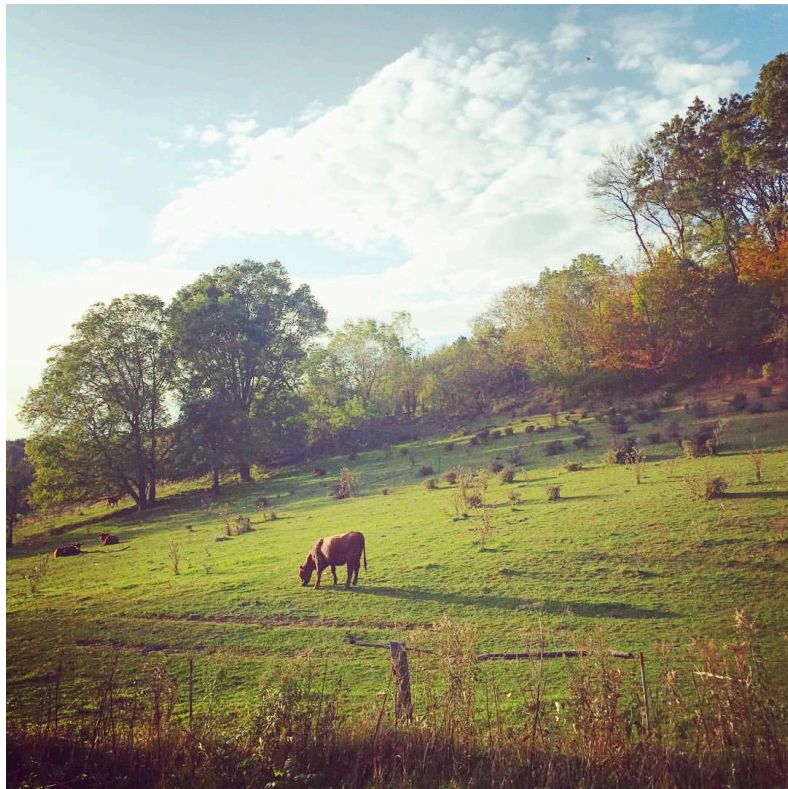


# **TOWN OF CHIMNEY ROCK**

## **Comprehensive Plan 2017-2037**

### **Trempealeau County, Wisconsin**

**May 2017**



Prepared by the Mississippi River Regional Planning Commission and the Trempealeau County Department of Land Management under the direction of the Chimney Rock Town Board and Town Planning Committee – May 2017



## ABSTRACT

**Title:** Town of Chimney Rock Comprehensive Plan 2017-2037

**Summary:** The Town of Chimney Rock Comprehensive Plan 2017-2037 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town 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.

**Town Chairman:** Gerald Hawkenson

**Town Board:** Mike Bautch  
Kathy Zeglin

**Town Planning Committee:**

2016 Review and Update by Town Board

Gerald Hawkenson, Chairman  
Mike Bautch, Supervisor  
Kathy Zeglin, Supervisor

2013 Committee – created two amendments now incorporated in 2016 plan

John Hepfler  
Pamela Knudtson  
Ron Kugel  
Tom Wik  
Don Williams  
Pam Williams  
Kathy Zeglin  
Tim Zeglin

Committee for original plan adopted in 2009

Billie Loesel  
Gerald Hawkenson

**Town Clerk:** Rose Ottum

**Planning Staff:** Mississippi River Regional Planning Commission  
Greg Flogstad, Director  
Peter Fletcher, Transportation Planner  
Sarah Ofte, Administrative Assistant  
  
Trempealeau County Dept. of Land Management  
Kirstie Heidenreich, Planning & Conservation Specialist



**PUBLIC HEARING NOTICE:**

**ADOPTION OF THE AMENDMENT TO  
THE TOWN OF CHIMNEY ROCK COMPREHENSIVE PLAN  
A PORTION OF THE  
TREMPEALEAU COUNTY COMPREHENSIVE PLAN**

Please take notice that a Public Hearing will be held by the Town of Chimney Rock Board of Supervisors on the adoption of the on amendments to the Town of Chimney Rock Comprehensive Plan. This hearing will be held on May 12, 2017 at 6:30 pm in the Town of Chimney Rock Town Hall, N43299 Church Rd, Strum, WI 54770

Copies of the Comprehensive Plan can be viewed at the clerk's home by appointment or the Town Hall by appointment or online at <http://www.trempeleaucounty.com>.

Written comments must be submitted prior to or at the public hearing on May 12, 2017. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Rose Ottum, Town of Chimney Rock Clerk, W27838 State Rd 121, Independence, WI 54747. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Rose Ottum, Clerk

# **Town of Chimney Rock**

**c/o Rose Ottum**

**W27838 State Rd 121**

**Independence, WI 54747**

**[ottum@triwest.net](mailto:ottum@triwest.net)**

Gerald Hawkenson, Chairman (715) 287-3454  
Joshua L. Skoug, Supervisor (715) 530-0931  
Kathy Zeglin, Supervisor (715) 985-3716

Rose Ottum, Clerk (715) 985-3080  
Dan Solfest, Treasurer (715) 985-3242  
Eric Kleven, Assessor (715) 598-4599

July 11, 2017

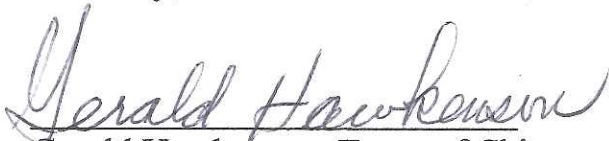
TO: The Honorable Trempealeau County Board of Supervisors

FROM: The Honorable Town of Chimney Rock Board of Supervisors  
Gerald Hawkenson, Chairman; Joshua L. Skoug and Kathy Zeglin

The Resolution and Amendments to the Town of Chimney Rock Comprehensive Plan have been approved unanimously by the Town of Chimney Rock Board. We ask that Trempealeau County Board of Supervisors approve and incorporate the Town of Chimney Rock Comprehensive Plan Amendments.

Thank you for your consideration.

Sincerely,



Gerald Hawkenson, Town of Chimney Rock Chair



Joshua L. Skoug, Town of Chimney Supervisor I



Kathy Zeglin, Town of Chimney Rock Supervisor II



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## **Appendix A – Maps**

- Map 1 Town of Chimney Rock Transportation System Map
- Map 2 Town of Chimney Rock Community Facilities Map
- Map 3 Town of Chimney Rock Contour/Slope Map
- Map 4 Town of Chimney Rock Soils Map
- Map 5 Town of Chimney Rock Land Use Map

## **Appendix B – 2016 Resolution Declining Mining Overlay District**

## ISSUES AND OPPORTUNITIES ELEMENT

### 1.1 Introduction

From 2000 to 2009 the Trempealeau County Department of Land Management, under the direction of the Trempealeau County Zoning Committee, worked with individual towns in Trempealeau County to develop comprehensive plans. The County values the importance of town comprehensive plans (developed through resident input), as the individual town plans have been assembled to create the County Comprehensive Plan. In 2008 the Comprehensive Plan for the Town of Chimney Rock was developed pursuant to Wisconsin State Statutes Comprehensive Planning Law and as required by the law was updated in 2016 – 2017. Comprehensive plans are required to be updated a minimum of once every 10 years by statute. The updated plan for the Town of Chimney Rock will assist the Town and the County in addressing development needs and issues in the future.

Throughout the planning process and subsequent plan updates public input has been facilitated by the Town's Advisory Planning Committee and Town Board. Public input has been gathered through public meetings, public hearings, surveys and public input exercises. The plan goals and objectives are a product of the public input received through the various planning processes.

In this element, the historical population, population projections, demographics, household characteristics, employment, income, and education will be displayed; all of which affect the town.

### 1.2 Population

#### *Historical Population*

Population plays an important role in how the community develops. Observing population trends helps plan for future needs in the town. The Town of Chimney Rock's population has fluctuated up and down since 1960, Table 1.1. The 1960 census reported the highest population for the Town (489 residents) but by the 2000 census the Town's population had decreased by over 40% to 276. The 2010 census again reported a decrease in the Town's population to 241, a decrease of 12.7% since the 2000 census.

**Table 1.1: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Population Trends**

	Population						%	%	%	%	%
	1960	1970	1980	1990	2000	2010	Chg 60-70	Chg 70-80	Chg 80-90	Chg 90-00	Chg 00-10
T. Dover (Buffalo Co)	491	435	455	451	484	486	-11.4	4.6	-0.9	7.3	0.4
T. Albion	601	561	605	696	595	653	-6.7	7.8	15.0	-14.5	9.7
T. Burnside	708	693	639	653	529	511	-2.1	-7.8	2.2	-19.0	-3.4
<b>T. Chimney Rock</b>	<b>489</b>	<b>345</b>	<b>390</b>	<b>267</b>	<b>276</b>	<b>241</b>	<b>-29.4</b>	<b>13.0</b>	<b>-31.5</b>	<b>3.4</b>	<b>-12.7</b>
T. Hale	1,167	1,041	983	971	988	1,037	-10.8	-5.6	-1.2	1.8	5.0
<b>Trempealeau Co.</b>	<b>23,377</b>	<b>23,344</b>	<b>26,158</b>	<b>25,263</b>	<b>27,010</b>	<b>28,816</b>	<b>-0.1</b>	<b>12.1</b>	<b>-3.4</b>	<b>6.9</b>	<b>6.7</b>
<b>State of Wis.</b>	<b>3,951,777</b>	<b>4,417,821</b>	<b>4,705,642</b>	<b>4,891,769</b>	<b>5,363,715</b>	<b>5,686,986</b>	<b>11.8</b>	<b>6.5</b>	<b>4</b>	<b>9.6</b>	<b>6</b>
<b>United States</b>	<b>179,323,175</b>	<b>203,302,031</b>	<b>226,542,199</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>308,745,538</b>	<b>13.4</b>	<b>11.4</b>	<b>9.8</b>	<b>13.2</b>	<b>9.7</b>

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

## Town of Chimney Rock Comprehensive Plan

### Population Projections

The population projections shown below in Table 1.2 were prepared by the Wisconsin Department of Administration-Demographic Services Center. The projections were developed in accordance with Wis. Stat. 16.96. It should be noted the projections are based on past and current population trends, and are only intended as a base-line guide. Any other available forecasts that incorporate additional information such as land usage, zoning regulations, and planned or proposed developments should be examined. Projections can also be compared with the population estimates produced annually by the Demographic Services Center.

**Table 1.2: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Population Projections**

	2020	2025	2030	2035	2040	% Chg 20-25	% Chg 25-30	% Chg 30-35	% Chg 35-40	% Chg 20-40
T. Dover (Buffalo Co)	495	505	510	510	505	2.0	1.0	0.0	-1.0	2.0
T. Albion	685	705	720	720	720	2.9	2.1	0.0	0.0	5.1
T. Burnside	510	505	500	485	465	-1.0	-1.0	-3.0	-4.1	-8.8
<b>T. Chimney Rock</b>	<b>235</b>	<b>235</b>	<b>230</b>	<b>225</b>	<b>215</b>	<b>0.0</b>	<b>-2.1</b>	<b>-2.2</b>	<b>-4.4</b>	<b>-8.5</b>
T. Hale	1,085	1,115	1,135	1,140	1,140	2.8	1.8	0.4	0.0	5.1
<b>Trempealeau Co.</b>	<b>30,725</b>	<b>31,840</b>	<b>32,810</b>	<b>33,240</b>	<b>33,450</b>	<b>3.6</b>	<b>3.0</b>	<b>1.3</b>	<b>0.6</b>	<b>8.9</b>
<b>State of Wis.</b>	<b>6,005,080</b>	<b>6,203,850</b>	<b>6,375,910</b>	<b>6,476,270</b>	<b>6,491,635</b>	<b>3.3</b>	<b>2.8</b>	<b>1.6</b>	<b>0.2</b>	<b>8.1</b>
<b>United States</b>	<b>334,503,000</b>	<b>347,335,000</b>	<b>359,402,000</b>	<b>370,338,000</b>	<b>380,219,000</b>	<b>3.8</b>	<b>3.5</b>	<b>3.0</b>	<b>2.7</b>	<b>13.7</b>

Source: WIS DOA Population Projections

### Factors Affecting Population Change

There are numerous social characteristics that may cause population fluctuations that may include households having fewer children, residents living longer, school or employment opportunities.

## 1.3 Age Distribution and Demographic Trends

### Gender Characteristics

Table 1.3 shows that the Town had a higher percentage of males as of the 2010 census that the County, State, or Nation.

**Table 1.3: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Population by Gender**

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Dover (Buffalo Co)	264	54.3	222	45.7	486
T. Albion	345	52.8	308	47.2	653
T. Burnside	272	53.2	239	46.8	511
<b>T. Chimney Rock</b>	<b>123</b>	<b>51.0</b>	<b>118</b>	<b>49.0</b>	<b>241</b>
T. Hale	544	52.5	493	47.5	1037
<b>Trempealeau Co.</b>	<b>14,638</b>	<b>50.8</b>	<b>14,178</b>	<b>49.2</b>	<b>28,816</b>
<b>State of Wis.</b>	<b>2,822,400</b>	<b>49.6</b>	<b>2,864,586</b>	<b>50.4</b>	<b>5,686,986</b>
<b>United States</b>	<b>151,781,326</b>	<b>49.2</b>	<b>156,964,212</b>	<b>50.8</b>	<b>308,745,538</b>

Source: U.S. Dept. of Commerce-Bureau of the Census 2010

### Age and Gender

Table 1.4 illustrates a breakdown of the Town's population by age and gender as of the 2010 census. As of the 2010 census the largest age groups in the Town were the 55-64 and 45-54 categories with the younger age categories containing fewer people.

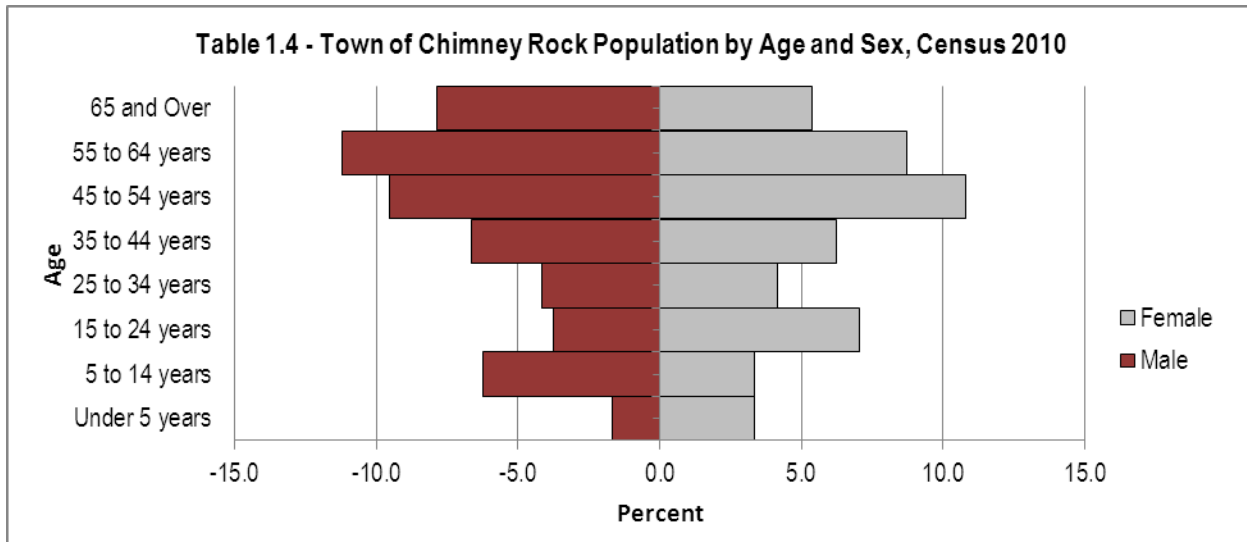
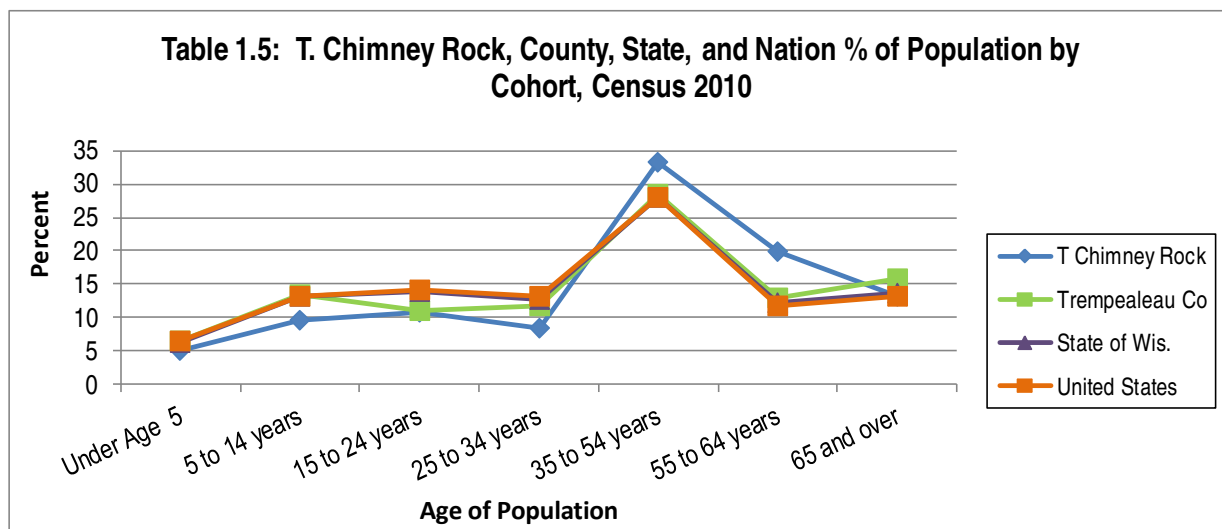


Table 1.5 compares the age of Town residents with the County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 55-64 age groups and less in all the younger age categories than the County, State and Nation.



## Town of Chimney Rock Comprehensive Plan

### Race

As of the 2010 census 97.1% of the Town's population was White alone (Table 1.6). The County, State, and Nation all had lower numbers of the White alone population group at 94.5%, 86.2% and 72.4%.

**Table 1.6: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Population by Race**

	Population	White Alone	Black or African American Alone	American Indian or Alaskan Native Alone	Asian Alone	Native Hawaiian or Other Pacific Islander Alone	Some other race alone	Two or more races	Percent White Alone	Percent Other Races
T. Dover (Buffalo Co.)	486	470	0	0	0	0	13	3	96.7%	3.3%
T. Albion	653	631	2	1	2	0	13	4	96.6%	3.4%
T. Burnside	511	483	0	1	0	0	23	4	94.5%	5.5%
<b>T. Chimney Rock</b>	<b>241</b>	<b>234</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>97.1%</b>	<b>2.9%</b>
T. Hale	1,037	1,006	2	2	13	0	4	10	97.0%	3.0%
<b>Trempealeau Co.</b>	<b>28,816</b>	<b>27,230</b>	<b>62</b>	<b>63</b>	<b>123</b>	<b>4</b>	<b>1,086</b>	<b>248</b>	<b>94.50%</b>	<b>5.50%</b>
<b>State of Wis.</b>	<b>5,686,986</b>	<b>4,902,067</b>	<b>359,148</b>	<b>54,526</b>	<b>129,234</b>	<b>1,827</b>	<b>135,867</b>	<b>104,317</b>	<b>86.20%</b>	<b>13.80%</b>
<b>United States</b>	<b>308,745,538</b>	<b>223,553,265</b>	<b>38,929,319</b>	<b>2,932,248</b>	<b>14,674,252</b>	<b>540,013</b>	<b>19,107,368</b>	<b>9,009,073</b>	<b>72.40%</b>	<b>27.60%</b>

U.S. Department of Commerce – Bureau of the Census 2010

### 1.4 Household Characteristics

As of the 2010 Census the Town had 98 households; (75.5 %) were family households and (25.0%) were nonfamily households. About 24% of family households included individuals under 18 years. Nonfamily households are people living alone and households which do not have any members related to the householder.

**Table 1.7: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Household Characteristics**

	Total households	Family households	Family households- Husband-wife family	Family households- Male householder, no wife present	Family households- Female householder, no husband present	Nonfamily households	Nonfamily households- Householder living alone	Households with individuals under 18 years	Households with individuals 65 years and over
T. Dover (Buffalo Co)	167	80.2	71.9	5.4	3	19.8	14.4	40.1	22.2
T. Albion	240	77.5	63.8	5.4	8.3	22.5	16.3	33.3	20.8
T. Burnside	194	75.8	66	5.7	4.1	24.2	19.6	33.5	23.7
<b>T. Chimney Rock</b>	<b>98</b>	<b>75.5</b>	<b>66.3</b>	<b>5.1</b>	<b>4.1</b>	<b>24.5</b>	<b>16.3</b>	<b>23.5</b>	<b>24.5</b>
T. Hale	394	73.6	59.9	8.6	5.1	26.4	19.5	31.5	23.6
<b>Trempealeau Co.</b>	<b>11,524</b>	<b>67</b>	<b>53.1</b>	<b>5.9</b>	<b>7.9</b>	<b>33</b>	<b>26.7</b>	<b>31.5</b>	<b>27.1</b>
<b>State of Wis.</b>	<b>2,279,768</b>	<b>64.4</b>	<b>49.6</b>	<b>4.5</b>	<b>10.3</b>	<b>35.6</b>	<b>28.2</b>	<b>30.6</b>	<b>24</b>
<b>United States</b>	<b>116,716,292</b>	<b>66.4</b>	<b>48.4</b>	<b>5</b>	<b>13.1</b>	<b>33.6</b>	<b>26.7</b>	<b>33.4</b>	<b>24.9</b>

Source: U.S. Dept. of Commerce-Bureau of the Census 2010

### 1.5 Employment, Income, and Poverty Statistics

#### Employment Characteristics

The predominant employment sector in the Town is Educational Services, and Health Care and Social Assistance , Table 1.8. Other major employment sectors in the Town include Agriculture, Forestry, Fishing and Hunting, and Mining; Manufacturing; and Retail Trade.

**Table 1.8: T. of Chimney Rock and Trempealeau County Employment by Industry (2009-2013 ACS Estimates)**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 years and over	107	107	(X)	14,790	14,790	(X)	2,839,636	2,839,636	(X)
Agriculture, forestry, fishing & hunting, & mining	13	12.1%	+/-6.9	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	3	2.8%	+/-3.6	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	22	20.6%	+/-10.3	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	1	0.9%	+/-2.3	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	15	14.0%	+/-10.1	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	1	0.9%	+/-2.1	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	2	1.9%	+/-2.8	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate & rental & leasing	3	2.8%	+/-4.3	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, and mgt. and admin. and waste management services	7	6.5%	+/-6.8	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, and health care & social assist.	31	29.0%	+/-14.0	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	2	1.9%	+/-2.9	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public administration	3	2.8%	+/-4.2	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	4	3.7%	+/-4.5	466	3.2%	+/-0.5	101,634	3.6%	+/-0.1

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

The data in Table 1.9 (Trempealeau County Employment by Industry) parallels the data shown above. Manufacturing is the major economic driver in the County. Farm employment and Government and Government Enterprises also are important employment sectors.

**Table 1.9: Trempealeau County Employment by Industry**

Description	2013	%	Description	2013	%
Farm employment	1,860	10.3	Real estate and rental and leasing	189	1.0
Forestry, fishing, & related activities	(D)	(D)	Professional, scientific, and technical services	286	1.6
Mining	(D)	(D)	Management of companies and enterprises	40	0.2
Utilities	(D)	(D)	Administrative and waste management services	349	1.9
Construction	563	3.1	Educational services	(D)	(D)
Manufacturing	6,271	34.7	Health care and social assistance	(D)	(D)
Wholesale trade	(D)	(D)	Arts, entertainment, and recreation	163	0.9
Retail trade	1,264	7.0	Accommodation and food services	765	4.2
Transportation & warehousing	731	4.0	Other services, except public administration	588	3.3
Information	122	0.7	Government and government enterprises	2372	13.1
Finance and insurance	448	2.5	<b>Total employment</b>	<b>18,083</b>	

Source: U.S. Bureau of Economic Analysis, REIS

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.



*Trempealeau County Employment Forecasts*

Tables 1.10 and 1.11 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area for 2012-2022. Employment for this region is projected to increase by 8.3% during this period and sectors with the highest projected growth are Healthcare and Construction. Farming and Forestry are projected to lose the most employees.

**Table 1.10: Western Workforce Development Area Occupational Projections, 2012-2022**

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties) Occupations that actually had employment = 0 were deleted.

SOC Code	Occupational Title	Estimated Employment <sup>(1)</sup>			Annual Openings				Estimated Salary and Wages		
		2012	2022	Change	% Change	New Jobs	Replacements <sup>(2)</sup>	Total <sup>(3)</sup>	25 <sup>th</sup> percentile	50 <sup>th</sup> percentile	75 <sup>th</sup> percentile
00-0000	Total, All Occupations	139,677	151,338	11,661	8.3%	1,290	3,264	4,554	\$22,558	\$32,627	\$46,929
11-0000	Management Occupations	5,511	6,118	607	11.01%	62	113	175	\$50,613	\$72,275	\$100,055
13-0000	Business and Financial Operations Occupations	5,232	5,793	561	10.72%	58	104	162	\$40,089	\$52,004	\$67,786
15-0000	Computer and Mathematical Occupations	1,883	2,186	303	16.09%	31	32	63	\$43,014	\$55,845	\$72,079
17-0000	Architecture and Engineering Occupations	1,388	1,423	35	2.52%	7	33	40	\$47,242	\$60,099	\$75,615
19-0000	Life, Physical, and Social Science Occupations	863	894	31	3.59%	5	26	31	\$38,084	\$52,722	\$69,042
21-0000	Community and Social Services Occupations	1,834	1,982	148	8.07%	15	42	57	\$33,442	\$43,293	\$55,914
23-0000	Legal Occupations	638	739	101	15.83%	10	10	20	\$37,880	\$47,177	\$70,490
25-0000	Education, Training, and Library Occupations	4,858	5,198	340	7.0%	35	107	142	\$28,754	\$41,930	\$54,757
27-0000	Arts, Design, Entertainment, Sports, and Media	1,876	2,093	217	11.57%	24	44	68	\$21,555	\$32,461	\$44,971
29-0000	Healthcare Practitioners and Technical	9,935	11,729	1,794	18.06%	180	192	372	\$43,646	\$54,848	\$68,831
31-0000	Healthcare Support Occupations	4,559	5,141	582	12.77%	58	87	145	\$23,294	\$27,554	\$32,879
33-0000	Protective Service Occupations	2,716	2,890	174	6.41%	18	78	96	\$23,303	\$38,419	\$47,015
35-0000	Food Preparation and Serving Related	12,781	13,854	1,073	8.4%	109	488	597	\$16,864	\$18,375	\$20,900
37-0000	Building and Grounds Cleaning and Maintenance	4,294	4,932	638	14.86%	64	88	152	\$19,696	\$24,906	\$30,634
39-0000	Personal Care and Service Occupations	5,706	6,458	752	13.18%	75	99	174	\$18,120	\$21,080	\$24,304
41-0000	Sales and Related Occupations	13,760	14,553	793	5.76%	85	428	513	\$18,278	\$23,062	\$36,763
43-0000	Office and Administrative Support Occupations	19,308	20,543	1,235	6.4%	148	438	586	\$24,247	\$30,568	\$38,134
45-0000	Farming, Fishing, and Forestry Occupations	774	655	-119	-15.37%	0	20	20	\$26,429	\$33,460	\$40,620
47-0000	Construction and Extraction Occupations	5,336	6,214	878	16.45%	88	88	176	\$33,629	\$42,964	\$58,282
49-0000	Installation, Maintenance, & Repair Occupations	6,405	6,845	440	6.87%	46	143	189	\$32,229	\$40,284	\$49,101
51-0000	Production Occupations	16,373	16,470	97	.59%	62	306	368	\$26,517	\$32,789	\$39,947
53-0000	Transportation and Material Moving Occupations	13,647	14,628	981	7.19%	110	298	408	\$23,420	\$31,156	\$41,703

<sup>(1)</sup> **Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.

<sup>(2)</sup> **Replacements** are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation are not included.

<sup>(3)</sup> **Total openings** are the sum of new jobs and replacements. Total openings are an indication of how many new people are needed to enter a given occupation.

Information is derived using May 2014 OES Survey and annual data 2012 QCEW data. Unpublished data from the US Bureau of Labor Statistics, CPS and US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

**Table 1.11 Western Wisconsin Workforce Development Area Industry Employment Projections 2012-2022**

NAICS	Industry Title	Estimated Employment <sup>(1)</sup>			
		2012	2022	Change	% Chge
	<b>Total, All Industries</b>	<b>139,677</b>	<b>151,338</b>	<b>11,661</b>	<b>8.35%</b>
1133, 21, 23	Natural Resources and Mining	1,064	1,026	-38	-3.57%
31-33	Construction	4,542	5,512	970	21.36%
311	Manufacturing	22,935	22,623	-312	-1.36%
333	Trade Transportation and Utilities	29,490	31,423	1,933	6.55%
51	Information	1,481	1,535	54	3.65%
52-53	Financial Activities	5,472	5,988	516	9.43%
54-56	Professional and Business Services	8,996	11,521	2,525	28.07%
61-62	Education and Health Services	27,922	31,986	4,064	14.55%
71-72	Leisure and Hospitality	13,083	14,349	1,266	9.68%
81	Other Services	3,771	4,073	302	8.01%
	Government (Excluding US Postal, State and Local Education and Hospitals)	13,368	13,503	135	1.01%

Notes:

\*Due to confidentiality, data is suppressed and may not add to totals.

Information is derived using annual 2012 QCEW unpublished data from the US Bureau of Labor Statistics and Current Population Survey data from the US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022.

It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

### Occupational Categories

Most residents in the Town are employed in the Mgt., Business, Science, and Arts Occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

**Table 1.12: T. of Chimney Rock and Trempealeau County Occupations (2009-2013 ACS Estimates)**

	Town of Chimney Rock			Trempealeau County			State of Wisconsin		
	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error
Civilian employed population 16 years and over	107	100.0	+/-27	14,790	100.0	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	52	48.6	+/-19	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	11	10.3	+/-7	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales and office occupations	16	15.0	+/-14	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, & maint. occupations	12	11.2	+/-11	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Prod., transportation, & material moving occupations	16	15.0	+/-11	3,725	25.2	+/-184	474,438	16.7	+/-4,259

S2406: OCCUPATION BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

### Labor Force Trends

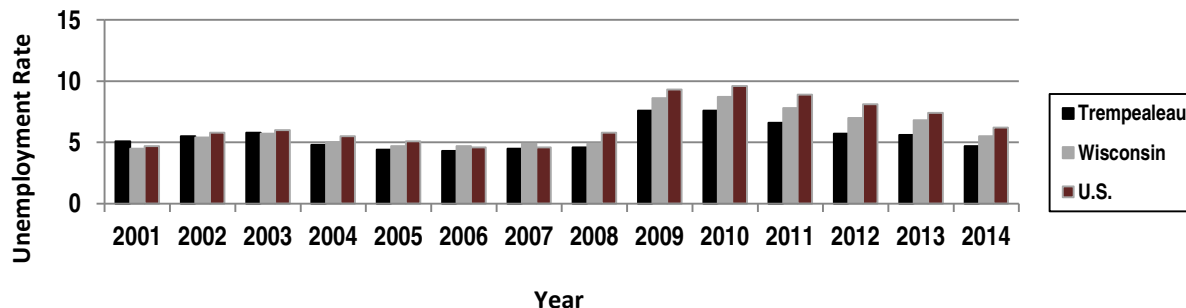
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 6.3% from 2000 to 2011 while the number employed increased by 3.8%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

**Table 1.13: Trempealeau County Civilian Labor Force**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chge 2008-2014	% Chge 2000-2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015

**Table 1.14 - Trempealeau County, State and U.S. Unemployment Rates 2001-2014**



### Household Income

Estimates in Table 1.15 show that about 22% of Town residents fell within the income range of \$50,000 - \$74,999. This was also the largest income group for the County and State. About 16% of Town residents were in the \$100,000 to \$149,999 group and \$35,000 to \$49,999 group respectively.

**Table 1.15: T. of Chimney Rock and Trempealeau County and State Household Income 2009-2013 ACS Estimates**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	83	83	(X)	11,745	11,745	(X)	2,288,332	2,288,332	(X)
Less than \$10,000	6	7.2%	+/-6.6	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	5	6.0%	+/-5.6	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	5	6.0%	+/-5.7	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	5	6.0%	+/-9.4	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	13	15.7%	+/-12.6	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	18	21.7%	+/-12.2	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	6	7.2%	+/-7.4	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	13	15.7%	+/-8.1	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	0	0.0%	+/-21.2	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	12	14.5%	+/-13.9	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household income (dollars)	59,583	(X)	(X)	49,143	(X)	(X)	52,413	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

### Per Capita Income

The per capita income in Trempealeau County has been lower than the State and Nation since 2001, however it has been growing at a faster rate than both the State and Nation, Table 1.16.

**Table 1.16 - Trempealeau County, State of Wisconsin and United States (2000-2014)**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Trempealeau	24,212	25,572	26,098	26,600	28,541	28,969	29,896	32,034	33,051	33,416	34,374	36,460	38,071	38,649	NA
Wisconsin	29,384	30,473	31,112	31,994	33,393	34,366	36,282	37,675	38,733	38,380	38,728	40,780	42,475	43,244	44,585
U.S.	30,587	31,524	31,800	32,677	34,300	35,888	38,127	39,804	40,873	39,379	40,144	42,332	44,200	44,765	46,129

1/ Census Bureau midyear population estimates. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

2/ Per capita personal income was computed using Census Bureau midyear population est. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

Note-- All dollar estimates are in current dollars (not adjusted for inflation).

Last updated: November 20, 2014-- new estimates for 2013; revised estimates for 2001-2012.

### Poverty Level

Poverty Estimates indicate that Trempealeau County's poverty rate is lower than the State and the Nation per 2013 estimates.

**Table 1.17: 2013 Poverty Estimates**

	All Ages in Poverty Count	All Ages in Poverty Count LB 90%	All Ages in Poverty Count UB 90%	90% Confidence Interval (All Ages in Poverty Count)	All Ages in Poverty Percent	All Ages in Poverty Percent LB 90%	All Ages in Poverty Percent UB 90%	90% Confidence Interval (All Ages in Poverty Percent)
Trempealeau Co	2,854	2,296	3,412	2,296 to 3,412	9.9	8	11.8	8.0 to 11.8
Wisconsin	753,709	740,179	767,239	740,179 to 767,239	13.5	13.3	13.7	13.3 to 13.7
United States	48,810,868	48,554,692	49,067,044	48,554,692 to 49,067,044	15.8	15.7	15.9	15.7 to 15.9

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE)

## 1.6 Educational Attainment

It's estimated that about 93% of Town residents graduated from high school and about 38% have a bachelor's degree or higher, Table 1.18. The educational attainment of Town residents is significantly higher than the County and State.

**Table: 1.18: T. Chimney Rock, Trempealeau County and State of Wis. Educational Attainment, ACS Est. 2009-2013**

Subject	Town of Chimney Rock		Trempealeau County		State of Wis.	
	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error
Population 25 years and over	144	38	20,026	47	3,827,815	831
Less than 9th grade	1.40%	2.5	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	5.60%	5.8	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	36.10%	11.9	40.40%	1.2	32.80%	0.2
Some college, no degree	12.50%	6.2	19.20%	1	21.20%	0.1
Associate's degree	6.90%	5.2	10.40%	0.7	9.60%	0.1
Bachelor's degree	27.10%	9.4	11.30%	0.7	17.70%	0.1
Graduate or professional degree	10.40%	7.6	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	93.10%	6.7	87.60%	0.9	90.40%	0.1
Percent bachelor's degree or higher	37.50%	14	17.50%	0.9	26.80%	0.2

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

### **1.7 Overall Goal Statement**

The Town of Chimney Rocks's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Chimney Rock), and provide a sustainable rural lifestyle.

## HOUSING ELEMENT

### 2.1 Introduction

Typically, in rural towns, there are a high percentage of single family homes and this is the case with the Town of Chimney Rock. This element will analyze the housing and identify policies and/or actions to address future housing needs.

### 2.2 Existing Housing Stock Characteristics

The 2010 census reported almost a 10.6% increase in housing units in the Town since the 2000 census. This exceeds increases in most of the surrounding municipalities and Trempealeau County.

**Table 2.1: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Housing Trends**

	TOTAL HOUSING UNITS					% Chg	% Chg	% Chg	% Chg
	1970	1980	1990	2000	2010	70-80	80-90	90-00	00-10
T. Dover (Buffalo Co)	140	158	147	156	199	12.9	-7.0	6.1	27.6
T. Albion	163	201	260	227	259	23.3	29.4	-12.7	14.1
T. Burnside	192	201	219	202	209	4.7	9.0	-7.8	3.5
<b>T. Chimney Rock</b>	<b>124</b>	<b>146</b>	<b>109</b>	<b>104</b>	<b>115</b>	<b>17.7</b>	<b>-25.3</b>	<b>-4.6</b>	<b>10.6</b>
T. Hale	311	343	355	380	420	10.3	3.5	7.0	10.5
<b>Trempealeau Co.</b>	<b>7,639</b>	<b>9,744</b>	<b>10,097</b>	<b>11,482</b>	<b>12,619</b>	<b>27.6</b>	<b>3.6</b>	<b>13.7</b>	<b>9.9</b>
<b>State of Wis.</b>	<b>1,472,332</b>	<b>1,863,897</b>	<b>2,055,676</b>	<b>2,321,144</b>	<b>2,624,358</b>	<b>26.6</b>	<b>10.3</b>	<b>12.9</b>	<b>13.1</b>
<b>United States</b>	<b>68,704,315</b>	<b>88,410,627</b>	<b>102,263,678</b>	<b>115,904,641</b>	<b>131,704,730</b>	<b>28.7</b>	<b>15.7</b>	<b>13.3</b>	<b>13.6</b>

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

#### *Occupied and Vacant Housing Units*

Tables 2.2 and 2.3 provide statistics on occupied and vacant housing units as of the 2010 census. 14.8% of housing units were vacant in the Town as compared to 8.7% in the County. The State and Nation both had lower vacancy rates reporting 13.1% and 11.4% respectively.

#### *Seasonal Homes*

Five seasonal homes were reported in the Town of Chimney Rock in 2000. As of the 2010 census 17 units were listed as vacant housing units and over half of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 12 seasonal homes in the Town. It's difficult to determine how many seasonal homes will be in the Town as some cabins can be converted to permanent homes as the owners reach retirement age.

## Town of Chimney Rock Comprehensive Plan

**Table 2.2: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Housing Units**

	Total housing units	Total occupied housing units	Percent Occupied housing units	Total vacant housing units	Percent vacant housing units
T. Dover (Buffalo Co)	199	167	83.9	32	16.1
T. Albion	259	240	92.7	19	7.3
T. Burnside	209	194	92.8	15	7.2
<b>T. Chimney Rock</b>	<b>115</b>	<b>98</b>	<b>85.2</b>	<b>17</b>	<b>14.8</b>
T. Hale	420	394	93.8	26	6.2
<b>Trempealeau</b>	<b>12,619</b>	<b>11,524</b>	<b>91.3</b>	<b>1,095</b>	<b>8.7</b>
<b>State of Wis.</b>	<b>2,624,358</b>	<b>2,279,768</b>	<b>86.9</b>	<b>344,590</b>	<b>13.1</b>
<b>United States</b>	<b>131,704,730</b>	<b>116,716,292</b>	<b>88.6</b>	<b>14,988,438</b>	<b>11.4</b>

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

**Table 2.3: T.Chimney Rock, Surrounding Municipalities, County, State and Nation Vacant Housing**

	Vacant Housing Units	% For rent	% Rented, not occupied	% For sale only	% Sold, not occupied	% For seasonal, recreational, or occasional use	% For migratory workers	% Other vacant
T. Dover (Buffalo Co)	32	6.3	0	6.3	0	68.8	0	18.8
T. Albion	19	5.3	10.5	21.1	10.5	15.8	0	36.8
T. Burnside	15	0	0	13.3	0	53.3	0	33.3
<b>T. Chimney Rock</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>11.8</b>	<b>0</b>	<b>70.6</b>	<b>0</b>	<b>17.6</b>
T. Hale	26	11.5	0	3.8	0	61.5	0	23.1
<b>Trempealeau Co</b>	<b>1,095</b>	<b>27.8</b>	<b>1.6</b>	<b>11.1</b>	<b>2.7</b>	<b>32.2</b>	<b>0.5</b>	<b>24.1</b>
<b>State of Wis.</b>	<b>344,590</b>	<b>18.4</b>	<b>1.1</b>	<b>9.9</b>	<b>1.7</b>	<b>56</b>	<b>0.1</b>	<b>12.9</b>
<b>United States</b>	<b>14,988,438</b>	<b>27.6</b>	<b>1.4</b>	<b>12.7</b>	<b>2.8</b>	<b>31</b>	<b>0.2</b>	<b>24.4</b>

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

### Owner Occupied and Renter-Occupied Housing Units

In 2010, 88% of housing units in the Town were owner occupied and 10.2% were renter occupied (Table 2.4). This percentage was less than the surrounding municipalities and the County, State and Nation renter occupancy rates of 25.7%, 31.9% and 34.9%. The Town had a higher number of owner occupied units that were owned free and clear than the County, State or Nation.

**Table 2.4: T. Chimney Rock, Surrounding Municipalities, County, State and Nation Tenure Owner and Renter Occupied Housing Units**

	Owner occupied		Owner occupied		Owner occupied		Owner occupied		Renter occupied	
	Number	Percent	Owned with a mortgage or loan	Owned with a mortgage or loan	Owned free and clear	Owned free and clear	Owned free and clear	Owned free and clear	Number	Percent
T. Dover (Buffalo Co)	146	87.4	105	62.9	41	24.6	21	12.6		
T. Albion	194	80.8	140	58.3	54	22.5	46	19.2		
T. Burnside	158	81.4	79	40.7	79	40.7	36	18.6		
<b>T. Chimney Rock</b>	<b>88</b>	<b>89.8</b>	<b>49</b>	<b>50</b>	<b>39</b>	<b>39.8</b>	<b>10</b>	<b>10.2</b>		
T. Hale	344	87.3	226	57.4	118	29.9	50	12.7		
<b>Trempealeau Co.</b>	<b>8,559</b>	<b>74.3</b>	<b>5,594</b>	<b>48.5</b>	<b>2,965</b>	<b>25.7</b>	<b>2,965</b>	<b>25.7</b>		
<b>State of Wis.</b>	<b>1,551,558</b>	<b>68.1</b>	<b>1,082,099</b>	<b>47.5</b>	<b>469,459</b>	<b>20.6</b>	<b>728,210</b>	<b>31.9</b>		
<b>United States</b>	<b>75,986,074</b>	<b>65.1</b>	<b>52,979,430</b>	<b>45.4</b>	<b>23,006,644</b>	<b>19.7</b>	<b>40,730,218</b>	<b>34.9</b>		

Source: U.S. Dept. of Commerce - Bureau of the Census, General Housing Characteristics (2010) Census Summary File 1

### *Decline in Inhabitants per Occupied Housing Unit*

There has been a decline in persons per housing unit in the Town since 1980. In 1980 the Town's average household size was 3.36, in 2000 it declined to 2.82, and in 2010 the average household size declined to 2.46

### *Housing Unit Trends*

From 1980 to 2010 Housing units in the Town of Chimney Rock decreased by 31 units, a decrease of 21.2% (Table 2.5). Between 1980 and 2000 there was a steady decrease and then a 10.6% increase in housing units from 2000 to 2010. As the larger urban areas expand many people are moving to the rural areas. Housing unit projections are presented in Section 8.6 of this plan.

**Table 2.5 Town of Chimney Rock Housing Trends**

	1980	1990	2000	2010	% Chg 1980-1990	% Chg 1990-2000	% Chg 2000-2010	% Chg 1980-2010
Total Housing Units	146	109	104	115	-25.3	-4.6	10.6	-21.2
Total Occupied Housing Units (Households)	116	96	98	98	-17.2	2.1	0.0	-15.5
Owner Occupied Units	102	76	79	88	-25.5	3.9	11.4	-13.7
Renter Occupied Housing Units	14	20	19	10	42.9	-5.0	-47.4	-28.6
Seasonal Units	0	3	5	12	NA	66.7	140.0	NA
Average Household Size	3.36	2.75	2.82	2.46				

Source: U.S. Census Bureau, Census Summary File 1

### *Housing Starts*

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town Chimney Rock over the last several years (Table 2.6). In 2007 five new homes were constructed in the town, the most over the time period. On average 1.3 new homes have been constructed each year in the Town of Chimney Rock.

**Table 2.6: Housing Starts in Town of Chimney Rock**

2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg. Per Year
5	1	1	0	0	0	2	1	10	1.3

Source: Trempealeau County Land Management Department

Social issues must also be considered when reviewing housing trends. The "American Dream" has somewhat changed over the past several years from a 3 bedroom house in the suburbs to a 3 bedroom house in a rural area away from the congestion of an urban area. The impact of technology and the ability to work out of a home has further facilitated development in the rural areas.



## Town of Chimney Rock Comprehensive Plan

### Value of Owner Occupied Units

Table 2.7 compares the value of owner occupied units between the Town of Chimney Rock, Trempealeau County and the State. Most of the housing units in the Town were valued between \$200,000-\$299,999 and the estimated median housing value was \$169,900. That median housing value was higher than Trempealeau County and the State.

**Table 2.7: Town of Chimney Rock, Trempealeau County and State of Wisconsin Value Owner Occupied Units, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Owner-occupied units</b>	77			8,739			1,558,846		
Less than \$50,000	9	11.7	11.3	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	2	2.6	5.5	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	14	18.2	9.7	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	18	23.4	15.3	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	21	27.3	14.6	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	3	3.9	4.8	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	10	13.0	14	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	0	0.0	22.6	65	0.7	0.2	10,837	0.7	0.1
Median (dollars)	169,900			135,200			167,100		

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

### Housing Stock

Estimates show that since 2000 the Town has had a higher percentage of new homes built than Trempealeau County or the State, Tables 2.8 and 2.9.

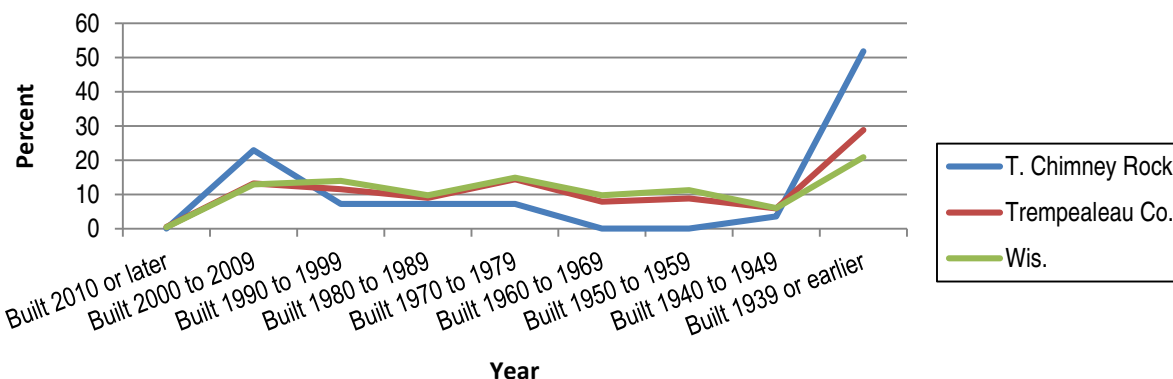
**Table 2.8: Town of Chimney Rock, Trempealeau County and State of Wis. Year Structure Built, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
<b>Total:</b>	83			12,655			2,626,142		
Built 2010 or later	0	0	21.2	68	0.5	0.2	11,456	0.4	0.1
Built 2000 to 2009	19	22.9	13.7	1,666	13.2	1	337,755	12.9	0.1
Built 1990 to 1999	6	7.2	6.8	1,454	11.5	0.9	366,680	14	0.1
Built 1980 to 1989	6	7.2	6.6	1,141	9	1	257,794	9.8	0.1
Built 1970 to 1979	6	7.2	6.4	1,826	14.4	1.1	391,062	14.9	0.1
Built 1960 to 1969	0	0	21.2	1,002	7.9	0.8	257,050	9.8	0.1
Built 1950 to 1959	0	0	21.2	1,114	8.8	0.7	298,053	11.3	0.1
Built 1940 to 1949	3	3.6	6.3	741	5.9	0.6	158,568	6	0.1
Built 1939 or earlier	43	51.8	13.4	3,643	28.8	1.6	547,724	20.9	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Table 2.9 Age of Housing - T. Chimney Rock, Trempealeau Co., and Wis.



### Type of Structure

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. Occupied and vacant housing units are counted to determine the number of units in a structure. Stores and office space are excluded.

American Community Survey Estimates for 2009-2013 shown in Table 2.10 estimate that 98.8% of the Town's housing units are one unit structures. It's estimated mobile homes comprise 1.2% of the Town's housing stock.

Table 2.10: Town of Chimney Rock, Trempealeau County, State of Wis. Units in Structure, 2009-2013 ACS Est.

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total housing units	83			12,655			2,626,142		
1-unit, detached	82	98.8	2.5	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	0	0	21.2	279	2.2	0.5	115,196	4.4	0.1
2 units	0	0	21.2	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	0	0	21.2	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	21.2	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	21.2	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	21.2	155	1.2	0.5	177,097	6.7	0.1
Mobile home	1	1.2	2.5	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	0	0	21.2	3	0	0.1	401	0	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

## Town of Chimney Rock Comprehensive Plan

### Heating Fuel

Table 2.11 shows the type of heating fuel used by occupied housing units. The most popular heating fuels used in the Town are Bottled, tank, or LP gas (41%) and Wood (25.3%).

**Table 2.11: Town of Chimney Rock, Trempealeau County and State of Wis. Heating Fuel, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
<b>Occupied housing units</b>	83		+/-25	11,745		+/-135	2,288,332		+/-6,551
Utility gas	10	12.0	+/-12	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	34	41.0	+/-17	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	2	2.4	+/-3	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	15	18.1	+/-10	1,049	8.9	+/-97	76,014	3.3	+/-1,408
Coal or coke	0	0.0	+/-9	9	0.1	+/-11	317	0.0	+/-83
Wood	21	25.3	+/-12	1,344	11.4	+/-112	105,267	4.6	+/-1,436
Solar energy	0	0.0	+/-9	15	0.1	+/-10	566	0.0	+/-119
Other fuel	1	1.2	+/-3	99	0.8	+/-37	20,771	0.9	+/-690
No fuel used	0	0.0	+/-9	33	0.3	+/-13	9,146	0.4	+/-565

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

### Year Householder Moved In

According estimates in Table 2.12 a third of all householders have moved into their present home since 2000.

**Table 2.12: Town of Chimney Rock, Trempealeau County, and State of Wis. Year Householder Moved In, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Occupied housing units</b>	83			11,745			2,288,332		
Moved in 2010 or later	5	6	6.7	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	23	27.7	15.1	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	21	25.3	13.8	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	8	9.6	9.9	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	19	22.9	11.7	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	7	8.4	6.9	831	7.1	0.7	117,564	5.1	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

### Affordability Analysis

Estimates in Table 2.13 show monthly owner costs as a percent of household income. In the Town an estimated 16.7% of residents had costs of 35% or more if they had a mortgage and 14.9% had costs of 35% or more if there was no mortgage.

**Table 2.13: Town of Chimney Rock, Trempealeau County, and State of Wis. Selected Monthly Owner Costs as % Household Income, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>30</b>			<b>5,411</b>			<b>1,040,805</b>		
Less than 20.0 percent	11	36.7%	+/-17.8	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	9	30.0%	+/-19.7	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	5	16.7%	+/-12.6	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-42.5	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	5	16.7%	+/-20.9	1,309	24.2%	+/-1.8	247,045	23.7%	+/-0.2
Not computed	0	(X)	(X)	1	(X)	(X)	3,157	(X)	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>47</b>			<b>3,284</b>			<b>510,114</b>		
Less than 10.0 percent	24	51.1%	+/-21.6	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	2	4.3%	+/-12.0	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	0	0.0%	+/-33.1	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	11	23.4%	+/-23.5	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	0	0.0%	+/-33.1	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	3	6.4%	+/-8.4	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	7	14.9%	+/-12.4	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	0	(X)	(X)	43	(X)	(X)	4,770	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability) Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

Table 2.14 provides estimates on gross rent as a percent of household income. In the Town an estimated 25% of renters had costs of 35% or higher. This was a lower percentage than shown for Trempealeau County (26.1%) and the State (39.8%).

**Table 2.14: Town of Chimney Rock, Trempealeau Co., and State of Wis. Gross Rent as % Household Income, 2009-2013 ACS Est.**

	Town of Chimney Rock			Trempealeau County			Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Occupied units paying rent (excluding units where GRAPI cannot be computed)</b>	<b>4</b>			<b>2,634</b>			<b>686,858</b>		
Less than 15.0 percent	1	25.0%	+/-42.3	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	1	25.0%	+/-40.2	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	1	25.0%	+/-48.7	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	0	0.0%	+/-100.0	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-100.0	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	1	25.0%	+/-46.8	688	26.1%	+/-3.5	273,599	39.8%	+/-0.4
Not computed	2	(X)	(X)	(X)	(X)	(X)	42,628	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability) Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

## 2.3 Housing Programs

There are many programs to assist people in finding housing. Some of the programs are administered by the following agencies: Trempealeau County Housing Authority, Wisconsin Housing and Economic Development Authority (WHEDA), USDA- Rural Development, and also Community Development Block Grant (CDBG).

## 2.4 Housing Element Goals and Actions

The Town of Chimney Rock has created goals and objectives for its Housing Element to assist the town in meeting the needs of the Town's residents. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

- Goal:** Keep a rural residential atmosphere while providing housing needs for current and future residents.
- Objective 1: Continue to have dwelling construction standards.  
*Action: Continue to use the Trempealeau County Department of Land Management building inspector to enforce the Uniform Dwelling Code.*
- Objective 2: Ensure that new homes are built in areas that won't impair rural character or environmentally sensitive areas.

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## TRANSPORTATION ELEMENT

### 3.1 Introduction

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To help analyze these concerns and improve the efficiency of transportation, this chapter of the plan inventories all the various modes of transportation that exist in the Town and identifies goals and strategies relating to Transportation.

### 3.2 Facilities Inventory and Characteristics

#### *Road Network*

The Town of Chimney Rock's roadway network is comprised of approximately 189 miles of highways and town roads. Functional road classifications for rural areas include principal arterials, minor arterials, major collectors, minor collectors, and local roads (See Appendix A - Map 1 Town of Chimney Rock Transportation System).

*Principal arterials*- serve interstate and interregional trips. These roads typically serve urban areas greater than 5,000 in population. These are classified as Interstate Highways.

*Minor arterials*- serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements. These are classified as Federal Highways.

*Major collectors*- provide service to moderate sized communities and links intra-areas traffic to nearby larger population centers. These are classified as State Highways.

*Minor collectors*- these roads collect traffic from local roads and link them to all remaining smaller communities. All developed areas should be within a reasonable distance of a collector road. These are classified as County Roads.

*Local roads*- provide access for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. These are classified as Town Roads.

#### *WISLR Wisconsin Information for Local Roads*

WISLR is a program that can assist local governments with the maintaining inventory on the conditions of the roads, compliance with the Statutes to submit a pavement condition every two years, etc. This program helps the town in planning for future roadway improvements. A complete inventory of Town Roads is shown in Table 3.1 on the following page.

**Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)  
City/Village/Town/County Certified Mileage List - (R-01) January 1, 2015 - TOWN OF CHIMNEY ROCK**

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
N 36th Ln	0.54		0.54						0.54
W 36th Ln	1.15		1.15						1.15
Austin Valley Ln	0.98		0.98						0.98
Back Valley Ln	0.40		0.40						0.40
Barneson Ln	0.30		0.30						0.30
Baumgarten Ln	0.89		0.89						0.89
Berg and Hanson Ln	0.60		0.60						0.60
Bessie Ln	0.71		0.71						0.71
Bolstad Ln	0.77		0.77						0.77
Carlson Ln	0.28		0.28						0.28
Charles Roskos Ln	0.45		0.45						0.45
Church Rd	0.44		0.44						0.44
CTH BB	2.57	2.57				2.57			
CTH H	0.53	0.53			0.53				
CTH Q	0.04	0.04				0.04			
CTH V	7.21	7.21			7.21				
CTH VV	4.59	4.59			4.59				
CTH Y	3.61	3.61				3.61			
CTH Z	0.86	0.86			0.86				
Don Olson Dr	0.24		0.24						0.24
Edison Ln	0.17		0.17						0.17
Engum Valley Ln	1.81		1.81						1.81
Espeseth Valley Ln	1.12		1.12						1.12
Giemza Ln	0.49		0.49						0.49
Gunderson Ln	0.27		0.27						0.27
Hawkenson Valley Rd	2.67		2.67						2.67
Hepfler Ln	0.21		0.21						0.21
Hermanson Ln	1.28		1.28						1.28
Instensess Ln	0.33		0.33						0.33
Kampa Valley Ln	1.36		1.36						1.36
Knudtson Valley Ln	0.76		0.76						0.76
Kolstad Ln	0.49		0.49						0.49
Kolve Valley Rd	2.46		2.46						2.46
Kwosek Valley Ln	1.15		1.15						1.15
Lee Rd	0.38		0.38						0.38
Linberg Rd	0.92		0.92						0.92
Lindebo Ln	0.16		0.16						0.16
Longseth Ln	0.16		0.16						0.16
Matchey Ln	0.52		0.52						0.52
Nels Kolve Ln	0.74		0.74						0.74
Norby Ln	0.14		0.14						0.14

**Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)  
City/Village/Town/County Certified Mileage List - (R-01) January 1, 2015 - TOWN OF CHIMNEY ROCK**

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Norden Ridge Rd	1.09		1.09						1.09
Nyseth Ln (1)	0.10		0.10						0.10
Nyseth Ln (2)	0.52		0.52						0.52
Olaf Lee Ln	0.50		0.50						0.50
Olson Ln	0.26		0.26						0.26
Passon Ln	0.10		0.10						0.10
Paulson Rd	0.37		0.37						0.37
Percy Ln	0.10		0.10						0.10
Prudick Ln	0.11		0.11						0.11
Rene Valley Ln	0.17		0.17						0.17
Roskos Valley Rd	0.08		0.08						0.08
Sather Ln	0.37		0.37						0.37
Severson Ln	0.17		0.17						0.17
Solfest Ln	0.54		0.54						0.54
Steffenson Valley Ln	0.67		0.67						0.67
Stone Ln	0.10		0.10						0.10
Voldsness Ln	0.27		0.27						0.27
Whitepine Ln	0.26		0.26						0.26
Wiersgalla Ln	0.49		0.49						0.49
Zimmerman Ln	0.20		0.20						0.20
<b>Total Miles</b>	<b>51.22</b>	<b>19.41</b>	<b>31.81</b>	<b>0.00</b>	<b>13.19</b>	<b>6.22</b>	<b>0.00</b>	<b>0.00</b>	<b>31.81</b>

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) - Last updated 4/29/2015

### Road Weight Restrictions and Limitations

In the spring, town roads are not stable because of the winter frost so the town board and county has established weight restrictions for town and county roads. There are roads that do not have weight restrictions because of the way they were designed and constructed.

### Traffic Counts

The Wisconsin Department of Transportation conducts traffic counts every three years in rural areas. Chart 3.2 illustrates traffic counts on selected public roads in or adjacent to the Town of Chimney Rock from 2004-2015. The traffic count data available shows traffic sporadically slightly increased/decreased at various collection points over the eleven year period.

**Table 3.2: T of Chimney Rock Annual Average Daily Traffic Counts 2004-2015**

	2004	2009	2012	2015
CTH V N of STH 121, Chimney Rock Twtnshp	100	80	NA	NA
STH 93 0.5 miles S of CTH H, Chimney Rock	NA	3,900	3,500	4,000
STH 93 S of CTH V, Albion Township	NA	3,700	3,800	3,200
CTH V SW of STH 93, Albion Township	370	370	NA	NA
STH 121 W of STH 93, Burnside Township	730	550	870	NA

Source: <https://trust.dot.state.wi.us/roadrunner/>



### **3.3 Airports and Aviation**

The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Eau Claire, WI; La Crosse, WI; and Minneapolis-St. Paul, MN. There are six private airport/airfields within Trempealeau County and one public, in Blair, WI.

### **3.4 Multi-Use Trails**

There are no public ATV trails in the Town. Trempealeau County does have an ATV club but the trails are private and you must be a member of the club to utilize the trails.

### **3.5 Elderly and Disabled Transportation**

Trempealeau County's Senior Services office provides needs to the elderly persons of the county called Ride Solutions. Persons who have poor ambulation and vision may make use of the bus service that is available. There is also a van service for the elderly and disabled persons of the county. Private transportation carriers for elderly or disabled residents include Pine Creek Transportation and Abby Vans.

The county maintains a volunteer driver program that provides transportation for medical appointments for anyone age 60 or over who lives in their own home and is unable to get to their appointments on their own. Persons with disabilities may use this program when a doctor verifies the disability. Volunteers, using their own vehicles, pick up participants at their home, take them to their appointments and return them to their home.

### **3.6 Public Transit**

The closest commercial bus transportation is available by Greyhound bus lines in Eau Claire and Winona, MN and Jefferson bus lines in Eau Claire WI, La Crosse, WI, and Winona, MN.

### **3.7 Truck Transportation**

Truck transportation is served by the local, state and federal highway system. Weight restrictions may apply with some exemptions for agricultural purposes. STH 93, a designated long truck route extends through the Town from its northeast corner south where it exits into the Town of Hale's southwest corner. Another truck route STH 121, a 65' restricted truck route (48' trailer, no double bottoms) cuts through the southwest corner exiting at about the middle of the Town where it enters the Town of Burnside in Trempealeau County.

### **3.8 Rail System**

There is no railway in the Town. The Canadian National Railroad serves Trempealeau County traversing through the communities of Arcadia, Independence, Whitehall and Blair. The City of Arcadia in Trempealeau County has the only inter-modal system between Milwaukee and the Twin Cities.

### **3.9 Water Transportation**

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

### 3.10 Summary of Existing Transportation Plans

As part of the Wisconsin Department of Transportation's long range transportation plan "Connection 2030" a series of system-level priority corridors were identified. The corridors are critical to Wisconsin's travel patterns and support the state's economy. One of these corridors, the *Trempealeau River Corridor – La Crosse to Eau Claire* travels through the Town of Chimney Rock in Trempealeau County. The 80-mile corridor is a primary link between the metro areas of La Crosse and Eau Claire and serves the furniture manufacturing industry in Arcadia.

The state maintains a Six-Year Highway Improvement Plan which identifies state and federal highway projects through 2021. A listing of county projects is illustrated in the Wisconsin DOT Six Year Highway Improvement Program below. There is some work to be done in the Town of Chimney Rock but it should not affect the town's comprehensive plan.

**Wisconsin DOT Six Year Highway Improvement Program – September 20, 2015 Snapshot**

Hwy	Project Title and Project Limits	Miles	Estimate (Range)	Year	Work Type	Project Description
010	Osseo - Fairchild	2.18	\$1,000,000 – \$1,999,999	2016	RESURF	Mill the existing pavement and repave with 6.5 inches HMA, culvert pipes replacement, concrete repair in concrete segment, sign replacement.
035	Trempealeau - Fountain City	4.13	\$2,000,000 – \$2,999,999	2017	RDMTN	Road maintenance improvement surface mill 2.5 inches and overlay with 4 inches new black top, 5 foot paved shoulders, pavement marking, and permanent signs replacement.
053	Galesville - Whitehall	0.06	\$500,000-\$749,999	2016	BRRHB	Bridge rehabilitation replacing the existing bridge deck, with the sidewalk width increased from 5 to 6 feet.
053	Galesville - Whitehall	0.07	\$1,000,000-\$1,999,999	19-21	BRRPL	Bridge Replacement
053	V Pigeon Falls, Ekern Street	0.06	\$250,000-\$449,999	2016	BRRHB	Bridge rehabilitation, concrete overlay of Pigeon Creek Bridge.
053	Whitehall – Osseo	7.90	\$4,000,000-\$4,999,999	2016	RESURF	Resurface improvement, surface mill 3 to 4 inches of existing pavement and overlay with 5 inches HMA, beam guard and culvert pipe replacement (as needed), pavement marking and permanent signs replacement.
054	Gilmanton - Independence	9.17	\$1,000,000-\$1,999,999	2018	RDMTN	Mill and overlay existing roadway with new black top.
093	Arcadia, STH 93	0.64	\$1,000,000-\$1,999,999	2016	RESURF	Safety improvement, 2 inch mill/overlay, restripe Blaschko Drive and STH 95 to a 2-lane with dedicated right and left turn lanes, 3-lan TWTL near McDonalds and chop island at Detloff Ct. Traffic Signal Wilson Ave.
093	Centerville – Independence	0.06	\$250,000-\$449,999	2016	MISC	Construct, brake check pullout at the hill top east. It will have 2 one-way driveways, with trucks entering south and exiting at north, both via right turn. Northbound right turn lane constructed at south drive.
093	Centerville – Independence	0.41	\$250,000-\$449,999	2018	MISC	Safety improvement on the Trempealeau River Bridge (8-61-0054) Polymer Overlay.
093	Centerville – Independence	0.35	\$100,000-\$249,999	2018	RECOND	Widen roadway to the west to provide a new 12 foot southbound through lane and convert the existing southbound through lane to a dedicated 12-foot center left turn lane. Widening includes 8-foot shoulder, 3 saved.
093	Centerville – Independence	7.87	\$5,000,000-\$5,999,999	2018	RESURF	Roadway maintenance, mill existing road and overlay with new blacktop.
093	Centerville – Independence	4.88	\$3,000,000-\$3,999,999	19-21	RESURF	Mill and overlay the existing roadway with new black top.
093	Freight; Eleva – Eau Claire	0.02	\$1,000,000-\$1,999,999	2016	BRRPL	Replace bridge B-61-35 on STH 93 over Adams Creek in Trempealeau County (Freight mitigation).
093	Independence – Eleva	1.72	\$1,000,000-\$1,999,999	2018	RESURF	Mill and overlay with new black top.
093	Independence – Eleva	16.03	\$11,000,000-\$11,999,999	19-21	RESURF	Mill and resurfacing existing roadway.
094	Eau Claire – Osseo	0.12	\$12,000,000-\$12,999,999	19-21	BRRPL	Replacing I-94 east and west bound C "B-61-0041 and 0042) and Buffalo River (B-61-0043 and 0044) bridges.

Source: <http://wisconsindot.gov/Documents/projects/6yr-hwy-impr/proj-info/nwrlisting.pdf>

### 3.11 Transportation Element Goals and Actions

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

**Goal:** Transportation system that meets needs of all users.

Objective 1: Continue to maintain and upgrade town roads and signage.

*Action: Secure additional funding through state and federal grants.*

*Action: Prioritize the maintenance of roadways during seasonal challenges such as snow, ice, and flooding.*

Objective 2: Evaluate signs in the town for maintenance and additions if needed.

*Action: Inspections by town board and town workers.*

Objective 3: Maintain and increase infrastructure for advancement of the town.

*Action: Increase public infrastructure when needed.*

## UTILITIES & COMMUNITY FACILITIES ELEMENT

### 4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town. Utilities and community facilities include such things as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants, transmission lines, cemeteries, health care facilities, child care facilities, police protection, fire and rescue facilities, libraries, schools and other governmental facilities.

### 4.2 Existing Utilities and Community Facilities (See Appendix A - Map 2 Town of Chimney Rock Community Facilities)

#### *Water Supply*

The Town of Chimney Rock does not provide municipal water service. Private wells maintained by the property owner are the source of water for the residents of the Town. The town has no plans to develop a public water system.

#### *On-Site Waste Disposal Facilities*

The disposal of commercial and domestic wastewater is controlled by septic systems in the Town. Wisconsin Department of Safety and Professional Services Chapter SPS 383 Private Onsite Wastewater Treatment Systems (POWTS) Administrative Code establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater system, (POWTS), so the system is safe and will protect public health and waters. The Department of Natural resources is responsible for establishing, administering and enforcing standards relative to domestic wastewater treatment systems which either disperse to the surface or to surface waters. Trempealeau County has a Sanitary and Private Sewage System Ordinance (adopted March 2001) in place to promote and protect the public health and safety through the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems. It is state law to have a sanitary permit for these sanitary systems requiring a licensed master plumber to acquire the permit. Some types of on-site disposal system designs include: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems.

#### *Solid Waste Disposal and Recycling Facilities*

On the first Saturday of every month garbage pickup is provided for Town residents by Tri-City Sanitation. Recyclables are also picked up on the 1st Saturday of the month by Tri-R Recycling Center. Tri-R Recycling serves most of central and northern Trempealeau County. The recycling facility is located on the Trempealeau County Health Care Center grounds on STH 121 in Whitehall.

#### *Stormwater Management*

Federal, state, county, and local governments administer and regulate stormwater runoff. Trempealeau County adopted an Erosion Control and Stormwater Management Ordinance in September 2010.

#### *Law Enforcement*

The Town does not have a police department. The Trempealeau County Sheriff's Department serves as the primary law enforcement agency. The Sheriff's Department and facilities are located at the Trempealeau County Government Center in the City of Whitehall. The Town does not foresee having a law enforcement department in the near future.

#### *Fire and Rescue*

The Village of Eleva and City of Independence Fire Departments provide fire protection in the Town.

## Town of Chimney Rock Comprehensive Plan

### *Libraries*

The Town does not have a library, but the residents can utilize libraries in the Village of Strum, and the cities of Independence, Osseo, and Whitehall.

### *Town Hall/Garage*

The town hall is located at N43299 Church Road, Strum, Wisconsin.

### *Cemeteries*

The Town has three cemeteries located in the town. The cemeteries are Chimney Rock Lutheran Church, East Bennett Valley Church, and Konsbury.

### *Communications Facilities*

In the past wireless communication towers have been constructed in the town. Currently there is one 250 foot monopole type tower structure in the Town. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone communications and Internet is provided by Tri-County Communications.

### *Electric & Gas Utilities*

Riverland Energy Cooperative is the primary electrical provider for the Town.

### *Power Plants, Substations, and Transmission Lines*

There are no transmission lines, substations, or power plants located in the Town.

## **4.3 Medical/Health Care and Other Facilities**

There are no medical facilities located in the Town. Nearby clinics include Mayo Health System – Oakridge in Osseo, Mayo Health System – Oakridge in Mondovi or Gundersen Health System Clinics in Independence and Whitehall. Hospitals where residents may attain care include Mayo Health System-Oakridge Hospital and Clinics-Osseo, Gundersen Tri-County Hospital and Clinics-Whitehall, Gundersen Health System in La Crosse, and Mayo Health System in La Crosse.

### *Senior Care Facilities*

There are no services for senior care in the Town. Below is a listing of senior care facilities nearby.

#### **Name of Facility and Address**

Dove Health Care – Osseo, 13025 8th Street, Osseo  
Pigeon Falls Health Care Center, 13197 Church Street, Pigeon Falls  
Strum Area Health & Rehabilitation, 208 Elm Street, Strum  
Gundersen Tri-County Care Center, 18601 Lincoln St, Whitehall  
Trempealeau County Health Care Center, STH 121, Whitehall  
Clover Way RCAC, 36125 E End Rd, Independence  
Mayo Health Clinic System Oakridge, 13025 8th Street, Osseo  
Country Ridge, 13197 Church Street, Pigeon Falls  
Sunrise Manor, 36024 Park Street, Whitehall  
Family Circle, 211 6th Ave, Strum  
Crystal Lake Terrace, 208 Elm Street, Strum  
Farnam Community Living Center, 18425 Dodge Street, Whitehall  
Apple Way Adult Family Home, 23094 Whitehall Rd, Independence  
Clover Way Adult Family Home, 36125 East End Rd, Independence  
Church Street Community Club, 13197 Church Street, Pigeon Falls

#### **Type of Facility**

Licensed Nursing Home  
Licensed Nursing Home  
Licensed Nursing Home  
Licensed Nursing Home  
Licensed Nursing Home  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Community Based Residential Facility  
Community Based Residential Facility  
Community Based Residential Facility  
Adult Family Home Facility  
Adult Family Home Facility  
Adult Day Care Facility

*Child Care Facilities*

There are no child care facilities located in the Town.

**4.4 Educational Facilities**

Most children of school age attend the Eleva-Strum, Independence and Gilmanton School Districts.

Located in the City of Independence is a post secondary school, Western Technical College (WTC).

**4.5 Recreational Facilities**

*Parks*

There are no recreational parks located within the Town. County Residents also have access to Joe Pietrek Jr. Memorial Park, a county park, that is open 6 a.m. - 10 p.m. daily from the 15th of April until the 30th of November. The park is located on/off Highway 93 between the cities of Arcadia and Independence and offers two shelters available for rent, tent camping and RV camping, nine hole disc golf course, volleyball, basketball, playground, fishing, horse arena, swimming beach, canoeing and tubing, hiking, bird watching, and an observation deck.

*Trails*

Snowmobile Trails: There are snowmobile trails that run through the town on privately owned land.

Horse Trails: The Trempealeau County Horse Trail connected to Pietrek Park is located on Highway 93 between Arcadia and Independence.

Bike Trails: There are 17 bike loops designated in Trempealeau County as offering road biking opportunities. Several of these loops travel through the Town (<http://www.ridebctc.com/>).

**4.6 Utilities and Community Facilities Element Goals and Actions**

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

- Goal:** Support the use of community utilities such as energy, phone, and internet services.
- Objective 1: Expand public infrastructure when necessary to meet the needs of the town.  
*Action: Continue to allow utility companies to use road rights-a-way for utility line expansion, including fiber-optic cable for high speed internet.*
  - Objective 2: Encourage and support the burial of utility lines when and where feasible.  
*Action: Provide utility companies with the Town of Chimney Rock Comprehensive Plan and work with them to bury lines when possible.*
  - Objective 3: Assure and support the decisions of individual landowners who utilize renewable energy sources on their property.
- Goal:** Prioritize new funds to improve community facilities.
- Objective 1: Continue progression on improvements to the Town Hall and recycling center.  
*Action: Expand recycling center.*  
*Action: Arrange for proper signage on the Town Hall.*



## NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT

### 5.1 Introduction

This element looks at the natural, agricultural and cultural resources in the Town of Chimney Rock such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Chimney Rock has an abundance of natural resources such as forests, streams, and agricultural land. Public input throughout the planning process stressed the importance of these resources to the quality of life Town residents enjoy. Maintaining the natural resource base is critical to the town's future.

### 5.2 Natural Resources

#### *Background*

Chimney Rock Township was formed on November 22, 1881, from parts of Burnside and Albion. The first permanent settler was Daniel Borst who brought his family in 1865. The first settlers were almost all from Norway. The Town of Chimney Rock is approximately 23,098 acres. The Town of Chimney Rock is located in the northwestern part of Trempealeau County.

#### *Topography*

The Town of Chimney Rock with its rolling hills and scenic valleys is a rural town. The Town of Burnside borders the town along its southern boundary; Buffalo County forms the town's western border; the Town of Albion borders Chimney Rock to its north, and the Town of Hale forms its eastern border. There are no incorporated communities located within the town. The Town's landscape is primarily made up of woodland and farmland with scattered single family homes.

#### *Slopes*

Steep slopes are common in Trempealeau County. The Town of Chimney Rock's landscape is one of rolling hills, scenic valleys, open spaces and woodlands. Slopes of 30% or greater are found in many areas of the Town. The County's current Zoning Ordinance provides that construction on slopes of 20% to 30% shall require a conditional use permit and construction on slopes greater than 30% is prohibited (See Appendix A - Map 3 Town of Chimney Rock Contours/Slope Map).

#### *Soils*

A soil evaluation for the Town was prepared for the 1981 Trempealeau County Farmland Preservation Plan. The soil evaluation follows (See Appendix A - Map 4 Town of Chimney Rock Soils Map):

*"The upland soils of the Town of Chimney Rock consist of the Fayette-LaFarge-Eleva association. These soils are well drained soils that have a subsoil of sandy loam to silty clay loam; moderately deep to deep over sandstone. The stream and river terraces are of the Ettrick-Pilot-Meridian association, these soils are poorly drained and well drained soils that have a subsoil of loam to silty clay loam over silt loam and sand. Both the uplands as well as the stream and river terraces have scattered pockets of soils which the Soil Conservation Service lists as having moderate limitations for on-site septic disposal systems. These same soils, however, are listed as having very high crop productivity ratings making these soils best suited for continued agricultural production. If development is to occur in the Town of Chimney Rock, it should be planned so as to take advantage of small isolated tracts of land so as to convert as little farmland as possible away from agricultural production."*

#### *Forest Resources*

The 1992 WISCLAND data indicates that 27% of Trempealeau County is covered by forest. According to Wisconsin Department of Revenue, 2015 Statement of Assessments there are 4,416 acres of forested land in the Town of Chimney Rock (Table 5.1). The majority of forest land in the Town is privately owned.



**Table 5.1: Statement of Assessments – Forest and Ag Forest Acres - 2015**

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Chimney Rock	3,632	21.2	779	4.7	4,416	25.9

*Source: Wis. Dept. of Revenue, 2015 Statement of Assessments*

#### *County-Owned Forest Lands*

There is no county-owned forested land in the Town.

#### *State-Owned Forest Lands*

There are over 2,000 acres of forested state-owned land in the Town. These properties are available for public use. Recreational opportunities include birding, fishing, cross-county skiing, hiking, trapping, wildlife viewing and hunting. A description of these state owned lands is shown below.

Name	Acres	Description
Borst Valley Wildlife Area	1,343	Upland hardwoods, marshland and grassland
Borst Valley Sedge Meadow State Natural Area	21	Features a Driftless Area sedge meadow lying in the Sunshine Valley portion of the Borst Valley Wildlife Area. Sedge species are abundant.
Chimney Rock Oak Savanna State Natural Area	30	Features an exceptional oak opening with large diameter red oak, white oak, and bur oak dominating the canopy. The understory supports a high diversity of savanna indicator species.
Chimney Rock Wildlife Area	634	Hardwood forest, marsh, grassland, and some farmland.
Hawkinson Creek Wet Prairie State Natural Area	79	Features an exceptionally plant-rich prairie situated along a Driftless Area stream.

#### *Federally-Owned Forest Lands*

There are no federally owned acres in the Town of Chimney Rock.

#### *Mineral Resources*

There are currently no active mineral mining operations in the Town. There has been a dramatic increase in the number of mining proposals in Trempealeau County due to a surge in hydrofracking, a technique used by the petroleum industry to extract natural gas and/or crude oil from rock formations. The Town of Chimney Rock maintains one borrow pit located adjacent to Hwy. 93 that is utilized for road repairs.

### *Surface Water Resources*

Trempealeau County's boundaries are formed by three rivers: the Mississippi River on the south, the Trempealeau River on the West, and the Black River on the Southeast. Within the County are three major drainage basins, the Buffalo River drains the northern part of the County, the Black River drains the southeastern part of the County, and the Trempealeau River drains the remainder of the county. All three rivers drain to the Mississippi River.

Nonpoint source pollution Priority Watershed Project implementation has occurred in the Elk Creek, Beaver Creek, Lower Black River/Hardies Creek, Middle Trempealeau and Upper Trempealeau River Watersheds. The surface water quality assessments within all of these plans were remarkably similar. DNR maintains surface water quality assessments and updates them as needed. A compilation of all of the surface water quality assessments contained within these plans, as well as, the Black - Buffalo-Trempealeau River Basin Plans form the basis for this county wide surface water quality assessment.

*Nonpoint source pollutants are the primary cause of surface water quality problems in the county. Pollutants such as sediment, bacteria, organic material, and animal wastes contribute to the existing surface water quality problems associated with all of the surface water resources of the county. In addition to the pollutants that flow into surface water resources, degradation and erosion of stream banks is a major source of sedimentation to the streambeds as well as the impoundments located at the downstream end of many of the county watersheds.*

*Erosion and instability of stream banks is a common problem throughout the county which results in increased sedimentation and removal of important habitat for aquatic life, especially trout. Sedimentation of pools and filling in of spawning substrate in riffle areas are results of both upland erosion (Ag and Non-Ag) and stream bank erosion. The filling in of riffle areas reduces reproduction success of trout by reducing oxygen levels in streams and destroying spawning habitat. Sedimentation of stream bottoms also reduces the abundance of invertebrates that constitute a valuable fish food resource.*

*Agriculture and to a lesser extent, urban land disturbing activities are the primary sources of pollutants to the county's surface water resources. Sources of surface water pollutants include: barnyard runoff, nutrient and sediment runoff from cropped fields, manure runoff from improperly stacked/stored animal waste, concentrated flow erosion from cropped fields and logging trails, ephemeral erosion from cropped fields, and runoff from construction projects. Trempealeau County Land and Water Resource Management Plan, 2016.*

Erosion control is one of the most overlooked management practices at construction sites in Trempealeau County. County ordinances require that an erosion control plan be prepared and submitted to the Department of Land Management prior to doing any construction or excavating. The County also has an erosion control and stormwater management ordinance in place as well as an animal waste ordinance and a Livestock facilities/Feedlot ordinance.

### *Water Quality*

Surface water resources are evaluated by the Wisconsin Department of Natural Resources on water quality, wildlife, fish, and aesthetic values. In Chapter NR 102 of the Wisconsin Administrative Code water bodies were assigned as Outstanding Resource Waters (ORW) or Exceptional Resource Waters (ERW). ORW's rate higher for the values listed above while the ERW's have a high rating but not as high as ORW's. The ORW's are protected under NR 102. Trempealeau County only has ERW's. Below is a list of those with names; however there are many that are assigned ERW's that are not named or listed below.

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**Table 5.2: Trempealeau County Exceptional Resource Waters**

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
Bear Creek	Bear Creek	/ERW	0	4.9	4.9	Trempealeau
Buffalo River	Buffalo River	/ERW	57.06	70.13	13.07	Trempealeau
Dutch Creek	Dutch Creek	/ERW	0	4.11	4.11	Trempealeau
Joe Coulee Creek	Joe Coulee Creek	/ERW	0	3.08	3.08	Trempealeau
Johnson Valley Creek	Johnson Valley Creek	/ERW	0	5.2	5.2	Trempealeau
South Fork Buffalo River	Buffalo River - South Fork	/ERW	5.42	16.63	11.21	Jackson, Trempealeau
Unnamed	Creek 15-4	/ERW	0	2	2	Trempealeau
Unnamed	Creek 11-4	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-3b	/ERW	0	0.9	0.9	Trempealeau
Unnamed	Unnamed Creek 25-13	/ERW	0	2.03	2.03	Jackson, Trempealeau
Unnamed	Creek 8-9	/ERW	0	1.6	1.6	Trempealeau
Unnamed	Creek 7-4	/ERW	0	1.49	1.49	Trempealeau
Unnamed	Creek 34-15	/ERW	0	1.39	1.39	Trempealeau
Unnamed	Creek 15-13	/ERW	0	2.57	2.57	Trempealeau
Unnamed	Creek 5-6	/ERW	0	1.06	1.06	Trempealeau
Unnamed	Abraham Coulee Creek	/ERW	1.93	3.65	1.72	Trempealeau
Unnamed	Linderud Coulee Creek	/ERW	1.64	3.82	2.18	Trempealeau
Unnamed	Unnamed Creek 2-12	/ERW	0	2.3	2.3	Trempealeau
Unnamed	Creek 14-13	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-15	/ERW	0	0.6	0.6	Trempealeau
Unnamed	Creek 24-4	/ERW	0	3.67	3.67	Trempealeau
Unnamed	Creek 11-7 T20n R7w	/ERW	0	0.97	0.97	Trempealeau
Unnamed	Creek 13-3a T20n	/ERW	0	1.91	1.91	Jackson, Trempealeau

**Table 5.2: Trempealeau County Exceptional Resource Waters**

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
	R7w					
Unnamed	Creek 8-14 T20N R7W	/ERW	0	2.42	2.42	Trempealeau
Vosse Coulee Creek	Vosse Coulee Creek	/ERW	0	6.26	6.26	Jackson,Trempealeau
Washington Coulee Creek	Washington Coulee Creek	/ERW	0	3.74	3.74	Jackson,Trempealeau
<b>Total Miles</b>					<b>83.7</b>	

Source: Wisconsin DNR, March 1, 2016

Every two years Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters ("303(d) list"). A water is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use (fish and aquatic life, recreation, public health and welfare, and wildlife) that is described in Wisconsin Administrative Code is not achieved. Table 5.3 lists impaired waters in Trempealeau County.

**Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)**

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Buffalo River	RIVER	0	42.38	42.38	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 2) Buffalo-Whitewater - Chippewa River to LD 6 (lower Pool 4 to Pool 6)	RIVER	714.2	763.4	49.2	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PFOs	303d Listed	Low	TMDL Needed (5A)
Timber Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Black River	RIVER	0	24.44	24.44	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	57.06	70.13	13.07	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	44.94	57.06	12.12	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)

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**Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)**

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Elk Creek	RIVER	0	21.51	21.51	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Hawkinson Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Invin Creek	RIVER	0	5.31	5.31	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Marinuka Lake	LAKE			116.56	ACRES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Meyers Valley Creek	RIVER	2.14	5.88	3.74	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
North Fork Of Beaver Creek	RIVER	0	11.59	11.59	MILES	Total Phosphorus	Proposed for List	Medium	TMDL Needed (5A)
Pigeon Creek	RIVER	0	7.93	7.93	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Tamarack Creek	RIVER	0	6.31	6.31	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	RIVER	0	31.28	31.28	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	RIVER	0	31.28	31.28	MILES	Total Phosphorus	303d Listed	Medium	TMDL Needed (5A)
Trout Run Creek	RIVER	0	3.8	3.8	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trout Run Creek	RIVER	3.8	6.05	2.25	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Trout Run Creek	RIVER	0	3.8	3.8	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Turton Creek (American Valley Creek)	RIVER	0	3.6	3.6	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 3) LaCrosse-Pine - LD 6 to Root River (Pool 7 to upper Pool 8)	RIVER	693.7	714.2	20.5	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	693.7	714.2	20.5	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
Black River	RIVER	0	24.44	24.44	MILES	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
Marinuka Lake	LAKE			116.56	ACRES	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
" "	RIVER	714.2	763.4	49.2	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Black River	RIVER	0	24.44	24.44	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
" "	RIVER	693.7	714.2	20.5	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Invin Creek	RIVER	0	5.31	5.31	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
North Creek	RIVER	0	7.59	7.59	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)

**Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)**

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Tappen Coulee Creek	RIVER	0	5.06	5.06	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Newcomb Valley Creek	RIVER	0	5.76	5.76	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Welch Coulee Creek	RIVER	0	5.37	5.37	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2004 (4A)
Hardies Creek	RIVER	1.64	3.54	1.9	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2008 (4A)
Hardies Creek	RIVER	0	1.64	1.64	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2008 (4A)

Source: Wisconsin DNR, March 1, 2016 (Draft List 2016) Impaired Waters List; TSS = Total Suspended Solids, TMDL = Total Maximum Daily Loads

#### *Watersheds*

A watershed is a land area that drains to a particular body of water. There are two watersheds located in the Town of Chimney Rock. Most of the Town is located in the Elk Creek watershed. A small portion of the north west part of the Town is located in the Lower Buffalo River Watershed.

#### *Lakes and Streams*

There are no lakes in the Town. There are numerous creeks flowing through the town including Borst Valley Creek and Chimney Rock Creek. A complete inventory of trout streams in the Town can be found at <http://dnr.wi.gov/topic/fishing/trout/streammaps.html>.

There are two kinds of streams; perennial and intermittent. Perennial streams have water flowing through them most of the year. The intermittent streams are dry most of the year but have water flowing during snowmelt or after rainstorms. Even though intermittent streams do not have water flowing through them constantly there is a need to protect them because they flow into the perennial streams.

#### *Floodplains*

Floodplains are lands adjacent to rivers or streams that are naturally subject to flooding. Development in these areas is strongly discouraged because of the flood damage potential. Leaving these areas in their natural state preserves flood water storage basins helping to protect other areas from flooding.

#### *Flood Hazard Assessment*

The Federal Emergency Management Agency (FEMA) has provided maps of flood areas to Trempealeau County. The maps are required to be utilized for flood determination purposes.

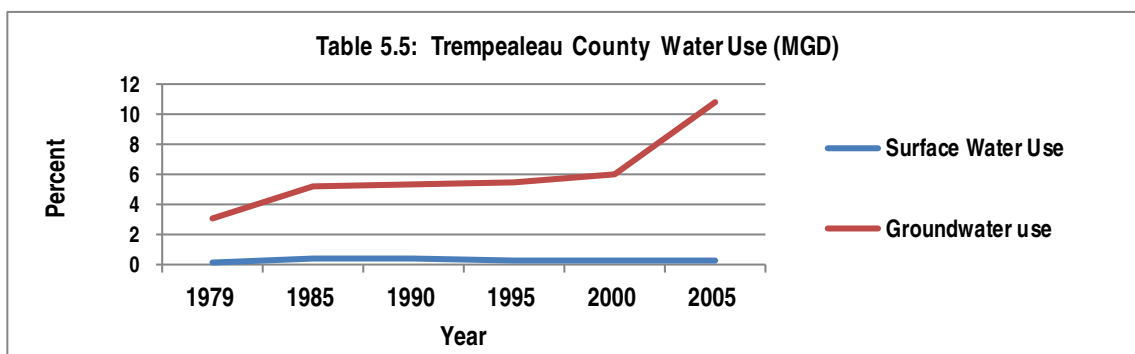
### Groundwater

Water, especially groundwater, is an important resource for residents in Trempealeau County. According to the Wisconsin Department of Natural Resources 70 percent of Wisconsin's residents and 97 percent of Wisconsin communities rely on groundwater for their drinking and other water needs. The quantity of groundwater depends on the recharging, (precipitation), and the discharging of the water. The quality of groundwater is directly related to the activities of the land. The spreading of fertilizers and chemicals either for residential homes or agricultural fields can affect the quality of groundwater. Table 5.4 shows water use in Trempealeau County from 1979 through 2005. Surface water use increased by 115% since 1979 and groundwater use increased by 255% during that same period. Groundwater use increased in all use categories and incurred a significant increase in irrigation use. Figure 5.4 illustrates a significant increase in groundwater use between 2000 and 2005.

**Table 5.4 Trempealeau County Water Use by Year (Millions of gallons per day)**

	1979	1985	1990	1995	2000	2005	% Chg 1979-90	% Chg 1990-00	% Chg 2000-05	% Chg 1979-05
Surface Water Use	0.13	0.38	0.35	0.22	0.21	0.28	169.2	-40.0	33.3	115.4
Groundwater use	3.06	5.16	5.38	5.4	5.94	10.87	75.8	10.4	83.0	255.2
<b>Total Water Use</b>	<b>4.19</b>	<b>5.54</b>	<b>5.73</b>	<b>5.62</b>	<b>6.15</b>	<b>11.15</b>	<b>36.8</b>	<b>7.3</b>	<b>81.3</b>	<b>166.1</b>

Source: Water use data from USGS Water Use in Wis. Reports, 1979, 1985, 1990, 1995, 2005, 2005



### Environmentally Sensitive Areas

In 2006 the Wisconsin Department of Natural Resources published the Wisconsin Land Legacy Report, an Inventory of Places to Meet Future Conservation and Recreation Needs. The report listed 229 legacy places in 16 ecological landscapes in the State of Wisconsin. Trempealeau County and the Town of Chimney Rock are located in the Western Coulee and Ridges ecological landscape. This landscape is characterized by highly eroded, unglaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming, are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape.<sup>1</sup> Two legacy places are located in the Town of Chimney Rock, Table 5.6.

Table 5.6 Legacy Places

Name	Size	Description
Black River	100 miles in length	The Black River originates in the northern forests of central Taylor County and meanders south for more than 100 miles to its confluence with the Mississippi River. Biological diversity along the corridor is high due to its north-south orientation, association with four ecological landscapes, and the presence of pronounced, intact, wet-to-dry environmental gradients along the length of the river. Due to its relatively undeveloped and outstanding scenic qualities, the lower stretch of the Black River was once considered for national Wild and Scenic River status. It presently offers "wilderness-like" canoeing opportunities. The river corridor provides important nesting and migratory habitat for a variety of songbirds and waterfowl, and serves as an important north-south dispersal corridor for bear, wolves and fisher.
Buffalo River		This corridor, running from Jackson County to the Mississippi River, contains a diverse mixture of high quality habitats ranging from broad wetlands to large forest blocks to oak savanna. The lower end of the Buffalo River provides valuable nesting and migratory habitat for many species of birds in the Mississippi River Valley and serves as an important staging area for migrating tundra swans. The flat, meandering floodplain lies in stark contrast to the adjacent steep bluffs. Narrow, sharp-crested ridges and broad valleys characterize the upper watershed.
Thompson Valley Savanna	Small in size	This largely rural area presently consists of a mosaic of farms and large wooded tracts and represents one of the best opportunities in the state to restore a large oak savanna.
Trempealeau River	Medium	The Trempealeau River arises from cold water trout streams located in deeply incised valleys. As it flows southwest, the river gradually becomes larger and warmer and in its lower reach supports a good quality warm water fishery. Abundant nutrients and frequent flooding in the lower stretch nourish extensive high quality wetlands that provide significant habitat for reptiles, amphibians, waterfowl, wading birds, and mammals.
Upper Mississippi River National Wildlife and Fish Refuge	284 miles in length	Extending 284 miles from Wabasha, Minnesota to Rock Island, Illinois, this 194,000-acre refuge encompasses most of the floodplain associated with the Mississippi River. Numerous side channels, backwater sloughs, marshes, and extensive tracts of floodplain forest, contribute to the outstanding fish and wildlife habitat provided by the refuge. The refuge also plays host to significant waterfowl migrations, including some of the continent's largest concentrations of migrating tundra swans and canvasback ducks. Boating, fishing and waterfowl hunting are popular recreation pursuits.

Source: Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, 2006

<sup>1</sup> Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, Wisconsin DNR 2006

### Wetlands

A wetland is a low-lying area of land that is saturated with moisture. Examples of wetlands are bogs, swamps, and marsh lands. The Town of Chimney Rock has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 1,150 acres of emergent wetlands, 230 acres of scrub/shrub, and 1,180 acres of forested.

## 5.3 Agricultural Lands

### Productive Agricultural Lands

Agricultural lands are very important for Trempealeau County. Dairy farming is an important agricultural industry in the county. The most productive land can be classified by soils Class I and Class II. Classes III and IV are classified as productive and the Classes V - VIII are non-productive.

### County Agricultural History

Trempealeau County's main agricultural crop was wheat in the 1860's and 1870's. In the 1880's wheat production drastically declined. As of the 2012 Agricultural Census the number one agricultural product was corn (from grain) followed by hay and alfalfa. The census also showed that from 1992-2012 poultry production increased by 123% while milk cows declined by 28%. Beef cattle production also rose by 30%.



The County saw a 7% decline in total farm acres from 1992 through 2012. The number of farms increased by 1% during this same time period. Corn and Soybean acres increased also, while harvested cropland and hay-alfalfa decreased. The Land Use Element has further detail on this issue.

### *Prime Farmland*

Trempealeau County has implemented Farmland Preservation policies under Wisconsin State Statute 91. The Farmland Preservation program was established in 1977, while in 1989 the Farmland Tax Relief Credit was created. Trempealeau County updated the County's Farmland Preservation Plan in 2016 which creates the opportunity for landowners to receive tax credits provided an Agricultural Enterprise Zone is created.

## 5.4 Cultural Resources

### *Introduction*

Cultural resources help define a community and are shown in a variety of ways such as the people, festivals, buildings, or gatherings. A major festival in Trempealeau County is the Trempealeau County Fair held in July. The fair, located in Galesville has entertainment, music, a 5k run and walk, a demolition derby, 4H exhibits, truck and tractor pull, carnival rides, food and more. Also every year on the weekend after Memorial Day the Village of Eleva holds the Eleva Broiler Fest, a weekend event with ice cream social, pancake breakfast, queen coronation, kickball tournament, live music, a walk/run, garden tractor pull, truck/tractor pull, parade and demolition derby. Other nearby festivals are Beef and Dairy Days held in August at the City of Whitehall and Independence Days held the second weekend in June in the City of Independence.

### *Archaeological Sites Inventory*

The town is not aware of any designated or protected archaeological sites in the town. The State Archaeology and Maritime Preservation have information on sites in the County. Research shows that Archaic period tribes were in Perrot State Park in Trempealeau County as early as 7,000 years ago. Remnants of these cultures remain in the form of mounds found throughout the park. The Mississippi River and surrounding lands were important travel and trade routes for many different native cultures including Archaic, Early Woodland, Hopewell and Effigy Mound groups. Time and humans have disturbed and destroyed many mound sites.

### *Wisconsin Architecture and History Inventory*

The Wisconsin Architecture and History Inventory listed 10 sites in the Town of Chimney Rock as of May 2016. The sites include a barn, school, churches, and houses etc. The inventory is found at Wisconsin Historical Society website at: <http://www.wisconsinhistory.org/ahi/>.

## 5.5 Agriculture, Natural and Cultural Resources Element Goals and Actions

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

### *Natural Resources*

**Goal:** Preserve, protect, and manage natural resources.

- Objective 1:      Protect surface and groundwater quality.  
                         Action: Encourage citizens to continually monitor and test wells.  
                         Action: Support best management practices by referring citizens to Trempealeau County Department of Land Management and/or NRCS.  
                         Action: Encourage all septic systems be brought up to current code.

Objective 2: Protect and preserve wetlands, wildlife habitat, and woodlands.

*Action: Encourage forestry best management practices by urging landowners to complete management plans.*

Objective 3: Mitigate nutrient runoff from agricultural land by encouraging citizens to establish buffers along waterways, plant cover crops, and enroll their land in the Conservation Reserve Program (CRP).

#### *Agricultural Resources*

**Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.

Objective 1: Protect farm operations from encroachment of non-farm housing.

*Action: Discourage*

*non-compatible land uses near farming operations.*

*Action: Minimal restrictions of farm operations.*

Objective 2: Promote the enrollment of land in Agriculture Enterprise Areas (AEAs) to eligible landowners with the county Farmland Preservation map.

#### *Cultural and Historic Resources*

**Goal:** Preserve and enhance the rural heritage, including historical sites, and natural landscapes.

Objective 1: Identify and improve historical sites and areas of natural significance.

*Action: Create a database and map of historical sites within the town.*

*Action: Safeguard historical sites from incompatible land uses and development.*



## ECONOMIC DEVELOPMENT ELEMENT

### 6.1 Introduction

The primary purpose of this element is to present background information about the local economy and its relationship to the region. This element also takes into consideration the residents' attitudes toward economic development and identifies actions to enhance economic development in the Chimney Rock area.

### 6.2 Labor Force

Unemployment Statistics are only available at the County Level. From 2000 through 2014 Trempealeau County's labor force increased by 6.6% and the number employed increased by 5.9%. The number of unemployed in the County increased by 22.5% and the unemployment rate ranged from a low of 3.9% in 2000 to a high of 7.6% in 2010, Table 6.1.

**Table 6.1: Trempealeau County Civilian Labor Force**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chg 2008- 2014	% Chg 2000- 2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015

### 6.3 Economic Base

The 2012 Trempealeau County workforce profile projected that over 43% of the County's employment was (Manufacturing) and another 18.48% was (Education and Health Services). Manufacturing and Trade, Transportation & Utilities had the highest average wage by industry, Tables 6.2 and 6.3.

**Table 6.2 Industry Employment (as a share of total employment) in 2012**

	Manufacturing	Trade, Transportation & Utilities	Leisure & Hospitality	Public Administration	Professional & business services	Education & health services
Trempealeau County	43.11%	15.24%	5.31%	4.09%	3.13%	18.48%

Source: Trempealeau County Workforce Profile 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

**Table 6.3 Average Wages by Industry in 2012**

	Manufacturing	Trade, Transportation & Utilities	Public Administration	Leisure & hospitality	Professional & business services	Education & health services
Trempealeau County	\$41,761	\$32,455	\$27,264	\$10,017	\$27,724	\$30,820

Source: Trempealeau County Workforce Profile 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

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Over the last seven years manufacturing has been a key industry sector in Trempealeau County providing over 30 percent of the jobs, Table 6.4.

**Table 6.4: Total full-time and part-time employment by NAICS industry in Trempealeau County 2007-2013**

Description	2007		2008		2009		2010		2011		2012		2013	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total employment	17,429		17,207		16,965		17,251		17,569		17,919		18,083	
Farm employment	1,912	11.0	1,918	11.1	1,885	11.1	1,885	10.9	1,906	10.8	1,795	10.0	1,860	10.3
Nonfarm employment	15,517	89.0	15,289	88.9	15,080	88.9	15,366	89.1	15,663	89.2	16,124	90.0	16,223	89.7
Private nonfarm employment	13,200	75.7	12,912	75.0	12,677	74.7	12,968	75.2	13,315	75.8	13,766	76.8	13,851	76.6
Forestry, fishing, and related activities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Mining	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Utilities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Construction	590	3.4	539	3.1	501	3.0	508	2.9	531	3.0	572	3.2	563	3.1
Manufacturing	5,519	31.7	5,666	32.9	5,338	31.5	5,520	32.0	5,887	33.5	6,213	34.7	6,271	34.7
Wholesale trade	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Retail trade	1,205	6.9	1,240	7.2	1,195	7.0	1,204	7.0	1,232	7.0	1,239	6.9	1,264	7.0
Transportation and warehousing	724	4.2	678	3.9	648	3.8	657	3.8	689	3.9	722	4.0	731	4.0
Information	144	0.8	152	0.9	142	0.8	143	0.8	134	0.8	127	0.7	122	0.7
Finance and insurance	421	2.4	417	2.4	441	2.6	465	2.7	477	2.7	465	2.6	448	2.5
Real estate and rental and leasing	240	1.4	218	1.3	190	1.1	198	1.1	186	1.1	187	1.0	189	1.0
Professional, scientific, & tech. services	(D)	NA	252	1.5	254	1.5	247	1.4	261	1.5	281	1.6	286	1.6
Mgt of companies and enterprises	(D)	NA	21	0.1	23	0.1	28	0.2	36	0.2	41	0.2	40	0.2
Admin. and waste mgt services	265	1.5	267	1.6	276	1.6	286	1.7	325	1.8	340	1.9	349	1.9
Educational services	54	0.3	54	0.3	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Health care and social assistance	1,323	7.6	1,333	7.7	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Arts, entertainment, and recreation	(D)	NA	131	0.8	137	0.8	134	0.8	137	0.8	147	0.8	163	0.9
Accommodation and food services	(D)	NA	747	4.3	731	4.3	764	4.4	767	4.4	741	4.1	765	4.2
Other services, except public admin.	566	3.2	546	3.2	547	3.2	551	3.2	576	3.3	583	3.3	588	3.3
Government and government enterprises	2,317	13.3	2,377	13.8	2,403	14.2	2,398	13.9	2,348	13.4	2,358	13.2	2,372	13.1

Source: U.S. Department of Commerce, Bureau of Economic Analysis, REIS

## 6.4 Current Business Inventory

The Town of Chimney Rock is located in the north western part of the county. State Highway 93 travels north to south through the Town connecting the Town with the City of Eau Claire to the north and the Cities of Independence and Arcadia to the south. STH 121 travels through the Southwest corner of the Town. These highways systems make a commute easy to employment opportunities located in these communities. There are no incorporated communities in the Town of Chimney Rock. Major employers in Trempealeau County, both public and private are listed below in Table 6.5. Farming operations are predominant in the Town.

**Table 6.5: Major Employers (Public And Private)**

Employer	Employment	Industry
Ashley Furniture Industries Inc	1000+	Nonupholstered Wood Household Furniture Manufacturing
GNP Co.	250 - 499	Poultry Processing
Ashley Distribution Services Ltd	250 - 499	General Freight Trucking, Long-Distance, Truckload (NAICS
Associated Milk Producers	100-249	Dairy Product (Except dried or canned) Merchant Wholesalers
School District of Arcadia	100 - 249	Elementary And Secondary Schools
Global Finishing Solutions LLC	100 - 249	Sheet Metal Work Manufacturing
Nelson Global Products	100 - 249	Other Motor Vehicle Parts Manufacturing
E-Bay Enterprise	100 - 249	Electronic Shopping
Gundersen Tri-County Hospital	100 - 249	General Medical and Surgical Hospitals
GEA Farm Technologies Inc.	100 - 249	Farm Machinery and Equipment Manufacturing
Osseo Fairchild Schools	100 - 249	Elementary and Secondary Schools
Trempealeau County	100 - 249	Legislative Bodies
Triple County Health Care	100 - 249	Psychiatric and Substance Abuse Hospitals
Whitehall School District	100 - 249	Elementary and Secondary Schools
Whitehall Specialties	100 - 249	All Other Specialty Food Stores
Blair-Taylor School District	50 - 99	Elementary and Secondary Schools
Gale-Ettrick-Trempealeau Schools	50 - 99	Elementary and Secondary Schools
Marinuka Manor Nursing Home	50 - 99	Other Social Advocacy Organizations
Pehler & Sons Inc	50 - 99	General Freight Trucking, Local
Sourcecut Industries	50 - 99	All Other Miscellaneous Store Retailers
TRW Automotive	50 - 99	Other Motor Vehicle Parts Manufacturing
Western Dairyland Community	50 - 99	Child Day Care Services

Source: Wis. Dept. of Workforce Development - Wis. Large Employer Search (March 2016)

## 6.5 Attracting and Retaining Business and Industry

There are advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highways 93 and 121. The town is within driving distance to La Crosse, Winona, and Eau Claire and within 2 hours driving time of Minneapolis, MN. The Town offers a rural lifestyle.

The Town does not have a municipal water supply or sewer treatment facility which does limit the type and size of business that could locate in the Town.

## 6.6 Program Assistance

There are many other programs that assist in economic development of communities at the federal and state level. The State of Wisconsin has recently made available to rural towns the ability to establish Tax Increment Finance Districts. This is a useful tool in helping to provide financial incentives to locating businesses. Other programs available to local governments include: Brownfield Grants, Brownfield Site Assessment Grants, Capacity Building Grants, Community Development Block Grant Programs (CDBG), CDBG Grant – Public Facilities Economic Development (CDBG-PFED), CDBG – Public Facilities (CDBG-PF), and CDBG – Planning Grants. More information on these programs and more can be found on the Wisconsin Economic Development Corporation website at WEDC.org.

## 6.7 Economic Development Element Goals and Actions

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

**Goal:** Work with organizations to support the development of small businesses.

- Objective 1: Refer small business owners or entrepreneurs to economic development organizations and resources.  
*Action: Correspond with Trempealeau County's Parks, Tourism, and Economic Development Coordinator.*

**Goal:** Support the development of agritourism, defined as any agriculturally based operation or activity that brings visitors to a farm or ranch.

- Objective 1: Recognize and embrace the growing public desire to engage in rural experiences and outdoor recreational activities.  
*Action: Support farmers who attempt to diversify their operations and supplement their farm incomes through agritourism activities.*
- Objective 2: Work with organizations to help the development of businesses.  
*Action: Look for financial help for businesses.*

**Goal:** Promote natural scenic attractions and amenities.

- Objective 1: Increase promotion throughout the town of Trempealeau County Trails bike loops, snowmobile trails, hiking trails, and natural areas throughout the town.  
*Action: Request improved signage, mapping, and access to public lands from the Wisconsin Department of Natural Resources.*

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## INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

### 7.1 Introduction

Coordination and cooperation among units of government at all levels is very important. There are instances where the actions of one governmental unit can negatively affect another unit of government (annexations, etc.). In such instances, it is important for the various units of government to continue to communicate to ensure issues are addressed. Continued cooperation between local units of government can often provide more services at a lower cost to taxpayers.

### 7.2 Governmental Units and Relationships

#### *Adjoining Towns and Cities*

Towns adjoining the Town of Chimney Rock are: the Town of Dover, Buffalo County; and the Towns of Albion, Hale and Burnside in Trempealeau County. The town cooperates with the County for police protection through the County Sheriff's office. The Hale Township Fire Department and the Strum-Unity Fire Department work together to provide fire protection.

#### *Trempealeau County*

The town works closely with the County on zoning, planning, and land conservation issues. The County provides funding for the town to revise their comprehensive plan every 5-10 years. The town currently uses transportation facility engineering services the county provides for an annual fee. The Town also works with the County on road maintenance.

#### *School Districts*

Three school districts serve the town: Eleva-Strum, Independence, and Gilmanton school districts.

#### *Relationship to the Mississippi River Regional Planning Commission*

The Mississippi River Regional Planning Commission (MRRPC) is a Commission of nine counties located along the Mississippi River in Western Wisconsin. The Commission was organized in 1964 under Wisconsin State Statutes to plan for the physical, social and economic development of the Region. Other authorized functions include providing advisory services on regional issues to local governments and other public and private agencies, acting as a coordinating agency for programs and activities and contracting with local units of government to make studies and offer advice on land use, thoroughfares, community facilities, public improvements, and encouragement of economic and other developments.

The MRRPC provides services to 9 counties in the area. Commission activities are directed by a Board of 27 commissioners appointed by the County Boards and Governor.

#### *Wisconsin Department of Transportation*

The Wisconsin Department of Transportation (WisDOT) was officially established in 1967 by combining formerly independent agencies and the Department of Motor Vehicles (which included the State Highway Commission, State Aeronautics Commission and State Patrol). WisDOT is geographically organized into 5 district offices throughout the state. Trempealeau County is in the Northwest region with offices in Eau Claire and Superior.

WisDOT supports all forms of transportation. The department is responsible for planning, building and maintaining Wisconsin's network of state highways and Interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities.

*Wisconsin Department of Natural Resources*

The Wisconsin Department of Natural Resources (DNR) is organized into 5 geographic regions. Trempealeau County is located in the West Central Region, along with 19 other counties.

### **7.3 Existing and Proposed Local, County and Regional Plans**

*Adjacent Units of Government*

Adjacent governments to the Town are the Towns of Dover, Buffalo County; and the Towns of Albion, Hale, and Burnside in Trempealeau County. The Towns located in Trempealeau County have all participated in the comprehensive planning process and completed plans.

*Trempealeau County Comprehensive Plan*

Trempealeau County adopted their “Smart Growth” Comprehensive Plan in November 2009. The county worked with the towns first on their comprehensive plans and incorporated ideas from those plans into the overall county plan.

*Regional Plan*

The Mississippi River Regional Planning Commission prepared a regional comprehensive plan that was completed in 2015.

### **7.4 State and County Agency Plans**

*Trempealeau County Revised Comprehensive Zoning Ordinance (2000)*

The zoning ordinance consists of land use regulations for unincorporated areas of the county. The Town of Chimney Rock adopted this ordinance in 2008.

*Trempealeau County Outdoor Recreation Plan (April, 2008)*

The Trempealeau County Outdoor Recreation Plan was adopted in April of 2008. This plan reviews the needs/actions for the outdoor recreation facilities needed throughout the county.

*Trempealeau County Land and Water Resource Management Plan (2016)*

The *Trempealeau County Land and Water Resource Management Plan (2016)* plan assesses the counties’ natural resources and identifies actions to best manage the resources. The Land and Water Resource Management Plan does not have town specific information or recommendations.

*Trempealeau County Solid Waste Management Plan*

Trempealeau County does not have a Solid Waste Management Plan.

*Trempealeau County Farmland Preservation Plan (2016)*

In Wisconsin, the state has enacted a Farmland Preservation Act (Chapter 91, Wisconsin Statutes) aimed at preserving farmland. Trempealeau County has been involved in the Farmland Preservation process since September 1, 1978. Landowners within Trempealeau County have the option of signing Farmland Preservation contracts. At one time, Trempealeau County had the highest number of agreements of all the counties in Wisconsin.

The State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in an area designated as an “Agriculture Enterprise Zone” or areas designated in agricultural zoning districts certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016.

*Wisconsin State Highway Improvement Plan*

The state maintains a 6-Year Highway Improvement Plan that identifies road projects for 2015-2021. The plan was discussed in the Transportation Element of this document.

## **7.5 Existing Relationships, Shared Services, and Agreements**

The town cooperates with the County for police protection through the county Sheriff’s office. The Independence Fire Department and the Eleva Fire Department provide fire protection. There are no intergovernmental agreements in place for road maintenance, ambulance etc.

## **7.6 Intergovernmental Cooperation Element Goals and Actions**

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

**Goal:** Establish cooperative relationships with adjacent and overlapping jurisdictions.

Objective 1: Share community facilities when feasible.

*Action: Be open to sharing community facilities when opportunities arise.*

Objective 2: Encourage working relationships with neighboring communities.

*Action: Advocate the sharing of labor and machinery with neighboring communities.*



## LAND USE ELEMENT

### 8.1 Introduction

The Land Use Element is the most important component of the Town's Comprehensive Plan. How land in the Town of Chimney Rock is used directly impacts all the other planning elements. It is vital to the success of the plan that the land use element directly reflects input gathered from landowners and residents during the planning process. The element contains background information on land use, a land use map and goals and strategies pertaining to future land uses.

### 8.2 Agricultural Use and Productivity

Agricultural statistics are not available at the town level. The statistics evaluated are based on county level data.

Table 8.1 indicates that the number of farms in Trempealeau County has increased slightly by approximately 1% between 1992 and 2012. The total farm acres decreased by 7.3% during this period. From 1992-2012 the number of smaller farms (1-179 acres) increased by 35.8% while medium sized farms (180-499 acres) decreased by 38.1% and farms larger than 500 acres decreased by 4.2%. A possible explanation for this is that a number of mid sized farms have been sold and subdivided into smaller more recreational oriented properties. The types of farms have also changed over the 15 year period. The number of beef livestock operations has increased by 3.7%. The number of dairy and hog farms has decreased by 67.9% and 79.4% respectively. The number of chicken farms has increased by 123.5%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of dairy farms decreased by 67.9% while the actual number of milk cows decreased by only 27.5%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

**Table 8.1 Trempealeau County Agricultural Data**

Farms	1992	1997	2002	2007	2012	% Chge 1992- 2002	% Chge 2002- 2012	% Chge 1992- 2012
Number of Farms	1,424	1,408	1,744	1,721	1,436	22.5	-17.7	0.8
Total Acres	348,602	340,536	367,830	341,370	323,157	5.5	-12.1	-7.3
Average Size Acres	245	242	211	198	225	-13.9	6.6	-8.2
<b>Farm Size</b>								
1-179 Acres	685	723	1,098	1,154	930	60.3	-15.3	35.8
180-499 Acres	596	552	503	440	369	-15.6	-26.6	-38.1
500 Plus Acres	143	133	143	127	137	0.0	-4.2	-4.2
<b>Livestock &amp; Poultry Farms</b>								
Beef Cows	268	290	275	314	278	2.6	1.1	3.7
Milk Cows	608	434	310	257	195	-49.0	-37.1	-67.9
Hogs and Pigs	155	78	44	52	32	-71.6	-27.3	-79.4
Sheep and Lambs	37	33	42	55	25	13.5	-40.5	-32.4
Broilers and other meat type chickens sold	34	46	58	68	76	70.6	31.0	123.5
<b>Livestock &amp; Poultry</b>								
Beef Cows	4,961	5,418	5,086	5,566	6,466	2.5	27.1	30.3
Milk Cows	29,485	25,699	22,046	21,811	21,373	-25.2	-3.1	-27.5
Hogs and Pigs	16,008	9,813	6,100	7,443	4,032	-61.9	-33.9	-74.8
Sheep and Lambs	1,534	1,198	1,279	1,863	924	-16.6	-27.8	-39.8
Chickens (Broilers)	10,667,093	17,241,247	19,126,486	23,547,301	23,779,098	79.3	24.3	122.9

**Table 8.1 Trempealeau County Agricultural Data**

Farms	1992	1997	2002	2007	2012	% Chge 1992- 2002	% Chge 2002- 2012	% Chge 1992- 2012
<b>Selected Crops</b>								
Harvested Cropland	169,922	159,536	162,850	149,821	175,392	-4.2	7.7	3.2
Corn for grain (acres)	60,089	62,501	59,953	66,061	82,920	-0.2	38.3	38.0
Soybeans (acres)	13,371	16,103	31,249	22,182	32,118	133.7	2.8	140.2
Hay-Alfalfa (acres)	81,604	69,206	59,428	47,930	42,756	-27.2	-28.1	-47.6

Source: USDA Census of Agriculture - 1992, 1997, 2002, 2007, 2012

Evaluation of the selected crop information indicates that there is more cash cropping taking place in Trempealeau County. The typical cash crops in the county are corn and soybeans and the number of acres harvested has increased in the twenty year period, while the number of acres harvested of hay-alfalfa (traditionally soil conserving food crops for livestock) has decreased. This trend is consistent with the decrease in the number of livestock in the county.

Table 8.2 from the 2007 and 2012 Census of Agriculture gives a breakdown of the farms by North America Industrial Classification in Trempealeau County. In 2012 the largest group was grain farming (31.3%) followed by hay farming (25.8%) and beef cattle farming (14.4%) and dairy cattle and milk production (11.6%).

**Table 8.2 Trempealeau County Farms by North America Industrial Classification**

NAICS Classifications	2007		2012		% Chge
	No. of Farms	% Farms in NAICS	No. of Farms	% Farms in NAICS	2007- 2012
<b>Total Farms</b>	<b>1,721</b>		<b>1,436</b>		<b>-16.6</b>
Oilseed and grain farming (1111)	271	15.7	450	31.3	66.1
Vegetable and melon farming (1112)	13	0.8	6	0.4	-53.8
Fruit and tree nut farming (1113)	15	0.9	20	1.4	33.3
Greenhouse, nursery, and floriculture production (1114)	18	1	13	0.9	-27.8
Sugarcane farming, hay farming, and all other crop farming (11193, 11194, 11199)	668	38.8	370	25.8	-44.6
Beef cattle ranching and farming (112111)	243	14.1	207	14.4	-14.8
Cattle feedlots (112112)	43	2.5	20	1.4	-53.5
Dairy cattle and milk production (11212)	233	13.5	167	11.6	-28.3
Hog and pig farming (1122)	15	0.9	7	0.5	-53.3
Poultry and egg production (1123)	89	5.2	77	5.4	-13.5
Sheep and goat farming (1124)	20	1.2	21	1.5	5.0
Animal aquaculture and other animal production (1125, 1129)	93	5.4	78	5.4	-16.1

Source: USDA Census of Agriculture - 2007 and 2012

### 8.3 Existing Land Use and Zoning

The Town of Chimney Rock is a rural town located in the northern portion of Trempealeau County. The terrain consists of rolling hills and valley bottoms. There are no incorporated areas located within the town. The landscape is primarily made up of farmland and forest land with scattered single family homes. There are a few industrial and commercial businesses located

within the town.

**Table 8.3 Land Use Property Assessment Inventory**

Land Type	Acres	Percent of Land Use
<b>Real Estate Classes – T. Chimney Rock 2015</b>		
Residential	241	1.40
Commercial	23	0.13
Manufacturing	0	0.00
Agricultural	11,234	65.78
Undeveloped/Other	994	5.83
Forest/Ag Forest	4,411	25.83
Other (public land, etc.)	175	1.02
<b>Total</b>	<b>17,078</b>	<b>100.00</b>

Source: Wis. Dept. of Revenue, Bureau of Equalization, 2015

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 65.8% of the Town. Forest/Ag Forest was the second largest real estate class comprising 25.8% of the Town's acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2008. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is zoned Rural Residential except for scattered properties zoned for business uses or zoned Exclusive Agriculture for farmland preservation agreement purposes. The minimum lot size in the Town of Chimney Rock is two acres.

## 8.4 Land Use Projections

### *Housing Units and Housing Unit Projections*

Housing unit data and housing unit projections have been prepared and are illustrated in Table 8.4 and 8.5. Housing unit projections were established based on the number of housing starts in the Town of Chimney Rock over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Chimney Rock (1.3 housing starts per year) will remain constant through 2040.

**Table 8.4: Housing Starts - Chimney Rock**

Town	2007	2008	2009	2010	2011	2012	2013	2014	New Resid 2007-2014	8 Yr Avg	Town Est. Hsg. 2015*	Prj New Hsg 2020	Prj New Hsg 2025	Prj New Hsg 2030	Prj New Hsg 2035	Prj New Hsg 2040
T. Chimney Rock	5	1	1	0	0	0	2	1	10	1.3	4	7	7	7	7	7

Source: Trempealeau County Land Management Department, MRRPC

\*2015 estimate based on actual housing starts 2011-2014 with the 8 year average used to calculate 2015.

**Table 8.5: Housing Projections Through 2040**

Town	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	2010 <sup>(1)</sup>	2015 <sup>(2)</sup>	2020 <sup>(2)</sup>	2025 <sup>(2)</sup>	2030 <sup>(2)</sup>	2035 <sup>(2)</sup>	2040 <sup>(2)</sup>
T. Chimney Rock	109	104	115	119	126	133	140	147	154

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Chimney Rock Housing Unit Projections



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As of the 2010 Census there were 115 housing units in the Town of Chimney Rock. The straight line projection method utilized forecasts that there will be 126 housing units in the Town of Chimney Rock in the year 2020 and 154 housing units by the year 2040.

### *Population Projections, Density and Distribution*

Population data and population projections for the Town of Chimney Rock are illustrated in Table 8.6. The population projections to 2040 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Chimney Rock 2.1 people reside in each housing unit (241 people/115 housing units = 2.1 people per housing unit). The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 2.0 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.0 people in the town.

**Table 8.6: Population Projections through 2040**

Town	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	2010 <sup>(1)</sup>	2015	2020	2025	2030	2035	2040
Town of Chimney Rock	267	276	241	238	252	266	280	294	308

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Chimney Rock Population Projections

The projection method utilized forecasts that there will be 308 people residing in the Town of Chimney Rock in the year 2040. This is compared to 241 town residents in 2010.

### *Land Use Projections*

Residential land use acreage projections for the Town of Chimney Rock (Table 8.7) have been prepared. The projections were created by using housing unit projections from Tables 8.4 and 8.5 representing eight years of housing start information (2007-2014) from the Trempealeau County Land Management Department. The number of projected housing units were multiplied by 1.5 acres to come up with projected residential land use acreage. The calculation assumes that on average residential development in Town of Chimney Rock will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Chimney Rock's 2015 ratio of commercial/industrial acres to 2015 residential development acres. Acreages from the Wisconsin Department of Revenue "2015 Statement of Assessments" were used in the calculations and projections. The method assumes that for every 11 acres of residential development 1 acre of land will be needed for commercial/industrial development.

Agricultural/open space land use acreage projections were derived by adding the projected residential development acreage to the projected Industrial/commercial acreage and subtracting that number from the total acreage. The sum of residential and commercial/industrial land is assumed to decrease the amount of agricultural/open space. The method assumes that future residential, commercial, and industrial uses will use existing agriculture/open space when developed.

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. The projections represent an aggressive development scenario (most case). It is important to point out that factors such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Also, projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

**TABLE 8.7 Land Use Projections for the Town of Chimney Rock (in Acres)**

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	0	1	1	1	1	1	5
Residential	6	7	7	7	7	7	41
Agriculture/Open	-6	-8	-8	-8	-8	-8	-46

Source: MRRPC 2016

The land use projections in Table 8.7 for the Town illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and industrial uses is projected (5 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 41 acres of land will be used for residential development in the Town.

#### *Existing and Potential Land Use Conflicts*

Wisconsin's Comprehensive Planning Law requires that existing and potential land use conflicts be identified as part of the planning process. Land use conflicts identified by the Town of Chimney Rock during the planning process are listed below:

- Residential housing development in traditional agricultural areas

The Town of Chimney believes that existing and potential land use conflicts listed can be managed through the comprehensive planning process and continued open communication with affected parties. It is understood that there are no easy solutions and never will all parties be satisfied, but with continued communication and information/education to affected parties a better understanding of the issues will be achieved and the possibility of amicable solutions.

### **8.5 Development Impacts**

Based on projections in Tables 8.5 and 8.6, limited development impacts may be experienced. The population of the town will increase by 77 people and the number of housing units will increase by 39 units from 2010-2040. The 39 new housing units will generate an additional 390 vehicle trips per day on Town, County, State and U.S. roadways. This is based on the multiplier of 10 vehicle trips per day per household.

There are numerous other factors previously mentioned: location, the economy, highway improvements, and social issues that will influence the town's future that are difficult to account for in projections. Therefore, it is important that projections are reviewed and updated every 3 years. It is of equal importance that policy decisions based off projections are dynamic and are reviewed with the same frequency.

### **8.6 Land Use Element Goals and Actions**

The Town of Chimney Rock developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the

## Town of Chimney Rock Comprehensive Plan

Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

**Goal:** Maintain the existing lifestyle within the town (rural setting, natural beauty, openness, friendly neighbors, etc.).

Objective 1: Maintain the housing density to be compatible with the land use plan.

*Action: Use the land use plan to guide development.*

Objective 2: Strive to keep taxes low by minimizing the tax increases as much as possible.

**Goal:** Encourage the preservation of natural wooded areas – woodlands, wildlife, etc..

Objective 1: Encourage forestry best management practices.

*Action: Work with DNR and Department of Land Management.*

*Action: Promote and protect Borst Valley Wildlife Area, Borst Valley Sedge Meadow State Natural Area, Chimney Rock Oak Savanna State Natural Area, Chimney Rock Wildlife Area, and Hawkinson Creek Wet Prairie State Natural Area.*

**Goal:** Preserve agricultural land and farming.

Objective 1: Protect farm operations from encroachment of non-farm housing.

*Action: Discourage high density housing near farm operations.*

*Action: Promote educational opportunities for farmers on conservation practices.*

**Goal:** Explore options to minimize the impact of tax exempt or reduced taxed land on the town.

Objective 1: Develop a procedure to maintain contact with state and county officials and agencies on land transfers.

*Action: Write a letter to state officials and agencies to be kept informed.*

Objective 2: Pursue policy that would keep all land on the tax rolls and reduce tax exempt lands listed under Section 70.11 in the Wisconsin State Statutes.

*Action: Maintain a policy to keep all lands on the tax roll.*

### 8.7 Land Use Districts

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempts to meet the goals of the plan yet allow enough flexibility to meet the needs of the property owners. The districts illustrated are representative of the available land use districts. The Town of Chimney Rock may not wish to utilize all districts at this time.

The Exclusive Agriculture and Exclusive Agriculture-2 districts were developed primarily to serve the purpose of preserving agricultural land and the rural atmosphere in the town. It is intended that areas designated in the agricultural districts are properties with better soils, topography favorable for agriculture and/or consist of contiguous farm areas. The agricultural districts will be limited to agricultural uses/structures or uses/structures consistent with agricultural uses. In addition these districts will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

The land use classification system developed is based on the number of dwelling units permitted per every 40 acres. This type of density classification system requires that the county track land divisions. In order for the county to track land divisions, it will be necessary to require Certified Survey Maps (CSM) for all land divisions that create a parcel of less than 20 acres in size that are not classified as subdivisions under State Statute Chapter 236.

In order to implement the districts developed by the Advisory Planning Committee with respect to land use regulation in the

town and to restrict the density of development in the manner indicated above will require the adoption of ordinances by Trempealeau County and/or the town. More specifically, to be effective to govern, guide and regulate land use in the town the referenced Districts would have to be incorporated in either an amendment to the existing Trempealeau County Zoning Code or in comprehensive revision of the same. In order for the amendment or revision to be enforceable, it would have to be ratified according §59.69(5), Wis. Stats. For purposes of implementing the density recommendations, either the town, Trempealeau County or both, would have to adopt subdivision control ordinances according to §236.45, Wis. Stats.

*Exclusive Agriculture (EA).* This district preserves class 1, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Chimney Rock. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. Minimum lot sizes of 35 acres are recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

*Exclusive Agriculture 2 (EA 2).* This district preserves class I, II, III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Chimney Rock. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. A maximum residential density of 1 dwelling unit per 35 acres and a minimum lot size of 2 acres is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

*Primary Agriculture (PA).* This district preserves agricultural land and the rural appearance of the town yet allows for some residential development. A maximum residential density of 2 dwelling units per 40 acres is recommended unless clustered.

*Rural Residential (RR).* This district provides locations for low density residential developments. The district can be utilized as a transition area between exclusive and primary agriculture uses and higher density land use districts. A maximum residential density of 4 dwelling units per 40 acres is recommended unless clustered.

*Residential- 8 (R-8).* This district has been established to provide areas for residential development within the town. A maximum residential density of 8 dwelling units per 40 acres is recommended unless clustered.

*Residential - 20 (R-20).* This district provides locations for higher density residential developments. These locations should primarily be located near existing developed areas or on soils not suitable for agricultural operations. A maximum residential density of 20 dwelling units per 40 acres is recommended.

*Commercial (C).* This district provides locations for commercial development. Retail, office and service establishments are examples of uses permitted under this classification.

*Industrial (IN).* This district provides suitable locations for industrial development. Manufacturing, warehousing and storage uses would be examples of uses permitted under this classification. It is recommended that future industrial uses be located near areas in which public utilities are or will be available.

*Environmental Significance (ES).* This district designates areas of environmental significance such as wetlands, floodplains, lakes, streams, etc... Development of these areas should be discouraged but not prohibited unless federal, state or local

## Town of Chimney Rock Comprehensive Plan

ordinances that prohibit development regulate the areas.

*Institutional (INST)*. This district provides locations for institutional uses such as schools, churches and government buildings.

### Land Use Districts

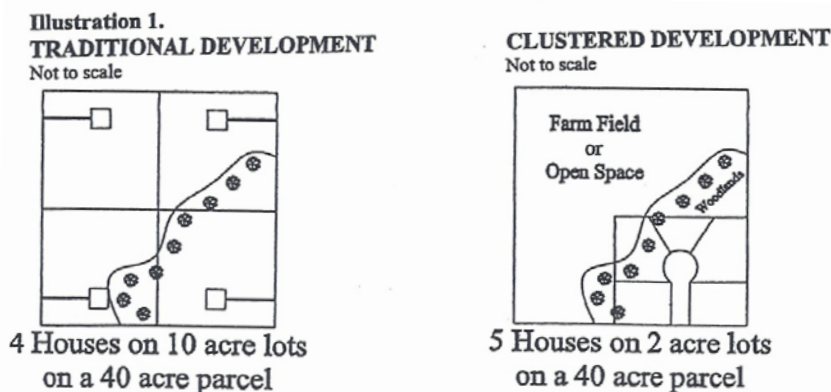
Land Use Districts	Residential Density	Minimum Lot Size	Clustering: Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 Acres	No	N/A
Exclusive Agriculture 2	1 house per 35 acres	2 acres	No	N/A
Primary Agriculture	2 houses per 40 acres	2 acres	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	2 acres	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	2 acres	Yes	10houses per 40 acres
Residential - 20	20 houses per 40 acres	2 acres	N/A	N/A
Commercial	NA	2 acres	N/A	NA
Industrial	NA	2 acres	N/A	N/A
Environmental	NA	2 acres	N/A	N/A
Institutional	NA	2 acres	N/A	N/A

A detailed description of permitted uses, conditional uses, and prohibited uses will be developed in the future. Maximum lot size when clustered is 2 acres.

### 8.8 Cluster Development

The Advisory Planning Committee determined that a clustered housing component to the land use plan would be beneficial to the future development of the Town of Chimney Rock. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing a clustering bonus is recommended if a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Land Use Districts Chart on page 8-8). As illustrated below a traditional development with four 10-acre lots on a forty-acre parcel would preserve little or no land for farming or open space uses. However, a clustered housing development would preserve thirty-acres for farming or open space uses (see illustration 1.).



## 8.9 Land Use Map

A land use map (See Appendix A - Map 5 Town of Chimney Rock Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Chimney Rock. The land use districts utilized best allow the Town of Chimney Rock to meet the collective goals expressed in the Comprehensive Plan. It must be understood that the land use map is a planning device only. It will not be deemed effective to guide, regulate or control land uses in the town unless the components have been incorporated in an amendment to the existing Trempealeau County Zoning Code or in a comprehensive revision of the ordinance ratified according to §59.69(5), Wis. Stats. To the extent that the land use map differs from the zoning map, it is because the purpose for this map is to recognize future land use needs in the town.

In the development of the land use map, concerns expressed by residents through public meetings and questionnaire results were utilized. In addition soil types, existing land uses and topography of the town were taken into consideration in the development of the land use map. In general, the land use map recognizes the topography of the town and existing development patterns and provides for low density residential development opportunities throughout the town.

### *Exclusive Agriculture 2 Areas*

Historically, the Town of Chimney Rock was made up of primarily small family dairy operations. As Table 8.1 indicated agriculture in Trempealeau County is changing and the changes are also visible in the Town of Chimney Rock. The trend in Trempealeau County is for fewer but larger milk cow operations. Additionally, more cash cropping of soybeans and corn is taking place in the County. The Town of Chimney Rock consists of rolling hills and steep wooded terrain. The larger dairy operations and cash croppers tend to locate on farm acreages with minimal slope. The operations can be more productive and profitable if the land they utilized is productive farmland versus steep woodland which is predominant in the Town of Chimney Rock. Since significant changes to agriculture have taken place, the Town of Chimney Rock has determined that due to the town's topography preserving farmland through agricultural land use designations is not in the best interest of the Town.

The Town of Chimney Rock formed a Special Study Committee that determined that properties in the Town have only been designated as Exclusive Agriculture-2 on the Town land use map and County zoning map so that property owners would be eligible to receive Farmland Preservation tax credits through a contract with the State of Wisconsin. The committee determined if a property owner's Farmland Preservation contract expires and they no longer receive Farmland Preservation tax credits, the property or properties shall be re-designated on the Town land use map and County zoning map as "Rural Residential" properties through the applicable map amendment process.



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In the event that the Exclusive Agriculture 2 properties are not re-designated to the “Rural Residential” district on the Town land use map and county zoning map, future land use requests made through the conditional use process shall be denied if the proposed use is not consistent with permitted or conditional uses of the “Rural Residential” land use and zoning districts.

### *Working Lands Initiative*

As previously discussed, the State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in areas designated as an “Agriculture Enterprise Zone” or areas designated in an agricultural zoning district certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016. It is important to note that for landowner’s in the Town of Chimney Rock to be eligible to receive Farmland Preservation tax credits after existing contracts have expired an Agriculture Enterprise Zone would have to be established in the Town.

### *Wetlands, Floodplains and Wooded Areas*

The Town of Chimney Rock has an abundant amount of natural areas. The Advisory Planning Committee recognizes the importance of these areas and has designated these areas in the Environmental Significance land use district. The remaining areas in the town that were not designated in the Exclusive Agriculture-2 district or the Environmentally Significant district have been designated as Rural Residential. The Rural Residential district permits up to four houses per forty acres allowing some residential development in the rural areas of the town.

### *State Land Purchases, Gifts of Land to Public Entities, and Tax Exempt Properties*

During the planning process the amount of state owned land in the Town of Chimney Rock was identified as an issue by residents and landowners. The Borst Valley Wildlife Area and the Chimney Rock wildlife Area consist of approximately 1,957 acres of state owned land. The concern expressed by residents and landowners over the state land was the issue of taxes collected or in lieu of tax payments and their financial impact on the Town of Chimney Rock.

During the review and update of this plan in 2016, it was noted that tax exempt land in the township now totaled 2,126 acres. Furthermore, more open public land under rod and gun club or conservation club ownership had a financial impact to the town in the form of lower taxes on those lands. The gifting of land to the county and other public entities also had a potential to take land off of the town tax rolls. An additional issue expressed by residents was the lack of notification to the Town of Chimney Rock prior to the state purchasing property or any property gifted or moved off of the tax rolls.

The advisory planning committee, and subsequent 2016 review, determined that the process for reviewing the impacts of state or county land purchases, gifts of lands to the state or county, or the moving of lands to any tax exempt status under Section 70.11 of the Wisconsin State Statutes, should be developed as part of the land use plan. The two issues that must be addressed are notification of lands being removed from the tax rolls and the financial impact on the town of such transfers.

### Notification of Purchases

It was discovered during the planning process that the Department of Natural Resources (DNR) has a policy regarding notification of local governments/officials prior to the purchase of private property for public purposes. It is unclear if the DNR has diligently followed the notification policy. To attempt to rectify the notification issue a letter will be sent to the DNR, the Governor and local elected officials regarding stringently following the DNR notification policy.

### Financial Impact on the Town

Initially a letter will be sent to the Governor and local elected officials stating the Town of Chimney Rock’s concern over the financial impact of existing state owned land on the town. When notified by the DNR of potential land purchases the Town Board will review the impact of the proposed purchase and send correspondence to the Governor, DNR, Natural Resources Board, and local elected officials stating the Town Board’s findings and opinion on the purchase.

### *Criteria for Commercial and Industrial Uses*

The land use map does not designate specific areas for commercial or industrial uses. It was determined that commercial and industrial uses shall be considered on a case by case basis. However, criteria has been developed, that proposed industrial or commercial uses must meet, prior to locating in the Town of Chimney Rock. The criteria will provide town and county officials with a framework to make land use decisions.

1. The proposed use must be consistent with the goals established by the Land Use Plan.
2. An adequate buffer from existing non-compatible uses must be provided. An adequate buffer could be a visual screen (vegetation, fence, etc..) or a distance. The reviewing committees will have the final determination. The primary concern is that such uses do not negatively impact existing residential uses or planned residential areas.
3. Proposed roads must be constructed to the specifications of the Town of Chimney Rock at the expense of the developer.
4. Driveway access must meet town and county requirements
5. The proposed use must demonstrate that there is adequate area to expand the proposed operation yet meet all the criteria listed.

The Town Board, County Zoning Committee and County Board will review the criteria when considering applications for rezoning of land in the Town of Chimney Rock for commercial or industrial uses.

### *Metallic Mining and Non-metallic Mining*

The mining of metallic and non-metallic mining minerals was a concern expressed by residents during the planning process. The advisory planning committee determined that mining of any kind was contrary to the overall objectives of this plan. To address these concerns the advisory planning committee reviewed the existing metallic and non-metallic mining requirements. Prior to any mining or exploration for metallic minerals and non-metallic minerals, a conditional use permit is required which requires a public hearing. In addition the reviewing committees may require specific conditions to ensure the health, safety and welfare of town residents.

To address non-metallic mining issues in the County, the County Division of Land Management proposed a non-metallic mining overlay district in 2016. The Chimney Rock Town Board discussed this suggestion but subsequently decided that such an overlay district would be incompatible with the overall goals and objectives of the Chimney Rock comprehensive plan. The Chimney Rock Town Board voted unanimously to reject such an overlay district and specifically state in the comprehensive plan that the Town of Chimney Rock does not want to have land in the Town designated in a non-metallic mining overlay district.

### *Silica Sand Non-Mining*

In recent years, non-metallic mining of silica “frac” sand has become a significant land use concern for towns and counties in the State of Wisconsin. The use of silica “frac” sand in the oil and gas industry and the demand created for the sand has significantly impacted western Wisconsin. The Town of Chimney Rock recognizes the need to consider the question of non-metallic mining of silica “frac” sand as one of several competing land uses within the Town and to address this question in the Town’s Comprehensive Plan.

The Town of Chimney Rock formed a “Special Study Committee” to undertake the task of evaluating the Town’s comprehensive plan, gathering public input, and researching non-metallic mining of silica “frac” sand. All meetings of the committee were open to the public. The “Special Study Committee” made the following findings and recommendations.

### Findings and Recommendations

The goals of the Town of Chimney Rock Comprehensive Plan include *“Balance the desire to maintain the existing lifestyle within the town (rural setting, natural beauty, openness, friendly neighbors, ...) with the desire to keep taxes low”, “Preservation of natural wooded areas – woodlands, wildlife”, and “Preserve agricultural land and farming”*. Based on a review and affirmation of the Comprehensive Plan goals, the Special Study Committee determined that while the extraction of this natural resource brings economic benefits to a few residents of the Town, these potential economic benefits are much less significant than the potential negative impacts (on health, safety, aesthetics, property values, transportation, etc.) of extracting



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silica “frac” sand. The non-metallic mining of silica “frac” sand is in direct conflict with the goals that focus on preserving residents’ existing lifestyle, the preservation of woodlands, preserving natural beauty, and the preserving of agricultural land.

Trempealeau County and the Town of Chimney Rock have each adopted comprehensive plans. Wisconsin law requires that land use and zoning decisions be consistent with the findings that have been established in these comprehensive plans. *Wis. Stat. §66.1001(3)*. All of Trempealeau County is zoned and the Town of Chimney Rock is included under Trempealeau County zoning. The majority of land in the Town of Chimney Rock is designated as “Rural Residential”, both on the Town’s land use map and on the Trempealeau County zoning map. Therefore, under the Trempealeau County Comprehensive Zoning Ordinance, non-metallic mining of frac sand is not a permitted land use on a majority of property in the Town of Chimney Rock. Any silica “frac” sand mine would obviously be inconsistent with the “Rural Residential” land use and with the zoning designation of most properties in the Town.

Scattered properties throughout the Town are designated on the Comprehensive Plan land use map and on the County zoning map as “Exclusive Agriculture 2”. This designation was used so that the landowners of these specific properties would be eligible for Farmland Preservation Tax credits. This designation was never intended to facilitate the transition of these properties to non-metallic mining sites; in fact, just the opposite. The land use and zoning designations were written to encourage landowners to continue farming and to maintain land in agricultural production and, if need be, transition these agricultural lands to rural residential properties in the future.

Based on the desire of the Town to encourage rural residential development as the predominant future land use, an encouragement which is reflected on the Town land use map and the County zoning map, the Town of Chimney Rock recommends that rezoning requests for non-metallic mining of silica sand and conditional use permits for this same type of sand mining shall be denied in the Town of Chimney Rock.

### *Land Fills*

Land fills were a concern expressed by landowners during the planning process. Currently land fills are a conditional use and are required to have a public hearing prior to being considered for approval. The plan recommends that land fills be located in only as a last resort provided that the health safety and welfare of town residents is not jeopardized. Further more it is recommended that a land fill may only be utilized for waste material from the Town of Chimney Rock.

### *Land Use and Agricultural Preservation Policies*

The following policies have been established to assist local officials in making future land use decisions. Town and county officials should take into consideration these policies when reviewing land use matters.

1. Property owner’s land use change requests for properties in the Exclusive Agriculture-2 district and the Farmland Preservation Program.  
Properties in the town were designated as Exclusive Agriculture-2 prior to 2016 only to meet requirements for the Farmland Preservation Program. If the owners of these properties request a land use change, they must meet Wisconsin State Statutes 91.77 when requesting said land use change. However, the current comprehensive plan requires that any properties designated in Exclusive Agriculture-2 district immediately revert to Rural Residential land use and zoning when a Farmland Preservation Program contract expires or is voided.
2. Foundation requirement for manufactured homes.  
It is recommended that when manufactured homes are located at a site that they be placed on an adequate foundation of poured cement or concrete block.
3. Private sewage systems, private wells and public facilities.  
Based on projected population and housing trends, private sewage systems, private wells and existing public facilities are adequate to continue to service future development demands.

The plan recommends the continued implementation and enforcement of the Trempealeau County Sanitary and Private Sewerage ordinance within the Town of Chimney Rock by the Trempealeau County Planning and Zoning Department. The ordinance regulates the location and types of private sewerage systems within the town. Prior to

issuing building permits for habitable structures a sanitary permit is required. The primary goal of the ordinance is to ensure the health, safety and welfare of county residents are protected and the natural resources of the county are preserved.

4. Continue to work cooperatively with adjacent Towns on development issues.

It is important that the Town of Chimney Rock and adjacent Towns consult with each other and evaluate planning and development issues together. Cooperation will reduce the potential for land use conflicts and decrease the public costs associated with unplanned development.

5. Town Roads.

Proposed town roads must be constructed to the specifications and requirements of the Town of Chimney Rock to include sixty-six feet of public road right of way. The developer is responsible for the costs associated with the construction of all proposed roads. The Town of Chimney Rock will not consider accepting a town road unless it is paved to meet Town of Chimney Rock specifications.

6. Protection of significant natural resources, open space, scenic, historic or architectural areas.

The plan recommends the continued implementation of the Comprehensive Zoning Ordinance, Floodplain and Shoreland/Wetland Ordinances which protect the natural resources, historically sensitive areas and open spaces in Trempealeau County.

7. Conserving soil and water resources of the Town of Chimney Rock.

The plan recommends the continued implementation of soil and water conservation programs administered by the Trempealeau County Land Conservation Department (Trempealeau County Land and Water Plan initiatives).

8. Planning Process.

It is recommended that the land use plan be review every three years from its date of adoption. If the Town Board determines that the land use plan needs to be reviewed prior to the scheduled three year review, the Planning Department will assist the town in reviewing the plan upon receiving a request from the Town Board. In addition, at anytime an individual landowner can petition for a change of the land use map or modification of the language in the plan.

9. Removal of dead animals

During the planning process the issue of improper or lack of disposal of domestic animals is an issue in the Town of Chimney Rock. There fore the plan recommends that proper enforcement of the all animal removal ordinances be enforced.

## 8.10 Conclusion

The Town of Chimney Rock Land Use Element is a tool to manage the future development of the town. Its purpose is to provide elected officials with a document to guide future land use decisions. If adhered to the plan provides for the orderly development of the town in a manner that is consistent with the opinions expressed by the residents of the Town of Chimney Rock during the planning process.



## IMPLEMENTATION ELEMENT

### 9.1 Introduction

This element of the plan will address the implementation of the Town of Chimney Rock comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan.

### 9.2 Plan Updates and Revisions

The Comprehensive Plan will be updated at five year intervals. Wisconsin State Statutes requires plans to be updated every 10 years at a minimum. The Town of Chimney Rock will update and revise the plan as needed with the help of Trempealeau County's Department of Land Management staff. Once the plan update has been complete the Town will conduct a public hearing as required by State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes and formally adopt the revised Comprehensive Plan. The Comprehensive Plan will then be forwarded to Trempealeau County to be included in the Trempealeau County Comprehensive Plan through public hearing and plan adoption requirements consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes.

### 9.3 Responsibilities

The responsibility of the implementation plan will lie with the Chimney Rock Town Board. The board will discuss and make suggestions for changes to Trempealeau County when making final decisions.

### 9.4 Plan Recommendations

The Town of Chimney Rock will publicize the plan at the annual town meeting and other special events. The Town will cooperate with Trempealeau County to amend zoning ordinances, policies, and plans to address the recommendations detailed in the Town of Chimney Rock Comprehensive Plan.

### 9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Chimney Rock Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been listed. General policies that will guide the future development of the Town of Chimney Rock are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

#### ***Actions to be implemented Throughout the Planning Period***

##### **Housing**

**Goal:** Keep a rural residential atmosphere while providing housing needs for current and future residents.

Objective 1: Continue to have dwelling construction standards.

*Action: Continue to use the Trempealeau County Department of Land Management building inspector to enforce the Uniform Dwelling Code.*

Objective 2: Ensure that new homes are built in areas that won't impair rural character or environmentally sensitive areas.

##### **Transportation**

**Goal:** Transportation system that meets needs of all users.

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- Objective 1: Continue to maintain and upgrade town roads and signage.  
*Action: Secure additional funding through state and federal grants.*  
*Action: Prioritize the maintenance of roadways during seasonal challenges such as snow, ice, and flooding.*
- Objective 2: Evaluate signs in the town for maintenance and additions if needed.  
*Action: Inspections by town board and town workers.*
- Objective 3: Maintain and increase infrastructure for advancement of the town.  
*Action: Increase public infrastructure when needed.*

### **Utilities and Community Facilities**

- Goal:** Support the use of community utilities such as energy, phone, and internet services.
- Objective 1: Expand public infrastructure when necessary to meet the needs of the town.  
*Action: Continue to allow utility companies to use road rights-a-way for utility line expansion, including fiber-optic cable for high speed internet.*
- Objective 2: Encourage and support the burial of utility lines when and where feasible.  
*Action: Provide utility companies with the Town of Chimney Rock Comprehensive Plan and work with them to bury lines when possible.*
- Objective 3: Assure and support the decisions of individual landowners who utilize renewable energy sources on their property.
- Goal:** Prioritize new funds to improve community facilities.
- Objective 1: Continue progression on improvements to the Town Hall and recycling center.  
*Action: Expand recycling center.*  
*Action: Arrange for proper signage on the Town Hall.*

### **Agricultural, Natural and Cultural Resources**

#### *Natural Resources*

- Goal:** Preserve, protect, and manage natural resources.
- Objective 1: Protect surface and groundwater quality.  
*Action: Encourage citizens to continually monitor and test wells.*  
*Action: Support best management practices by referring citizens to Trempealeau County Department of Land Management and/or NRCS.*  
*Action: Encourage all septic systems be brought up to current code.*
- Objective 2: Protect and preserve wetlands, wildlife habitat, and woodlands.  
*Action: Encourage forestry best management practices by urging landowners to complete management plans.*
- Objective 3: Mitigate nutrient runoff from agricultural land by encouraging citizens to establish buffers along waterways, plant cover crops, and enroll their land in the Conservation Reserve Program (CRP).

#### *Agricultural Resources*

- Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.
- Objective 1: Protect farm operations from encroachment of non-farm housing.  
*Action: Discourage non-compatible land uses near farming operations.*  
*Action: Minimal restrictions of farm operations.*
- Objective 2: Promote the enrollment of land in Agriculture Enterprise Areas (AEAs) to eligible landowners with the county Farmland Preservation map.

#### *Cultural and Historic Resources*

- Goal:** Preserve and enhance the rural heritage, including historical sites, and natural landscapes.

- Objective 1: Identify and improve historical sites and areas of natural significance.  
*Action: Create a database and map of historical sites within the town.*  
*Action: Safeguard historical sites from incompatible land uses and development.*

### **Economic Development**

**Goal:** Work with organizations to support the development of small businesses.

- Objective 1: Refer small business owners or entrepreneurs to economic development organizations and resources.  
*Action: Correspond with Trempealeau County's Parks, Tourism, and Economic Development Coordinator.*

**Goal:** Support the development of agritourism, defined as any agriculturally based operation or activity that brings visitors to a farm or ranch.

- Objective 1: Recognize and embrace the growing public desire to engage in rural experiences and outdoor recreational activities.  
*Action: Support farmers who attempt to diversify their operations and supplement their farm incomes through agritourism activities.*
- Objective 2: Work with organizations to help the development of businesses.  
*Action: Look for financial help for businesses.*

**Goal:** Promote natural scenic attractions and amenities.

- Objective 1: Increase promotion throughout the town of Trempealeau County Trails bike loops, snowmobile trails, hiking trails, and natural areas throughout the town.  
*Action: Request improved signage, mapping, and access to public lands from the Wisconsin Department of Natural Resources.*

### **Intergovernmental**

**Goal:** Establish cooperative relationships with adjacent and overlapping jurisdictions.

- Objective 1: Share community facilities when feasible.  
*Action: Be open to sharing community facilities when opportunities arise.*
- Objective 2: Encourage working relationships with neighboring communities.  
*Action: Advocate the sharing of labor and machinery with neighboring communities.*

### **Land Use**

**Goal:** Maintain the existing lifestyle within the town (rural setting, natural beauty, openness, friendly neighbors, etc.).

- Objective 1: Maintain the housing density to be compatible with the land use plan.  
*Action: Use the land use plan to guide development.*
- Objective 2: Strive to keep taxes low by minimizing the tax increases as much as possible.

**Goal:** Encourage the preservation of natural wooded areas – woodlands, wildlife, etc..

- Objective 1: Encourage forestry best management practices.  
*Action: Work with DNR and Department of Land Management.*  
*Action: Promote and protect Borst Valley Wildlife Area, Borst Valley Sedge Meadow State Natural Area, Chimney Rock Oak Savanna State Natural Area, Chimney Rock Wildlife Area, and Hawkinson Creek Wet Prairie State Natural Area.*

**Goal:** Preserve agricultural land and farming.

- Objective 1: Protect farm operations from encroachment of non-farm housing.  
*Action: Discourage high density housing near farm operations.*  
*Action: Promote educational opportunities for farmers on conservation practices.*

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**Goal:** Explore options to minimize the impact of tax exempt or reduced taxed land on the town.

Objective 1: Develop a procedure to maintain contact with state and county officials and agencies on land transfers.

*Action: Write a letter to state officials and agencies to be kept informed.*

Objective 2: Pursue policy that would keep all land on the tax rolls and reduce tax exempt lands listed under Section 70.11 in the Wisconsin State Statutes.

*Action: Maintain a policy to keep all lands on the tax roll.*

### 9.6 Plan Implementation Policies

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Chimney Rock has been under county zoning since 1972 and adopted the a revised county zoning ordinance in May of 2008.

The Town of Chimney Rock Comprehensive Plan provides a framework to guide the future of the town. Throughout the planning process Advisory Planning Committee meetings open to the public were held. The Advisory Planning Committee's decisions are based on information compiled during the planning process and from public input. In addition, the committee and local officials realize that the plan must be dynamic and have the ability to change over time. To that end, local officials are committed to reviewing the plan every three years from the date of its adoption.

# **APPENDIX A – MAPS**

Map 1 - Town of Chimney Rock Transportation System Map

Map 2 - Town of Chimney Rock Community Facilities Map

Map 3 - Town of Chimney Rock Contour/Slope Map

Map 4 - Town of Chimney Rock Soils Map

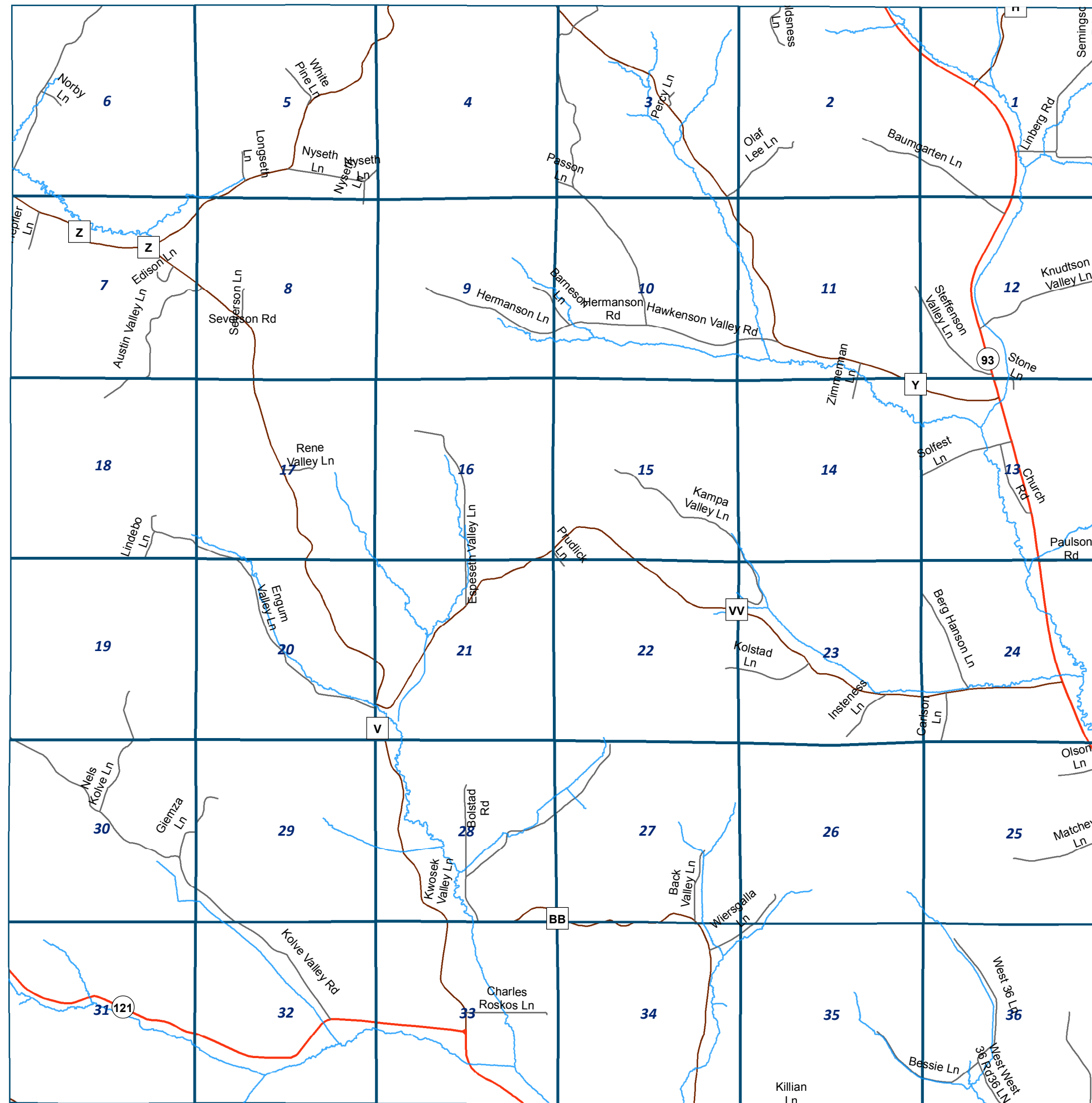
Map 5 - Town of Chimney Rock Land Use Map



# Map 1




## Town of Chimney Rock

### Transportation System Map



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### Legend

-  Water\_Line  
 Water\_Region  
 County\_Sections  
 Corp\_Limits

## Roads

- Interstate
- US Hwly
- State Rd
- County Rd
- Town Rd



1 inch = 0.58 miles

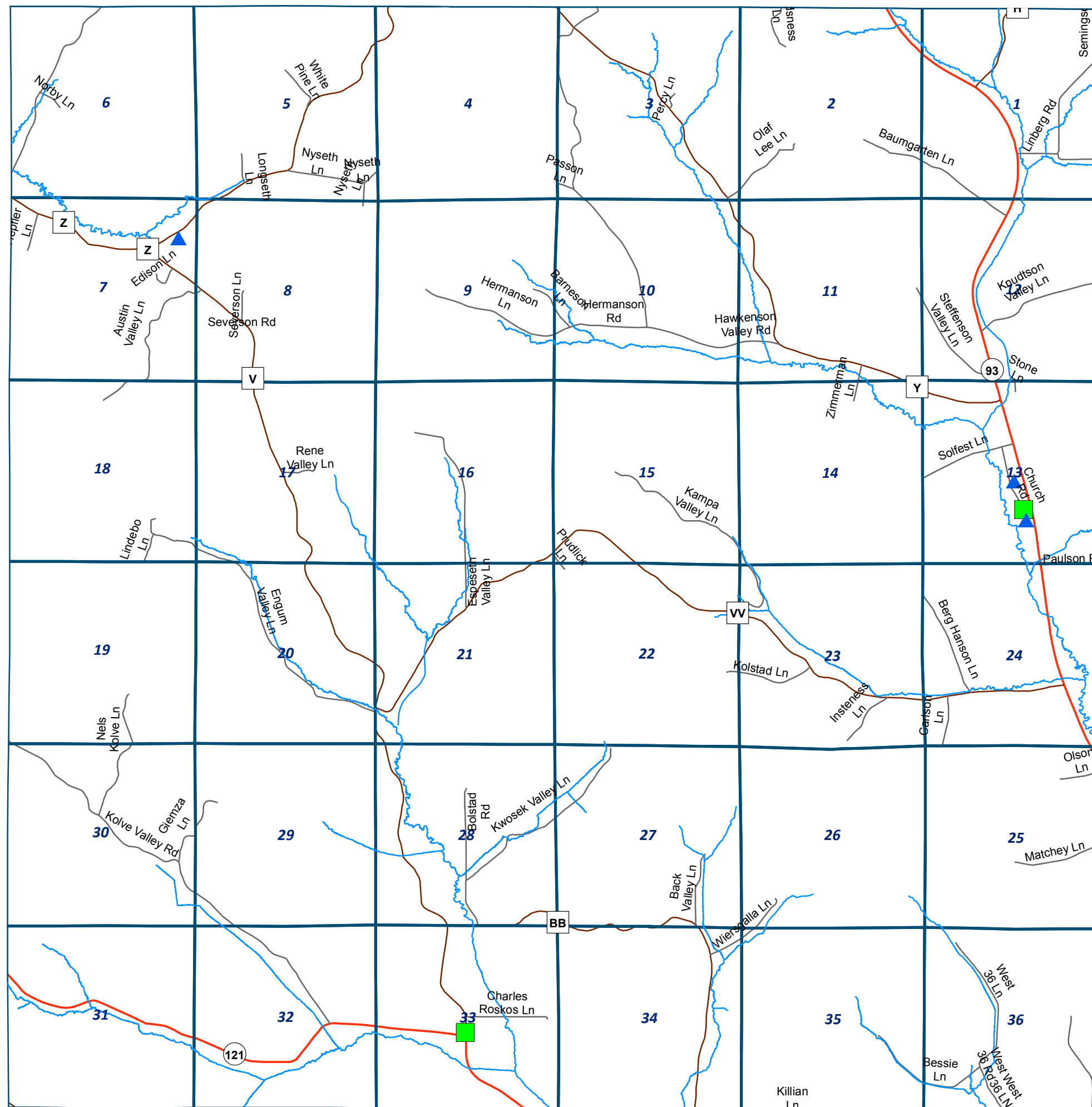
**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits
- CEMETERY
- GOVERNMENT
- PARK

**Roads**

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

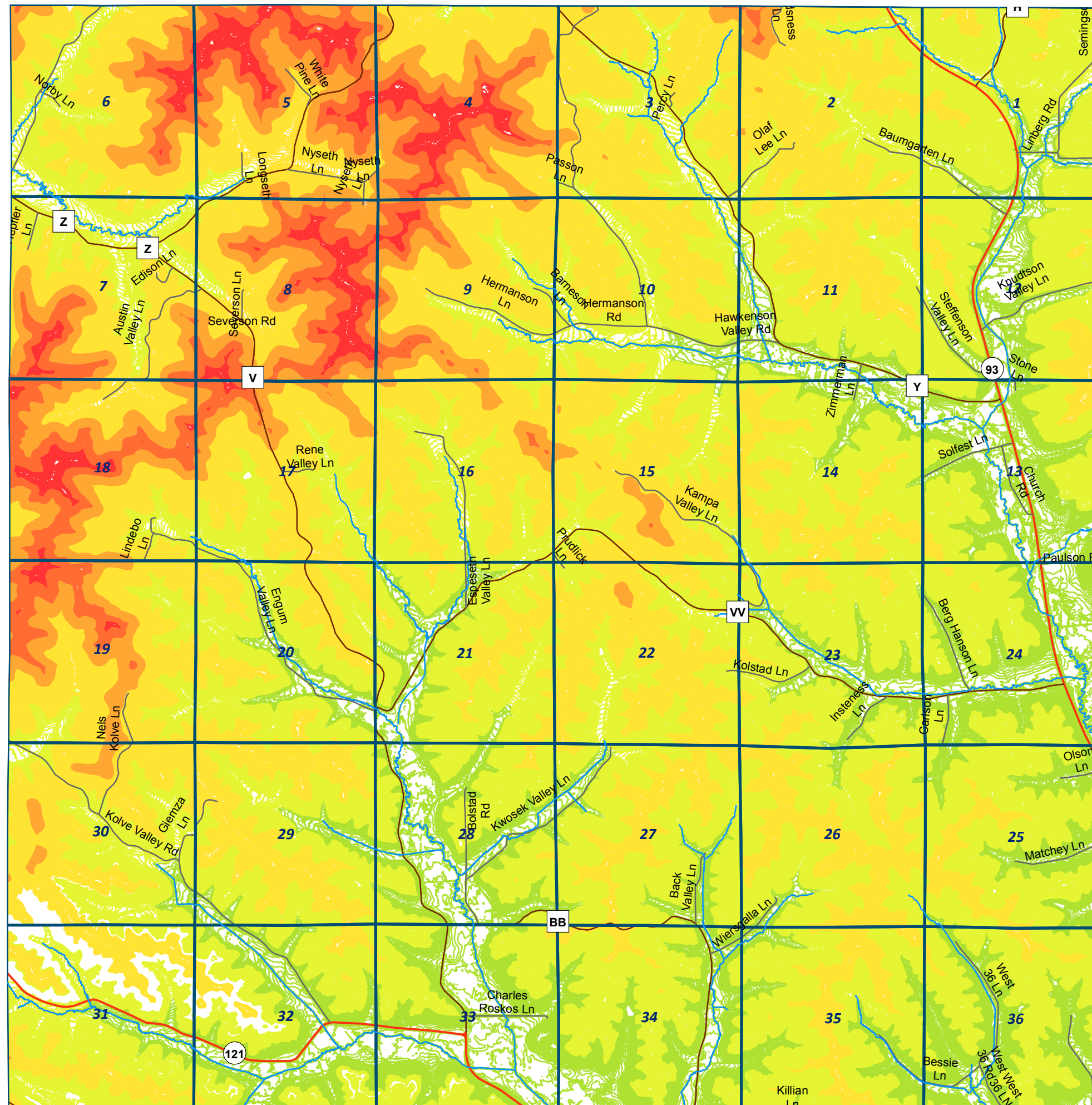
1 inch = 0.58 miles



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1 inch = 0.58 miles

# Map 3 Town of Chimney Rock Contours



## Legend

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

## Roads

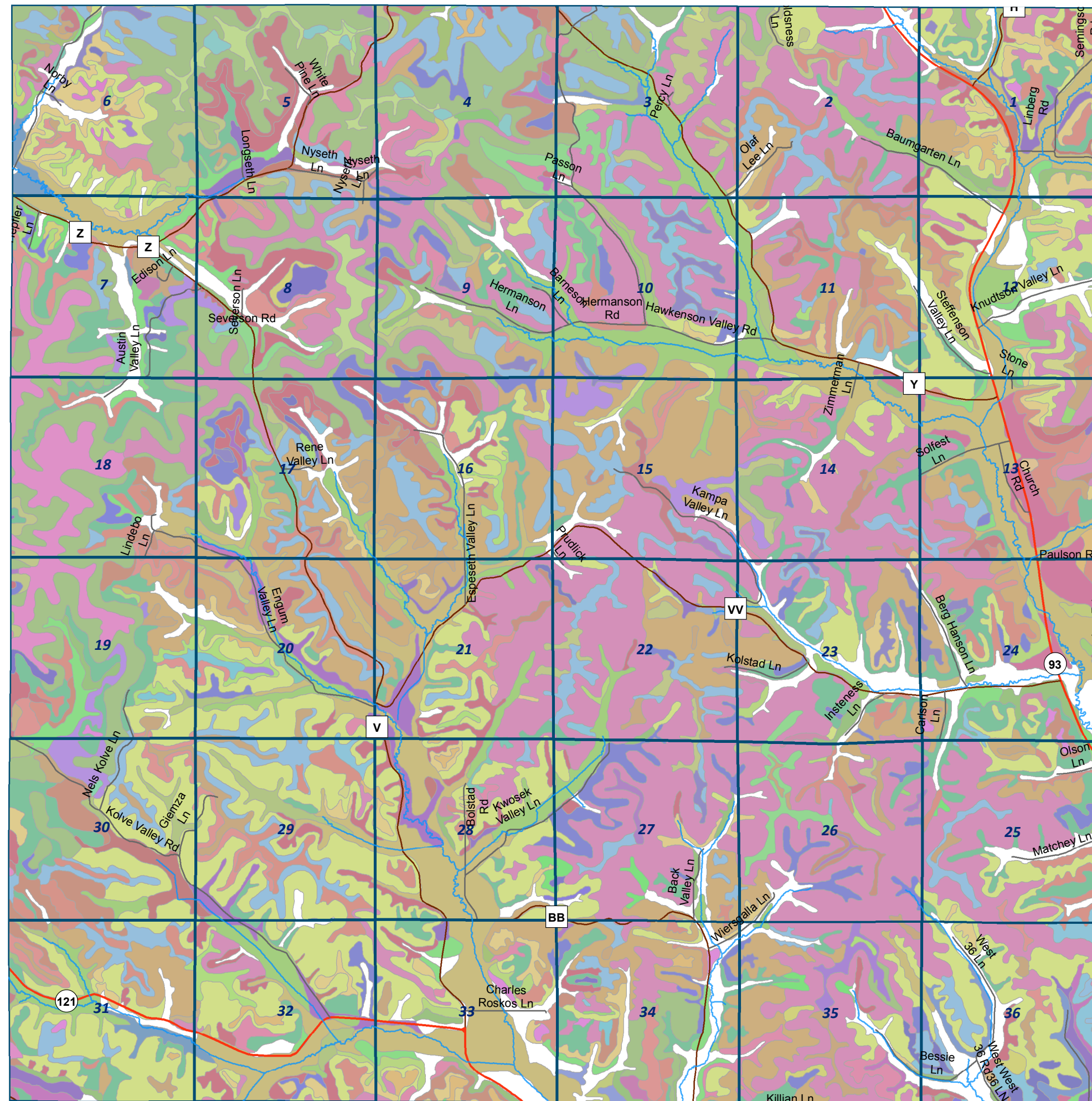
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.58 miles



# Map 4 Town of Chimney Rock Soils Map



**Legend**

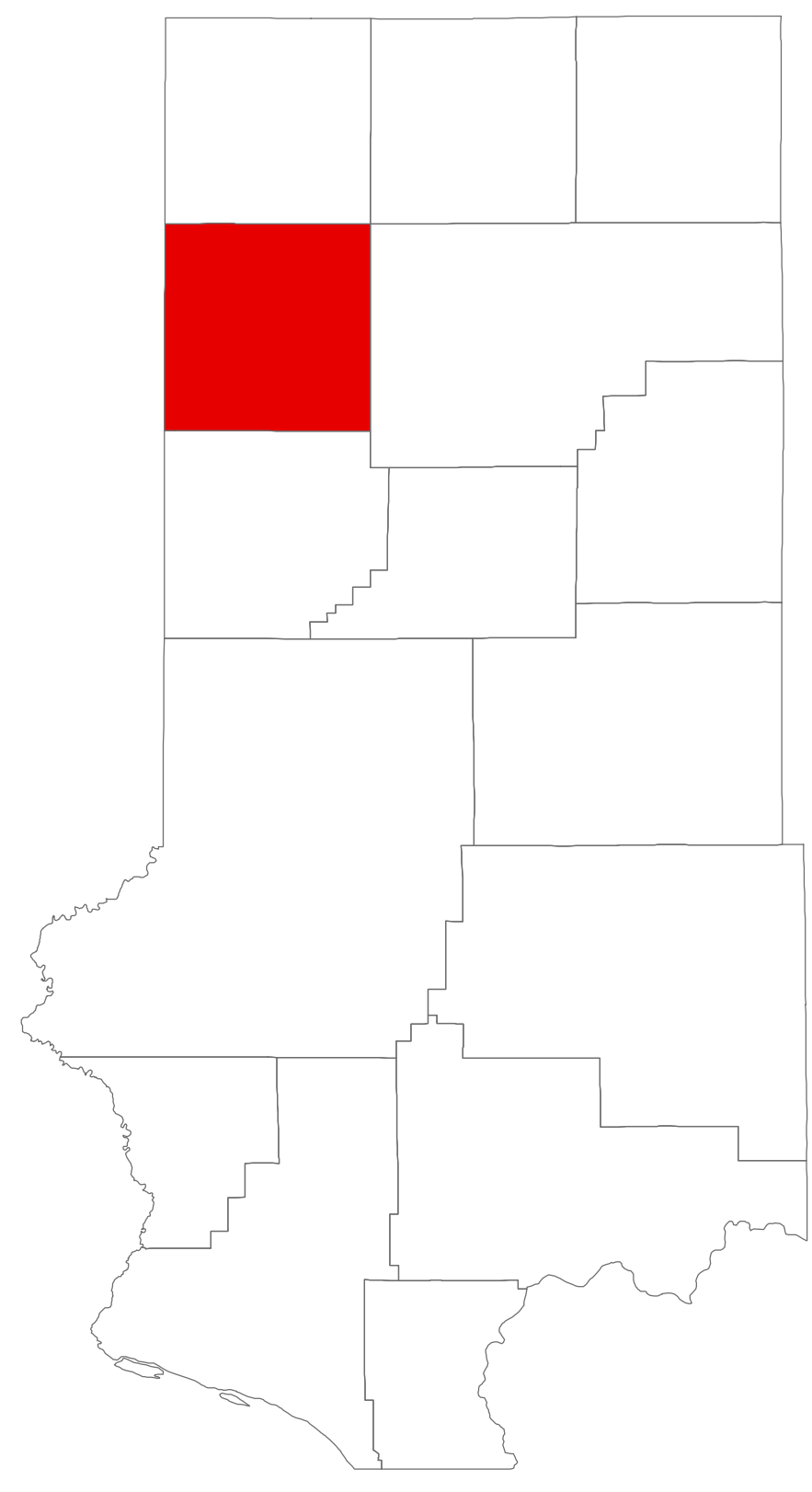
- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

**Roads**

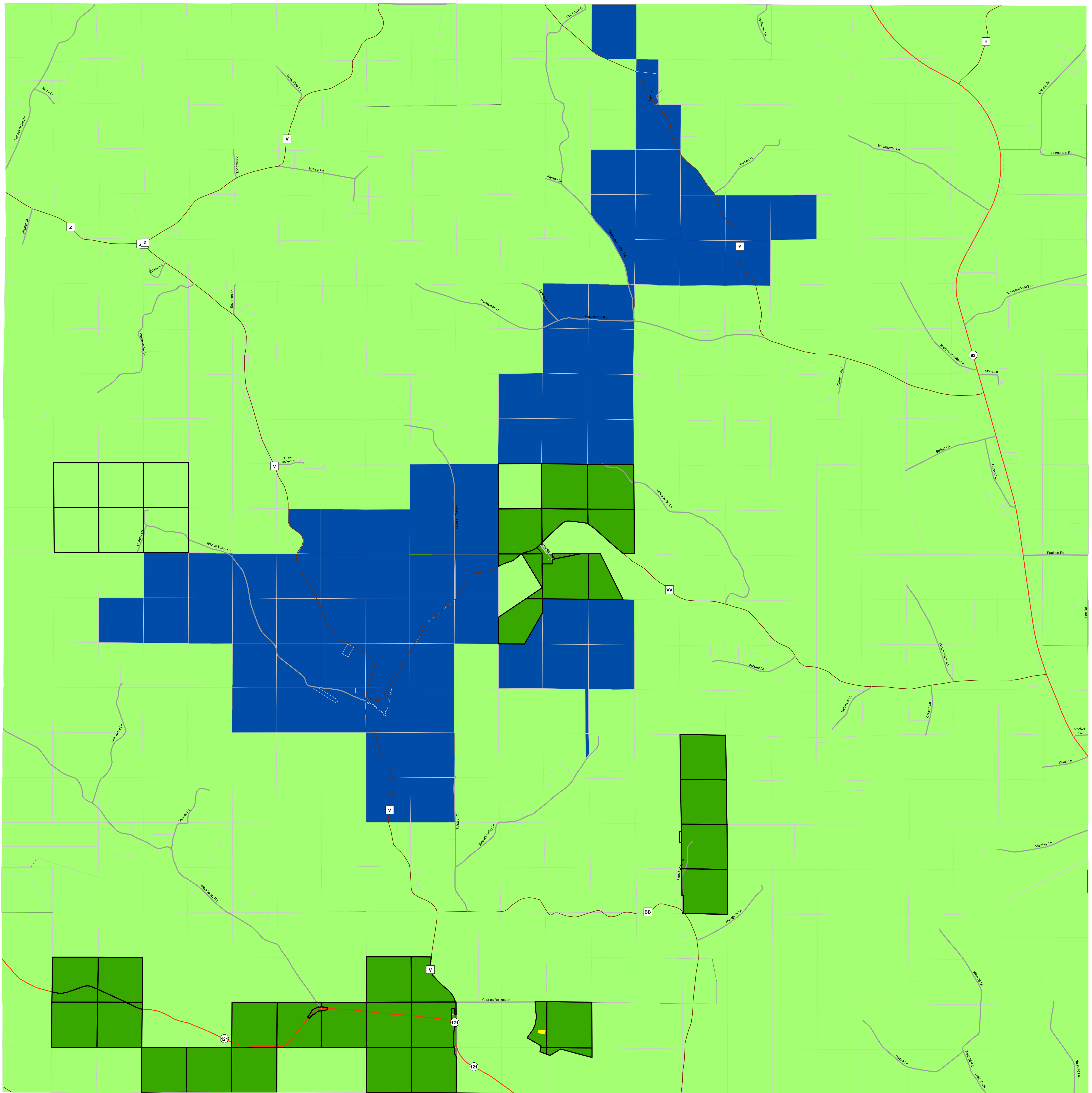
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

1 inch = 0.58 miles

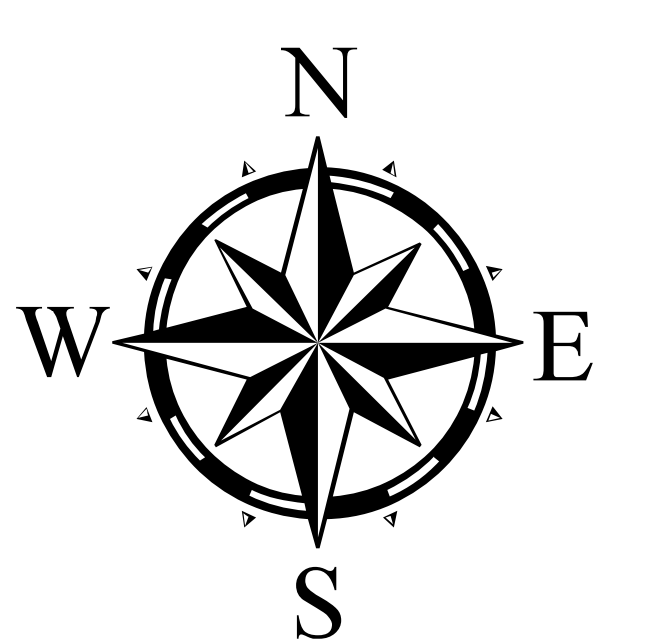
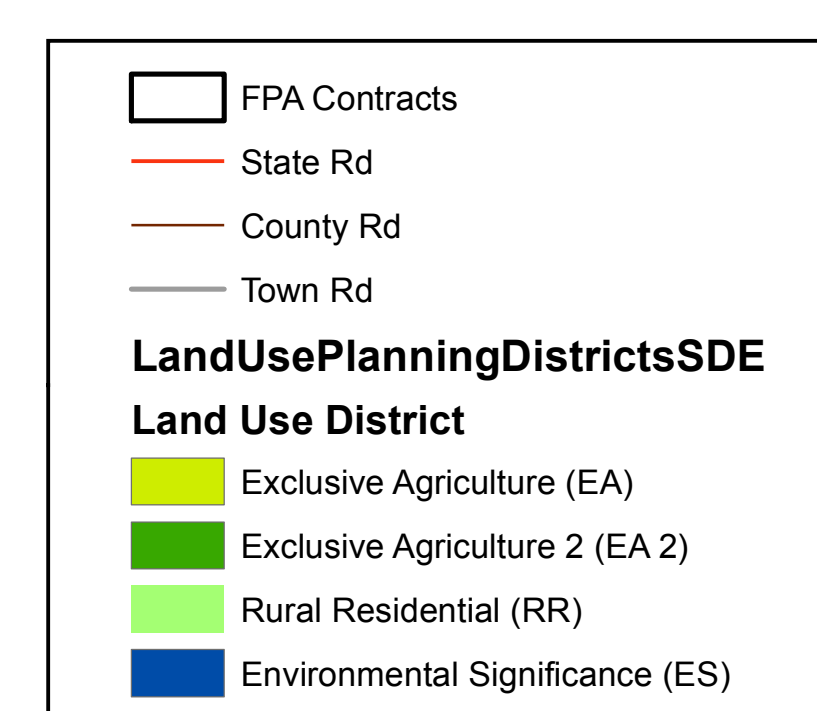




# Town of Chimney Rock Proposed Land Use



Date: 4/13/2017



# APPENDIX

## B

**RESOLUTION 2016 – 1**

**OPPOSITION TO THE CREATION OF A MINING OVERLAY DISTRICT IN THE  
TOWNSHIP OF CHIMNEY ROCK, TREMPEALEAU COUNTY, WISCONSIN**

WHEREAS, the Town of Chimney Rock Town Board reviewed their existing Land Use Plan in June to December of 2016, in accordance with meeting Wisconsin's Comprehensive Planning and Smart Growth Laws,

WHEREAS, while in the process of reviewing the existing Plan, the Town of Chimney Rock was invited by Trempealeau County's Department of Land Management to develop a Mining Overlay District in the Town,

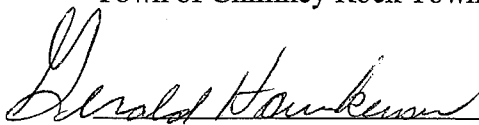
WHEREAS, the said district would define areas within the township in which mining would be admissible and exclude mining from the areas not included in said district,

WHEREAS, in accordance with the Town of Chimney Rock's Land Use plan, the Town Board has come to the conclusion that due to the desire to preserve a rural residential atmosphere, to preserve prime farmland and protect the future of agriculture, to preserve the natural wildlife habitat, to protect surface and groundwater quality, to protect and maintain existing forest land, to protect and maintain the environmental quality of the town and its natural beauty, and because transportation options are not conducive for a mining enterprise, it is not appropriate for the Town of Chimney Rock to adopt a Mining Overlay District, and

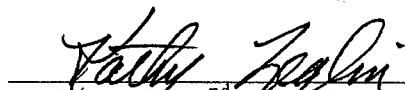
THEREFORE, BE IT RESOLVED, that the Town of Chimney Rock Town Board, in accordance with its Land Use plan, hereby opposes the creation of a Mining Overlay District within the Town of Chimney Rock and further resolves to oppose any state or local legislation that would limit local governments' ability to permit or deny new mining applications.


Dated at the Town of Chimney Rock, Trempealeau County, Wisconsin this 13th day of December, 2016.

Respectfully submitted,  
Town of Chimney Rock Town Board:

  
Gerald Hawken, Chairman

  
Mike Bautch, 1<sup>st</sup> Supervisor

  
Kathy Zeglin, 2<sup>nd</sup> Supervisor

  
Rose Ottum, Clerk