

Town of Lake Holcombe 2024-2044 Comprehensive Plan

Adopted XXXXX, 2024



This page is intentionally left blank.

Town of Lake Holcombe 2024-2044 Comprehensive Plan



prepared by the Town of Lake Holcombe Planning Committee
with assistance from West Central Wisconsin Regional Planning Commission



This page is intentionally left blank.

RESOLUTION PLACEHOLDER

This page is intentionally left blank.

ORDINANCE PLACEHOLDER

This page is intentionally left blank.

Table of Contents

1. Introduction	1
1.1 Planning Authority and Scope.....	1
1.2 The Planning Process & Public Involvement	1
1.3 Plan Purpose & Intent	2
1.4 Plan Framework.....	2
2. Issues and Opportunities	5
2.1 Regional Perspective.....	5
2.2 2023 Community Survey	7
2.3 Town of Lake Holcombe Issues and Opportunities	8
2.4 Existing Plans, Programs, and Regulations	10
2.5 Town of Lake Holcombe 2044 Vision Statement	10
3. Population and Housing	13
3.1 Population Estimates, Characteristics, and Projections.....	13
3.2 Housing Characteristics, Needs, and Projections.....	16
3.3 Population and Housing Goals, Objectives, and Policies	22
3.4 Housing Programs	23
4. Transportation	26
4.1 Streets and Highways	26
4.2 Additional Modes of Transportation.....	31
4.3 Transportation Needs and Planned Improvements.....	33
4.4 Transportation Goals, Objectives, and Policies	35
4.5 Other Transportation Plans and Programs	36
5. Utilities and Community Facilities	39
5.1 Assessment of Utilities and Community Facilities.....	39
5.2 Utilities and Community Facilities Goals, Objectives, and Policies	51
5.3 Other Utilities and Community Facilities Plans and Programs	52
6. Agricultural and Natural Resources	55
6.1 Agricultural Resources	55
6.2 Natural Resources and Environmentally Sensitive Areas	57
6.3 Agricultural and Natural Resource Needs.....	64
6.4 Agricultural and Natural Resources Goals, Objectives, and Policies	65
6.5 Agricultural and Natural Resources Plans and Programs	67

7. Historical and Cultural Resources.....	69
7.1 Historical Sites and Structures.....	69
7.2 Community Celebrations and Cultural Resources.....	70
7.3 Community Perspectives.....	71
7.4 Historic and Cultural Goals, Objectives, and Policies	71
7.5 Historic and Cultural Resources Plans and Programs.....	71
8. Economic Development	72
8.1 Economic Conditions, Strengths, and Weaknesses	73
8.2 Current Economic Plans and Designated Sites.....	73
8.3 Desired Business and Industry.....	74
8.4 Opportunities for the Use of Environmentally Contaminated Sites.....	74
8.6 Economic Development Goals, Objectives, and Policies.....	76
8.7 Economic Development Partners and Programs	76
9. Intergovernmental Cooperation.....	79
9.1 Relationships with Adjacent Communities	80
9.2 Existing Partnerships, Agreements, and Intergovernmental Plans	82
9.3 Intergovernmental Issues and Opportunities.....	82
9.4 Intergovernmental Cooperation Goals, Objectives, and Policies.....	82
9.5 Intergovernmental Plans and Programs	83
10. Land Use.....	86
10.1 Existing Land Use Inventory	86
10.2 Supply, Demand, and Price Trends of Land	89
10.3 Barriers to Development and Land Use Conflicts.....	91
10.4 Opportunities for Infill or Redevelopment	92
10.5 Projected Land Use Supply and Demand	92
10.6 Preferred Future Land Use Plan.....	94
10.7 Land Use Goals, Objectives, and Policies.....	99
10.8 Current Land Use Plans, Programs, and Regulations	100
11. Implementation	103
11.1 Action Plan	103
11.2 Plan Integration and Consistency	106
11.3 Plan Monitoring and Evaluation	107
11.4 Plan Amendments and Updates	107
11.5 Additional Implementation Recommendations	108

Appendix A: Public Participation Plan.....	110
Appendix B: Background Information and Data	112
Appendix C: Housing Data.....	119
Appendix D: Economic Data	131
Appendix E: Plans and Programs.....	147
Population and Housing Plans and Programs	147
Transportation Plans and Programs.....	150
Utilities and Community Facilities Plans and Programs	154
Agricultural and Natural Resources Plans and Programs.....	156
Historical and Cultural Resources Plans and Programs	157
Economic Development Plans and Programs	159
Intergovernmental Cooperation Plans and Programs	164
Land Use Plans and Programs	166
Appendix F: Town of Lake Holcombe Community Survey Results.....	167

This page is intentionally left blank.



1. INTRODUCTION

1. Introduction

1.1 Planning Authority and Scope

Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action. This comprehensive plan for the Town of Lake Holcombe is an important long-range planning document. The purpose of this plan is to guide development by reflecting the community's shared vision and priorities for the future.

In 1999, the State Legislature created a new framework for community planning in the State of Wisconsin—1999 Wisconsin Act 9. Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government's comprehensive plan. Under Statute, a conditional use permit that may be issued does not need to be consistent with the local government's comprehensive plan. The law provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must incorporate 20-year land use projections and encourage public participation during the planning process. Additionally, each plan must address nine key elements:

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

While the Town of Lake Holcombe does not undertake any of the governing actions that necessitate preparation of a Comprehensive Plan, the *Town of Lake Holcombe 2024 - 2044 Comprehensive Plan* fully addresses the requirements of all nine elements within Wisconsin Statutes. The Town of Lake Holcombe's Comprehensive Plan modifies the required element list with the following:

- Population discussion has been integrated into the Housing element – **Chapter 3: Population and Housing**.
- The Agricultural, Natural, and Cultural Resources element is split into two separate chapters – **Chapter 6: Agricultural and Natural Resources** and **Chapter 7: Historic and Cultural Resources**.

1.2 The Planning Process & Public Involvement

In 2023, the Town of Lake Holcombe contracted with West Central Wisconsin Regional Planning Commission (WCWRPC) to assist with preparing the Town's Comprehensive Plan. The plan was prepared under the guidance of the Town of Lake Holcombe Planning Committee, which conducted seven meetings between March 2023 and February 2024 with WCWRPC as facilitator.

The Town of Lake Holcombe has complied with all public participation requirements as detailed in Wisconsin Statutes §66.1001, including the adoption of a written public participation plan (see Appendix

1. INTRODUCTION

A). The Town implemented the public participation plan as part of this plan which included the following opportunities for public input:

- facilitation of a community survey;
- all meetings were properly noticed and open to the public;
- draft copies of the Plan were available for public review prior to the public hearing;
- a properly noticed public hearing was conducted by the Planning Committee on the draft plan; and,
- the Town invited, considered, and responded to written comments on the draft plan.

The above public participation activities were completed by the Town prior to the adoption of the plan. The Planning Committee and Town Board held a joint public hearing inviting public comment on the draft plan on **DATE, 2024**. Following the public hearing, the Town of Lake Holcombe Planning Committee recommended adoption of the plan by resolution and the Lake Holcombe Town Board adopted the plan by ordinance on **DATE, 2024**.

1.3 Plan Purpose & Intent

The Town Plan Committee approached this plan with a review of existing conditions and community survey responses, outlined issues, and drafted policies and strategies that could be considered by the Town to mitigate the identified challenges. The intent of this comprehensive plan is to be a useful community planning guide that balances individual property rights while preserving the Town's rural, scenic character. Looking 20 years ahead allows the Town to identify potential future problems and identify relevant mitigation strategies. The plan is not meant to determine what an individual can or cannot do with their property. It is **not** the intent of this plan, as prepared by the Town of Lake Holcombe Plan Committee, to recommend the adoption of zoning within the Town of Lake Holcombe.

1.4 Plan Framework

This Chapter, as well as **Chapter 2: Issues & Opportunities**, provide the framework within which the planning process was conducted. While each plan element is unique, the framework of this plan addresses them in a consistent manner. With the exceptions of **Chapter 2: Issues and Opportunities** and **Chapter 13: Implementation**, each element has the following general structure:

1. A brief introduction to the element, which provides a generalized explanation and identifies the importance of the element to community development.
2. The background research and statistical data specific to that element and the Town of Lake Holcombe, which helped frame discussions on that element with the Planning Committee. In most chapters, highlights from the data will be provided in the chapter itself, while additional data and statistics are in the appendices.
3. The Goals, Objectives, Policies, and Strategies for the element.
 - a. Goals are overarching statements that portray the Town in a new light. They are written as if the future has occurred, and Lake Holcombe has fulfilled its vision statement.
 - b. Objectives are a list of more measurable aims that will help bring the Town of Lake Holcombe Goals to fruition.

1. INTRODUCTION

- c. Policies are on-going tasks or decision-making guidance that do not have a final deliverable or foreseeable conclusion.
 - d. Strategies are actionable tasks with a clearly defined result or deliverable.¹ Strategies have designated timelines for their completion: Immediate, Short-Range, Medium-Range, and Long-Range. These designations are discussed in **Chapter 11: Implementation**.
4. A reference to additional plans and programs at the local, regional, state and federal levels that may impact implementation of the element. Additional plans and programs are identified in Appendix E.

Implementation of this plan is more thoroughly explained in **Chapter 11: Implementation**, however, it is valuable to reiterate the following key implementation policies:

1. This plan should be utilized and applied in its entirety. The elements of this plan do not exist in isolation from one another. For example, when contemplating an action that will impact land use and development in the Town, that action must be considered for its compliance with all goals, objectives, policies, and strategies identified in this plan. This is discussed further in **Chapter 11**.
2. This plan is a guiding document that must be flexible, adaptable, and regularly updated throughout its useful life. It is the culmination of a year-long process to establish a 20-year vision for Lake Holcombe. The priorities, trends, and resources in place today may not be the same as those in the years to come. As the priorities and resources of the Town shift over time, the Plan should be updated to reflect those changes.
3. There are overlapping or repetitive aspects within this plan and some topics and actions do not fit perfectly within one of the elements. In order to reduce redundancy, some plan aspects (i.e., data, community input, goals/objectives, policies/strategies, programs) have been organized according to the most-applicable plan element rather than repeating in multiple elements.
4. This is a plan for the Town of Lake Holcombe as a community, not a strategic plan for the town government. The Town's government is not responsible for implementing all recommended strategies; strong partnerships are vital to achieving the plan vision and goals.

It is important to note that many of the goals, objectives, and policies will require collaboration and partnerships to achieve. There is not an expectation that the Town has the resources to achieve these goals and support new programming on its own. Some solutions may be multi-jurisdictional, while non-profit partners and the private-sector may also take the lead role.

¹ State statutes do not make a distinction between policies and strategies. Strategies and policies in this plan both constitute policies as described under Wisconsin Statutes § 66.1001. The main difference between policies and strategies in this plan lies in the ability to measure the completion or achievement.



2. ISSUES & OPPORTUNITIES

2. Issues and Opportunities

2.1 Regional Perspective

Chippewa County

Chippewa County is located in west central Wisconsin. The County encompasses about 666,000 acres of land and is host to 32 local units of government that include five (5) cities, four (4) villages, and 23 towns. The County is predominantly rural and revolves around the agriculture and manufacturing industries. Parts of northern Chippewa County are covered with choppy hills scattered by kettle lakes and bogs. The Ice Age Trail weaves through the northern portion of the county, providing public access to unique and unusual landforms.

Town of Lake Holcombe

The Town of Lake Holcombe is located in northeast Chippewa County. The Town is approximately 30 miles north of the City of Chippewa Falls, which serves as the governmental center of Chippewa County. According to the 2020 Census, the Town's population was 1,011 persons, which was a 1.9% decrease from the 2010 Census. The 2022 Wisconsin Department of Administration official population estimates showed 1,016 residents in the Town. While the year-round resident population is small and has remained relatively stable over the last 20 years, the Town experiences an influx of people during the summer months who come to recreate on the Holcombe Flowage.

The Town of Lake Holcombe is roughly a 6-mile by 6-mile square, except that the west end is cut off by the Chippewa River, and a few square miles are added in the southwest. The Holcombe Flowage ("Lake Holcombe") takes up the north part of the Town's western boundary, impounding the Chippewa River but also extending east across the north part of the Town where the Jump River enters. The Town is bordered by Town of Ruby to the east, Town of Estella to the south, Town of Cleveland to the southwest, Town of Birch Creek to the west, and Town of Willard (Rusk County) to the north.

As recorded in the Lake Holcombe, WI History document², published by the Holcombe Centennial Committee as a celebration of the Town's 100th anniversary, "before there was Holcombe there was Little Falls, a small settlement attracted by the construction in 1878-79 of a large right-angle dam across the Chippewa River." Rich in water and trees, the area's history was built on the logging industry. Holcombe was laid out and platted by the Eau Claire Realty Company on December 31, 1902. At this time the town's name was changed to Holcombe, which was the name of a railway official.

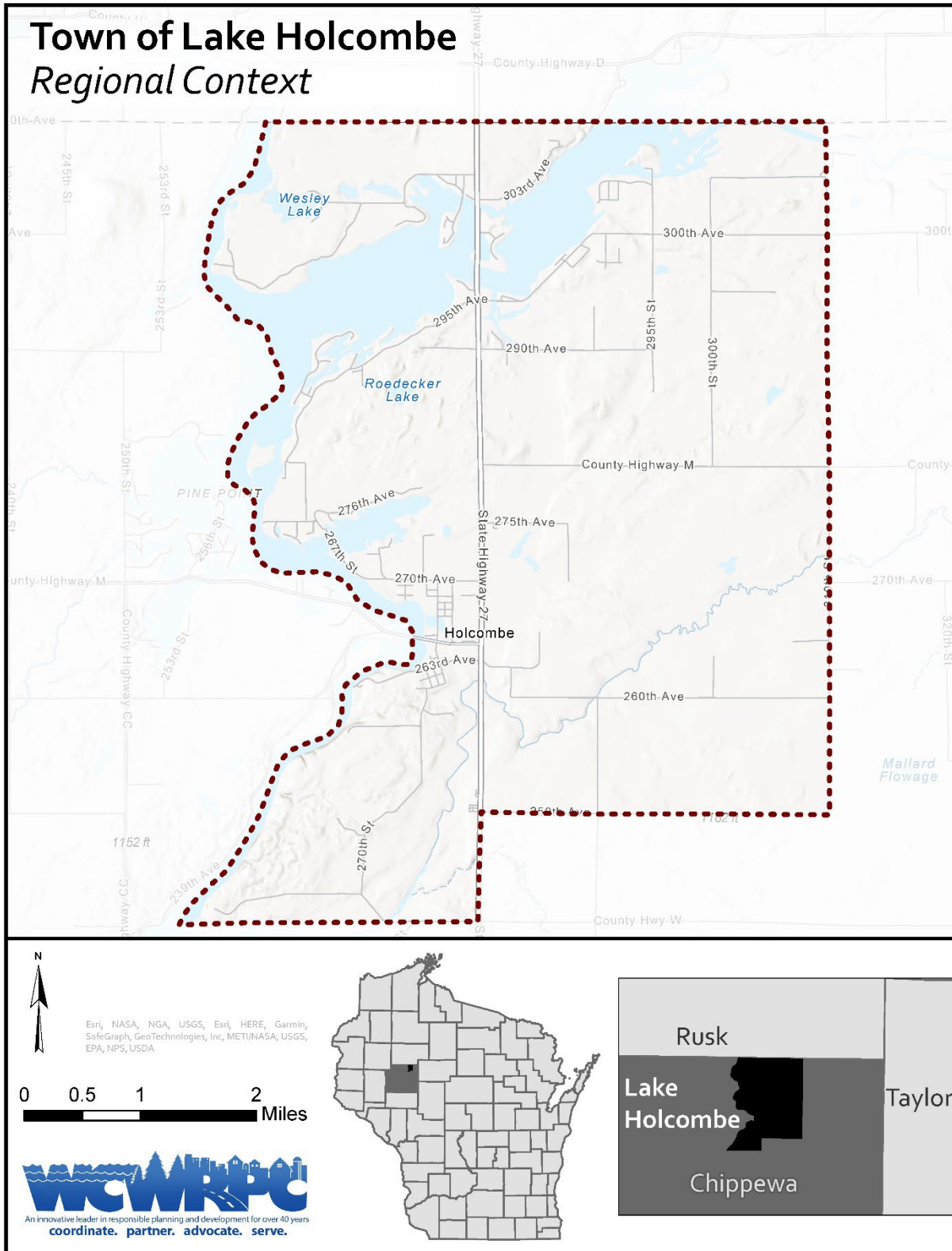
The dominant land uses in the Town are forest, undeveloped, and agricultural lands. The Holcombe Flowage makes the Town an active and lively recreational community in the summer.

State Highway 27 is the primary transportation corridor that runs north-south, connecting the Town to Cornell to the south and Ladysmith to the north.

² Holcombe Centennial Book Committee. <https://www.townoflakeholcombe.com/tools-data/documents/lake-holcombe-wi-history.pdf>

2. ISSUES & OPPORTUNITIES

Map 1 Context and Location



2. ISSUES & OPPORTUNITIES

2.2 2023 Community Survey

In the summer of 2023, the Town Planning Committee prepared a *Town of Lake Holcombe Comprehensive Plan Public Survey*. The survey was mailed to all property owners within the Town; 915 surveys were mailed. A total of 388 surveys were returned, providing a 42% response rate.

A complete summary of the survey results is included in **Appendix F**, with some select findings highlighted below:

1. An overwhelming majority (91%) of respondents are very satisfied or satisfied with the quality of life in the Town of Lake Holcombe.
2. The top three reasons people live or own property in the Town include: recreational opportunities, small town atmosphere and rural character, and natural features.
3. Respondents identified protecting lake water quality, ensuring public safety, and protecting groundwater quality as the top three functions that are more important to the Town.
4. Close to 75% of respondents believe it is essential for the Town of Lake Holcombe to plan for and protect groundwater and lakes, rivers, and streams.
5. 49% of respondents strongly favor or favor new residential development in the Town of Lake Holcombe, while 37% are strongly opposed or opposed and 14% have no opinion.
6. 88% of respondents agree or strongly agree that the Town road network meets the needs of citizens.
7. 52% of respondents rated the condition of local roads (only Town roads) as good.
8. Nearly all respondents agree or strongly agree that maintaining the Town of Lake Holcombe's rural character is important.
9. The majority (55%) disagree or strongly disagree that more parks and public open space are needed in the Town.
10. 60% of respondents agree or strongly agree that the Town should encourage new residential development to be clustered or designed in a manner that preserves open space.
11. 87% agree or strongly agree that commercial or industrial buildings in the Town should be located near existing commercial and industrial development in the Town.
12. While 69% of respondents believe that more new businesses and light industry are needed in the Town, only 54% agree or strongly agree that the Town should use incentives to recruit or promote new business and industry.

In addition to the specific questions, respondents were provided the opportunity to share other comments or suggestions. A complete listing of the other comments provided is included with the survey results in Appendix F, which include:

- Concerns with the number of campgrounds and campers
- Concerns with impacts of short-term rentals on neighboring properties
- Need for better cell phone service
- Overcrowding on the lake
- Desire for better access (additional hours) to the yard waste site

2. ISSUES & OPPORTUNITIES

It is important to note that this was an opinion survey reflecting only the views of those who responded. No statistical analysis with margins of error, non-response bias testing, or sampling was performed.

2.3 Town of Lake Holcombe Issues and Opportunities

The following issues and opportunities were identified by the Town Planning Committee and/or through the community survey. The list is organized by general categories; an individual issue or opportunity may be discussed in multiple chapters within the Plan. The list provides insight into some of the most important topics within the Town but is not exclusive of all such issues and opportunities facing the community.

Population & Housing

- While the Town's permanent resident population is around 1,000, the seasonal population in the Town from May – October is large. The influx of seasonal residents, while positively contributing to the local economy, also impacts the Town's infrastructure and presents some challenges.
- The survey results identify concerns among existing residents regarding the expansion of campgrounds and short-term rentals within the Town.
- There is an outward migration of young people not returning to the Town.
- Need for additional housing for people of all ages.
- Higher home values are causing displacement of younger families with lower incomes from being able to afford to live in the area.
- Need for workforce/middle class housing in the \$150,000 - \$300,000 price range.
- With aging population comes the need for additional assistance and services for seniors.

Transportation

- Opportunity to capitalize on fitness-centered recreation including bicycle & walking trails as well as hiking/snowshoeing, and cross-country skiing trails/lanes as they would benefit the economy, health and safety of both seasonal and year-round residents.
- ATV/UTV's are not following the speed limits and creating a noise nuisance for neighboring residences.

Utilities & Community Facilities

- Public safety & need for more EMT/Ambulances: Fire and EMT services for the Town are part of a multi-jurisdictional service (8 communities for fire service and 9 communities for EMT service). Town of Lake Holcombe ranks #1 (Town of Birch Creek to the west is #2) out of all of the communities for emergency service calls. This is likely due to the increased population during the summer and high traffic volumes on the lake.
- Telecommunications, specifically cell phone service, is very poor, and often nonexistent, during the busy summer months. Cell tower coverage and capacity are issues for the Town during the busy season.
- There is a desire to have the yard waste site open more often and more accessible to residents.
- High phosphorus levels within the sanitary district.

2. ISSUES & OPPORTUNITIES

- Parking spaces at boat landings are often filled.
- There is currently no municipal water, which makes it difficult to attract businesses.

Agricultural and Natural Resources

- The Town has many agricultural & forest lands, and the Holcombe Flowage, which need to be protected and preserved.
- Agricultural runoff into flowage needs to be limited to maintain water quality.
- There are some aquatic invasives (milfoil) and algae on the flowage, stemming from the Chippewa River.
- High levels of recreational boats on flowage and lack of adherence to slow/no wake laws.

Cultural Resources

- Opportunity to maintain cultural identity and history of the community.

Economic Development

- More employment opportunities and amenities are needed to enhance quality of life and attract and/or retain workers, young people, and young families.
- The Town lacks resources to provide financial incentives for development.
- While the Town's local economy is centered around tourism, the influx of seasonal residents causes some challenges and concerns (i.e. noise, added boat traffic on lake, UTV/ATV use, etc.) among year-round residents.
- Need to improve the 'first impression' of the community by enhancing the visual appearance of development along Highway 27.

Land Use

- Siting and expansion of campgrounds.
- Desire to keep large livestock facilities in agricultural areas.

Intergovernmental

- Maintain relationships with surrounding towns near the border.
- Need for greater year-round public safety/enforcement within the Town.

Implementation

- Encourage greater community engagement and transparency of government.

Some of the top strengths of the Town identified by the Plan Committee include:

- Small businesses thrive from visitors and tourism during the busy season.
- The Town has several natural and recreational opportunities.
- The Town provides a rural, small-town atmosphere that provides residents with a high quality of life.

2. ISSUES & OPPORTUNITIES

2.4 Existing Plans, Programs, and Regulations

The Town's ordinances are available from the Town Clerk. Existing plans or programs adopted by the Town or other organizations within the community that are most pertinent to this plan are discussed within the plan elements. Appendix E highlights potential programs and resources that are available to help address the issues and opportunities and also implement the recommendations within this plan.

2.5 Town of Lake Holcombe 2044 Vision Statement

A Vision statement defines the future that a community wants, but it does not define how it gets there. After considering community trends, issues, opportunities, and the community survey results, the Town Planning Committee established the following vision statement to help guide the community over the next 20 years. This vision statement is further expressed and defined through the goals and objectives found later in each subsequent plan element.

In 2044, the Town of Lake Holcombe will continue to be a rural community that offers a friendly, small town, atmosphere for residents and visitors and offers amenities that provide for a high quality of life. The Holcombe Flowage is a recreational and economic asset that draws in tourists and vacationers to visit the Town during all seasons. As it plans for the future, the Town of Lake Holcombe is committed to seeking opportunities for mindful growth with a balanced mix of economic opportunities that work to enhance the Town's strengths and characteristics, protect its abundant natural and environmental resources, embrace the Town's recreational opportunities, and be a welcoming, small-town for residents, businesses, workers, and visitors.



This page is intentionally left blank.



3. POPULATION & HOUSING

3. Population and Housing

This element identifies specific policies and programs that promote the development and redevelopment of housing for residents and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and maintain or rehabilitate the existing housing stock. This chapter assesses the age, structural value, and occupancy characteristics of the existing housing stock and includes a compilation of goals, objectives, policies, and programs to provide an adequate housing supply that meets existing and forecasted housing demand. While comprehensive plans must describe programs that are available to provide an adequate supply to meet existing and projected demand, it is not assumed that the Town is solely responsible for managing and providing these programs.

3.1 Population Estimates, Characteristics, and Projections

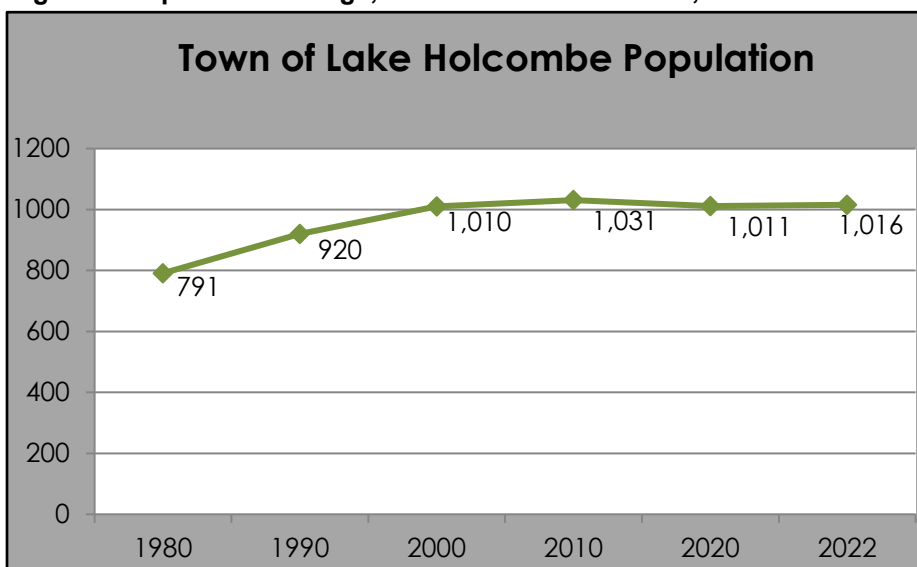
To properly plan for the Town of Lake Holcombe's future requires an understanding of the community's population, demographic trends, and housing base. Population trends influence all other plan elements, such as the demand for community services. Housing trends are directly related to the demands of the population. Appendix B provides a variety of population and demographic data for the Town of Lake Holcombe while Appendix C provides a variety of housing data for the Town.

Population Estimates

As of January 1, 2022, the Town of Lake Holcombe had 1,016 residents according to the official state of Wisconsin population estimates. As shown in Figure 1, this is a very slight increase from the 2020 U.S. Census population.

According to the U.S. Census, the Town of Lake Holcombe had a 2020 population of 1,011, a 1.9% decrease from the 2010 population count of 1,031. In general, the population in the Town has remained relatively stable with very little increase or decrease over the last 20 years.

Figure 1 Population Change, Town of Lake Holcombe, 1970 - 2022



Source: U.S. Bureau of the Census 1970 – 2020; Wisconsin DOA Estimate for 2022

Seasonal Population Estimates

While the Town's year-round resident population has remained relatively stable over the last twenty years, the Town Planning Committee noted that the seasonal population has increased. Since 2000, it is estimated that the seasonal homeowner population in the Town has more than doubled as the number of seasonal or recreational housing units has increased from 113 in 2000 to 248 in 2020. Assuming two persons per seasonal housing unit, the seasonal homeowner population increased from 226 persons in 2000 to 496 persons in 2020. This increase is also evident in the total number of housing units in the Town increasing between 2000 and 2020 despite a relatively stable population over that time period.

3. POPULATION & HOUSING

Visitors and seasonal residents can easily outnumber the local year-round residents during peak times in the summer.

The several commercial campgrounds in the Town also contribute to the added seasonal population seen within the Town from May to October. Data from Chippewa County Public Health Department as of August 2023 shows that there are 12 licensed campgrounds in the Town with a total of 806 licensed campsites.

Seasonal residents, both owners and renters, contribute expenditures for food and drink, recreation and equipment, construction and remodeling, professional and other services. According to the Wisconsin Department of Tourism, there was an estimated 114.5 million dollars of direct visitor spending from seasonal residents in Chippewa County in 2022.

Population Characteristics

Between 2000 and 2020, the median age in the Town increased from 43.4 years to 56.7 years. The Town's median age is significantly higher than Chippewa County's median age of 41.7 years. In 2020, approximately 47 percent of the Town's population was 65 years or older, while 25 percent was under the age of 20. The majority of the population of the Town of Lake Holcombe is predominantly White; in 2020, the Town's White alone population was 96 percent.

Table 1 shows the population distribution by age in Lake Holcombe from 2000 to 2020. Looking at the cohorts, the group with the highest population in 2020 was the 65+ age group. Between 2000 and 2020, the 65+ age group in the Town doubled from 172 to 344 persons. All age groups 44 and younger decreased in population from 2000 to 2020.

Table 1 Population by Age, Town of Lake Holcombe, 2000, 2010, & 2020

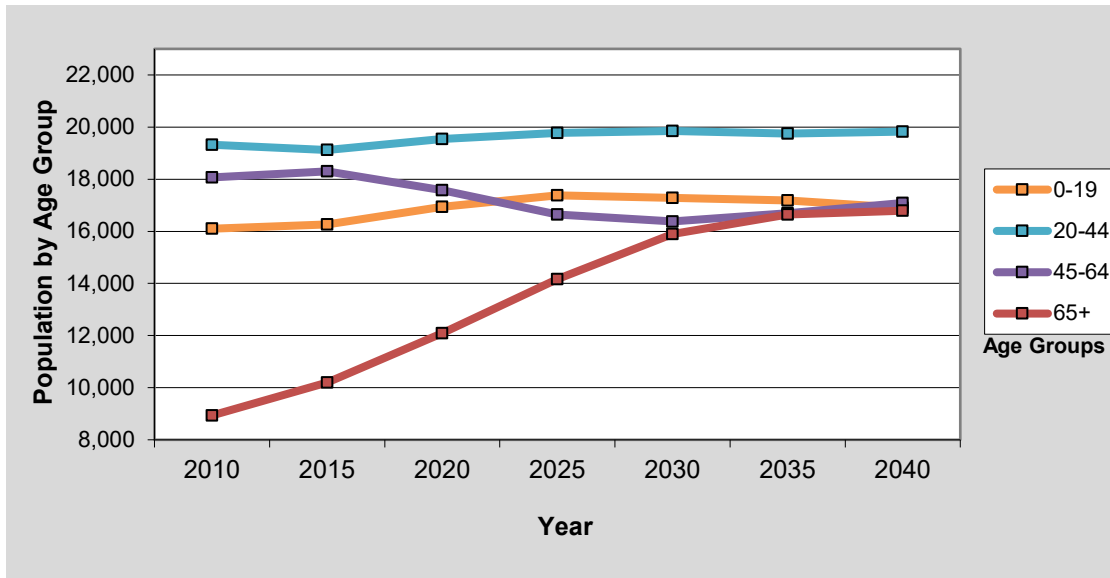
Age (years)	2000		2010		2020		% Change 2000-2020
	Number	% of Total	Number	% of Total	Number	% of Total	
Under 5	52	5.1	47	4.6	29	2.9	- 44.2
5 to 19	207	20.4	141	13.7	135	13.4	- 34.8
20 to 44	274	27.2	217	21.0	184	18.2	- 32.8
45 to 64	305	30.1	378	36.7	319	31.6	4.6
65+	172	17.0	248	24.1	344	34.0	100
Total	1,010		1,031		1,011		0.1
Median Age	43.4 (Chippewa Co – 37.6)		52.1 (Chippewa Co – 40.1)		56.7 (Chippewa Co – 41.7)		30.6

Source: U.S. Bureau of the Census 2000, 2010 and 2020

The national trend of a shifting age structure is evident across Wisconsin; Chippewa County is no exception. Figure 2 shows the population projections for Chippewa County, by age group, as prepared by the State of Wisconsin in 2014. The 65+ age group has and will continue to see a dramatic increase over the next several years. This is largely due to the baby-boomer generation, which is a large segment of the overall population. As this age group gets older the demand for services such as health care will increase, as well as employment opportunities in certain industries and the demand for certain housing types. It will become increasingly important for communities to recognize these demographic shifts and to plan for the new demands that will need to be met.

3. POPULATION & HOUSING

Figure 2 Population Projections, Chippewa County, 2010-2040



Source: Wisconsin Department of Administration, 2014

Population Projections

Population projections are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Projections should be considered as one of many tools used to help anticipate and predict future needs within the Town. Population levels are subject to physical conditions, environmental concerns, land use, zoning restrictions, taxation, annexation, and other political policies that influence business and personal location decisions.

It should be noted that demographic projections are not an absolute science. Some methods use a linear, historical approach using past growth trends to predict future growth or decline, and other methods use births, deaths, and migration to estimate the population. While certain factors (such as demographic, economic, and geographic) influence growth, each community has an opportunity to shape its growth using tools or policies to promote or limit development.

In 2013, the Wisconsin Department of Administration (WDOA) Demographic Services Center released their population projections (year-round resident population) out to year 2040 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date. Table 2 below includes the official population estimates and projections for the Town of Lake Holcombe. The official population projections, prepared by WDOA in 2013, anticipate an increase in population of approximately 100 people now through 2040. The Town found these projections to be high, specifically given the Town's 2020 population decreased from 2010.

While it's possible that the State's projections could be met if housing is developed in the Town, a lower-growth alternative population projection was created. The Planning Committee found the alternative projections to be more likely than those prepared by the State. The alternative population projections will be used for housing and land use planning. This alternative calculation projects that from 2020 to 2045 (25 years), the Town's population will increase by 52 residents, or an annual average increase of

3. POPULATION & HOUSING

approximately two residents per year. This alternative is a straight-line projection based on an annual population increase of 1% every 5 years from 2020 to 2045. The Town Planning Committee believes that the alternative projections are reasonable, achievable, and a good estimate to use when planning for the Town's future.

Table 2 Population Projections for the Town of Lake Holcombe, WI

	2000 Census	2010 Census	2020 Census	2025 Proj.	2030 Proj.	2035 Proj.	2040 Proj.	2045 Proj.	Total Change
WisDOA Population Projections (2025-2040)									
Total Population	1,010	1,031	1,011	1,105	1,120	1,130	1,125	N/A	2020 Est. -2040 change
Population Change		21	-20	89	15	10	-5	N/A	114
% Population Change		2.1%	-1.9%	8.8%	1.4%	0.9%	-0.4%	N/A	11.3%
Alternative 1% Growth over 5-year Period Population Projections (2025-2040)									
Total Population			1,011	1,021	1,031	1,042	1,052	1,063	2020 Est – 2045 change
Population Change				10	10	11	10	11	52
% Population Change				1.0%	1.0%	1.0%	1.0%	1.0%	5.1%

Source: Wisconsin Department of Administration, Final Municipal Population Projections, 2013, WCWRPC Alternative Projections

Once again, it is important to keep in mind that these projections reflect the year-round resident population and do not include the seasonal population.

Population Challenges

While the seasonal population contributes significantly to the local economy and many of the Town's small businesses thrive on seasonal visitors, there are some recognized challenges with the influx of people and the impacts they have on the community. These challenges are identified in detail where appropriate throughout this plan, along with potential strategies to help mitigate any negative externalities associated with being a recreational and tourist community.

3.2 Housing Characteristics, Needs, and Projections

Housing costs are the single largest expenditure for most Wisconsin residents. For homeowners, their home is likely their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. The housing in a community may be its largest asset. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of revenue for local communities in the form of property taxes. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense of pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

3. POPULATION & HOUSING

General State of Housing

- **Housing Supply:** The total number of housing units in the Town increased 30.3% from 548 in 2000 to 714 in 2010. From 2010 to 2020 there was only a 4.5% increase, from 714 units in 2010 to 746 units in 2020.
- **Age of Structures:** Per 2021 estimates, 7% of the Town of Lake Holcombe's total housing stock was built before 1950. 24% of the housing stock was built in the 1970's.
- **Structures:** As of 2021, 85.2% of housing units in the Town were single-family detached homes while 7.3% were mobile homes.
- **Housing Mix:** In 2020 the overall Town housing mix was 16% renter and 84% owner.
- **Rental Units:** About 46% of all renter-occupied units are single-family homes. 60% of renter-occupied units have 1 or 2 bedrooms while 18% have 5 or more bedrooms.
- **Rental Vacancy Rate:** The estimated 2020 rental vacancy rate was 12.3% with 10 vacant rental units available in the Town.
- **Rental Costs:** The estimated 2021 median household income of rental households was \$34,625, compared to \$52,000 for the overall Town median. The 2021 median gross rent in the Town was \$743. About 31.5% of renters in the Town of Lake Holcombe spent more than 30% of their income on housing costs (rent, insurance, utilities) in 2021 and were considered cost-burdened.

Table 3 Housing Occupancy Characteristics, 2020

Town of Lake Holcombe	2020 Census
Population	1,011
Population in Rental Units	101
Population in Owner Units	910
Population in Group Quarters	0
Households, excluding group quarters	466
Avg. Household Size	2.17
Renter Avg. Household Size	1.47
Owner Avg. Household Size	2.29
Housing Units, excluding seasonal	498
Rental Units	81
Owner Units	417
Occupied Units	466
Renter-Occupied Units	69
Owner-Occupied Units	397
Vacant Units for Rent, excludes seasonal	10
2020 Rental Vacancy Rate	12.3%
Rental Vacancy Rate Standard ³	5-7%
Vacant Units for Sale, excludes seasonal	9
2020 Homeowner Vacancy Rate	2.2%
Homeowner Vacancy Rate Standard ⁴	2-2.5%
% of Overcrowded Units – Renter Occup.	0.0%
% of Overcrowded Units – Owner Occup.	1.5%
Other Seasonal & Migrant ⁵	248

Source: U.S. Census Decennial 2020

³ Florida, Richard. 2018 July. *Vacancy: America's Other Housing Crisis*. Accessed at:

<https://www.citylab.com/equity/2018/07/vacancy-americas-other-housing-crisis/565901/>

⁴ Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

⁵ Includes seasonal, recreational, or occasional use as well as sold and rented, but not occupied and other vacant units that are not currently on the market.

3. POPULATION & HOUSING

- **Owner Units:** 89% of owner-occupied units were single-family detached units, while 8% were mobile homes. 67% of owner-occupied units have 3 or more bedrooms while 3% have just 1 bedroom. The 2021 ACS estimates that 95% of married-couple families were homeowners, while 69% of single-person households owned a home.
- **Owner Vacancy Rate:** The estimated 2020 owner vacancy rate is 2.2% (or 9 vacant owner units).
- **Owner Costs:** The 2021 median home value in the Town was \$189,400. The estimated 2021 median income for homeowners was \$59,659, compared to \$52,000 for the overall Town. About 27.5% of homeowners with mortgages in the Town spent more than 30% of their income on housing costs in 2021 and were considered cost-burdened.

By parcel count, residential housing is the primary land use within the Town of Lake Holcombe, although forest and agricultural land uses far exceed residential by acreage. Map 2 shows the general distribution of residential parcels with improvements (e.g., single-family homes, duplexes, mobile homes) within the Town.

The Town of Lake Holcombe also has one Community Based Residential Facility (CBRF) with a capacity to house five females. These community living arrangement units are typically classified as rental units.

As a recreational community, the Town's housing is impacted by the number of seasonal units. The 2020 Census estimates that the Town had 248 seasonal, recreational, or occasional use homes. Some of these may be considered a "Tourist Rooming House", meaning the house is used as a short-term rental. As of October 2023, Chippewa County Health Department had licensed 19 Tourist Rooming Houses. The Planning Committee believes that there are likely several others that are being rented but are not licensed. The Town Planning Committee discussed some of the conflicts presented between short-term rental properties and a neighboring dwelling.

Housing Affordability & Value

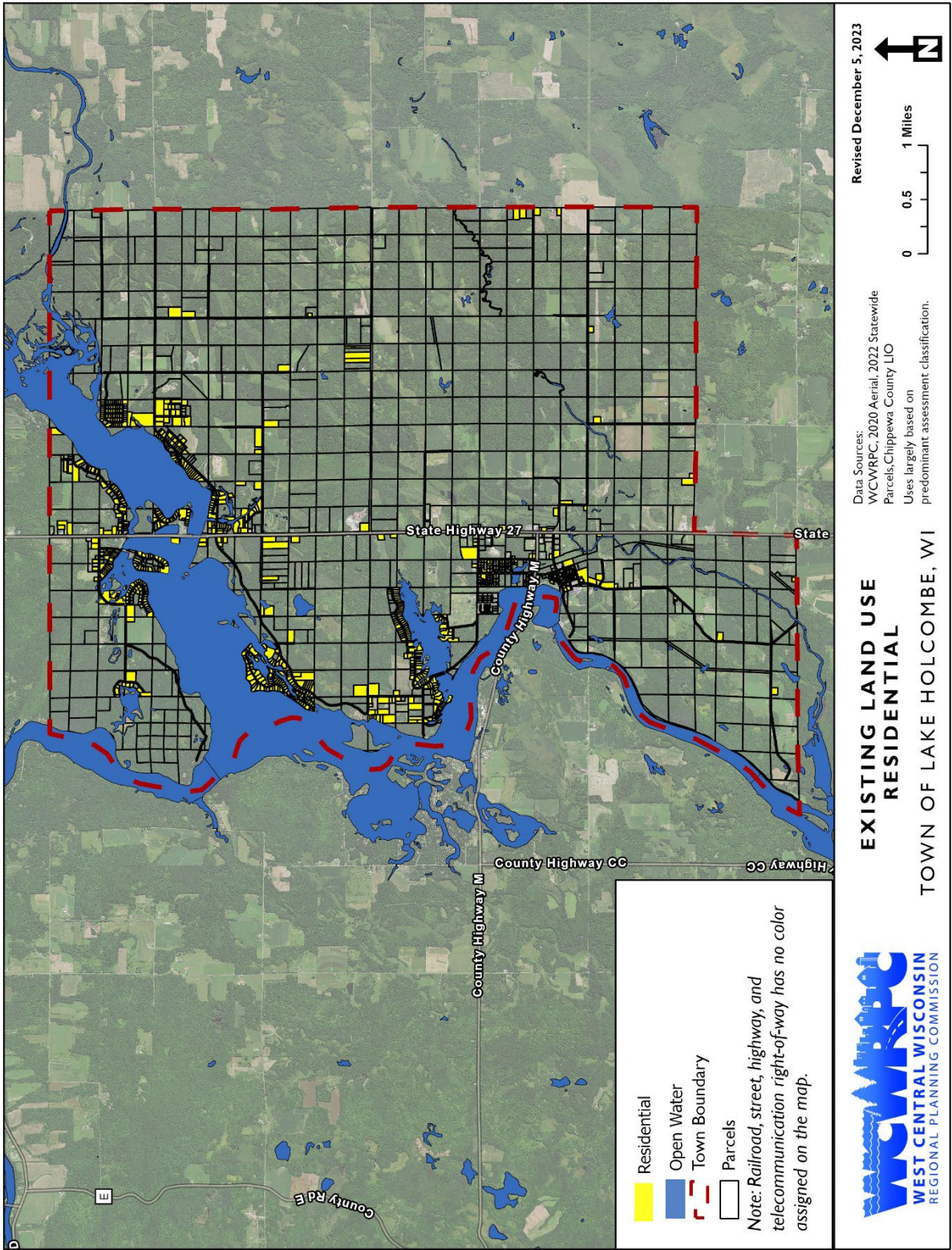
The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that does not cost a household more than 30 percent of its household income. This affordability benchmark is not an underwriting standard; it does not address the ability to pay for housing. Households may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

While the individual financial situation of each household varies, a common analysis to affordability is based on the Federal affordability standard that households should not pay more than 30% of their income (before taxes) on housing costs, regardless of income. In other words, a household that is paying more than 30% of its income on housing costs is considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

The 2021 5-year ACS estimates that 30% of renter households in the Town were spending 30% or more of their household income on gross rent, making them housing cost-burdened. In looking at the data, 100% of renter households with a households 65 year and over in the Town were severely cost-burdened as they were spending 35% or more of their household income on housing costs. Housing costs can be a challenge for income-constrained seniors. In looking at homeowner costs, the data shows that 28% of homeowner households with a mortgage were cost-burdened in the Town.

3. POPULATION & HOUSING

Map 2 Town of Lake Holcombe Residential Land Use



3. POPULATION & HOUSING

Housing Needs, Demand & Projections

Housing projections are helpful in identifying housing program strategies as well as to estimate the amount of land that may be needed for future residential development. Additionally, as the number of households and new housing units grow, there is a resulting need for government to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection, schools, etc. The projected demand provides guidance based on recent trends and the best information available. No estimate, model, or projection is perfect. As previously noted, the community and partners have the ability to influence these projections based on other programming and policy decisions. Moreover, the housing market does not stop at municipal boundaries. A community's housing supply and demand is influenced by what is occurring around it. Further, many unanticipated social, economic, and policy factors in the larger region or nationally can also influence local growth, housing costs, and market demands.

As previously noted in Table 2, the Town Planning Committee believes that the alternative low-growth population projections, which uses a 1% growth in population every 5 years, are reasonable and achievable. It is also recognized that household sizes continue to decrease. The housing demand table prepared is based on the alternative low-growth population projections.

Table 4 estimates projected housing demand for the Town of Lake Holcombe, with the following assumptions:

- Future demand is based on alternative low-growth population and household projections with a small factor added for market flexibility.
- The current owner-to-rental mix (16% renter, 84% owner) is maintained throughout the projection period.
- The additional rental and owner units needed are in addition to the 2020 vacant units.
- For this preliminary analysis, the group quarters projection is the difference between the total population and the population in households. There are currently no group quarters within the Town – as such, the projections don't show group quarters population. Given the area's aging population, the demand for group quarters (nursing care) and rental units (downsizing, accessory dwelling units, assisted living) is expected to increase. The closest nursing home is in Cornell, Wisconsin, about 8 miles south of the Town.
- Given that WDOA projections are not available for 2045, the same percentage of group quarters population and average household size for 2040 was used.

3. POPULATION & HOUSING

Table 4 Town of Lake Holcombe Housing Demand Projections (based on Alternative Low-Growth Population Projections)

	2020	2025	2030	2035	2040	2045	Net Change
Total Population	1,011	1,021	1,031	1,042	1,052	1,063	52
Total Households, excluding group quarters	466	477	489	501	513	519	53
Change in Total Households		11	12	12	12	6	--
Change in Rental Households (16% Rent)	--	7	2	2	2	1	13
Change in Owner Households (84% Own)	--	4	10	10	10	5	34
Additional Rental Units Needed*	0	8	2	2	2	1	15
Additional Owner Units Needed**	0 - 3	4	10	11	10	5	40-43
Total Additional Housing Units Needed	0 - 3	12	12	13	12	6	55-58
Population in Group Quarters	0	0	0	0	0	0	0

* In addition to the 10 vacant units for rent; ** In addition to the 9 vacant units for sale

It is important to remember that the numbers in these tables are not certainties and are simply provided to help show housing demand scenarios based on potential population and household growth projections.

Community Perspectives

The 2023 Town of Lake Holcombe community survey provided some insights into the opinions and needs of survey respondents:

- 89% agree or strongly agree that their housing is affordable.
- 94% are satisfied with the size of their current housing.
- 92% are satisfied with the condition of their current housing.
- 15% of respondents have identified that they have not been able to find their preferred housing at an affordable price. Most of these respondents are looking for a single-family home with acreage, with a few looking for a larger single-family home and 4 looking for senior apartments.
- 17% (28) identified that their household prefers to downsize in the next five years.
- 6% (9) identified a need for financial assistance for housing costs.

The Town Planning Committee also identified a need for additional housing, both owner and renter as well as a variety of housing types, within the Town. It was discussed that the Town could likely use more condominiums and townhomes, but the cost to build is so high that it is unlikely that this housing would be affordable to the general population.

3. POPULATION & HOUSING

3.3 Population and Housing Goals, Objectives, and Policies

Goal 1:

The Town of Lake Holcombe will be a welcoming community with a quality of life that is desirable for residents of all ages and all household types.

Objectives:

1. Enhance quality of life amenities (workforce, housing opportunities, broadband, recreational opportunities) within the community that retains and attracts people of all ages and abilities.
2. Provide balanced growth in services and the economy while ensuring the small-town rural atmosphere desired by residents is maintained.
3. Minimize conflicts/impacts between year-round residents and seasonal residents.

Policies:

1. The Town, by undertaking many of the recommendations throughout this plan, will enhance quality of life amenities.

Goal 2:

The Town of Lake Holcombe encourages and supports a variety of quality, well-maintained housing types, arrangements, locations, and costs which are designed and maintained in a manner consistent with the rural nature and character of the community.

Objectives:

1. Housing in the Town of Lake Holcombe should provide safe, quality living environments for residents and families of various social and economic circumstances.
2. Allow for a wide range of safe housing choices which are sited, designed, and constructed in a manner consistent with our rural character and the goals of this plan.
3. Housing units and properties in the Town of Lake Holcombe should be maintained in a manner which ensures the health, safety, and general welfare of all community members are protected.
4. Future residential development shall be sensitive to natural features.
5. As new residential developments occur within agricultural areas, the property owner shall be aware that farming activities in the Town will continue regardless of odor, dust, noise, etc.
6. Increase the availability of quality, moderate-cost homes within the Town that are targeted towards families and the workforce.
7. Improve public education on available funding or assistance sources that will allow low-and-moderate income residents and elderly residents to make accessibility or other improvements to their homes for special needs.
8. Continue to work with Chippewa County on the review and processing of building permits and inspections.
9. Encourage an adequate supply of land planned for residential development.
10. Encourage energy efficient construction that takes into account the placement of the home in relation to its surrounding environment (i.e., orientation to the sun).

Policies:

1. Housing should be sited in a manner which is consistent with the intent of the land use goals, objectives, and strategies of this plan, while avoiding potential use conflicts.

3. POPULATION & HOUSING

2. Any land use regulations and administration shall consider the impact on housing affordability.
3. Provide a broad range of housing choices to meet the changing needs of the community.
4. Support efforts of private and non-profit organizations to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the Town.
5. Support developers who want to develop other forms of housing, such as duplexes or small townhome condominiums, as long as they are consistent with the Town's overall vision and needs for the future.
6. Encourage "low impact" development that strives to retain natural vegetation that can help reduce storm water runoff and flooding.
7. Multi-family housing should be compatible with adjacent uses. Adequate supportive services must be available.
8. Encourage landscaping and screening between building sites.

"Aging in Place"

Aging in place (or aging in community) is the ability to live in one's own home and community safely, independently, and comfortably regardless of age, income, or ability level.

This concept is not limited to housing design and construction, but should be expanded to encompass the entire community, includes aspects of other plan elements such as transportation, access to goods and services, social opportunities, recreation, and urban design.

Strategies:

1. Provide information at the Town Hall and on the Town's website on available public and non-profit home ownership and rehabilitation programs.

Goal 3:

Minimize impacts of tourist rooming houses (lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients – also known as short-term rentals, Airbnb, VRBO, etc.) on year-round residents.

Objectives:

1. Manage short-term rentals to ensure the public health, safety, and general welfare is maintained within the Town.

Strategies:

1. Consider adopting a short-term rental licensing ordinance for the Town.
2. Consider adopting a room tax ordinance for the Town.

3.4 Housing Programs

The Chippewa County Housing Authority provides a variety of housing resources and services for low- and moderate-income households including housing choice voucher rental assistance and also homebuyer and home repair loans.

To meet local housing needs, a variety of public and non-profit housing programs and services are available, as identified in Appendix E.

This page is intentionally left blank.



4. TRANSPORTATION

4. Transportation

Transportation can directly influence a community's growth. Transportation infrastructure can also be used as a tool to help guide and accommodate the growth that a community and its surrounding area envisions. The transportation element is interconnected with and supports other elements such as economic development, housing, and land use. It is often advantageous to install or upgrade utilities, such as sewer, water, stormwater systems, and telecommunications, concurrent with transportation improvements. Decisions based on other plan elements can impact demands on the various modes of transportation. Likewise, transportation decisions, such as the construction of new roadways, can impact accessibility, land values, and land use. It is also important when a community decides to plan for new or expanded transportation systems to work together with surrounding communities, overlapping jurisdictions, and utility providers so that all infrastructure systems are coordinated for efficiency and effectiveness.

4.1 Streets and Highways

Streets and highways constitute Lake Holcombe's primary mode of transporting people, goods, and services. The primary components of the Town's streets and highway network are:

1. WI-27, which travels in a north-south direction through the Town, is a major transportation route providing access south to the City of Cornell, City of Cadott, and further south to the City of Augusta where it connects to Highway 12, and north to the City of Ladysmith and Highway 8, a major east-west corridor throughout northern Wisconsin.
2. CTH M provides an east-west connection throughout the Town. The Highway runs west to the Chippewa Moraine State Recreation Area and to the Village of New Auburn where it connects with USH 53, and to the east where it connects with State Highway 73.

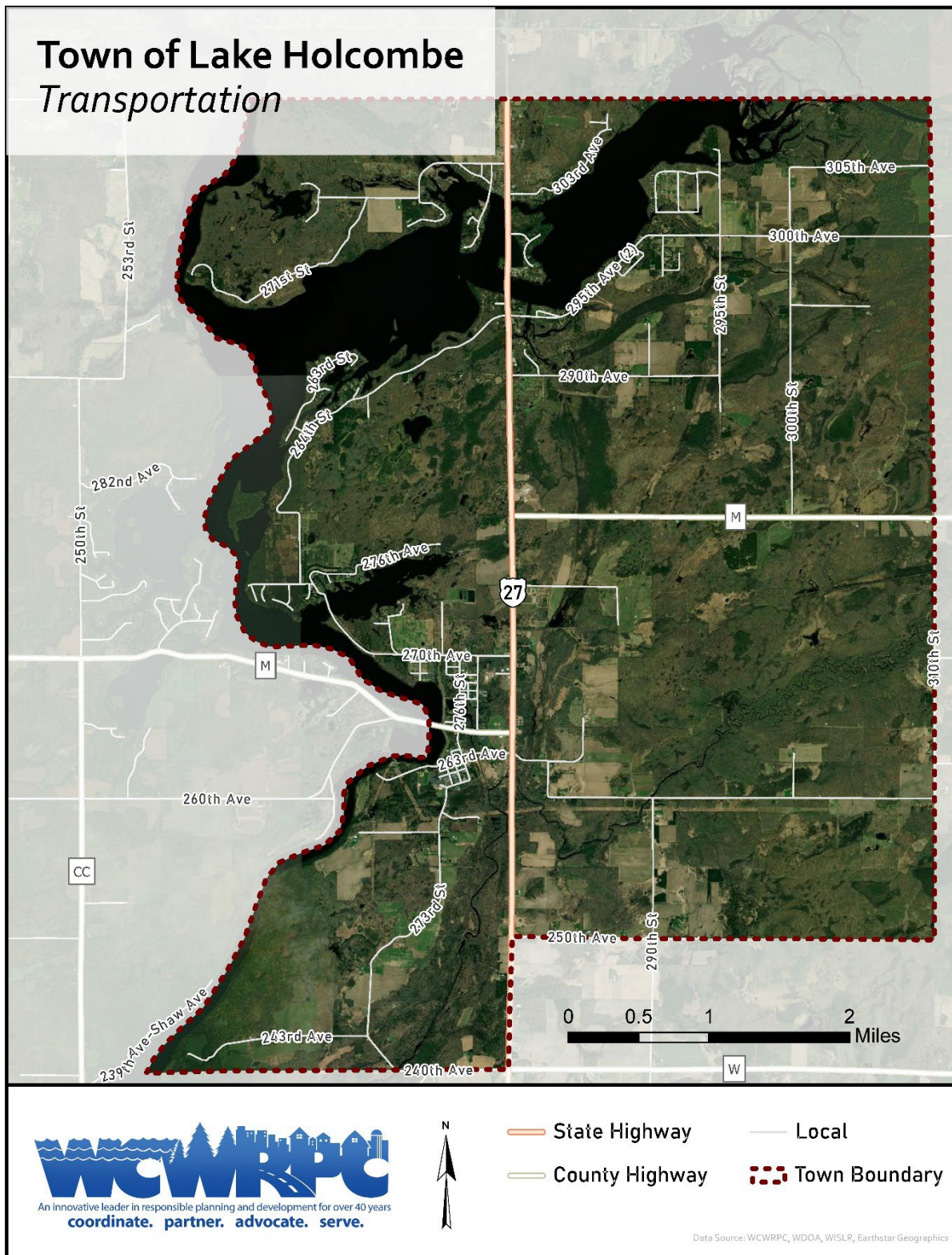
Road Functional/Jurisdictional Classification

For planning, transportation funding, and design purposes, public roadways are divided into different functional classes, such as arterials and collectors. Factors influencing function include traffic circulation patterns, land use, the land access needs, and traffic volumes. The transportation system for Lake Holcombe is depicted on Map 3. Map 4 shows the functional classification of roads within the Town. Per the Wisconsin Department of Transportation's Bureau of Planning and Economic Development Department, the breakdown of streets and highways within the Town of Lake Holcombe, by functional classification mileage, is as follows:

Principal Arterial: 6.9 miles
Major Collector: 0.6 miles
Minor Collector: 3.0 miles
Local Street: 47.5 miles

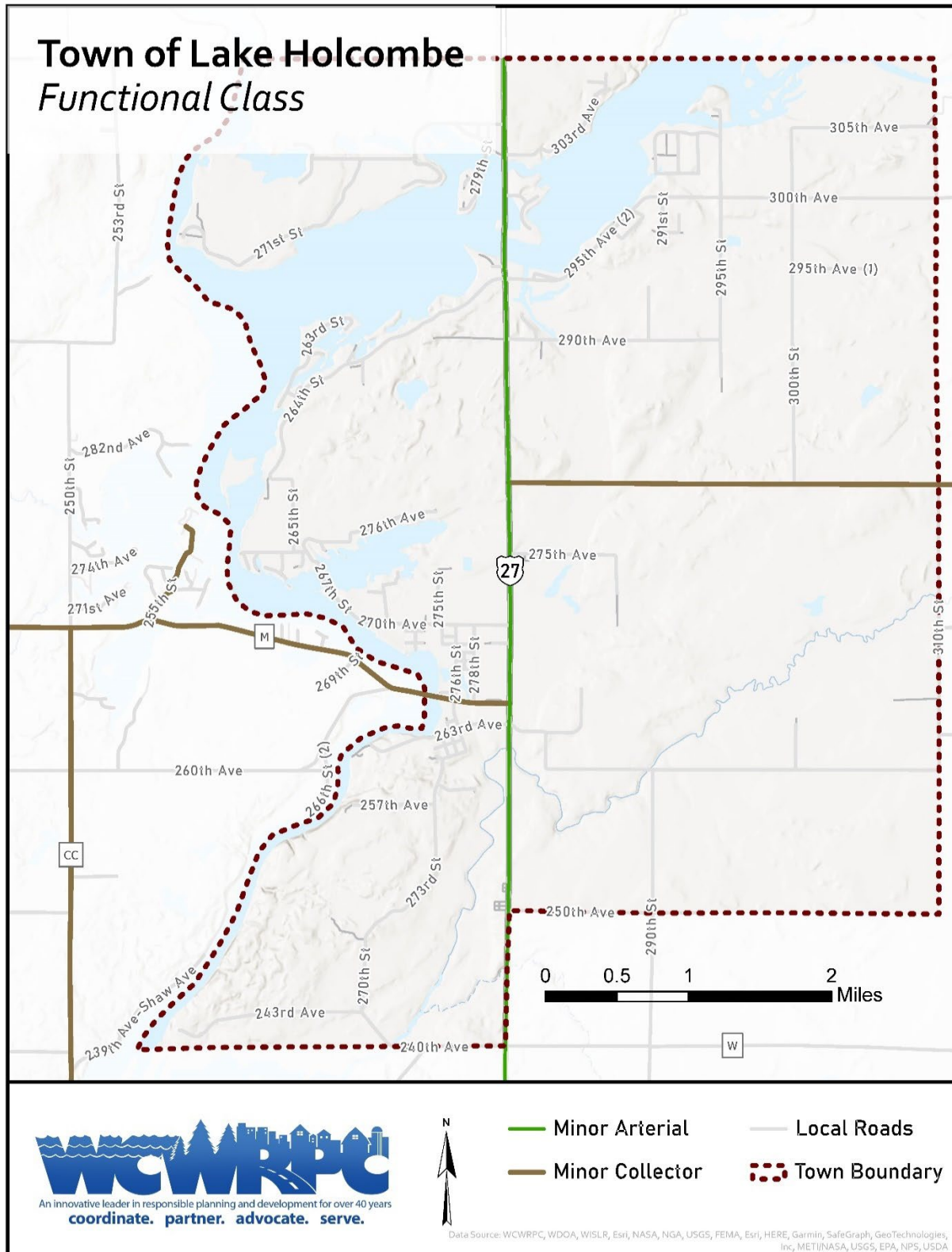
4. TRANSPORTATION

Map 3 Town of Lake Holcombe Transportation System



4. TRANSPORTATION

Map 4 Functional Classification of Lake Holcombe's Transportation System



4. TRANSPORTATION

Traffic Volume Trends

Annual Average Daily Traffic (AADT) counts are produced by the Wisconsin Department of Transportation every three years. The majority of these counts are focused on State highways, County highways, and other higher traffic volume roadways.

Table 5 Town of Lake Holcombe Traffic Counts, selected segments

Road Segment	ADT (count year)	ADT (count year)	% change
STH 27 BTWN STH 64 & CTH W	3,900 (2011)	4,100 (2017)	5.1%
STH 27 BTWN CTH M EAST & WEST	3,600 (2008)	4,500 (2021)	25.0%
CTH M 1 MILE WEST OF STH 27	1,200 (2011)	970 (2021)	-19.2%
CTH M 2.5 MILES EAST OF STH 27	370 (2011)	410 (2021)	10.8%
STH 27 0.5 MILES S OF NORTH CO LINE WAYSIDE #8	40 (2008)	N/A	N/A

source: WisDOT Annual Average Daily Traffic interactive maps

Vehicle Use and Commuting Trends

Like most rural communities, the automobile is the dominant mode of transportation for the residents of the Town of Lake Holcombe. According to the 2021 ACS, 98% of the households in the Town had one or more vehicles. Only 2% (9 households) were identified as having no vehicle. Table 7 clearly reflects this dominance as close to 84% of workers either drove alone or carpooled to work.

Table 6 Vehicle Availability in the Town of Lake Holcombe, 2021

# of Vehicles Available	Percent of Households
No vehicle	2.4%
1	28.5%
2	44.8%
3 or more	24.3%

source: U.S. Census Bureau, 2017-2021 5 Year ACS

Table 7 Means of Transportation to Work for Town of Lake Holcombe Residents, 2020

Primary Means of Transportation	Percent of Workers
Car, Truck, or Van – Drove Alone	73.7%
Car, Truck, or Van - Carpooled	9.8%
Public Transportation (excluding taxi)	0.0%
Walked	2.9%
Taxicab, motorcycle, bicycle, or other	1.6%
Worked at home	11.9%

source: U.S. Census Bureau, 2017-2021 5 Year ACS

The majority (97%) of Town of Lake Holcombe working residents hold a primary job located outside of

4. TRANSPORTATION

the Town. Per the data, the top locations of employment for Holcombe residents include Eau Claire, Bloomer, Chippewa Falls, Stanley and Cornell. As shown in Figure 3, 241 of the 249 workers in the Town of Lake Holcombe reside outside the Town with folks commuting from the City of Stanley, Cornell, Town of Colburn, Town of Arthur, Town of Lafayette, and others.

Figure 3 Lake Holcombe Employment Inflow/Outflow, 2021 (Primary Job)



source: 2021 Longitudinal Employer-Household Dynamics

Truck Freight Service

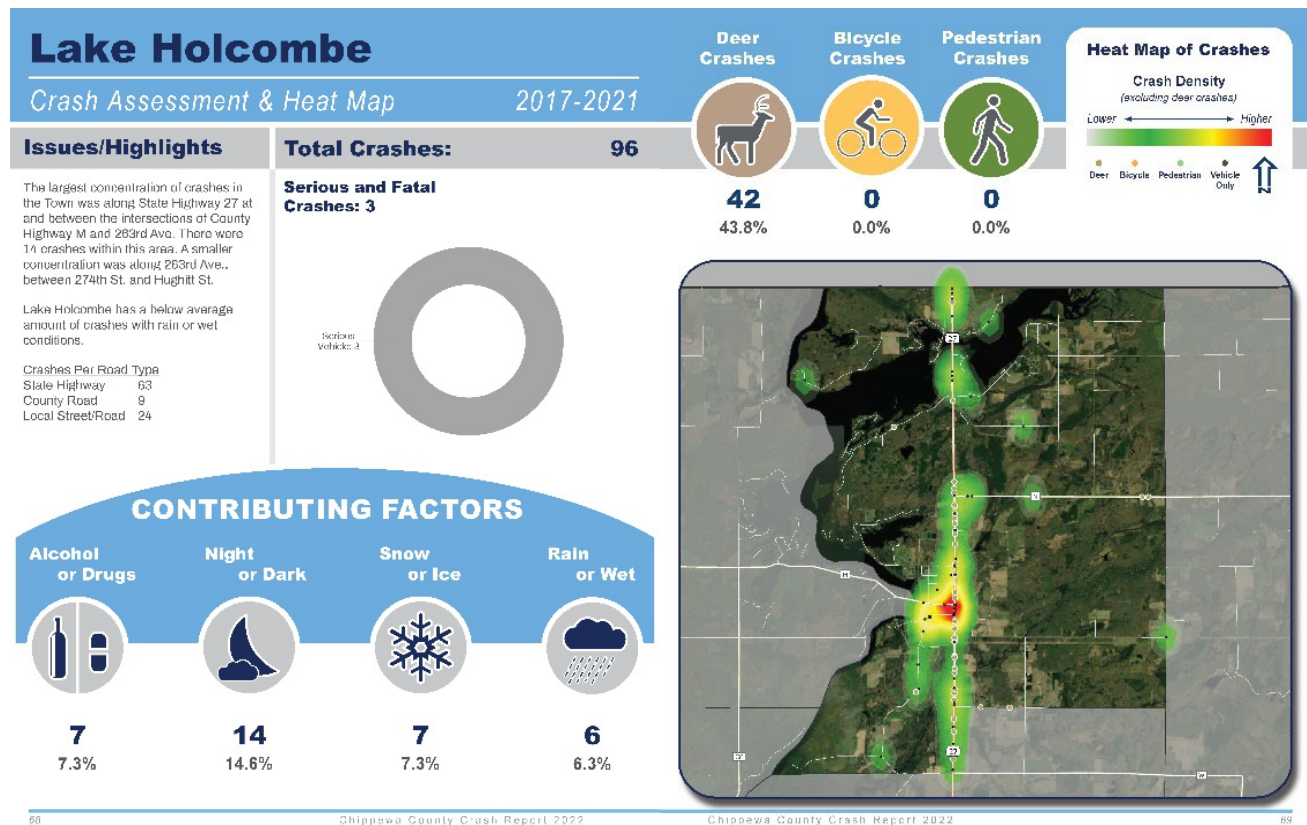
According to WisDOT Wisconsin Long Truck Operator's Map, dated August 2017, Wisconsin Highway 27 is a designated long truck route. These are routes that are safe to operate vehicles and combinations of vehicles with overall lengths that cannot be limited.

Accident Types and Locations

According to data from the Wisconsin Traffic Operations and Safety Laboratory, as compiled in the 2022 Chippewa County Crash Report prepared by WCWRPC (see Figure 4), there were 96 total crashes reported within the Town of Lake Holcombe during the 5-year period of 2017 to 2021. The majority of crashes within the Town occurred on State Highway 27 between the intersections of County Highway M and 263rd Avenue. Nine of the crashes occurred on County Highway M with the remaining crashes having occurred on local streets. 42 of the crashes involved a deer and 54 of the total crashes were on the weekend (Friday – Sunday).

4. TRANSPORTATION

Figure 4 Lake Holcombe Crash Assessment & Heat Map, 2017-2021



Source: WCWRPC, 2022, Chippewa County Crash Report

4.2 Additional Modes of Transportation

Transit and Specialized Transportation

There are no municipal public transit services available in the Town of Lake Holcombe. A number of transportation providers are available for residents with specialized needs, often coordinated through or in partnership with the Chippewa Aging & Disability Resource Center (ADRC) office.

Bicycles and Pedestrians

The surface condition of the roadway, the width of the street and the presence of parked cars and any physical barriers such as high traffic volume street crossings, may impact bicycling conditions in the community. While there are no dedicated bicycle facilities in the Town of Lake Holcombe, the average bicyclist can be accommodated on many of the streets in the Town as they are wide enough to support bicycle traffic on the shoulder areas; however, traffic volumes and speeds, specifically on summer weekends, impact safety of bicycles and pedestrians. County Highway M going east is identified as best condition while going west out of the Town is identified as being moderate condition for bicycles by the Wisconsin Department of Transportation. State Highway 27 is identified as moderate condition as it has a paved shoulder.

Similarly, the availability and condition of sidewalks and walkways impact the mobility of pedestrians. Most roads within the Town do not have sidewalk. Some respondents to the 2023 community survey

4. TRANSPORTATION

identified a desire for improvements to the bicycle and pedestrian system within and throughout the Town.

A review of the online Strava Heat Map shows some of the popular bike routes within the Town. The most frequently used route of those documenting trips through the app is from 273rd Street and then following the flowage along W Lakeshore Drive.

While the Town does not have a *Bicycle and Pedestrian Plan* or a *Safe Routes to School Plan*, in 2019 Chippewa County adopted a countywide bicycle and pedestrian plan. This plan identified routes and recommended improvements to promote and enhance the regional bicycle and pedestrian network. The plan recommends the addition of a 4-foot shoulder on CTH M from 300th Street east to CTH G as well as on CTH M from CTH CC to 276th Street. The Plan also noted that “The Wisconsin Trails Network envisions an extension of the Old Abe State Trail from its northern terminus in Cornell to Holcombe north-east to Pine Line Trail.”

Freight Rail Service

There are no rail lines within the Town of Lake Holcombe. The closest rail line is the Canadian National rail line in the Town of Ruby.

Air Service

The Rusk County Airport, located in Tony, is approximately 24 miles from Holcombe. The facility is county-owned with hangar sites and rentals. The Chetek airport, located approximately 31 miles from Holcombe, is designed to accommodate aircrafts of less than 12,500 pounds in weight.

Chippewa County has two publicly owned airports. The Cornell airport, south of Lake Holcombe, is designed to accommodate small aircrafts of less than 6,000 pounds in gross weight. The Chippewa Valley Regional Airport, located within the City of Eau Claire, approximately 39 miles southwest of Holcombe, provides scheduled passenger and freight air transit. This airport is rated as an Air Carrier/Cargo (AC/C), meaning it is designed to accommodate virtually all aircraft, up to and including wide body jets and large military transports.

Horse-Drawn Vehicles

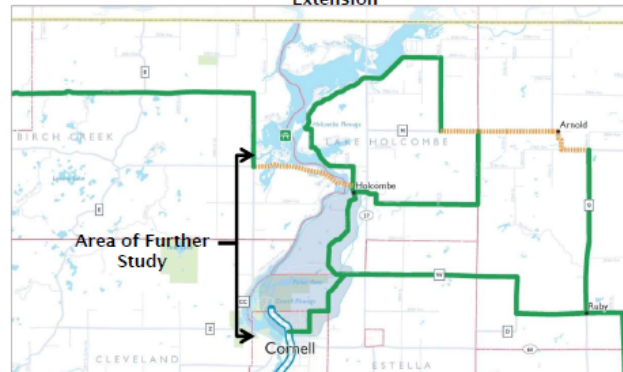
The area is known for having a group of Amish residents, so it is not uncommon for horse-drawn vehicles to be present on some Town roadways. The Planning Committee expressed concern regarding the lack of lighting or reflective tape on the vehicles, which makes it difficult for automobiles to see the horse-drawn carts. This is a safety issue that the Town hopes to address.

Figure 5 Chippewa Co Bike & Ped Plan Recommendation

Corridor 2: Cornell to Lake Holcombe Old Abe Trail Extension

This proposed trail extension is an area in need of further study. Seen as another priority by the advisory committee, the idea of a trail extension was suggested by a Lake Holcombe resident who wanted to see more opportunities to bike in the recreational area. Satellite images reveal that much of the old railroad grade is seen in tact but not the entire distance. Following the route of the electric utility line next to the river may provide a more scenic route.

Map 2-10: Corridor 2: Cornell to Lake Holcombe Old Abe Trail Extension



Source: Chippewa County Bicycle & Pedestrian Plan

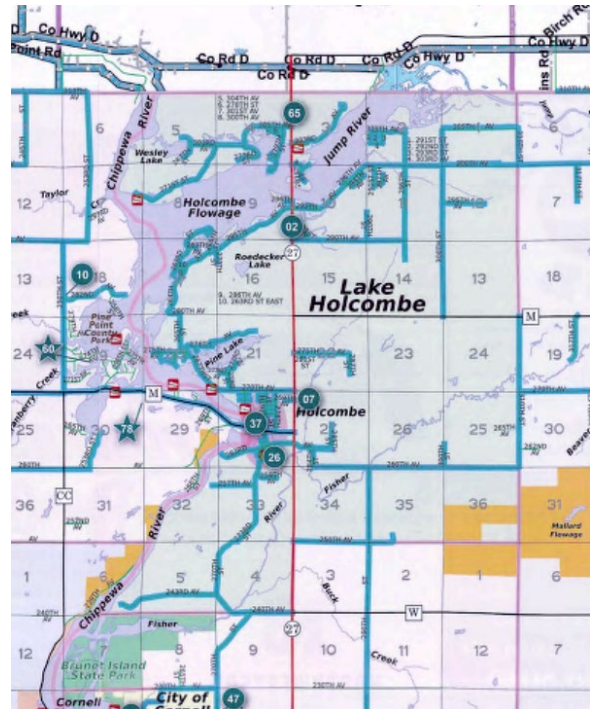
4. TRANSPORTATION

ATV and Snowmobile Routes

ATVs/UTVs are a very popular recreational activity in Chippewa County with strong contributions to the local tourist economy. All town roads are currently open to use by ATVs and UTVs. In addition to the local streets, Chippewa County has over 23 miles of ATV trail through the Chippewa County Forest, west of the Town in the Town of Birch Creek, as well as additional ATV routes which include some roads within the Town of Lake Holcombe.

Chippewa County also has several snowmobile trails. A small section of maintained trails runs throughout the southern portion of the Town and then to an unmaintained portion on the Flowage that can be used at a rider's own risk.

Figure 6 ATV Routes, 2022-2023



Source: Chippewa County 2022-2023 ATV Trails Map

4.3 Transportation Needs and Planned Improvements

In general, the local and regional transportation system in the Town of Lake Holcombe is presumed to be adequate to serve projected traffic volumes within the Town. Ongoing maintenance and minor safety improvements are expected on local, county, and state roadways. New roads may be needed if new development occurs within the Town.

State Highway Improvements

According to the WisDOT's Transportation Improvement Program for 2023-2026, there are no State improvement projects scheduled within the Town of Lake Holcombe.

County and Local Improvements

Similar to the State, Chippewa County's 2023-2026 Capital Improvement Plan does not identify any planned projects within the Town of Lake Holcombe.

The Town's Public Works Department, which currently consists of one full-time and two part-time employees, has the equipment necessary to ensure that adequate street services are provided. Equipment consists of an end loader, two functional plow trucks, and lawn mowers, among others. There is a five-year capital improvement plan in place including line items in the budget for maintenance and purchase of equipment. Planning for local streets and roads is a continual process and improvements may be hastened or delayed due to damage from flooding, winter-related damage, heavy use, or coordination with other infrastructure improvements.

The Town assesses roads for improvements based on: 1) the condition of the road using WISLR reports; 2) the amount of traffic that uses the road on a daily basis; and 3) the stability of the base of the road through the spring thaw, and heavy traffic. The Town has identified the following planned transportation projects for the next five years.

4. TRANSPORTATION

Table 8 Town of Lake Holcombe Transportation Improvements

Needed or Planned Major Transportation Improvements		
Road/Street/Trail Name	Description of Needed Improvements or Studies	Timeline
270 th Ave from Hwy 27 to Pine Lake Bridge	Resurfacing	0-5 years
295 th Ave from Hwy 27 to 294 th Ave (Smith Loop) and 29 th Ave. (Tuffy Loop Road)	Resurfacing	0-5 years
240 th Ave from Hwy 27 to Fisher River Bridge	Resurfacing	0-5 years
279 th St to 301 st Ave (Pine Island Rd) and 270 th St (Dain Rd) by Underwood	Resurfacing	0-5 years
290 th St from 250 th Ave to 260 th Ave (East Fisher Rd)	Resurfacing	0-5 years

Community Perspectives

The 2023 comprehensive plan community survey found that overall, the majority of respondents are satisfied with the road network within the Town. Of Town respondents who responded to the survey:

- 88% identified road maintenance and snow plowing as excellent, good or fair.
- 88% agree or strongly agree that the overall road network (roads, streets, and highways) in the Town meet the needs of its citizens.
- 71% of respondents agree or strongly agree that the Town should designate certain roads as ATV/UTV routes.
- 62% agree or strongly agree that there should be more biking and walking lanes along public roadways.
- 62% agree or strongly agree that there should be more off-road biking and walking trails in the Town of Lake Holcombe.
- 54% rate the condition of local Town roads as excellent or good.

Some of the write-in comments relate to transportation challenges or opportunities, including:

- “We need rules and regulations on UTVs using our roads.”
- “Biking/more boat landings at least along with new trails for hiking. Tourism is our #1 industry here whether we like it or not. This is our identity.”
- “For residents to benefit from a popular and profitable area of tourism, we believe that increased focus on the development of walking, biking and hiking/snowshoeing/cross-country skiing trails/lanes would benefit the economy, health, and safety of both the seasonal and year-round residents. With the establishment of local trails/lanes there would incentive through state funding to connect Lake Holcombe to the existing trail systems (e.g. The Old Abe Trail and Ice Age Trail System) in the area.”

4. TRANSPORTATION

4.4 Transportation Goals, Objectives, and Policies

Goal 1:

Provide a safe, efficient transportation system that meets the needs of the community.

Objectives:

1. The Town's roadways and transportation systems will be safe and reliable, while providing convenient access for emergency vehicles.
2. The transportation system will serve community needs in a manner consistent with the Town's rural character while protecting natural and cultural resources.
3. The Town's road system is managed in a cost-effective manner, utilizing the existing road network to accommodate future development whenever possible.
4. Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals, where appropriate.

Policies:

1. New roads as part of a private development will be paved and designed to Town standards prior to being dedicated to the Town and the Town taking ownership.
2. Require developers to pay the costs associated with new roads or streets. Where there is a substantial public benefit, as determined by the Town Board, the Town and developer may agree to a cost arrangement in a developer's agreement.
3. Explore potential for development of recreational trails to include possible bike, pedestrian, or multi-use trails, and the possibility of connections to existing trails in the region.
4. Coordinate with Chippewa County for on-road bicycle route planning in accordance with the Chippewa County Bicycle & Pedestrian Plan.
5. Work with Chippewa County and/or Wisconsin Department of Transportation to upgrade and improve high-traffic intersections where Town roads intersect with County or State Highways.
6. Promote transportation services for the elderly and those with special needs that are provided in Chippewa County.
7. Consider options to address Amish community traffic issues, specifically safety issues related to a lack of lights or reflective tape.
8. Coordinate road and highway improvement work with utility providers (i.e., electric, gas, cable, broadband).

Strategies:

1. Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.
2. Continue to maintain a 5-year budget plan for needed road-related improvements, including road maintenance equipment.
3. Undertake pedestrian and bicycle safety improvements when opportunities allow.
4. Working with local ATV/UTV clubs and other recreational groups, educate users/riders on the rules of the road and how to be a good rider within the Town.
5. Consider identifying preferred ATV/UTV routes within the Town that connect to key destinations and encourage users to use the preferred routes.
6. Develop a plan of action to approach the Amish communities to discuss safety issues and encourage use of reflectors.
7. Review driveway permit standards and consider requiring minimum driveway opening widths to accommodate Emergency Medical Service vehicles.

4. TRANSPORTATION

4.5 Other Transportation Plans and Programs

Several state and regional organizations development plans and programs for the management and systematic update of transportation facilities that may include the Town of Lake Holcombe. Appendix E includes a review of related transportation plans and programs.

This page is intentionally left blank.



5. UTILITIES & COMMUNITY FACILITIES

5. UTILITIES & COMMUNITY FACILITIES

5. Utilities and Community Facilities

Utilities and community facilities provide the foundation on which a community is built and maintained. Not all utilities and facilities are publicly-owned. Utilities may include sanitary sewer, storm water, and water systems as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals).

Utilities and community facilities can also be used to guide growth, encourage development, contribute to quality of life, or help establish community identity. Combined with roads, the construction, maintenance, and operation of public utilities and community facilities often constitute the largest proportion of a community's budget. The Town of Lake Holcombe maintains a five-year capital improvement plan, as well as line items in the budget, for maintenance and construction of utility and community facility infrastructure projects.

5.1 Assessment of Utilities and Community Facilities

The locations of many of the key public community facilities are identified on Map 5. For the utilities and community facilities discussed in this chapter, short-term (1-5 years) and long term (5+ years) needs are identified. At a minimum, Wisconsin comprehensive planning law requires the identification of any needs to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities. This section also assesses future needs for government services in the Town that are related to the listed utilities and facilities. However, the Town of Lake Holcombe may not be fully aware of all plans and needs for facilities and services not provided by the Town.

Town Facilities and Services

Lake Holcombe Town Hall is located at 26179 275th Street in Holcombe; this facility provides a meeting space for governmental bodies and can also be rented out to the community for events.

The Town of Lake Holcombe government consists of the three Board members including the Town Chair and two Town Supervisors. The Town's website can be accessed at <https://www.townoflakeholcombe.com/> and details a variety of government-related information about the Town.

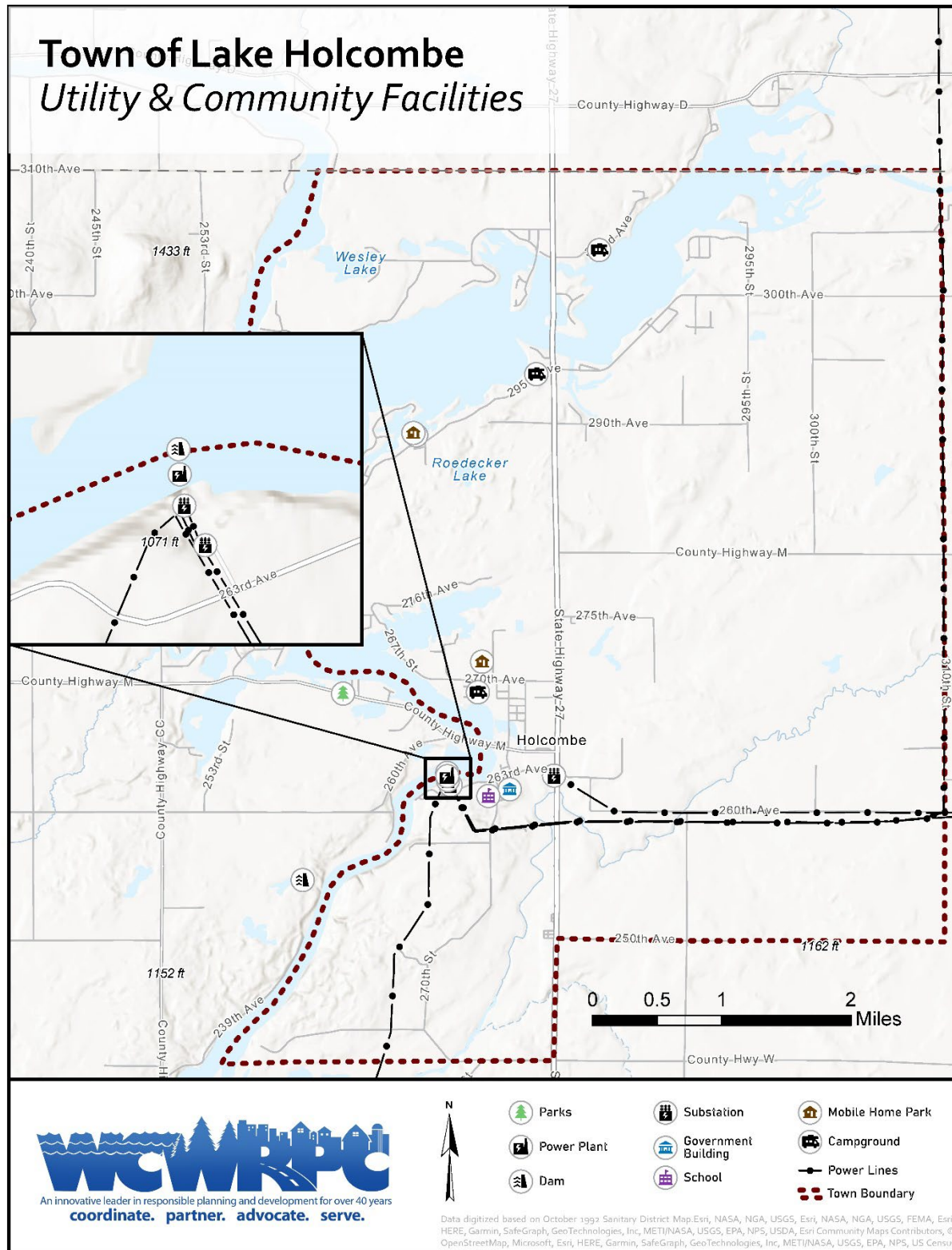


The Town Garage is located on 276th Street behind the Town Hall. A second public works shop building, given to the Town from Chippewa County, is located a block away. The Town maintains its public works equipment to allow the department to provide adequate services.

Use/Capacity	<ul style="list-style-type: none">Town Hall and Public Works have adequate capacity and equipment to provide the current levels of service.
Short-Term Needs:	<ul style="list-style-type: none">Install Wi-Fi in the public works shop buildings.
Long-Term Needs:	<ul style="list-style-type: none">Continue to integrate a maintenance and replacement schedule as part of the Town's 5-year Capital Improvement Plan.

5. UTILITIES & COMMUNITY FACILITIES

Map 5 Town of Lake Holcombe Community Facilities and Services



5. UTILITIES & COMMUNITY FACILITIES

Sanitary Sewer Service

The Town of Lake Holcombe provides sanitary sewer service to the developed hamlet portion of the Town, also referred to in this plan as “downtown”. As shown on Map 6 the system is primarily served by three lift stations which help transport the sewage to the wastewater treatment lagoon and ponds located north of the hamlet along 275th Street. The ponds fully treat the wastewater in about 60 days and the clean water is then piped to the lake.

The sanitary district plant operator indicated that while the maximum capacity of the sanitary system is 70,000 gallons per day, it operates at about 20-25,000 gallons per day, well below maximum. If the Town wants to develop to the east it would need another lift station.

The Town has been working closely with WDNR to reduce the phosphorus levels of the treated wastewater using an alum treatment in the ponds. The original level was at 11 and, since utilizing the alum treatment, has reduced the level to around 6. It is likely that WDNR will establish an even lower compliance level with future discharge permits. To achieve this level will likely require significant investment by the Town.

Use/Capacity	<ul style="list-style-type: none">Wastewater distribution system including lift stations has sufficient capacity for current development. Future development would likely require additional infrastructure, including a new lift station.
Short-Term Needs:	<ul style="list-style-type: none">Identify and undertake solutions to reduce phosphorus levels.Continue to review the condition of the wastewater distribution system and wastewater treatment plant for needed maintenance and/or expansion. Integrate any needs into the Town 5-year capital improvements plan that identified its short-term utility needs.
Long-Term Needs:	<ul style="list-style-type: none">Continue to review population growth and development for infrastructure needs.

Private Onsite Wastewater Treatment Systems (POWTS)

The majority of the land areas within the Town are not serviced by the municipal sanitary sewer system. These properties utilize private on-site sewage treatment systems. Permitting and inspection of private sewage systems is handled by Chippewa County.

Water Supply

The Town does not have a municipal water system rather all Town residents receive their water via private wells. It is important that the Town and residents protect surface and groundwater resources and aquifers from contamination.

Stormwater Management

The goal of stormwater management is to prevent runoff from delivering pollutants or sediment to lakes, rivers, streams, or wetlands. Many ditches and ponds throughout the Town are used to collect stormwater. There has also been some storm sewer installed, specifically in the more developed area with curb and gutter, to aid in the transport of stormwater. Stormwater that is collected is emptied into the Fisher River.

Chippewa County’s floodplain and shoreland ordinances apply to lands within the Town of Lake Holcombe.

5. UTILITIES & COMMUNITY FACILITIES

Use/Capacity	<ul style="list-style-type: none">• The current facilities have sufficient capacity but will need to be monitored.
Short-Term Needs:	<ul style="list-style-type: none">• Maintain the existing storm sewer system and monitor the need for future expansion, as needed.
Long-Term Needs:	<ul style="list-style-type: none">• As roads are constructed or reconstructed, evaluate the feasibility of adding storm sewer if the need exists.

Dams

Little Falls Dam, constructed in 1878 creating the Holcombe Flowage, was known as the largest wooden dam in the world. After being reconstructed due to flooding in 1884, the end of the logging boom resulted in the abandoning of the dam around 1910/1911.⁶ The property was purchased by Chippewa Valley Construction Company in 1912 and then sold to WI-MN Light & Power Company (Northern States Power) in 1914.

In 1948 construction began on a new hydroelectric dam downstream from where the wooden dam was. The dam is now owned and operated by Xcel Energy and produces an average of 34 megawatts. As recognized by the Lake Holcombe Centennial Committee, the dam provides power while also providing the area with excellent recreational opportunities with the approximate 4,000-acre lake and over 100-mile shoreline.



Source: Wisconsin Department of Natural Resources

As a hydropower dam, Lake Holcombe Dam is regulated by the Federal Energy Regulatory Commission (FERC). There is an active license for the dam that is approved through 2033.

Solid Waste Management & Recycling

There are no licensed solid waste landfills located within Chippewa County. The closest licensed landfill is Seven Mile Creek Landfill in Eau Claire. According to WDNR's database of self-certified Material Recovery Facilities (MRF) for recycling, there are no facilities in Chippewa County. The closest facility is a Waste to Energy and Recycling Plant in the Village of Almena in Barron County.

⁶ Holcombe Centennial Committee book

5. UTILITIES & COMMUNITY FACILITIES

The Town has a recycling center located along 276th Street. The facility has summer hours from April 1 – October 31 of the 2nd and 4th Saturday of each month from 9 am to 12 pm. Winter hours, which run from November 1 – March 31, are the 2nd Saturday of each month from 9 am to 12 pm. In addition to the facility, the Town has an Annual Recycle Round Up, which allows people to dispose of larger items for recycling.

The Town's yard waste site, located on 300th Avenue, is open to Town residents from 9-Noon on the 2nd and 4th Saturday from April 1st – November 15th.



Use/Capacity	<ul style="list-style-type: none"> Town provides a recycling center and yard waste site. Garbage is privately handled by each household.
Short-Term Needs:	<ul style="list-style-type: none"> Improve accessibility to and capacity of the Town Yard Waste Site.
Long-Term Needs:	<ul style="list-style-type: none"> Continue to promote recycling efforts.

Parks and Outdoor Recreation

The Town of Lake Holcombe prepared an Outdoor Recreation Plan concurrent with this Comprehensive Plan; the plan was adopted in November 2023. The plan assesses the existing recreation system in the Town, identifies recreation needs based upon public input and recreation standards, sets forth goals and objectives to be used as guidelines in formulating recreation plans, and establishes recommendations for improving the recreation system over the next five years. The Town will use the Outdoor Recreation Plan to guide future improvements and decisions related to municipal parks and open spaces. Map 7 shows the current park and recreation facilities within the Town.

Electric & Gas Service

Much of the Town is serviced by Chippewa Valley Electric Cooperative with the north and northeast areas services by Jump River Electric Cooperative, with the power coming from Dairylead Power. There is currently no natural gas service provided to the Town although there have been discussions in the past about bringing natural gas up from Cornell along Highway 27 or W Fisher Drive (273rd Street).

Use/Capacity	<ul style="list-style-type: none"> Supply is adequately meeting demand. Electric service is reliable while natural gas is not provided.
Short-Term Needs:	<ul style="list-style-type: none"> Follow a preventative maintenance program as outlined by the Wisconsin Public Service Commission. Undertake tree trimming and removals as needed to maintain system integrity.
Long-Term Needs:	<ul style="list-style-type: none"> Continue to explore opportunities to bring natural gas to the Town and implement if results show favorable.

5. UTILITIES & COMMUNITY FACILITIES

Phone & Internet

Telephone service to the Town is available through CenturyTel, Inc., who provides telephone, internet, and cable services.

NTera, a fiber provider, has made significant investments and improvements to broadband service within the Town. That said, NTERA is only available on the west side of the Town; the eastern side of the Town has much more limited and slower fixed internet speeds.

While the siting of new wireless telecommunication towers has been an issue at times in the State of Wisconsin, the Town has not encountered any issues. Data from the Wisconsin Public Service Commission (WI PSC) shows that the Town is within the coverage area for Verizon & AT&T. While cellular service is adequate during winter months, the influx of tourists and visitors during the summer months significantly impacts cell service. A new telecommunications tower has been constructed in the Town of Willard, north of Holcombe. The tower is owned by Verizon and is located on leased land on Daly Road in Willard. It is anticipated that the addition of this tower will help address some of the cell service deficiencies experienced in the Town of Lake Holcombe.

Use/Capacity	<ul style="list-style-type: none">The WI PSC has identified the eastern portion of the Town as being underserved for broadband service.
Short-Term Needs:	<ul style="list-style-type: none">Monitor cell coverage upon completion of the new telecommunications tower in the Town of Willard. If not improved, explore opportunities for additional improvements.
Long-Term Needs:	<ul style="list-style-type: none">Continue to promote access and quality improvements for broadband and communications technologies in the community for the benefit of residents, tourists, businesses, schools, government, and other organizations.

Emergency and Protective Services

Police Services

The Town of Lake Holcombe contracts with the Chippewa County Sheriff's Department for police services. While the County provides substantial coverage throughout the summer months, the Town would like to see an increased presence and enhanced coverage by the County year-round.

Fire Protection & Ambulance Services

Fire and EMT services for the Town are part of a multi-jurisdictional service (8 communities for fire service and 9 communities for EMT service). Within the service area, the Town of Lake Holcombe ranks the highest for emergency service calls; this is likely due to increased population during the summer and high traffic volumes on the lake.

In 2023 a helipad was constructed on a private commercial property on the north side of the Town. The helipad offers a permanent flat surface for emergency situations where a helicopter is needed. It contributes to the safety of the community as it keeps emergency vehicles, patients, and responders off the roadways.

9-1-1 Emergency Communications

Chippewa County has a single emergency dispatch for the entire county, including the Town of Lake Holcombe. The County has an enhanced 9-1-1 system. While the communications system is much improved compared to when it was originally implemented, gaps in service exist, especially for cell phones. Uncle Salty's, a local food and beverage establishment, had to call 911 six times when it had a fire as the cell phone connection was poor and kept dropping the call.

5. UTILITIES & COMMUNITY FACILITIES

Use/Capacity	<ul style="list-style-type: none">• Police service by Chippewa County Sheriff's, Fire & Ambulance is a multi-jurisdictional service, 911 via Chippewa County
Short-Term Needs:	<ul style="list-style-type: none">• Continue to explore opportunities to establish a satellite fire station within the Town.• Discuss options for enhanced year-round police coverage with Chippewa County Sheriff's Department.
Long-Term Needs:	<ul style="list-style-type: none">• Evaluate future equipment and service needs.

Hazard Protection & Planning

Hazardous Materials Planning and Response

The Town coordinates with Chippewa County Emergency Management on issues of hazardous materials planning, exercises, and response, including Emergency Planning and Community Right-to-know Act (EPCRA) compliance for hazardous substances.

The Chippewa Falls and Eau Claire Fire Departments have a joint "Type I" hazardous materials response team, giving Chippewa County the highest level of hazardous material coverage available. This "Type I" team can also be requested to respond to the most serious of spills and releases requiring the highest level of skin and respiratory protective gear. This includes all chemical, biological, or radiological emergencies requiring vapor-tight "Level A" gear with self-contained breathing apparatus.

Railroads, pipelines, and some larger industry and businesses (e.g., EHS planning facilities) have their own hazardous materials response teams. These entities often work closely with local responders, dispatch, and emergency management personnel for training, incident command system exercises, and sharing of emergency operational procedures.

Chippewa County Natural Hazards Mitigation Plan

Chippewa County adopted the *Chippewa County Natural Hazard Mitigation Plan* in January 2021. Adoption of the plan is a prerequisite for certain FEMA mitigation grant programs and is updated every five years. Items noted relevant to the Town of Lake Holcombe include:

- Chippewa Valley Electric Cooperative reports some areas of overhead electrical lines of concern, including the south end of Lake Holcombe in the towns of Lake Holcombe and Birch Creek. This is of concern due to the concentration of residences and businesses.
- The Lake Holcombe Dam, owned by Xcel Energy, is identified as a high hazard dam. No unique concerns regarding the hydro-electric power generating dam were noted. That said, being on the Chippewa River, the Holcombe dam, along with three others, has the largest vulnerability (potential for damage in the hydraulic shadow) should a dam failure occur. The dam is in good repair, with a current emergency action plan on file with Chippewa County Emergency Management.
- The Town of Lake Holcombe was identified as having elevated risks (and vulnerabilities) to wildfires given the homes, businesses, and recreational activities located within coniferous and mixed forest; these specific areas were identified as a potential candidate for wildfire mitigation activities.

The Lake Holcombe School building is designated as a storm shelter for the community and has an established Memorandum of Understanding. In the event of a severe storm or if power goes out during

5. UTILITIES & COMMUNITY FACILITIES

the winter, the school can provide bathrooms, common areas, and a large space to fit community members.

Short-Term Needs:	<ul style="list-style-type: none"> Implement those recommendations pertinent to the Town of Lake Holcombe within the <i>Chippewa County Natural Hazard Mitigation Plan</i> as opportunities and resources allow.
Long-Term Needs:	

Schools

Lake Holcombe Public School District

The Lake Holcombe School District serves the Town of Lake Holcombe. The District, which covers approximately 116,032 acres, includes portions of 9 Towns. The District has a single PreK-12 building located on the western edge of the Town's sanitary district. Per the 2021-22 Report Card from the WI Department of Public Instruction (DPI), student enrollment in the District during the 2020-21 school year was 278.



Private Schools

There are no established private schools within the Town of Lake Holcombe.

Higher Education

There are several adult education centers in nearby communities that serve the Town. The Ladysmith Outreach Center, located about 16 miles north of the Town, is a campus location for Northwoods Technical College. The Center provides testing opportunities as well as the ability to attend online or required on-site classes at its location. Other educational facilities include Lakeland University, which has a center in Chippewa Falls and Eau Claire, which is home to Chippewa Valley Technical College and the University of Wisconsin – Eau Claire campus. The City of Rice Lake is host to the UW-Eau Claire – Barron County campus and a regional campus for Northwoods Technical College.

Use/Capacity	<ul style="list-style-type: none"> There are no current use/capacity issues.
Short-Term Needs:	<ul style="list-style-type: none"> Continue to evaluate maintenance needs.
Long-Term Needs:	

Health Care and Nursing Home Facilities

While there are no hospitals, clinics, or health-care facilities in the Town, Cornell has two clinics – Marshfield Clinic and Prevea Health Center. Ladysmith also has the Marshfield Medical Center which includes a hospital.

There are no nursing homes within the Town. Cornell Health Services is a 50-bed facility in the City of Cornell.

Additional information on housing needs and opportunities within the Town can be found in Chapter 3 of the plan. As the population continues to age, there will likely be an increase in demand for senior facilities and associated services.

5. UTILITIES & COMMUNITY FACILITIES

Use/Capacity	<ul style="list-style-type: none">There are no health care or nursing home facilities within the Town.
Short-Term Needs:	<ul style="list-style-type: none">As the population ages, there will be increased demand for health care services. Monitor nearby facilities to ensure needs are continued to be met.
Long-Term Needs:	

Day Care Facilities

Per the State Department of Health Services, there are no licensed or certified day care facilities within the Town. The closest licensed facility is in Cornell where there is one center with a capacity of 30 kids.

The *America's Child Care Deserts in 2018* report, prepared by the Center for American Progress, notes that "Families in rural areas face the greatest challenges in finding licensed child care, with 3 in 5 rural communities lacking adequate child care supply." The report uses a definition of child care deserts, such that **a ratio of more than three young children for every licensed child care slot constitutes a child care desert**. The definition comes from the U.S. Census Bureau's findings that show approximately one-third of young children are regularly in the care of someone who is not a relative. "When the number of licensed child care slots is insufficient to reach at least one-third of young children under age 5, the likelihood that parents face difficulty finding child care increases. This could affect employment decisions or force families to turn to unlicensed options."

The availability of child care is a quality-of-life factor that is important when working to attract young families to the area and maintain a sound economy and workforce.

Use/Capacity	<ul style="list-style-type: none">There are currently no licensed or certified day care facilities within the Town. The closest licensed facility is in Cornell where there is one center with a capacity of 30 kids.
Short-Term Needs:	<ul style="list-style-type: none">Work with the school and other community partners to discuss and explore opportunities for child care.
Long-Term Needs:	<ul style="list-style-type: none">None identified.

Libraries

The Town of Lake Holcombe is served by the Indianhead Federated Library System. There is no public library within the Town, however, residents are served by the Cornell Public Library in the City of Cornell. Other libraries within the area include the Rusk County Community Library in Ladysmith and the Cadott Public library in Cadott.

5. UTILITIES & COMMUNITY FACILITIES

Post Office

The Town of Lake Holcombe is served by the Holcombe Post Office, 27490 263rd Avenue. No related needs were identified.

Religious / Faith Based Institution

The Holcombe United Methodist Church is the only religious or faith-based institution located within the Town of Lake Holcombe.

Cemeteries

There are three cemeteries within the Town of Lake Holcombe:

- Holcombe Cemetery: west side of State Highway 27, at 250th Avenue/Fisher River Drive
- Saint Joseph's Catholic Cemetery: west side of State Highway 27, .2 miles north of 250th Avenue/Fisher Drive
- Martin Mission Cemetery: County Road W, near Highway 27

Civic Organizations/Other Clubs

There are a number of civic organizations and other clubs located in Chippewa County such as chambers of commerce, Lions Clubs, 4-H Clubs, conservation groups, etc. Coordination with these groups with regard to planning or implementing programs should be considered and utilized whenever possible because of the guidance, funding, support, and volunteer efforts the groups may provide. Civic organizations provide local governments a cost-effective way to leverage tax dollars for community projects.

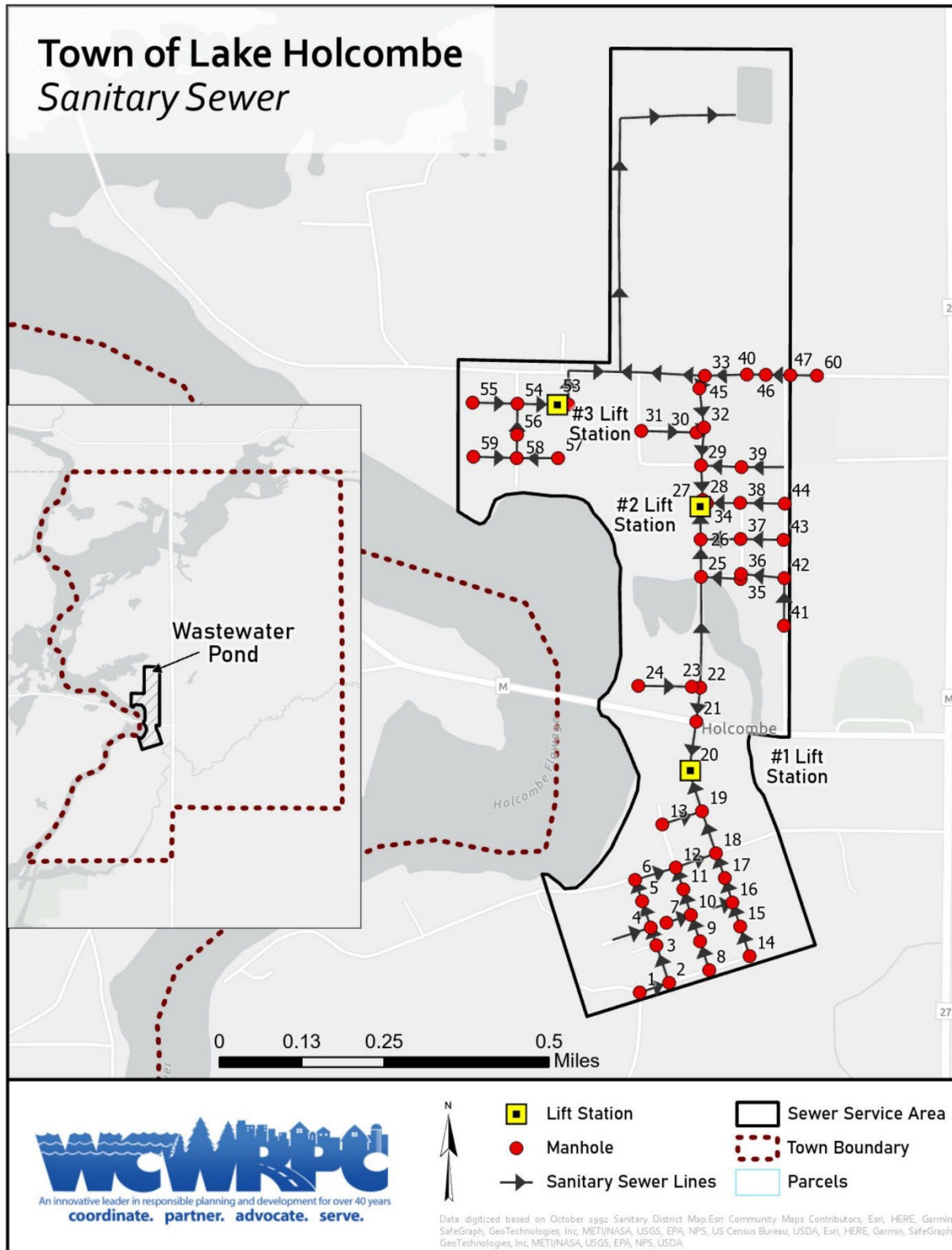
The Lake Holcombe Lions Club was established in 1972. Per the Club's website, the funds raised and distributed by the Club are used to support many worthy initiatives, including but not limited to scholarships, Staudacher Field Baseball Fields maintenance, and the local food pantry. The Lion's Club also operates the Lions Campground located on the north shore of Lake Holcombe.

The Lake Holcombe Resort and Business Association is also active in the community. The Association's mission is to promote the areas many resources to vacationers across the country. The Association hosts and promotes events such as the annual 4th of July Fireworks.



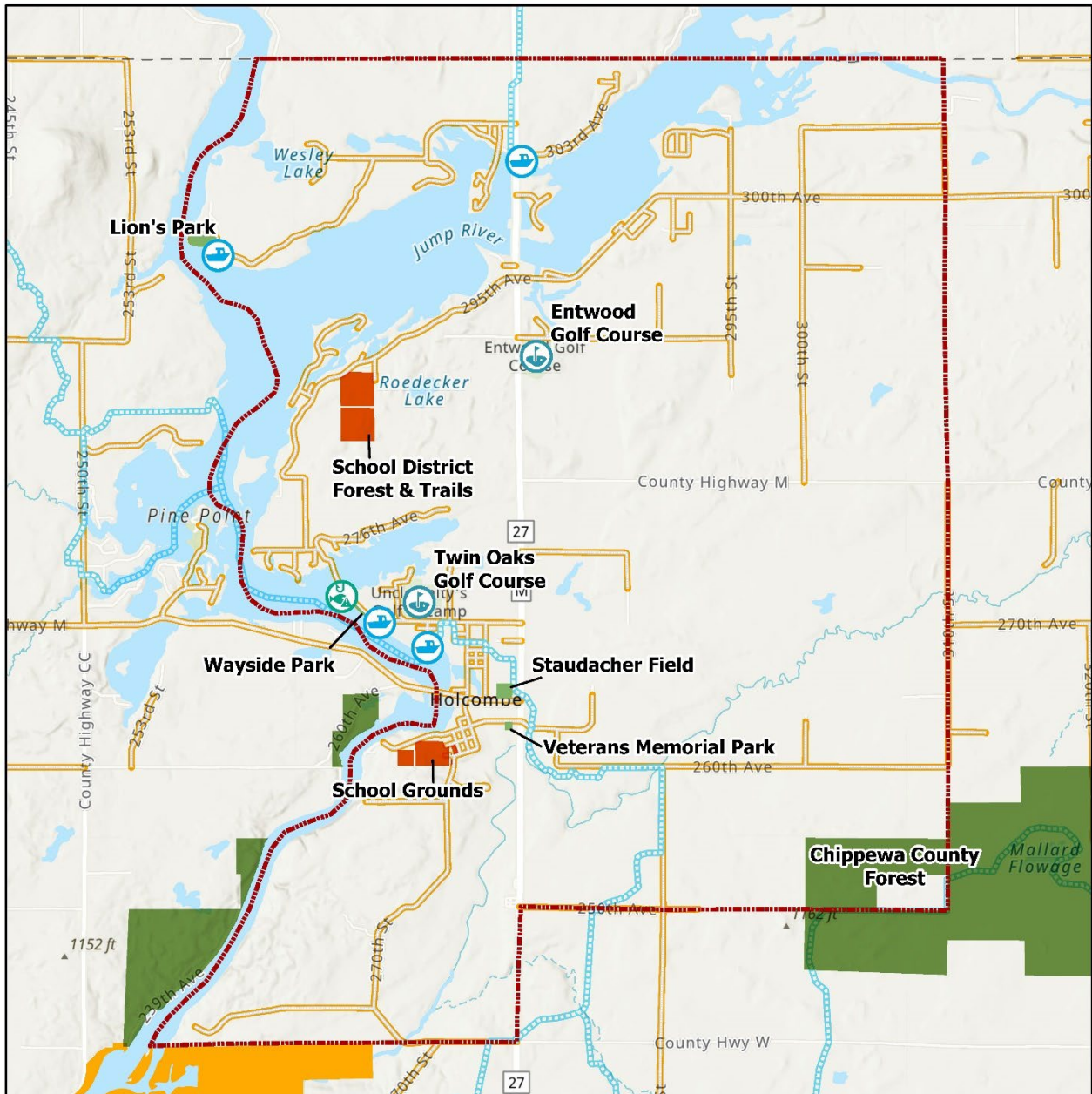
5. UTILITIES & COMMUNITY FACILITIES

Map 6 Town of Lake Holcombe Municipal Sanitary Sewer System



5. UTILITIES & COMMUNITY FACILITIES

Map 7 Town of Lake Holcombe Parks and Recreation Areas



LEGEND

- | | |
|------------------------|--------------------|
| Town Boundary | Boat Access Sites |
| Chippewa County Forest | Golf Courses |
| WDNR Owned | Shore Fishing Site |
| Parks & Recreation | |

- | |
|------------------|
| ATV/UTV Trail |
| Snowmobile Trail |
| School District |

0 0.5 1 2 Miles

Data Sources:
Chippewa County, Wisconsin DOA
Wisconsin DNR, WCWRPC.

WCWRPC
WEST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

5. UTILITIES & COMMUNITY FACILITIES

Community Perspectives

The 2023 comprehensive plan community survey provides data on the use of Town services/facilities as well as priorities of respondents.

- Boat landings are the most used facility within the Town.
- 25 respondents identified using the brush disposal site 6-10 times.
- 70% of respondents did not use Town Park, Lion's Park, and the brush site in 2022; 79% did not use Staudacher Field in 2022.
- Approximately 50% of respondents identified Fire Protection & EMS, Parks and Recreation, Garbage Service/Recycling, Schools, and Sanitary District, as Good, while Police/Law Enforcement, High Speed Internet, and Telecommunication Service were all rated much lower.

The survey results above, along with several of the write-in comments, point to a need for improved cell service along with additional access to the yard waste site. Additional ideas for improved community facilities include, as identified by survey respondents in the write-in comments, include:

- "We need a water tower so we can attract more business to our town."
- "Pursue natural gas for the township."
- Additional recreational amenities including: cross country ski trails, more pickleball courts, dog park
- "We need a fire department."
- "Partner with Excel to develop a walking/biking trail around or near the lake."
- "Provide recycling area for paper, glass, cans, etc. Also have certain days of the year for electronic and big items to dump at no fee or minimal fee."
- "Better ambulance and emergency services."

5.2 Utilities and Community Facilities Goals, Objectives, and Policies

Goal 1:

The Town of Lake Holcombe maintains and provides reliable and accessible community facilities and services in a safe and cost-effective manner that is consistent with the Town's vision and goals while enhancing quality of life, protecting the environment, and supporting desired growth.

Objectives:

1. Needed utilities, community facilities, and services will be provided in a cost-efficient, effective, and appropriate manner to protect the health, safety, and general welfare of the community.
2. Infrastructure improvements will be provided in a manner that is compatible with the rural character of the community and protects the Town's natural resources.
3. Generally, new development should be financially responsible for corresponding utility and community services costs.
4. Maintain sufficient parks and recreational opportunities for all residents.

Policies:

1. Integrate, when feasible, future community facilities improvements into the Town's capital improvements plan.
2. Continue to work with Chippewa County to ensure private septic systems and wells are properly installed and maintained.

5. UTILITIES & COMMUNITY FACILITIES

3. Continue to monitor and evaluate the need for maintenance and improvements to the Town's sanitary sewer system.
4. Working with partners, seek opportunities and funding programs to implement the recommendations of the Town's Outdoor Recreation Plan.
5. Review and update the *Town of Lake Holcombe Outdoor Recreation Plan* at least once every five years.
6. Coordinate and offer resources, as allowed, for Emergency Operations Planning.
7. Continue to support the joint fire/rescue service in cooperation with the other partner jurisdictions. Maintain open lines of communication with the fire/rescue service to anticipate future needs and encourage the planning for future capital projects and equipment replacement.
8. Encourage the expansion of telecommunications capacity improvements within the Town.

Strategies:

1. Explore options for expanded hours and capacity at the Town's yard waste site.
2. Continue to support and advocate for a satellite fire station to be located within the Town of Lake Holcombe.
3. Discuss options with Chippewa County Sheriff's Department for increased presence within the Town year-round, not just during summer months.
4. Promote emergency exercises between local emergency responders on the flowage.
5. Consider preparing a Community Wildfire Protection Plan given the elevated wildfire risks within the Town.

5.3 Other Utilities and Community Facilities Plans and Programs

Appendix E includes some additional regional, state, and federal programs that may assist the Town of Lake Holcombe in achieving its utilities and community facilities goals and objectives

This page is intentionally left blank.



6. AGRICULTURAL & NATURAL

6. AGRICULTURAL & NATURAL RESOURCES

6. Agricultural and Natural Resources

This chapter presents the goals, objectives, and policies for two resources important to any community – agricultural and natural resources. Understanding the resource base of a community also provides an important context for the development of objectives, policies, and goals for conservation and management of agricultural and natural resources.

6.1 Agricultural Resources

Agriculture is a very important part of the Town's and region's economy. Chippewa County agriculture is diverse with a wide variety of products being produced. Based on soil survey data obtained from the USDA Natural Resources Conservation Service (NRCS), 19.3% of the Town's lands, or approximately 3,757 acres, have soils with conditions that are considered to be prime farmland; areas in green on Map 8 have soils that are considered prime farmland soils. An additional 2,331.3 acres, or 11.9% of the total acreage within the Town, is farmland of statewide importance. The 2022 Wisconsin Department of Revenue data shows the Town contained approximately 2,723 acres of assessed agricultural farmland, an increase of 84 acres from 2012. It is anticipated that the majority of agricultural lands within the Town will remain in agricultural use over the planning period (20 years), although some may transition into other uses depending on the market and willing seller.

Table 9 Chippewa County Farm Data, 2002 & 2017

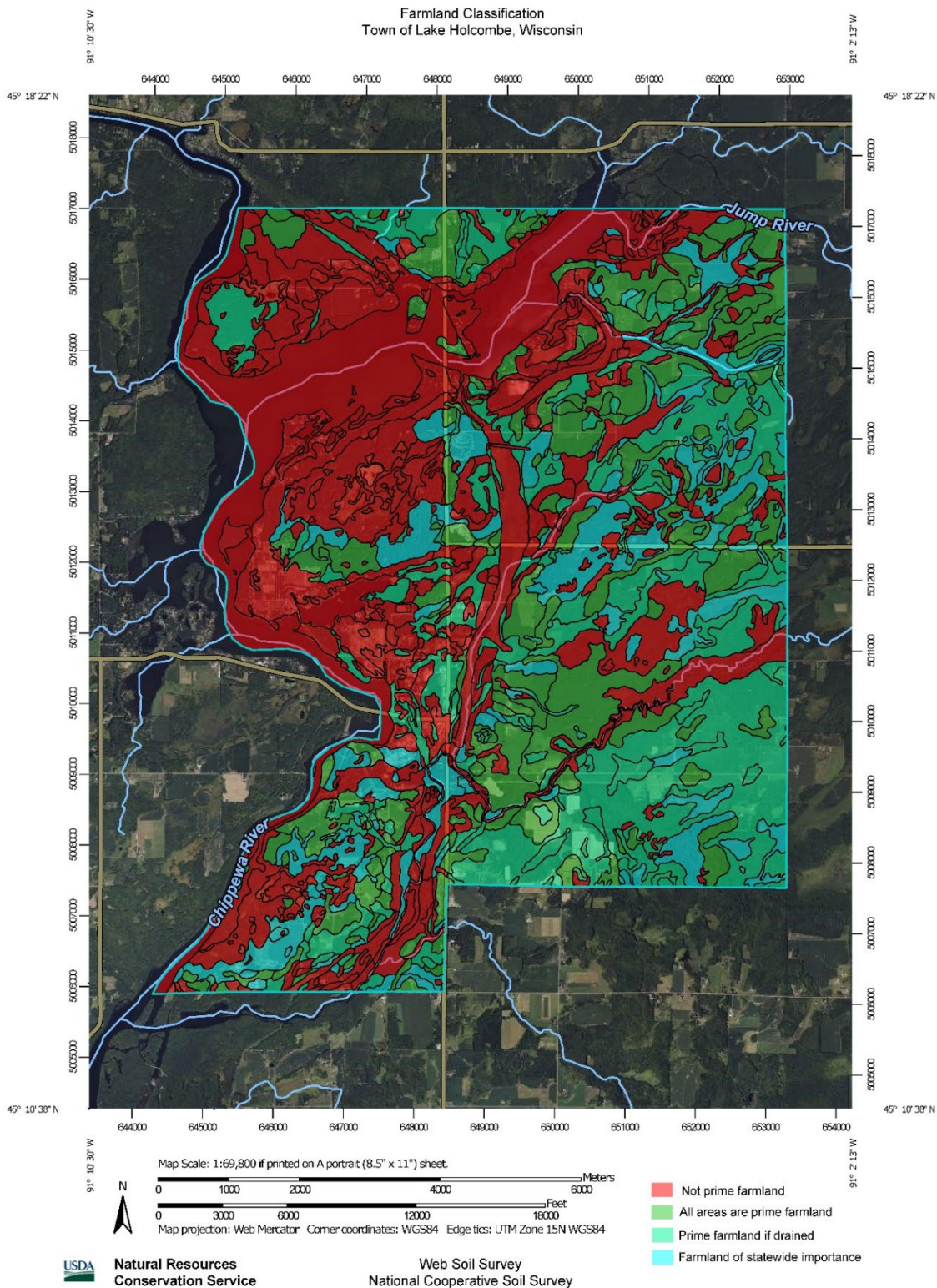
	2002	2017	% Change
	Number	Number	2002-2017
Farms	1,621	1,409	-13.1%
Land in Farms (ac)	374,103	356,176	-4.8%
Average size of farm (ac)	231	253	9.5%
Farms by size			
1 to 9 acres	66	106	60.1%
10 to 49 acres	236	335	41.9%
50 to 179 acres	605	469	-22.5%
180 to 499 acres	566	330	-41.7%
500 to 999 acres	114	103	9.6%
1,000 acres or more	34	66	94.1%

source: Census of Agriculture – County Data, 2002 & 2017, USDA,
National Agricultural Statistics Service

As shown in Table 9, Chippewa County has seen a reduction in farms and land in farms over the 15-year period from 2002 to 2017. Additionally, when looking at the number of farms by size, it appears that Chippewa County saw a reduction in mid-size farms while small and large farms increased. Farms with 1,000 acres or more saw a large increase from 34 farms in 2002 to 66 in 2017.

6. AGRICULTURAL & NATURAL RESOURCES

Map 8 Town of Lake Holcombe Soils – Farmland Classification



6. AGRICULTURAL & NATURAL RESOURCES

6.2 Natural Resources and Environmentally Sensitive Areas

Soils

According to the USDA Natural Resources Conservation Service soil survey data, there are a wide variety of soil types within the Town. 13% of the soils within the Town is comprised of Magnor silt loam, 0 to 4 percent slopes, which is prime farmland, if drained. Other more common soil types within the Town include Freeon silt loam or 2 to 6 percent slopes (7.9%), Menahga loamy sand of 0 to 6 percent slopes (6.2%), Newood sandy loam of 6 to 15 percent slopes and very stony (5.1%), Alban fine sandy loam of 2 to 6 percent slopes (5.1%), and Mahtomedi loamy sand of 2 to 6 percent slopes (4.9%).

Forest

Forest lands are the dominant land use in the Town of Lake Holcombe, with 5,732 acres assessed as forest and an additional 869 acres assessed as agricultural forest in 2022. Much of the eastern half of the Town is forested. While most of the forest lands are under private ownership, the Chippewa County Forest extends into the southeast part of the Town and the School District also maintains an 80-acre school forest.

As part of the *Chippewa County Natural Hazard Mitigation Plan 2020* update, all natural hazards were evaluated for risk vulnerability. The Plan notes that during interviews the Lake Holcombe area, along with a few others in the County, was identified as having elevated risks (and vulnerabilities) given the homes, businesses, and recreational activities located within coniferous and mixed forests. These specific areas were identified as a potential candidate for wildfire mitigation activities (e.g., driveway assessments, education on defensible spaces, Firewise campaigns). The Wisconsin DNR has also identified the Town as having a high risk level for wildfires.

One tool that a community has available to prepare for wildfires is to undertake a Community Wildfire Protection Plan. These plans are created and implemented in high-risk communities by a wide variety of stakeholders including local government, fire departments, county, state, and federal agencies. As part of the plan, the community takes ownership of their wildfire risk and develops solutions to implement actions at a local level.

Topography

The topography of lands within the Town ranges from 1,002 to 1,184 feet above sea level. Chippewa County as a whole ranges from 795 feet to 1,550 feet above sea level. Map 9 shows the land elevation within the Town.

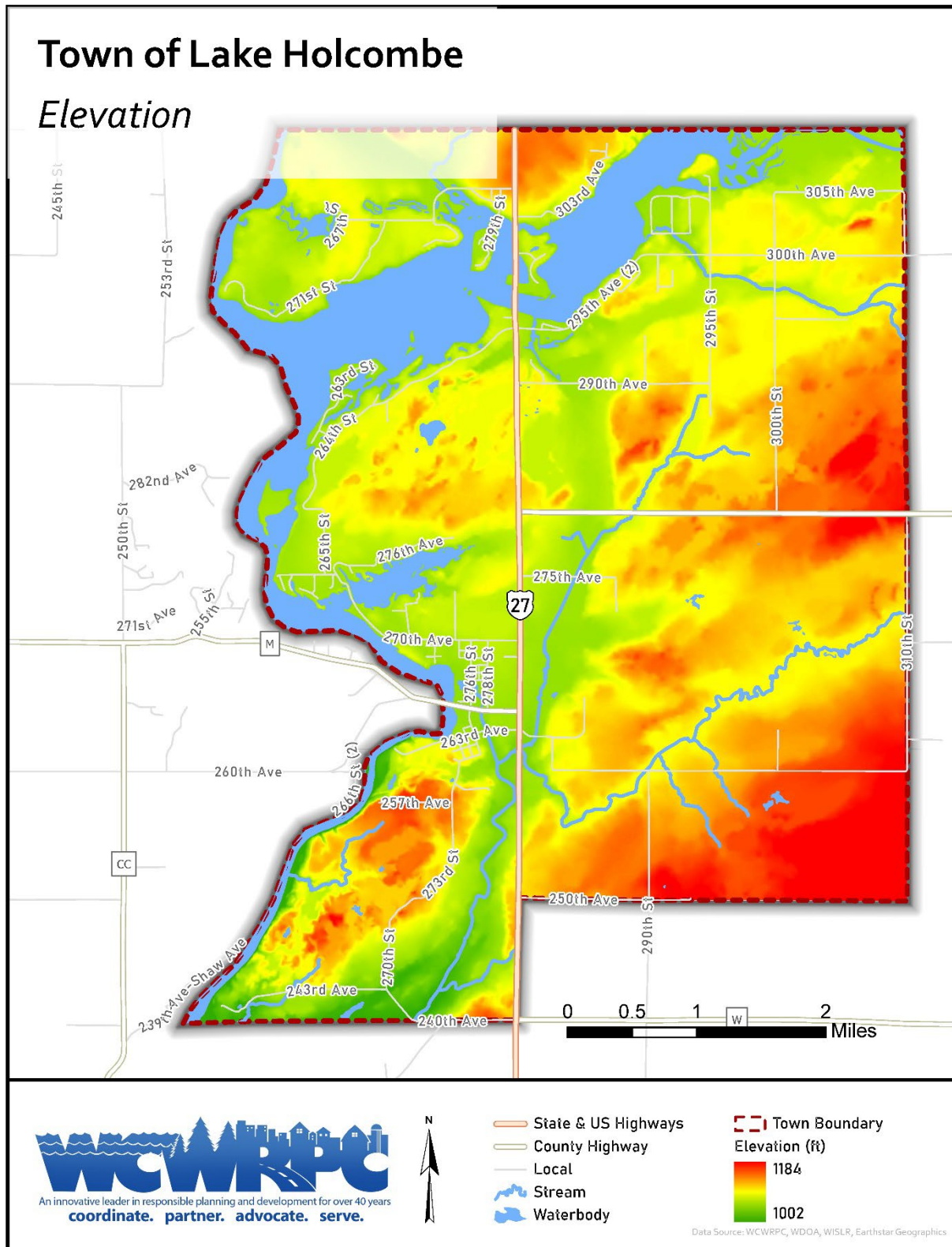
Map 10 identifies areas of the Town which may have steep slopes. The WDNR considers any area of 12 percent or greater to be steep slopes. Soil erosion on slopes of 12 percent to 20 percent is often manageable with good practices. The WDNR discourages development of slopes greater than 20 percent without more intensive or engineered best management practices and erosion controls.

Ecological Landscape

The Town of Lake Holcombe lies in the area classified as the North Central Forest. Per the Wisconsin DNR, the climate of the North Central Forest is especially favorable for the growth of forests, which cover roughly 75% of this Ecological Landscape. Rivers, streams, and springs are common and found throughout this landscape. The WDNR notes that the North Central Forest contains the best large-scale interior forest management opportunities in the state.

6. AGRICULTURAL & NATURAL RESOURCES

Map 9 Town of Lake Holcombe Land Elevation



6. AGRICULTURAL & NATURAL RESOURCES

Bedrock Geology

While the bedrock geology for most of Chippewa County is comprised of sandstone with some dolomite and shale, the Town of Lake Holcombe is underlain by metamorphic, metavolcanic, and metasedimentary rocks as well as Igneous, intrusive rock.

Metallic and Non-Metallic Mineral Resources

Haas Inc. currently operates the only quarry within the Town. The 'Gulich Pit' is located on 295th Street, approximately ½ mile east of Highway 27.

The Chippewa County Land Conservation & Forest Management Department currently administers the Chippewa County Non-metallic Mining Reclamation Ordinance. Ordinance standards address reclamation, surface water and wetland protection, groundwater protection, topsoil management, grading and slopes, maintenance, and a variety of other issues. Current and future mining or non-metallic mineral extraction operations must consult this ordinance for applicability and should consult with Chippewa County for further assistance.

Watersheds and Drainage

A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. All lands and waterways can be found within one watershed or another. Northern portions of the Town drain to the Upper Chippewa with the remainder draining to the Lower Chippewa watershed.

Wetlands

According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil, all year or for varying periods of time during the year, including during the growing season. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands provide storage of flood waters preventing damage to developed areas. Wetlands can make lakes, rivers, and streams cleaner, and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months.

The Wisconsin Department of Natural Resources (WDNR) has inventory maps for wetlands two acres and larger. The wetland inventory map should be consulted in conjunction with this document whenever development proposals are reviewed in order to preserve wetland functions and to ensure regulatory compliance. Approximate wetland locations within the Town are shown on Map 10.

Floodplains and Flooding

For planning and regulatory purposes, a floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one-percent chance of occurring in any given year. Because of this chance of flooding, development in the floodplain should be discouraged and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe. The floodway is the

6. AGRICULTURAL & NATURAL RESOURCES

portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water.

Floodplain areas in the Town, as shown in Map 10, include lands in and surrounding the Holcombe Flowage as well as streams and rivers within the Town. The *Chippewa County 2020-2025 Natural Hazards Mitigation Plan*, adopted by the County in 2020, makes the County and its communities eligible for FEMA flood mitigation grant funding should it be needed. The Plan includes a vulnerability assessment of various hazards, including flooding. While there were no flooding specific events reported, and there are no areas in the Town identified as being floodprone, the Plan points out that in the Town there are 149 parcels with principal buildings that are potentially located within the 100-year floodplain. However, the Plan recognizes that the majority of these properties have no history of flooding and may not be vulnerable to flooding in the future.

Surface Water

Lakes, ponds, rivers, streams, intermittent waterways and natural drainage ways make up the surface waters of Chippewa County. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. As shown on Map 10, there are several surface water features within the Town of Lake Holcombe.

The Holcombe Flowage is a 2,881-acre waterbody, with an average depth of 12 feet (maximum depth of 62 feet). The flowage was originally created by the 1878 Little Falls Dam impounding the Chippewa.⁷ The dam was built for the Chippewa River Improvement and Log Driving Company to provide reliable water for floating logs downstream. The dam functioned until 1910 when logging operations ceased and was later washed out in the 1920s. The current Holcombe Dam is a hydro-electric facility built in 1950. The Flowage is a popular recreation area; many homes and cottages line the shore.

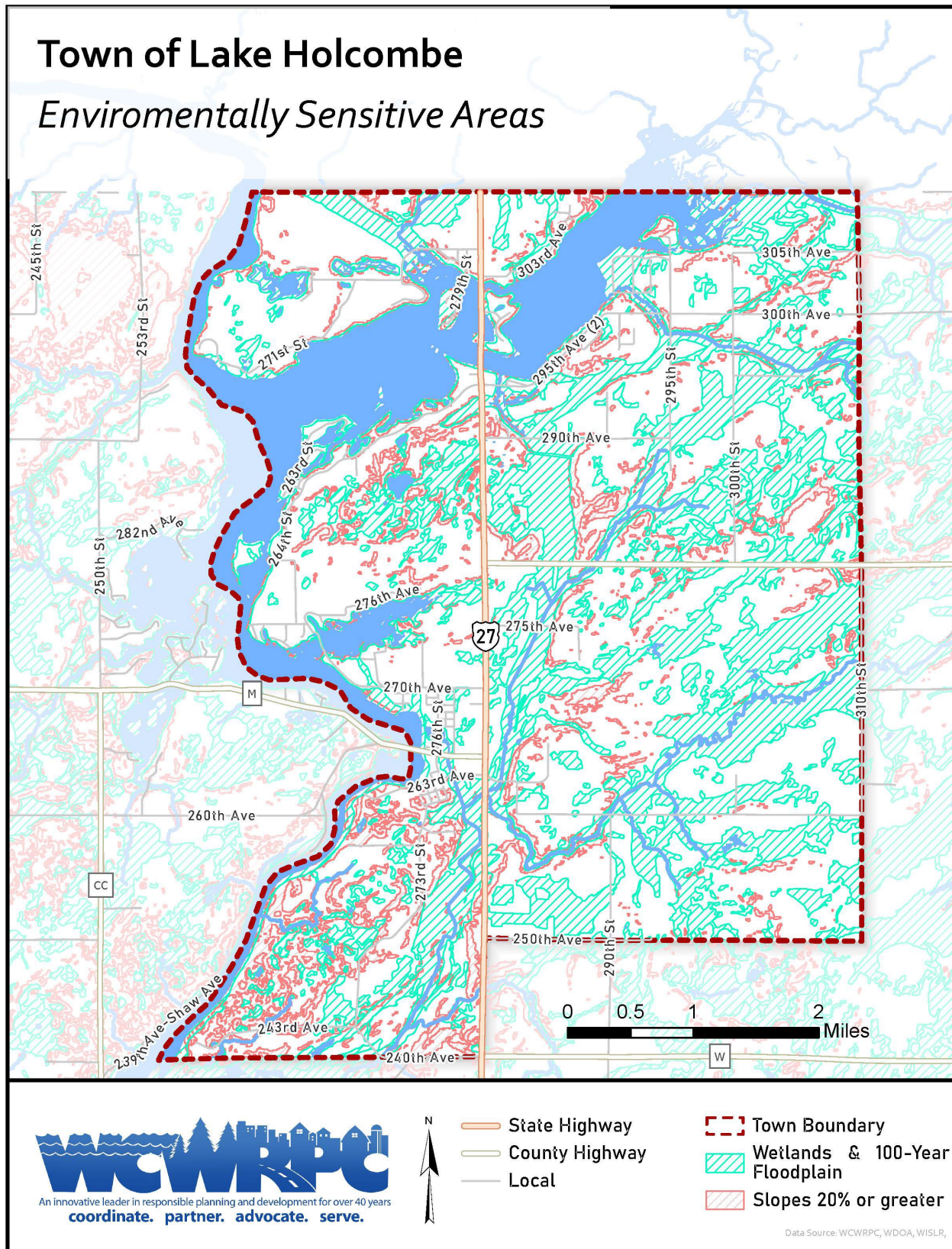
Per the Wisconsin DNR, three waterbodies within the Town are impaired:

1. Holcombe Flowage North – The WDNR notes that this water is impaired due to one or more pollutants and associated quality impacts. It is on the 303d list since 1998 for total suspended solids and total phosphorus which has resulted in degraded habitat impairments. Important to note is that the listing applies to the northeast portion of the Flowage upstream from STH 27 only. The remainder of the flowage is NOT listed for impairments.
2. Fisher River – The WDNR notes that the Fisher River was placed on the Impaired Waters List in 2014 due to phosphorus levels that were too high for aquatic communities. The water has been evaluated every two-years; in 2022 the new phosphorus sample data exceeded acceptable levels.
3. Chippewa River – The WDNR notes that this water is impaired due to one or more pollutants and associated quality impacts. This segment of the Chippewa River has been on the 303d List since 1998 for PCBs.

⁷ Lake Holcombe Resort and Business Association. <http://www.lakeholcombe.org/history.html>

6. AGRICULTURAL & NATURAL RESOURCES

Map 10 Natural Resources & Environmentally Sensitive Areas



6. AGRICULTURAL & NATURAL RESOURCES

The Lake Holcombe Improvement Association is a membership group that is open to anyone wishing to be a member. The Association's purpose is "to preserve and protect Lake Holcombe and its surrounding, and to educate the public on water quality, cleanliness, fisher, boating safety and aesthetic values of Lake Holcombe as a public recreational facility for today and future generations." The Association is active in undertaking projects to help improve the safety, appearance, and water quality of the flowage.

In 2013 the Association, with assistance from the Beaver Creek Reserve Citizen Science Center and funding by the Association as well as a grant from the WI Department of Natural Resources, prepared a Lake Holcombe Management Plan⁸. The goal of the Plan is "to implement a strategy focusing on continuing control of aquatic invasive species, along with monitoring water quality, the creation of in-lake and near shore habitat as well as providing education to increase awareness of lake issues and recommended action to improve Lake Holcombe". The seven goals within the plan include:

1. Control, contain, and educate on **Aquatic Invasive Species** found in the Holcombe Flowage.
2. Improve and maintain **Water Quality** by increasing flow to embankments and decreasing water pollution.
3. Create structure to protect and decrease **Shoreline Erosion**.
4. Develop **Shoreline Habitat Buffers** to protect water quality and near-shore habitat for plants and animals.
5. Create and protect **In-lake Habitat** to promote a healthy **Fishery**. **Designate Critical Habitat**.
6. Provide and encourage safe **Recreation** opportunities.
7. Create a **Bathymetric Map** to be used by anglers, recreators, researchers and managers.

There are also several implementation actions within the plan that help to achieve the above goals.

Groundwater

Groundwater is a limited resource, and both its quality and quantity are important factors. These factors are primarily influenced by local geology and local land use. Precipitation percolates through the soil and bedrock where it eventually reaches a saturated zone known as an aquifer. It is from these aquifers that private wells are used to draw water.

Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to a WDNR map, Groundwater Contamination Susceptibility in Wisconsin, 1989, portions of Chippewa County are moderately to highly susceptible to groundwater contamination. The Groundwater Contamination Susceptibility analysis shows lands in the Town to be at least moderately susceptible to contamination with some lands having higher susceptibility.

Potential sources of groundwater contamination include:

1. Chemical storage
2. Landspreading of animal, sewage, and industrial waste
3. Road salt usage and storage
4. Animal feedlots
5. Use and spillage of fertilizers and pesticides

⁸ 2013. *Lake Holcombe Management Plan*.

<https://www.lakeholcombeimprovementassociation.org/management-table-of-contents>

6. AGRICULTURAL & NATURAL RESOURCES

6. Accidental spills
7. Septic tanks and drainfields
8. Underground storage tanks
9. Underground pipelines and sewers
10. Landfills
11. Mines, pits, and quarries

Wellhead Protection

The goal of wellhead protection is to prevent potential contaminants from reaching the wells that supply municipal water systems. This is accomplished by monitoring and controlling potential pollution sources within the land area that recharges those wells.

Wellhead protection planning is administered by the WDNR as required by the U.S. Environmental Protection Agency (EPA) and the 1986 amendments to the Federal Safe Drinking Water Act. Wellhead planning is encouraged for all communities but is required when any new municipal well is proposed.

The Town of Lake Holcombe does not have any municipal wells or other water supply system; all water is privately acquired through individual private wells. Given this, wellhead protection is not applicable at this time in the Town. If in the future the Town installs municipal water infrastructure it would want to consider adopting a wellhead protection ordinance.

Air Quality

The Town of Lake Holcombe, and Chippewa County as a whole, has no major air quality issues. Chippewa County is considered an attainment area that meets the National Ambient Air Quality Standards as defined in the Clean Air Act.

Environmental Corridors/Sensitive Areas

There are many environmentally sensitive areas in the Town including the Holcombe Flowage, Fisher River, and WDNR designated wetlands. The impact to these areas must be considered when making land use decisions.

Threatened and Endangered Species

The Wisconsin Department of Natural Resources (WDNR) lists species as “endangered” when the continued existence of that species as a viable component of the state’s wild animals or wild plants is determined to be in jeopardy on the basis of scientific evidence. “Threatened” species are listed when it appears likely, based on scientific evidence, that the species may become endangered within the foreseeable future. The WDNR also lists species of “special concern” of which some problem of abundance or distribution is suspected but not yet proven; the intent of this classification is to focus attention on certain species before becoming endangered or threatened.

The WDNR carefully monitors the level of detail provided regarding the locations of threatened and endangered species. Identifying specific locations of species in the Town that are threatened or endangered is currently not provided by the WDNR.

The U.S. Fish and Wildlife Service (USFWS) identifies the following federally-listed Endangered, Threatened, and Proposed species in Chippewa County:

- Gray Wolf - Endangered

6. AGRICULTURAL & NATURAL RESOURCES

- Northern Long-Eared Bat – Endangered
- Tricolored Bat – Proposed Endangered
- Sheepnose Mussel - Endangered
- Karner Blue Butterfly – Endangered
- Monarch Butterfly – Candidate

There are also bald and/or golden eagles that need to be considered. While the USFWS does not identify any critical habitats within the Town, care must be taken and potential effects to critical habitats must be further analyzed as projects are proposed.

Wildlife Habitat and State Natural Areas

Wildlife habitat can simply be defined as the presence of enough food, cover, and water to sustain a species. The Lake Holcombe landscape provides habitat for a variety of plants, birds, mammals, amphibians, reptiles and fish. Scattered throughout Chippewa County are various federal, state and local wildlife, fishery, natural and scientific areas, including private conservancy areas. These often encompass one or more of the sensitive land areas discussed previously (e.g., wetlands, forests, shorelands, prairies). These are managed as open space to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. Agricultural lands can also provide important open space and wildlife habitat, while maintaining the rural character of the area.

While there are no state natural or wildlife habitat areas within the Town of Lake Holcombe, the Jean Brunet Woods State Natural Area is adjacent to the southern border of the Town. These woods feature a northern mesic forest approaching old-growth status interspersed with ephemeral ponds. The Jean Brunet Woods is owned by WDNR and was designated a State Natural Area in 2010.

6.3 Agricultural and Natural Resource Needs

Section 6.2 provides a detailed assessment of the agricultural and natural resources within the Town of Lake Holcombe. As a community built around the Flowage, the Town has several environmental assets that are important to the community to protect and preserve.

Community Perspectives

The 2023 comprehensive plan community survey results validate the community's desire to protect agricultural and natural resources.

Agricultural Resources

- 80% of respondents find it essential or important to protect farmland within the Town. Close to 90% of respondents find it essential or important to protect forested lands.
- 60% of respondents believe that large-scale farms (500 or more animal units) should be allowed to locate and expand in areas within the Town designated for agricultural use, while 34% said they shouldn't be allowed in the Town.

6. AGRICULTURAL & NATURAL RESOURCES

Natural Resources

- Almost all (96%) of respondents believe it is essential or important to protect groundwater and surface water (lakes, rivers, and streams).
- Air quality protection is also important, with 92% identifying that it is essential or important to protect.
- Most respondents also identified wetlands, hunting and fishing and wildlife habitat corridors as being essential or important to protect in the Town.

Survey Comments

Some respondents provided additional comments related to agriculture and the environment.

- “We worry the development of ag businesses or large-scale farms/feedlots will compromise both the lake and well water quality.”
- “There is too much ag runoff into the flowage.”
- “Encourage Excel Energy to preserve wild land (along the Flowage).”
- “Jet skis are ripping up shorelines and causing noise pollution.”
- “Slow/no wake is the law under the bridges – would be helpful to have this posted under Highway 27 and County Highway M bridges.”

6.4 Agricultural and Natural Resources Goals, Objectives, and Policies

Draft Goal 1:

The Town of Lake Holcombe preserves prime farmlands while promoting agricultural practices that protect environmentally sensitive areas with the Town.

Draft Objectives:

1. Promote the continuance of agriculture as a business and lifestyle to preserve the rural atmosphere and maintain open space.
2. Protect existing farm operations from conflicts with incompatible uses.
3. Land uses, including agricultural practices, should be carried out in a manner which is not detrimental to the water quality and natural environment of the community.

Draft Policies:

1. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for farming purposes.
2. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.
3. Encourage buffers separating non-farming uses from agricultural lands in order to lower the number of possible nuisance complaints.

Draft Strategies:

1. Consider adopting a large livestock facility licensing ordinance that would set forth requirements related to the siting of facilities.

6. AGRICULTURAL & NATURAL RESOURCES

Draft Goal 2:

The Town of Lake Holcombe protects water quality, air quality, steep slopes, and other natural resources in the Town through appropriate strategies which conserve these resources.

Draft Objectives:

1. Protect and preserve sensitive environmental features including streams, woodlands, and wetlands.
2. Provide surface and ground water protection.
3. Maintain a suitable level of air quality for all residents and visitors.

Draft Policies:

1. Continue to work with Chippewa County to limit development in shoreland areas, 100-year floodplains, wetlands, steep slopes, and other environmental sensitive areas that may directly impact water quality.
2. Work with Chippewa County to educate residents on protecting surface waters and groundwater quality, including the proper disposal of hazardous materials and activities in shoreland areas.
3. Support the use of alternative energy resources such as wind, solar, geo-thermal and other appropriate new technology that may arise in the future.
4. Work with Chippewa County to provide wellhead and groundwater protection.

Draft Strategies:

1. Explore opportunities to improve the Town's storm sewer system, including the possible addition of a sedimentation pond, as funding and resources allow.
2. Actively work to encourage residents to filter and capture stormwater using grassy swales, rain gardens and/or rain barrels, and other techniques before it flows to a storm drain.
3. Annually educate residents on the need to test any private well used for drinking water for presence of bacteria; maintain their private wastewater systems according to the rules set by the County; manage the waste of their livestock and pets; manage and reduce the use of fertilizers, herbicides, and pesticides in their gardens and lawns; manage and reduce their use of salt/sodium on surfaces in the winter; as needed to protect and maintain clean ground water.
4. Encourage site management practices (e.g. limit/phase clearing and grubbing), erosion control, and other measures designed to prevent rather than treat sediment and other pollutants from land disturbing activities and storm water runoff.
5. Develop and coordinate partnerships and cooperative efforts to address documented water quality degradation in the Holcombe Flowage.
6. Encourage Northern States Power (Excel Energy) to maintain its current frontage and not allow further development of the shoreline.
7. Support county, state, and federal measures to protect air quality.
8. Support implementation of the Lake Holcombe Management Plan.

6. AGRICULTURAL & NATURAL RESOURCES

Draft Goal 3:

The Town of Lake Holcombe maintains safe and responsible use of open spaces and natural features, including the Holcombe Flowage.

Draft Objectives:

1. Promote the safe and responsible use of open spaces and natural features, including the Holcombe Flowage, which are essential components of the Town's rural character and offer outdoor recreational opportunities to the community.

Draft Strategies:

1. Support and encourage partners, such as the Lake Improvement Association, to place educational signage at the boat ramps that remind boaters of the rules and remind them to respect neighbors.
2. Communicate with Chippewa County Sheriff's Department and the Wisconsin Department of Natural Resources on the need for extra enforcement on common safety issues on the Holcombe Flowage. Discuss other opportunities, such as education, to address issues.
3. Develop and coordinate partnerships and cooperative efforts to address documented safety issues on the Holcombe Flowage.

6.5 Agricultural and Natural Resources Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that contribute to preservation, conservation, or management of agricultural and natural resources in Chippewa County, many of which are summarized in Appendix E.



7. HISTORIC & CULTURAL RESOURCES

7. HISTORICAL & CULTURAL RESOURCES

7. Historical and Cultural Resources

The Town of Lake Holcombe has a rich history. The Town's Centennial Committee prepared a *Town of Lake Holcombe Centennial* book that provides a wealth of information, including photos, on the Town's history. Originally called Little Falls in the 1870s, the community was established by the Union Lumbering Company, which utilized the Chippewa River for logging. The Little Falls dam, built in 1878 provided reliable water for floating logs downstream, but in the 1880's the dam experienced washouts. The dam functioned until 1910 when the logging operations ceased and in 1920 it was washed out by water. The current hydro-electric dam was built in 1950 by Wisconsin-Minnesota Light and Power Company, producing what is now known as the Holcombe Flowage. The Flowage now provides recreation to many residents, both year-round and seasonal, to enjoy and to which the Town's economy is centered around.

Also key to the Town's history is the Holcombe Indian, called the "King of the Chippewa River". The wooden statue stood guard on the Little Falls Dam. During an 1881 flood, the statue was dislodged from the dam, went over the falls and floated down the river to Jim Falls. The statue was rescued, repaired, and returned to the dam until it was abandoned and replaced by the hydroelectric dam. The Holcombe Indian now sits on display near Town Hall. "As a symbol through the year, the brave has been the guardian spirit of loggers and of the mighty Chippewa River."⁹



7.1 Historical Sites and Structures

While there are currently no buildings or sites within the Town on the Wisconsin or National Register of Historic Places, per the State of Wisconsin Historical Society lists, there are five historic sites identified on the Wisconsin Architectural and Historical Inventory (AHI), maintained by the Wisconsin Historical Society. The Town Planning Committee noted that some of these structures are no longer standing; however, they continue to be recognized in this plan as they were important at one time to the development of the Town.

⁹ *History*. Lake Holcombe Resort and Business Association. <http://www.lakeholcombe.org/history.html>

7. HISTORICAL & CULTURAL RESOURCES

Holcombe Dam Historic District: The power plant, located along the Chippewa River, was built in 1950.

State Highway 27 Bridge over the Holcombe Flowage: The bridge was built in 1948 and is a pony truss bridge that was designed by the Wisconsin Highway Commission.

County Highway M Bridge over the Chippewa River: Built in 1950, this bridge is a pony truss bridge.

Rangeline Road Bridge over Fisher River: This bridge was built in 1920 and is a pony truss bridge designed by the Wisconsin Highway Commission



Source: Wisconsin Historical Society, Wisconsin Architecture and History Inventory, Holcombe Dam Historic District, Town of Lake Holcombe, Reference Number 139778



Source: Wisconsin Historical Society, Wisconsin Architecture and History Inventory, Loethar Centric Barn, Town of Lake Holcombe, Reference Number 3297

Loethar Centric Barn, known as The Blue Ox Resort barn: Located along Highway 27, this centric barn was built in 1911. The structure is made of wood and designed as an astylistic utilitarian building.

7.2 Community Celebrations and Cultural Resources

The Town of Lake Holcombe is centered around the Holcombe Flowage created many years ago. The community, with contributions from a variety of partners, has festivals and events that bring residents and visitors together. These events include:

- Cookies' St. Patrick's Parade
- Lake Holcombe Resort & Business Association 4th of July Fireworks
- Lake Holcombe Improvement Association Lake Fest
- Holcombe United Methodist Church Hooked on Lake Holcombe
- School athletics and community education events
- Lion's Club events including a variety of community dinners and fundraisers to support community and local school youth needs

7. HISTORICAL & CULTURAL RESOURCES

In addition to annual community events, the Holcombe Area Veterans is working to construct a Veterans Memorial in the Town to honor and recognize U.S. Veterans. The group continues to raise necessary funds for the memorial that will be built at 263rd Avenue, just west of Highway 27 on land donated by Town residents, Dave and Sue Staudacher.



7.3 Community Perspectives

20% of Town residents who responded to the 2023 comprehensive plan community survey believe it is essential for the Town to plan for and protect historic and cultural sites. 44% responded it is important while 33% believe it is somewhat important. While historic and cultural sites are important to survey respondents, it is a lower priority when compared to protecting the environmental and natural resources of the Town.

7.4 Historic and Cultural Goals, Objectives, and Policies

Draft Goal 1:

The Town of Lake Holcombe retains and preserves the Town's historical and cultural resources.

Draft Objectives:

1. Support the preservation of historic and cultural resources in the Town.
2. Preserve open space, historical resources, and the Town's rural character as a reflection of the Town's past and the importance to quality of life in the future.

Draft Strategies:

1. Support partnerships with community organizations to preserve and celebrate the historic and cultural assets of the community.

7.5 Historic and Cultural Resources Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that contribute to preservation, conservation, or management of cultural resources in Chippewa County, many of which are summarized in Appendix E.



8. ECONOMIC DEVELOPMENT

8. Economic Development

Through planning, a community can anticipate economic change and guide development to the best of its abilities to achieve the economic vision and objectives for the community. Economic development is about working together to maintain a strong economy which provides a good standard of living for individuals and a reliable tax base for the community. A community's economic development plan should reflect the values of the community and must be carefully linked to the goals, objectives, and strategies of the other plan elements.

8.1 Economic Conditions, Strengths, and Weaknesses

A determination of the strengths and weaknesses of the Town of Lake Holcombe and its economy provides the basic planning steps for future economic development (e.g., attraction, growth, and retention of business and industry). Strengths should continue to be promoted and new development which fits well with these features should be encouraged. Weaknesses should be improved or further analyzed.

The following strengths and weaknesses were identified by the Town's Planning Committee.

Strengths

- Seasonal population brings people to the community to help support economic growth.
- Recreational draw of the community places economic emphasis on tourism-related businesses.
- Good transportation access along State Highway 27.

Weaknesses

- More employment opportunities and amenities are needed to enhance quality of life and attract and/or retain workers, young people, and young families.
- The Town lacks resources to provide financial incentives for development.
- Need to improve the 'first impression' of the community by enhancing the visual appearance of development along Highway 27.

8.2 Current Economic Plans and Designated Sites

Map 11 identifies parcels within the Town that were assessed or identified by the Planning Committee as commercial or industrial uses. Most of the commercial development in the Town is located along State Highway 27 with additional businesses located in "downtown" Holcombe. The land use element in Chapter 10 considers the currently designated commercial and industrial sites and projected future demand within the Town, then provides a future land use map with sites for economic development.

Downtown

'Downtown' Holcombe is home to some neighborhood commercial/service businesses along with institutional uses of the School, Town Hall, and Post Office. This area is serviced by municipal sewer which presents an opportunity for the siting of new businesses. While the Plan Committee does not anticipate significant business growth in the "downtown" area, it would like to see some tourism-type businesses of a cheese, fudge, or ice cream shop. The allure of the Town of Lake Holcombe is the small-town recreational feel without any hustle-and-bustle; maintaining this character is important.

8. Economic Development

8.3 Desired Business and Industry

Like most communities, the Town of Lake Holcombe would welcome most economic opportunities that do not sacrifice community character or add a disproportionate level of Town services per taxes gained. The Town does not desire strong noise or odor generating type businesses. A diversified mix of many smaller and some large businesses and industry is desired in order to have a healthy, resilient local economy.

Respondents to the 2023 community opinion survey identified the desire for the following types of businesses:

- Bank
- Affordable retail space
- Industry that is skilled labor and pays well
- Grocery store
- Hardware store
- Clothing store
- Shopping
- Pizza, ice cream, candy shop

While all of these uses are welcome in the Town, they need common things in order to establish and survive in the town – the people and traffic. The Plan Committee recognizes that to attract additional retail-type uses to the Town, it needs to embrace the seasonal tourism population as that brings the people to the community, which is necessary for these businesses. That said, the Town desires balanced growth, with some retail and service uses to support the community and industry to provide jobs and tax base, but also wants to maintain the small-town rural character of the community.

As will be discussed in more detail in the Land Use element, the Town would like to see some tourism-related neighborhood commercial establish downtown with more general highway-oriented commercial and industrial uses to locate along Highway 27.

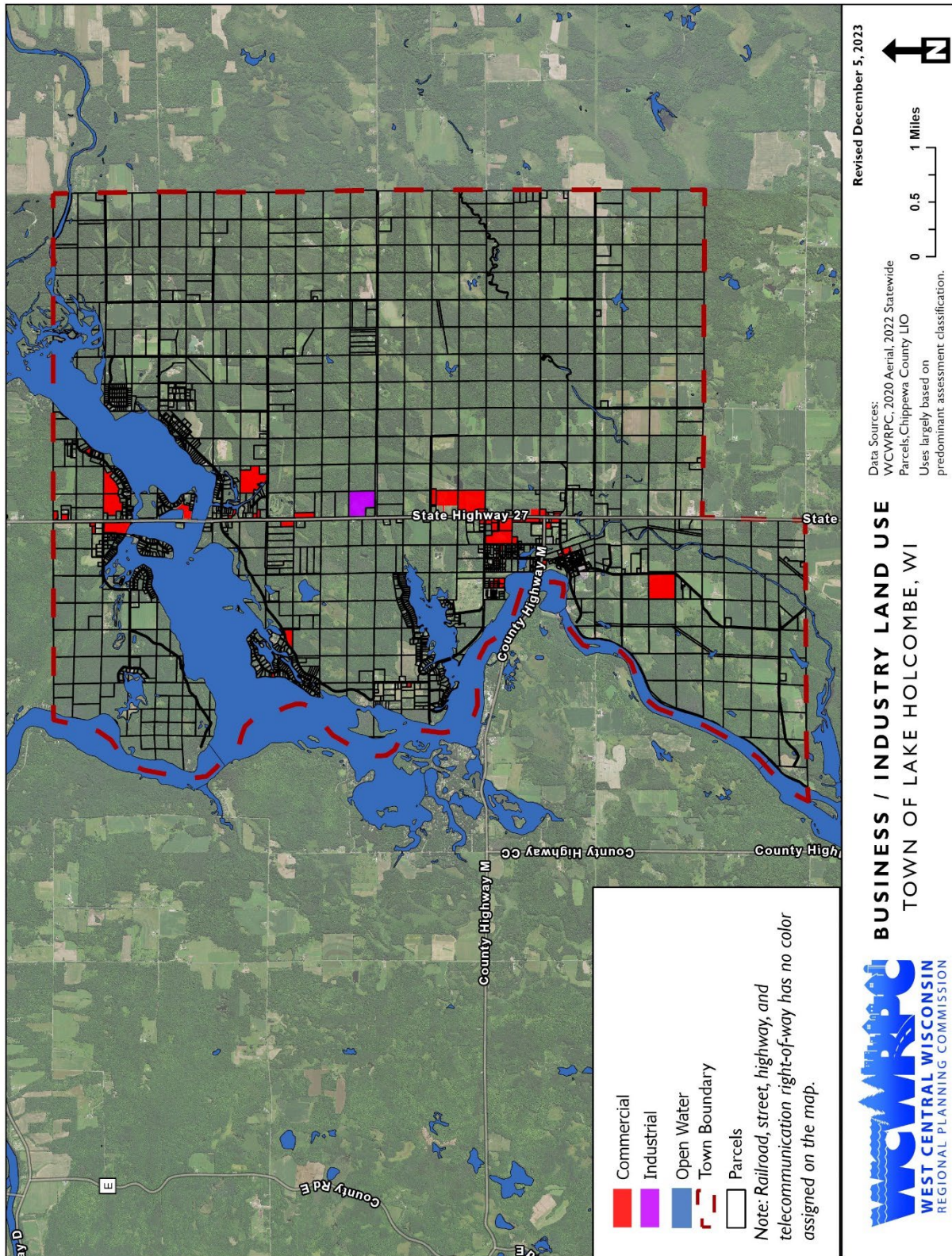
8.4 Opportunities for the Use of Environmentally Contaminated Sites

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) urge the clean-up of environmentally contaminated commercial or industrial sites to utilize the lands for more productive uses. According to the WDNR's Bureau of Remediation and Redevelopment Tracking System there are three basic types of open environmentally contaminated sites in Chippewa County: Leaking Underground Storage Tanks (LUST), Environment Repair Program (ERP) sites, and Abandoned Container (AC).

As of February 2023, there are two closed spill sites and one open leaking underground storage tank site identified as being within the Town of Lake Holcombe. The open site is located at 30887 STH 27, which is at the northern end of the Town on the east side of Highway 27. This site should be further evaluated for possible clean-up / remediation.

8. Economic Development

Map 11 Town of Lake Holcombe Industry and Businesses



8. Economic Development

8.6 Economic Development Goals, Objectives, and Policies

Draft Goal 1:

The Town of Lake Holcombe provides opportunities for small-scale economic development while protecting and enhancing the Town's rural character and natural assets.

Draft Objectives:

1. Encourage future businesses to locate in areas which will enhance the rural character of the Town and which minimizes conflicting uses.
2. Promote the continued success of farming and forestry businesses, where viable.
3. Focus economic efforts on compatible tourism-related businesses.
4. Support the maintenance and development of in-home businesses that complement the Town's rural character.
5. Discourage larger, 'higher impact' commercial and industrial development due to the lack of Town services.
6. Improve the visual appearance of the Town along prime corridors, specifically along Highway 27.

Draft Policies:

1. Encourage existing commercial and industrial businesses to undertake landscaping/screening improvements and consider establishing design standards that include screening for new commercial/industrial development.
2. Research and develop a design/landscaping plan for gateway/entrances into the Town.

Draft Strategies:

1. Actively seek and encourage low-impact (odor and noise) and non-polluting type industries into the Town.
2. Concentrate general commercial and industrial development in order to minimize or eliminate conflicts with other land uses.
3. Encourage general commercial and industrial development along major transportation routes in order to limit necessary infrastructure improvements (near existing development along Highway 27).
4. Partner with Chippewa County Economic Development Corporation and the Lake Holcombe Resort and Business Association on economic development efforts, including attracting small-scaled neighborhood commercial, such as a fudge, cheese, or ice cream shops, to 'downtown'.
5. Preserve the Town's many productive agricultural lands and natural features to maintain the small, rural character of the Town.
6. Work with Chippewa County to promote the many recreational opportunities in the Town of Lake Holcombe.

8.7 Economic Development Partners and Programs

There are a variety of local, regional, and statewide economic development programs, partners, and tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. In addition, there are programs available for individual businesses to assist in startup and expansion. The Town relies on local partners (e.g., Chippewa County Economic Development Corporation) to take a lead role in economic development and marketing for the community. Appendix E includes a description of the primary county, regional, State, and Federal resources that can assist the Town of Lake Holcombe with its economic development efforts. This is not intended to be a complete list, but rather the most likely tools to be used by Lake Holcombe. Some past critical partners include:

8. Economic Development

Chippewa County Economic Development Corporation
West Central Wisconsin Regional Planning Commission/Regional Business Fund, Inc.
State & Federal Agencies (WEDC, WisDOT, USDA, EDA)
Lake Holcombe School District
Holcombe Resort & Business Association
Local Businesses, Utilities, Realtors, and Entrepreneurs

In addition to these partners and resources, a variety of programs and tools are available to locally pursue economic development that aligns with these strategies, such as tax increment financing (TIF), business improvement districts (BID), Main Street programming, tax abatement, low-interest business loans, workforce development programs, and business incubators. Effectively using such tools often requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available from the State, County, WCWRPC, and other organizations.



9. INTERGOVERNMENTAL COOPERATION

9. Intergovernmental Cooperation

Through intergovernmental cooperation, communities can anticipate conflicts and, in turn, identify potential solutions to mitigate such conflicts. Governmental units may also work together to capture opportunities for cost-sharing, competitive bidding, and the leveraging of available resources to everyone's benefit. Cooperation is key to strengthening a region economically while conserving and preserving our resources.

Intergovernmental Cooperation Benefits

There are many reasons for intergovernmental cooperation. Some examples include:

1. **Cost savings** – Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
2. **Address regional issues** – By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
3. **Early identification of issues** – Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
4. **Reduced litigation** – Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
5. **Consistency** – Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
6. **Predictability** – Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
7. **Understanding** – As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
8. **Trust** – Cooperation can lead to positive experiences and results that build trust between jurisdictions.
9. **History of success** – When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
10. **Service to citizens** – The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created for in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all Wisconsin residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

11. \

9. INTERGOVERNMENTAL COOPERATION

9.1 Relationships with Adjacent Communities

Adjacent Jurisdictions

The Town of Lake Holcombe is surrounded by several other towns as shown on Map 12. The Town maintains a cooperative relationship with these adjacent communities. The Plan Committee did not identify any conflicts or issues between the Town and surrounding communities but recognized a need for better coordination and discussion on common issues related to the Holcombe Flowage.

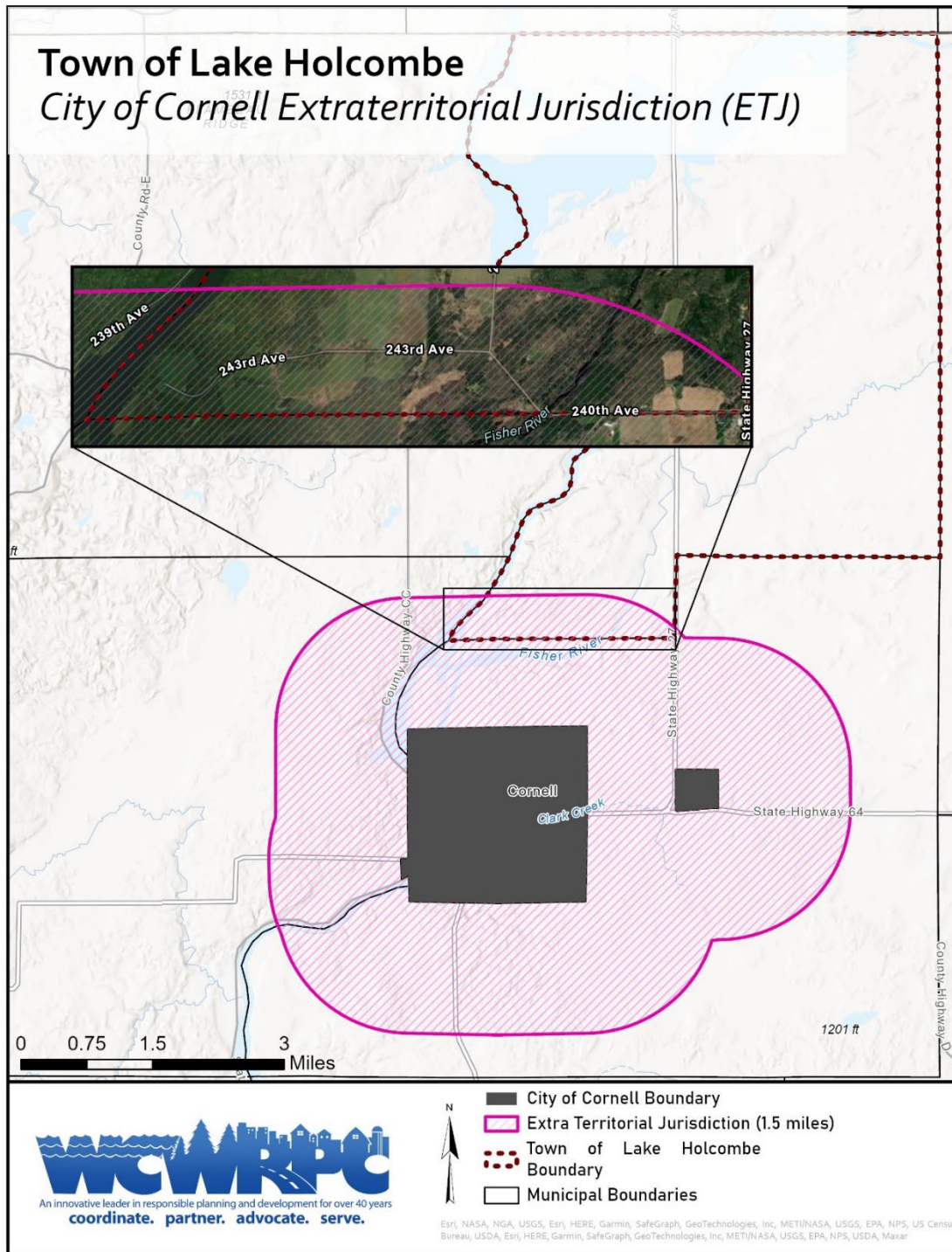
Map 12 Adjacent Communities



9. INTERGOVERNMENTAL COOPERATION

The City of Cornell is approximately 1.5 miles south of the Town. The City has a 1.5-mile extraterritorial planning area; as shown on Map 13, this extraterritorial plat review boundary extends into the southern border of the Town of Lake Holcombe. Any land divisions that occur within this review area in the Town require approval by the City of Cornell. No issues were noted regarding this review.

Map 13 ETJ 1.5 Mile Boundary From City of Cornell



9. INTERGOVERNMENTAL COOPERATION

9.2 Existing Partnerships, Agreements, and Intergovernmental Plans

Fire and Rescue Services

The Cornell Area Fire Department serves nine communities in north-east Chippewa County, including the Town of Lake Holcombe. The Department is currently considering establishing a satellite station to better serve communities.

Schools

Students in the Town of Lake Holcombe attend public school in the Lake Holcombe School District. The Town's relationship with the school is cooperative. The Town and School have partnered together to utilize the school as a storm shelter for the community.

County and Regional Agencies

The Town of Lake Holcombe is located in Chippewa County. The County administers several ordinances that apply in the Town, including Wellhead Protection, Floodplain, Land Division, Shoreland, and Waste Treatment & Disposal & Sanitation. Additionally, the County also administers the licensing of campgrounds and tourist rooming houses, which are prominent land uses in the Town, as discussed by the Planning Committee.

The County also is responsible for maintenance and improvements of County Highways in the Town. The Plan Committee did not identify any conflicts between the Town and County.

Being located in a county that is a member of WCWRPC provides additional planning and support opportunities to the Town. For example, WCWRPC is designated as an economic development district by the U.S. Department of Commerce Economic Development Administration. The Town also coordinates with various state agencies including, but not limited to the following: Wisconsin Department of Administration (WDOA), Wisconsin Department of Transportation (WisDOT), Wisconsin Department of Natural Resources (WDNR) among others. Town officials also participate in groups, such as the Wisconsin Towns Association, to stay informed.

9.3 Intergovernmental Issues and Opportunities

The Plan Committee discussed potential intergovernmental issues, challenges, strengths, and opportunities. Given that the Town is surrounded by the Holcombe Flowage and other Towns, it does not anticipate any conflicts related to land use and development. The Town is interested in working with surrounding towns and the Wisconsin DNR on common issues related to the Holcombe Flowage.

9.4 Intergovernmental Cooperation Goals, Objectives, and Policies

Goal 1:

The Town of Lake Holcombe coordinates and cooperates with adjacent communities, Chippewa County, and other relevant groups/agencies on community plans and projects.

Objectives:

1. Maintain working relationships with neighboring communities, the School District, and the County to provide efficient and cost-effective services.
2. Promote cooperation between the Town of Lake Holcombe and any other municipality or government entity that makes decisions impacting the town and surrounding area.

9. INTERGOVERNMENTAL COOPERATION

3. Maintain sound relationships and partnerships with groups/agencies who provide services to the Town.
4. Seek cooperative solutions to potential intergovernmental challenges, conflicts, and disagreements.
5. Shared natural features, specifically the Holcombe Flowage, is preserved and protected.

Policies:

1. Maintain, periodically evaluate, and enhance the existing intergovernmental relationships.
2. Maintain communication with surrounding municipalities and Chippewa County to identify possible issues and to minimize conflicts.
3. When needed, create ad-hoc committees with appropriate governmental entities to study opportunities to coordinate activities and reduce costs.
4. Seek out intergovernmental solutions to effectively and efficiently implement the policies and recommendations found in this comprehensive plan.
5. Work with other units of government and agencies (including state and federal, county, the regional planning commission, school district, etc.) to identify and coordinate on policies and initiatives.
6. Work with neighboring towns to resolve any issues along shared borders.

Strategies:

1. Continue to support the ongoing efforts of the multi-jurisdictional Cornell Area Fire Department, including the establishment of a satellite fire station in the Town.
2. Work with the Town of Birch Creek, Town of Willard, Town of Washington, Wisconsin Department of Natural Resources, and any other applicable agencies or organizations on joint issues related to issues on the Holcombe Flowage.
3. Maintain a good working relationship with the Holcombe School District and continue joint partnership for utilizing the school as a storm shelter.
4. Work cooperatively with partners to identify routes appropriate for the potential development of recreational trails.

9.5 Intergovernmental Plans and Programs

Numerous Federal, State, regional, local, and private plans and programs exist that assist with intergovernmental cooperation, many of which are summarized in Appendix E.

9. INTERGOVERNMENTAL COOPERATION

This page is intentionally left blank.



10. LAND USE

10. Land Use

The use of land is a critical factor in guiding the future growth of the community. Good land-use planning analyzes current conditions and trends and provides a way in which both the public and private sectors can make informed decisions. Individual decisions and actions are coordinated so that needed infrastructure and services are available and resulting development is complementary.

For local governments, land-use planning provides an opportunity to avoid conflicts, conserve valued resources, coordinate services efficiently, and protect the health, safety, and general welfare of the community. For the private sector, land-use planning provides a formal direction, so that investment decisions can be confidently made. For the general public, land-use planning can be used to maintain those community features that residents like and value most, while helping to protect property values.

10.1 Existing Land Use Inventory

Table 10 summarizes the existing land use within the Town of Lake Holcombe. As previously noted, the landscape of the Town is dominated by forest, agriculture, and the Holcombe Flowage.

Table 10 Town of Lake Holcombe Existing Land Use

Existing Land Use	Total Land Use Acres	% Acres
Residential	766	4.1%
Commercial	276	1.5%
Industrial	32	0.2%
Institutional, Government, & Utilities	223	1.2%
Forest	7,394	39.1%
Agriculture	3,590	19.0%
Park, Recreation, & Open Space	398	2.1%
Golf Course	84	0.4%
Undeveloped or Vacant	3,658	19.4%
Water	2,481	13.1%
TOTAL	18,902	100%

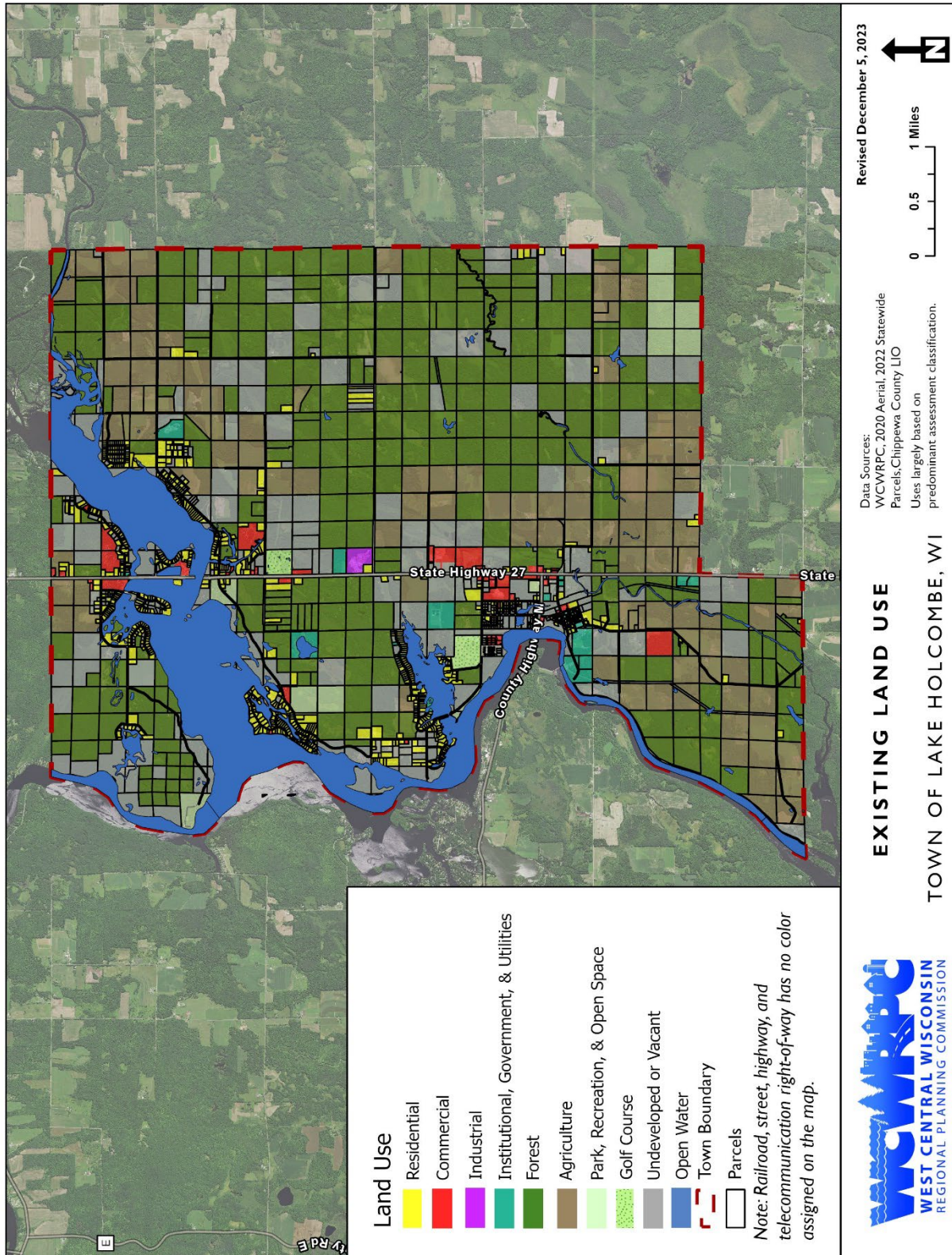
Important to note is that the acreage in Table 10 does not include road rights-of-way.

Map 14 shows existing Land Use in the Town while Map 15 focuses on “Downtown” Lake Holcombe. The table and maps were based on 2022 assessment and parcel GIS data, aerial imagery, and modifications by the Town Planning Committee due to local knowledge of the land uses.

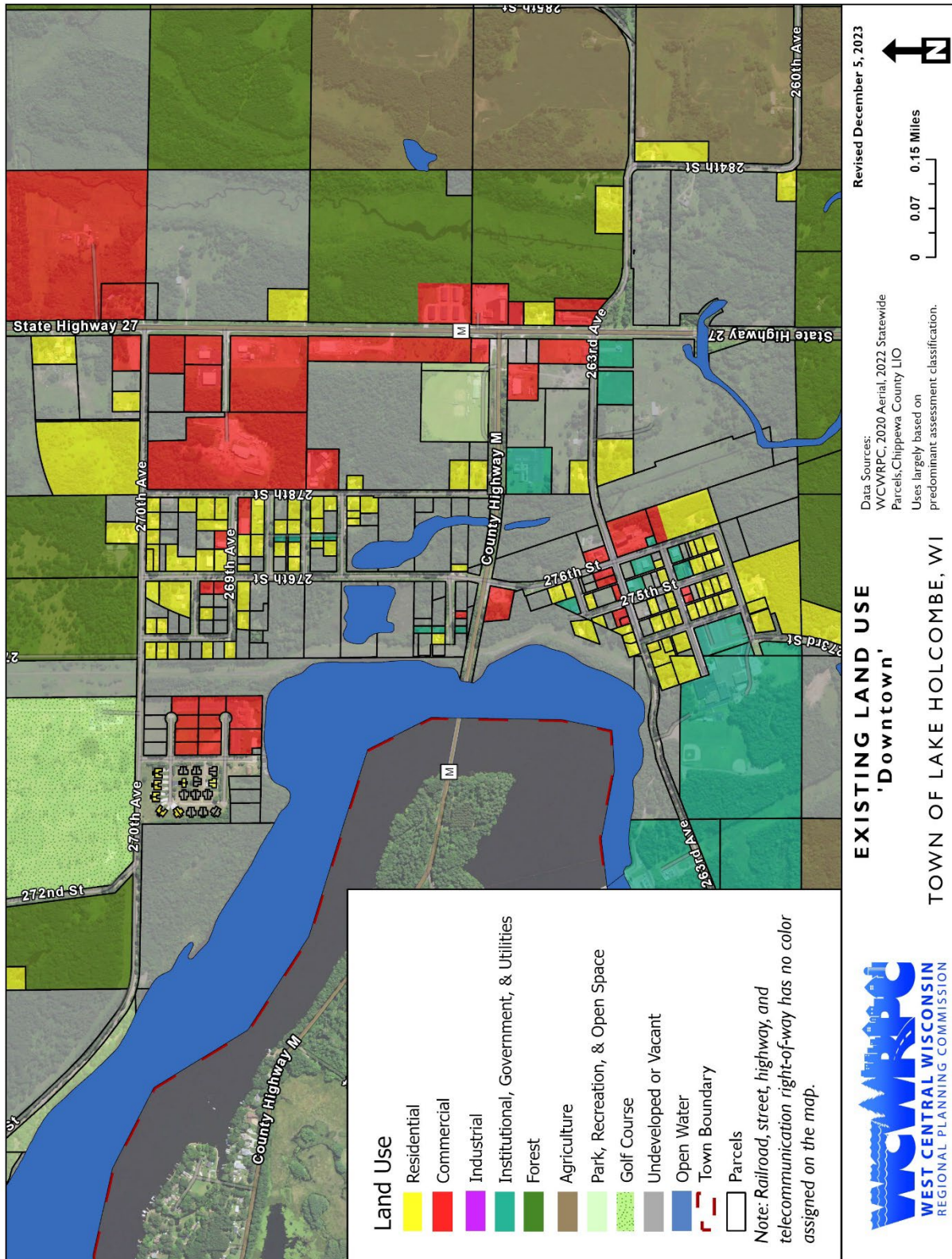
For the land uses in Table 10, Map 14, and Map 15:

- Existing use was determined on a tax parcel basis.
- The existing land uses within the Town are based on the predominant assessed land use by parcel from GIS data obtained from the State of Wisconsin parcel database, aerial imagery review, and comments of the draft map by the Town Planning Committee.
- Generally, for parcels less than five acres with multiple assessment classifications, the most intensive land use is shown as the predominant use. For example, a commercial parcel may largely be undeveloped. Generally, for parcels greater than five acres with multiple assessment classifications, the assessed use with the most acreage is shown as the predominant use.

Map 14 Town of Lake Holcombe Existing Land Use



Map 15 'Downtown' Lake Holcombe Existing Land Use



10. LAND USE

10.2 Supply, Demand, and Price Trends of Land

Land Supply & Demand

Table 11 provides a comparison of the assessed land use in the Town in 2012 and 2022 from the Wisconsin Department of Revenue based on land use tax categories. This table does not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.

Table 11 Land Use Acreage and Assessed Value Per Acre, Town of Lake Holcombe 2012 and 2022

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
2012									
# Parcels	132	279	53	220	1,079	54	2	19	1,838
# Improved	-	-	-	-	783	42	2	19	846
Acres	2,639	6,046	941	3,094	909	193	49	37	13,908
Land Value per Acre	\$167	\$1,249	\$774	\$343	\$73,767	\$9,255	\$2,008	\$5,986	\$5,676
Improv. Value per Imp. Parcel	-	-	-	-	\$62,666	\$91,415	\$214,000	\$110,800	\$40,852
2022									
# Parcels	138	280	51	216	1,079	71	2	21	1,858
# Improved	-	-	-	-	835	60	2	21	918
Acres	2,723	5,732	869	3,010	956	271	54	38	13,653
Land Value per Acre	\$131	\$1,241	\$770	\$340	\$69,611	\$7,781	\$1,706	\$5,261	\$5,721
Improv. Value per Imp. Parcel	-	-	-	-	\$70,624	\$85,320	\$312,600	\$111,638	\$45,872
Difference									
# Parcels	6	1	-2	-4	0	17	0	2	20
# Improved	-	-	-	-	52	18	0	2	72
Acres	84	-314	-72	-84	47	78	5	1	-255
Land Value per Acre	-\$36	-\$8	-\$4	-\$3	-\$4,156	-\$1,474	-\$303	-\$726	\$45
Improv. Value per Imp. Parcel	-	-	-	-	\$7,957	-\$6,095	\$98,600	\$838	\$5,020

Source: Wisconsin Department of Revenue

Notes:

- The above values do not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.
- Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as "Agricultural." Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and "Ag Forest" is typically assessed at 50% of its full value. "Other" includes farm buildings and improvements, including the farm operator's residence. Sand mines and processing facilities will be classified as "Manufacturing" once your assessor receives the official DOR letter.

10. LAND USE

The Wisconsin Real Estate Class Definitions for each land use classification in Table 11 is summarized below:

- Agricultural – Land exclusive of buildings and improvements that is devoted primarily to agricultural use as defined by rule. Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as “Agricultural.”
- Forest – Land is covered by dense stands of trees or land that is producing or capable of producing commercial forest products. This can include acreage under the Managed Forest Law for which tax credits are provided to a participating landowner.
- Agricultural Forest – This is productive forest land contiguous to assessed agricultural land under the same ownership.
- Undeveloped – Defined as bog, marsh, lowland brush, and uncultivated land zoned as shoreland or other nonproductive lands not otherwise classified. Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and “Ag Forest” are typically assessed at 50% of its full value.
- Residential – Any parcel or part of a parcel of untilled land that is not suitable for the production of row crops on which a dwelling or other form of human abode is located.
- Commercial – Properties where the predominant use is the selling of merchandise or a service. This includes rental residential (apartments), though efforts were made to identify and classify rental housing as residential in the existing land use map.
- Manufacturing – Property consists of all property used for manufacturing, assembling, processing, fabricating, and making or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products as well as mineral extraction and sand mining operations. All manufacturing property is assessed by the Wisconsin Department of Revenue.
- Other – Comprised of several land uses including transportation corridors, utility corridors, dwellings and land for the farm operator’s children, parents, or grandparents, etc.

Based on the data in Table 11, the following are the most notable existing land use conditions and trends in the Town:

- In 2022, about 60% of the assessed acreage within the Town was assessed as agricultural or forest, with additional lands assessed as agricultural forest.
- The number of assessed residential parcels did not change from 2012 to 2022; however, the number of improved residential parcels increased from 783 to 835 over the ten-year period.
- 23% of the parcels assessed as residential are not improved. It is possible that these could provide additional opportunities for housing development in the future. The Planning Committee specifically referenced that there are duplex condo sites available south of the golf course. Other sites may have development limitations, be owned by an adjoining property, or have landowners that are maintaining the parcels for open space with no intent to sell.
- Commercial parcels account for approximately 4% of the assessed parcels within the Town but only approximately 2% of the assessed acreage.
- Manufacturing assessed parcels have remained stable from 2012 to 2022 with just 2 parcels and around 50 acres in the Town assessed as manufacturing.

- Per the WI DOR 2022 assessment report, undeveloped land accounts for approximately 22% of the total acreage of assessed lands within the Town.
- Over the 10-year period from 2012 to 2022 acreage of lands assessed as forest, agricultural forest, and undeveloped, decreased while agricultural, residential, commercial, and manufacturing acreages increased.

There are a limited number of commercial and industrial uses throughout the Town, and that is not expected to change significantly. As shown in Tables 10 and 11, a substantial portion of the Town is either forest, agriculture, or undeveloped, so the supply of land “available” for development does not appear to be an issue for the Town. However, the Town must balance long-term development and growth against its priorities for agricultural preservation and protection of natural resources. The Town desires to retain the small-town character of the community and as such, must be mindful of balancing future growth and preservation.

Land Value

Table 11, using data from the Wisconsin Department of Revenue (WI DOR) allows a comparison of assessed acreage over time for some insights into land supply and demand trends. The land value per acre declined in all assessment categories over the ten-year period of 2012-2022. Residential properties have the highest land value per acre in the Town; this is not surprising given the number of homes located along the Flowage.

Assessment information can also help indicate land prices; however, this information has certain limitations due to assessment methods, timing, and whether a particular assessor has completely established current fair-market value comparables for a given community. The State of Wisconsin attempts to equalize values so communities whose assessments are in different years will have assessments that are fair. Eventually all assessments are supposed to reflect fully equalized, fair-market value of property.

10.3 Barriers to Development and Land Use Conflicts

There are few existing and potential land use conflicts in the Town of Lake Holcombe. There is an abundance of undeveloped land; the most likely potential future land use conflict would be between future development and neighboring agricultural or forest operations. Section 2.3 and previous elements of this plan identify various conditions and potential conflicts that may pose physical, infrastructure, or policy barriers to development within the Town of Lake Holcombe, including:

- As discussed in **Chapter 3**, there is unmet housing demand within the Town. Related, workforce availability with the skills desired by businesses and industry is an ongoing challenge in the region and a barrier to economic development.
- Map 10 in **Chapter 6** identifies the environmentally sensitive areas within the Town, including slope, areas of wetland, and 100-year floodplain area, which limit areas for future development. These limitations do not necessarily halt development from occurring but may suggest or require special action or expense for construction or to mitigate potential impacts (e.g. careful siting, no basement, etc.).
- As discussed throughout the plan, there are conflicts amongst seasonal and year-round residents. This plan attempts to identify strategies to help minimize these conflicts.
- The Town Plan Committee did not identify any specific regulatory or policy barriers that are restricting development within the Town.

As discussed previously, most of the Town could be classified as having productive agricultural soils. Preservation of prime farmland within the Town is identified as a goal by the Planning Committee. No specific cultural features or sites were identified which would pose additional development barriers.

Utilities and community facilities can also pose development limitations or be used to guide development. The status of the Town's utilities and community facilities was discussed previously in the Utilities and Community Facilities Chapter.

10.4 Opportunities for Infill or Redevelopment

The Town of Lake Holcombe Planning Committee identified existing lots that have been developed for residential development within the community, including many along the Flowage and condo sites along 270th Avenue south of the Twin Oaks Golf Course, that can provide for additional housing opportunities.

While there are no specific sites targeted for redevelopment within the Town, some redevelopment has occurred within the last few years. Most recently, the site of old M&W buildings (see photo below), located at the prime corner of 263rd Avenue and State Highway 27, was auctioned off and redeveloped to a Dollar General Store that now serves the community with a variety of goods.



Source: The Star News, July 20, 2022

10.5 Projected Land Use Supply and Demand

The use of land is the most important factor in managing the future growth of any community. Land use trends suggest what changes are occurring regarding type, location, and intensity of land uses over time. It is such changes that should be managed in a manner that is beneficial to the community and environment.

Wisconsin's comprehensive planning law requires that the land use element of every comprehensive plan include 20-year projections, in 5-year increments of future residential, agricultural, commercial, and industrial land uses for the community. Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy,

10. LAND USE

natural disasters, and the overall change in year-round residents are some of the factors that can influence how land use activities may change in the future.

Table 12 provides projections for the total acreage that will be utilized by residential, commercial, industrial, and agricultural land uses through the year 2045 for the Town of Lake Holcombe. The population projections in the second column are based on the alternative low-growth projections prepared for the Town in Table 2. The estimated housing units in the third column were taken from the estimates prepared in Table 4; see Section 3.2 for details and qualifiers of these projections. The 2020 acreage estimates in the first row are the same as estimates from the existing land use table and map in Section 9.1; the Planning Committee indicated that there has not been much change in land use in the Town from 2020 to today.

Table 12 Town of Lake Holcombe Projected Land Use Demand, 2020 - 2045

Year	Population	Housing Units Needed	Residential (acres)	Commercial (acres)	Industrial (acres)	Agriculture (acres)
2020	1,011	0-3	766	276	32	3,590
2025	1,021 (+10)	12	+10.8	+5	+0	-15.8
2030	1,031 (+10)	12	+10.8	+5	+5	-20.8
2035	1,042 (+11)	13	+11.7	+5	+5	-21.8
2040	1,052 (+10)	12	+10.8	+5	+5	-20.8
2045	1,063 (+11)	6	+5.4	+5	+5	-15.4
Difference	+52	55-58	+49.5	+25	+20	-94.6

The above is one projection of what may occur. The future will largely be determined by population changes and the manner in which the Town guides, attracts, and manages growth. Given this uncertainty, these projections should be used for general planning purposes only.

The following spatial assumptions were used to develop the land use projections in Table 12:

Residential: Section 3.2 included projections of needed rental and owner housing units through 2045 based on projected populations growth, projected household size, and other factors. Based on the 2022 assessment data provided in Table 11, the average residential parcel size is around .9 acres per housing unit. This average is used to estimate the needed acreage to accommodate residential growth out to year 2045. The acreage needed could decrease if housing is developed in a more compact manner, such as through a multi-unit condominium development.

Commercial: From 2012 to 2022 the Town saw an increase in assessed commercial acreage of just under 8 acres/year. The Town Planning Committee anticipates future commercial development to occur along Highway 27 with some neighborhood commercial development desired in “downtown”. For the growth assumptions in Table 12, the projections provide for an additional commercial demand of 5 acres every 5 years to accommodate additional commercial growth in the Town. The Dollar General store, one of the newest commercial users to locate in the Town, is located on an approximate 1-acre site.

Industrial: As shown on the existing land use map, there are 2 tax parcels identified as industrial use; one of the sites is approximately 17 acres and is a pallet factory.

From 2012 to 2022, assessed manufacturing acreage within the Town remained constant, with only two tax parcels assessed as manufacturing.

The Town Planning Committee does not anticipate additional industrial development in the Town; given this, only 20 acres of additional industrial land is projected to be needed by 2045. While the future land use map identified preferred commercial and industrial uses for specific sites, the Town is open to commercial and light industrial uses along Highway 27 if deemed compatible and consistent with the overall goals and objectives of the comprehensive plan.

Agriculture: Agricultural lands within the Town, specifically those along Highway 27, are likely to be developed over time as the private marketplace and development limitations allow. Given the anticipated acreage for residential, commercial, and industrial development, agricultural acreage is projected to decrease by 94.6 acres over the next 20-25 years. That said, there are some lands along this corridor that are not actively used for agriculture but are undeveloped lands. It is possible that some development can occur on lands that are undeveloped or vacant, not used for agriculture, in which case agriculture land would not be needed to accommodate the development.

10.6 Preferred Future Land Use Plan

The preferred future land use map is one of the primary components of the comprehensive plan that should be used as a guide for local officials when considering future development within the community. Furthermore, developers and residents should understand the future land use map is intended to direct development to certain areas where facilities and services are available and where land uses are compatible with one another. As a decision-making tool, it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The map is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions.

It is important to remember that Map 17 is not a zoning map. It is not the intent of this plan, as prepared by the Town of Lake Holcombe Plan Committee, to recommend the adoption of zoning within the Town of Lake Holcombe. The future land use map is a longer-term vision of how the Town may develop. The preferred future land use map has been developed based on the existing and future land use assumptions, a review of demographic and background data, trends in land use over the past several years, the efficient provision of municipal services, and the community's desires for future development as reflected by the vision, goals, and objectives of this comprehensive plan.

In comparing the future land use map to the previous land use projections, it must be remembered that areas within the Town may have some development limitations, such as steep slopes, floodplains, and wetlands. Development potential would be further decreased by any needed streets, stormwater management facilities, neighborhood parks, etc. In addition, allowances and flexibility must be made for the market, which greatly influences land availability and demand; some landowners may be unwilling to sell, while available land characteristics may not meet all development needs. For such reasons, the acreages in the future land use map must meet or exceed the previous land use projections for residential, commercial, and industrial uses.

Map 10 in section 6.2 shows the environmentally sensitive areas (ESAs) in the Town. Functionally, the future land use map and ESA map should be used in tandem and the ESAs should be considered as

an overlay of the future land use map. This approach will serve as a reminder that even though the map indicates an area may be designed for residential, commercial, etc., additional limitations to development can exist. Encroachment on ESAs should be avoided if possible, and development in some areas may require study prior to approval or special mitigation action to prevent or limit undesired impacts.

Land Use Classifications

The following land use classifications are descriptions used to define areas within the Town that are desired to generally be of consistent character, use, and identity as reflected in the preferred future land use map. It is important to remember that these are not zoning districts; the Town does not currently undertake zoning regulation. As needs arise, certain facilities are required to service the community. These facilities are generally streets, utility facilities, storm water management systems, and parks, open space, and recreation, but may include other governmental facilities. It is not the intent of the Future Land Use Map to completely identify each of these facilities; therefore, they may occur in most any land use category described below.

Residential

The residential classification is designed to include existing and planned residential uses. Low-impact, home-based commercial activities and institutional uses (e.g., churches, schools, group homes, clinics) may be appropriate in these areas. The Planning Committee foresees that most residential growth will occur through infill development on existing residential-assessed, but currently vacant, parcels.

Commercial

The commercial classification is designed to include existing and planned general commercial development. Commercial uses in “downtown” Holcombe should be more neighborhood oriented and destination drive such as a fudge or cheese shop while commercial sites along Highway 27 are intended to be more auto-oriented, involve shipping, or be marketed to highway travelers. Sites along Highway 27 that are identified for commercial uses may also be suitable for light industrial uses.

Industrial

The industrial classification is designed to include existing and planned industrial development. The industrial classification allows uses such as indoor manufacturing, warehousing, assembly, and distribution. Proper access by industries to and from major traffic routes should be provided. Industrial development should also maintain adequate off-road employee parking, loading and unloading facilities. Where necessary, proper screening or buffering should be used to shield from adjacent non-industrial uses. Certain commercial uses may also be appropriate for industrial areas.

Institutional, Government, & Utilities

The institutional, government, and utilities classification is designed to accommodate public uses such as the school, Town Hall, and other similar uses.

Forest

The forest classification is designed to accommodate forest activities, including lands that are part of the Managed Forest Lands (MFL) program.

Agriculture

The agricultural classification is designed to accommodate agricultural lands that are actively farmed.

Park, Recreation, and Open Space

The park, recreation, and open space classification is designed to accommodate public park and outdoor recreational spaces, including the school forest and the County forest lands.

10. LAND USE

Golf Course

The golf course classification is designed to accommodate the two private golf courses within the Town of Lake Holcombe. As a recreational asset, the Town Planning committee would like to see these continue to be maintained.

Undeveloped

The undeveloped classification is designed to accommodate lands that are not currently developed and not anticipated for development in the planning period but are not identified as agricultural or forest lands.

Preferred Future Land Use Map

The Town of Lake Holcombe's desired pattern of future land use is depicted by the arrangement of its previously described preferred land use classifications. The classification arrangement as shown on Map 17 establishes the Town's vision and intent for future land use.

Certain proposed uses as shown on the land use map may see their location, size, and/or configuration altered as additional development plans are accomplished. It is not the intent to require an amendment to the comprehensive plan and its land use map for any alternations that may occur as a result of more detailed planning, as noted above, or mapping errors.

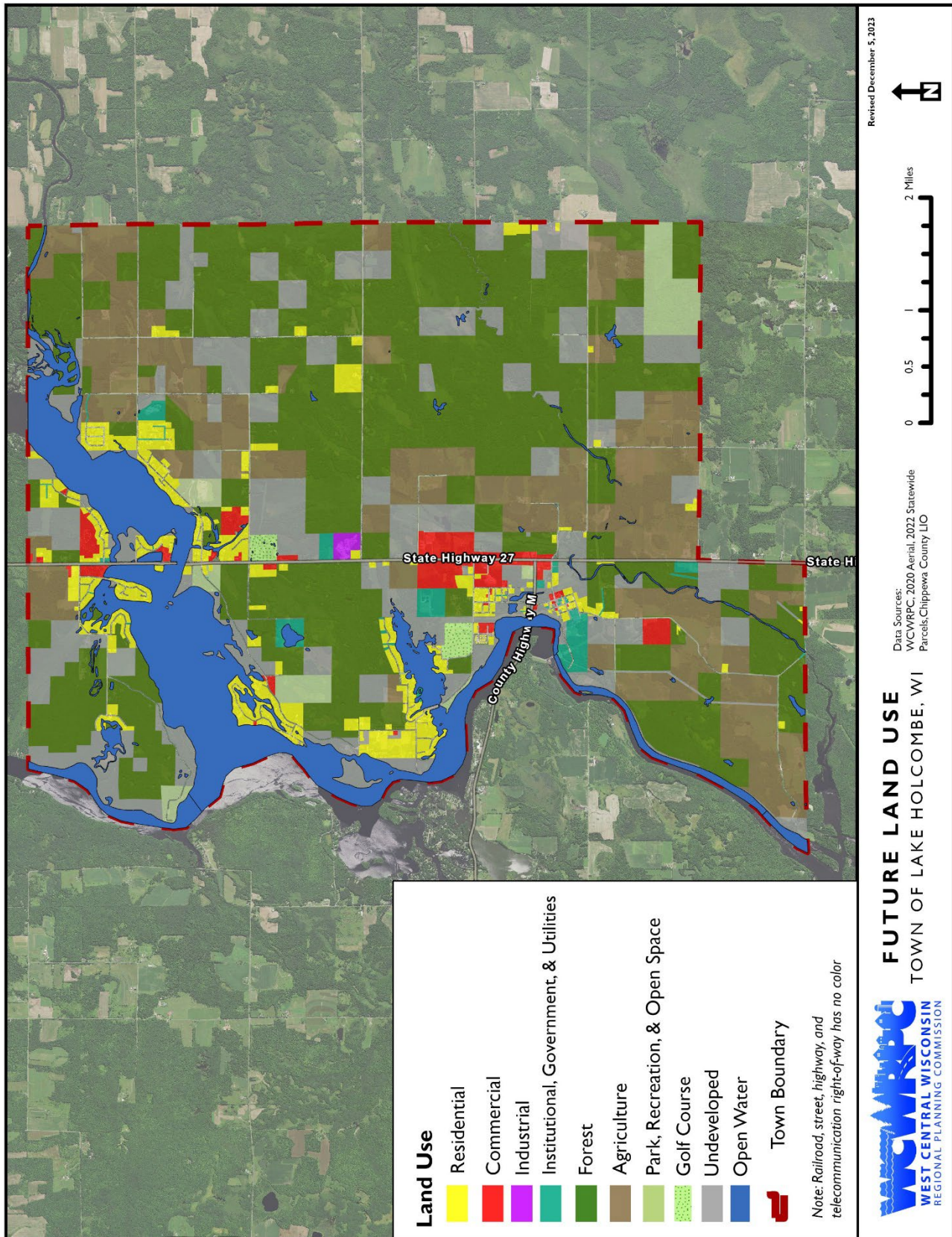
Table 13 Town of Lake Holcombe Preferred Future Land Use

Land Use Classification	Total Acres	% Acres
Residential	1,009	5.3%
Commercial	375	2.0%
Industrial	32	0.2%
Institutional, Government, & Utilities	223	1.2%
Agriculture	3,590	19.0%
Forest	7,388	39.1%
Park, Recreation, and Open Space	455	2.4%
Golf Course	83	0.4%
Undeveloped	3,265	17.3%
Water	2,481	13.1%
Total Acreage	18,902	100.0%

Comparing the acreages to the previous projections in Table 12, it is important to remember that just because land is shown or designated as a preferred land use type, this does not require or guarantee that vacant or undeveloped land will be developed.

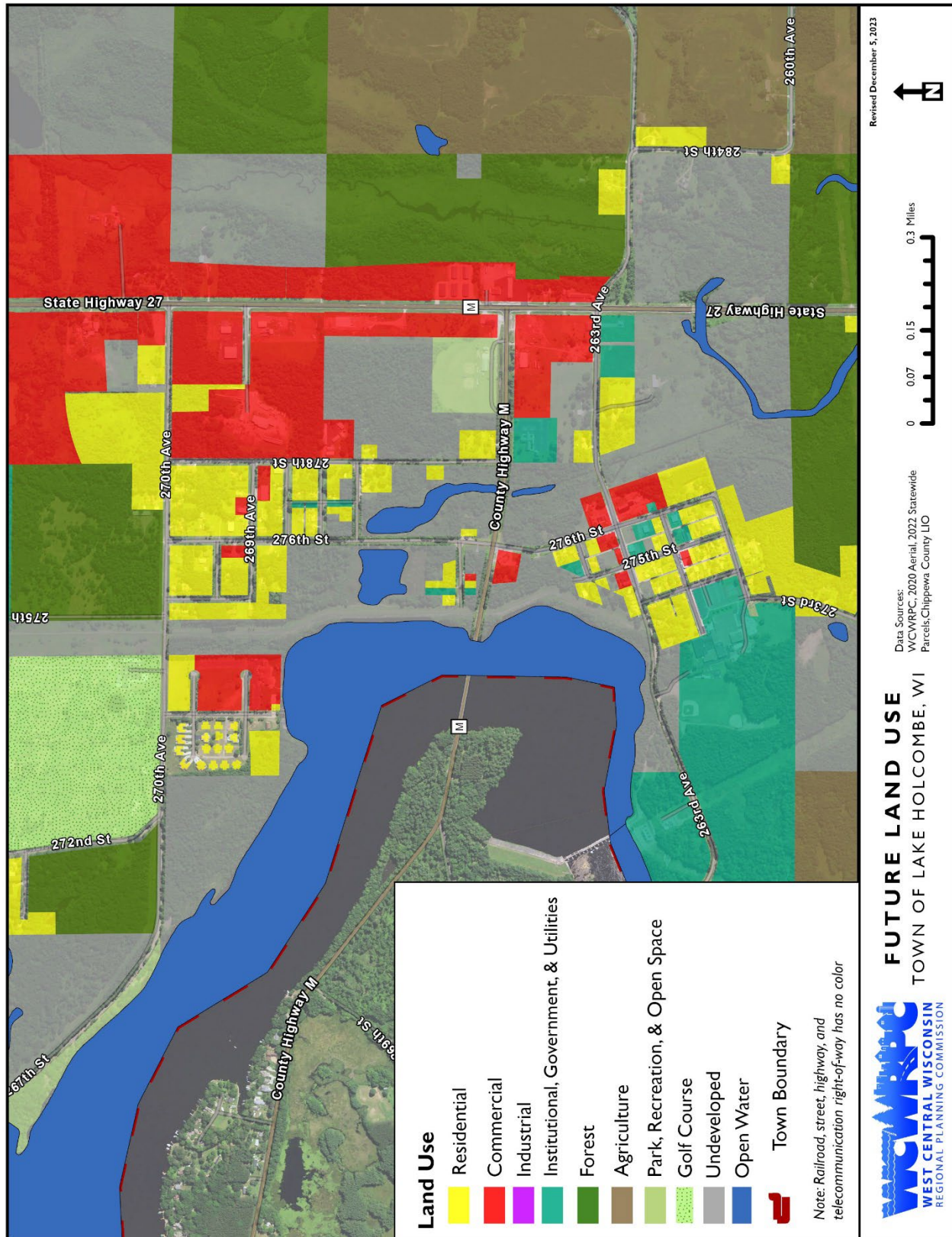
10. LAND USE

Map 16 Town of Lake Holcombe Preferred Future Land Use Map



10. LAND USE

Map 17 'Downtown' Lake Holcombe Preferred Future Land Use



10.7 Land Use Goals, Objectives, and Policies

Draft Goal 1:

The Town provides for a well-balanced, compatible mix of land uses within the community in a manner that preserves and protects the natural resources and rural character of the Town while maintaining a high quality of life for residents.

Draft Objectives:

1. Encourage development to be sited and designed in a manner which is safe, efficient, complements the rural character, and minimizes land use conflicts.
2. Development should be designed in a manner to preserve agricultural lands, forests, open spaces, and to not negatively impact natural resources.

Draft Policies:

1. Continue enforcing Town ordinances including the driveway permit, building permit and junk ordinance.
2. Continue to work with Chippewa County and Wisconsin DNR to limit development in shoreland areas, 100-year floodplains, wetlands, steep slopes, and other environmentally sensitive areas that may directly impact water quality.
3. Development and building on steep slopes should be avoided to minimize soil erosion.
4. Encourage commercial development to occur near existing commercial locations where public roads/facilities and services have capacity to accommodate traffic, parking, and other public needs.
5. The Town should discourage the establishment or expansion of commercial campgrounds on lands near the Flowage.
6. Use the existing road network to accommodate future development to the greatest extent possible.
7. Encourage new development to be designed in a manner which minimizes fragmentation of intact forest lands and prime farmlands and prevents conflicts with existing agricultural operations.
8. Encourage land divisions involving four or more parcels to be clustered in a manner that preserves and protects prime farmlands and consolidated forests to the greatest extent possible.

Draft Strategies:

1. Review all land divisions submitted to the Town by Chippewa County and make a recommendation using the policies and guidance contained within this Plan.
2. Implement the land-use related strategies contained in other elements of this Plan, including:
 - a. Consider adopting a short-term rental licensing ordinance for the Town.
 - b. Consider a room tax ordinance for the Town.
 - c. Require developers to pay the costs associated with new roads or streets. Where there is a substantial public benefit, as determined by the Town Board, the Town and developer may agree to a cost arrangement in a developer's agreement.
 - d. The Town should consider adopting a large livestock facility licensing ordinance that would set forth requirements related to the siting of facilities.
 - e. The Town will encourage Northern States Power (Excel Energy) to maintain its current frontage and not allow further development of the shoreline.
3. As part of the annual review of the comprehensive plan, evaluate land use changes and assess the need for additional land use management and regulatory tools.

10.8 Current Land Use Plans, Programs, and Regulations

The principal land use program in Wisconsin is the comprehensive planning program. While the comprehensive plan is adopted by ordinance, it provides guidance for decision-making and is not a regulation. Wisconsin Statutes §66.1001 states that beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, those ordinances shall be consistent with (i.e., furthers and not contradicts) the objectives, goals, and policies of that local governmental unit's comprehensive plan: official mapping, zoning, subdivision regulations, shoreland zoning or shoreland-wetland zoning. The Town of Lake Holcombe does not currently undertake any of the activities or regulations that require a comprehensive plan. Chippewa County regulates development in shoreland, floodplain and wetland areas within the Town of Lake Holcombe. Land division is already regulated by Chippewa County, with review by the Town.

This page is intentionally left blank.



11. IMPLEMENTATION

11. Implementation

To achieve the community's vision, this Comprehensive Plan must be put into action. This chapter provides guidance for implementing and realizing the plan vision, goals, and objectives described in the previous chapters. As change is inevitable, the comprehensive plan must also be a "living," dynamic document that considers or allows for change in the community; the plan may need to be amended to appropriately reflect such changing issues, opportunities, needs, trends, or shared goals. As such, this chapter ends with a description of the process for future plan amendments and updates.

11.1 Action Plan

The Town of Lake Holcombe's Comprehensive Plan is intended to help guide land use, policy, and programmatic decisions within the Town. The plan is an expression of the Town's wishes and desires and provides a series of policies and recommendations for assisting the community in attaining its visions, goals, and objectives. The plan is not an attempt to predict the future, but rather an attempt to document the community's values that residents of the Town of Lake Holcombe share.

Policies vs. Strategies

Within each of the previous plan elements, the recommendations to achieve the goals and objectives are separated into:

- **Policies** – On-going tasks or decision-making guidance that do not have a final deliverable or foreseeable conclusion.
- **Strategies** - Actionable tasks with a clearly defined result or deliverable. The strategies are specific actions related to the respective plan element, including any recommended studies, ordinance changes, partnership agreements, education/outreach, and programming.

Responsibilities

It is not proposed or expected that the Town government is responsible for implementing all of the policies and strategies recommended in the plan rather collaboration and support from the community and partners will be needed.

Sequence of Implementation

The plan strategies from the elements in the plan have been compiled in Table 14 and each strategy has been assigned one or more of the following suggested timelines:

- **Ongoing/as needed** (supports continuing the program or action on an ongoing or as needed basis)
- **short-term** (1-5 year action)
- **medium-term** (6-10 year action)
- **long-term** (10+ years for action)

These timelines suggest potential priorities, but timing will also depend on available resources. Some policies may require exploration or a feasibility study, which may result in additional longer-term actions or ongoing decision-making guidance in the future. Prior to implementation, the Town will consider and reassess each action item to further determine if the plan recommendation is still in the best interests of the community. Changing conditions in the community as well as Federal or State policy may necessitate an addition or modification to the implementation approach or timelines.

11. IMPLEMENTATION

Table 14 Town of Lake Holcombe Comprehensive Plan Strategy Implementation

Population & Housing	Suggested Timeline
Provide information at the Town Hall and on the Town's website on available public and non-profit home ownership and rehabilitation programs.	Short-term
Consider adopting a short-term rental licensing ordinance for the Town.	Short-term
Consider adopting a room tax ordinance for the Town.	Short-term
Transportation	Suggested Timeline
Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate, and plan for roadway improvements in the Town.	Ongoing
Continue to maintain a 5-year budget plan for needed road-related improvements, including road maintenance equipment.	Ongoing
Undertake pedestrian and bicycle safety improvements when opportunities allow.	Ongoing
Working with local ATV/UTV clubs and other recreational groups, educate users/riders on the rules of the road and how to be a good rider within the Town.	Short-term
Consider identifying preferred ATV/UTV routes within the Town that connect to key destinations and encourage users to use the preferred routes.	Medium-term
Develop a plan of action to approach the Amish communities to discuss safety issues and encourage use of reflectors.	Short-term
Review driveway permit standards and consider requiring minimum driveway opening widths to accommodate Emergency Medical Service vehicles.	Short-term
Utilities & Community Facilities	Suggested Timeline
Explore options for expanded hours and capacity at the Town's yard waste site.	Short-term
Continue to support and advocate for a satellite fire station to be located within the Town of Lake Holcombe.	Ongoing
Discuss options with Chippewa County Sheriff's Department for increased presence within the Town year-round, not just during summer months.	Short-term
Promote emergency exercises between local emergency responders on the flowage.	Ongoing
Consider preparing a Community Wildfire Protection Plan given the elevated wildfire risks within the Town.	Medium-term

11. IMPLEMENTATION

Agricultural & Natural Resources	Suggested Timeline
Consider adopting a large livestock facility licensing ordinance that would set forth requirements related to the siting of facilities.	Short-term
Explore opportunities to improve the Town's storm sewer system, including the possible addition of a sedimentation pond, as funding and resources allow.	Medium-term
Actively work to encourage residents to filter and capture stormwater using grassy swales, rain gardens and/or rain barrels, and other techniques before it flows to a storm drain.	Short-term
Annually educate residents on the need to test any private well used for drinking water for presence of bacteria; maintain their private wastewater systems according to the rules set by the County; manage the waste of their livestock and pets; manage and reduce the use of fertilizers, herbicides, and pesticides in their gardens and lawns; manage and reduce their use of salt/sodium on surfaces in the winter; as needed to protect and maintain clean ground water.	Short-term
Encourage site management practices (e.g. limit/phase clearing and grubbing), erosion control, and other measures designed to prevent rather than treat sediment and other pollutants from land disturbing activities and storm water runoff.	Short-term
Develop and coordinate partnerships and cooperative efforts to address documented water quality degradation in the Holcombe Flowage.	Short-term
Encourage Northern States Power (Excel Energy) to not develop its current undeveloped shoreline frontage	Ongoing
Support county, state, and federal measures to protect air quality.	Ongoing
Support implementation of the Lake Holcombe Management Plan.	Ongoing
Support and encourage partners, such as the Lake Improvement Association, to place educational signage at the boat ramps that remind boaters of the rules and remind them to respect neighbors.	Ongoing
Communicate with Chippewa County Sheriff's Department and the Wisconsin Department of Natural Resources on the need for extra enforcement on common safety issues on the Holcombe Flowage. Discuss other opportunities, such as education, to address issues.	Short-term
Develop and coordinate partnerships and cooperative efforts to address documented safety issues on the Holcombe Flowage.	Short-term
Historic & Cultural Resources	Suggested Timeline
Support partnerships with community organizations to preserve and celebrate the historic and cultural assets of the community.	Ongoing

11. IMPLEMENTATION

Economic Development	Suggested Timeline
Actively seek and encourage low-impact (odor and noise) and non-polluting type industries into the Town.	Ongoing
Concentrate general commercial and industrial development in order to minimize or eliminate conflicts with other land uses.	Ongoing
Encourage general commercial and industrial development along major transportation routes in order to limit necessary infrastructure improvements (near existing development along Highway 27).	Ongoing
Partner with Chippewa County Economic Development Corporation and the Lake Holcombe Resort and Business Association on economic development efforts, including attracting small-scaled neighborhood commercial, such as a fudge, cheese, or ice cream shops, to 'downtown'.	Short-term
Research and develop a design/landscaping plan for gateway/entrances into the Town.	Short-term
Work with Chippewa County to promote the many recreational opportunities in the Town of Lake Holcombe.	Short-term
Land Use	Suggested Timeline
Review all land divisions submitted to the Town by Chippewa County and make a recommendation using the policies and guidance contained within this Plan.	Ongoing
Implement the land-use related strategies contained in other elements of this Plan.	Varies
As part of the annual review of the comprehensive plan, evaluate land use changes and assess the need for additional land use management and regulatory tools.	Short-term
Intergovernmental Cooperation	Suggested Timeline
Continue to support the ongoing efforts of the multi-jurisdictional Cornell Area Fire Department, including the establishment of a satellite fire station in the Town.	Ongoing
Work with the Town of Birch Creek, Wisconsin Department of Natural Resources, and any other applicable agencies or organizations on joint issues related to the Holcombe Flowage.	Short-term
Maintain a good working relationship with the Holcombe School District and continue joint partnership for utilizing the school as a storm shelter.	Ongoing
Work cooperatively with partners to identify routes appropriate for the potential development of recreational trails.	Medium-term

11.2 Plan Integration and Consistency

The Town of Lake Holcombe Comprehensive Plan has an important role as a guide for future action and policy decision in the community. Development proposals and capital expenditures should be reviewed against the conclusions, vision, goals, and policies of the Plan for consistency. When the Town is requested to comment on proposed policy changes at a county, regional, State or Federal level, the Plan can provide important guidance to Town officials. To promote consistency across jurisdictional

11. IMPLEMENTATION

boundaries, the Town of Lake Holcombe encourages early dialog between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

The elements of this Comprehensive Plan are also internally consistent. As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. Any future plan amendment should be evaluated for consistency with the overall comprehensive plan.

11.3 Plan Monitoring and Evaluation

Any plan is subject to the passage of time possibly making its policies and recommendations obsolete. The Town is responsible for monitoring changing conditions and plan implementation to evaluate progress and whether a plan amendment or update is needed. The Planning Committee will conduct a Comprehensive Plan Annual Review as described in the text box to the right. The Plan Committee will report its findings of each annual review to the Town Board.

11.4 Plan Amendments and Updates

Evaluating the comprehensive plan is an ongoing process and will, at some time, lead to the realization that the plan requires updating and amendments. Plan amendments are typically minor changes or additions to plan maps or text as deemed necessary and appropriate, often involving a limited geographic area or to address a single issue, policy, or program. Plan amendments can occur without needing to update all data, maps, service descriptions, etc., as long as the comprehensive plan remains internally consistent.

Plan updates are typically a more substantial re-write of the text involving major revisions to multiple plan elements, including updating of plan goals, data, tables, services, and maps. A plan amendment can be completed in a matter of months compared to a plan update that often requires a year or more. State Comprehensive Planning Law requires that a comprehensive plan be updated at least every ten years.

The time that elapses between the completion of the plan and the need to amend the plan depends greatly on evolving issues, trends, and land use conditions. Plan amendments are typically triggered

The Comprehensive Plan as an effective management and decision-making tool.

The following plan monitoring process is recommended to encourage implementation of this Plan, track progress, and promote consistency in decision-making.

Each fall, the Plan Committee will perform an annual review of the plan that includes:

- an opportunity for public comment;
- track progress on actionable plan recommendations and identify any related resource needs;
- evaluate consistency of any recent trends or decisions with the plan's vision and goals and the future land use map;
- identify and make recommendations regarding any conflicts or emerging trends that may be inconsistent with the plan vision, goals, policies, and future land use map;
- determine if a plan amendment or update is needed; and,
- provide a brief report on progress, key findings, and any recommended actions to the Town Board for consideration.

11. IMPLEMENTATION

by Town Board request, plan monitoring/evaluation by the Planning Committee, or a proposed land use change by a petitioner. Frequent plan amendments and updates should be avoided.

Statutorily, plan amendments and plan updates have the same minimum public participation and adoption requirements, though updates often involve greater opportunities of public input at the discretion of the community. To ensure residents are involved in plan amendments, the following process should be followed to allow public involvement and comment. The Town of Lake Holcombe Planning Committee shall undertake a review of the plan and shall consider necessary amendment(s) to the plan resulting from property owner requests, changes to social and economic conditions, new opportunities, or unanticipated conflicts. Upon the Planning Committee review, recommended changes to the plan shall be forwarded to the Town Board. The Town of Lake Holcombe Town Board shall call a public hearing to afford property owners time to review and comment on recommended plan changes. A public hearing shall be advertised in accordance with the Town's public meeting notice procedures. Based on public input, Planning Committee recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s).

11.5 Additional Implementation Recommendations

While this Implementation element supports the previous plan elements and does not have separate goals, objectives, or policies, the following are some general implementation recommendations for the Town that were identified during the planning process.

Plan Monitoring and Evaluation:

1. The Town will annually review the plan and track progress on action items contained within the plan.
2. The Town will actively work to update the Comprehensive Plan every ten years.
3. When taking action on behalf of the Town, its committees, commissions, and board members will actively reference the Town's Comprehensive Plan to ensure the action is in accordance with the Plan.

Draft Policies:

1. The Comprehensive Plan and other community plans will be available to the public at the Town's website.
2. Use the Town's website to keep the public informed of timely issues or matters of importance.

APPENDICES

Appendix A: Public Participation Plan

RESOLUTION 2022 - 2

**ESTABLISHING THE TOWN OF LAKE HOLCOMBE COMPREHENSIVE PLAN COMMITTEE AND
THE PUBLIC PARTICIPATION PROCEDURES FOR THE
PREPARATION OF THE TOWN OF LAKE HOLCOMBE COMPREHENSIVE PLAN**

- WHEREAS,** the Town of Lake Holcombe has decided to prepare a comprehensive plan under the authority and procedures of §66.1001 and §60.23(33), Wisconsin Statutes; and
- WHEREAS,** the Town Board desires to establish a Town Comprehensive Plan Committee that is authorized to prepare or amend a comprehensive plan under §66.1001(4) (b).
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the agreement between the Town of Lake Holcombe and its hired planning consultant is consistent with and furthers the mechanisms identified within the *Public Participation Procedures for the Town of Lake Holcombe Comprehensive Plan Update* to foster public participation, ensure wide distribution of draft plan materials, and provide opportunities for written comments on draft plan materials; and
- WHEREAS,** the Town of Lake Holcombe believes that regular, meaningful public involvement in the plan development process is important to assure that the resulting plan meets the wishes and expectations of the public.

NOW, THEREFORE BE IT RESOLVED, that the Town of Lake Holcombe hereby establishes a Comprehensive Plan Committee as an official governing body of the Town and authorizes said Committee to prepare a comprehensive plan. The Committee shall be comprised of 6 members with at least one member being a representative from the Town Board. The Committee, as an official governing body, will be required to appoint a Chair, provide formal meeting notices and prepare minutes of all meetings.

AND

NOW, THEREFORE BE IT RESOLVED, that the Town of Lake Holcombe hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for the Town of Lake Holcombe Comprehensive Plan Update* as its public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 8 day of December, 2022

Brian E. Mathison

D. Allen

Wendy J. Standish

Public Participation Procedures for the Town of Lake Holcombe Comprehensive Plan

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

The Town of Lake Holcombe Town Board recognizes the need for an open and active public participation process to foster a strong community commitment to the development and implementation of a comprehensive plan to guide the community's future growth and development. To ensure that the public has an opportunity to be involved in every stage of the update of the Comprehensive Plan, the Town identifies the following actions to promote an active public involvement process that provides complete information, timely public notice, full public access to key decisions, and supports early and continuing involvement of the public in developing the plan.

PUBLIC PARTICIPATION PROCEDURES

- The Town has appointed a Comprehensive Plan Committee and authorized the Committee to prepare a Town Comprehensive Plan, pursuant with §60.23 (33) and §66.1001(4)(b), Wisconsin Statutes.
- All meetings of the governing body of the local governmental unit (Town Board) are open to the public and are officially posted to notify the public as required by law.
- All Comprehensive Plan Committee meetings will be open to the public and officially posted to notify the public as required by law. Opportunities for public comment will be provided during the plan update meetings.
- One community opinion survey will be developed and distributed to residents, or a sample of residents. Survey results will be shared with Planning Committee and other governmental bodies for use in the planning process.
- The Town Board will receive periodic reports from the Plan Committee during the update of the Comprehensive Plan.
- Prior to the required public hearing, the governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on intergovernmental issues and cooperation.
- Prior to the Public Hearing, draft copies of the Comprehensive Plan will be available at Town Hall, on the Town website, and at the Cornell public library during regular hours for the public to review.
- A joint Plan Committee and Town Board Public Hearing will be conducted on the recommended Comprehensive Plan update prior to the Comprehensive Plan Committee recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided to non-metallic mining interests pursuant to §66.1001 (4) (c), Wisconsin Statutes. The public will be invited to comment and submit written comments.
- Per §66.1001 (4) (b), the Planning Committee, as the body of the Town that is authorized to prepare a comprehensive plan, may recommend the adoption of a comprehensive plan only by adopting a resolution by a majority vote of the entire committee. The vote shall be recorded in the official minutes of the committee.
- The Town Board will consider and respond to written comments regarding the plan update before enacting it by ordinance.
- Per §66.1001 (4) (d), an ordinance adopting the Comprehensive Plan may be adopted by the Town Board only by a majority vote of the members-elect of the Board.
- The adopted Comprehensive Plan update will be distributed to:
 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
 3. The Wisconsin Department of Administration on behalf of the Wisconsin Land Council
 5. The West Central Wisconsin Regional Planning Commission.
 6. The Cornell Public Library.
- The Town Comprehensive Plan Committee, with Town Board approval, may implement additional public participation activities as deemed appropriate, practicable, and needed.

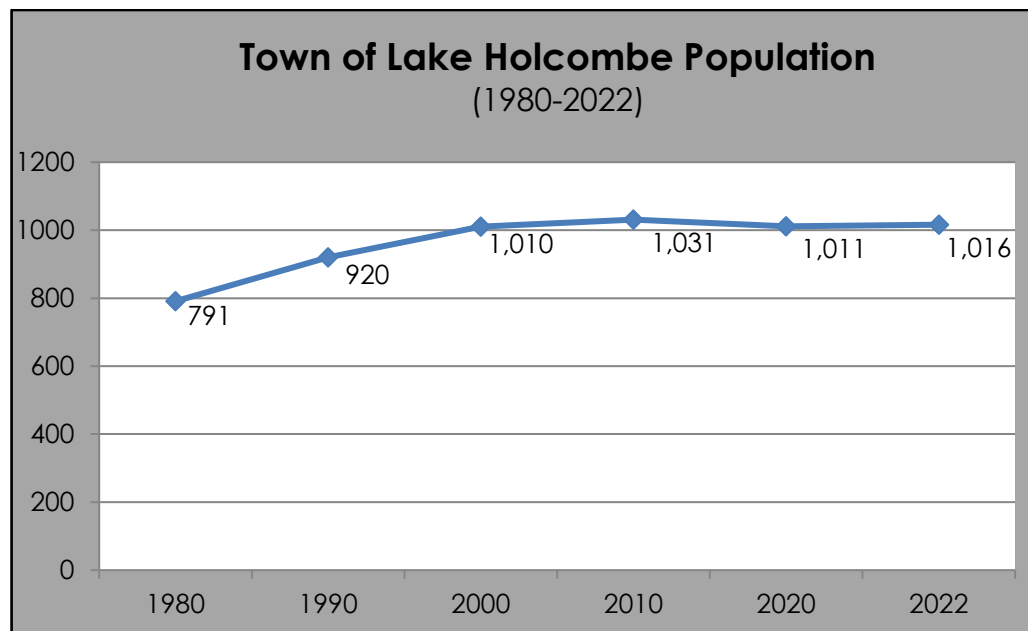
Appendix B: Background Information and Data

This appendix highlights some of the key background information and data used by the Town of Lake Holcombe Planning Committee to prepare the Town's Comprehensive Plan. Additional data, forecasts/projections, and related discussion can be found in the plan text.

Population and Demographics

2022 WDOA Official Population Estimate: 1,016 residents

Town of Lake Holcombe Population Change, 1980 – 2022



Source: U.S. Census Decennial 1970 – 2020; Wisconsin DOA Estimate for 2022

Population by Age, Town of Lake Holcombe, 2000, 2010, & 2020

Age (years)	2000		2010		2020		% Change 2000-2020
	Number	% of Total	Number	% of Total	Number	% of Total	
Under 5	52	5.1	47	4.6	29	2.9	- 44.2
5 to 19	207	20.4	141	13.7	135	13.4	- 34.8
20 to 44	274	27.2	217	21.0	184	18.2	- 32.8
45 to 64	305	30.1	378	36.7	319	31.6	4.6
65+	172	17.0	248	24.1	344	34.0	100
Total	1,010		1,031		1,011		0.1
Median Age	43.4 (Chipp Co – 37.6)		52.1 (Chipp Co - 40.1)		56.7 (Chipp Co - 41.7)		30.6

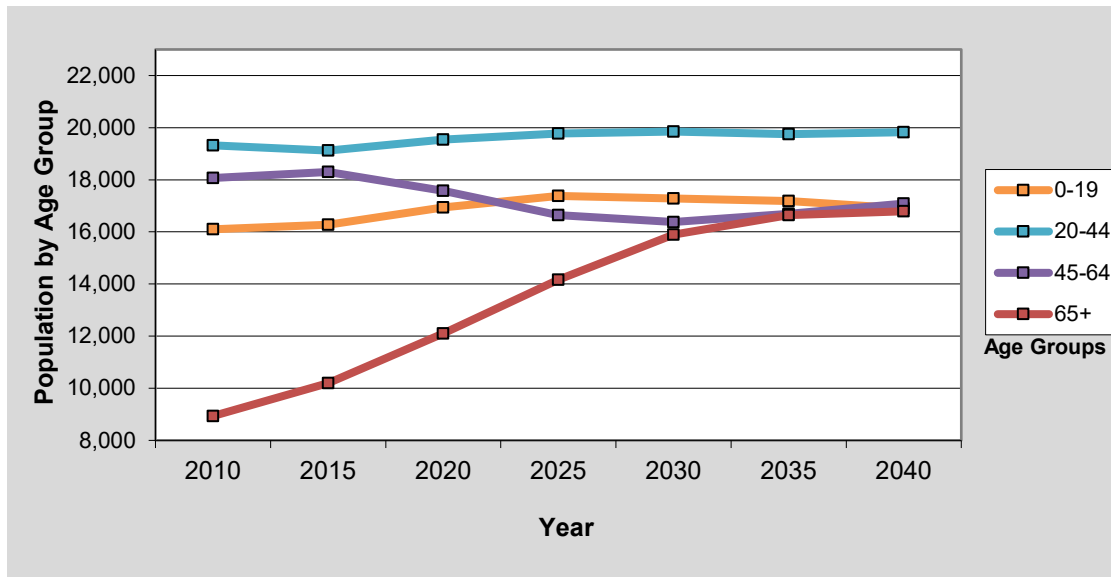
Source: U.S. Census Decennial 2000, 2010, & 2020

Population Estimates & Projections for the Town of Lake Holcombe, 2000-2040

	2000 Census	2010 Census	2020 Census	2025 Proj.	2030 Proj.	2035 Proj.	2040 Proj.	2045 Proj.	Total Change
WisDOA Population Projections (2025-2040)									
Total Population	1,010	1,031	1,011	1,105	1,120	1,130	1,125	N/A	2020 Est. -2040 change
Population Change		21	-20	89	15	10	-5	N/A	114
% Population Change		2.1%	-1.9%	8.8%	1.4%	0.9%	-0.4%	N/A	11.3%
Alternative 1% Growth over 5-year Period Population Projections (2025-2040)									
Total Population			1,011	1,021	1,031	1,042	1,052	1,063	2020 Est – 2045 change
Population Change				10	10	11	10	11	52
% Population Change				1.0%	1.0%	1.0%	1.0%	1.0%	5.1%

Source: Wisconsin Department of Administration, Final Municipal Population Projections, 2013, WCWRPC
Alternative Projections

WisDOA Population Projections, Chippewa County, 2010-2040



Source: Wisconsin Department of Administration, Final Population Projections, 2013

Education, Income, and Employment

Educational Attainment of Persons Age 25 & Older Town of Lake Holcombe

Attainment Level	Number	Percent of Total
Less than 9 th Grade	14	1.9%
9 th Grade to 12 Grade, No Diploma	35	4.7%
High School Graduate (includes equivalency)	299	40.1%
Some College, No Degree	132	17.7%
Associate Degree	161	21.6%
Bachelor's Degree	70	9.4%
Graduate or Professional Degree	35	4.7%
TOTAL PERSONS 25 AND OVER	746	

Source: U.S. Census, 2017-2021 5-Year ACS

- Educational attainment of Town residents has been improving with 93.4 percent of residents over 25 years of age in 2021 (ACS 5-year estimates¹⁰) having at least attained a high school diploma as compared to 67.5 percent in 2010 and 81.9 percent in 2000.

Median Household Income, 2000 - 2020

	2000	2010	2021	% change 2000 to 2021
Town of Lake Holcombe	\$33,083	\$39,716	\$52,000	57.2%
Chippewa County	\$39,596	\$48,672	\$63,172	59.5%
Wisconsin	\$43,791	\$51,598	\$67,080	53.2%

Source: U.S. Census Decennial 2000, 2010, 2017-2021 5-Year ACS

- In 2021, Town households with a householder age 65 and older had a median household income of \$37,411. In comparison, Town households consisting of families had a median of \$62,500.
- In 2021, 15.9 percent of persons and 8.1 percent of families in the Town of Lake Holcombe were below the poverty level at some time in the previous 12 months. This is compared to 9.6 percent and 5.2 percent, respectively, for Chippewa County as a whole.

Unemployment Rate, 2000 & 2020

	2000		2021	
	Unemployed	Unemployment Rate	Unemployed	Unemployment Rate
Town of Lake Holcombe	24	3.1	8	2.0
Chippewa County	1,353	3.2	933	2.8
Wisconsin	134,311	3.2	109,017	3.5

Source: U.S. Census Decennial 2000, 2017-2021 5-Year ACS

¹⁰ Many of the 2021 economic estimates are based on American Community Survey 5-year estimates which can have fairly significant margins of error.

Means of Transportation to Work for Lake Holcombe Workers 16 Years & Over, 2020

Primary Means of Transportation	Percent of Workers
Car, Truck, or Van – Drove Alone	73.7%
Car, Truck, or Van - Carpooled	9.8%
Public Transportation (excluding taxi)	0.0%
Walked	2.9%
Bicycle	0.0%
Taxicab, motorcycle, or other	1.6%
Worked at home	11.9%

Source: U.S. Census 2017-2021 5-Year ACS

- Of employed residents in the Town of Lake Holcombe, mean travel time to work was 30.6 minutes.

Inflow / Outflow Analysis, Town of Lake Holcombe Residents, 2021 (Primary Job)

Source: U.S. Census Bureau OnTheMap



Land Use

Land Use Acreage and Assessed Value Per Acre, Town of Lake Holcombe, 2012 and 2022

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
2012									
# Parcels	132	279	53	220	1,079	54	2	19	1,838
# Improved	-	-	-	-	783	42	2	19	846
Acres	2,639	6,046	941	3,094	909	193	49	37	13,908
Land Value per Acre	\$167	\$1,249	\$774	\$343	\$73,767	\$9,255	\$2,008	\$5,986	\$5,676
Improv. Value per Imp. Parcel	-	-	-	-	\$62,666	\$91,415	\$214,000	\$110,800	\$40,852
2022									
# Parcels	138	280	51	216	1,079	71	2	21	1,858
# Improved	-	-	-	-	835	60	2	21	918
Acres	2,723	5,732	869	3,010	956	271	54	38	13,653
Land Value per Acre	\$131	\$1,241	\$770	\$340	\$69,611	\$7,781	\$1,706	\$5,261	\$5,721
Improv. Value per Imp. Parcel	-	-	-	-	\$70,624	\$85,320	\$312,600	\$111,638	\$45,872
Difference									
# Parcels	6	1	-2	-4	0	17	0	2	20
# Improved	-	-	-	-	52	18	0	2	72
Acres	84	-314	-72	-84	47	78	5	1	-255
Land Value per Acre	-\$36	-\$8	-\$4	-\$3	-\$4,156	-\$1,474	-\$303	-\$726	\$45
Improv. Value per Imp. Parcel	-	-	-	-	\$7,957	-\$6,095	\$98,600	\$838	\$5,020

Source: Wisconsin Department of Revenue

Notes:

- The above values do not include unassessed or exempt properties, such as those owned by governmental units, churches, or non-profits.
- Agricultural land is primarily classified and assessed based on its actual, predominant use (use value), and not its market value. For instance, active farmland that is planned for commercial or residential use will be assessed as "Agricultural." Undeveloped land (e.g., poorly drained, ponds, depleted gravel pits, fallow tillable land, incapable of commercial forest) and "Ag Forest" is typically assessed at 50% of its full value. "Other" includes farm buildings and improvements, including the farm operator's residence. Sand mines and processing facilities will be classified as "Manufacturing" once your assessor receives the official DOR letter.



Demographic and Income Profile

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

Summary	Census 2010		Census 2020		2022	2027				
Population	1,046		1,011		1,013	1,019				
Households	464		466		469	474				
Families	327		-		320	322				
Average Household Size	2.24		2.17		2.14	2.13				
Owner Occupied Housing Units	398		-		404	413				
Renter Occupied Housing Units	67		-		65	61				
Median Age	50.1		-		53.9	55.1				
Trends: 2022-2027 Annual Rate		Area		State		National				
Population		0.12%		0.10%		0.25%				
Households		0.21%		0.21%		0.31%				
Families		0.12%		0.14%		0.28%				
Owner HHs		0.44%		0.46%		0.53%				
Median Household Income		3.35%		3.23%		3.12%				
Households by Income			Number		Percent	Number	Percent			
	<\$15,000		26		5.5%	18	3.8%			
	\$15,000 - \$24,999		45		9.6%	29	6.1%			
	\$25,000 - \$34,999		46		9.8%	16	3.4%			
	\$35,000 - \$49,999		51		10.9%	50	10.5%			
	\$50,000 - \$74,999		96		20.5%	113	23.8%			
	\$75,000 - \$99,999		95		20.3%	108	22.8%			
	\$100,000 - \$149,999		59		12.6%	70	14.8%			
	\$150,000 - \$199,999		19		4.1%	26	5.5%			
	\$200,000+		32		6.8%	44	9.3%			
Median Household Income			\$65,077		\$76,732					
Average Household Income			\$90,388		\$110,737					
Per Capita Income			\$40,136		\$49,464					
Population by Age	Census 2010		2022		2027					
	Number	Percent	Number	Percent	Number	Percent				
	0 - 4	49	4.7%	44	4.3%	42	4.1%			
	5 - 9	49	4.7%	47	4.6%	47	4.6%			
	10 - 14	62	5.9%	49	4.8%	53	5.2%			
	15 - 19	61	5.8%	40	3.9%	47	4.6%			
	20 - 24	39	3.7%	40	3.9%	30	2.9%			
	25 - 34	83	7.9%	101	10.0%	89	8.7%			
	35 - 44	102	9.8%	93	9.2%	98	9.6%			
	45 - 54	160	15.3%	106	10.5%	102	10.0%			
	55 - 64	200	19.1%	172	17.0%	155	15.2%			
	65 - 74	156	14.9%	195	19.2%	195	19.1%			
	75 - 84	59	5.6%	102	10.1%	128	12.5%			
	85+	25	2.4%	25	2.5%	34	3.3%			
	Race and Ethnicity	Census 2010		Census 2020		2022		2027		
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		1,024	97.7%	970	95.9%	977	96.4%	979	96.1%	
Black Alone		2	0.2%	1	0.1%	1	0.1%	1	0.1%	
American Indian Alone		3	0.3%	5	0.5%	2	0.2%	2	0.2%	
Asian Alone		3	0.3%	1	0.1%	2	0.2%	2	0.2%	
Pacific Islander Alone		0	0.0%	1	0.1%	1	0.1%	1	0.1%	
Some Other Race Alone		6	0.6%	0	0.0%	2	0.2%	2	0.2%	
Two or More Races		10	1.0%	33	3.3%	28	2.8%	32	3.1%	
Hispanic Origin (Any Race)		9	0.9%	11	1.1%	8	0.8%	8	0.8%	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 23, 2023

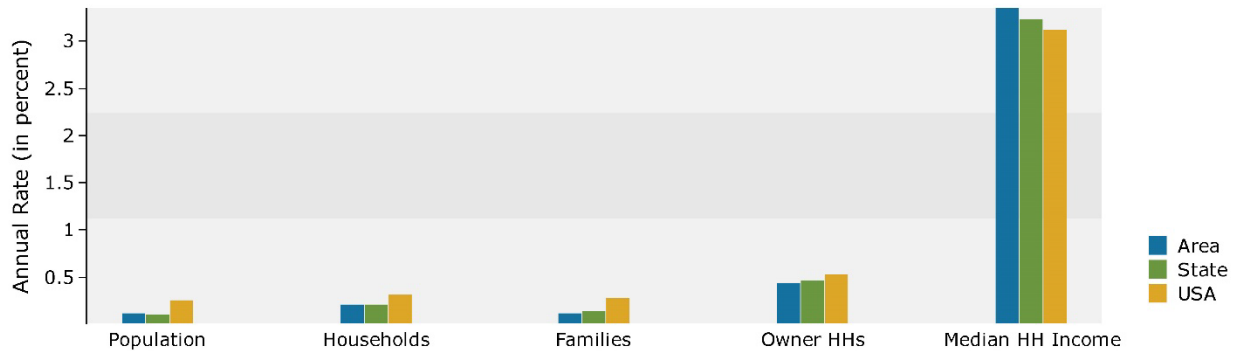


Demographic and Income Profile

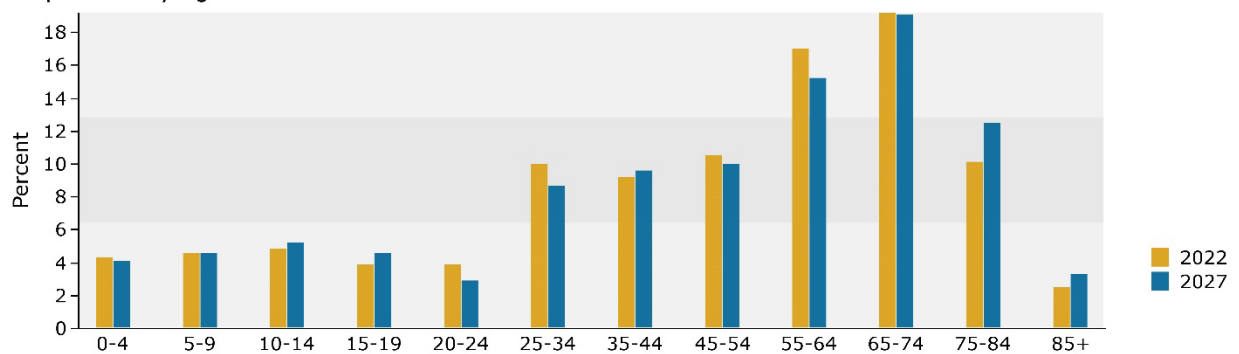
Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

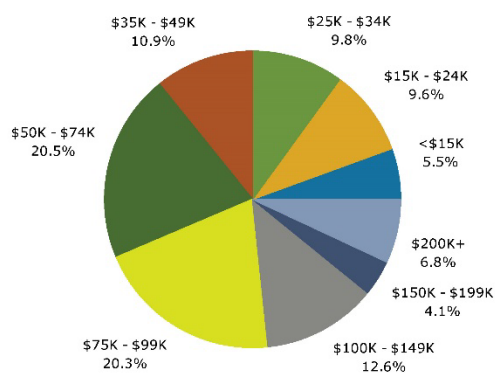
Trends 2022-2027



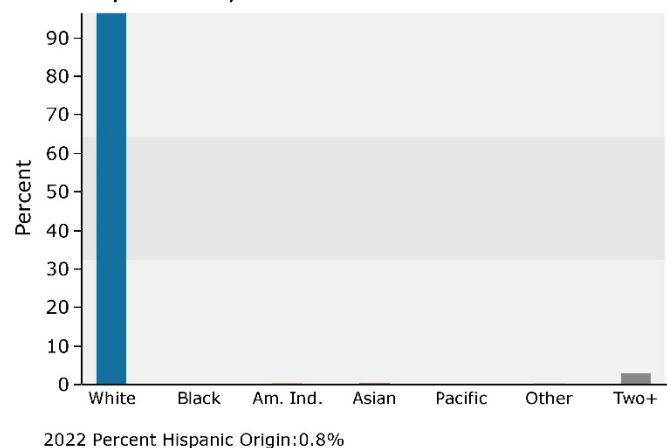
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 23, 2023

Appendix C: Housing Data

The following housing data is a supplement to the housing data provided and conditions described in the main plan document.

Housing

Housing Occupancy and Tenure, Town of Lake Holcombe, 2000 to 2020

	2000	% of Total	2010	% of Total	2020	% of Total	# Change '10--'20	% Change '10--'20
Total Housing Units	548		714		746		32	4.5%
Occupied Housing Units	413	75.4%	464	65.0%	466	62.5%	2	0.4%
Owner-Occupied	346	83.8%	385	83.0%	397	85.2%	12	3.1%
Renter-Occupied	67	16.2%	79	17.0%	69	14.8%	-10	-12.7%
Vacant Housing Units	135	24.6%	250	35.0%	280	37.5%	30	12.0%
Seasonal/Rec/Occasional Use	113	83.7%	211	84.4%	248	88.6%	37	
Average Household Size of owner-occupied unit	2.51		2.25		2.29		0.04	
Average Household Size of renter-occupied unit	2.31		2.08		1.47		-0.61	

Source: U.S. Decennial Census 2000, 2010, & 2020

Units in Structure, Town of Lake Holcombe, 2010 & 2021

	2010	% of Total	2021	% of Total
1-Unit Detached	448	73.3%	548	85.2%
1-Unit Attached	14	2.3%	8	1.2%
2 Units	28	4.6%	0	0.0%
3 or 4 units	20	3.3%	29	4.5%
5 to 9 units	3	0.5%	8	1.2%
10 or more Units	0	0.0%	0	0.0%
20 or More Units	0	0.0%	0	0.0%
Mobile Home	98	16.0%	47	7.3%
Boat, RV, Van, Etc.	0	0.0%	3	0.5%
TOTAL	611		643	

Source: U.S. Census, 2006-2010 5-Year ACS, 2017-2021 5-Year ACS – Based on sample data; ACS annual data depending on timeline included.

1-Unit Attached are housing units separated by a full floor-to-ceiling wall with separate utility meters (e.g., townhouses, duplexes).

2 Units are structures that have living units on separate floors (e.g., a home with a rental unit on the 2nd floor).

Units by Year Structure Built, Town of Lake Holcombe, 2021

	Estimate	% of Total
Built 2010 or later	29	4.5%
Built 2000 to 2009	62	9.6%
Built 1990 to 1999	110	17.1%
Built 1980 to 1989	66	10.3%
Built 1970 to 1979	155	24.1%
Built 1960 to 1969	56	8.7%
Built 1950 to 1959	120	18.7%
Built 1940 to 1949	5	0.8%
Built 1939 or earlier	40	6.2%
TOTAL	643	

Source: U.S. Census 2017-2021 5-Year ACS

Housing Value of Owner-Occupied Units, 2021

Less than \$50,000	\$50,000-\$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 or more	Town Median Value	Chippewa County Median Value	State Median Value
5.8% (19)	19.1% (62)	9.8% (32)	18.8% (61)	20.3% (66)	17.8% (58)	8.3% (27)	\$189,400	\$183,600	\$200,400

Source: U.S. Census 2017-2021 5-Year ACS

Owner-Occupied (w/mortgage) Housing Costs as a Percentage of Household Income, 2020

Less than 20%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town (with mortgages) % not affordable	Chippewa County (with mortgages) % not affordable
49.4%	13.1%	10.0%	8.1%	19.4%	27.5%	25.9%

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

Source: U.S. Census 2017-2021 5-Year ACS

Contract Rent (Renter Occupied Units), 2021

Less than \$500	\$500 - \$999	\$1,000 - \$1,499	\$1,500 or more	No Cash Rent	Median Contract Rent
3	51	0	0	3	\$612

Source: U.S. Census 2017-2021 5-Year ACS

Gross Rent as a Percentage of Household Income, 2021

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	Chippewa County % not affordable
20.4%	0.0%	5.6%	42.6%	13.0%	18.5%	31.5%	46.7%

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

Source: U.S. Census 2017-2021 5-Year ACS

Town of Lake Holcombe Housing Demand Projections

The table on the following page estimates existing and projected housing demand for the Town of Lake Holcombe.

Using population and household projections prepared by the WI Department of Administration:

	2020	2025	2030	2035	2040	Net Change
Total Population	1,011	1,105	1,120	1,130	1,125	114
Total Households, excluding group quarters	466	516	530	543	548	82
Change in Total Households		50	14	13	5	--
Change in Rental Households (16% Rent)	--	14	2	2	1	19
Change in Owner Households (84% Owner)	--	36	12	11	4	63
Additional Rental Units Needed*	0	14	2	2	1	19
Additional Owner Units Needed**	0 - 3	37	12	11	4	64 - 67
Total Additional Housing Units Needed	0 - 3	51	14	13	5	83 - 86
Population in Group Quarters	0	0	0	0	0	0

* In addition to the 10 vacant units for rent; ** In addition to the 9 vacant units for sale

Using alternative population projections of .2% annual increase through 2040.

	2020	2025	2030	2035	2040	Net Change
Total Population	1,011	1,021	1,031	1,042	1,052	41
Total Households, excluding group quarters	466	477	489	501	513	47
Change in Total Households		11	12	12	12	--
Change in Rental Households (16% Rent)	--	7	2	2	2	13
Change in Owner Households (84% Owner)	--	4	10	10	10	34
Additional Rental Units Needed*	0	8	2	2	2	14
Additional Owner Units Needed**	0 - 3	4	10	11	10	35 - 38
Total Additional Housing Units Needed	0 - 3	12	12	13	12	49-52
Population in Group Quarters	0	0	0	0	0	0

* In addition to the 10 vacant units for rent; ** In addition to the 9 vacant units for sale

Town of Lake Holcombe Housing Affordability Analysis

The tables below provide an affordability analysis of the renter and owner-occupied housing in Town of Lake Holcombe, with the following assumptions:

Town of Lake Holcombe Renter Housing Gap Analysis					
Household Income Ranges	Number of Renter Households	% of Renter Households	Affordable Renter Range	Number of Renter Units	Balance
Less than \$10,000	3	5%	\$0-\$199	3	0
\$10,000 to \$14,999	3	5%	\$200-\$299	3	0
\$15,000 to \$24,999	0	0%	\$300-\$549	21	21
\$25,000 to \$34,999	24	42%	\$550-749	17	-7
\$35,000 to \$49,999	16	28%	\$750-\$999	13	-3
\$50,000 to \$74,999	8	14%	\$1,000-\$1,499	0	-8
\$75,000 to \$99,999	0	0%	\$1,500-\$1,999	0	0
\$100,000 to \$149,999	3	5%	\$2,000-\$2,999	0	-3
\$150,000 or more	0	0%	\$3,000 +	0	0
Source: U.S. Census 2017-2021 5-year Estimates					
i. The above price points are calculated based on affordable contract rent at 25% of household income, which is different than the 30% standard for gross rent discussed previously. The additional 5% in the Federal standards allows for the payment of all other housing costs.					
ii. The above includes some rental units with zero cash rent. The above includes some rental units with zero cash rent. The above includes some rental units with zero cash rent. The above includes some rental units with zero cash rent. The above includes some rental units with zero cash rent.					
iii. The U.S. Census Bureau provides data for household incomes and house values in ranges. To calculate the "Affordable Renter Range", the household income was divided by 12 (months) and multiplied by .25. This result did not yield household income ranges that aligned perfectly with the contract rent value ranges; these ranges were matched up as closely as possible.					

Town of Lake Holcombe Owner Housing Gap Analysis					
Household Income Ranges	Number of Owner Households	% of Owner Households	Affordable Owner Range	Number of Owner Units	Balance
Less than \$25,000	59	18%	\$0-\$59,999	27	-32
\$25,000 to \$34,999	22	7%	\$60,000-\$89,999	35	13
\$35,000 to \$49,999	48	15%	\$90,000-\$124,999	34	-14
\$50,000 to \$74,999	63	19%	\$125,000-\$199,999	78	15
\$75,000 to \$99,999	55	17%	\$200,000-\$249,999	34	-21
\$100,000 to \$149,999	40	12%	\$250,000-\$399,999	55	15
\$150,000 or more	38	12%	\$400,000 +	62	24
Source: U.S. Census 2017-2021 5-year Estimates					
i. The above affordable price points are calculated based 2.5 times the annual household income, which accounts for the financing of the home purchase over time at about 25% of the household income. This is less than the 30% affordability standard discussed previously. The additional 5% in the Federal standard allows for the payment of all other housing costs, such as real estate taxes, insurance, and utilities.					
ii. The U.S. Census Bureau provides data for household incomes and house values in ranges. To calculate the "Affordable Renter Range", the household income was multiplied by 2.5. The result did not yield household income ranges that aligned perfectly with the house value ranges; these ranges were matched up as closely as possible.					



Housing Profile

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

Population		Households	
2010 Total Population	1,046	2022 Median Household Income	\$65,077
2020 Total Population	1,011	2027 Median Household Income	\$76,732
2022 Total Population	1,013	2022-2027 Annual Rate	3.35%
2027 Total Population	1,019		
2022-2027 Annual Rate	0.12%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	754	100.0%	764	100.0%	775	100.0%
Occupied	465	61.7%	469	61.4%	474	61.2%
Owner	398	52.8%	404	52.9%	413	53.3%
Renter	67	8.9%	65	8.5%	61	7.9%
Vacant	290	38.5%	295	38.6%	301	38.8%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	404	100.0%	413	100.0%
<\$50,000	17	4.2%	7	1.7%
\$50,000-\$99,999	26	6.4%	7	1.7%
\$100,000-\$149,999	30	7.4%	10	2.4%
\$150,000-\$199,999	55	13.6%	29	7.0%
\$200,000-\$249,999	49	12.1%	37	9.0%
\$250,000-\$299,999	61	15.1%	65	15.7%
\$300,000-\$399,999	87	21.5%	120	29.1%
\$400,000-\$499,999	40	9.9%	71	17.2%
\$500,000-\$749,999	34	8.4%	60	14.5%
\$750,000-\$999,999	4	1.0%	6	1.5%
\$1,000,000-\$1,499,999	1	0.2%	1	0.2%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$270,492		\$342,917	
Average Value	\$292,079		\$366,041	

Census 2010 Housing Units	Number	Percent
Total	754	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	754	100.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 24, 2023



Housing Profile

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status			Number	Percent
Total			398	100.0%
Owned with a Mortgage/Loan			233	58.5%
Owned Free and Clear			165	41.5%
Census 2010 Vacant Housing Units by Status			Number	Percent
Total			274	100.0%
For Rent			6	2.2%
Rented- Not Occupied			1	0.4%
For Sale Only			10	3.6%
Sold - Not Occupied			3	1.1%
Seasonal/Recreational/Occasional Use			233	85.0%
For Migrant Workers			1	0.4%
Other Vacant			20	7.3%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		464	397	85.6%
15-24		8	3	37.5%
25-34		37	25	67.6%
35-44		53	41	77.4%
45-54		95	85	89.5%
55-64		116	105	90.5%
65-74		96	87	90.6%
75-84		42	37	88.1%
85+		17	14	82.4%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		463	397	85.7%
White Alone		457	392	85.8%
Black/African American Alone		1	1	100.0%
American Indian/Alaska Native		1	1	100.0%
Asian Alone		0	0	0.0%
Pacific Islander Alone		0	0	0.0%
Other Race Alone		1	1	100.0%
Two or More Races		3	2	66.7%
Hispanic Origin		2	2	100.0%
Census 2010 Occupied Housing Units by Size and Home Ownership				
		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		465	397	85.4%
1-Person		112	81	72.3%
2-Person		227	210	92.5%
3-Person		49	40	81.6%
4-Person		40	34	85.0%
5-Person		22	19	86.4%
6-Person		9	7	77.8%
7+ Person		6	6	100.0%
2022 Housing Affordability				
Housing Affordability Index		117		
Percent of Income for Mortgage		21.9%		

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 24, 2023



ACS Housing Summary

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	937		181	High
Total Households	382		55	High
Total Housing Units	643		80	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	325	100.0%	51	High
Housing units with a mortgage/contract to purchase/similar debt	160	49.2%	32	Medium
No Second Mortgage and No Home Equity Loan	135	41.5%	28	
Multiple Mortgages	24	7.4%	12	Medium
Second mortgage and Home Equity Loan	0	0.0%	9	
Only Home Equity Loan	18	5.5%	11	Medium
Only Second Mortgage	6	1.8%	6	Low
Home Equity Loan without Primary Mortgage	1	0.3%	3	Low
Housing units without a mortgage	165	50.8%	44	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$250,031		\$79,067	Medium
Housing units without a mortgage	\$199,354		\$92,158	Medium
2021 Total Population (ACS 5-Yr)	937			
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	325	100.0%	51	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	13	4.0%	8	Medium
10.0 to 14.9 percent	49	15.1%	18	Medium
15.0 to 19.9 percent	17	5.2%	11	Medium
20.0 to 24.9 percent	21	6.5%	13	Medium
25.0 to 29.9 percent	16	4.9%	11	Low
30.0 to 34.9 percent	13	4.0%	13	Low
35.0 to 39.9 percent	3	0.9%	4	Low
40.0 to 49.9 percent	11	3.4%	9	Low
50.0 percent or more	17	5.2%	10	Medium
Not computed	0	0.0%	9	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	55	16.9%	26	Medium
10.0 to 14.9 percent	44	13.5%	17	Medium
15.0 to 19.9 percent	11	3.4%	8	Low
20.0 to 24.9 percent	13	4.0%	15	Low
25.0 to 29.9 percent	12	3.7%	10	Low
30.0 to 34.9 percent	10	3.1%	15	Low
35.0 to 39.9 percent	4	1.2%	5	Low
40.0 to 49.9 percent	3	0.9%	4	Low
50.0 percent or more	13	4.0%	17	Low
Not computed	0	0.0%	9	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

July 05, 2023



ACS Housing Summary

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	57	100.0%	27	■
With cash rent	54	94.7%	27	■
Less than \$100	0	0.0%	9	
\$100 to \$149	0	0.0%	9	
\$150 to \$199	0	0.0%	9	
\$200 to \$249	3	5.3%	4	■
\$250 to \$299	0	0.0%	9	
\$300 to \$349	0	0.0%	9	
\$350 to \$399	0	0.0%	9	
\$400 to \$449	0	0.0%	9	
\$450 to \$499	0	0.0%	9	
\$500 to \$549	21	36.8%	16	■
\$550 to \$599	0	0.0%	9	
\$600 to \$649	13	22.8%	13	■
\$650 to \$699	4	7.0%	5	■
\$700 to \$749	0	0.0%	9	
\$750 to \$799	0	0.0%	9	
\$800 to \$899	10	17.5%	12	■
\$900 to \$999	3	5.3%	4	■
\$1,000 to \$1,249	0	0.0%	9	
\$1,250 to \$1,499	0	0.0%	9	
\$1,500 to \$1,999	0	0.0%	9	
\$2,000 to \$2,499	0	0.0%	9	
\$2,500 to \$2,999	0	0.0%	9	
\$3,000 to \$3,499	0	0.0%	9	
\$3,500 or more	0	0.0%	9	
No cash rent	3	5.3%	5	■
Median Contract Rent	\$612		\$104	■
Average Contract Rent	\$622		\$442	■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	57	100.0%	27	■
Pay extra for one or more utilities	46	80.7%	21	■
No extra payment for any utilities	11	19.3%	13	■

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

July 05, 2023



ACS Housing Summary

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	57	100.0%	27	■
With cash rent:	54	94.7%	27	■
Less than \$100	0	0.0%	9	
\$100 to \$149	0	0.0%	9	
\$150 to \$199	0	0.0%	9	
\$200 to \$249	0	0.0%	9	
\$250 to \$299	0	0.0%	9	
\$300 to \$349	3	5.3%	4	■
\$350 to \$399	0	0.0%	9	
\$400 to \$449	0	0.0%	9	
\$450 to \$499	0	0.0%	9	
\$500 to \$549	8	14.0%	12	■
\$550 to \$599	0	0.0%	9	
\$600 to \$649	0	0.0%	9	
\$650 to \$699	10	17.5%	12	■
\$700 to \$749	7	12.3%	7	■
\$750 to \$799	3	5.3%	4	■
\$800 to \$899	0	0.0%	9	
\$900 to \$999	10	17.5%	12	■
\$1,000 to \$1,249	13	22.8%	11	■
\$1,250 to \$1,499	0	0.0%	9	
\$1,500 to \$1,999	0	0.0%	9	
\$2,000 to \$2,499	0	0.0%	9	
\$2,500 to \$2,999	0	0.0%	9	
\$3,000 to \$3,499	0	0.0%	9	
\$3,500 or more	0	0.0%	9	
No cash rent	3	5.3%	5	■
Median Gross Rent	\$743		\$190	■
Average Gross Rent	\$794		\$563	■

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ■ high ■ medium ■ low

July 05, 2023



ACS Housing Summary

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	643	100.0%	80	High
1, detached	548	85.2%	71	High
1, attached	8	1.2%	6	Low
2	0	0.0%	9	Medium
3 or 4	29	4.5%	11	Medium
5 to 9	8	1.2%	12	Low
10 to 19	0	0.0%	9	Medium
20 to 49	0	0.0%	9	Medium
50 or more	0	0.0%	9	Medium
Mobile home	47	7.3%	25	Medium
Boat, RV, van, etc.	3	0.5%	4	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	643	100.0%	80	High
Built 2020 or later	0	0.0%	9	Medium
Built 2010 to 2019	29	4.5%	16	Medium
Built 2000 to 2009	62	9.6%	24	Medium
Built 1990 to 1999	110	17.1%	35	Medium
Built 1980 to 1989	66	10.3%	25	Medium
Built 1970 to 1979	155	24.1%	46	Medium
Built 1960 to 1969	56	8.7%	31	Medium
Built 1950 to 1959	120	18.7%	44	Medium
Built 1940 to 1949	5	0.8%	5	Low
Built 1939 or earlier	40	6.2%	22	Medium
Median Year Structure Built	1976		4	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	382	100.0%	55	High
Owner occupied				
Moved in 2019 or later	8	2.1%	7	Low
Moved in 2015 to 2018	30	7.9%	11	Medium
Moved in 2010 to 2014	52	13.6%	20	Medium
Moved in 2000 to 2009	81	21.2%	24	Medium
Moved in 1990 to 1999	102	26.7%	27	Medium
Moved in 1989 or earlier	52	13.6%	18	Medium
Renter occupied				
Moved in 2019 or later	7	1.8%	7	Low
Moved in 2015 to 2018	37	9.7%	21	Medium
Moved in 2010 to 2014	0	0.0%	9	Medium
Moved in 2000 to 2009	3	0.8%	4	Low
Moved in 1990 to 1999	0	0.0%	9	Medium
Moved in 1989 or earlier	10	2.6%	12	Low
Median Year Householder Moved Into Unit	2003		3	High

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

July 05, 2023



ACS Housing Summary

Lake Holcombe town, WI
 Lake Holcombe town, WI (5501741550)
 Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	382	100.0%	55	High
Utility gas	0	0.0%	9	Low
Bottled, tank, or LP gas	246	64.4%	46	High
Electricity	56	14.7%	26	Medium
Fuel oil, kerosene, etc.	20	5.2%	15	Low
Coal or coke	0	0.0%	9	Low
Wood	55	14.4%	17	Medium
Solar energy	0	0.0%	9	Low
Other fuel	5	1.3%	7	Low
No fuel used	0	0.0%	9	Low
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	382	100.0%	55	High
Owner occupied				
No vehicle available	6	1.6%	6	Low
1 vehicle available	71	18.6%	29	Medium
2 vehicles available	168	44.0%	37	Medium
3 vehicles available	46	12.0%	16	Medium
4 vehicles available	15	3.9%	9	Medium
5 or more vehicles available	19	5.0%	13	Low
Renter occupied				
No vehicle available	3	0.8%	5	Low
1 vehicle available	38	9.9%	24	Medium
2 vehicles available	3	0.8%	4	Low
3 vehicles available	10	2.6%	12	Low
4 vehicles available	3	0.8%	4	Low
5 or more vehicles available	0	0.0%	9	Low
Average Number of Vehicles Available	2.1		0.4	Medium
VACANT HOUSING UNITS				
Total vacant housing units	261	100.0%	62	Medium
For rent	0	0.0%	9	Low
Rented, not occupied	9	3.4%	15	Low
For sale only	0	0.0%	9	Low
Sold, not occupied	0	0.0%	9	Low
Seasonal/occasional	252	96.6%	60	Medium
For migrant workers	0	0.0%	9	Low
Other	0	0.0%	9	Low

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

July 05, 2023



ACS Housing Summary

Lake Holcombe town, WI
Lake Holcombe town, WI (5501741550)
Geography: County Subdivision

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	325	100%	51	High
Less than \$10,000	6	1.8%	5	Low
\$10,000 to \$14,999	3	0.9%	4	Low
\$15,000 to \$19,999	0	0.0%	9	Medium
\$20,000 to \$24,999	0	0.0%	9	Medium
\$25,000 to \$29,999	1	0.3%	3	Low
\$30,000 to \$34,999	0	0.0%	9	Medium
\$35,000 to \$39,999	0	0.0%	9	Medium
\$40,000 to \$49,999	9	2.8%	7	Low
\$50,000 to \$59,999	8	2.5%	8	Low
\$60,000 to \$69,999	6	1.8%	6	Low
\$70,000 to \$79,999	27	8.3%	18	Low
\$80,000 to \$89,999	2	0.6%	3	Low
\$90,000 to \$99,999	19	5.8%	17	Low
\$100,000 to \$124,999	15	4.6%	10	Low
\$125,000 to \$149,999	17	5.2%	11	Medium
\$150,000 to \$174,999	34	10.5%	15	Medium
\$175,000 to \$199,999	27	8.3%	13	Medium
\$200,000 to \$249,999	34	10.5%	17	Medium
\$250,000 to \$299,999	32	9.8%	16	Medium
\$300,000 to \$399,999	23	7.1%	12	Medium
\$400,000 to \$499,999	35	10.8%	25	Low
\$500,000 to \$749,999	24	7.4%	15	Medium
\$750,000 to \$999,999	3	0.9%	5	Low
\$1,000,000 to \$1,499,999	0	0.0%	9	Medium
\$1,500,000 to \$1,999,999	0	0.0%	9	Medium
\$2,000,000 or more	0	0.0%	9	Medium
Median Home Value	\$189,400		\$24,665	High
Average Home Value	\$224,303		\$52,923	Medium

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High medium Low

July 05, 2023

Appendix D: Economic Data

The following economic profile is a supplement to the economic conditions described in the main plan document.

Civilian Labor Force and Employment

It is estimated that both the number of Town of Lake Holcombe residents in the labor force as well as unemployment, decreased from 2000 to 2021. It should be noted, however, that the 2021 estimate is actually a five-year average. Employment data, especially in rural areas where agriculture, forestry, and extractive industries are a major part of the economy, can have significant seasonal and market-related employment fluctuation.

	2000		2021	
	Unemployed	Unemployment Rate	Unemployed	Unemployment Rate
Town of Lake Holcombe	24	3.1	8	2.0
Chippewa County	1,353	3.2	933	2.8
Wisconsin	134,311	3.2	109,017	3.5

Unemployment Rate, 2000 & 2021

Source: U.S. Census Decennial 2000 & 2017-2021 5-Year ACS

The Wisconsin Department of Workforce Development (WI DWD) calculated the 2021 unemployment rate for Chippewa County as 4%, with 1,338 people unemployed in the County. It calculated the unemployment rate for Wisconsin as 3.8%, with 118,698 people unemployed. WI DWD does not provide this data at the Town level.

Educational Attainment

The table below displays the education attainment level of residents in the Town of Lake Holcombe that were age 25 and older in 2020. The educational attainment level of persons within a community is often an indicator of the overall income, job availability, and well-being of the community. Lower educational attainment levels can also be a hindrance to attracting certain types of businesses, typically those that require high technical skills and upper management types of positions.

Educational Attainment of Persons Age 25 & Older Town of Lake Holcombe

Attainment Level	Number	Percent of Total
Less than 9 th Grade	14	1.9%
9 th Grade to 12 Grade, No Diploma	35	4.7%
High School Graduate (includes equivalency)	299	40.1%
Some College, No Degree	132	17.7%
Associate's Degree	161	21.6%
Bachelor's Degree	70	9.4%
Graduate or Professional Degree	35	4.7%
TOTAL PERSONS 25 AND OVER	746	

Source: U.S. Census, 2017-2021 5-Year ACS

Based on American Community Survey data, educational attainment of Town residents has been improving with 93.4 percent of residents over 25 years of age in 2021 (ACS 5-year estimates¹¹) having at least attained a high school diploma as compared to 67.5 percent in 2010 and 81.9 percent in 2000.

Income

The median household income in the Town of Lake Holcombe was \$33,083 in 2000 and in 2010 it was \$39,716 (U.S. Census Bureau, Census 2000 and 2010). In 2021, this number increased to \$52,000 (2017-2021 American Community Survey). Chippewa County median household income increased from \$48,672 in 2010 to \$63,172 in 2021. For additional comparison, see the income discussion in Appendix B.

In 2021, 15.9 percent of persons and 8.1 percent of families in the Town of Lake Holcombe were below the poverty level at some time in the previous 12 months. This is compared to 9.6 percent and 5.2 percent, respectively, for Chippewa County as a whole.

Use Caution When Using Economic Data

The data in this element should be used for general planning purposes and consideration of trends, but must be used cautiously and with a critical eye. Critical decisions may require additional data collection.

The data found here is taken from different sources and, sometimes, for different geographic areas. Some data sources use different definitions which may differ from each other (as well as your own definition). Further, when dealing with small samples or a single community, a single oversight during data collection (e.g., missing one business) or a change after the data is collected can make large differences. And in some cases, data may be withheld due to confidentiality.

Employment by Industrial Sector

The majority of employed Town residents (98.5%) work outside the Town of Lake Holcombe for their primary job per 2019 data from the Census longitudinal survey. The employment by industry within an area illustrates the structure of the economy. Historically, the State of Wisconsin has had a high concentration of employment in manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population.

The table on the following page shows the number of employed residents by industry group in the Town of Lake Holcombe. About half of working Town residents were employed in manufacturing, education, health care, or related social services.

Data is also provided for employment by industry from a different source for 2010 and 2020. The table reflects the economic changes in the past 10 years.

¹¹ Many of the 2021 economic estimates are based on American Community Survey 5-year estimates which can have fairly significant margins of error.

Employment by Industry, Town of Lake Holcombe, 2020

Industry	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	3	0.8%
Construction	48	12.4%
Manufacturing	96	24.8%
Wholesale trade	12	3.1%
Retail trade	30	7.8%
Transportation and warehousing, and utilities	37	9.6%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	8	2.1%
Professional, scientific, and management, and administrative and waste management services	7	1.8%
Educational services, and health care and social assistance	80	20.7%
Arts, entertainment, and recreation, and accommodation and food services	35	9.0%
Other services, except public administration	7	1.8%
Public administration	24	6.2%
TOTAL CIVILIANS EMPLOYED, 16+ YEARS	387	

Source: U.S. Census, 2017-2021 5-Year ACS

Employment by Industry, Town of Lake Holcombe Zip Code (54745), 2010 and 2022

NAICS Code	Description	2010 Jobs	2022 Jobs	Change	Competitive Effect	2022 L.Q.
11	Agriculture, Forestry, Fishing & Hunting	<10	<10	Insf. Data	-1	0.44
21	Mining, Quarrying, and Oil & Gas Extraction	0	0	0	0	0.00
22	Utilities	0	0	0	0	0.00
23	Construction	29	159	130	122	4.02
31-33	Manufacturing	125	34	-91	-104	0.63
42	Wholesale Trade	<10	21	Insf. Data	15	0.83
44-45	Retail Trade	22	19	-3	-5	0.29
48-49	Transportation and Warehousing	19	41	22	11	1.38
51	Information	0	0	0	0	0.00
52	Finance and Insurance	<10	<10	Insf. Data	2	0.13
53	Real Estate and Rental and Leasing	<10	0	Insf. Data	0	0.00
54	Professional, Scientific, & Technical Services	0	0	0	0	0.00
55	Management of Companies and Enterprises	0	<10	Insf. Data	2	0.21
56	Administrative and Support and Waste Management and Remediation Services	<10	20	Insf. Data	16	0.45
61	Educational Services (non-public)	<10	52	Insf. Data	48	2.87
62	Health Care and Social Assistance	0	35	35	35	0.40
71	Arts, Entertainment, and Recreation	15	<10	Insf. Data	-10	0.59
72	Accommodation and Food Services	20	78	58	54	1.41
81	Other Services (except Public Administration)	51	42	-9	-10	1.22
90	Government	197	173	-24	-20	1.75
99	Unclassified Industry	0	0	0	0	0.00
	Total	495	690	195	155	-

Source: Lightcast Q2 2023 Data Set, July 2023

Included for reference in the previous table are competitive effect and location quotient numbers. Competitive effect is used as part of shift-share analysis to show the number of jobs gained or lost that cannot be explained by national growth or overall changes in an industry; these numbers attempt to isolate region-specific trends. Location quotient (L.Q.) is a “snapshot in time” of how concentrated or clustered each industry is within the zip code area. In the case of Construction, the area has 4.02 times more jobs compared to the national average. By delving deeper into shift share and L.Q. for different years, trends, competitive advantages, and opportunities can be identified.

Employment Forecast by Industry, Town of Lake Holcombe Zip Code (54745), 2032

NAICS Code	Description	2022 Jobs	2032 Jobs	# Change
11	Agriculture, Forestry, Fishing & Hunting	<10	<10	Insf. Data
21	Mining, Quarrying, and Oil & Gas Extraction	0	0	0
22	Utilities	0	0	0
23	Construction	159	172	13
31-33	Manufacturing	34	35	1
42	Wholesale Trade	21	25	4
44-45	Retail Trade	19	21	1
48-49	Transportation and Warehousing	41	52	10
51	Information	0	0	0
52	Finance and Insurance	<10	<10	Insf. Data
53	Real Estate and Rental and Leasing	0	0	0
54	Professional, Scientific, & Technical Services	0	0	0
55	Management of Companies and Enterprises	<10	<10	Insf. Data
56	Administrative and Support and Waste Management and Remediation Services	20	24	4
61	Educational Services	52	62	11
62	Health Care and Social Assistance	35	39	4
71	Arts, Entertainment, and Recreation	<10	<10	Insf. Data
72	Accommodation and Food Services	78	85	7
81	Other Services (except Public Administration)	42	49	7
90	Government	173	174	1
99	Unclassified Industry	0	0	0
	Total	690	754	65

The table above shows an employment forecast of the Lake Holcombe zip code. It is important to note that the data at the zip code level are based on samples and the future trends are estimates.

An important feature of determining the economic health and future of Chippewa County and its communities is to determine the amounts and types of jobs currently available as well as making predictions for the future. The Wisconsin Department of Workforce Development (WDWD), Office of Economic Advisors produced employment projections in for West Central Wisconsin, which includes Barron, Clark, Chippewa, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties.

Employment by Industry Projections, West Central Wisconsin, 2020 and 2030

Industry Title	2020 Employment*	2030 Projected Employment	Change (2020-2030)	
			Employment	Percent
Total All Industries	213,421	230,292	16,871	7.91
Goods-Producing	48,246	51,863	3,617	7.50
Natural Resources and Mining	4,326	4,533	207	4.79
Construction	8,416	9,225	809	9.61
Manufacturing	35,504	38,105	2,601	7.33

<i>Services-Providing</i>	147,867	160,612	12,745	8.62
Trade, Transportation, and Utilities	39,650	44,118	4,468	11.27
Information	1,319	1,182	-137	-10.39
Financial Activities	7,058	7,819	761	10.78
Professional and Business Services	14,655	17,037	2,382	16.25
Education and Health Services	48,327	49,678	1,351	2.80
Leisure and Hospitality	17,494	19,966	2,472	14.13
Other Services (except Government)	7,530	8,485	955	12.68
Government	11,834	12,327	493	4.17
Self Employed and Unpaid Family Workers, All Jobs	17,308	17,817	509	2.94

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, December 2022

WDWD notes that employment is a count of jobs rather than people and includes all part- and full-time nonfarm jobs. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add-up due to rounding and some data for certain industries may be suppressed due to confidentiality. Government employment includes tribal-owned operations, which are part of Local Government employment. Information is derived using a variety of Federal data sources. It is important to note that unanticipated events may affect the accuracy of the projections.

Market Potential for Retail Businesses

The tables on the following pages display the Retail Market potential in the Holcombe Zip Code of 54745 according to the ESRI Business Analyst Online tool. The Market Potential data measures the likely demand for a product or service in an area, including an estimate of the number of consumers and a Market Potential Index (MPI). “The MPI compares the demand for a specific product or service in an area with the national demand for that product or service.”¹² Products or services with a MPI value greater than 100 represents higher demand than the U.S., and a value less than 100 represents lower demand. Given the recreation-based nature of the Lake Holcombe area economy, data on Recreation Expenditures and Sports and Leisure Market Potential, are also provided.

Caution and care must be used in interpreting and applying such data; it must be compared against what you know about your community. The data are based on sampling from various sources, such as the MRI Survey of the American Consumer and the Doublebase from MRI-Simmons. In smaller communities, a small number of oversights in the sampling can have dramatic influences in the results.

These tables show the importance of a diversified mix of retail and services. Not only does a diverse mix of smaller businesses make a local economy more resilient to larger changes in the overall economy, but they are also important to attracting residents and families.

¹² ESRI. “2022 Market Potential ESRI Methodology Statement, June 2022”.
<https://storymaps.arcgis.com/stories/2eca5a489d7d48529d40b5df41970bc4>



Retail Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Demographic Summary		2023	2028
Population		2,105	2,117
Population 18+		1,779	1,762
Households		959	970
Median Household Income		\$57,517	\$63,928
Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought Men's Clothing/12 Mo	1,165	65.5%	107
Bought Women's Clothing/12 Mo	939	52.8%	102
Bought Shoes/12 Mo	1,349	75.8%	102
Bought Fine Jewelry/12 Mo	326	18.3%	89
Bought Watch/12 Mo	270	15.2%	110
Automobiles (Households)			
HH Owns or Leases Any Vehicle	926	96.6%	106
HH Bought or Leased New Vehicle/12 Mo	100	10.4%	103
Automotive Aftermarket (Adults)			
Bought Gasoline/6 Mo	1,677	94.3%	104
Bought or Changed Motor Oil/12 Mo	1,037	58.3%	113
Had Vehicle Tune-Up/12 Mo	443	24.9%	101
Beverages (Adults)			
Drank Non-Diet (Regular) Cola/6 Mo	677	38.1%	103
Drank Beer or Ale/6 Mo	654	36.8%	93
Cameras (Adults)			
Own Digital Point and Shoot Camera/Camcorder	229	12.9%	117
Own Digital SLR Camera or Camcorder	167	9.4%	87
Printed Digital Photos/12 Mo	504	28.3%	105
Cell Phones (Adults/Households)			
Bought Cell Phone/12 Mo	630	35.4%	101
Have a Smartphone	1,656	93.1%	99
Have Android Phone (Any Brand) Smartphone	795	44.7%	116
Have Apple iPhone Smartphone	863	48.5%	86
HH Owns 1 Cell Phone	274	28.6%	94
HH Owns 2 Cell Phones	443	46.2%	118
HH Owns 3+ Cell Phones	226	23.6%	82
HH Has Cell Phone Only (No Landline Telephone)	649	67.7%	99
Computers (Households)			
HH Owns Computer	814	84.9%	99
HH Owns Desktop Computer	415	43.3%	108
HH Owns Laptop or Notebook	653	68.1%	97
HH Owns Apple/Mac Brand Computer	153	16.0%	66
HH Owns PC/Non-Apple Brand Computer	726	75.7%	107
HH Purchased Most Recent Home Computer at Store	384	40.0%	103
HH Purchased Most Recent Home Computer Online	257	26.8%	98
HH Spent \$1-499 on Most Recent Home Computer	182	19.0%	120
HH Spent \$500-999 on Most Recent Home Computer	212	22.1%	109
HH Spent \$1K-1499 on Most Recent Home Computer	108	11.3%	93
HH Spent \$1500-1999 on Most Recent Home Computer	33	3.4%	75
HH Spent \$2K+ on Most Recent Home Computer	34	3.5%	66

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Retail Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at C-Store/6 Mo	1,227	69.0%	108
Bought Brewed Coffee at C-Store/30 Days	247	13.9%	115
Bought Cigarettes at C-Store/30 Days	119	6.7%	110
Bought Gas at C-Store/30 Days	875	49.2%	125
Spent \$1-19 at C-Store/30 Days	122	6.9%	93
Spent \$20-39 at C-Store/30 Days	166	9.3%	95
Spent \$40-50 at C-Store/30 Days	151	8.5%	109
Spent \$51-99 at C-Store/30 Days	108	6.1%	99
Spent \$100+ at C-Store/30 Days	493	27.7%	133
Entertainment (Adults)			
Attended Movie/6 Mo	556	31.3%	85
Went to Live Theater/12 Mo	87	4.9%	72
Went to Bar or Night Club/12 Mo	222	12.5%	77
Dined Out/12 Mo	953	53.6%	103
Gambled at Casino/12 Mo	177	9.9%	93
Visited Theme Park/12 Mo	158	8.9%	76
Viewed Movie (Video-on-Demand)/30 Days	177	9.9%	90
Viewed TV Show (Video-on-Demand)/30 Days	119	6.7%	88
Used Internet to Download Movie/30 Days	88	4.9%	82
Downloaded Individual Song/6 Mo	309	17.4%	86
Used Internet to Watch Movie/30 Days	450	25.3%	74
Used Internet to Watch TV Program/30 Days	290	16.3%	74
Played (Console) Video or Electronic Game/12 Mo	176	9.9%	77
Played (Portable) Video or Electronic Game/12 Mo	107	6.0%	91
Financial (Adults)			
Have 1st Home Mortgage	660	37.1%	98
Used ATM or Cash Machine/12 Mo	1,036	58.2%	92
Own Any Stock	238	13.4%	89
Own U.S. Savings Bonds	129	7.3%	102
Own Shares in Mutual Fund (Stocks)	240	13.5%	98
Own Shares in Mutual Fund (Bonds)	151	8.5%	99
Have Interest Checking Account	793	44.6%	113
Have Non-Interest Checking Account	679	38.2%	100
Have Savings Account	1,307	73.5%	99
Have 401(k) Retirement Savings Plan	323	18.2%	74
Own or Used Any Credit/Debit Card/12 Mo	1,650	92.7%	100
Avg \$1-110 Monthly Credit Card Expenditures	238	13.4%	117
Avg \$111-225 Monthly Credit Card Expenditures	129	7.3%	95
Avg \$226-450 Monthly Credit Card Expenditures	167	9.4%	102
Avg \$451-700 Monthly Credit Card Expenditures	117	6.6%	71
Avg \$701-1000 Monthly Credit Card Expenditures	129	7.3%	89
Avg \$1001-2000 Monthly Credit Card Expenditures	202	11.4%	97
Avg \$2001+ Monthly Credit Card Expenditures	197	11.1%	100
Did Banking Online/12 Mo	1,015	57.1%	97
Did Banking by Mobile Device/12 Mo	786	44.2%	92

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Retail Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
HH Used Bread/6 Mo	910	94.9%	100
HH Used Chicken (Fresh or Frozen)/6 Mo	682	71.1%	102
HH Used Turkey (Fresh or Frozen)/6 Mo	172	17.9%	121
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	579	60.4%	100
HH Used Fresh Fruit or Vegetables/6 Mo	831	86.7%	98
HH Used Fresh Milk/6 Mo	835	87.1%	106
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	579	60.4%	70
Health (Adults)			
Exercise at Home 2+ Times/Wk	777	43.7%	89
Exercise at Club 2+ Times/Wk	136	7.6%	65
Visited Doctor/12 Mo	1,434	80.6%	101
Used Vitamins or Dietary Supplements/6 Mo	1,182	66.4%	101
Home (Households)			
HH Did Home Improvement/12 Mo	433	45.2%	115
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	273	28.5%	93
HH Purchased Low Ticket HH Furnishing/12 Mo	238	24.8%	101
HH Purchased Big Ticket HH Furnishing/12 Mo	271	28.3%	99
HH Bought Small Kitchen Appliance/12 Mo	237	24.7%	95
HH Bought Large Kitchen Appliance/12 Mo	162	16.9%	104
Insurance (Adults/Households)			
Currently Carry Life Insurance	950	53.4%	104
Personally Carry Any Med/Hosp/Accident Insur	1,540	86.6%	101
Homeowner Carries Home/Personal Property Insurance	1,324	74.4%	121
Renter Carries Home/Pers Property Insurance	135	7.6%	64
HH Has 1 Vehicle Covered w/Auto Insurance	227	23.7%	77
HH Has 2 Vehicles Covered w/Auto Insurance	305	31.8%	97
HH Has 3+ Vehicles Covered w/Auto Insurance	371	38.7%	146
Pets (Households)			
HH Owns Cat	314	32.7%	142
HH Owns Dog	502	52.3%	132
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Env: 4-Agr Cmpl	241	13.5%	73
Buying American Is Important: 4-Agr Cmpl	820	46.1%	144
Buy Based on Quality Not Price: 4-Agr Cmpl	274	15.4%	102
Buy on Credit Rather Than Wait: 4-Agr Cmpl	205	11.5%	90
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	193	10.8%	98
Will Pay More for Env Safe Prods: 4-Agr Cmpl	142	8.0%	65
Buy Based on Price Not Brands: 4-Agr Cmpl	503	28.3%	104
Am Interested in How to Help Env: 4-Agr Cmpl	241	13.5%	73
Reading (Adults)			
Bought Digital Book/12 Mo	317	17.8%	94
Bought Hardcover Book/12 Mo	490	27.5%	102
Bought Paperback Book/12 Mo	609	34.2%	101
Read Daily Newspaper (Paper Version)	275	15.5%	101
Read Digital Newspaper/30 Days	722	40.6%	80
Read Magazine (Paper/Electronic Vers)/6 Mo	1,531	86.1%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Retail Market Potential

54745 (Holcombe)
 54745 (Holcombe)
 Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to Family Restrnt/SteakHse/6 Mo	1,186	66.7%	101
Went to Family Restrnt/SteakHse 4+ Times/30 Days	372	20.9%	102
Spent \$101-200 at Family Restrnt/SteakHse/30 Days	192	92.3%	102
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	658	37.0%	95
Ordered Eat-In Fast Food/6 Mo	401	22.5%	110
Ordered Home Delivery Fast Food/6 Mo	141	7.9%	59
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	1,169	65.7%	112
Ordered Take-Out/Walk-In Fast Food/6 Mo	326	18.3%	82
Television & Electronics (Adults/Households)			
Own Tablet	1,011	56.8%	96
Own E-Reader	240	13.5%	94
Own E-Reader/Tablet: Apple iPad	560	31.5%	84
HH Owns Internet Connectable TV	435	45.4%	105
Own Portable MP3 Player	187	10.5%	94
HH Owns 1 TV	157	16.4%	90
HH Owns 2 TVs	251	26.2%	92
HH Owns 3 TVs	238	24.8%	108
HH Owns 4+ TVs	249	26.0%	115
HH Subscribes to Cable TV	236	24.6%	73
HH Subscribes to Fiber Optic TV	27	2.8%	54
HH Owns Portable GPS Device	270	28.2%	135
HH Purchased Video Game System/12 Mo	43	4.5%	56
HH Owns Internet Video Device for TV	479	49.9%	95
Travel (Adults)			
Took Domestic Trip in Continental U.S./12 Mo	953	53.6%	100
Took 3+ Domestic Non-Business Trips/12 Mo	293	16.5%	118
Spent \$1-999 on Domestic Vacations/12 Mo	206	11.6%	85
Spent \$1K-1499 on Domestic Vacations/12 Mo	127	7.1%	112
Spent \$1500-1999 on Domestic Vacations/12 Mo	67	3.8%	99
Spent \$2K-2999 on Domestic Vacations/12 Mo	69	3.9%	98
Spent \$3K+ on Domestic Vacations/12 Mo	139	7.8%	118
Used Intrnt Travel Site for Domestic Trip/12 Mo	63	3.5%	64
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	434	24.4%	74
Took 3+ Foreign Trips by Plane/3 Yrs	63	3.5%	49
Spent \$1-999 on Foreign Vacations/12 Mo	94	5.3%	68
Index: Spent \$1K-2999 on Foreign Vacations/12 Mo	29	1.6%	53
Spent \$3K+ on Foreign Vacations/12 Mo	58	3.3%	77
Used General Travel Site: Foreign Trip/3 Yrs	64	3.6%	57
Spent Night at Hotel or Motel/12 Mo	780	43.8%	97
Took Cruise of More Than One Day/3 Yrs	164	9.2%	91
Member of Frequent Flyer Program	359	20.2%	73
Member of Hotel Rewards Program	508	28.6%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Recreation Expenditures

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Demographic Summary		2023	2028
Population		2,105	2,117
Households		959	970
Families		618	632
Median Age		55.0	53.9
Median Household Income		\$57,517	\$63,928
	Spending Potential Index	Average Amount Spent	Total
TV/Video/Audio	91	\$1,235.40	\$1,184,745
Cable & Satellite Television Services	102	\$874.63	\$838,766
Televisions & Video	74	\$263.53	\$252,727
Audio	70	\$94.14	\$90,276
Rental of TV/VCR/Radio/Sound Equipment	65	\$0.49	\$466
Repair of TV/Radio/Sound Equipment	129	\$2.62	\$2,510
Entertainment/Recreation Fees and Admissions	56	\$401.17	\$384,719
Tickets to Theatre/Operas/Concerts	58	\$31.78	\$30,481
Tickets to Movies	51	\$14.08	\$13,506
Tickets to Parks or Museums	62	\$17.21	\$16,505
Admission to Sporting Events, excl.Trips	59	\$34.36	\$32,949
Fees for Participant Sports, excl.Trips	58	\$69.34	\$66,498
Fees for Recreational Lessons	48	\$70.29	\$67,406
Membership Fees for Social/Recreation/Health Clubs	59	\$163.72	\$157,007
Dating Services	36	\$0.38	\$366
Toys/Games/Crafts/Hobbies	85	\$135.07	\$129,534
Toys/Games/Arts/Crafts/Tricycles	79	\$103.48	\$99,234
Playground Equipment	216	\$17.36	\$16,647
Play Arcade Pinball/Video Games	166	\$2.84	\$2,726
Online Gaming Services	54	\$5.06	\$4,852
Stamp & Coin Collecting	72	\$6.33	\$6,075
Recreational Vehicles and Fees	124	\$186.82	\$179,162
Docking and Landing Fees for Boats and Planes	100	\$15.17	\$14,546
Camp Fees	49	\$18.23	\$17,485
Payments on Boats/Trailers/Campers/RVs	175	\$118.09	\$113,252
Rental of Boats/Trailers/Campers/RVs	117	\$35.33	\$33,879
Sports, Recreation and Exercise Equipment	80	\$224.90	\$215,674
Exercise Equipment and Gear, Game Tables	50	\$48.79	\$46,789
Bicycles	83	\$47.10	\$45,170
Camping Equipment	60	\$11.82	\$11,335
Hunting and Fishing Equipment	99	\$66.80	\$64,060
Winter Sports Equipment	70	\$6.88	\$6,594
Water Sports Equipment	143	\$20.40	\$19,564
Other Sports Equipment	182	\$20.26	\$19,432
Rental/Repair of Sports/Recreation/Exercise Equipment	83	\$2.65	\$2,542
Photographic Equipment and Supplies	69	\$32.16	\$30,845
Film	93	\$0.40	\$379
Photo Processing	81	\$6.49	\$6,227
Photographic Equipment	63	\$10.74	\$10,303
Photographer Fees/Other Supplies & Equip Rental/Repair	68	\$14.53	\$13,936
Reading	80	\$101.27	\$97,119
Magazine/Newspaper Subscriptions	84	\$36.69	\$35,187
Magazine/Newspaper Single Copies	96	\$5.32	\$5,097
Books	84	\$35.50	\$34,049
Digital Book Readers	68	\$23.76	\$22,785

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

July 06, 2023



Sports and Leisure Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Demographic Summary		2023	2028
Population		2,105	2,117
Population 18+		1,779	1,762
Households		959	970
Median Household Income		\$57,517	\$63,928
Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Participated in Aerobics/12 Mo	127	7.1%	86
Participated in Archery/12 Mo	48	2.7%	111
Participated in Backpacking/12 Mo	47	2.6%	74
Participated in Baseball/12 Mo	32	1.8%	70
Participated in Basketball/12 Mo	59	3.3%	58
Participated in Bicycling (Mountain)/12 Mo	40	2.2%	63
Participated in Bicycling (Road)/12 Mo	179	10.1%	83
Participated in Boating (Power)/12 Mo	138	7.8%	162
Participated in Bowling/12 Mo	102	5.7%	86
Participated in Canoeing or Kayaking/12 Mo	161	9.1%	121
Participated in Fishing (Fresh Water)/12 Mo	339	19.1%	181
Participated in Fishing (Salt Water)/12 Mo	90	5.1%	147
Participated in Football/12 Mo	33	1.9%	78
Participated in Frisbee/12 Mo	54	3.0%	88
Participated in Golf/12 Mo	142	8.0%	101
Participated in Hiking/12 Mo	303	17.0%	90
Participated in Horseback Riding/12 Mo	52	2.9%	152
Participated in Hunting w/Rifle/12 Mo	159	8.9%	264
Participated in Hunting w/Shotgun/12 Mo	91	5.1%	206
Participated in Ice Skating/12 Mo	20	1.1%	51
Participated in Jogging or Running/12 Mo	121	6.8%	60
Participated in Motorcycling/12 Mo	45	2.5%	96
Participated in Pilates/12 Mo	44	2.5%	88
Participated in Ping Pong/12 Mo	32	1.8%	52
Participated in Rock Climbing/12 Mo	19	1.1%	69
Participated in Roller Skating/12 Mo	18	1.0%	63
Participated in Skiing (Downhill)/12 Mo	20	1.1%	44
Participated in Soccer/12 Mo	32	1.8%	57
Participated in Softball/12 Mo	31	1.7%	107
Participated in Swimming/12 Mo	293	16.5%	109
Participated in Target Shooting/12 Mo	142	8.0%	160
Participated in Tennis/12 Mo	36	2.0%	53
Participated in Volleyball/12 Mo	30	1.7%	72
Participated in Walking for Exercise/12 Mo	606	34.1%	101
Participated in Weight Lifting/12 Mo	190	10.7%	76
Participated in Yoga/12 Mo	131	7.4%	67
Participated in Zumba/12 Mo	31	1.7%	56
Spent \$1-99 on Sports/Recreation Equipment/12 Mo	141	7.9%	113
Spent \$100-249 on Sports/Recreation Equipment/12 Mo	124	7.0%	111
Spent \$250+ on Sports/Recreation Equipment/12 Mo	193	10.8%	106
Attend College Basketball Game/12 Mo	17	1.0%	87
Attend College Football Game/12 Mo	39	2.2%	106
Attend High School Sports Events/12 Mo	58	3.3%	114
Attend MLB Regular Season Baseball Game/12 Mo	27	1.5%	57
Attend Sports Events	175	9.8%	87
Listen to Sports on Radio	173	9.7%	111
Watch Alpine Skiing or Ski Jumping on TV	52	2.9%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Sports and Leisure Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Watch Auto Racing (Not NASCAR) on TV	79	4.4%	105
Watch Bicycle Racing on TV	27	1.5%	75
Watch Bowling on TV	38	2.1%	95
Watch Boxing on TV	75	4.2%	67
Watch College Basketball on TV	218	12.3%	101
Watch College Football on TV	549	30.9%	116
Watch Esports on TV	33	1.9%	58
Watch Figure Skating on TV	90	5.1%	99
Watch Fishing on TV	79	4.4%	138
Watch Gymnastics on TV	67	3.8%	78
Watch High School Sports on TV	105	5.9%	130
Watch Horse Racing (at Track or OTB) on TV	54	3.0%	109
Watch International Soccer on TV	52	2.9%	50
Watch LPGA Golf on TV	64	3.6%	122
Watch Marathon/Triathlon/Obstacle Race on TV	27	1.5%	120
Watch Men's Tennis on TV	91	5.1%	75
Watch MLB Playoffs/World Series Baseball on TV	226	12.7%	79
Watch MLB Regular Season Baseball on TV	282	15.9%	86
Watch MLS Soccer on TV	38	2.1%	44
Watch Motorcycle Racing on TV	41	2.3%	143
Watch NASCAR Auto Racing on TV	219	12.3%	158
Watch NBA Playoffs or Finals Basketball on TV	166	9.3%	65
Watch NBA Regular Season Basketball on TV	168	9.4%	68
Watch NCAA Tournament Basketball on TV	171	9.6%	93
Watch NFL Playoffs or Super Bowl Football on TV	584	32.8%	100
Watch NFL Sun/Mon/Thu Night Football Games on TV	579	32.5%	101
Watch NFL Weekend Football Games on TV	528	29.7%	98
Watch NHL Playoffs/Stanley Cup Ice Hockey on TV	104	5.8%	81
Watch NHL Regular Season Ice Hockey on TV	115	6.5%	83
Watch Oth Mixed Martial Arts (MMA) on TV	32	1.8%	63
Watch PGA Golf on TV	234	13.2%	105
Watch Pro Beach Volleyball on TV	21	1.2%	64
Watch Pro Bull Riding on TV	73	4.1%	163
Watch Rodeo on TV	72	4.0%	230
Watch Sports on TV	1,123	63.1%	103
Watch Summer Extreme Sports on TV	29	1.6%	93
Watch Summer Olympics on TV	192	10.8%	96
Watch Track & Field on TV	34	1.9%	59
Watch U.S. Men's Soccer National Team on TV	49	2.8%	77
Watch U.S. Women's Soccer National Team on TV	42	2.4%	69
Watch Ultimate Fighting Championship (UFC) on TV	61	3.4%	78
Watch Winter Extreme Sports on TV	25	1.4%	73
Watch Winter Olympics on TV	156	8.8%	114
Watch WNBA Basketball on TV	29	1.6%	60
Watch Women's Tennis on TV	76	4.3%	64
Watch World Cup Soccer on TV	52	2.9%	54
Watch Wrestling (WWE) on TV	73	4.1%	106
College Basketball Super Fan (10-10 on 10 Scale)	49	2.8%	99
College Football Super Fan (10-10 on 10 Scale)	104	5.8%	105
Golf Super Fan (10-10 on 10 Scale)	25	1.4%	88
High School Sports Super Fan (10-10 on 10 Scale)	43	2.4%	118
Intl Soccer Super Fan (10-10 on 10 Scale)	16	0.9%	39
MLB Super Fan (10-10 on 10 Scale)	57	3.2%	77
MLS Soccer Super Fan (10-10 on 10 Scale)	9	0.5%	43
NASCAR Super Fan (10-10 on 10 Scale)	25	1.4%	89
NBA Super Fan (10-10 on 10 Scale)	30	1.7%	44
NFL Super Fan (10-10 on 10 Scale)	129	7.3%	78
NHL Super Fan (10-10 on 10 Scale)	21	1.2%	53
Pro Wrestling Super Fan (10-10 on 10 Scale)	15	0.8%	71

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Sports and Leisure Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Member of AARP	374	21.0%	125
Member of Church Board	60	3.4%	127
Member of Fraternal Order	47	2.6%	108
Member of Religious Club	47	2.6%	96
Member of Union	70	3.9%	85
Member of Veterans Club	68	3.8%	151
Participate in Indoor Gardening or Plant Care	285	16.0%	99
Attended Adult Education Course/12 Mo	139	7.8%	70
Visited Aquarium/12 Mo	90	5.1%	91
Went to Art Gallery/12 Mo	96	5.4%	75
Attended Auto Show/12 Mo	75	4.2%	93
Did Baking/12 Mo	627	35.2%	112
Barbecued/12 Mo	624	35.1%	110
Went to Bar or Night Club/12 Mo	222	12.5%	77
Went to Beach/12 Mo	420	23.6%	85
Played Billiards or Pool/12 Mo	58	3.3%	76
Played Bingo/12 Mo	77	4.3%	124
Did Birdwatching/12 Mo	181	10.2%	139
Played Board Game/12 Mo	396	22.3%	98
Read Book/12 Mo	673	37.8%	96
Participated in Book Club/12 Mo	54	3.0%	76
Went on Overnight Camping Trip/12 Mo	295	16.6%	123
Played Cards/12 Mo	339	19.1%	105
Played Chess/12 Mo	60	3.4%	85
Played Computer Game Offline (w/Software)/12 Mo	177	9.9%	114
Played Computer Game Online/12 Mo	268	15.1%	97
Cooked for Fun/12 Mo	487	27.4%	99
Did Crossword Puzzle/12 Mo	245	13.8%	104
Danced or Went Dancing/12 Mo	76	4.3%	66
Attended Dance Performance/12 Mo	37	2.1%	80
Dined Out/12 Mo	953	53.6%	103
Flew a Drone/12 Mo	42	2.4%	94
Attended State or County Fair/12 Mo	175	9.8%	136
Participated in Fantasy Sports League/12 Mo	77	4.3%	92
Did Furniture Refinishing/12 Mo	115	6.5%	136
Gambled at Casino/12 Mo	177	9.9%	93
Gambled in Las Vegas/12 Mo	33	1.9%	58
Participated in Genealogy/12 Mo	87	4.9%	97
Attended Horse Races/12 Mo	25	1.4%	88
Participated in Karaoke/12 Mo	29	1.6%	50
Bought Lottery Ticket/12 Mo	611	34.3%	109
Played Lottery 6+ Times/30 Days	183	10.3%	105
Bought Daily Drawing Lottery Ticket/12 Mo	29	1.6%	52
Bought Instant Game Lottery Ticket/12 Mo	328	18.4%	101
Bought Mega Millions Lottery Ticket/12 Mo	303	17.0%	104
Bought Powerball Lottery Ticket/12 Mo	335	18.8%	107
Attended Movie/6 Mo	556	31.3%	85
Attended Movie 1+ Times Wk/90 Days	8	0.4%	54
Attended Movie 2-3 Times Month/90 Days	14	0.8%	63
Attended Movie 1 Time Month/90 Days	40	2.2%	86
Attended Movie < 1 Time Month/90 Days	401	22.5%	83
Saw Action Genre Movie at Theater/6 Mo	116	6.5%	63
Saw Adventure Genre Movie at Theater/6 Mo	131	7.4%	71

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Sports and Leisure Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Saw Animation Genre Movie at Theater/6 Mo	53	3.0%	61
Saw Biography Genre Movie at Theater/6 Mo	23	1.3%	53
Saw Comedy Genre Movie at Theater/6 Mo	126	7.1%	75
Saw Crime Genre Movie at Theater/6 Mo	70	3.9%	71
Saw Drama Genre Movie at Theater/6 Mo	143	8.0%	90
Saw Family Genre Movie at Theater/6 Mo	46	2.6%	88
Saw Fantasy Genre Movie at Theater/6 Mo	45	2.5%	51
Saw Horror Genre Movie at Theater/6 Mo	40	2.2%	61
Saw Romance Genre Movie at Theater/6 Mo	36	2.0%	91
Saw Science Fiction Genre Movie at Theater/6 Mo	33	1.9%	39
Saw Thriller Genre Movie at Theater/6 Mo	44	2.5%	50
Went to Museum/12 Mo	135	7.6%	72
Attended Classical Music/Opera Performance/12 Mo	31	1.7%	67
Attended Country Music Performance/12 Mo	68	3.8%	112
Attended Rock Music Performance/12 Mo	72	4.0%	69
Played Musical Instrument/12 Mo	133	7.5%	88
Did Painting/Drawing/Sculpting/12 Mo	177	9.9%	95
Did Photo Album or Scrapbooking/12 Mo	80	4.5%	101
Did Photography/12 Mo	198	11.1%	98
Did Sudoku Puzzle/12 Mo	179	10.1%	105
Participated in Tailgating/12 Mo	35	2.0%	74
Went to Live Theater/12 Mo	87	4.9%	72
Visited Theme Park/12 Mo	158	8.9%	76
Visited Theme Park 5+ Days/12 Mo	31	1.7%	69
Participated in Trivia Games/12 Mo	140	7.9%	103
Played (Console) Video or Electronic Game/12 Mo	176	9.9%	77
Played (Portable) Video or Electronic Game/12 Mo	107	6.0%	91
Visited Indoor Water Park/12 Mo	28	1.6%	91
Did Woodworking/12 Mo	121	6.8%	120
Went to Zoo/12 Mo	127	7.1%	67
Bought 1-2 DVDs/30 Days	68	3.8%	150
Bought 3+ DVDs/30 Days	53	3.0%	142
Rented 1 DVD (Movie or Other Video)/30 Days	29	1.6%	82
Rented 2 DVDs (Movie or Other Video)/30 Days	27	1.5%	95
Rented 3+ DVDs (Movie or Other Video)/30 Days	47	2.6%	96
Rented Action or Adventure Movie/30 Days	259	14.6%	87
Rented Classic Movie/30 Days	80	4.5%	104
Rented Comedy Movie/30 Days	223	12.5%	95
Rented Drama Movie/30 Days	168	9.4%	87
Rented Family or Children's Movie/30 Days	80	4.5%	83
Rented Foreign Movie/30 Days	21	1.2%	60
Rented Horror Movie/30 Days	75	4.2%	87
Rented Musical Movie/30 Days	28	1.6%	73
Rented News or Documentary Movie/30 Days	57	3.2%	87
Rented Romance Movie/30 Days	79	4.4%	104
Rented Science Fiction Movie/30 Days	69	3.9%	72
Rented TV Show Movie/30 Days	73	4.1%	67
Rented Western Movie/30 Days	44	2.5%	133
Rented/Purchased DVD/Blu-Ray from Amazon/30 Days	189	10.6%	90
Rented/Purchased DVD/Blu-Ray from Netflix/30 Days	57	3.2%	80
Rented/Purchased DVD/Blu-Ray from Redbox/30 Days	119	6.7%	106

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023



Sports and Leisure Market Potential

54745 (Holcombe)
54745 (Holcombe)
Geography: ZIP Code

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Bought Children's Toy or Game/12 Mo	697	39.2%	103
Spent \$1-49 on Toys or Games for Child/12 Mo	162	9.1%	127
Spent \$50-99 on Toys or Games for Child/12 Mo	56	3.1%	99
Spent \$100-199 on Toys or Games for Child/12 Mo	130	7.3%	95
Spent \$200-499 on Toys or Games for Child/12 Mo	200	11.2%	102
Spent \$500+ on Toys or Games for Child/12 Mo	112	6.3%	107
Bought Infant Toy/12 Mo	131	7.4%	103
Bought Pre-School Toy/12 Mo	156	8.8%	121
Bought Boy Action Figure for Child/12 Mo	108	6.1%	83
Bought Girl Action Figure for Child/12 Mo	42	2.4%	76
Bought Action Game for Child/12 Mo	48	2.7%	112
Bought Bicycle for Child/12 Mo	84	4.7%	82
Bought Board Game for Child/12 Mo	265	14.9%	100
Bought Builder Set for Child/12 Mo	109	6.1%	108
Bought Car for Child/12 Mo	151	8.5%	113
Bought Construction Toy for Child/12 Mo	142	8.0%	115
Bought Fashion Doll for Child/12 Mo	81	4.6%	101
Bought Large/Baby Doll for Child/12 Mo	118	6.6%	102
Bought Doll Accessories for Child/12 Mo	77	4.3%	111
Bought Doll Clothing for Child/12 Mo	76	4.3%	118
Bought Educational Toy for Child/12 Mo	269	15.1%	105
Bought Electronic Doll or Animal for Child/12 Mo	43	2.4%	94
Bought Electronic Game for Child/12 Mo	110	6.2%	110
Bought Mechanical Toy for Child/12 Mo	87	4.9%	125
Bought Model Kit or Set for Child/12 Mo	76	4.3%	116
Bought Plush Doll or Animal for Child/12 Mo	182	10.2%	102
Bought Sound Game for Child/12 Mo	19	1.1%	85
Bought Water Toy for Child/12 Mo	161	9.1%	110
Bought Word Game for Child/12 Mo	36	2.0%	89
Bought Digital Book/12 Mo	317	17.8%	94
Bought Hardcover Book/12 Mo	490	27.5%	102
Bought Paperback Book/12 Mo	609	34.2%	101
Bought 1-3 Books/12 Mo	339	19.1%	89
Bought 4-6 Books/12 Mo	209	11.7%	99
Bought 7+ Books/12 Mo	418	23.5%	112
Bought Fiction Book/12 Mo	597	33.6%	106
Bought Non-Fiction Book/12 Mo	495	27.8%	94
Bought Biography/12 Mo	127	7.1%	78
Bought Children's Book/12 Mo	218	12.3%	117
Bought Cookbook/12 Mo	152	8.5%	122
Bought History Book/12 Mo	186	10.5%	101
Bought Mystery Book/12 Mo	258	14.5%	117
Bought Novel/12 Mo	286	16.1%	97
Bought Religious Book (Not Bible)/12 Mo	130	7.3%	119
Bought Romance Book/12 Mo	162	9.1%	152
Bought Science Fiction Book/12 Mo	117	6.6%	96
Bought Personal/Business Self-Help Book/12 Mo	109	6.1%	73
Bought Travel Book/12 Mo	28	1.6%	87
Purchased Greeting Card/6 Mo	1,034	58.1%	107
Bought Book from Barnes & Noble Store/12 Mo	117	6.6%	63
Bought Book from Oth Book Store/12 Mo	151	8.5%	88
Bought Book from Amazon Online/12 Mo	598	33.6%	94
Bought Book from Barnes & Noble Online/12 Mo	36	2.0%	78
Bought Book from iTunes/Apple Books/12 Mo	23	1.3%	79
Listened to Audiobook/6 Mo	106	6.0%	72

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

July 06, 2023

Appendix E: Plans and Programs

The following plans and programs are the most commonly used and available to the community in the implementation of its comprehensive plan. In some cases, programs include agencies or divisions within an agency. This list is not exhaustive and will change over time as modifications are made and new rules, resources, grant programs, and partners become available.

Population and Housing Plans and Programs

While comprehensive plans must describe those programs which are available to provide an adequate housing supply that meets existing and projected demand, it is not assumed that the Town is solely responsible for managing and providing these programs. In fact, there are a wide variety of available programs for residents at a variety of geographic and jurisdictional levels, with the most commonly used and available programs summarized here.

Wisconsin Department of Administration

The Wisconsin Department of Administration maintains a comprehensive planning website with element guides and other useful resource links. The Department also manages the State's Demographics Services Center with official population and housing estimates and projections.

Chippewa County UW-Extension

Chippewa County government has various offices and programs which are available to the Town residents, officials, and government offices. For instance, the Cooperative Extension provides a variety of practical education programs tailored to local needs, including agricultural, family living, nutrition, 4-H, and youth development, and can tap into additional resources through the University of Wisconsin system.

Federal Housing Programs

Department of Housing and Urban Development (HUD)

HUD is the federal agency with primary responsibility for housing programs and community development. HUD is the main repository of resources for housing programs in Wisconsin. HUD provides funding for state developed programs through HOME and other initiatives. It also funds the Continuum of Care Program, and provides Section 8 vouchers, which assist low-income families in finding affordable housing. The Wisconsin HUD office is located in Milwaukee and can be contacted at (414) 297-3214.

Home Investment Partnership Program (HOME)

HOME is a federal housing program to support the provision of low-cost housing. A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements and rental housing development.

The HOME Rental Housing Development (RHD) program is administered by the Wisconsin Department of Administration (DOA) through its Division of Energy, Housing and Community Resources (DEHCR). These programs provide funds to eligible housing organizations for development of affordable rental housing.

The HOME Owner-Occupied Housing Loan program is administered by the DEHCR through the Homebuyer and Rehabilitation Program (HHR).

State Housing Programs

Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the DEHCR, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-income (LMI) households. The CDBG program is a federally funded program through HUD. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. For more information on these programs, visit DEHCR's Community Development Programs webpage.

Historic Home Owner's Tax Credits

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

Homeless Programs

Wisconsin Department of Administration's Division of Energy, Housing & Community Resources administers programs specifically designed to help homeless people:

- State Shelter Subsidy Grant (SSSG) Program: provides up to one-half of an emergency homeless shelter's program operating budget. Eligible applicants are a county or municipal governing body or agency, an Indian Tribal government, a community action agency, or other private not-for-profit or non-profit organization.
- Housing Opportunities for Persons With Aids (HOPWA): This federal program is designed to provide eligible applicants with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases. Funds are distributed through a competitive process.
- HUD Emergency Shelter Grant (ESG) Program: Funds may be used for outreach to unsheltered individuals and families; emergency shelter, including shelter operations and renovations; homelessness prevention, including rental assistance; rapid re-housing, including rental assistance, rental arrears, application fees, security deposits, and utility payments; and database costs. In addition, up to 7.5% of grants may be used for program administration.
- Interest Bearing Real Estate Trust Account Program (IBRETA): Real estate brokers establish interest bearing real estate trust accounts for the deposit of all down payments, earnest money deposits and other trust funds received by the broker and related to the conveyance of real estate. Interest is remitted to the WDOA. Proceeds augment existing homeless programs.

Home Safety Act

A Wisconsin law requires the state's Uniform Dwelling Code (UDC) be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one- and two-family dwellings built since June 1, 1980. The Home Safety Act (2003 WI Act 90) signed into law by Governor Doyle on December 3, 2003 includes important

changes to the enabling statutes for the UDC. The changes were effective as of December 18, 2003.

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and non-profit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts, and related housing initiatives. The HCRI is administered by the Wisconsin Division of Energy, Housing and Community Resources.

Property Tax Deferred Loan Program (PTDL)

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

Wisconsin Weatherization Assistance Programs

The Department of Administration-Division of Energy, Housing and Community Resources provides weatherization assistance for units occupied by low-income persons. This service is provided through the three community action programs operating in the region. It is also notable that many residential properties which are being sold for conversion to rental units also have to meet state-minimum energy conservation standards at the time of ownership transfer.

Wisconsin Department of Administration, Division of Energy, Housing and Community Resources

The Division of Energy, Housing and Community Resources provides housing policy and assistance programs to households. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The Division channels federal housing funds to local authorities and organizations and administers federal funds for the homeless.

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness. WHEDA administers a low-income housing tax credit program and loan programs.

Regional Housing Programs

Regional Community Development Block Grant (CDBG) Housing Program

The Regional Community Development Block Grant (CDBG) Housing Program for West Central Wisconsin (inclusive of Chippewa County) is administered by the Chippewa County Housing Authority. The funds are used to assist Low-to-Moderate Income (LMI) homeowners in bringing their homes up to safe and sanitary conditions through the provision of no-interest, deferred payment loans. A separate program component provides homebuyers with no-interest, deferred payment loans for closing costs and downpayments. Repayment is made at the point that the homeowner no longer occupies the property. Grant funding can also be used for housing acquisition, reconstruction and demolition. Although not currently used in this way, other eligible uses include small neighborhood public facility projects, assistance to developers creating low- and moderate-income rental units, and conversion of buildings into LMI housing. The program is a revolving loan fund with

repaid loans being relented to eligible LMI households. New funds for the program are secured through a competitive application process with the Wisconsin Department of Administration (WDOA).

Habitat for Humanity

The goal of this program is to eliminate inadequate housing and poverty housing throughout the world. Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers, identifying project sites, and constructing owner-occupied housing for the benefit of participating low-income families. Visit habitat.org.

West Central Wisconsin Regional Planning Commission (WCWRPC)

The Regional Planning Commission offers technical housing assistance with respect to housing related grants and funding and grant writing. WCWRPC should be contacted for further information. Visit its website at wccwrpc.org.

County and Local Housing Programs

Chippewa County Housing Authority

The Chippewa County Housing Authority is a public housing authority that provides housing resources and services for low and moderate income (LMI) households on a countywide basis. Through the use of funding from CDBG and a Revolving Loan Fund (RLF), the CCHA offers assistance to LMI homeowners and landlords for repairs and down payment or closing costs.

Wisconsin Energy Assistance Program

The Wisconsin Energy Assistance Program, administered by Division of Energy, Housing and Community Resources for Chippewa County, assists low-income households with purchasing furnaces when the family's existing furnace is a health hazard or beyond repair. The Division should be contacted for more information.

Transportation Plans and Programs

State Plans

Wisconsin Statewide Long-Range Multimodal Transportation Plan (Connect 2050)

The Wisconsin Department of Transportation has a statewide long-range transportation plan through the year 2050, called Connect 2050. The plan addresses all forms of transportation—highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. The overall goal of the planning process is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. The plan is available through the Wisconsin Department of Transportation's website.

Access Management

WisDOT employs three types of access control authorized by state statutes. A short summary of the state statutes follows, but it should be noted that the actual content of the statutes is significantly more detailed, and many special conditions and provisions are not included in this text. The type of access control that is imposed on various highway road segments influences how that segment is managed.

- Wis. Stats. 84.09 (purchase access control) – WisDOT acquires land by gift, devise, purchase or condemnation to establish, extend, or improve transportation facilities.

- Wis. Stats. 84.25 (administrative access control) – WisDOT designates some rural portions of the state trunk highway system as controlled-access highways where studies show that the potential exists for traffic volumes to exceed 2,000 vehicles per 24-hour day.
- Wis. Stats. 84.295 (freeway and expressway access control) – WisDOT designates highways with greater than 4,000 vehicles per day as freeways or expressways when it is determined that the volume and character of traffic warrants the construction or acquisition of right-of-way to accommodate a four-lane highway.

Wisconsin Rail Plan 2050 and Midwest Regional Rail Initiative

Nine Midwestern states, including Wisconsin, worked together on plans for linking the Midwest into a national passenger rail network, adopting a plan in 2000. Funding was acquired for the implementation of the leg between Milwaukee and Madison, and for the next phase of study, corridor selection, between Milwaukee and Minneapolis. In 2010, Wisconsin abandoned the project, returning the implementation funds to the Federal Rail Administration (FRA) and discontinuing participation in the corridor selection study. MnDOT continued the corridor study without Wisconsin's cooperation, eventually recommending a route through La Crosse over routes through Eau Claire that would have more closely served Chippewa Falls. While environmental study continues on the La Crosse route, the Eau Claire corridor is still shown in local, regional, and state (Minnesota and Wisconsin) transportation plans.

Wisconsin State Airport System Plan 2030

Airports, aviation and aviation-related industries play a significant role in the economic success of Wisconsin communities. The Wisconsin State Airport System Plan 2030 (SASP 2030) provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet current and future aviation needs of Wisconsin.

Wisconsin Bicycle Transportation Plan – 2020

This is the state's major plan for developing and integrating bicycles into the transportation system. It was adopted by WisDOT in 1998 and looked at creating a system of bikeways using suitable routes along County and state highways.

An update to the Bicycle Transportation Plan is currently underway within the Active Transportation Plan 2050.

State Recreational Trails Network Plan

This plan was adopted in 2001 and updated in 2003 by WDNR as an amendment to the Wisconsin State Trail Strategic Plan to identify a network of trail corridors throughout the state consisting of more than 4,000 miles of trails known as the Trail Interstate System.

An update to the Trails Network Plan is currently underway.

Wisconsin Pedestrian Policy Plan 2020

The Wisconsin Department of Transportation (WisDOT) developed the Wisconsin Pedestrian Policy Plan 2020 to provide a long-range vision addressing Wisconsin pedestrian needs. The Pedestrian Plan provides a basic description of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs. WisDOT's efforts ensure that this plan complements both existing and future long-range transportation plans.

An update to the Bicycle Transportation Plan is currently underway within the Active Transportation Plan 2050.

Regional and Local Plans

Chippewa County and the Town of Lake Holcombe consider applicable State, regional, and local transportation plans in the development of their own respective transportation plans. Both submit Local Road Improvement Program (LRIP) plans to WisDOT in order to receive LRIP funding. The Town of Lake Holcombe manages its local transportation improvements through its five-year capital improvements plan.

State Programs

Adopt-A-Highway Program

The Adopt-A-Highway Program is administered by the Wisconsin Department of Transportation (WisDOT). The program was initiated to allow groups to volunteer and support the state's antilitter program in a more direct way. Each qualified group takes responsibility for litter control on a segment of state highway. The group picks up litter on a segment at least three times per year between April 1 and November 1. Groups do not work in dangerous areas like medians, bridges, or steep slopes. In addition, a sign announcing a group's litter control sponsorship can be installed. The state Adopt-A-Highway coordinator should be contacted for further information. Applications and forms are available through the WisDOT website.

Wisconsin Information System for Local Roads (WISLR)

WISLR is an internet-accessible system that helps local governments and the Wisconsin Department of Transportation (WisDOT) manage local road data to improve decision-making, and to meet state statute requirements. With Geographic Information System technology, WISLR combines local road data with interactive mapping functionality. WISLR provides a system for local governments to report local road information (such as width, surface type, surface year, shoulder, curb, road category, functional classification, and pavement condition ratings) to WisDOT. Local governments can use WISLR to organize, analyze, update, and edit their data.

Transportation Economic Assistance (TEA) Program

The Transportation Economic Assistance program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must be scheduled to begin within three years, have the local government's endorsement, and benefit the public. For more information about this program, contact: Wisconsin Department of Transportation, Division of Transportation Investment Management, phone (608) 266-3488.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources does provide funding to local governments for trails, paths, routes, and other infrastructure for alternative modes of transportation, such as biking, walking/hiking, boating, and ATVs. Though these programs often have a recreational focus, such facilities can many times be an important component of a community's transportation strategy.

Community Development Block Grant-Public Facilities (CDBG-PF)

Administered by the Wisconsin Department of Administration, communities meeting a low-to-moderate income threshold are eligible to apply for CDBG-PF grants for infrastructure and building projects, which may include streets and specialized transportation projects.

Wisconsin Department of Transportation

Transportation programming efforts in Wisconsin are largely coordinated or funded through the Wisconsin Department of Transportation (WisDOT), including the distribution of federal transportation assistance dollars.

Many of these key assistance programs for county and local governments are listed below.

- **General Transportation Aids (GTA)** return about 30% of all state-collected transportation revenues to local governments for road construction, maintenance, and other related costs
- **Local Roads (LRIP) and Local Bridge Improvement Programs** assist local governments in improving seriously deteriorating roads and bridges.
- **Surface Transportation Program (STP)** uses allocated federal funds for the improvement of federal-aid-eligible local (STP-L), rural (STP-R), and urban (STP-U) roads and streets.
- **Connecting Highway Aids** are available to municipalities for roadways connecting to the State Trunk Highway system, in particular if increased traffic is experienced.
- **Rural (RTAP) and State Urban Mass Transit Assistance** allocate federal funds to support capital, operating, and training expenses for public transportation services.
- **County Elderly and Disabled Transportation Assistance** funds provide counties with financial assistance to provide transportation services to the elderly and persons with disabilities. Capital funds through the **Section 5310 Program** are also available for non-profits and local governments. A related WisDOT-administered program is **New Freedom**, which provides Federal Transit Administration funds to private and public entities for programs which assist individuals with disabilities to overcome transportation-related barriers so they may get to work.
- **Wisconsin Employment Transportation Assistance Program (WETAP)** provides start-up and development grant funding for projects which connect low-income workers with jobs through enhanced local transportation services. WETAP includes federal **Job Access and Reverse Commute (JARC)** Program funding and related requirements.
- **Transportation Alternatives Program (TAP)** funds projects that increase multi-modal transportation alternatives (e.g., bicycling, pedestrian), landscaping/streetscaping, and the preservation of historic transportation structures.
- **Safe Routes to School Program** is a federal program administered by WisDOT aimed at helping communities to make it safer for children to walk and bike to and from school and to encourage them to do so. In addition to planning grants, implementation of education, enforcement, engineering, and evaluation programs and projects are also eligible under the program.
- **Airport Improvement Program** combines a variety of resources to fund improvements for the state's public-use airports which are primarily municipally owned. Additional program and regulatory support is also available through the Federal Aviation Administration.
- **Freight Rail Programs** for the preservation of existing rail service through rail acquisition and rehabilitation, and for the improvement of rail infrastructure.

Each year, WisDOT updates a four-year **Statewide Transportation Improvement Program** of all highway and transit projects that propose to use federal funds. WisDOT also has a variety of specialty assistance programs, such as Flood Damage Aids, Rustic Roads, County Forest Road Aids, and the Adopt-A-Highway Program. Data for local roads is managed by WisDOT through the Internet-accessible **Wisconsin Information System for Local Roads (WISLR)**. For further information, contact the WisDOT at (715) 836-2891.

Regional, County, and Local Programs

Town of Lake Holcombe Public Works Department

The department provides: maintenance and repair of streets, curbs, gutters, street signs, street lights, storm sewers, culverts, drainage areas, machinery and equipment, and other associated items.

Chippewa County Highway Department

The County Highway Department has responsibilities regarding the maintenance and repair of county highways.

West Central Wisconsin Regional Planning Commission (WCWPRC)

The West Central Wisconsin Regional Planning Commission offers highway, rail and airport planning services as well as access control planning, pavement management plans, thoroughfare plans, traffic and parking studies, and pedestrian/bicycle trail planning guidance. Contact WCWPRC for further information.

Chippewa County Aging & Disability Resource Center

The Chippewa County ADRC provides transportation resources for residents that meet certain qualifications. Rides for medical appointments are available. Rides for shopping, business, or social needs may be available, but are based on funding availability. Contact the ADRC for additional information and eligibility requirements.

Utilities and Community Facilities Plans and Programs

Assistance to Firefighting Grant Program

This program is administered by the U.S. Fire Administration (USFA), part of the Federal Emergency Management Agency (FEMA). The program assists rural, urban, and suburban fire departments to increase the effectiveness of firefighting operations, expand firefighting health and safety programs, purchase new equipment, and invest in EMS programs. For information regarding the grant contact FEMA Grant Program staff at 1-866-274-0960. For the most current information regarding grant awards and any other USFA projects, visit usfa.fema.gov.

Knowles-Nelson Stewardship Local Assistance Grant Programs.

Administered through the Wisconsin Department of Natural Resources, funds are available to assist local communities acquire and develop public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects as well as urban green space, urban rivers, and recreational trails projects.

Brownfields Initiative

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. The Wisconsin Economic Development Corporation should be contacted for further information.

Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally-recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR.

WEDC Brownfield Grants Program and Idle Sites Redevelopment Program

The Brownfield Grant and Brownfield Site Assessment Grant are designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or one that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.

The Idle Sites Redevelopment program is in place for redevelopment plans of large idle, abandoned, or underutilized sites. These sites will need to have been in this condition for at least 5 years. Eligible activities include rehabilitation, demolition, remediation, or infrastructure improvements. The Wisconsin Economic Development Corporation should be contacted for further information on these programs.

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed, smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$1,000,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Division of Energy, Housing and Community Resources.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Division of Energy, Housing and Community Resources should be contacted for further information.

Household and Agricultural Hazardous Waste Collection Grant (Clean Sweep)

Funds are available to municipalities to create and operate local “clean sweep” programs for the collection and disposal of hazardous waste. Any type of program for the collection and disposal of hazardous wastes, including permanent collection programs, is eligible. The program is offered from the WDNR, Bureau of Community Financial Assistance. Chippewa County, which currently coordinates a county-wide clean sweep, can also be contacted for further information.

Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. There are four separate and distinct manner in which a town may create a TIF district: (a) towns of certain size (population of at least 3,500) and equalized value (at least \$500 million) can create a TIF district using the same authority as a city of village; (b) specific authority specific Towns in various counties (not Town of Lake Holcombe); (c) towns with a cooperative plan with a city of village that has plans to annex all or part of the town have the authority to create a TIF district; and (d) any town may create certain industry-specific TIF districts.

Chippewa County Utility Accommodation Policy

The purpose of the Chippewa County Utility Accommodation Policy is to prescribe the policies and procedures that shall be met by any utility whose facility currently occupies, or will occupy in the future, any highway right-of-way or bridge over which Chippewa County has jurisdiction. The Policy applies to all public and private utilities as defined in 96.01(B) (9) and (15). It also applies to all existing utility facilities retained, relocated, replaced, or altered, and to new utility facilities installed on Chippewa County right-of-way.

Agricultural and Natural Resources Plans and Programs

There are many agricultural, forestry, and natural resource conservation programs which area residents and communities can access, and a variety of related programs. The following is a description of some of the natural and cultural resources programs which may be of particular interest to the Town and its residents. The Chippewa County Land Conservation Department, the County UW-Extension Office, and the local NRCS and Farm Services Agency are additional excellent resources.

Natural Resources Programs

2003 Wisconsin Act 307 – Notification to Nonmetallic Resource Owners

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local planning with owners of nonmetallic mineral sites. Public participation procedures must now include written procedures describing the methods the local government will use to distribute proposed, alternative, or amended elements of a plan to owners of property, or to persons who have a leasehold interest in property, which may extract nonmetallic mineral resources on the property. This is only required if the comprehensive plan changes the allowable use or intensity of use of the given property. 2003 Wisconsin Act 307 also added provisions to the Comprehensive Planning Law detailing that prior to a public hearing written notice shall be provided to property owners or operators with an interest in nonmetallic mineral resources.

Environmental Quality Incentives Program (EQIP)

The purpose of EQIP is to provide technical and financial help to landowners for conservation practices that protect soil and water quality. Nutrient management and prescribed grazing are eligible for cost-sharing statewide. Assistance for other practices is available in selected priority areas. Approved projects are based on environmental value. Contracts are used. Payment rates are reviewed and set each fiscal year. Public access is not required. Contact one of the local USDA Natural Resources Conservation Service Center, Farm Service Agency, or Rural Development offices. The County Land and Water Conservation Department may also be able to assist.

Non-Point Pollution Abatement Program

Funds and technical assistance are available to improve water quality by limiting or ending sources of non-point source (run-off) water pollution by providing financial and technical assistance to landowners, land operators, municipalities, and other governmental units. Governmental units located within designated priority watersheds, or whose jurisdiction include priority lakes, are eligible to apply. Efforts are focused statewide in critical watersheds and lakes where non-point source related water quality problems are most severe and control is most feasible. Rural landowners or land operators, whose properties lie within selected priority watersheds or include a priority lake, can contact their county land conservation department to receive an explanation of the program and to sign up for cost sharing of best management practices. Cost sharing is capped at 50% as of 2023. Non-rural landowners and land operators can contact their municipal government offices. Contact the WDNR West Central Region Community Financial Assistance Specialist for further information.

Surface Water Grants

Cost-sharing grants are available for water protection or restoration projects through the Department of Natural Resources. A comprehensive list of grants can be found on the WDNR's Surface Water Grant Program website. The Regional Environmental Grant Specialist can also assist with identifying grants and determining eligibility.

Stewardship Grants for Non-profit Conservation Organizations

Funds are available for the acquisition of land or easements for conservation purposes, and restoration of wildlife habitat. Non-profit conservation organizations are eligible to apply. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. Contact the WDNR for further information.

Brownfield Remediation/Redevelopment

Programs under the Wisconsin Department of Natural Resources and Wisconsin Economic Development Corporation provide funding for acquisition, remediation, and redevelopment of designated "brownfield" sites. Contact the WDNR or WEDC for further information.

Historical and Cultural Resources Plans and Programs

Historic Building Code

The Wisconsin Historic Building Code facilitates the restoration and rehabilitation of historic structures. Once historic building owners obtain permission to use the Historic Building Code, they may use it in lieu of any other state, county, or municipal code. The code is designed to help owners maintain the historic appearances of their buildings and allow them to use original materials and

construction techniques that may no longer be permitted under present day building codes. To qualify to use the code, property owners must own buildings that fall under the code's definition of a historic building. Buildings listed in, nominated to, or determined eligible for the National Register of Historic Places or State Register of Historic Places qualify as historic under the code. The code may also be applied to properties located in National Register and State Register historic districts. The Wisconsin Department of Safety and Professional Services administers the Historic Building Code and can be contacted for further information.

Wisconsin's Main Street Program

The Main Street Program helps communities revitalize their downtown areas. The National Main Street Center and state staff offer a comprehensive range of professional services that follow a four-point approach: organization, promotion, design, and economic restructuring. More information on the Wisconsin Main Street Program can be found at: wedc.org/programs-and-resources/main-street.

Federal & Wisconsin Historical Preservation Tax Credits

One of the benefits of owning an income-producing historic property in Wisconsin is the ability to participate in federal and state income tax incentives programs for significant rehabilitation of certified historic properties.

Wisconsin Historical Society

The Society is the federally-designated State Historic Preservation Office. The Society provides a range of resources for information concerning state or federal laws and regulations, information on grassroots strategies for preserving and protecting historic properties, or information on how you may protect and preserve your own historic property. Nonprofit organizations are not eligible for these tax credits in most cases. Owner-occupied historic homes are eligible for a 25 percent tax credit under a separate Historic Homeowners Tax Credit.

Wisconsin's Historical Markers Program

Wisconsin's State Historical Markers program has been interpreting both important small incidents and monumental events that form the State's past. Placed on the very site where significant events occurred, markers evoke an immediacy of the past that no history book can provide. The Society's Division of Historic Preservation administers the Wisconsin Historical Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. Applications are available at wisconsinhistory.org/Records/Article/CS15267.

National Historic Landmarks Program

National Historic Landmark status is the highest level of national designation. These are properties of exceptional value to the nation that retain a high degree of architectural and historical integrity. The purpose of the National Historic Landmarks Program is to identify and designate these properties and to encourage their long-range preservation. Nomination preparers should consult the Division of Historic Preservation and the National Park Service before proceeding with a National Historic Landmark nomination.

National Trust for Historic Preservation, Preservation Services Fund

Grants from this fund of the National Trust for Historic Preservation are designed to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, and encourage financial participation by the private sector. PSF award applicants must be a non-profit organization or public agency capable of matching the grant amount dollar-for-dollar.

Public Humanities Program, Wisconsin Humanities Council

The Wisconsin Humanities Council (WHC) provides funding from \$500 to \$10,000 for public humanities programs. The WHC accepts proposals for projects that enhance appreciation of the importance of particular historic buildings or that increase public awareness of the importance of particular buildings or decorative art works in Wisconsin. More information can be found at wisconsinhumanities.org.

Jeffris Heartland Fund

The Jeffris Family Foundation provides grants between \$5,000 to \$50,000 for historic preservation projects. Additional information can be found at jeffrisfoundation.org/.

Certified Local Government Program

Local units of government that have enacted historic preservation ordinances may consider being certified to participate in the state and federal Certified Local Government (CLG) program. The CLG program provides special grants to fund planning and educational activities. The Division of Historic Preservation at the Wisconsin Historical Society administers the CLG program. Wisconsin has 40 Certified Local Governments. For more information about the Certified Local Government please visit the Society's Web site at wisconsinhistory.org/ or the National Park Service's Web site at nps.gov/nr/.

Local Organizations

A wide variety of local organizations are involved in promoting cultural or historical resources, which are important partners in related planning and programming. Key local partners and programs are discussed in the Historic and Cultural Resources element.

Economic Development Plans and Programs

There are many organizations, programs, grants, and services available to assist with economic development planning and activities. A number of the programs related to infrastructure development were previously discussed in the Utilities and Community Facilities element. The following are some additional commonly referred to economic development plans and programs.

U.S. Department of Commerce, Economic Development Administration (EDA)

The Economic Development Administration (EDA) provides financial assistance to help distressed communities overcome barriers that inhibit the growth of their local economies. EDA provides assistance for public works projects, planning, research and technical assistance, grants, and education. The WCWRPC is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all seven counties of the region. For more information, see wcwrpc.org.

USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Available programs and services include: community development programs, business and community programs, rural housing and utilities services, and community facility programs. For more information visit the Wisconsin Rural Development web site at rurdev.usda.gov/wi/index.html.

Wisconsin Economic Development Association

WEDA is a statewide association of 410+ member organizations whose primary objective is to increase the effectiveness of individuals involved in the practice of economic development in Wisconsin by encouraging cooperation, exchange of information and promotion of professional skills. With a proactive Council and involved membership support, we will continue to advance the professionalism of Wisconsin's economic development efforts. For more information see weda.org/.
Wisconsin Department of Administration

The Wisconsin Department of Administration (WDOA) has several grant programs and services available to communities or businesses within communities. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development, and public facility improvements. The following programs are available:

- CDBG Public Facility (PF) program for infrastructure and buildings benefitting the public
- CDBG Economic Development (ED) funding for business expansions, employee training and business infrastructure
- CDBG Public Facility-Economic Development (PF-ED) funding for public infrastructure necessary for business expansions

For more information, see energyandhousing.wi.gov/Pages/CommunityResources.aspx.

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. Economic development programs administered by WEDC include:

- The Main Street Program helps communities revitalize their downtown areas. The National Main Street Center and state staff offer a comprehensive range of professional services that follow a four-point approach: organization, promotion, design, and economic restructuring.
- The Connect Communities program also focuses on downtowns with WEDC providing operational and technical resources.
- The Community Development Investment Grant Program provides financial incentives for shovel-ready projects with significant, measurable benefits in job opportunities, property values, and/or leveraged investment with emphasis on, but not limited to, downtown community-driven efforts. These funds can be used for a variety of building and infrastructure projects and includes the Vibrant Spaces grant sub-program.
- Brownfield Site Assessment Grants for conducting initial environmental assessment and demolition activities on an eligible abandoned, idle, or underutilized industrial or commercial site.
- A Certified Sites Program to assist with marketing of industrial properties.
- Fabrication Laboratories (FabLab) grants to help students prepare for the manufacturing jobs of the future and to promote entrepreneurship.

Wisconsin Department of Tourism

The Wisconsin Department of Tourism has four primary grant programs and provides technical assistance and support to promote tourism and to maintain a strong tourism industry in Wisconsin. The grant programs include the Joint Effort Marketing (JEM) Program for tourism marketing, the Ready, Set, Go! (RSG) Program for sporting events, the Tourist Information Center (TIC) Program,

and the Meetings Mean Business Program to support conventions. Contact the Wisconsin Department of Transportation for further information at: industry.travelwisconsin.com/.

Wisconsin Department of Workforce Development

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce in the 21st century and beyond. The Department's primary responsibilities include providing job services, training, and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill current job openings.

Under the DWD umbrella, a wide variety of employment programs can be found which include securing jobs for the disabled, assisting former welfare recipients as they make a transition into work, promoting 72 job centers, linking youth with the jobs of tomorrow, protecting and enforcing worker's rights, processing unemployment claims, and ensuring workers compensation claims are paid in accordance with the law. There are six divisions within the Department which is headed by a Secretary appointed by the Governor. For further information visit the website at dwd.state.wi.us.

The Office of Economic Advisors (OEA), within DWD, researches the relationships between labor markets and other economic and demographic factors. OEA economists and analysts serve in regions throughout Wisconsin. Staff works closely with partners to provide timely analysis of labor market data and economic trends.

Local Agriculture Market Program (LAMP) – Value Added Producer Grants (VAPG)

The LAMP is a federal program created by the 2018 Farm Bill and under the supervision of the USDA-RD. Several funding programs have been established under the LAMP umbrella. One such program is the VAPG program, which provides funding to projects that have the potential to bolster agricultural profits or productivity. Projects may include new production or marketing techniques, alternative crops or enterprises, new value-added products, or new market research. U.S. Department of Agriculture – Rural Development should be contacted for further information.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (WDNR) provides many avenues for business owners to work with the agency in growing and sustaining Wisconsin's economy. The Office of Business Support and Sustainability is the agency's one-stop shop for business assistance. The office's mission is to work across programs to create the business climate that yields better environmental and economic performance. Some of the programs administered through the WDNR are:

- ◆ Remediation & Redevelopment (RR) Program: The WDNR's Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. WDNR provide a comprehensive, streamlined program that consolidates state and federal cleanups into one program (e.g., hazardous waste cleanup, underground storage tank investigation & cleanup, spill response, state-funded cleanups and brownfields).

- ◆ Business sector support: Sector development specialists are WDNR staff who work with specific industrial or commercial sectors. They serve as the first point of contact for those businesses, providing coordinated technical and compliance assistance across all WDNR divisions and programs. Sector development specialists work to improve environmental and economic performance by clarifying requirements, facilitating flexible approaches to requirements and enabling practices that improve profitability and market performance.
- ◆ Improved environmental and economic performance is pursued through various strategies including pollution prevention, waste minimization, energy efficiency, supply chain management, green chemistry, market development and many others. The sector specialists will also work with a business or sector to address trends important to business retention and market development related to environmental performance.
- ◆ Green Tier: Green Tier assists green business ventures. WDNR assists businesses with credible, creative ways to enable businesses to be a powerful, sustainable force for environmental good and enhance productivity, cut costs and strengthen the health of culture and community.
- ◆ Wisconsin DNR SwitchBoard: The WDNR SwitchBoard is for people who need to securely login and access forms and reporting systems which are usually related to a specific company or municipality.

Wisconsin Housing and Economic Development Authority (WHEDA)

The following economic programs are offered by WHEDA.

- ◆ Credit Relief Outreach Program: CROP features 90% guarantees on loans of up to \$30,000 made by local lenders. Interest rates are competitive, and payment is not due until March 31 of the following year. CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production. You cannot use CROP for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.
- ◆ FARM: FARM is for the producer who wants to expand or modernize an existing operation. FARM gives you access to credit by guaranteeing a loan made by your local lender. You can purchase agricultural assets including machinery, equipment, facilities, land, and livestock. You can also make improvements to farm facilities and land for agricultural purposes. FARM cannot be used for a farm residence, existing loans, maintenance, or other working capital needs that are eligible under CROP.
- ◆ Small Business Guarantee: A guarantee is a pledge of support on a bank loan. WHEDA will guarantee a portion of a loan made to you by your local lender. A WHEDA Small Business Guarantee can be used to expand or acquire a small business. It can also be used to start a day care business, including one owned by a cooperative or non-profit. The guarantee can be used for most of your financing needs, including working capital and refinancing of business notes and credit card debt.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) administers the Transportation Economic Assistance (TEA) program which provides 50 percent state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. For more information, see dot.wisconsin.gov/localgov/aid/tea.htm.

Momentum West

Momentum West is a regional economic development organization serving Barron, Clark, Chippewa, Dunn, Eau Claire, Pierce, Pepin, Rusk, and St. Croix counties. The mission of Momentum West is to develop partnerships and leverage the resources in West Wisconsin to market the region and grow the economy. For more information, see momentumwest.org/index.cfm.

West Central Wisconsin Regional Planning Commission

On a multi-county level, the West Central Wisconsin Regional Planning Commission conducts economic development and project development. The Commission is designated as an economic development district by the Economic Development Administration and produces an annual, regional Comprehensive Economic Development Strategy (CEDS) and is required to undertake economic development planning and project identification for all seven counties of the region. The Commission provides local economic strategies, industrial site analyses, economic development financing, county economic and population profiles, EMSI Analyst information, and community and industrial park profiles. In addition WCWRPC can assist communities with placemaking initiatives, Tax Incremental Financing (TIF), grant coordination, writing and administration. For more information, please see wccwrpc.org.

Regional Business Fund, Inc.

All communities in Chippewa County are covered by a business revolving loan fund. The Regional Business Fund, Inc. offers low-interest loan funds to businesses that expand within the region; diversify the economy; add new technology; revitalize buildings in the region's downtowns; create or retain quality jobs; and leverage private capital investment in the region. Visit www.rbfinc.org for more information.

Chippewa County Economic Development Corporation

Chippewa County Economic Development Corporation supports all economic growth in Chippewa County and the region. The CCEDC is working with development partners to maintain and growth existing companies and facilitate new ideas for businesses of every kind.

Extension Chippewa County, University of Wisconsin-Extension, Cooperative Extension

University of Wisconsin-Madison Extension has an office in Chippewa Falls. Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living, nutrition, 4-H, and youth development. One program within Extension is the First Impressions program, which helps communities learn about existing strengths and weaknesses through the eyes of first-time visitors.

Lake Holcombe Resort & Business Association

The Lake Holcombe Resort & Business Association is a non-profit organization that promotes the local area. They sponsor various events and work to attract visitors to the area to support the local economy.

Intergovernmental Cooperation Plans and Programs

The following general intergovernmental plans and programs are available to the Town, in addition to those plans and programs mentioned throughout the plan.

Wisconsin Towns Association

The Wisconsin Towns Association is a non-profit and non-partisan association of member town and village governments. It provides education, legal information, and legislative advocacy to empower and inspire its members. More information can be found online at wisctowns.com.

Extraterritorial Subdivision Review

Wisconsin Statute, 236.10 allows a City or Village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the City or Village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the City or Village. The City or Village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities influence the development pattern of areas outside their boundaries that will likely be annexed to the City or Village. This helps cities protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the City and Village is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the City and Village so that no more than one ordinance will apply. The City of Cornell exercises extraterritorial plat review; the 1.5-mile distance for this review extends into the southern boundary of the Town of Lake Holcombe.

Office of Land Information Services, Municipal Boundary Review

Municipal Boundary Review regulates the transition of unincorporated areas to City or Village status through municipal annexation, incorporation, consolidation, or by joint City-Village-town activities involving cooperative boundary plans and agreements. Such agreements may change territorial boundaries and may provide for the sharing of municipal services. Staff members are available upon request to meet with local officials and citizens to discuss annexation, incorporation, consolidation, and cooperative boundary plans. Contact the Wisconsin Department of Administration, Office of Land Information Services for further information.

UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its website at localgovernment.extension.wisc.edu/

Wisconsin Intergovernmental Statute Agreements

The following statutes in Wisconsin promote and allow for intergovernmental cooperation:

66.0301 - Intergovernmental Cooperation

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, certain special districts, including school districts, public

library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others. Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

66.0307 - Boundary changes pursuant to approved cooperative plan

Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each City, Village, or Town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan; and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

66.0309 Creation, Organization, Powers and Duties of Regional Planning Commissions

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Either local governments or the governor appoints commission members.

State Statutes require the RPC to perform three major functions:

- Make and adopt a master plan for the physical development of the region.
- If requested by a local unit, report recommendations to that local unit on the location of, or acquisition of, land for any of the items or facilities that are included in the adopted regional master plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPCs are also authorized to perform several other functions, however, by law, they serve a strictly advisory role. Chippewa County is a member of the West Central Wisconsin Regional Planning Commission.

Land Use Plans and Programs

The following are some general land use plans and programs. Land use implementation tools are addressed in the Implementation element.

Wisconsin Land Information Program

The Wisconsin Land Information Program is a voluntary, statewide program that provides financial support to local governments for land records modernization efforts. All 72 Wisconsin counties voluntarily participate in the Program. The Wisconsin Land Information Council oversees the Program's policies. The Council's statutory authority includes preparing guidelines to coordinate the modernization of land records and land information systems; implementing a grant program for local governmental units; approval of countywide plans for land records modernization; serving as the clearinghouse for access to land information; and providing technical assistance and advice to state agencies and local governmental units with land information responsibilities.

Division of Intergovernmental Relations, Wisconsin Department of Administration

The Division of Intergovernmental Relations provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Council. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about the division visit its web-site via the WDOA web-site at: www.doa.state.wi.us.

UW-Extension Center for Land Use Education

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at www.uwsp.edu/cnr/landcenter/.

West Central Wisconsin Comprehensive Plan

As required by State Statute, West Central Wisconsin Regional Planning Commission adopted a regional comprehensive plan in September 9, 2010. This advisory document includes all of the nine elements required under State comprehensive planning statutes, plus an additional energy and sustainability element. The plan includes land use trends for the region.

Appendix F: Town of Lake Holcombe Community Survey Results

Town of Lake Holcombe Comprehensive Plan Survey

Q1 In general, how satisfied are you with the quality of life in the Town of Lake Holcombe?

Answered: 356 Skipped: 32

ANSWER CHOICES	RESPONSES	
Very satisfied	20.22%	72
Satisfied	71.07%	253
Dissatisfied	4.78%	17
Very dissatisfied	1.12%	4
No Opinion	2.81%	10
TOTAL		356

Town of Lake Holcombe Comprehensive Plan Survey

Q2 Please identify & rank in order of priority (1, 2, and 3) the THREE most important reasons you and your family choose to live or own property in the Town of Lake Holcombe (select top 3).

Answered: 362 Skipped: 26

	PRIORITY 1	PRIORITY 2	PRIORITY 3	TOTAL
Agriculture	23.08% 3	23.08% 3	53.85% 7	13
Community Services	40.00% 2	20.00% 1	40.00% 2	5
Cost of Home/Land	27.66% 13	31.91% 15	40.43% 19	47
Availability of Large Parcels	23.08% 3	30.77% 4	46.15% 6	13
Property Taxes	27.59% 8	27.59% 8	44.83% 13	29
Low Crime Rate	23.17% 19	26.83% 22	50.00% 41	82
Natural Features	32.75% 56	31.58% 54	35.67% 61	171
Near Family and Friends	32.17% 37	44.35% 51	23.48% 27	115
Near Job (Employment Opportunity)	40.63% 13	43.75% 14	15.63% 5	32
Born and Raised Here	48.48% 32	25.76% 17	25.76% 17	66
Quality Schools	14.29% 2	42.86% 6	42.86% 6	14
Recreational Opportunities	47.93% 104	34.56% 75	17.51% 38	217
Small Town Atmosphere & Rural Character	25.00% 53	35.38% 75	39.62% 84	212
Other	48.15% 13	3.70% 1	48.15% 13	27

#	OTHER (PLEASE SPECIFY)	DATE
1	lake	6/28/2023 9:22 AM
2	Best purchase at the time (house)	6/28/2023 8:05 AM
3	north of hwy 64	6/27/2023 11:47 AM
4	Lake Property	6/27/2023 10:31 AM
5	Lake life	6/27/2023 8:30 AM
6	Gravel source	6/26/2023 2:38 PM
7	fishing	6/26/2023 2:35 PM

Town of Lake Holcombe Comprehensive Plan Survey

8	Family since 1954 when it was built	6/26/2023 2:12 PM
9	Lake property	6/26/2023 1:33 PM
10	cabin life	6/23/2023 9:29 AM
11	To live on Lake Holcombe	6/21/2023 11:08 AM
12	Investment	6/21/2023 9:05 AM
13	CHYC	6/21/2023 8:10 AM
14	CHYC	6/21/2023 8:06 AM
15	Fishing	6/19/2023 11:29 AM
16	living on water	6/19/2023 10:53 AM
17	Had vacationed here before.	6/19/2023 9:50 AM
18	Business Location	6/16/2023 3:47 PM
19	Lake	6/16/2023 10:57 AM
20	Christian Harbor Youth Camp	6/16/2023 9:23 AM
21	lake property	6/16/2023 9:11 AM
22	Family owned	6/16/2023 9:10 AM
23	No zoning	6/16/2023 8:53 AM
24	Family home	6/16/2023 8:34 AM
25	To many campers! Should have asked these questions 30 years ago.	6/16/2023 8:21 AM
26	Owned cottage	6/16/2023 8:12 AM
27	The Lake	6/14/2023 9:21 AM

Town of Lake Holcombe Comprehensive Plan Survey

Q3 Rate the following Programs and Services in the Town of Lake Holcombe.

Answered: 384 Skipped: 4

	EXCELLENT	GOOD	FAIR	POOR	NOT APPLICABLE	TOTAL
Fire Protection / Emergency Services/ Ambulance Services	10.11% 38	47.87% 180	21.81% 82	9.57% 36	10.64% 40	376
Police/Law Enforcement Services	8.51% 32	40.69% 153	27.66% 104	12.23% 46	10.90% 41	376
Street and Road Maintenance / Snow Plowing	16.93% 64	48.94% 185	22.49% 85	9.26% 35	2.38% 9	378
Parks and Recreation	22.02% 83	54.38% 205	18.57% 70	2.12% 8	2.92% 11	377
Garbage Service/Recycling	19.58% 74	40.48% 153	15.34% 58	5.03% 19	19.58% 74	378
Schools	8.60% 32	33.60% 125	12.90% 48	5.65% 21	39.25% 146	372
High Speed Internet / Broadband Service	21.60% 81	34.93% 131	18.93% 71	16.00% 60	8.53% 32	375
Telecommunication Service	6.74% 25	19.68% 73	22.37% 83	35.58% 132	15.63% 58	371
Sanitary District	7.57% 28	28.65% 106	13.24% 49	2.70% 10	47.84% 177	370

Town of Lake Holcombe Comprehensive Plan Survey

Q4 Please identify and rank in order of priority (1, 2, and 3) the THREE Town of Lake Holcombe functions that you think are most important (select top 3).

Answered: 362 Skipped: 26

	PRIORITY 1	PRIORITY 2	PRIORITY 3	TOTAL
Ensure public safety	51.27% 101	22.34% 44	26.40% 52	197
Protect environmental / cultural resources	20.98% 30	33.57% 48	45.45% 65	143
Support recreational opportunities	21.85% 26	26.89% 32	51.26% 61	119
Enhance economic development	28.00% 21	29.33% 22	42.67% 32	75
Provide efficient/effective government	34.52% 29	36.90% 31	28.57% 24	84
Protect agricultural resources	19.05% 8	21.43% 9	59.52% 25	42
Protect groundwater quality	30.00% 51	42.35% 72	27.65% 47	170
Protect lake water quality	37.15% 94	40.71% 103	22.13% 56	253

Town of Lake Holcombe Comprehensive Plan Survey

Q5 How many times did you use these facilities in the Town of Lake Holcombe in 2022?

Answered: 377 Skipped: 11

	DID NOT USE IN 2022	1-5 TIMES	6-10 TIMES	11 OR MORE TIMES	TOTAL
Town brush disposal site	68.18% 255	23.26% 87	6.68% 25	1.87% 7	374
Town boat landings	35.12% 131	49.60% 185	8.31% 31	6.97% 26	373
Staudacher Field	79.35% 292	17.12% 63	2.45% 9	1.09% 4	368
Town Park	72.31% 269	24.19% 90	1.88% 7	1.61% 6	372
Lion's Park	71.05% 265	26.27% 98	1.61% 6	1.07% 4	373

Town of Lake Holcombe Comprehensive Plan Survey

Q6 How important is it for the Town of Lake Holcombe to plan for and protect the following:

Answered: 376 Skipped: 12

	ESSENTIAL	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Farmland	37.50% 138	42.66% 157	15.22% 56	4.62% 17	368
Forested Lands	45.38% 167	42.93% 158	10.05% 37	1.63% 6	368
Groundwater	73.73% 275	21.98% 82	2.68% 10	1.61% 6	373
Historic and Cultural Sites	22.34% 82	44.96% 165	26.70% 98	5.99% 22	367
Open Space	27.95% 102	41.10% 150	24.93% 91	6.03% 22	365
Lakes, Rivers, and Streams	75.80% 285	21.01% 79	1.33% 5	1.86% 7	376
Hunting and Fishing	51.74% 193	37.80% 141	8.31% 31	2.14% 8	373
Wetlands	37.67% 139	39.30% 145	17.07% 63	5.96% 22	369
Wildlife Habitat and Existing Natural Corridors	49.19% 183	38.98% 145	9.14% 34	2.69% 10	372
Air Quality	60.92% 226	30.46% 113	4.85% 18	3.77% 14	371

Town of Lake Holcombe Comprehensive Plan Survey

Q7 What best describes your current and preferred future housing situation?

Answered: 376 Skipped: 12

	RENTER	HOMEOWNER	OTHER	TOTAL
Please describe your current housing situation:	0.27% 1	95.15% 353	4.58% 17	371
In 5 years, I would like to be a:	0.30% 1	91.77% 301	7.93% 26	328

Town of Lake Holcombe Comprehensive Plan Survey

Q8 What best describes your current and preferred type of housing?

Answered: 364 Skipped: 24

	CURRENT	PREFERRED	TOTAL RESPONDENTS
Smaller, affordable single-family or "starter" home (1 home on 1 lot)	91.53% 108	34.75% 41	118
Larger, single-family home (1 home on 1 lot)	84.11% 127	58.28% 88	151
Single-family home with acreage	69.32% 122	63.07% 111	176
Duplex or twin home (2 homes, usually attached)	66.67% 6	44.44% 4	9
Townhome or condominium (3+ homes/units attached)	83.33% 5	50.00% 3	6
Apartment (1 or more rental homes/units in same building)	42.86% 3	57.14% 4	7
Senior apartments, assisted living facility, or retirement community	6.25% 1	93.75% 15	16

Town of Lake Holcombe Comprehensive Plan Survey

Q9 Rate the overall quality and appearance of housing in the Town of Lake Holcombe.

Answered: 380 Skipped: 8

ANSWER CHOICES	RESPONSES	
Excellent	3.68%	14
Good	50.26%	191
Fair	38.16%	145
Poor	5.26%	20
No Opinion	2.63%	10
TOTAL		380

Town of Lake Holcombe Comprehensive Plan Survey

Q10 To what extent do you favor new residential development in the Town of Lake Holcombe?

Answered: 373 Skipped: 15

ANSWER CHOICES	RESPONSES	
Strongly Favor	6.17%	23
Favor	42.90%	160
Oppose	25.74%	96
Strongly Oppose	11.53%	43
No Opinion	13.67%	51
TOTAL		373

Town of Lake Holcombe Comprehensive Plan Survey

Q11 Please indicate your level of agreement with the following:

Answered: 380 Skipped: 8

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT APPLICABLE	TOTAL
My current housing is affordable.	13.14% 49	70.78% 264	10.99% 41	0.80% 3	4.29% 16	373
I am satisfied with the location of my current housing.	33.69% 127	59.95% 226	2.92% 11	0.00% 0	3.45% 13	377
I am satisfied with the size of my current housing.	27.66% 104	60.90% 229	6.91% 26	0.80% 3	3.72% 14	376
I am satisfied with the condition of my current housing; no major repairs are needed.	28.31% 107	59.52% 225	5.82% 22	1.85% 7	4.50% 17	378
I have not been able to find my preferred housing at an affordable price.	3.49% 13	9.95% 37	16.67% 62	4.57% 17	65.32% 243	372
My household prefers to downsize in the next five years.	2.93% 11	11.17% 42	29.52% 111	18.88% 71	37.50% 141	376
I need access to financial assistance for housing costs, such as rental subsidies or low-interest loans.	1.07% 4	3.48% 13	17.38% 65	20.05% 75	58.02% 217	374

Town of Lake Holcombe Comprehensive Plan Survey

Q12 Please indicate your level of agreement with the following:

Answered: 381 Skipped: 7

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL
The overall road network (roads, streets, and highways) in the Town meets the needs of its citizens.	11.14% 42	77.19% 291	8.49% 32	1.86% 7	1.33% 5	377
The Town should designate certain roads as ATV/UTV routes.	24.67% 94	46.72% 178	11.55% 44	6.04% 23	11.02% 42	381
There should be more biking and walking lanes along public roadways.	22.69% 86	38.79% 147	19.26% 73	5.01% 19	14.25% 54	379
There should be more off-road biking and walking trails in the Town of Lake Holcombe.	18.25% 69	43.65% 165	15.34% 58	3.70% 14	19.05% 72	378

Town of Lake Holcombe Comprehensive Plan Survey

Q13 How would you rate the condition of local roads (do NOT include County roads) in the Town?

Answered: 382 Skipped: 6

ANSWER CHOICES	RESPONSES	
Excellent	2.09%	8
Good	51.57%	197
Fair	34.55%	132
Poor	10.21%	39
No Opinion	1.57%	6
TOTAL		382

Town of Lake Holcombe Comprehensive Plan Survey

Q14 Where should large-scale farms (500 or more animal units) be allowed to locate and expand in the Town?

Answered: 382 Skipped: 6

ANSWER CHOICES	RESPONSES	
Anywhere in the Town.	6.02%	23
Nowhere in the Town.	34.29%	131
In areas designated for agricultural use.	59.69%	228
TOTAL		382

Town of Lake Holcombe Comprehensive Plan Survey

Q15 Maintaining the Town of Lake Holcombe's rural character is important.

Answered: 369 Skipped: 19

ANSWER CHOICES	RESPONSES	
Strongly agree	39.84%	147
Agree	52.03%	192
Disagree	2.17%	8
Strongly disagree	1.08%	4
Non Opinion	4.88%	18
TOTAL		369

Town of Lake Holcombe Comprehensive Plan Survey

Q16 Community planning is important to guide where and how development should occur in the Town.

Answered: 367 Skipped: 21

ANSWER CHOICES	RESPONSES	
Strongly agree	37.87%	139
Agree	52.32%	192
Disagree	5.18%	19
Strongly disagree	1.63%	6
No Opinion	3.00%	11
TOTAL		367

Town of Lake Holcombe Comprehensive Plan Survey

Q17 Landowners should be allowed to develop land any way they want.

Answered: 369 Skipped: 19

ANSWER CHOICES	RESPONSES	
Strongly agree	11.38%	42
Agree	18.43%	68
Disagree	48.51%	179
Strongly disagree	18.70%	69
No Opinion	2.98%	11
TOTAL		369

Town of Lake Holcombe Comprehensive Plan Survey

Q18 It is important to protect my quality of life and property values from impacts due to activities or development on neighboring properties.

Answered: 373 Skipped: 15

ANSWER CHOICES	RESPONSES	
Strongly agree	49.60%	185
Agree	42.09%	157
Disagree	6.17%	23
Strongly disagree	1.07%	4
No Opinion	1.07%	4
TOTAL		373

Town of Lake Holcombe Comprehensive Plan Survey

Q19 New development should be required to pay impact fees to help defray costs of roads, parks, and other public services associated with that development.

Answered: 372 Skipped: 16

ANSWER CHOICES	RESPONSES	
Strongly agree	38.17%	142
Agree	44.62%	166
Disagree	8.06%	30
Strongly disagree	3.76%	14
No Opinion	5.38%	20
TOTAL		372

Town of Lake Holcombe Comprehensive Plan Survey

Q20 Additional public access to the flowage is needed for fishing, canoeing, and kayaking.

Answered: 371 Skipped: 17

ANSWER CHOICES	RESPONSES	
Strongly agree	9.97%	37
Agree	20.49%	76
Disagree	42.32%	157
Strongly disagree	13.75%	51
No Opinion	13.48%	50
TOTAL		371

Town of Lake Holcombe Comprehensive Plan Survey

Q21 More parks and public open space are needed in the Town of Lake Holcombe.

Answered: 370 Skipped: 18

ANSWER CHOICES	RESPONSES	
Strongly agree	4.59%	17
Agree	24.32%	90
Disagree	45.68%	169
Strongly disagree	9.73%	36
No Opinion	15.68%	58
TOTAL		370

Town of Lake Holcombe Comprehensive Plan Survey

Q22 The Town should encourage new residential development to be clustered or designed in a manner that preserves open space.

Answered: 370 Skipped: 18

ANSWER CHOICES	RESPONSES	
Strongly agree	11.89%	44
Agree	48.11%	178
Disagree	19.46%	72
Strongly disagree	5.41%	20
No Opinion	15.14%	56
TOTAL		370

Town of Lake Holcombe Comprehensive Plan Survey

Q23 The Town of Lake Holcombe should enact safety regulations and a Room Tax for VRBO / Airbnb tourist rental homes.

Answered: 368 Skipped: 20

ANSWER CHOICES	RESPONSES	
Strongly agree	28.26%	104
Agree	36.14%	133
Disagree	15.76%	58
Strongly disagree	7.61%	28
No Opinion	12.23%	45
TOTAL		368

Town of Lake Holcombe Comprehensive Plan Survey

Q24 Commercial or industrial buildings in the Town of Lake Holcombe should be located:

Answered: 371 Skipped: 17

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL
Near existing commercial and industrial development in the Town	27.90% 101	59.39% 215	6.08% 22	0.28% 1	6.35% 23	362
Only within the sanitary district boundary	9.89% 35	33.90% 120	26.84% 95	2.26% 8	27.12% 96	354
Along major highways and county roads	13.37% 48	54.60% 196	15.60% 56	1.95% 7	14.48% 52	359
Anywhere in the Town	3.63% 13	15.36% 55	36.87% 132	35.20% 126	8.94% 32	358

Town of Lake Holcombe Comprehensive Plan Survey

Q25 More new businesses and light industry are needed in the Town of Lake Holcombe.

Answered: 370 Skipped: 18

ANSWER CHOICES	RESPONSES	
Strongly agree	18.11%	67
Agree	51.08%	189
Disagree	15.14%	56
Strongly disagree	5.95%	22
No Opinion	9.73%	36
TOTAL		370

Town of Lake Holcombe Comprehensive Plan Survey

Q26 The Town of Lake Holcombe should use incentives to recruit or promote new business and industry.

Answered: 370 Skipped: 18

ANSWER CHOICES	RESPONSES	
Strongly agree	17.03%	63
Agree	37.30%	138
Disagree	22.16%	82
Strongly disagree	9.73%	36
No Opinion	13.78%	51
TOTAL		370

Town of Lake Holcombe Comprehensive Plan Survey

Q27 The following types of economic / business development are appropriate in the Town of Lake Holcombe.

Answered: 374 Skipped: 14

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION	TOTAL
Agricultural-Related Businesses & Ag-Tourism	10.96% 40	56.99% 208	14.52% 53	3.56% 13	13.97% 51	365
Commercial and Retail Development (e.g. restaurant, gas station, sporting goods, etc.)	19.46% 72	62.70% 232	8.11% 30	2.70% 10	7.03% 26	370
Home-Based Businesses	12.02% 44	58.74% 215	10.93% 40	1.91% 7	16.39% 60	366
Industrial and Manufacturing Development	8.24% 30	46.43% 169	25.82% 94	6.87% 25	12.64% 46	364
Tourism and Recreation	26.36% 97	52.72% 194	10.60% 39	4.35% 16	5.98% 22	368
Technology related (e.g. biotechnology, computers, etc.)	9.84% 36	47.27% 173	18.03% 66	4.37% 16	20.49% 75	366
Service industries (e.g. financial services, health services, etc.)	15.45% 57	58.81% 217	11.11% 41	1.90% 7	12.74% 47	369

Town of Lake Holcombe Comprehensive Plan Survey

Q28 Which communication method do you find to be the most effective way that the Town of Lake Holcombe could provide information regarding its services and programs to residents? (please select one)

Answered: 374 Skipped: 14

ANSWER CHOICES	RESPONSES
Direct Mailings	52.14% 195
E-Mail and Social Media	26.47% 99
Newspaper Articles	2.94% 11
Newsletters	6.42% 24
Town Website	11.50% 43
Other (please specify)	0.53% 2
TOTAL	374

#	OTHER (PLEASE SPECIFY)	DATE
1	Phone	6/28/2023 8:05 AM
2	all	6/19/2023 12:02 PM

Town of Lake Holcombe Comprehensive Plan Survey

Q29 How likely are you to attend meetings or other public participation events related to planning in the Town of Lake Holcombe?

Answered: 375 Skipped: 13

ANSWER CHOICES	RESPONSES	
Very likely	8.53%	32
Likely	43.47%	163
Unlikely	39.20%	147
Very unlikely	8.80%	33
TOTAL		375

Town of Lake Holcombe Comprehensive Plan Survey

Q30 What two times would be most convenient for you to attend a Town planning meeting? (Only Select top 2)

Answered: 326 Skipped: 62

ANSWER CHOICES	RESPONSES	
Saturday mornings	42.02%	137
Monday evenings	36.20%	118
Tuesday evenings	35.89%	117
Wednesday evenings	24.54%	80
Thursday evenings	21.17%	69
Total Respondents: 326		

Town of Lake Holcombe Comprehensive Plan Survey

Q31 Is there any additional input you would like to share to help inform the Town's Comprehensive Plan?

Answered: 165 Skipped: 223

#	RESPONSES
1	I am concerned with the increase of empty private lots containing RV's/campers in areas already established with single family homes.
2	no more campgorunds
3	no more campgrounds, lower speed limit on 27
4	observation around the lake shows what's happening, clearly, it will probably keep happening
5	1) Stop the RV and trailer park development 2) Stop the manufacturing development 3) Work closer with the Lake Holcombe Improvement Association 4) Increase the number of Town Board members 5) Development a comprehensive Town Plan ASAP 6) Phone signal strength is very weak. Need more cell towers. Everyone is complaining about Verizon and AT&T Service. 7) Business on Rt 27 should have fences to block manufacturing equipment
6	Lake is over crowded in the summer, too many campgrounds, Too much noise, no government control over us- we need to leave it alone and deal with all the issues we already have
7	The current character and development level of the lake should be preserved. New regulations that control excessive recreational boating (wake boats, etc) are essential. The charm of the lake is that it is NOT Lake Wissota.
8	No more campgrounds!
9	I am partially disabled and it is hard for me to get around. I would like to see some sort of volunteer services to help those such as me to go shopping or do lawncare or take to doctor without costing so much for some help.
10	Business sites should be required to maintain a clean space to keep it looking nice for the city
11	There are too many campgrounds. They bring noise and riff-raff! They also bring in too many UTV's running up and down our roads.
12	Hoping that this comprehensive plan will seriously look into safety on the lake, near the lake and with enforcement of safety rules and regulations.
13	We need rules and regulations on UTVs using our roads. Many of the campgrounds bring UTVs and use the town roads to bar hop and running across private property. NOT a good thing. I'm sick of it. I do not pay taxes so they can come and abuse our roads. They leave so much garbage along the roads as well!
14	Would like Holcombe to grow, but slowly.
15	We need a water tower so we can attract more business to our town.
16	no more campgrounds - the lake is too busy already.
17	I feel we are in dire need of another gas station - the current station needs some competition!
18	persue natural gas for the township, complete fire dept
19	No more camp grounds!
20	Too much UTV/ATV clutter on roadways in Township especially summer months. Too many campgrounds taking over our quite township. No more development of new campgrounds.
21	Campground expansion needs to be limited! Surrounding neighbors needed to be informed directly before any expansions on permits are approved!

Town of Lake Holcombe Comprehensive Plan Survey

22	no pig farms or campgrounds, encourage excel to preserve wild land , limit doc rentals and single lake lots being allowed to have multiple campers	
23	As a homeowner with lakefront property please STOP additional campgrounds from being permitted to open. Also, how can these off water properties have dozens of docks in the water for such limited frontage. When we moved here 21 years ago it was because of what we saw happening on Lake Wissota. Now Holcombe has similar capacity issues on the lake due to uncontrolled access.	
24	Thank you for all you do!	
25	No more campgrounds. Promote & enforce boating safety. More availability of yard waste site.	
26	As industry is developed we need to consider the location, proper zoning, and what message we are saying to people wanting to come to Lake Holcombe, ie - Hwy 27 is not very welcoming to people and looks terrible!	
27	Stop putting in campgrounds.	
28	How about some retirement community type living near lake access or views	
29	Township as a whole is awesome. Thanks board members	
30	no more campgrounds, too over populated in the summer	
31	stop stocking the lake with Muskies, pan fishing has greatly deteriorated.	
32	No more campgrounds! Limit VRBOs it might be too little, too late to change Holcombe.	
33	I have owned property on the lake for a long time, the access to the yard waste site is a joke. Its impossible to use it with the schedule.	
34	My quality of life comes from my faith, my family and my former business provided me, not from LH.	
35	1. Feel that DNR not responsible as it should be in taking care of Lake Holcombe. 2. Hours of yard waste disposal inadequate. 3. Too many large storage buildings on lakefront lots. 4. Very inadequate cell phone service. 5. Unhappy with Chippewa Valley Electric. 6. Most important - too much agricultural runoff into the flowage. It effects the quality of natural resources.	
36	Take this with a grain of salt as I am a non-resident property owner on the lake. Since you're asking, I feel I should comment on the appearance of some of the businesses on #27. (next to big minnow for example). If development tourism is important, so it 1st impressions. Been coming to area since the '70's. Beautiful area - please keep it beautiful.	
37	Make it easy to start up businesses and build new staff within reason. Keep property taxes low.	
38	Regarding #19 and #23 should also include campgrounds both new and existing. Re 20 & 21 - regarding available parking (off road) for lake access are and boat launches for trailer parking all should be off road.	
39	Feel as though there are enough campgrounds in the area. Weekends are sometime too busy on the flowage.	
40	People move up here to get away from the big city politic. They then bring big city politics with them. Require them to leave them at the border. Not here.	
41	Biking/more boat landings at least along with new trails for hiking. Tourism is our #1 industry here whether we like it or not. This is our identify. This is what needs to develop. More stores, more housing, 4-plex or smaller apartments will fill up if built. People love it here.	
42	Less campgrounds on lake. I feel there are too many campers on the lake.	
43	The lake is overcrowded with the new trailer parks.	
44	No more campgrounds or start charging per camper for services in area - the majority of growth is from the traffic they produce - our infrastructure cannot handle the parttime non-paying taxpayers - they don't live here it is a free for all/use of resources and don't contribute - noise quality is ridiculous since they have been allowed in - need restrictions on the campgrounds and VRBO's - this is our home if they visit they should be respectful of our community and if	

Town of Lake Holcombe Comprehensive Plan Survey

they love it here they should want to pay to contribute. Holcombe was a peaceful place and now it is a party town w/loud noises - UTV, fireworks, camp parties till 4 in morning and sirens ever weekend - we can have a more enjoyable place for everyone with some rules and a more maintained area with fees - just think if everyone in a camper paid \$100 a year what the town or emergency services could improve!

45	Thank you for asking for our opinion!	
46	limit campgrounds, stress on lake and bars to staff employees	
47	To many expensive houses on the lake front. Driving property taxes too high.	
48	More access to burn site	
49	Let Dollar General build in Holcombe	
50	zoning should have been in place on flowage a long time ago. Way to many cam grounds not paying to support the lake. It became unsafe on the lake an very busy. Trailers are allowed in nice neighborhoods which shouldnt be allowed. We moved off the alke after 20 years because of this	
51	no more campgrounds, lake is over crowded.	
52	Disposal site not open enough. We have no services that taxes are based on. No fire department and no police ect	
53	Cross country ski trails would be a winter boost for this area	
54	quit voting to keep a dying school, consolidate. This survey doesn't matter, they will do what they want.	
55	Help lower the property tax especially lake front. Bus children in near communities and combine schools	
56	No zoning and better phone service	
57	Need more cellphone towers, phone use is non existent in the summer	
58	The yard waste site is a complete joke, not open enough to residents who live here. Forces people to dump elsewhere! this has to stop!	
59	Need better phone service and too many campgrounds on the lake	
60	I like that the town is not zoned and residents can use their own properties as they like.	
61	Verizon cell service is terrible in this area!	
62	Please do not allow anymore campgrounds/ campsites. Lake Holcomb is so congested with boats/jet skis/people, it can be dangerous. Too many people! We should have checked that out before we bought our place.	
63	Long story short, I would suggest that the town first think about how we really define ourselves and build our goals for the future around that. Are we a small-town community living shoulder to shoulder looking out for each other or are we here to serve as members of the hospitality industry where the customer is always right? Do we continue to let recreational lake users feel that they should dictate who should be allowed to live here and take charge or take back ownership and identity of our town?	
64	Leave Holcombe Alone!	
65	The town does not need more industry or businesses, the business that are her just need to pay a living wage. The new businesses just north of cenex needs to clear that place up, it looks so disgusting. What a shame. Stop allowing new campgrounds around the lake, local residents don't feel safe on the water with all the tourists being disrespectful. Open all town roads to ATV this saves a lot of confusion and there is no sense in it.	
66	let all property owners do as they wish on their own property, absolutely no regulations. Remember this is a free country.	
67	More activities and services for senior citizens. Nothing to do here! Need activities such as card games, exercise programs, pool swimming, bike paths and trails, hiking, community activities!	

Town of Lake Holcombe Comprehensive Plan Survey

68	The town needs to look at limiting additional RV Parks around lake Holcombe, and RV park owners should start paying fees/additional fees per camper or a bigger cost on yearly RV park fee. The lake is starting to get a bit over crowded. Plus, the town should be able to improve their tax base from all these campers
69	We need a bank or a satellite bank, affordable retail space, more attractive landscape in downtown area and along rt 27 near the two roads brining in people
70	Keep brush dump open longer hours.
71	Thank you, town of Lake Holcombe planning committee for all of your work. We cannot even imagine the intensity of the work that goes into something like this.
72	Limit the campers/campgrounds around the lake, can't enjoy the lake-too many large boats. Limit motor size, accidents waiting to happen. Jet skis ripping up shorelines and are constant back and forth and have increased, lots of noise pollution and shoreline damage. Lots of sold in residential areas should not be allowed to be turned into campgrounds. Roads are dangerous by the boat landing, campers walking, golf carts all should be a limited on traffic going into a dead end road if not a study on safety. Kids constantly on golf cars/ATVs. Increasing the number of campers in traffic. Not opposed to kids having fun just limit the volume of people. Can the power grid hold an increase?
73	I have lived here my whole life and love the fact that no one dictates what I do on my own property -none of the Lake Associates Business.
74	Need a cell phone tower!
75	Enforce laws re ATVs running on town roads (267th and 275th ave) W Lakeshore Drive. Cut down on excessive speed and loud mufflers. Please! Thanks for requesting citizen input.
76	Move Accessible land waste site
77	Limit, no additional preferred or expansion, of new trailer/camp sites. These folks, along w/AirB&B folks have no skin in the game! They come and area ruining the lake and leave. Limits horsepower on the lake 3-250 hp motors on 1 boat is for the ocean no Lake Holcombe! We would like voting (or a say) rights on things that affect us being we pay high taxes there and have no say in anything pertaining to our property.
78	open u ATV hours-no dawn to dark only
79	There should be a limit on how many campground sites. Silent campground started out like a regular camp site, but now it is a city!! Limit the amount of campers at each site. Where is all the sewage going? They never expanded the sewage system when they added on all those campsites. From what I hear...they are still expanding. How about taxes on each camper for more revenue for the town of Holcombe. Also, the owner of these campgrounds should pay a higher tax too!
80	Ban the dumping of yard waste into the lake.
81	Most regulations should be suggested and possibly rewarded, but not ordinances to be enforced by the Town.
82	We are strong supporters of development, both economic and residential. For a community to thrive there must be diversity in the type of businesses, employers, and the cost/type of housing available. These things strengthen a community's tax base and therefore its ability to provide resources and programming needed by its children, working age, and aged population. Our concerns revolve around the continued development of seasonal campgrounds, bars, and adult-only recreation without a Holcombe based Fire, EMS, and law enforcement presence. We worry the development of Ag businesses or large-scale farms/feedlots will compromise both the lake and well water quality for Lake Holcombe residents, as seen in other parts of the state. We support the development of agritourism businesses (e.g. pumpkin patches, u-picks, corn mazes, etc.) because they increase recreational, economic, and educational opportunities for individuals of all ages. For residents to benefit from a popular and profitable area of tourism, we believe that increased focus on the development of walking, biking and hiking/snowshoeing/cross-country skiing trails/lanes would benefit the economy, health, and safety of both the seasonal and year-round residents. With the establishment of local trails/lanes there would be incentive through state funding to connect Lake Holcombe to the existing trail systems (e.g. The Old Abe Trail and Ice Age Trail System) in the area. Currently,

Town of Lake Holcombe Comprehensive Plan Survey

Lake Holcombe residents travel to other towns to use these trail systems and then frequent the businesses in those areas. As a family who follows the social media pages of fitness recreation groups throughout the Chippewa Valley, we can confidently say that numerous trips are planned weekly from the Eau Claire area to Cornell with the deliberate intention of frequenting local establishments along the trails before returning home. Lake Holcombe businesses are missing out on both local and pass-through patronage by not capitalizing on fitness centered recreation.

83	In winter - very satisfied. In summer - dissatisfied, No more campgrounds or expansion of them in the summer months. We can't enjoy the reason we call Holcombe home.	
84	No more campgrounds until the lake gets bigger. No more mobile home parks until Lake Holcombe gets bigger. Stop the population explosion - our infrastructure can't handle. 18 campgrounds are enough on Lake Holcombe. Pass an ordinance to stop the next campground!!!The Lake Holcombe Town Board has destroyed the quality of life on Lake Holcombe with campgrounds.	
85	No more campgrounds - too many people on the lake. Better cell service in summer, when campers come our service dies.	
86	- Ag opportunities cannot effect water & land resources. - Heavy industrial needs to be in designated areas and should not impact the recreation allure of the community. - Campgrounds need to pay according to the impact of recreational on the lake.	
87	Telecommunication needs to improve to provide safety to public and quality of life for residents.	
88	I support cleaning up the appearance of properties in town. Giant industrial locations often look "junky" along the roadside. It's embarrassing!	
89	Need better cell service. We have a beautiful rural town, rich with natural resources. We should make investments that enhance our current state rather than try to change it. We should embrace tourism. We need business but don't have the population to adequately support big industry	
90	no more campgrounds. Be more respectful of neighborhood snow plowing.	
91	Stop approving more camp grounds/camp sites. Lake is getting too crowded and more and more disrespectful boaters.	
92	Require people to treat their pets/house their pets in a clean human manner. Require people to keep their lawns and property clean and well groomed.	
93	- Don't like private homeowner's putting in several campers for the season - or forever. A homeowner should be able to have camping guests for several weekends a summer but there are so many 'permanent' campers on house lots around the lake. - ATV/UTV's not following speed limits and the noise from them.	
94	No more campgrounds!	
95	The lake has become very unsafe, due to the added campsites/campgrounds.	
96	No more campgrounds!	
97	The tennis/pickleball courts at the school need repair and/or resurfacing. The cracks in the pavement are getting larger and someday someone is going to trip and break a bone. Also, more pickleball courts in the area would be awesome. Thanks!	
98	Increase tourists' taxes and decrease residents taxes.	
99	Don't let the people who do not reside within the township year round dictate the future of the town's governance.	
100	We own land with a seasonal camper on it, so most questions don't apply. Thank you for the opportunity for residents to voice opinions.	
101	We voted this down several years ago, so why is it trying to revive it now?	
102	We need a fire department, homeowner protection would be much more favorable or cost effective if our protection was local instead of coming from Cornell.	

Town of Lake Holcombe Comprehensive Plan Survey

103	An opportunity for development would be to partner with Excel to develop a walking/biking trail around or near the lake, our roads are not safe for people. Slow/no wake is the law under bridges but would be helpful to have this posted under HWY 27 and Cty Rd M bridges for safety.	
104	It was very difficult to fill out this survey. It was an eye opener to no be able to identify three reasons as to why your family live or own property in the town of Lake Holcombe! This is all too little too late. Residents have been for years begging the board for changes to no avail. Its been a good ol boy club her since we bought here over 25 years ago. And now finally when things are so far out of control you are asking for resident input. all that ever counted here was the bars and resorts . Its evident by eve the makeup of the planning committee. There are seven members of which five are business owners. Once again, they will control the narrative but use our tax dollars to promote their businesses. We cant wait to retire so we can relocate somewhere else. Good luck changing all the damage here that has already been done!	
105	no more campgrounds	
106	Town/Lake Ass. has no right to pass restriction on any property owner in Town.	
107	Notification of these new campgrounds that show up in peoples backyards and no neighbors know anything about it.	
108	- need to put limits on campgrounds. - need to put regulations on solitary temporary/summer campers being erected on private parcels. - How to limit boating - too large of boats - wake boats on the lake - too fast.	
109	Merge Holcombe and Cornell Schools. Have town disposal area open more frequently and longer hours.	
110	Lake Holcombe has enough campgrounds. More campgrounds will cause polution and overcrowding on the lake and unsafe boating conditions.	
111	Too many people using resources - not enough law.	
112	I think Holcombe is a wonderful ag & recreation area but I have heard that drugs are becoming a problem.	
113	Yes - the assessment that was just done on my property nearly doubled. I have a 2 bedroom cottage that is sitting on a floating slab with 100' of frontage, its heated with a wood stove and valued at 302K. I cannot live there year around.	
114	The lake is the area's most important resources/attraction and needs to be protected. The quality has greatly diminished on the north end recently due to farm run off. There should be benefits to homeownership where the home is lived in by the owner. Rentals are taking over rapidly and cause issues along with some benefits. We want to share the area but also want to preserve it. Thanks for all that you do!	
115	Town should institute zoning requirements so that any new development (business, housing, restaurant, etc) conforms to reasonable regulations. The new businesses on highway 27 just north of The Minnow is a disaster from an overall appearance. This type of development is not good for attracting new business due to appearance. Looks like a junk yard.	
116	We need phone service! This is important to public safety! If someone was seriously injured they can't even make a call out in the summer!	
117	When you drive into Holcombe the town has so much junk all over. The town doesn't look very nice with all the stuff around. There are also many campers that people can have all over. The lake is getting so busy to even enjoy a boat ride.	
118	Information received should be open and agreeable, even to disagree. Hard work on our property should be reflected in areas public sees as they drive in to town. School district should take a more open stance to consolidation and not so anti outsiders and new ideas not be so parochial. Recreational walking and biking paths encouraged and established to provide safety wellness in the world we live in	
119	A lot of money is spent on a very small school! Study should be done to send students to Cornell or Ladysmith. Holcombe does not need to support a school. Our taxes are outrageous!	
120	Nothing will change in town when all the locals are closed minded to "outsiders". It's a very uncomfortable community to visit and live in due to infighting and biases.	

Town of Lake Holcombe Comprehensive Plan Survey

121	One of my greatest concerns is the uncontrolled trailer parks and "campers" in our township. There must be some way to determine if campers or trailers are "permanent" or not and should be taxed or assessed for fees or taxes.
122	There is litter everywhere along the HWYs and county roads. It seems its coming from the garbage trucks?
123	Lake Holcombe is generally seen as a relatively low income community by people in the surrounding. Many people travel a long way to find good paying jobs, or simply settle for the low paying and generally seasonal, tourist related jobs. Brining in industry that is skilled labor and pays well should be a top priority.
124	No more campgrounds, restricted mobile homes, RV campers on lots need to build homes in near future
125	Town plan is long overdue. rules and enforcement are needed to preserve the quality of life. Lake usage is above capacity on weekends. Balance is needed between property rights and community good
126	Beware of duplicating services with County, DNR, Corps of Engineers, etc. We can't afford experts and machines to do air quality, water quality or agriculture. Avoid too many regulations. Who would enforce them. Police? Not we have more expense salaries police cars, etc.
127	Cell towers need to be addressed. Cell service is horrible in the summer and fall. A dog park. Slow no wake signs at boat landing by 303rd Ave. Boats fly by and out shoreline is being erroded, even with rip raft.
128	The end results need to be ordinances in place and enforced by a town board willing to do so
129	It would be great if there was a walking/or biking trail from Highway 27 past Christina Harbor Youth Camp to the wayside by Pine Lake. Weekend walkers are at risk of getting hit by vehicles.
130	I feel permanent campers in campgrounds should pay a user tax (i.e. use of lakes, roads, our resources) that property owners pay - perhaps \$100 - \$200 per year.
131	control the addition of campgrounds, too much pressure on the resources vs taxable income from campgrounds, they don't pay enough taxes.
132	Need to limit additional campground development. Lake traffic too busy/dangerous, especially holiday weekends.
133	1. Better ambulance and emergency services - like maybe Birch Creek and Lake Holcombe have their own. 2. Walking Trails on heavy traffic roads.
134	Keep Lake Ass. out of my yard.
135	I would like to know where is the environmental procedure on any construction site with commercial or residential? I see a lot around here and no one is doing it and I have to do it on every job site I'm on. I see a lot of violations.
136	Limit the number of VRBO/Air BNB properties for rental during summer months requite at least a 1 week stay.
137	There should be a 7 o'clock noise reg. for businesses next to residents. There should be air regulations for businesses that release fume exhaustion.
138	- Need to develop/follow zoning regulations, especially for campgrounds. Way too many that are getting way too large. - Cell phone reception is terrible, especially on summer weekends (I have ATT). - More boater safety/policing on lake.
139	no mention of zoning, letting any business developed along HWY 27 impacts Holcombe's first impression
140	More access to yard waste disposal & recycling center. Twice monthly doesn't always fit out schedule. Also making more self service that you wouldn't need an attendant.
141	Yes provide recycling area for paper, glass, cans, etc. Make people recycle everything. Have an available yard -brush dump area. Also have certain days of the year for electronic and big items to dump at no fee or minimal fee.

Town of Lake Holcombe Comprehensive Plan Survey

142	Don't bother with economic incentives unless focused on very small business. Speaking from experience, large companies make decisions and then shop for incentives. Lake and school are your most important assets - protect them! Don't allow overbuilding, keep public access and parks strong for citizens that can't afford lake property so you keep a workforce. Emergency services also key!
143	WE are frustrated with all the campgrounds! Our homes value just doubled on taxes. The property owners of those campgrounds pay very little taxes, we are sick of paying and dealing with all the boat traffic and getting our shoreline eroded as no one understands or respects the lake rules. We cant build anything on our property w/o strict approvals and yet the campers have their sheds right up to the property lines. The burden needs to shift and restrictions on campers and campsites
144	It is entirely too difficult to build a home or anything else in this county. IF it were easier to develop, more people would be willing to do so and invest. Many people complain that it is too much of a burden to deal with Chippewa County Zoning
145	I am very disappointed there was no questions regarding the recycling center, future housing is needed for the working population, infrastructure and the financial needs or water, sanitary sewer, storm sewer, transportations, childcare needs and access and public education. Especially given the school district is the center of the community with youth families
146	lower taxes
147	The town of Holcombe has gone backwards the last 25 years. It needs a decent grocery store, additional shopping and pizza place with ice cream and candy shops and hardware stores, clothing stores and industrial developmnt for hte items about to be successful
148	Stop campgrounds from being built (should have been done 10 years ago). Protect our lake & natural resources. Tax campers & campground. Fire Station in town!
149	Grocery store
150	I feel every new building, development and industry should be granted based on minimal environmental impact. Over-sized single-family housing is totally unnecessary on any property, especially riverfront.
151	Don't like how the business places and homeowners are turning the land into camping sites on the lake, over crowded with boats on weekends. The homeowner who pay the taxes cant even enjoy the lake.
152	No more campers - lake is getting too crowded.
153	Something should be done about heavy truck traffic on E295 ave . They should reduce speed and no Jake brakes. truck traffic usually starts at 6am to 6pm. Wake boats on lake are running fishing, should not be allowed on the lake, wrecking the environment-kayaks would be ok. Brush deisposal sites should be open on weekends . Stop billing us for misc fees as we pay enough in taxes
154	Heavy industry needs to be industrial zones and should not negatively impact the community and recreational quality of the community. Campgrounds have great impact on the lake and need to help with the cost of erosion and impact on the shoreline and tele communications need to improve for safety
155	Please add a dog park
156	Affordability and past property tax levels were attractive qualities for investment and growth. Raising property taxes will be a deterrent to growth.
157	Please do not institute smart growth zoning, it ruined our home town area. The low zoning is awesome for small businesses. We need more ways to attract and keep young people and less retirement community and snow birds and ATVs on the roads in town
158	We must protect and preserve what we have, keep people safe and encourage, support economic development and recreational opportunities.
159	Chip county requires a safety inspection, water test and permit fee for Airbnb/VRBO attach fees/taxes to their service. The township should not require additional inspections ofr fees to homeowners that use their property as an Airbnb/VRBO. homeowners are trying to pay

Town of Lake Holcombe Comprehensive Plan Survey

property taxes, insurance, living costs by renting their space. Please remember the guests using the services generate revenue for local businesses.

160	This weekend 100 side-by sides went by our home, we would like to see a law stating no more than 10 side by sides allowed in a group. If there were a medical/fire emergency there would've been a definite delay in getting the services where they needed to go if they had to /have to contend with such a large number of ATVs on the road, plus just pulling out of our driveway was impossible not to mention the air and noise pollution.
161	To many campgrounds. Lived here 30 years part time 25 last 5 retirement, some retirement, too many lake idiots, tourist, where does all the waste water go, sewage from all the campers. To many people putting campers on their lawn all summer too. Something have to be done. Stop this from spiraling even more. This beautiful lake is going bad fast. All the people that afford to live here are leaving, there goes your tax money. You'll only have tourist \$\$.
162	No more development on water frontage NSP/Excel Energy Must own 51% of Frontage Undeveloped.
163	Yes, watch out for individuals (trouble makers) who although are fairly short time residents, want to move in area [REDACTED] and change things to benefit mainly themselves and their property at any cost to others, [REDACTED]
164	Have had property on the lake for 53 years, doing a great job! Thanks
165	Lake Holcombe as a community has gone backwards over the last 20 years. Nothing but good old boys club with no progressive thinking or change which would be good for the community as a whole. Embarrassed by the City board members and makes Lake Holcombe look unprofessional.

Town of Lake Holcombe Comprehensive Plan Survey

Q32 Gender

Answered: 325 Skipped: 63

ANSWER CHOICES	RESPONSES	
Male	63.08%	205
Female	36.92%	120
TOTAL		325

Town of Lake Holcombe Comprehensive Plan Survey

Q33 Age

Answered: 332 Skipped: 56

ANSWER CHOICES	RESPONSES	
18-24	0.30%	1
25-34	0.90%	3
35-44	6.63%	22
45-54	12.65%	42
55-64	27.41%	91
65+	52.11%	173
TOTAL		332

Town of Lake Holcombe Comprehensive Plan Survey

Q34 Employment Status:

Answered: 340 Skipped: 48

ANSWER CHOICES	RESPONSES	
Employed Full Time	22.35%	76
Employed Part Time	5.59%	19
Self Employed	15.29%	52
Unemployed	0.29%	1
Retired	55.88%	190
Other (please specify)	0.59%	2
TOTAL		340

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	6/22/2023 9:35 AM
2	-	6/19/2023 10:17 AM

Town of Lake Holcombe Comprehensive Plan Survey

Q35 Number of Adults (18 or older) in Household

Answered: 333 Skipped: 55

ANSWER CHOICES	RESPONSES	
1	14.11%	47
2	76.58%	255
3	5.41%	18
4	2.70%	9
5+	1.20%	4
TOTAL		333

Town of Lake Holcombe Comprehensive Plan Survey

Q36 Number of Children (under 18) in Household

Answered: 310 Skipped: 78

ANSWER CHOICES	RESPONSES	
0	84.84%	263
1	5.81%	18
2	5.48%	17
3	1.94%	6
4	1.29%	4
5+	0.65%	2
TOTAL		310

Town of Lake Holcombe Comprehensive Plan Survey

Q37 Household Income Range

Answered: 315 Skipped: 73

ANSWER CHOICES	RESPONSES	
Less than \$14,900	1.90%	6
\$15,000 to \$24,999	5.08%	16
\$25,000 to \$49,999	20.95%	66
\$50,000 to \$99,999	33.65%	106
\$100,000 to \$199,999	24.76%	78
\$200,000 or more	13.65%	43
TOTAL		315

Town of Lake Holcombe Comprehensive Plan Survey

Q38 How many years have you lived or owned property in the Town of Lake Holcombe?

Answered: 343 Skipped: 45

ANSWER CHOICES	RESPONSES	
Less than 1	0.87%	3
1-4	9.62%	33
5-9	14.58%	50
10-24	28.28%	97
25+	42.27%	145
Seasonal Only	4.37%	15
TOTAL		343

Town of Lake Holcombe Comprehensive Plan Survey

Q39 My primary residence is not in the Town, but I plan to make it my residence within the next 5 years.

Answered: 337 Skipped: 51

ANSWER CHOICES	RESPONSES	
Very likely	5.64%	19
Likely	11.87%	40
Unlikely	18.10%	61
Very unlikely	13.95%	47
Primary Residence is in the Town	50.45%	170
TOTAL		337

Town of Lake Holcombe Comprehensive Plan Survey

Q40 In what zip code is your primary residence?

Answered: 316 Skipped: 72

ANSWER CHOICES	RESPONSES	
54745	56.65%	179
Other (please specify)	43.35%	137
TOTAL		316