	

Source: U.S. Bureau of Census, 2000



As shown in Chart 1.1(a), the Town's largest population sector is between the ages of 45-54. The Town has a higher percentage of residents under the age of 20 than the County, State or Nation. However the Town's percentage of people older than 55 is lower than the County's. The Town's 2000 median age of 30.9 is lower than the County (38.7), State (36) and Nation (35.3).

Town of Lima Introduction and Demographics

Educational Attainment:

Table 1.04 shows that only 4.4% of the Town's residents have a bachelor's degree or higher as compared to Pepin County, the State of Wisconsin, and the Nation at 13%, 22% and 24% respectively. It should also be noted that no Town resident reported having a Graduate or Professional Degree.

Table 1.04 Town of Lima, Pepin County, State and Nation Educational Attainment

	< 9th Grade		9th-12th Grade No Diploma		H.S. Grad. (Incl. Equival)		Some College No Degree		Associate's Degree		Bachelor's Degree		Graduate or Prof. Degree	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Lima	65	17.7%	27	7.4%	160	43.6%	63	17.2%	36	9.8%	16	4.4%	0	0.0%
Pepin Co	428	9.0%	394	8.3%	2,029	42.9%	898	19.0%	354	7.5%	446	9.4%	184	3.9%
State of WI	186,125	5.4%	332,292	9.6%	1,201,813	34.6%	715,664	20.6%	260,711	7.5%	530,268	15.3%	249,005	7.2%
U.S.	13,755,477	7.5%	21,960,148	12.1%	52,168,981	28.6%	38,351,595	21.1%	11,512,833	6.3%	28,317,792	15.5%	16,144,813	8.9%

Source: U.S. Census Bureau, 2000

Housing Unit Trends and Projections

The housing unit projections in Table 1.05 below were derived by using the projected population estimates divided by the average number of people per housing unit as of the 2000 census. The average number of people living in each Town of Lima housing unit in 2000 was 3.3.

Table 1.05 Housing Units and Projections based on population per household – T. Lima, Surrounding Municipalities, County, State and Nation

	TOTAL HOUSING UNITS (1)							Housing Unit Projections (2)				
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010	2015	2020	2025	
T. Lima	130	164	163	189	26.2	-0.6	16.0	242	266	292	311	
T. Peru		71	81	86		14.1	6.2	94	98	102	107	
T. Rock Creek		226	254	300		12.4	18.1	331	339	352	365	
T. Brunswick		477	552	652		15.7	18.1	672	681	696	715	
T. Drammen		249	275	318		10.4	15.6	343	351	362	374	
T. Naples	169	182	191	231	7.7	4.9	20.9	263	278	292	303	
T. Mondovi	142	166	184	165	16.9	10.8	-10.3	163	161	158	154	
T. Canton	101	115	109	112	13.9	-5.2	2.8	117	119	121	121	
T. Lima	151	189	215	227	25.2	13.8	5.6	257	271	285	293	
Pepin Co.	2,357	2,881	2,919	3,036	22.2	1.3	4.0	3,384	3,508	3,640	3,693	
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203	
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA	

Source: (1) U.S. Department of Commerce-Bureau of the Census

(2) Projections are derived by dividing the population projections by the 2000 persons per house

Building Permits

During the last 11 years the Town of Lima has not issued any building permits for Duplex homes, Multi-family dwellings, or Industrial Buildings. The Town has issued 38 building permits for Single-family homes and 4 building permits for Commercial buildings. This is an average of 3.45 Single Family building permits and 0.36 Commercial building permits per year. See Table 1.06.

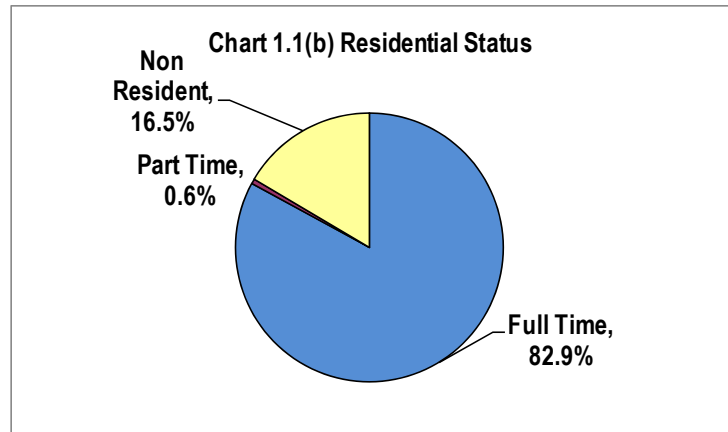
Table 1.06 T. Lima Building Permits Issued 1997-2007

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Single Family Housing Units	1	2	7	5	2	2	5	1	4	5	4	38
Duplex Housing Units	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Housing Units	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Buildings	1	0	0	0	1	0	0	0	2	0	0	4
Industrial Buildings	0	0	0	0	0	0	0	0	0	0	0	0
Totals	2	2	7	5	3	2	5	1	6	5	4	42

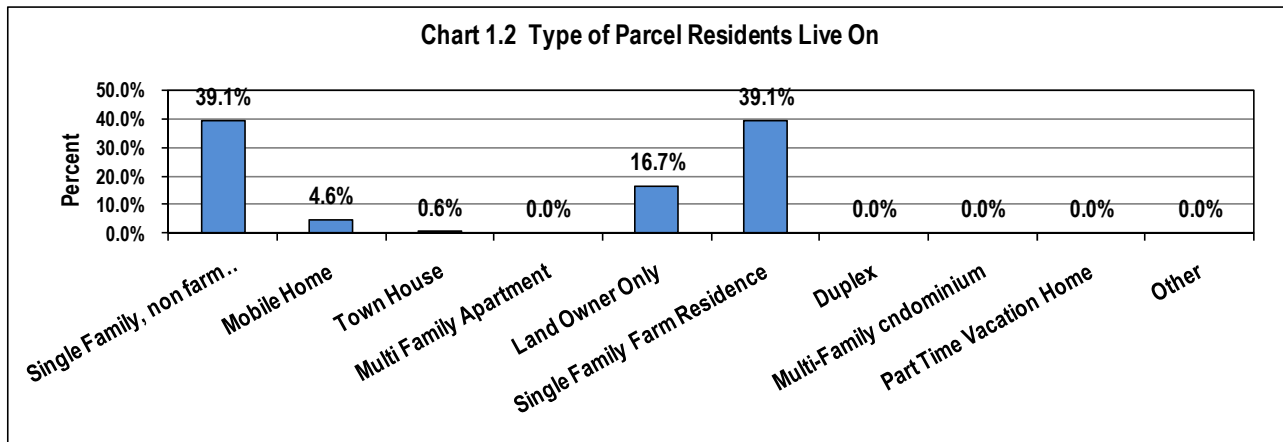
TOWN OF LIMA SURVEY

The Town of Lima mailed out surveys to all landowners on record in the Town of Lima. The survey asked landowners questions regarding the Town of Lima’s future and the various comprehensive-planning elements. The survey asked survey respondents how satisfied they were living in the Town of Lima and why. Additionally the survey asked residents to rate services provided by the Town. Of the 301 surveys mailed out 173 were returned. The charts and narrative below summarize the survey responses. The survey results were compiled by the Town of Lima Planning Committee.

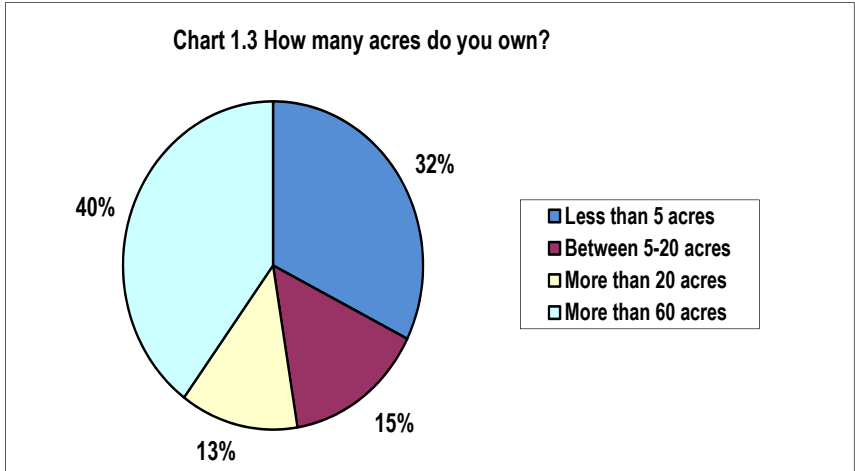
Question 1 asked survey respondents if they are full time residents, part time residents or do not reside in the Town. Chart 1.1 summarizes the residential status of the Town’s Land Owners. The vast majority are full time residents with only 1 part time resident and 28 who do not reside in the Town.



Question 2 asked what best describes the parcel you live on, Chart 1.2 summarizes the responses. The two largest categories with 39.1% each are “Single Family, non farm” and “Single Family Farm.” Together these two categories account for over 78% of Town. The next largest category is “Land Owner only” with 16.7%. If you combine these three categories they account for almost 95% of the Town.

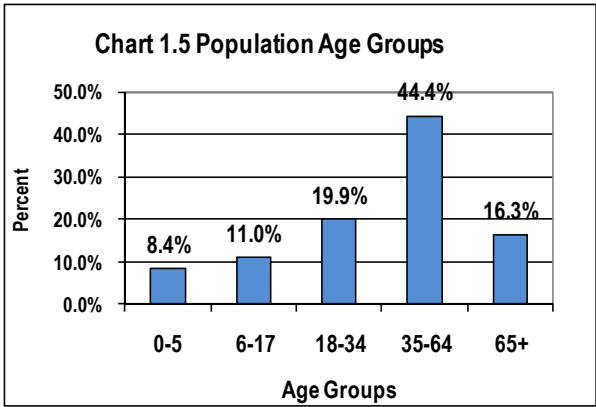
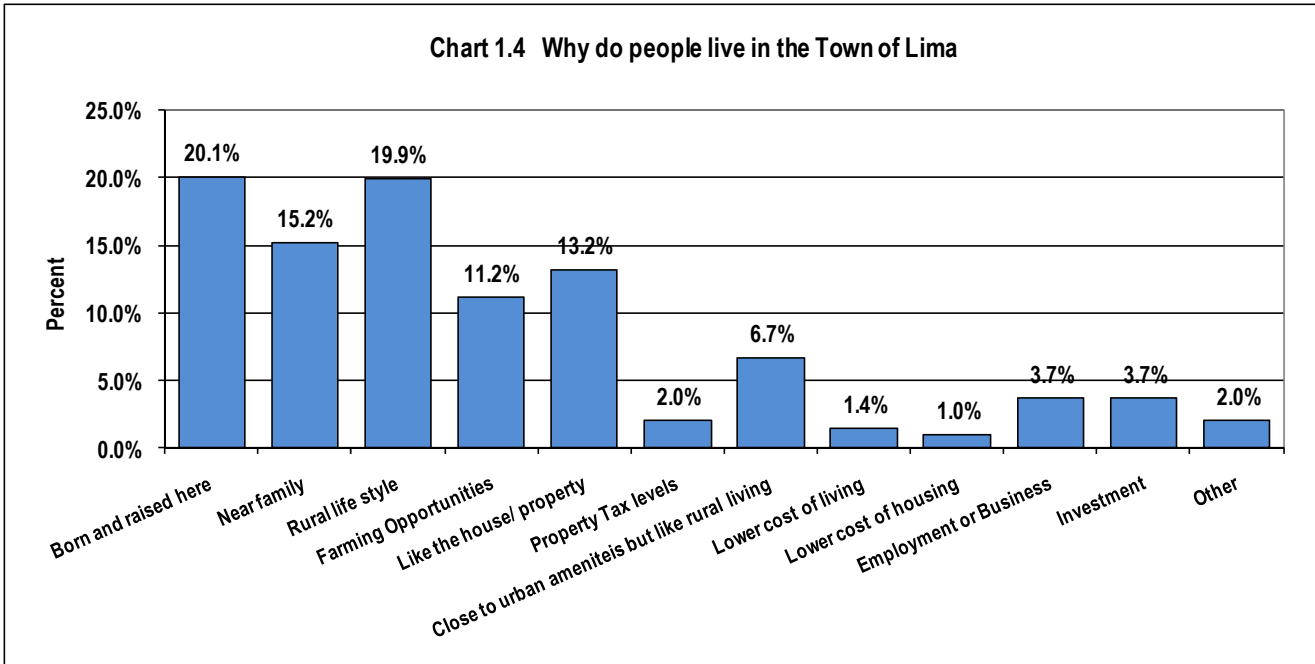


Town of Lima Introduction and Demographics



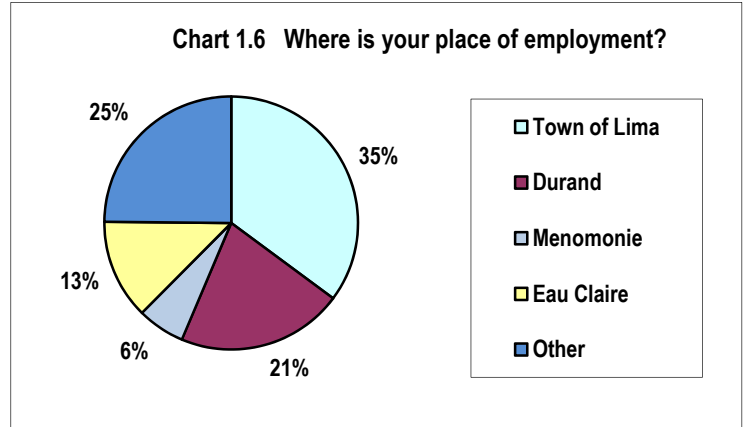
Question 3 on the survey asked landowners how many acres of land do you own. Forty percent of the landowners own more than 60 acres. Thirty two percent own less than 5 acres, 15% own 5-20 acres and 13% own 20-59 acres.

Question 4 on the survey asked landowners why they live or own land in the Town. The number one response with 20.1% of respondents was because they were “Born and Raised Here”. This was closely followed by “Rural Life Style” with 19.9%. Chart 1.4 summarizes the responses.

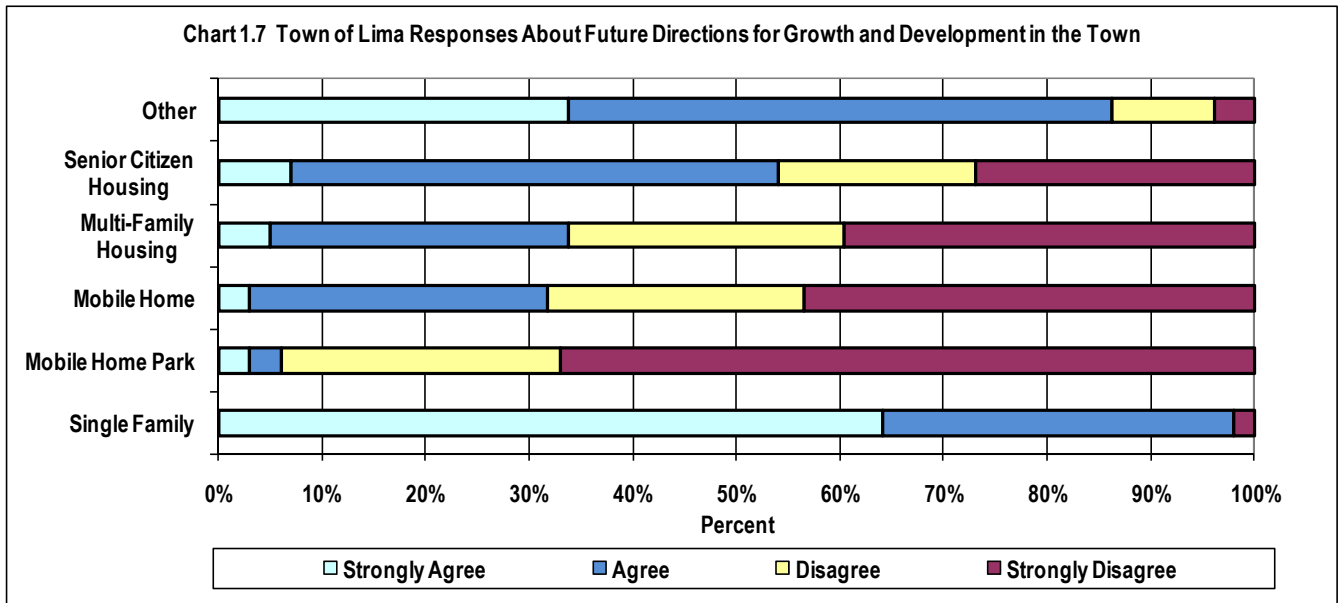


Question 5 on the survey asked residents to indicate the number of persons in their household by age group, Chart 1.4. The age range with the largest number of Town residents is 35-64.

Question 6 on the survey asked residents where they were employed. Chart 1.6 indicates that more residents work in the Town of Lima than in any one other place.



Question 7 on the survey asked what type of new housing and housing improvements the respondent would like to see. Chart 1.7 indicates that Town residents would like new housing and housing improvements to be Single Family residences and Senior Citizen Housing.



Question 8 on the survey asked if a concentrated effort be undertaken to recruit new Industrial / Commercial business in the Town of Lima. Chart 1.8 indicates that Town residents were split on this question. Thirty six percent of residents said no. However 34% said yes and 30% were not sure.

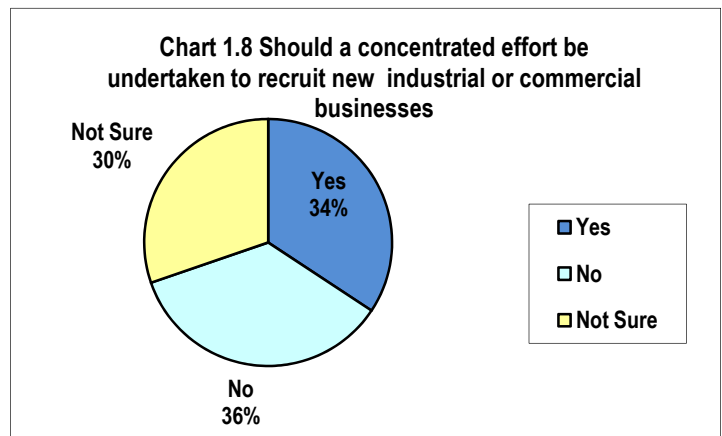
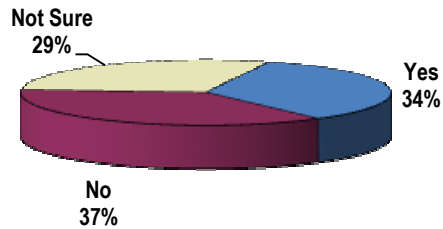


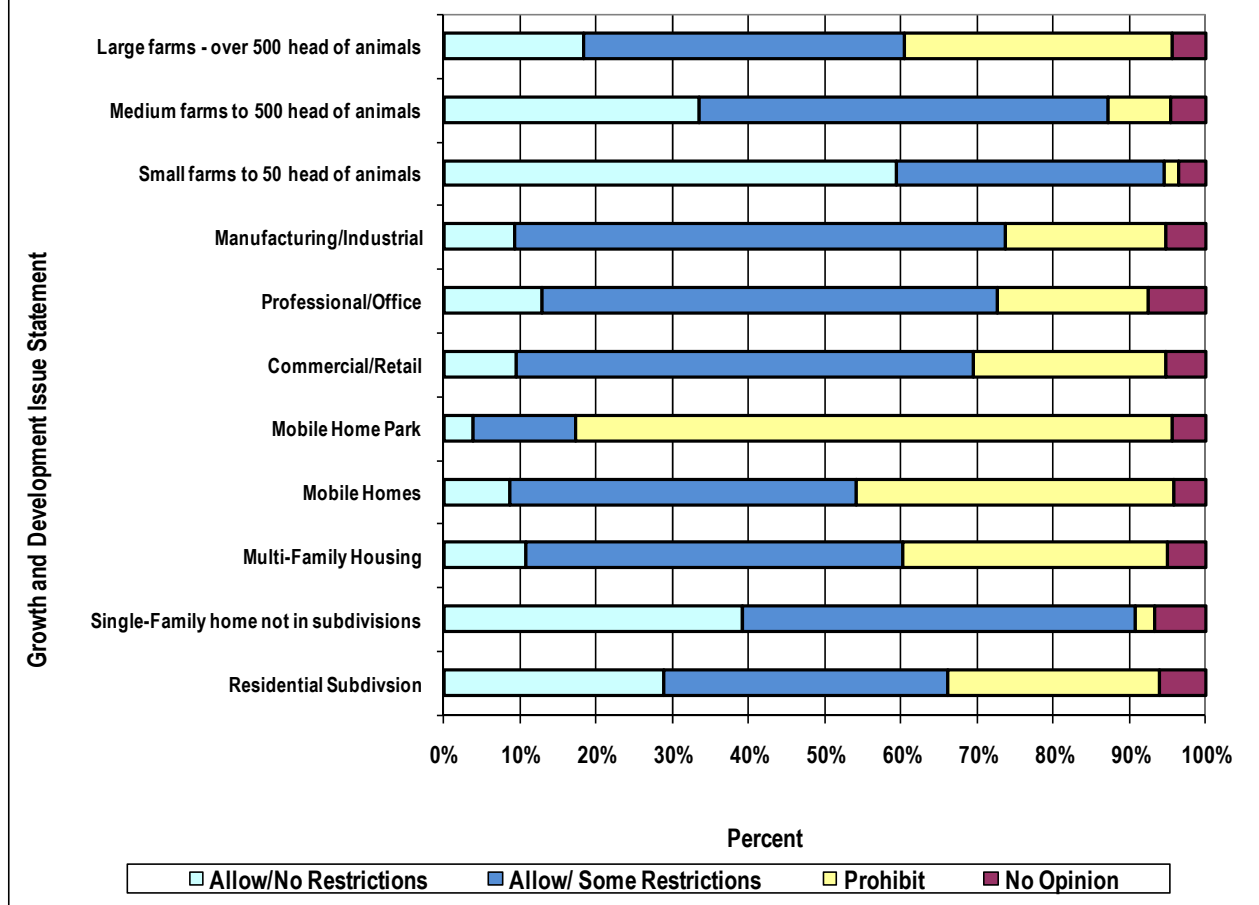
Chart 1.9 Should the Town encourage residential development to help address the problem of decreasing enrollment in our schools?



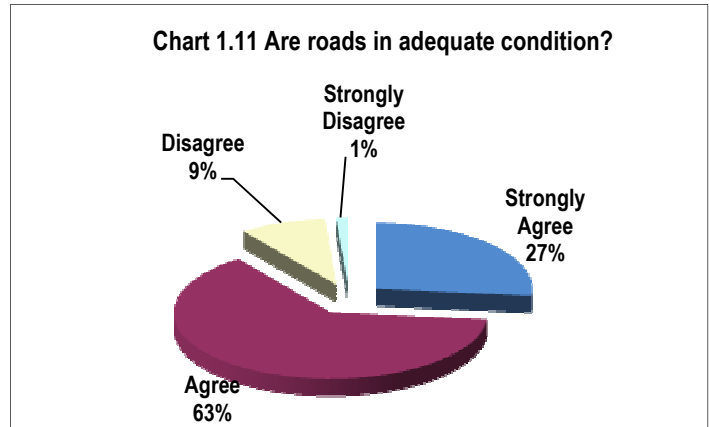
Question 9 on the survey asked Town residents if they felt that the Town should encourage residential development to help address the problem of decreasing enrollment in the local schools. Chart 1.9 shows that it is close but “No” was selected over “Yes” by 37% to 34%. However 23% of the respondents were “Not Sure”.

Question 10 on the survey asked what the Town of Lima should do with the following types of land use, Chart 1.10 shows that Town residents would like to allow with or without restrictions most types of development with the exception of Mobile Homes and Mobile Home Parks. For most of the land uses Town residents would allow them but with restrictions.

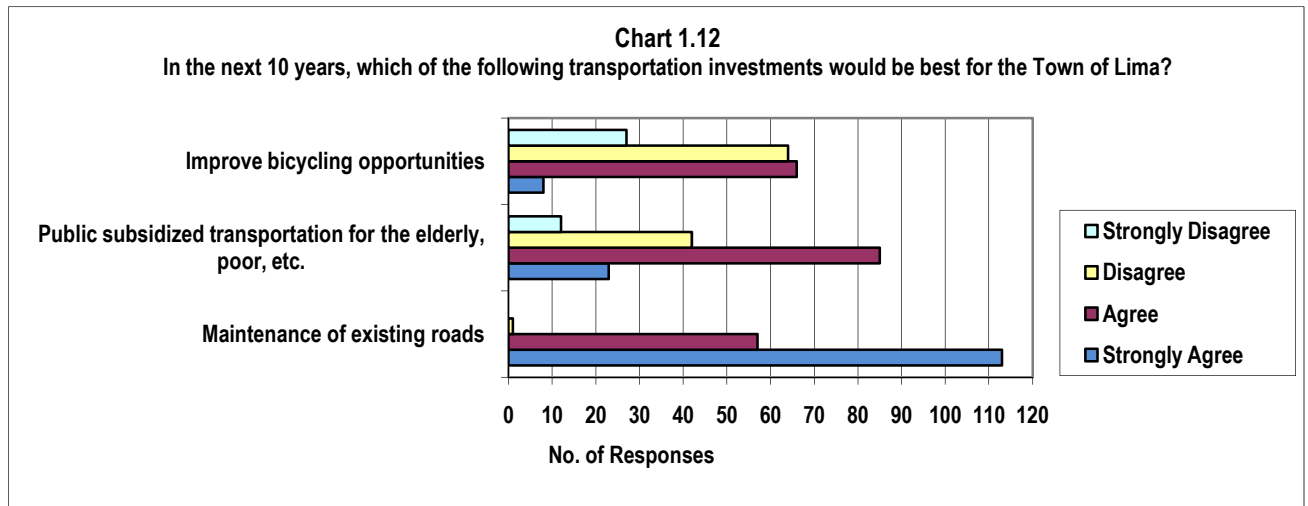
Chart 1.10 Town of Lima Responses About Future Directions for Growth and Development in Town



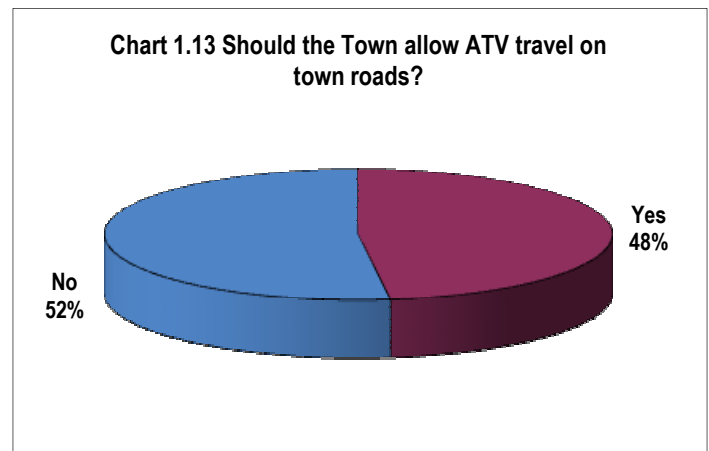
Question 11 on the survey asked if the road conditions were adequate. Chart 1.11 indicates that the 90 percent says that the road conditions are in adequate condition.



Question 12 on the survey asked which of the following transportation investments would be best for the Town of Lima in the next 10 years. Chart 1.12 shows that respondents would most like to invest in transportation by “Maintaining existing roads”.

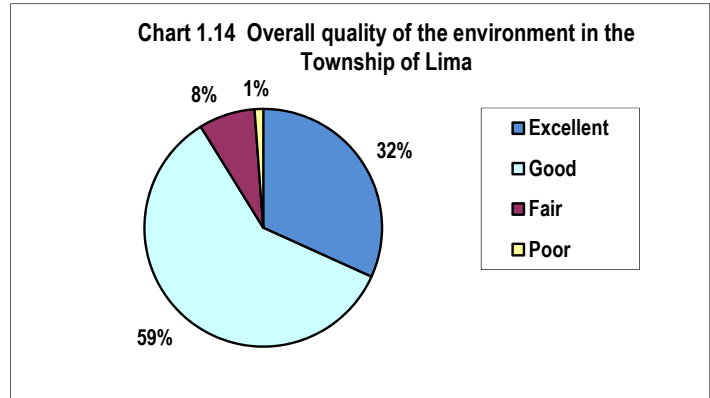


Question 13 on the survey asked should the Town of Lima allow ATV travel on town roads. Chart 1.13 indicates that 52% of said no.

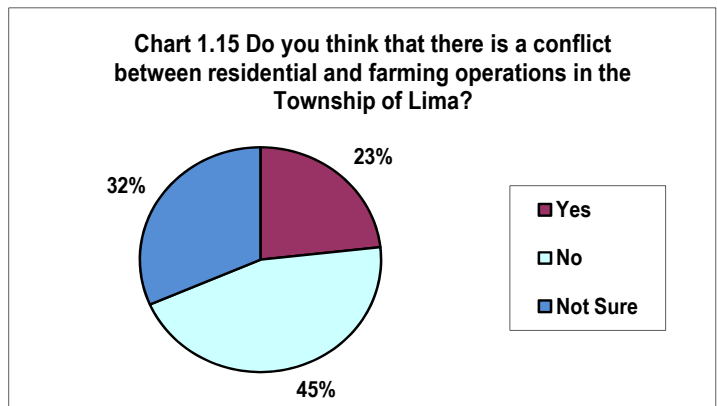


Town of Lima Introduction and Demographics

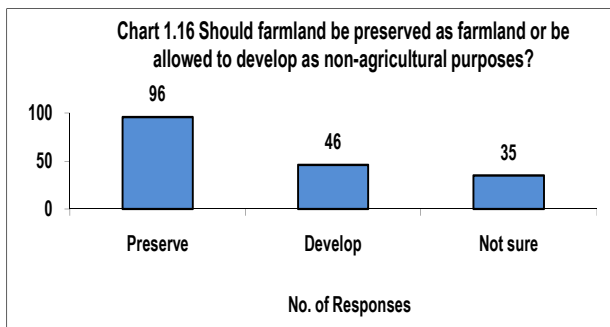
Question 14 on the survey asked how would you rate the overall quality of the environment in the Town of Lima. Chart 1.12 indicates that 91% of residents rated the overall quality of the environment as excellent or good.



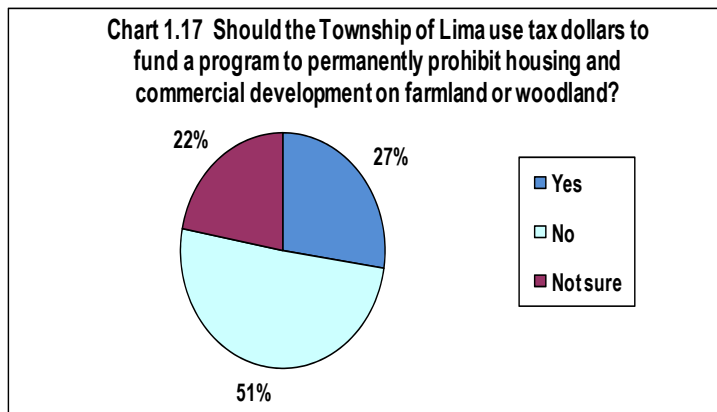
Question 15 on the survey asked if there was a conflict between residential and farming operations in the Town of Lima. Chart 1.15 indicates that 45% of residents said that there was no conflict.



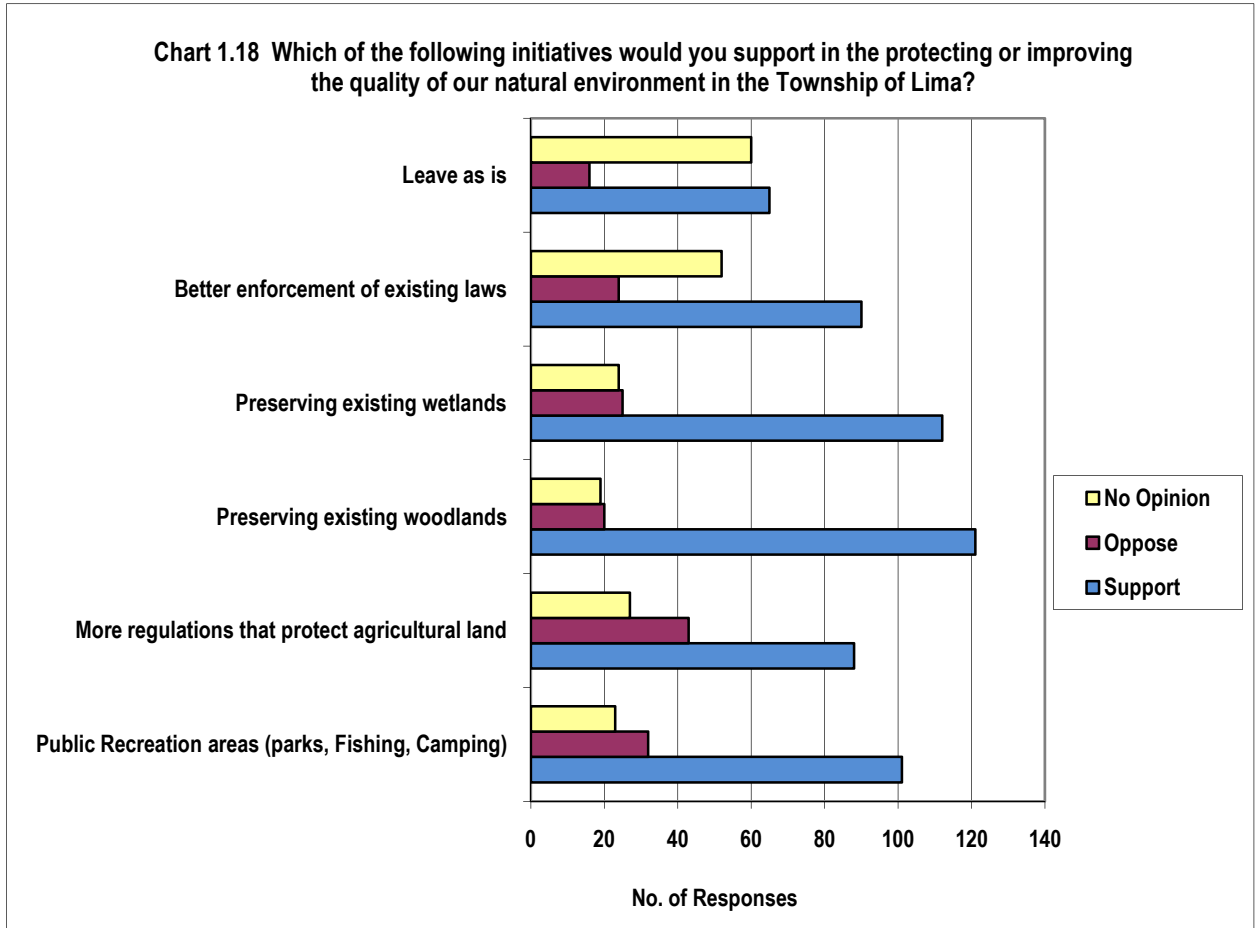
Question 16 on the survey asked if the existing farmland in the Town of Lima should be preserved as farmland, or should landowners be able to develop it for non-agricultural purposes. Chart 1.16 indicates that 73% of residents said to preserve the farmland.



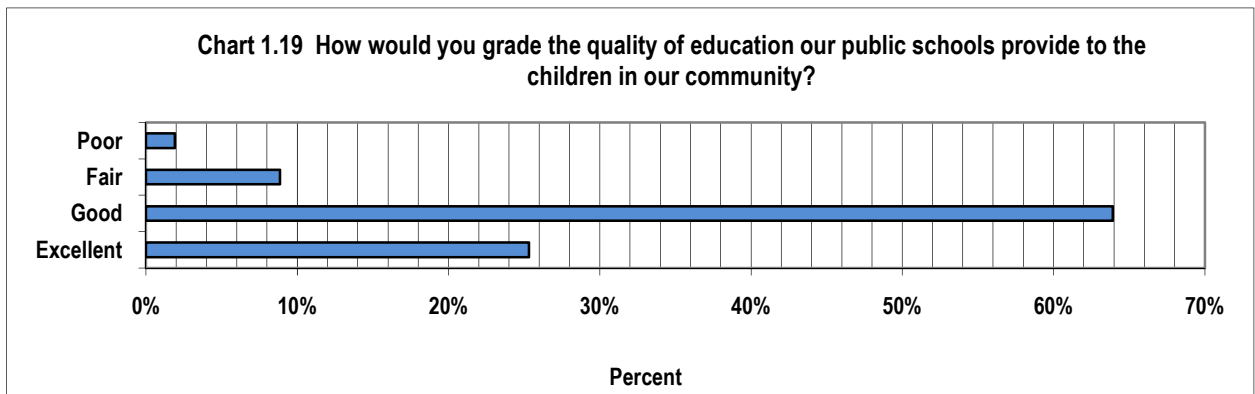
Question 17 on the survey asked if the Town should use tax dollars to fund a program to permanently prohibit housing and commercial development on farmland and woodland. Chart 1.17 indicates that 51% of residents said no.



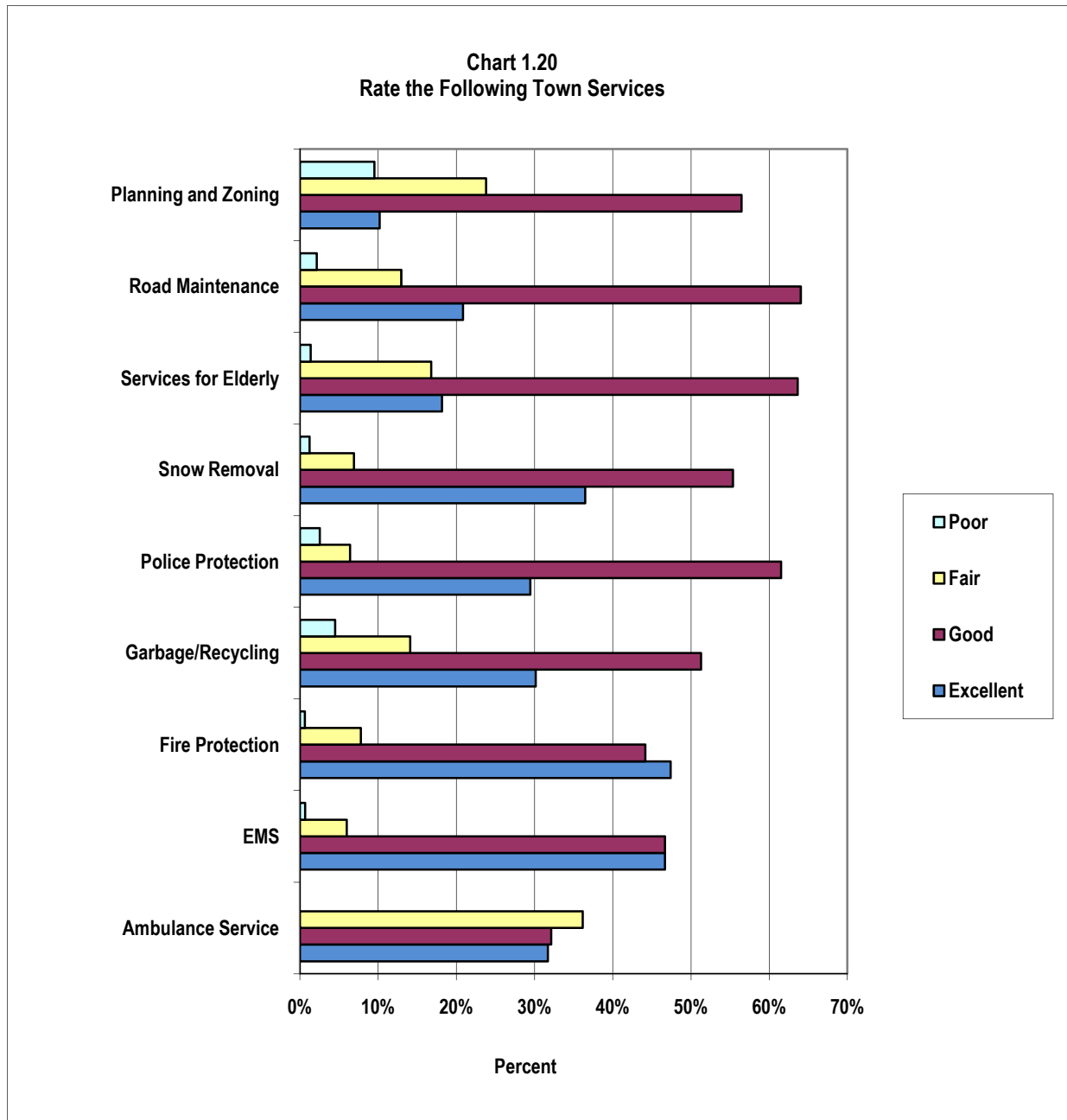
Question 18 on the survey asked in the future, which of the following initiatives would you support in protecting or improving the quality of our natural environment in the Town of Lima. Chart 1.18 shows that respondents largest support is for “Preserving existing woodlands”. This was followed by “Preserving existing wetlands” and “Public Recreation areas”.



Question 19 on the survey asked to grade the quality of education in the public schools. As Chart 1.19 shows 64% of the residents said that the public schools are providing good education to their children and 25% rate it as excellent.

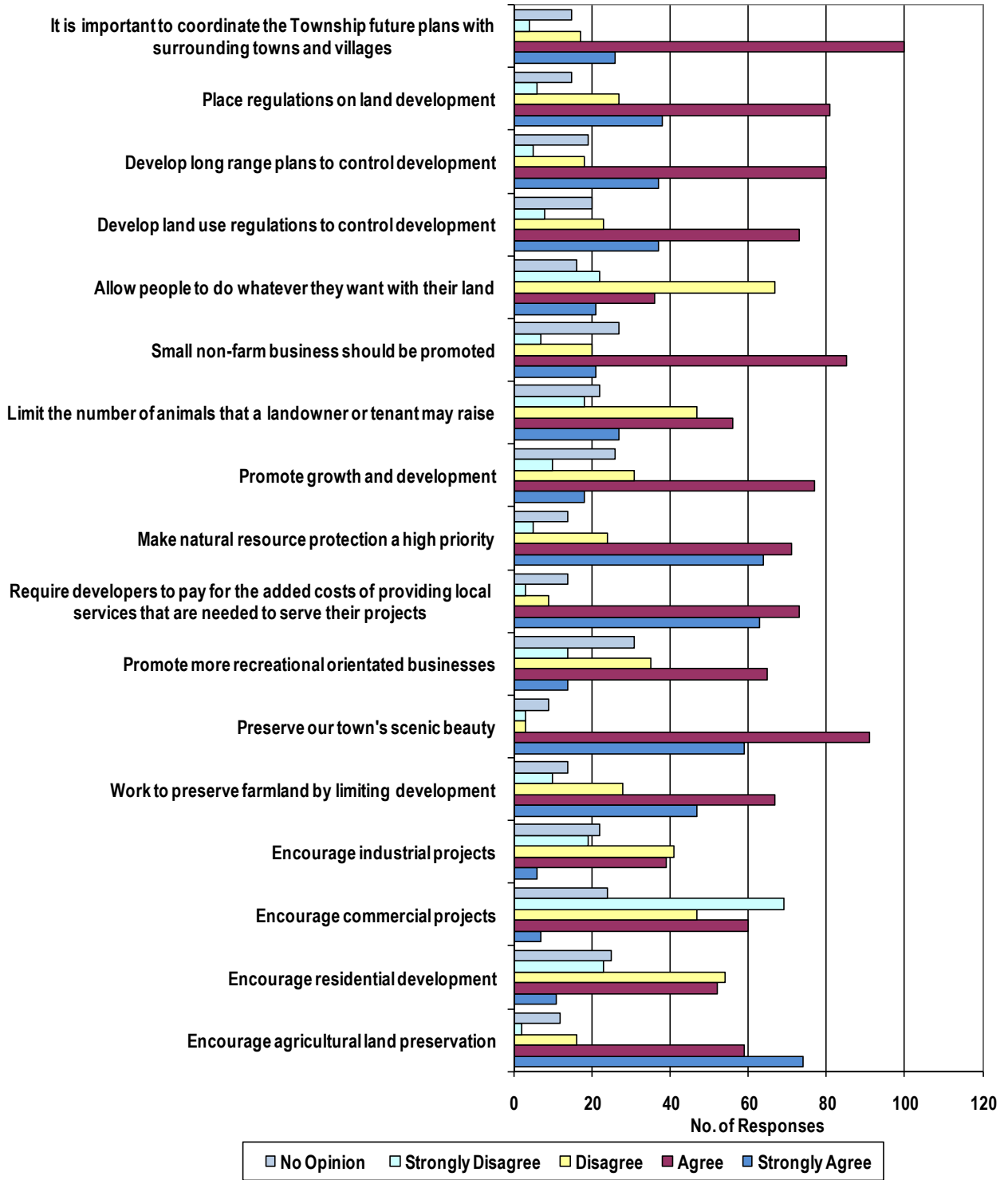


Question 20 on the survey asked to rate the services in the area. Chart 1.20. Most residents feel that all their services are good to excellent.



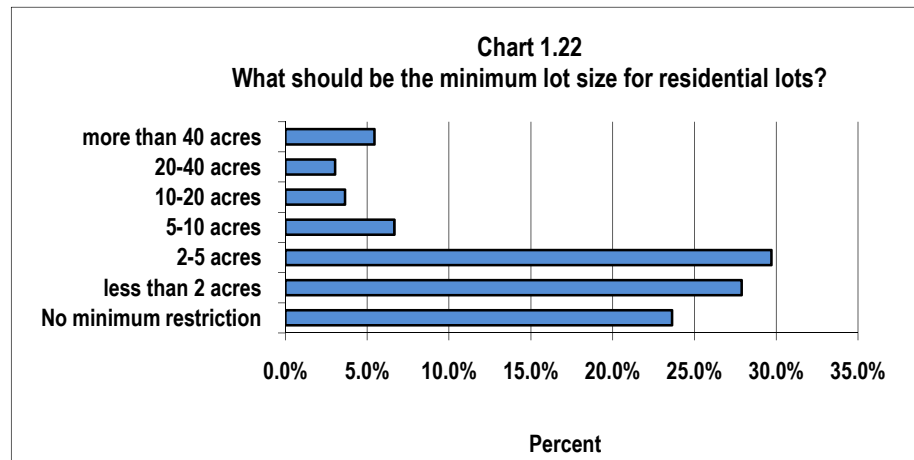
Question 21 on the survey asked you to select one of the following that best matches your opinion on what the town should do. Chart 1.21 shows that town residents would like to preserve the Town’s scenic beauty, protect agriculture and natural resources, require any developers to pay for their services and to coordinate future plans with surrounding Towns and Villages.

Chart 1.21 The Township should:

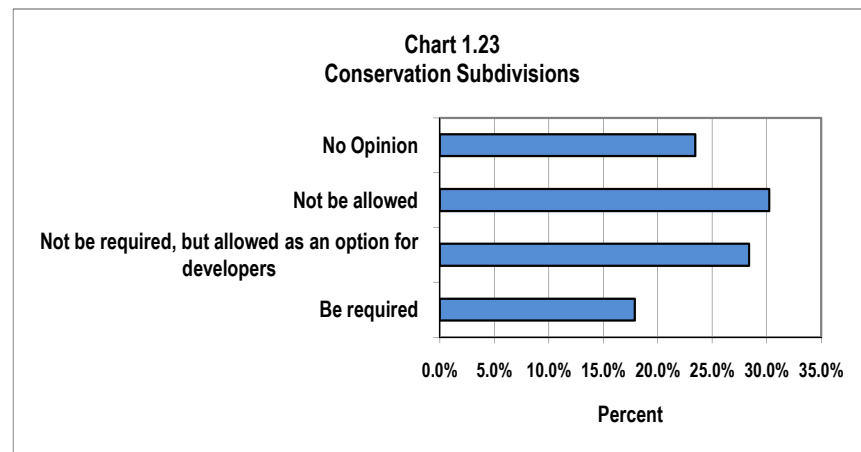


Town of Lima Introduction and Demographics

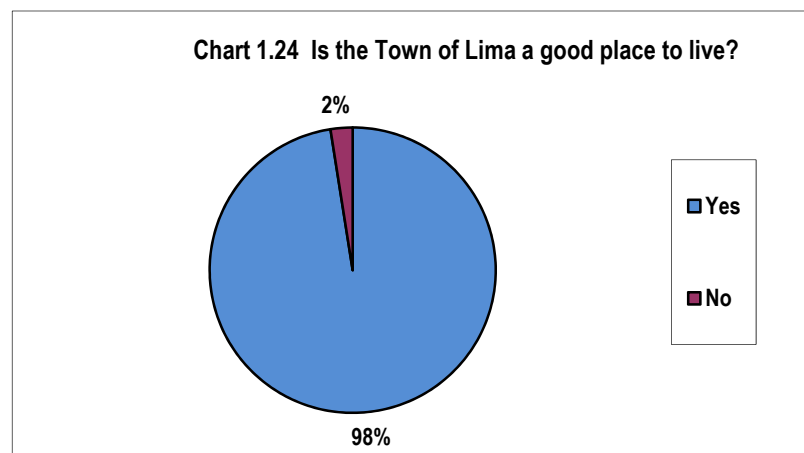
Question 22 on the survey asked what should the minimum lot size be for a residential lot. Chart 1.22 indicates almost 30% of Town residents think 2-5 acres is the best lot size. This is followed closely by “Less than 2 acres” with 28%.



Question 23 on the survey asked if the town should allow “Conservation Subdivisions”. Chart 1.23, 30% of the town said that they do not want to allow conservation subdivisions.



Question 24 on the survey asked if the Town of Lima is a good place to live. Chart 1.24 indicates that overwhelmingly Town residents feel that the Town is a good place to live.



2. Land Use Inventory

To plan for the future land use of the Town of Lima, it is necessary to have a good understanding of the existing land uses in the town. This section analyzes existing land uses, residential densities, and the supply and demand for land.

EXISTING LAND USE

The Town of Lima primarily consists of agricultural land uses, woodlands, wetlands and limited residential housing. There are no incorporated Communities located in the Town. Tables 2.1 and 2.2 shows the number of acres for the different land use classifications found in the Town. Table 2.1 uses information obtained from the Wisconsin Department of Revenue and is based upon tax assessments, while Table 2.2 and Map 2.1 (page 2-4) uses information gathered from aerial photography and wetland maps. As indicated in Table 2.2 the largest category is Agricultural Activities – Crops with 14,350 acres or 62.53% of the Towns acreage. This is followed by Woodlands with 5,363 acres or 23.37% of the Town. The next largest category is Wetlands, which has only 5.06% and no other classification is over 2.5 percent

Table 2.1 Land Use Property Assessment Inventory – Town of Lima 2007

Land Type	Acres	Percent of Land Use
Residential	366	1.76
Commercial	33	0.16
Manufacturing	9	0.04
Agricultural	15,739	75.74
Undeveloped/Other	1,178	5.66
Forest/Ag Forest	3,242	15.58
Other (public land, etc.)	220	1.06
Total	20,807	100.0

Source: Wisconsin Department of Revenue, Bureau of Equalization, 2007 Statement of Assessments

Table 2.2 Town of Lima 2007 Existing Land Use Classifications

Land Use Category	Number of Acres	Percent of Total
Residential	252	1.10
Farmstead	458	1.99
Commercial	29	0.13
Recreation	4	0.02
Religious, Cultural, Social	5	0.02
School	3	0.01
Cemetery	3	0.01
Wetlands	1,161	5.06
Agricultural Activities - Crops	14,350	62.53
Pasture/Grazing	320	1.39
Grasslands/Prairies	445	1.94
Woodlands	5,363	23.37
Vehicle Movement	557	2.43
Total Acres	22,950	100.00

Source 2007 Aerial Photography and Wetland Maps

Agricultural/Forest

As Tables 2.1 and 2.2 illustrate, the majority of the Town of Lima is agricultural/forest land, as 91.32% of the land is assessed as agriculture and forestlands and 89.28% is agricultural or forest based on aerial photography. The agricultural uses present in the Town primarily consist of farms, cropland, grazing/pasture, and forested land. Primary crops grown are corn, alfalfa, and soybeans.

Topography

The Town of Lima's landscape can be characterized as ridge and valley topography. The valley walls range from gently rolling to slopes of greater than 30 percent. Slopes greater than 30 percent are significant in that they are susceptible to erosion and increased runoff. Map 2.4 on page 2-7 shows the slopes greater than 30 percent in the Town.

Commercial/Manufacturing

Very few non-agricultural commercial businesses are located in the Town. Table 2.3 lists the businesses currently operating in the Town.

Town of Lima Land Use

Table 2.3 Businesses in the Town of Lima

Businesses	Location	Businesses	Location
Wisconsin Homes/Dorwin	W4794 CTH B	Komro Sales	W4666 STH 85
Club 10 Restaurant & Recreation Center	W4570 USH 10	Custom Storage	W4617 Vradenburg Rd
Cemstone Redi-Mix	W3770 USH 10	Pioneer Seed	N5595 Pioneer Ln
Brunner's Seed	W3850 USH 10	Craig Unser Excavating	W4350 CTH B
Lone Pine Tavern	W2660 USH 10	Rapid Machining Inc.	W4666 STH 85
Richardson Electric	N6265 CTH V		

Source: T. Lima Planning Commission, 2008

Residential and Non-Residential Density

Table 2.4, illustrates the residential density of the Town of Lima as compared to Pepin County, adjacent Towns and the State of Wisconsin. In 2000, the Town of Lima had 19.9 people per square mile and 6.3 housing units per square mile. The population and housing density for the Town of Lima is less than that of Pepin County and the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

Table 2.4 Residential Density, 2000

	Population	Housing Units	Land Area in Sq. Mi.	Density (Units per Sq. Mi.)	
				Pop.	Housing Units
T. Lima	716	227	35.91	19.9	6.3
T. Peru	247	86	18.72	13.2	4.6
T. Rock Creek	793	300	30.81	25.7	9.7
T. Dunn	1492	578	55.71	26.8	10.4
T. Albany	620	189	36.04	17.2	5.2
T. Durand	694	245	18.51	37.5	13.2
T. Maxville	325	123	42.03	7.7	2.9
T. Mondovi	449	165	32.37	13.9	5.1
T. Canton	304	112	35.81	8.5	3.1
Pepin County	7,213	3,036	232.28	31.1	13.1
STATE	5,363,715	2,321,144	54,310	98.8	42.7

U.S. Bureau of the Census

Table 2.5 Housing Growth 1990 - 2000

	Housing Units		Net Change	% Chge	New Hsing Units Per Sq. Mile
	1990	2000			
T. Lima	215	227	12	5.6	0.3
T. Peru	81	86	5	6.2	0.3
T. Rock Creek	254	300	46	18.1	1.5
T. Dunn	515	578	63	12.2	1.1
T. Albany	163	189	26	16.0	0.7
T. Durand	202	245	43	21.3	2.3
T. Maxville	120	123	3	2.5	0.1
T. Mondovi	184	165	-19	-10.3	-0.6
T. Canton	109	112	3	2.8	0.1
Pepin County	2,919	3,036	117	4.0	0.5
State of WI	2,055,774	2,321,144	265,370	12.9	4.9

Source: U.S. Department of Commerce-Bureau of the Census

Housing Growth

Table 2.5 shows that from 1990 to 2000 there were 12 new housing units built within the Town. This is an increase of 0.3 housing units per square mile for the Town. This is slightly lower than the County, which increased 0.5 housing units per square mile, and is significantly lower than the State, which increased 4.9 housing units per square mile.

LAND USE TRENDS

Land Supply, Demand, and Prices

Table 2.6 illustrates the land prices in the Town of Lima and the surrounding Towns between 1990 and 1997. According to the 2002 Census of Agriculture the average price per acre of farmland in Pepin County for the year 1997 was \$914. This figure more than doubled to \$1,847 in 2002. The 2005 USDA Census of Agriculture valued

agricultural land at \$1,937 dollars per acre in Pepin County. This increase in the price per acre of land can be attributed to the value of recreational property and the public demand for country living.

In 2007 the Wisconsin Department of Agriculture, Trade and Consumer Protection reported that in the Pepin County agricultural land without buildings and other improvements being sold for continued agricultural use sold for \$3,368 per acre. This is higher than the state average of \$3,135 per acre. It is also higher than the adjacent counties of Buffalo (\$2,225 per acre), Eau Claire (\$2,375 per acre) and Dunn (\$1,950 per acre) but was lower than Pierce (\$3,630 per acre). These figures are based on 4 sales transactions in Pepin County.

Table 2.6 Farmland Sales 1990-1997

	# Parcels Sold	Total Acres	Acres Continuing in Agriculture	Acres Converted out of Agriculture	\$/Acre of land continuing in of Agriculture	\$/Acre of land converted out of Agriculture	% of Farmland Sold then Converted to other use
Town of Lima	50	4,373	4,237	136	\$489	NA	0.8
Town of Peru	16	1,501	1,108	393	\$500	\$384	5.2
Town of Rock Creek	37	2,215	1,801	414	\$847	\$830	3.9
Town of Dunn	44	4,065	3,672	393	\$572	\$708	2.0
Town of Albany	62	3,833	3,447	386	\$520	\$800	2.7
T. Durand	21	1,339	1,117	221	\$749	\$429	3.6
T. Maxville	25	1,964	981	983	\$638	\$698	8.6
Town of Mondovi	33	2,612	1,986	626	\$711	\$507	4.1
Town of Canton	37	2,229	1,923	306	\$555	\$556	2.4
All Pepin County Towns	312	20,114	17,265	2,849	\$560	\$537	3.3

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Opportunities for Redevelopment

The Town of Lima Planning Commission analyzed the opportunities for redevelopment in the Town of Lima as part of the planning process. Based on the limited historical development in town and the town’s rural nature no significant redevelopment opportunities were identified.

Land Use Projections

Projecting acres needed for future land uses is a key part of the planning process. Using past housing building permit trends from 1997-2007 (illustrated in Table 1.06 page 1-4) and projecting that eleven year growth rate to 2030 generates a land use demand figure as shown in Table 2.7. Table 1.06 indicates that the Town averaged 3.5 residential building permits and 0.4 commercial building permits per year between 1997-2007. Using the 3.5 and 0.4 building permits per year figures we can then project out to 2030 the number of new single-family residential housing units and commercial buildings that will be built. If we assume that each new housing unit will use 3.0 acres and each new commercial building will use 1 acre we can then come up with the number of acres needed to provide for this new construction. This land use projection methodology estimates that approximately 237 acres of land will be consumed for housing and 8 acres will be needed for commercial buildings in the Town of Lima.

Table 2.7 Town of Lima Land Use Demand Straight Line Forecast

Residential Acres	2009-2015	2016-2020	2021-2025	2026-2030	Total Acres Needed
Residential Acres Needed based on 3.5 building permits per year and 3.0 acres per housing unit	25 housing units x 3.0 = 75 Acres	18 housing units x 3.0 = 54 Acres	18 housing units x 3.0 = 54 Acres	18 housing units x 3.0 = 54 Acres	237 acres
Commercial Acres Needed based on 0.3 building permits per year and 1.0 acres per commercial unit	2 commercial units x 1.0 acre = 2 Acres	2 commercial units x 1.0 acres = 2 Acres	2 commercial units x 1.0 acre = 2 Acres	2 commercial units x 1.0 acre = 2 Acres	8 acres

Source: Straight Line Projection Based on 1997-2007 Building Permit Data, see Table 1.06 page 1-4

Land Use Goals and Objectives

Goal A: Manage/guide growth and development in an effort to maintain the residents existing rural lifestyle.

- a. To maintain the existing rural lifestyle, encourage multi-family housing and trailer parks to locate in municipalities, which can provide sewer and water.

Goal B: Promotion of the redevelopment of lands with existing infrastructure, public services and the maintenance / rehabilitation of existing residential, commercial and industrial structures.

- a. In the preparation of the plan this goal was reviewed by the Town of Lima Plan Commission and the redevelopment of properties was not applicable to the town since the vast majority of the town is undeveloped. The plan does encourage the maintenance of existing structures by recommending the continued enforcement of the Uniform Dwelling Code.

Goal C: Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs as well as ensure emergency services to all Town residents.

- a. It is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve bluffs and minimize soil erosion. The Town of Lima supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.

- b. Recognition of a regional community and promoting residential development in locations with adequate public infrastructure

The residents of the Town of Lima are cognizant to the fact that the Town is not an island and that the Town is part of a regional community. With this realization and implying “smart growth” principles, the plan recommends that uses, which the Town’s infrastructure is not capable of supporting be located in areas of the regional community that can support such development. The Plan Commission determined that promoting residential development in the Town would detract from the Town of Lima’s rural atmosphere and desire to maintain its agricultural land base and rural agricultural economy. There are numerous municipalities in the regional community with locations for high-density single family/multiple family residential development, as a large number of urban housing subdivisions (with public sewer, public water, public road infrastructure available) where numerous lots are available for purchase and development. In neighboring towns there are rural housing subdivisions (public road infrastructure available) with lots available for purchase that provide existing opportunities for rural development. In addition, the environment and particularly clean water were concerns stressed by residents and by encouraging high density/large development to areas with public sewer and public water systems protects the groundwater resources of the Town of Lima and the region.

Goal D: Planning and development of land uses that create or preserve varied and unique urban and rural communities.

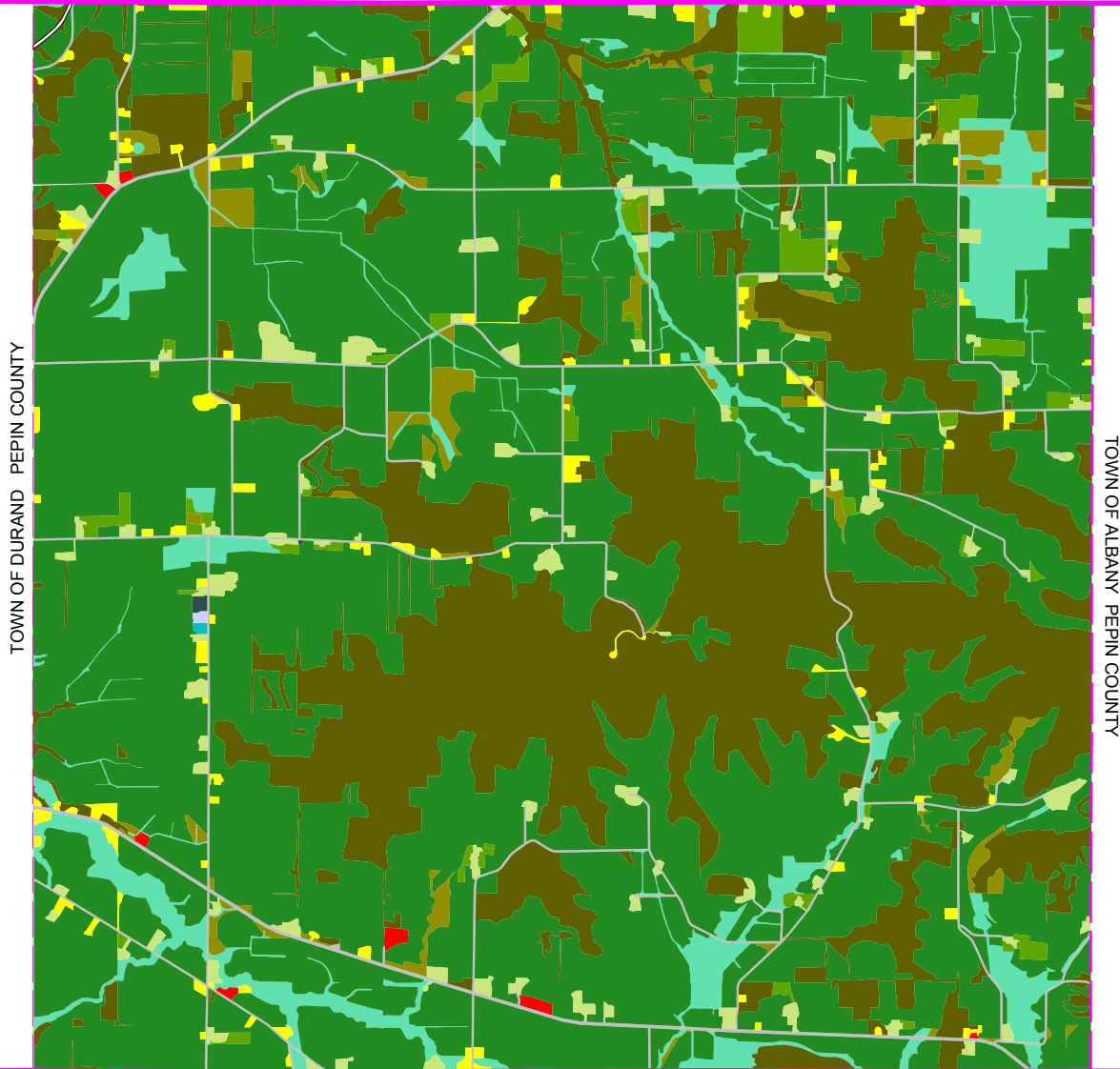
- a. The Town of Lima lacks the public infrastructure to support multi-family developments, therefore, single-family dwellings and two-family structures (primarily in cases when family members are providing care for others) are the preferred housing alternatives in the Town of Lima.
- b. It is recommended that future land use decisions be based on and be consistent with the adopted land use map developed during this planning process and recommendations described in this planning element.














Goal E: Balancing individual property rights with community interests and goals

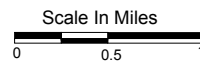
- a. Continue to follow the planning process in the adopted “Town of Lima Public Participation Plan” which detailed activities to gain public input through public meetings, public surveys and general public awareness of the planning process. Following the public participation plan will ensure that balance in the form of public input and opinions will be achieved during the planning process.
- b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.

MAP 2.1 TOWN OF LIMA 2007 EXISTING LANDUSE

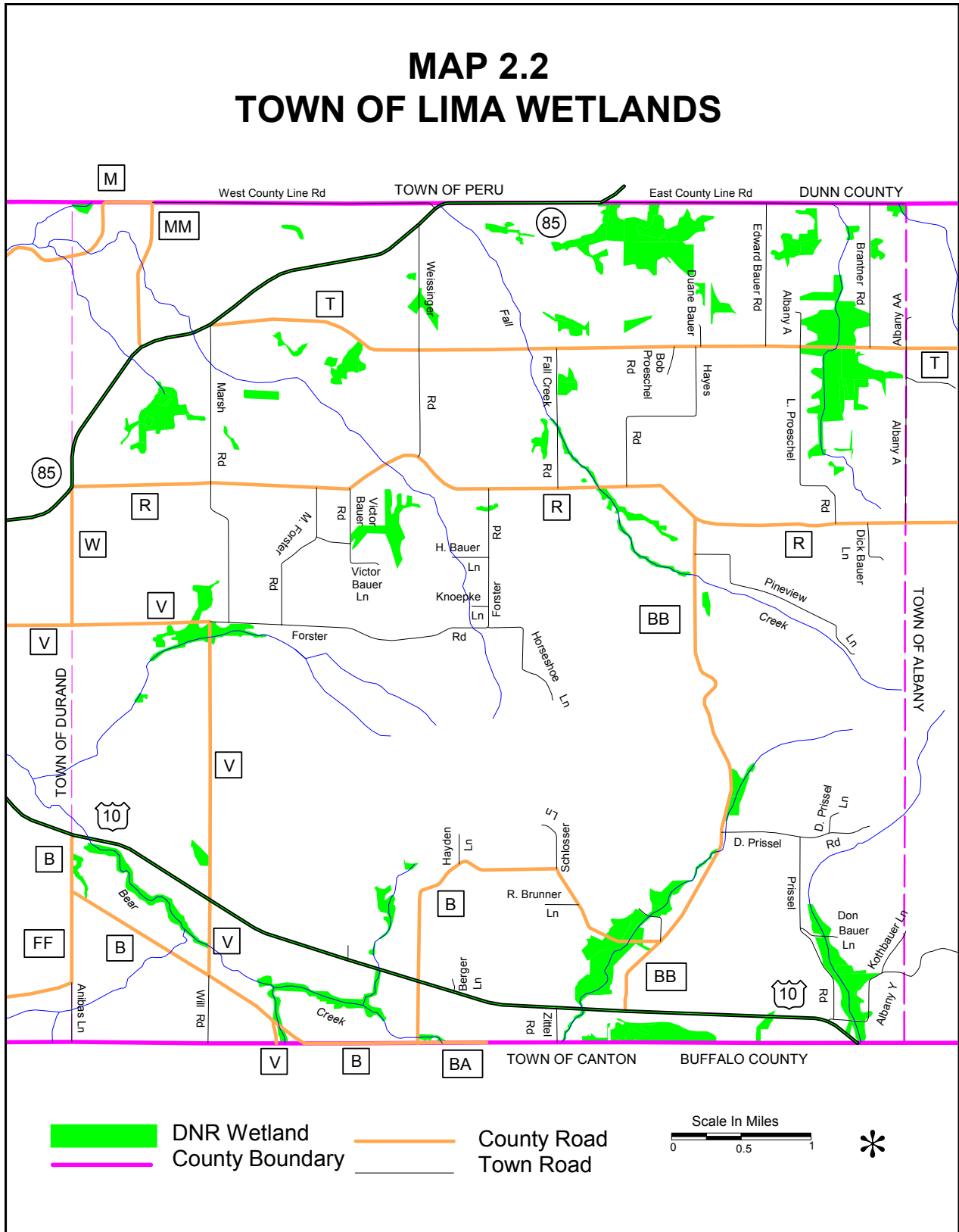
TOWN OF PERU DUNN COUNTY



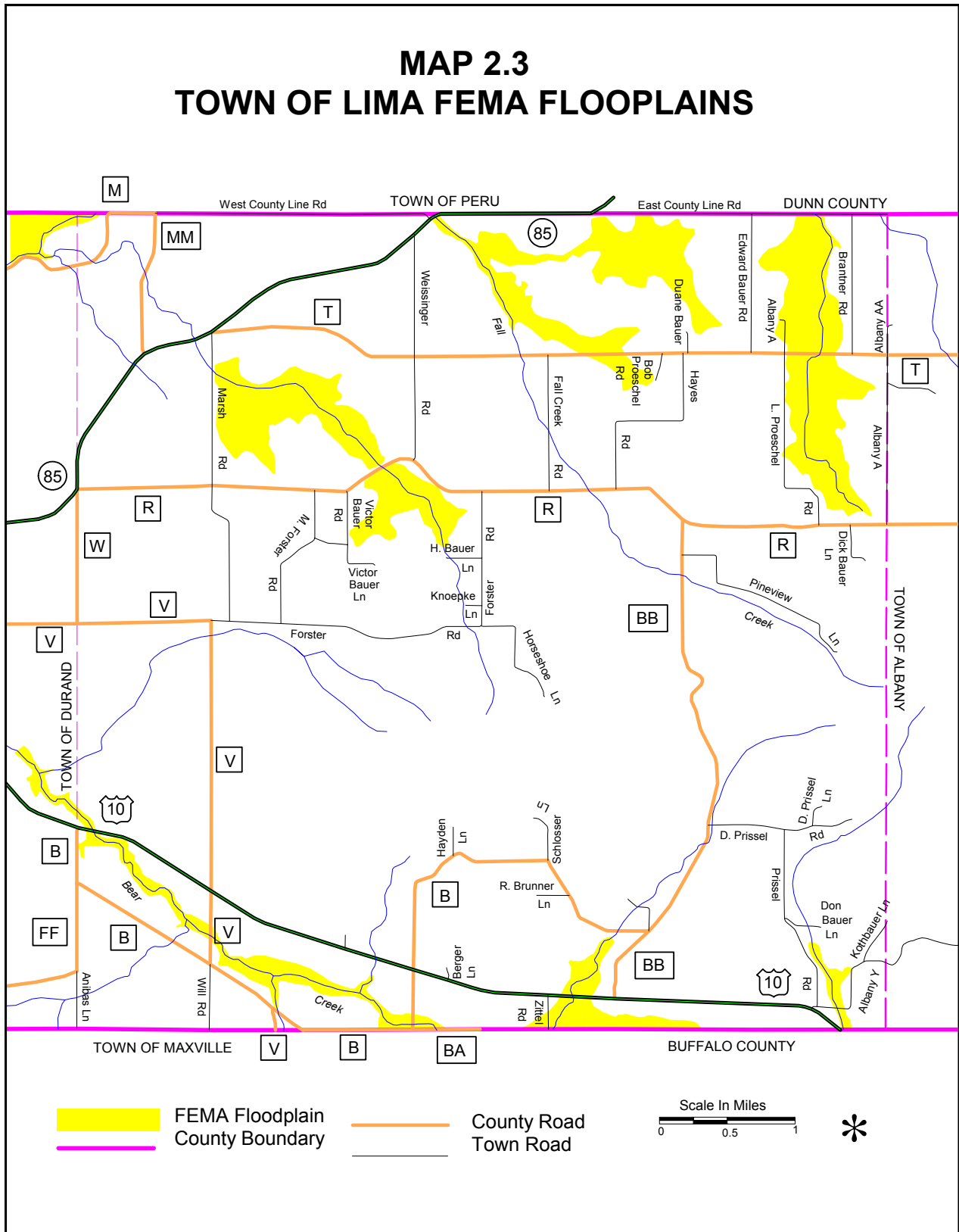
	Residential - 252 acres		School - 3 acres		Crops - 14,350 acres
	Farmstead - 458 acres		Recreation - 4 acres		Woodlands - 5,363 acres
	Commercial - 29 acres		Grasslands - 445 acres		Wetlands - 1,161 acres
	Cemtery - 3 acres		Pasture - 320 acres		Transportation - 557 acres
	Social, Cultural, Religious - 5 acres				



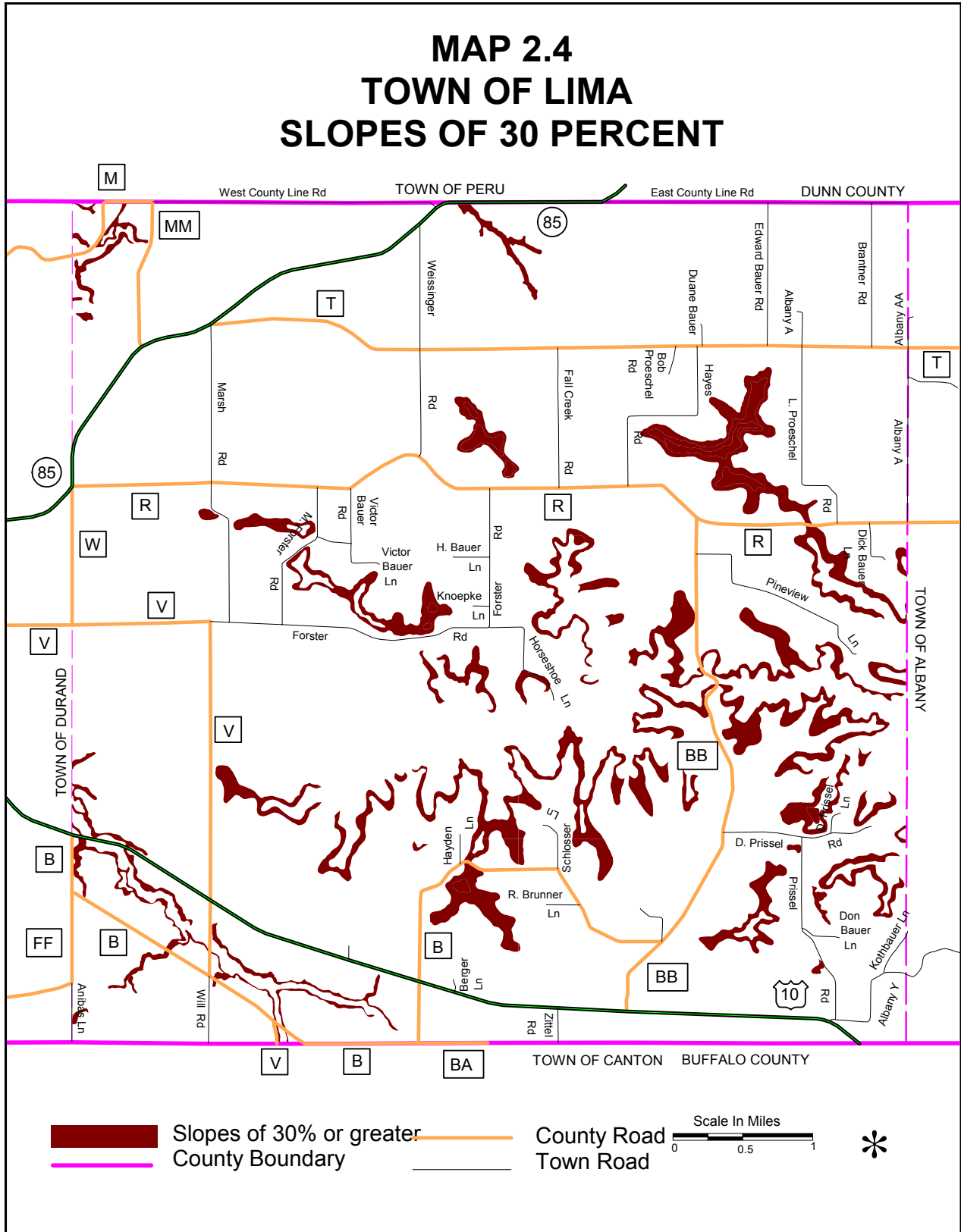
MAP 2.2 TOWN OF LIMA WETLANDS



MAP 2.3 TOWN OF LIMA FEMA FLOODPLAINS



MAP 2.4 TOWN OF LIMA SLOPES OF 30 PERCENT



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3. Housing Conditions

The following is an analysis of the current housing situation in the Town based on 2000 Census statistics. This information is provided to assist in addressing future housing needs and growth.

Housing Units by Type and Year Built

Tables 3.1 and Table 3.2 provide information on existing housing structures in the Town of Lima, Pepin County, State of Wisconsin and the U.S. As of the 2000 census 100% of the Town of Lima's housing units were single-family units. Pepin County, the State of Wisconsin and the Nation had less single-family units and reported 60%, 66% and 60.3% respectively.

Table 3.1 Town of Lima, Housing Units by Type, 2000

Type	Town of Lima	%	Pepin County	%	State of WI	%	U.S.	%
1 unit detached	177	85.8	2,392	78.8	1,531,612	66.0	69,865,957	60.3
1 unit attached	4	1.9	46	1.5	77,795	3.4	6,447,453	5.6
2 units	0	0.0	79	2.6	190,889	8.2	4,995,350	4.3
3 or 4 units	0	0.0	73	2.4	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	75	2.5	106,680	4.6	5,414,988	4.7
10-19 units	0	0.0	98	3.2	75,456	3.3	4,636,717	4.0
20 or more units	0	0.0	66	2.2	143,497	6.2	10,008,058	8.6
Mobile Home	26	12.3	205	6.8	101,465	4.4	8,779,228	7.6
Other	0	0.0	2	0.1	2,703	0.1	262,610	0.2
Total	212	100	3,036	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Over 42% of the Town of Lima's housing stock was built in 1939 or earlier as compared to Pepin County, the State of Wisconsin and the Nation who reported 38%, 23.4% and 15.0%. The remaining housing stock in the Town was constructed in the following time frames: 1940-1979 (31.6%), 1980 through 2000 Census (26%). Building permits issued by the Pepin County Zoning Department indicate that in the last 8 years 2000-2007 and additional 28 single-family dwellings were constructed in the Town.

Table 3.2 Town of Lima, Year Structure Built, 2000

Year Built	Town of Lima	%	Pepin County	%	State of WI	%	U.S.	%
1999 to March 2000	3	1.4	33	1.5	50735	2.2	2,755,075	2.4
1995-1998	22	10.4	147	6.7	170219	7.3	8,478,975	7.3
1990-1994	10	4.7	92	4.2	168838	7.3	8,467,008	7.3
1980-1989	20	9.4	181	8.2	249789	10.8	18,326,847	15.8
1970-1979	34	16.0	348	15.9	391349	16.9	21,438,863	18.5
1960-1969	12	5.7	206	9.4	276188	11.9	15,911,903	13.7
1940-1959	21	9.9	353	16.1	470862	20.3	23,145,917	20.0
1939 or Earlier	90	42.5	835	38.0	543164	23.4	17,380,053	15.0
Structures	212	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Median Housing Value

The median value of a home in the Town of Lima was \$75,600 in 2000, compared to Pepin County at \$79,200, State of Wisconsin at \$112,200, and the U.S. at \$119,600 (See Table 3.3).

Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government, 2000

Governmental Unit	2000 Median Housing Value
T. Lima	75,600
T. Peru	75,000
T. Rock Creek	90,700
T. Dunn	97,400
T. Albany	93,900
T. Durand	101,100
T. Maxville	70,800
T. Mondovi	75,500
T. Canton	96,900
Pepin County	79,200
State	112,200
U.S.	119,600

Source: Bureau of Census, 2000

Town of Lima Housing

Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Lima, adjacent towns, Pepin County, the State and Nation. In the Town of Lima 89.1% of houses are owner occupied compared to 79.6% in Pepin County, 89.8% State, and 66.2% in the Nation. On the 2000 Census, the Town of Lima did not have a vacancy rate for available housing. The available housing vacancy rate is the portion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

Table 3.4 Housing Unit Occupancy Rates, 2000

Governmental Unit	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
T. Lima	221	89.1	10.9
T. Peru	83	88.0	12.0
T. Rock Creek	286	86.4	13.6
T. Dunn	630	92.5	7.5
T. Albany	180	93.3	6.7
T. Durand	237	88.2	11.8
T. Maxville	115	75.7	24.3
T. Mondovi	153	84.3	15.7
T. Canton	102	75.5	24.5
Pepin County	2,759	79.6	20.7
State	2,084,544	89.8	10.2
U.S.	105,480,101	66.2	33.8

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present house. The highest percentage of residents, 25.9%, moved into their present house between 1980 and 1989. Over 50% of residents moved into their present house prior to 1990.

Table 3.5 Housing Unit Vacancy Rates, 2000

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Lima	-	4.0
T. Peru	0.0	0.0
T. Rock Creek	3.1	9.3
T. Dunn	-	-
T. Albany	0.6	14.3
T. Durand	-	-
T. Maxville	-	-
T. Mondovi	1.5	4.0
T. Canton	1.3	3.8
Pepin County	1.5	5.7
State	1.2	5.6
U.S.	1.7	6.8

Source: Bureau of Census, 2000

Table 3.6 Town of Lima Year Householder Moved In

Year Moved In	Percent
1999 to March 2000	3.3
1995 to 1998	25.0
1990 to 1994	18.9
1980 to 1989	25.9
1970 to 1979	14.6
1969 or earlier	12.3

Source: U.S. Bureau of Census, 2000

Affordability of Housing

Table 3.7 illustrates the affordability of housing in the Town of Lima, surrounding municipalities, Pepin County, the State of Wisconsin and the Nation. In the Town of Lima residents of 17.0% of the units sampled spent more than 30 percent of their income on their housing units. This was a slightly higher percentage than the County (16.8%), but lower than both the State (17.8%) and Nation (21.8%). Of the Town's sampled residents, about 47% spent less than 15 percent of their income on their housing units.

Table 3.7 Percent of Income Spent on Owner-Occupied Units, 2000

Governmental Unit	Total Specified Owner-Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Lima	94	46.8	36.2	17.0	0.0
T. Peru	34	32.4	52.9	14.7	0.0
T. Rock Creek	119	41.2	47.0	11.8	0.0
T. Dunn	215	44.7	40.4	14.9	0.0
T. Albany	53	28.3	56.6	15.1	0.0
T. Durand	119	40.3	51.2	8.4	0.0
T. Maxville	41	36.6	48.8	14.7	0.0
T. Mondovi	57	50.9	35.1	14.0	0.0
T. Canton	23	34.8	30.4	34.8	0.0
Pepin County	1,464	43.0	40.8	15.9	0.3
State of Wisconsin	1,122,467	36.8	45.0	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: Bureau of Census, 2000

Table 3.8 shows renter occupied units and percent of income spent on sampled units by residents in the Town of Lima, surrounding municipalities, Pepin County, State of Wisconsin, and the Nation. None of the Town's sampled residents spent 30 percent or more of their income on their renter occupied units. Seventy Five percent of the Town's sampled residents spent less than 30 percent of their income on their renter occupied unit, as compared to the County (68.5%), State (62.6%) and Nation (55.6%).

Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Lima	16	12.5	62.5	0.0	25.0
T. Peru	9	22.2	55.5	0.0	22.2
T. Rock Creek	31	16.1	51.6	12.9	19.4
T. Dunn	74	12.1	35.1	23.0	29.7
T. Albany	14	35.7	14.3	0.0	50.0
T. Durand	26	46.2	23.1	15.4	15.4
T. Maxville	19	21.1	26.3	42.1	10.5
T. Mondovi	4	0.0	50.0	0.0	50.0
T. Canton	14	42.9	14.3	28.6	14.3
Pepin County	515	26.2	42.3	20.4	11.1
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: Bureau of Census, 2000

Housing Goals and Objectives

Goal A: *Encourage single-family housing in the Town and promote efficient development patterns.*

- a. As stated in the Land Use Element multi-family housing and mobile home parks are encouraged to locate in municipalities which can provide sewer and water.
- b. In evaluating residential development proposals, direct new non-farm development to sites that do not adversely affect the operation of agricultural working lands.

Goal B: *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

- a. Provide Opportunities for Single Family Housing for All Income Levels
As the housing data illustrates in the Existing Conditions Report, the Town of Lima is a rural town. One of the priorities of the Town in developing the comprehensive plan was to maintain opportunities in the town for single family housing for all income levels (including low and moderate). The comprehensive plan maintains existing housing opportunities as it does not recommend the implementation of policies, programs or ordinances that could be viewed as exclusionary (such as minimum square footage, minimum value, etc). The land use element does recommend areas for single-family housing development and ensures a suitable area for a private sanitary sewer system.
- b. A key to a stable and growing tax base is the construction and maintenance of new and existing housing. The quality of construction and proper maintenance of housing units will prolong the life of the structures, keep them safe and a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The Town of Lima complied with the state law and continues to support the requirement. The implementation of the state building code also ensures that structures will meet minimum requirements to provide access to all age groups and residents with special needs.

4. Transportation

The movement of people, especially in non-urban towns, is vital to the development and future of the local unit of government. The transportation network allows people to go to work and home as well as the movement of raw materials and products. The following section provides an inventory of the transportation system in the Town of Lima.

Public Road Inventory

The Town of Lima participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Lima by jurisdiction, classification and number of miles. Appendix 1 of this plan provides a complete listing of public roads in the Town of Lima.

Public roads are classified as arterial, collector and local based on functionality. Arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors. Collector roads provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. Local roads provide the lowest level of mobility and provide direct access to collectors and arterials. Map 3.1 (pg. 4-5) illustrates the roadway system in the Town of Lima.

Within the Town of Lima there are 55.31 miles of public road that are under the jurisdiction of either Pepin County or the Town of Lima. The Town of Lima maintains 27.75 miles of public road. All of these roads are classified as local roads. Pepin County has 27.56 miles of public road in the Town of Lima of which, 15.15 miles are classified as collector roads and 12.41 miles are classified as local roads.

Traffic Counts

Table 4.1 illustrates the traffic counts for the years of 1994, 2000, 2004 and 2006 for seven areas in the Town of Lima. As the traffic counts indicate, U.S Highway 10 and State Highway 85 have seen increases of 16% and 17% respectively. County Road BB traffic has increased 60%, while County Road V increased 9% and County Road R has not seen any increase. County Road B & V has seen a significant decrease but this can be attributed to an abnormally high traffic count in 1994 due to construction on USH 10 that year.

Table 4.1 Town of Lima – Average Daily Traffic Counts

Location	1994	2000	2004	2006	% Change 1994-2006
US Highway 10 west of CTH B	1800	2000	1800	1800	0%
US Highway 10 east of CTH BB	1900	1700	2100	2200	16%
State Highway 85 near northern Town boundary	2300	2500	2700	2700	17%
County Road B & V	1100	330	200	200	-82%
County Road BB between County Highways B and R	100	160	160	160	60%
County Road V west of Forster Road	350	490	380	380	9%
County Road R west of Weissinger Road	240	280	240	240	0%

Source: Wisconsin Department of Transportation

Note: CTH B&V traffic count was high in 1994 due to road construction on USH 10

U.S. Highways

U.S. Highway 10 is a major east-west road for Wisconsin, which runs from Manitowoc in the east to Prescott in the West. It is classified as an arterial road and has a length of 5.9 miles in the Town. It runs from the western Town boundary south-easterly to the southern Town boundary.

Town of Lima Transportation

State Highways

State Highway 85 is classified as an arterial road that runs north-south on the eastern part of the Town. It links Durand with Eau Claire and has a length of 4.6 miles in the Town. It runs from the western Town boundary north-east to the north Town boundary then east along the Town boundary before turning north again.

County Highways

County B

County B runs from U.S. Highway 10 on the Western border of the town southeast to the southern boundary then north across U.S. Highway 10 then north and east to County Road BB. For 1.23 miles between County Road FF and County Road V it is classified as a collector road. For that rest of its length (4.58 miles) it is classified as a local road.

County BA

County BA runs from County B on the southern Town boundary line east for 0.5 miles and is classified as a collector road. Pepin County is responsible for maintaining 0.25 miles of this road, Buffalo County is responsible for the other 0.25 miles.

County BB

County road BB is a north-south road running from U.S. Highway 10 in the south eastern part of the Town, north 3.88 miles to the intersection with County Road R. It is classified as a collector road.

County FF

County Road FF is located in the southwest corner of the Town. It forms the border between the Towns of Lima and Durand from County Road B south for 0.33 miles before turning west into the Town of Durand. It is classified as a local road in the Town of Lima.

County M

County Road M is located in the northwest corner of the Town. It runs from the intersection with County Road MM along the northern County border, west along the County border for 0.33 miles then turns south and runs south then west to the western Town border for a total distance of 0.85 miles. Pepin County is responsible for 0.69 miles of this road as Dunn County is responsible for the remainder. County Road M is classified as a local road in the Town of Lima.

County MM

County Road MM is located in the northwest corner of the Town. It runs from State Highway 85 north to the County Border. It is 1.08 miles in length and is classified as a local road.

County R

County Road R is classified as a collector road that runs east-west from the East Town border with the Town of Albany west to the western Town border and the intersection with State Highway 85. It is the major east-west road for the central part of the Town. It has a total length of 6.26 miles in the Town of Lima.

County T

County Road T runs from State Highway 85, east 5.05 miles to the Town border with the Town of Albany. It is classified as a local road.

County V

In the Town of Lima County Road V runs from the intersection with County Road W at the western Town boundary, east for 1 mile then turns south, crossing U.S. Highway 10 and intersecting with County Road B. County Roads B and V then run together south east for 0.56 miles. County Road V then turns south and runs 0.18 to the County Border. It is classified as a collector road for 3.53 miles and a local road for 0.18 miles.

County VV

County Road VV forms part of the western border of the Town. It is 1.0 mile in length and runs from the intersection with State Highway 85 south to the intersection with County Road V. It is classified as a local road. Only 0.5 miles of this road are in the Town of Lima's jurisdiction. The remaining 0.5 miles lies in the Town of Durand's jurisdiction.

Para Transit

The Pepin County Senior Services operates a "minibus" service and a volunteer driver program to Pepin County elderly and disabled residents. This service provides rides for medical appointments, shopping and social/recreation opportunities.

Intercity Bus Service

Intercity bus service is not provided in the Town of Lima. Greyhound Lines bus terminal in Eau Claire is the closest daily scheduled bus route for the Town of Lima.

Freight Rail Service

The Town of Lima has no rail lines running through the Town. The closest Class I rail company is the Union Pacific, which has a line running through Eau Claire.



Passenger Rail Service

Daily passenger service (AMTRAK) is available in Red Wing, Minnesota. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul. One westbound and one eastbound train stop at Red Wing daily.

Airports

There are no public airports located in the Town of Lima. The Chippewa Valley Regional Airport located approximately 3 miles north of the City of Eau Claire is the closest airport with commercial services. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and in some cases wide body jets and military transports. The Chippewa Valley Regional Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year round by Northwest AirlinK/Mesaba Air.

Water Transportation

The Town of Lima is not located on a commercial waterway. The nearest water transportation is located at the Port of Red Wing, in Red Wing Minnesota. The Port of Red Wing serves ingoing and outgoing barge traffic on the Mississippi River. It provides water access for freight through public and private terminals. Cargo shipped by barge in the region primarily consists of liquid bulk cargo (chemicals, petroleum, etc.) and dry bulk cargo (grain, scrap metal, etc.).

Trucking

Truck transportation for hauling consumer goods is an important part of the regional, state and national economy. Through trucking in the Town of Lima takes place on U.S. Highway 10 and State Highway 85. Trucking of local goods (non-metallic minerals, agricultural products), for the most part, takes place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the spring thaw.

Town of Lima Transportation

Pedestrian/Bike Trails

There are no designated biking trails or routes within the Town of Lima.

STATE AND REGIONAL TRANSPORTATION PLANS

The following transportation plans were reviewed as part of the Town of Lima planning process. The plans were reviewed to insure consistency with other governing jurisdictions with regard to the future transportation improvements.

Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21st Century -November 1995

The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25-year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the Town of Lima are detailed in the plan. However, grant funding opportunities, local road assessment programs, elderly travel assistance programs that affect local units of government in Wisconsin are described within the plan.

The State of Wisconsin Department of Transportation is in the process of developing a new multi-modal transportation plan "Connections 2030". The plan will address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels.

Wisconsin State Highway Plan – February 2000

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas: traffic movement, safety, and pavement preservation. The plan is updated every six years. The does not specify any specific facility improvements within the Town of Lima.

Wisconsin DOT Six Year Highway Improvement Program

The plan details all road construction programs to be constructed in the state between 2006 and 2011. There are no projects listed for State Highways in the Town of Lima.

Wisconsin Bicycle Transportation Plan 2020 – December 1998

The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. The plan does not specify any specific facility improvements within the Town of Lima.

The Wisconsin Pedestrian Policy Plan 2020 – March 2002

"The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are not specific recommendations in the plan for the Town of Lima.

REGIONAL OR COUNTY TRANSPORTATION PLANS

Public Transit-Human Services Transportation Plan 2008-2013. This plan looks at coordination of publicly funded transportation services in Pepin County.

Transportation Goals and Objectives

Goal A: *Maintain the existing road network and level of service (road condition and road maintenance).*

- a. It is recommended that the Town continue to maintain good working relationships with the State Department of Transportation, County Highway Department and neighboring local units of government. In doing so, explore areas where cooperation could be utilized to reduce or maintain local transportation costs. Possible areas to explore include joint purchases of transportation supplies such as salt, sand, culverts, etc. and consideration of cooperative/shared maintenance of roads. In addition, the joint purchase and/or sharing of equipment should be reviewed to determine if additional efficiencies could be found.
- b. Historically, the Town of Lima has maintained informal agreements with neighboring towns on the maintenance of road segments that are more easily/efficiently maintained by an adjoining local unit of government. It is recommended that the informal agreements be formalized into documented "road maintenance sharing agreements" to ensure the services continue to be provided and any liability issues are addressed.
- c. Biannually update the Town of Lima's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. Continue to gather needed information through the annual inspections of the Town's Roads. Ongoing participation in the WISLR program efficiently facilitates the administration of road aid the Town of Lima receives.
- d. The location and construction of new roads in conjunction with a new development should be done in a manner to cause the least disturbance to the environment, topography and unique natural areas.
- e. Due to public safety and road maintenance issues, cul de sacs/single point entry roads should be avoided whenever possible. In situations when single entry roads/cul de sacs are unavoidable it is recommended that the turn around radius be increased to 80 ft. for snow removal purposes and emergency vehicle access.

Goal B: Address safety issues and provide recommendations on Non-Agricultural ATV usage.

- a. The planning commission should research this issue and develop a Town Non-Agricultural ATV usage ordinance pertaining to where and when Non-Agricultural ATV's may be operated.

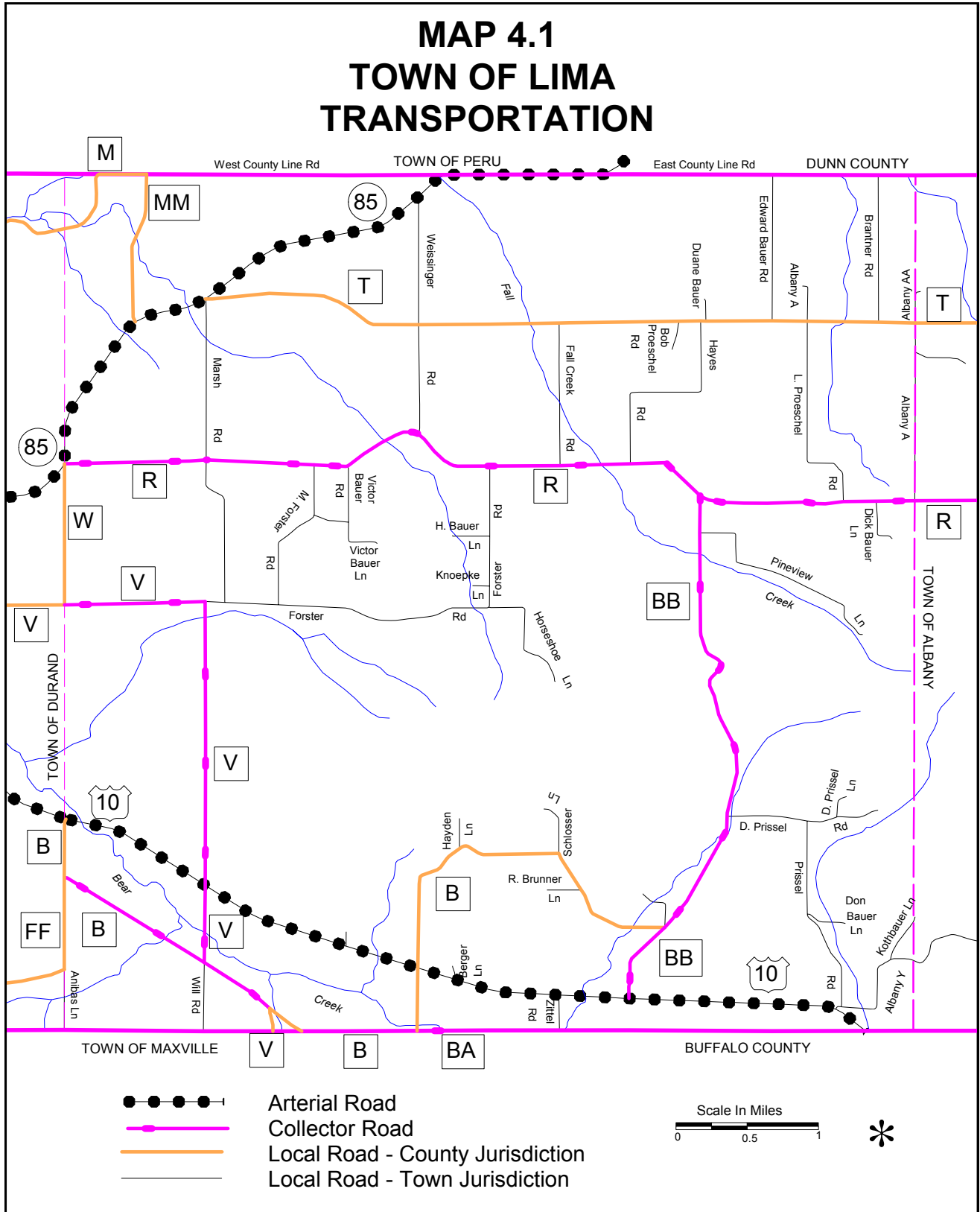
Goal C: Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.





- a. As the median age of Town of Lima residents is significantly lower than the county, state and national median age trends, transportation options/services for elderly and disabled residents are not a high priority. Because of this it is recommended that the Town work with the Pepin County Office of Aging and neighboring local units of government and support the development of enhanced transportation services to residents in need. This could include the expansion of such services as the volunteer drivers program, mini-bus routes, etc.

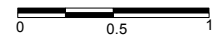
Goal D: Encouragement of neighborhood designs that support a range of transportation choices.

- a. As indicated at the public information meetings and the resident survey, Town residents wish to maintain the existing rural character of the Town. In addition the Town currently does not have any concentrated developed areas and has limited infrastructure, as such transportation choices are limited. It is therefore the recommendation that large developments be guided to surrounding municipalities where there is existing infrastructures to support these developments and also will be able to provide various transportation choices.

MAP 4.1 TOWN OF LIMA TRANSPORTATION



 Arterial Road
 Collector Road
 Local Road - County Jurisdiction
 Local Road - Town Jurisdiction

Scale In Miles

 0 0.5 1 *

5. Economic Assessment and Analysis

In preparing the economic analysis of the Town of Lima, various sources and levels of data were utilized. The majority of data came from the 2000 U.S. Census, while workforce projections were provided by the Wisconsin Department of Workforce Development. Town specific information was utilized whenever available.

Employment and Household Income Information

As of the 2000 Census, the Town of Lima had 360 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (70.6%) of the workers. Over 28% of town residents in the labor force held occupations in the Management Professional, followed by Construction, Extractions, and Maintenance with a little over 18%. The census information shows that only 4.4 percent of residents in the Town of Lima hold farming, fishing, or forestry industry occupations. This low number is possibly a result of residents that farm and hold other jobs being reported in other occupational categories. A second explanation is that this census information was compiled using sample data. Therefore; the results may not accurately reflect resident occupations.

Table 5.1 Town of Lima Employment Status, Occupation, and Class of Worker

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	495	100.0
In Labor Force	360	72.7
Civilian labor force	360	72.7
employed	344	69.5
unemployed	16	3.2
Armed Forces	-	-
Not in Labor Force	135	27.3
OCCUPATION	NUMBER	PERCENT
Management Professional	97	28.2
Service	54	15.7
Sales and Office	55	16.0
Farming, Fishing, and Forestry	15	4.4
Construction, Extractions, and Maintenance	63	18.3
Production, Transportation, and Material Moving	60	17.4
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	243	70.6
Government workers	24	7.0
Self-employed workers	75	21.8
Unpaid family workers	2	0.6

Source: U.S. Census Bureau 2000

Unemployment Rates

Annual unemployment rates are only available for Pepin County (Table 5.2). The rates over the last five years have ranged from a low of 3.5 in 2000 to a high of 5.3 in 2005. The low unemployment rates are an indicator of a strong regional economy.

Table 5.2 Pepin County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate

	2000	2001	2002	2003	2004	2005
Pepin Co.	3.5	4.3	5.0	4.9	5.1	5.3
State of Wis.	3.4	4.4	5.3	5.6	5.0	4.8
U.S.	4.0	4.7	5.8	6.0	5.5	5.1

Source: Wisconsin Department of Workforce Development

Town of Lima Economic Assessment and Analysis

Income and Poverty

Table 5.3 illustrates that median family income levels for the Town’s residents increased by \$22,292 from 1989 to 1999. The poverty rate in the Town of Lima increased slightly from 11.9% in 1989 to 12.2% in 1999. The poverty statistics indicate that the Town of Lima has a higher poverty rate than the State of Wisconsin, Pepin County and all adjacent towns except the Town of Albany but a lower rate than the U.S.

Table 5.3 Median Household and Family Income, Per Capita Income & Percent in Poverty 1989-1999

Governmental Unit	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
T. Lima	23,750	28,333	12,770	11.9	45,139	50,625	18,334	12.2
T. Peru	30,500	34,167	13,057		34,375	50,625	14,774	10.8
T. Rock Creek	24,896	30,417	9,892		43,906	46,354	16,735	7.7
T. Dunn	24,231	28,036	10,523		45,043	50,114	16,429	10.5
T. Albany	21,696	25,625	9,373	18	40,313	41,375	13,012	25.9
T. Durand	25,859	26,953	11,820	12.8	49,375	53,636	18,879	4.8
T. Maxville	18,906	20,536	6,352	28.5	42,813	50,625	16,168	8.3
T. Mondovi	27,000	32,708	11,963	15	39,792	43,250	18,672	7.7
T. Canton	25,000	28,125	9,814	17.2	38,125	41,406	14,749	7.4
Pepin County	22,992	28,015	10,751	12.6	37,609	45,391	18,288	9.1
State of Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	27,135	8.7
United States	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: Bureau of Census, 2000

Note: Towns of Peru, Rock Creek and Dunn are in Dunn County,

Towns of Maxville, Mondovi and Canton are in Buffalo County. Towns of Albany, Durand and Lima are in Pepin County.

Commuting to Work

Table 5.4 illustrates how the residents in the Town of Lima get to work. The majority of workers drove alone 72.1%, while 8.1% carpooled, and 14.5% worked at home. The mean travel time to work for Town of Lima workers was a little over 26 minutes. This suggests that the majority of workers travel outside the Town of Lima for work.

Table 5.4 Commuting to Work – Town of Lima

Means of Travel	Percent
Car, Truck, Van – Drove Alone	72.1
Car, Truck, Van – Carpooled	8.1
Walked	3.8
Other Means	1.5
Worked at Home	14.5
Mean Travel Time to Work 26.4 minutes	

Source: U.S. Census Bureau 2000

Top 10 Industries and Employers

In 2006, the largest employment industry in Pepin County was educational services employing 260 people. The second highest employment industry was food services and drinking places employing 204 people (See Table 5.5). Table 5.6 details Pepin County’s top 10 private employers. Chippewa Valley Hospital & Oakview and Bauer Built Inc. are the county’s largest employers, each employing between 100-249 workers.

Table 5.5 Pepin County Prominent Industries

Industry	2006 Annual Average Employment	Change in Average Employment last 5 years	2006 Annual Average Wage
Educational services	260	-4	\$29,690
Food services & drinking places	204	Not Available	\$8,743
Hospitals	Not Available	Not Available	Not Available
Merchant Wholesalers, Nondurable Goods	136	47	\$24,044
Motor Vehicle and Parts Dealers	108	7	\$34,193
Nursing & residential care facilities	84	Not Available	\$18,238
Merchant Wholesalers, Durable Goods	Not Available	Not Available	Not Available
Executive, Legislative, & General Government	79	17	\$15,142
Construction of Buildings	74	-24	\$41,016
Ambulatory health care services	65	20	\$31,071

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information
 Note: Some data was suppressed for confidentiality and not available

Table 5.6 Pepin County Top 10 Privately Owned Employers - 2005

Establishment	Product or Service	Size (December 2005)
Chippewa Valley Hospital & Oakview	General medical & surgical hospitals	100-249 employees
Bauer Built Inc.	Tire dealers	100-249 employees
Countryside Coop	Farm Supplies merchants wholesalers	50-99 employees
Pepin Manor	Nursing Care facilities	50-99 employees
Harbor View Café	Full-service restaurant	50-99 employees
Econo Foods	Supermarket & other grocery stores	50-99 employees
Security National Bank	Commercial Banking	20-49 employees
Handy Mart	Gasoline station with convenience stores	20-49 employees
Durand Builders Service Inc	Industrial building construction	20-49 employees
Mdma Equipment Dealers Inc.	Farm & garden equipment merchant wholesalers	20-49 employees

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

Industry Projections

Industry projections are available for the West Central Wisconsin Workforce Development Area, which includes Pepin County, from the Wisconsin Department of Workforce Development. Table 5.7 indicates that over the next several years the largest projected employment increases will take place in the Ambulatory Health Services and Hospital industries.

Table 5.7 Industry Projections for West Central Wisconsin Workforce Development Area*, 2006-2016

Industry Title	2006 Estimated Employment	2016 Projected Employment	2006-2016 Employment Change	2006-2016 Percentage Change
Total Non-Farm Employment	173,880	194,330	20,450	11.8%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	31,990	32,030	40	0.1%
Paper Manufacturing	1,720	1,720	0	0%
Plastics and Rubber Products Manufacturing	3,400	3,670	270	7.9%
Computer and Electronic Product Manufacturing	3,22,	3,020	-200	-6.2%
Trade	28,800	30,900	2,100	7.3%
Food and Beverage Stores	5,040	5,250	210	4.2%
Transportation and Utilities (Including US Postal)	8,270	9,520	1,250	15.1%
Financial Activities	7,010	7,710	700	10.0%
Education and Health Services (Including State and Local Government Education and Hospitals)	37,330	45,540	8,210	22.0%
Ambulatory Health Care Services	5,540	7,570	2,030	36.6%
Hospitals (Including State and Local Government)	7,050	8,640	1,590	22.6%
Leisure and Hospitality	17,300	19,930	2,630	15.2%
Information/Prof Services/Other Services	21,470	24,920	3,450	16.1%
Government (Excluding US Postal, State and Local Educ and Hosp)	13,310	13,930	620	4.7%

*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Top 10 Occupations with the Most New Jobs, Job Openings, and Fastest Growing Occupations

Tables 5.8 through 5.10 illustrate the industries with the most potential for growth between 2006 and 2016. Health Diagnosing and Treating Practitioners is anticipated to have the largest increase of new jobs (2,050) followed by Personal Care and Service Workers (1,820) over the ten-year period. The fastest growing occupations over the period are projected to be Network Systems and Data Communication Analysts, Home Health Aides, and Personal and Home Care Aides. The occupations with the largest number of job openings over the next ten years is the Food and Beverage Serving field with over 7,000 projected job openings and Retail Sales with over 6,500 job openings.

Table 5.8 Top 10 Occupations With The Most New Jobs In The West Central Workforce Development Area*, 2006-2016

Occupational Title	Estimated Employment		Change		Annual Average		
	2006	2016	Numeric	%	New Jobs	Replacements	Total Openings
Health Diagnosing and Treating Practitioners	91,890	112,360	20,470	22.3%	2,050	1,530	3,580
Personal Care and Service Workers	105,520	123,760	18,240	17.3%	1,820	2,350	4,170
Food and Beverage Serving Workers	145,030	163,060	18,030	12.4%	1,800	5,270	7,070
Registered Nurses	51,130	64,550	13,240	26.2%	1,340	840	2,180
Nursing, Psychiatric, and Home Health Aides	53,860	65,450	11,590	21.5%	1,160	480	1,640
Computer Specialists	51,320	61,730	10,410	20.3%	1,040	1,150	2,190
Construction Trade Workers	113,380	123,340	9,960	8.8%	1,000	2,010	3,010
Health Technologists and Technicians	53,640	63,410	9,770	18.2%	980	1,160	2,140
Food Preparation and Serving Workers, including Fast Food	58,910	68,480	9,570	16.2%	960	1,120	2,080
Information and Record Clerks	116,990	126,570	9,580	8.2%	960	2,960	3,920

*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.9 Top 10 Fastest Growing Occupations In The Western Workforce Development Area*, 2006-2016

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2006	2016	Numeric	%	New Jobs	Replacements	Total Openings	
Network Systems and Data Communications Analysts	5,150	7,390	2,240	43.5%	220	110	330	Bachelor's degree
Home Health Aides	16,550	23,310	6,760	40.8%	680	150	830	Short-term on-the-job training
Personal and Home Care Aides	22,030	30,540	8,510	38.6%	850	370	1,220	Short-term on-the-job training
Computer Software Engineers, Applications	8,830	12,170	3,340	37.8%	330	130	460	Bachelor's degree
Medical Assistants	7,120	9,720	2,600	36.5%	260	90	350	Moderate-term on-the-job training
Physician Assistants	1,110	1,480	370	33.3%	40	20	60	Master's degree
Radiation Therapists	490	650	160	32.7%	20	10	30	Associate degree
Personal Financial Advisors	3,170	4,190	1,020	32.2%	100	30	130	Bachelor's degree
Dental Hygienists	4,170	5,470	1,300	31.2%	130	80	210	Associate degree
Dental Assistants	5,340	6,960	1,620	30.3%	160	90	250	Moderate-term on-the-job training

* West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.10 Top 10 Occupations With the Most Job Openings In The Western Workforce Development Area*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Food & Beverage Serving Workers	145,0300	163,060	18,030	12.4%	1,800	5,270	7,070	Short-term on-the-job training
Retail Sales Workers	165,410	168,760	3,350	2.0%	340	6,190	6,530	Short-term on-the-job training
Information and Record Clerks	116,990	126,570	9,580	8.2%	960	2,960	3,920	Short-term on-the-job training
Retail Salespersons	85,660	91,700	6,040	7.1%	600	2,640	3,240	Short-term on-the-job training
Waiters/Waitresses	48,070	52,830	4,760	9.9%	480	2,610	3,090	Short-term on-the-job training
Construction Trade Workers	113,380	123,340	9,960	8.8%	1,000	2,010	3,010	Short-term on-the-job training
Primary, Secondary, and Special Educ. Teacher	97,200	102,540	5,340	5.5%	530	2,270	2,800	Bachelor's, Master's degree
Other Personal Care & Service Workers	58,760	72,410	13,650	23.2%	1,370	1,310	2,680	Short-term on-the-job training
Motor Vehicle Operators	104,220	113,300	9,080	8.7%	910	1,760	2,670	Short-term on-the-job training
Financial Clerks	85,210	93,220	8,010	9.4%	800	1,750	2,550	Short-term on-the-job training

West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties

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

Strengths And Weaknesses For Fostering Economic Growth

Fostering economic development is always challenging to rural towns due to lack of public sewer and water facilities and minimal institutional economic development resources. The Town of Lima has these same deficiencies but is at an advantage as the Town is located near the regional business center (Eau Claire).

It is important to view economic development in a larger or more regional context. With that in mind the following are the Towns economic strengths and weaknesses:

Strengths

- Close to regional center
- Access to multiple transportation modes
- Low unemployment rate
- Great natural amenities
- Available land and building space
- High quality of life
- Cooperation between communities

Weaknesses

- Lack of educated and diverse workforce
- Infrastructure limitations
- Isolation from larger population centers (Twin Cities, Milwaukee, Madison)

Environmentally Contaminated Sites in the Town of Lima

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Lima. There were no contaminated sites in the Town of Lima identified in the database.

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the State. There are no waste disposal sites identified in the registry located in the Town of Lima. Contaminated sites are not a limiting factor for economic development in the Town to Lima.

County, Regional and State Economic Development Programs

Numerous county, regional and state economic development programs apply to the Town of Lima. The following is a list of selected programs that could be beneficial to economic development in the Town of Lima.

Regional Programs

- ▶ Western Wisconsin Technology Zone
- ▶ Business Capital Fund
- ▶ Business Capital Fund II
- ▶ Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc.)

State Programs

- ▶ Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- ▶ Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- ▶ Value Added Dairy Initiative (Grow Wisconsin)
- ▶ Wisconsin Department of Commerce Enterprise Development Zone Program
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- ▶ Wisconsin Department of Commerce Rural Economic Development Program
- ▶ Wisconsin Department of Commerce Entrepreneurial training Grant

Economic Development Goals and Objectives

Goal A: Promote agricultural and related small/home businesses as a way to maintain the existing rural lifestyle and local economy.

- a. Public input during the planning process identified small businesses as permitted uses. It is recommended that the Town of Lima support the development or expansion of small businesses. The desired businesses are described as follows:

Home Businesses

Home businesses fit into the town's rural lifestyle. Home businesses being described as small home offices, craft outlets, repair businesses, etc. Generally, these businesses can be described as family operated, one to five employees and having a limited visual impact on the Town. These businesses are often times important because they provide supplemental income to existing farm operations and allow the land to remain in productive agriculture rather than being sold to competing uses (residential) that may detract from the rural atmosphere.

Small Commercial and Retail Uses (structures 5,000 sq. ft. or less)

Small commercial and retail uses proposed in the Town of Lima are recommended to be located along U.S. Highway 10 and State Highway 85 to reduce impacts on local road facilities.

Large Commercial, Retail and Industrial Uses (structures over 5,000 sq. ft.)

Large Commercial, Retail and Industrial Uses (structures over 5,000 sq. ft.) are recommended to be located in business/industrial parks in municipalities in close proximity to the Town of Lima such as the City of Durand, City of Mondovi or the City of Eau Claire, which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well. It is recommended that industrial development be encouraged to locate in these neighboring communities.

Goal B: Continue to support and promote agriculture as a viable economic industry in the Town.

- a. Coordinate with neighboring municipalities, and Pepin County on marketing agriculture as a viable economic industry.
- b. Encourage services and businesses that support agriculture operations to locate in the Town.
- c. Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy.

Goal C: Protection of economically productive areas, including farmland and forests.

- a. Discourage developments on prime agricultural lands identified on map 8.1 (page 8-6).
- b. Evaluate the interest in developing a "Purchase of Development Rights Program" to determine if it would benefit the Town of Lima and preserve productive agricultural and forest lands.

Goal D: Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.

Town of Lima Economic Assessment and Analysis

- a. Work to enhance the economic strengths and minimize the economic weaknesses of the Town of Lima as identified in Chapter 5 of the Existing Conditions Report. Specifically, work cooperatively with local business organizations and adjacent units of government on economic development issues with the realization that each unit of government is a component of the regional economy. In addition, through land use planning activities maintain the Towns productive agricultural land, low housing densities, and natural/recreational resources.
- b. Continue to monitor County, Regional and State programs that promote the desired businesses identified during the planning process by town residents. Specific programs to promote/monitor:

County Programs

Business Capital Fund

State Programs

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

6. Existing Utilities and Community Facilities

The Town of Lima being a rural township has limited community facilities to serve the needs of its residents. The following description of utilities and community facilities was gathered from interviewing Town officials.

Sanitary Waste and Water Supply

The Town of Lima is unincorporated and all businesses and residences are served by private on-site wastewater treatment systems. Private on-site wastewater treatment systems standards (Wisconsin Administrative Code: COMM 83) are enforced by the Pepin County Land Management Department for the Town of Lima. Development in the Town of Lima is dependent upon private on-site wastewater treatment systems. Most land and building sites in the town can utilize a conventional on-site wastewater treatment system.

Water supply to residents and businesses in the Town of Lima is provided by private wells. The Town of Lima provides no public water service.

Solid Waste/Recycling

Residents of the Town have the option of contracting with either Durand Sanitation or Veolia of Eau Claire who will pick up their solid waste or they can purchase bags from either the Town or the City of Durand and deliver their solid waste to the old landfill in the Town of Waubeek or to the mobile collection site at the Town of Albany Town Hall. The landfill drop off site is located N6799 County Road D and is open on Mondays Noon to 6:00 p.m., Wednesdays and Fridays from 1:00 p.m. to 5:00 p.m. and Saturdays from 7:00 a.m. to Noon. The Mobile collection site located at the Town of Albany's Town Hall is located at W1155 County Road R and is open on Saturdays from 9:00 a.m. to noon. Residents can drop off recycling and garbage bags only at the mobile site.

The Town of Lima residents are also encouraged to recycle. Recyclable materials can be dropped off at the same locations as solid waste. There is no collection of recyclable materials they must be dropped off at one of the collection locations.

Storm Water Management

The major responsibility of the Town of Lima for the management of storm water involves controlling runoff from the public roadways. This is accomplished by keeping culverts, bridges and road ditches free of debris.

Town Government Structure

The Town of Lima Town Board consists of three elected members: a chairman and two supervisors. The Town of Lima has an elected Town Clerk and an elected Town Treasurer. The Town has a Plan Commission that consists of 7 appointed members.

Town Facilities

The Town Hall is located at W4195 Forster Road. The town hall is utilized for town meetings, elections and community events. The Town does not have any other facilities and does not have any employees.

Fire Protection, Police Protection and Emergency Management

The Town of Lima does not have a fire department. Fire protection is provided by the Durand Fire Department.

The Town of Lima does not have a police department. The Pepin County Sheriffs Department provides law enforcement to the town.

Pepin County Emergency Government Office is responsible for HAZMAT planning for Pepin County.

Town of Lima Utilities and Community Facilities

Emergency Medical Services

Durand Ambulance Service based out of Durand provides emergency medical services for Town residents. The Pepin County 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in Pepin County.

Health Care and Adult Day Care Facilities

There are no health care or adult day care facilities located in the Town of Lima.

Educational Facilities

The Town of Lima is serviced by one public school district, the Durand School district. Residents may also enroll their children in Assumption Catholic. This private school is located in the Town of Lima.

Post-secondary education opportunities are available for Town of Lima residents. The closest of these are the University of Wisconsin – Eau Claire, University of Wisconsin – Stout, Globe University (Eau Claire) and Chippewa Valley Technical College.

Libraries

There are no public libraries located in the Town of Lima. The 2 closest libraries for town residents are The Mondovi Library located in the City of Mondovi and the Durand Community Library located in the City of Durand.

Parks and Recreation Facilities

A description of the recreational opportunities is discussed in the Agricultural, Natural & Cultural Resources section of this report.

Churches and Cemeteries

There are two cemeteries located in the Town of Lima. The Holy Rosary Cemetery is located along County Road V and the Howard Cemetery an abandoned cemetery is located on County Road B. There is one church located within the Town of Lima. The Holy Rosary Church is located on County Road V.

Electricity/Telephone and Cable/Internet Services

Electricity is provided to Town residents by one of three suppliers, Dunn Energy Cooperative, Excel Energy and Riverland Energy Cooperative. Telephone and Internet service to residents is provided by the Nelson Telephone Cooperative.

Natural Gas

There are no natural gas providers for the Town of Lima.

Communication Towers

There is 1 communication tower located in the Town of Lima. This tower is owned by AT&T.

Future Expansion of Utilities and Community Facilities

Population and development projections developed during the planning process indicate that the Town of Lima will experience growth throughout the planning period. Based on the projections the community facilities described will not have to be expanded. The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate, modifications to the plan and community facilities will be addressed in future revisions.

Utilities and Community Facilities Goals and Objectives

Goal A: Maintain the existing level of public services (road maintenance, garbage/recycling center, etc.)

- a. During the planning process residents indicated that they were satisfied with the existing level of public services provided by the Town of Lima. As a policy the plan recommends that the Town Board strive to maintain the existing level of services over the planning period within the constraints of the budget.
- b. Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.
- c. Continue to monitor the growth of the Town of Lima to ensure that new development does not affect the ability of the Town to provide community services.
- d. Develop or refine ordinances/policies to make sure future development projects pay for additional burdens placed on public facilities as a result of a new development. Methods to consider ensuring expenses are covered include; development review fees, special assessments, transportation impact fees, etc.
- e. Encourage residents to properly maintain private on-site sewer systems and private wells to protect the environment and future ground water supplies.

Goal B: Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

- a. This goal is addressed in the Land Use and Transportation Elements by designating areas suitable for development and requiring developers to cover infrastructure costs associated with new development.

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7. Intergovernmental Relationships/Cooperation

The Town of Lima, located in Pepin County and as previously described, is bordered on the north by the Town of Peru in Dunn County, on the south by the Town of Canton in Buffalo County, on the east by the Town of Lima in Pepin County, and on the west by the Town of Durand in Pepin County. The school district of Durand serves the residents of the Town of Lima. The Town historically has maintained positive relationships with its neighboring municipalities and jurisdictions.

State and Federal Agencies

Wisconsin Department of Natural Resources (WDNR)

The Town of Lima has little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Lima and maintains floodplain regulations that are enforced through the County Zoning Office. No intergovernmental conflicts were identified in the planning process.

Wisconsin Department of Transportation (WDOT)

The Town of Lima does participate in the WDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Lima by jurisdiction, classification and number of miles. This program assists in the facilitation of state funding for town road maintenance.

Federal Emergency Management Agency (FEMA)

The Town of Lima has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts.

Regional Planning Commission

The Town of Lima and Pepin County are located in the jurisdiction of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin: Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding.

Services provided to member counties and municipalities include comprehensive planning assistance, economic development assistance, geographic information services, and general technical assistance.

Pepin County

The Town of Lima maintains positive relationships with numerous County agencies and departments. The Pepin County Sheriffs Department provides police protection services to the Town. The Pepin County Highway Department maintains the roadways in the Town of Lima. Historically, these services have been provided by Pepin County and it is expected that they will continue to be provided by the County throughout the planning period.

Surrounding Towns and Municipalities

In general the Town of Lima has maintained good intergovernmental relationships with its neighboring local units of government. The Town contracts with the Town of Albany for mowing along roads. The Town does not have specific intergovernmental cooperation agreements because of the few services the Town provides.

Comprehensive Planning

Pepin County

Pepin County does not have nor is it in the process of developing a Comprehensive Plan at this time.

Town of Albany

The Town of Albany, which borders the Town of Lima to the east, is also currently in the process of developing a comprehensive plan. The Town of Albany is similar to the Town of Lima in size and existing land uses. Both towns are following a similar planning process.

Town of Durand

The Town of Durand, which borders the Town of Lima to the west, has an adopted Land Use Plan. A review of this plan indicated that no conflict appear to exist with the Town of Durand.

Town of Lima Intergovernmental Cooperation

School District

As previously described the entire Town of Lima is serviced by the Durand School District. A private Catholic school is also located in the Town of Lima. During the planning process no intergovernmental conflicts were identified with these schools.

Intergovernmental Cooperation Goals and Objectives

Goal A: Maintain cooperative agreements for fire protection and emergency services with adjoining units of government.

- a. Strive to maintain cooperative agreements for fire protection. Currently, fire protection and emergency medical services is provided by the Durand Fire Department. Due to the size of the Town of Lima and its predicted growth, the Town does not anticipate any need for the Town to develop it's own fire department. Therefore this plan recommends the Town of Lima's continued participation with the Durand Fire Department.
- b. As discussed in the Transportation Element, it is recommended that the Town of Lima formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

Goal B: Encouragement of coordination and cooperation among nearby units of government.

- a. Continue to maintain county administered police protection. Due to the size of the Town of Lima and its predicted growth the Town does not anticipate any need for the town to develop it's own police department. It is recommended that the Town of Lima continue to utilize the county Sheriff's Department for protective services.
- b. Utilize the Pepin County website capabilities/links to provide information regarding the Town of Lima to interested residents and neighboring municipalities.
- c. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Lima review and evaluate the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.
- d. Strive to maintain an open dialogue with the schools serving the Town of Lima in order to evaluate the schools facility/educational needs.
- e. Continue to be an active member of the Pepin County Towns Association. Attending meetings of the Pepin County Towns Association is important to the Town in maintaining open dialogue with its neighboring towns and county agencies. Membership in this association and meeting attendance will be important in identifying and resolving any conflicts that may arise with neighboring towns by providing a forum for communication. Therefore, the plan recommends the Town Board continue attending the Towns Association meetings.
- f. As discussed in the Transportation Element, it is recommended that the Town of Lima continue communication with the County Highway Department, WDOT and neighboring towns. The intent of this policy is to facilitate open communication among agencies and governmental units to find efficiencies in road construction and maintenance responsibilities. The Town of Lima will continue to maintain active communication with the WDOT, County Highway Department and neighboring towns this will implement the policy.
- g. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.

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8. Inventory of Agricultural, Natural and Cultural Resources

Agricultural, natural and cultural resources are important as they impact the quality of life available to town residents. The information in this section came from reviewing past studies, planning documents and accessing numerous state databases.

Agriculture

Agriculture is the predominant land use in the Town of Lima and is of vital importance to the lifestyle enjoyed by the town's residents. Historically, agriculture has played a key role in the development of the Town and will continue to be a large part of the Town into the future. Issues relating to farming also affect others residents. Because of this all residents of the Town have a large stake in agricultural issues. Today, the agricultural crops most commonly grown in Pepin County and the Town of Lima are corn, soybeans, and alfalfa. Statistics from the 1997 and 2002 USDA Census of Agriculture show the following agricultural trends in Pepin County:



Ag Fields in Town

- The number of farms in Pepin County increased from 498 in 1997 to 501 in 2002
- The average size of farms increased from 218 acres in 1997 to 222 acres in 2002
- The total cropland harvested increased from 67,259 acres in 1997 to 68,984 acres in 2002
- The number of cattle and calves in the county increased from 21,585 in 1997 to 25,668 in 2002
- The 2002 USDA Census valued agricultural land at \$1,847 dollars per acre in Pepin County.

These statistics reflect a trend away from what is happening statewide as the state lost over 2,400 farms between 1997 and 2002 while Pepin County actually grew by 3 farms. Also Pepin County increased in the number of acres in cropland and the number of cattle and calves while during this time period the State of Wisconsin saw a decrease in these categories.

Prime Agricultural Lands

Prime agricultural land, as a designation assigned by U.S. Department of Agriculture is land that has the best combination of physical and chemical characteristics for producing economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. The Natural Resource Conservation Service has mapped these lands based upon soil types for Pepin County. Map 8.1 on page 8-6 shows the Prime agricultural lands for the Town of Lima. The largest amount of Prime Agricultural Lands can be found in the southern 1/3 of the Town.

Natural Resources

Soils

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) completed a soil survey for Pepin County in 2001. According to this survey Pepin County has 58 different soil types. Thirty-seven of these soil types can be found in the Town of Lima. Table 8.1 lists these soil types. The three largest soil types found in the Town of Lima are Markey and Seelyville Mucks, Finchford Loamy Sand and Urne Fine Sandy Loam.

Table 8.1 Soil Types found in the Town of Lima

Aldo Sand	Farrington Loamy Sand	Orion Silt Loam
Alganssee-Kalmarville Complex	Finchford Loamy Sand	Palms And Houghton Mucks
Arenzville Silt Loam	Gaphill-Rockbluff Complex	Plainfield Sand
Bearpen Silt Loam	Garne Loamy Sand	Plumcreek Silt Loam
Boone Sand	Hoopeston Sandy Loam	Prissel Loamy Sand
Boplain Sand	Kevilar Sandy Loam	Rusktown Sandy Loam
Brodale-Bellechester-Rock Outcrop Complex	Komro Loamy Sand	Scotah Loamy Fine Sand
Chaseburg Silt Loam	Lows Loam	Seaton Silt Loam
Churchtown Silt Loam	Markey And Seelyeville Mucks	Tarr Sand
Drammen Loamy Sand	Newglarus Silt Loam	Tint Sand
Elevasil Sandy Loam	Newson Mucky Loamy Sand	Urne Fine Sandy Loam
Ella Silt Loam	Norden Silt Loam	
Ettrick Silt Loam	Northbend-Ettrick Silt Loams	

Groundwater

Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Lima most geological formations contain water. Ground water is found in the layers of soil and rock underground called aquifers. Aquifers are areas underground where water gathers; these can be deep underground or a few feet. The depth to these aquifers can vary depending upon various factors such as the amount of rain and the amount of pumping. Aquifers are recharged by direct precipitation mainly in the form of heavy rainfall and melting snow. Because these aquifers get some of their water from rain, what people put on the land can affect the aquifers. Generally, all ground water is free of bacteria and safe to drink.

Surface Water

There are numerous small streams and springs within the Town of Lima that eventually all flow into the Chippewa River. The northern creeks flow directly into the Chippewa River while the creeks in the southern ½ of the Town flow into Bear Creek, which flows northwest into the Chippewa River. There are no natural lakes in the Town. Map 8.2 (page 8-7) shows the surface water features of the Town.

Woodlands

Woodlands are the largest vegetative cover and make up approximately 23.4% or 5,363 acres of the Town of Lima. The State’s Managed Forest Law (MFL) program is set up to preserve and manage existing forested lands. Landowners can sign up for the program and receive a reduced tax rate provided program requirements are followed. Proceeds for the program come from a stumpage fee that is required when the timber is harvested by the landowner. Woodlands not only provide habitat for native species but they are a renewable resource. In addition to providing habitat and lumber woodlands also help define the rural character of the Town. Agricultural land interspersed with woodlands is what defines the Town of Lima.

Wetlands

Wetlands are defined as any area where water is at, near, or above the surface long enough to support hydrophilic vegetation, having soils that are indicative of wet conditions. Wetlands are important in several ways. First they provide a holding area for water during times of flooding. This slows the flow of water downstream during flooding thus reducing the flooding downstream. Secondly, they provide areas where groundwater can recharge underground aquifers. These areas not only recharge the aquifers but the plants in the wetlands act as a filter cleaning the ground water before it enters these aquifers. Wetlands also filter water before releasing it downstream where it can enter rivers or lakes. And lastly wetlands provide habitat for wildlife. Because of this wetlands should be protected from development. The Town of Lima has a little over 5% of its land classified as wetlands and is the third highest category of land use in the Town. Map 2.2 on page 2-7 identifies these wetlands.

Floodplains

A *floodplain* is flat or nearly flat land adjacent to a body of water that experiences occasional or periodic flooding. It includes the *floodway*, which consists of the stream channel and adjacent areas that carry flood flows, and the *flood fringe*, which are areas covered by the flood, but which do not experience a strong current. In either case development of these areas should be avoided. Map 2.3 on page 2-8 identifies the floodplains in the Town.

Open Space

Open spaces are one of the Town of Lima’s greatest attributes. Over 89% of the town’s landscape is made up of forested, grasslands or agricultural lands. There are no areas of concentrated development within the Town.

Non-Metallic Mineral Resources

Non-metallic mineral resources available for excavation mainly consist of sand, gravel and stone. There are no active non-metallic mineral sites (quarries) in the Town of Lima.

Wildlife Resources

The agricultural fields, scattered forestlands, and spring fed streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are abundant in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds make their home in the Town of Lima.

Air Quality

The Town of Lima has a population of less than 2,500 people and limited industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be evaluated will include unregulated outdoor burning and neighboring urban municipalities (City of Durand, etc.).

Threatened and Endangered Species

The Federal U.S. Fish and Wildlife Service has listed 13 species as “Endangered “ and 4 that are listed as “Threatened” in Wisconsin. Table 8.1 lists these “Federally” listed species. Wisconsin in accordance with the Federal Endangered Species Act (ESA) has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. They include species legally designated as "Endangered" (*in danger of being extirpated from all or a portion of its range*), "Threatened" (*the Wisconsin portion of the species population is either on the verge of extirpation or is a relic population*) and “Special Concern”. Special Concern species are those species about which some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species before they become threatened or endangered. The Wisconsin Natural Heritage Working List identifies 59 species as “Endangered”, 40 species as “Threatened” and 356 species as “Special Concern”.

Table 8.2 Wisconsin Federally Listed Endangered and Threatened Species

<i>Endangered Species</i>		
Piping Plover (bird)	Bullhead (mussel)	Eastern Massasauga Rattlesnake
Kirklands Warbler (bird)	Winged Mapleleaf (mussel)	Prairie Bush-Clover (plant)
Indiana Bat	Karner Blue Butterfly (insect)	Fassett’s Locoweed (plant)
Spectacle Case (mussel)	Hine’s Emerald Dragonfly (insect)	Prairie White-Fringed Orchid (plant)
Higgins’ Eye (mussel)		
<i>Threatened Species</i>		
Canada Lynx	Dune Thistle (plant)	Northern Wild Monkshood (plant)
Dwarf Lake Iris (plant)		

<http://www.dnr.state.wi.us/org/land/er/wlist/fedlisted.asp>

Cultural Resources

Archeological and Historic Resources

A search of the Wisconsin National Register of Historic Places revealed 2 registered buildings in Pepin County. The register included historic houses, churches, mounds, historic camps and burial sites. The 2 buildings listed are the Durand Free Library and the Pepin County Courthouse and Jail, both of which are located in the City of Durand.

Town of Lima Agriculture, Natural and Cultural Resources

Wisconsin’s Architecture and History Inventory (AHI) was searched and 25 structures in the Town of Lima were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses. It is a permanent record maintained by the Wisconsin Historical Society. Of the 25 structures located within the Town of Lima five are barns and seventeen are houses. In addition there is a church, the Town Hall and a retail business listed. Table 8.1 lists these structures.

Table 8.3 Architecture and Historical Site Inventory		
Current Name	Location	Description
Unnamed	STH 85 T25N R12W Section 04	Side Gabled House
Unnamed	STH 85, N Side, .5 Miles West Of CTH T	Side Gabled House
Unnamed	CTH T, North Side, .6 Miles East Of STH 85	Astylistic Utilitarian-Basement Barn
Unnamed	CTH M, East Side, .3 Miles North STH 85	Gabled Ell House
Unnamed	CTH R T25N R12W Section 08	Astylistic Utilitarian-Basement Barn
Unnamed	Fall Creek Rd, East Side, .1 Mile South Of CTH T	Gabled Ell House
Unnamed	Fall Creek Rd, East Side, .1 Mile South Of CTH T	Astylistic Utilitarian-Crib Barn
Unnamed	CTH V, North Side, .9 Miles East Of CTH VV	Astylistic Utilitarian-Barn
Unnamed	CTH V, North Side, .9 Miles East Of CTH VV	Gabled Ell House
Holy Rosary Catholic Church	CTH V, West Side, 1.6 Miles North Of USH 10	Neogothic Revival
Unnamed	CTH V, West Side, 1.1 Miles North Of USH 10	Gabled Ell House
Lima Town Hall	Foster Rd, South Side, .5 Miles East Of CTH V	Front Gabled
Unnamed	CTH B, South Side, 1 Mile West Of CTH BB	Side Gabled House
Unnamed	Wittig Rd, North End .3 Miles North Of CTH B	Gabled Ell House
Unnamed	CTH V, East Side, .7 Miles North Of USH 10	Side Gabled House
Unnamed	CTH V, West Side, .75 Miles North Of USH 10	Gabled Ell House
Unnamed	CTH B, South Side, .2 Miles East Of CTH FF	Gabled Ell House
Unnamed	CTH BA, North Side, .1 Miles East Of CTH B	Boomtwn retail building
Unnamed	USH 10, North Side, 1 Mile East Of CTH V	Gabled Ell House
Ryan Farmstead	USH 10 T25N R12W Section 32	Second Empire House
Steve & Richelle Eidem House	CTH B, North Side, .8 Miles East Of CTH Y	Italianate House
Unnamed	USH 10, North Side, .5 Miles West Of CTH B	Astylistic Utilitarian-Barn
Unnamed	USH 10 And CTH BB, Northwest Corner	Two Story Cube House
Unnamed	25N-12W-35	Other Vernacular House
Unnamed	Prissel Rd, W Side, .8 Miles North Of USH 10	Other Vernacular House

Source: Wisconsin Historical Society - Architecture and History Inventory (AHI)

Recreational Resources

County and State Parks

There are no County or State Parks located in the Town of Lima.

Chippewa River State Trail

The Chippewa River State Trail run 30 miles from downtown Durand to Eau Claire, with a connection to the Red Cedar State Trail. In the Town of Lima the trail is located in the northwest corner of the Town and runs for less than ½ mile within the Town’s boundary. The surface of the trail is asphalt in Pepin County. Passes are not required on the portion of the trail operated by Pepin County but bikers and in-line skaters must have a trail pass for the state operated portions of the trail.

Agricultural, Natural and Cultural Resources Goals and Objectives

Goal A: Preserve farmland and enhance the agriculture economic base.

- a. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Lima
- b. The Land Use Element of the plan works to preserve agricultural land by designating the majority of the land area in the Town of Lima as Agriculture. This element further recommends that residential development avoid impacting existing agricultural operations and preserve agricultural land.
- c. In some cases an existing farm operation or neighbor of a farm operation sells off a portion of property to an individual for recreational or residential purposes. In numerous cases an unintended consequence is that the new resident is not familiar with agricultural operations and considers them a nuisance in some respects. This ultimately leads to complaints and community turmoil. It is recommended that when rural landowners (in particular farm operations) sell a portion of their property that they inform the buyer of existing adjacent agricultural operations and its potential nuisances.
- d. Publicize and promote state and county programs that support the preservation of existing farms and agricultural lands.
- e. Promote agricultural related businesses.
- f. Continue to support agriculture conservation practices and programs in the Town.

Goal B: Reduce conflict between agricultural expansions and existing residential housing.

- a. Create procedures to educate farm owners who are expanding on how to inform surrounding residents on their expansion project.

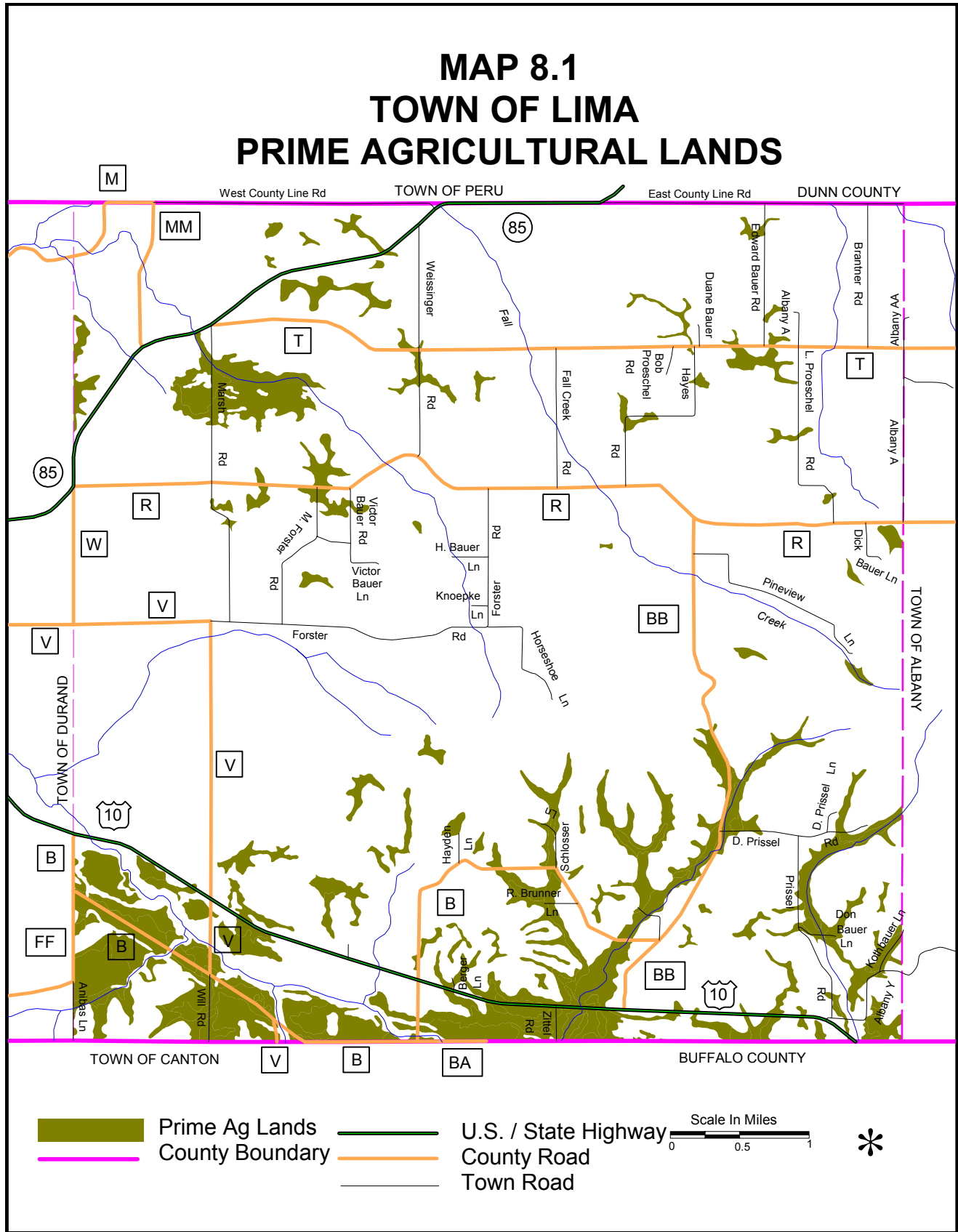
Goal C: Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.

- a. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
- b. Support policies, programs and ordinances that will maintain the creeks and streams in the Town of Lima as these features are recognized as important recreational resources.

Goal D: Preservation of cultural, historic and archaeological sites.

- a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.
- b. It is recommended that the Town of Lima support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.)

MAP 8.1 TOWN OF LIMA PRIME AGRICULTURAL LANDS



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9. Implementation

This comprehensive plan will only be beneficial if it influences how Town officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and the plan will create increased habits for use and become a key policy document for local officials and that actions recommended to be completed will be done.

Consistency Among Plan Elements

Wisconsin Statutes requires a discussion of how the plan will remain consistent across elements. The planning process established the Town Planning Committee as the governmental body that would oversee the development of all the planning elements. This process ensured that there are no known inconsistencies across planning elements. A member of the Town Board was a member of this committee. This participation helped ensure plan consistency with existing town policy. In addition, plan copies were forwarded to Pepin County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in Pepin County and the region.

The Town's planning process involved: designing, mailing and tabulating a resident survey; compiling an existing conditions report; holding a public information meeting to identify specific issues to be addressed and identifying goals for each of the planning elements.

Plan Adoption

It is important to understand that the plan will only be as good as its implementation. Adoption of the Town of Lima Comprehensive Plan is the first step in implementing the plan. The Planning Committee will recommend approval of the plan to the Town Board by resolution. The Town Board must then adopt the plan by ordinance in order to enact the plan. Once adopted the plan will serve as a framework and guide for the future development of the town over the next 20 years.

Plan Updates and Amendments

The Planning Committee and Town Board will be the primary bodies responsible for implementing and monitoring the plan over the 20-year planning period. Updates and revisions to the plan will also be the responsibility of the Planning Committee and Town Board, and done in accordance to Wisconsin State Statute requirements at a minimum of once every 10 years. During the plan update process resident involvement will be incorporated by notification of public meetings, updated surveys and a public hearing being held on any modifications. The plan update will include measuring plan performance at achieving goals, revising statistical information, updating projections and analysis of past projections. The final stage of the update process will include revising and/or updating implementation strategies to meet the changing needs of the Town. Plan amendments can be made at any time as long as appropriate public notices and meetings have occurred to allow for public input and review.

Plan objectives, definitions, policies, programs/actions, etc. recommended for development and implementation as a result of the planning process will be developed and/or approved by the Town Board and/or the Town Plan Commission both of which hold public meetings that are open to the public to attend and comment.

Future Land Uses

The Planning Committee in an attempt to maintain the Town's rural character while still allowing for some development has prepared a future land use map for guiding the Town's future development. The map developed by the Committee identifies 3 land use classifications for development. The first classification is Residential, which is for the development of residential structures. The second classification is Commercial, which allows for commercial development. Commercial development will be guided to areas adjacent to US Highway 10 and State Highway 85. And the third classification is Commercial/Residential, which allows both residential and commercial development. All other lands, which are not in DNR wetlands, FEMA 100-year Floodplains, have slopes less than 30% and are not Prime Agricultural Lands are designated as Agriculture/Forest lands and should not be developed. Map 9.1 on page 9-2 identifies the areas for development within the Town.

Town of Lima Implementation

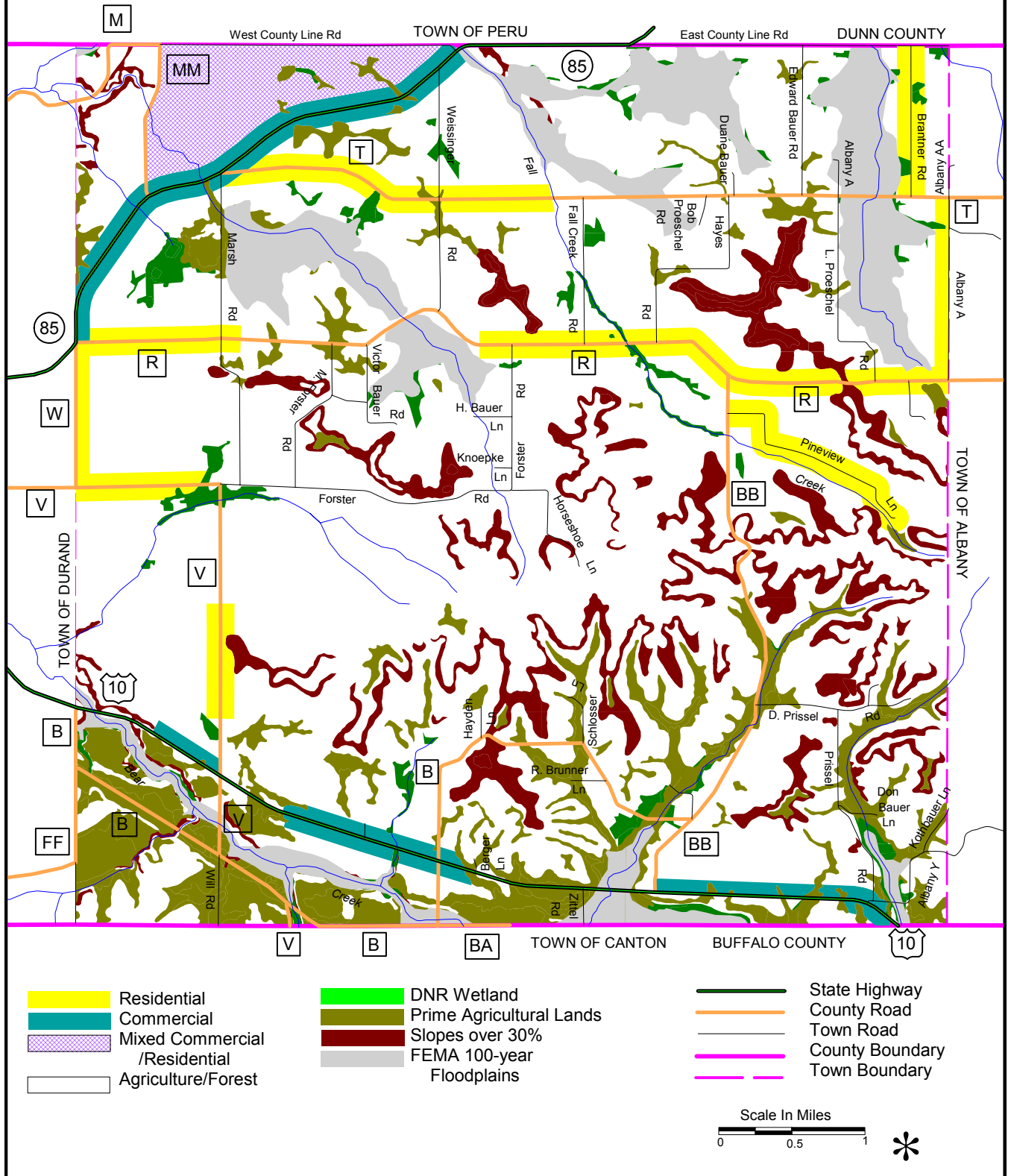
Implementation Schedule

The following implementation schedule has been developed for the Town of Lima Comprehensive Plan. Programs or action items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been scheduled. General policies that will guide the future development of the Town are not included in this implementation schedule.

Table 9.1 Implementation Schedule

Program or Action	Year
Formalize "road maintenance sharing agreements"	1
Explore joint purchasing and sharing of materials/equipment with neighboring municipalities for community services	2
Explore areas where cooperation with neighboring municipalities could be utilized to reduce or maintain local transportation costs	2
Update the Town of Lima's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program	Binannually
Create procedures to educate farm owners who are expanding on how to inform surrounding residents on their expansion project	3
Develop or refine ordinances/policies to make sure future development projects pay for additional burdens placed on public facilities as a result of new development	4
Research and develop a Town Non-Agricultural ATV usage ordinance	5
Update the implementation schedule	Every 5 years
Evaluate the interest in developing a "Purchase of Development Rights" Program	6
Utilize the Pepin County website capabilities/links to provide information regarding the Town	7
Update the Town of Lima Comprehensive Plan	Every 10 years

MAP 9.1 TOWN OF LIMA FUTURE LAND USES



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Appendix A

Department of Transportation Wisconsin Information System For Local Roads

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS**

County of Pepin (46)

Town of Lima (008)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Albany Y Rd	0.16		0.16						0.16
Anibas Ln	0.21		0.21						0.21
A Rd	0.62		0.62						0.62
Berger Ln	0.09		0.09						0.09
Bob Poeschel Ln	0.20		0.20						0.20
County Line Rd E	1.08		1.08						1.08
CTH B	5.81	5.81			1.23	4.58			
CTH BA	0.25	0.25			0.25				
CTH BB	3.88	3.88			3.88				
CTH FF	0.33	0.33				0.33			
CTH M	0.69	0.69				0.69			
CTH MM	1.08	1.08				1.08			
CTH R	6.26	6.26			6.26				
CTH T	5.05	5.05				5.05			
CTH V	3.71	3.71			3.53	0.18			
CTH VV	0.50	0.50				0.50			
Dick Bauer Ln	0.24		0.24						0.24
Don Bauer Ln	0.26		0.26						0.26
D Prissel Ln (1)	0.81		0.81						0.81
D Prissel Ln (2)	0.14		0.14						0.14
Duane Bauer Ln	0.14		0.14						0.14
Fall Creek Rd	1.01		1.01						1.01
Forster Rd	3.02		3.02						3.02
Hayden Ln	0.20		0.20						0.20
Hayes Rd	1.50		1.50						1.50
H Bauer Ln	0.25		0.25						0.25
Horseshoe Ln	0.90		0.90						0.90

Appendix A – Local Roads Inventory

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Knoepke Ln	0.12		0.12						0.12
Koller Rd	0.25		0.25						0.25
Kothbauer Rd	0.96		0.96						0.96
L Brantner Rd	1.04		1.04						1.04
Leonard Bauer Rd	1.03		1.03						1.03
L Poeschel Ln	0.24		0.24						0.24
L Poeschel Rd	1.48		1.48						1.48
Marsh Rd	2.17		2.17						2.17
M Forster Rd	1.11		1.11						1.11
Pineview Ln	1.47		1.47						1.47
Pioneer Ln	0.34		0.34						0.34
Prissel Rd	2.00		2.00						2.00
R Brunner Rd	0.24		0.24						0.24
Schlosser Ln	0.36		0.36						0.36
T Sabelko Ln	0.29		0.29						0.29
Victor Bauer Ln	0.34		0.34						0.34
Victor Bauer Rd	0.64		0.64						0.64
Vradenberg Rd	0.48		0.48						0.48
Weissingen Rd	1.64		1.64						1.64
Will Hill Rd	0.48		0.48						0.48
Zittel Rd	0.24		0.24						0.24
Total Miles	55.31	27.56	27.75	0.00	15.15	12.41	0.00	0.00	27.75

Appendix B

TOWN SURVEY

Town of Lima 2008 Community Survey

1. Are you a resident of the Township of Lima?

- Yes, full time Yes, part time No

2. Which one of the following best describes the parcel you live on?

- | | |
|--|--|
| <input type="checkbox"/> Single Family house, non-farm residence | <input type="checkbox"/> Single Family house, farm residence |
| <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Town House | <input type="checkbox"/> Multi-family Condominium |
| <input type="checkbox"/> Multi-family Apartment | <input type="checkbox"/> Part Time/Vacation Home |
| <input type="checkbox"/> Land Owner only | <input type="checkbox"/> Other (Please describe) |

3. How many acres of land do you own?

- | | |
|---|---|
| <input type="checkbox"/> Less than 5 acres | <input type="checkbox"/> Between 5 and 20 acres |
| <input type="checkbox"/> More than 20 acres | <input type="checkbox"/> More than 50 acres |

4. What is the reason you are currently living in or own land in the Township? (Choose all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Born and raised here | <input type="checkbox"/> Close to urban amenities, but like rural living |
| <input type="checkbox"/> Near family | <input type="checkbox"/> Lower cost of living when compared in other areas |
| <input type="checkbox"/> Rural life style | <input type="checkbox"/> Lower housing costs when compared to other areas |
| <input type="checkbox"/> Farming opportunities | <input type="checkbox"/> Employment/business opportunities |
| <input type="checkbox"/> Like the house/property | <input type="checkbox"/> Investment |
| <input type="checkbox"/> Property tax levels | <input type="checkbox"/> Other |

5. Please indicate the number of people for your household by age group

- 0 – 5 6 – 17 18 – 34 35 – 64 65 or older

6. What is your City/Town of employment?

- Town of Lima Durand Menomonie Eau Claire Other _____

7. New housing and housing improvements in the township should be:

	Strongly Agree	Agree	Disagree	Strongly Disagree
Single family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family housing (more than 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior citizen housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Should a concentrated effort be undertaken to recruit new industrial/commercial business in the Township of Lima? Yes No Not Sure

9. Should the Town of Lima encourage residential development to help address the problem of decreasing enrollment in our schools? Yes No Not Sure

Appendix B – Town Survey

10. For each of the following types of land uses, should the Township of Lima:

	Allow/No Restrictions	Allow/Some Restrictions	Prohibit	No Opinion
Residential subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes not in subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Home Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial/Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Professional/Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufacturing/Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Farms to 50 head of animals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium Farms to 500 head of animals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large Farms – over 500 head of animals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Local roads in the Township of Lima are in adequate condition:

- Strongly Agree Agree Disagree Strongly Disagree

12. In the next 10 years, which of the following transportation investments would be best for the Township of Lima?

	Strongly Agree	Agree	Disagree	Strongly Disagree
Maintenance of existing roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Publicly subsidized transportation for the elderly, poor, and disabled for medical appointments, work and job training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve bicycling opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Should the Town of Lima allow ATV travel on Town roads? YES NO

14. How would you rate the overall quality of the environment in the Township of Lima?

- Excellent Good Fair Poor

15. Is there a conflict between residential and farming operations in the Township of Lima?

- YES NO NOT SURE

16. Do you think that existing farmland in the Township of Lima should be preserved as farmland, or should landowners be able to develop it for non-agricultural purposes?

- Preserve Develop Not Sure

17. Should the Town of Lima use tax dollars to fund a program to permanently prohibit housing and commercial development on farmland and woodland?

- YES NO NOT SURE

18. In planning for the future, which of the following initiatives would you support in protecting or improving the quality of our natural environment in the Township of Lima? (check all that apply)

	Support	Oppose	No Opinion
Public recreation areas (parks, fishing, camping)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More regulations that protect agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving existing woodlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better enforcement of existing laws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. Leave as is
How would you grade the quality of education our public schools provide to the children in our community?
 Excellent Good Fair Poor

20. From your experience, please rate the following services:

	Excellent	Good	Fair	Poor
Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EMS (Emergency Medical Service)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage/Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for Elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning and Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

21. For each of the following statements, select one choice that best matches your opinion. The Township should:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Encourage agricultural land preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage residential development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage commercial projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage industrial projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work to preserve farmland by limiting development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserve our town’s scenic beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote more recreational oriented businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Require developers to pay for the added costs of providing local services that are needed to serve their projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Make natural resource protection a high priority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote growth and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limit the number of animals that a landowner or tenant may raise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small non-farm business should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow people to do whatever they want with their land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop land use regulations to control land development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop long range plans to control development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Place regulations on land development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is important to coordinate the township future plans with surrounding towns and villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. **What should the minimum lot size be for residential lots?**
 No minimum restriction Less than 2 acres 2 – 5 acres 5 – 10

