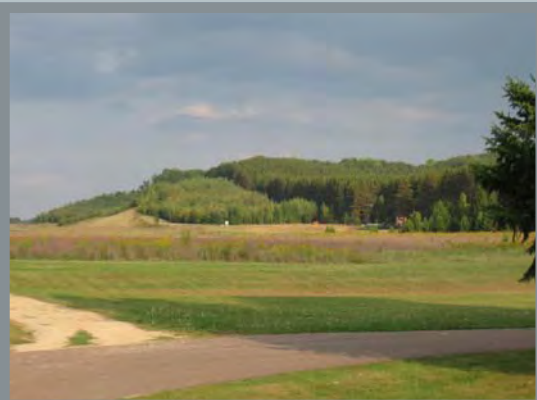


Village of Boyceville

Comprehensive Plan 2010 - 2030



Prepared by:
Village of Boyceville Planning Commission

Adopted by:
Boyceville Village Board
December 30, 2009

Planning assistance provided by:



Ordinance No. 09-5

An Ordinance to Adopt the Comprehensive Plan of the Village of Boyceville, Dunn County, Wisconsin.

The Village Board of the Village of Boyceville, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sec. 61.35 Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Village of Boyceville is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), Wis. Stats.

Section 2. The Village Board of the Village of Boyceville, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Sec. 66.1001(4)(a), Wis. Stats.

Section 3. The Planning Committee of the Village of Boyceville, by a majority vote recorded in the official minutes dated December 30, 2009, has adopted a resolution recommending to the Village Board the adoption of the document entitled AVillage of Boyceville Comprehensive Plan 2010 – 2030@ containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.

Section 4. The Village has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), Wis. Stats.

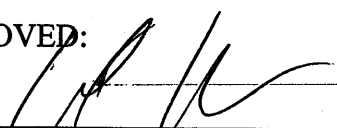
Section 5. The Village Board of the Village of Boyceville, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, AVillage of Boyceville Comprehensive Plan 2010 – 2030@ pursuant to Sec. 66.1001(4)(c), Wis. Stats.

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

Adopted by the Village Board of the Village of Boyceville this 30th day of December, 2009.

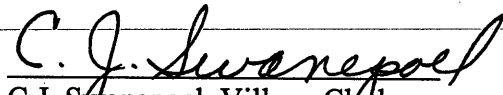
AYES 6 NO 0 ABSTAIN 0 ABSENT 1

APPROVED:



Gilbert Krueger, Village President

ATTEST:



C.J. Swanepoel, Village Clerk

Adopted: 12-30-09

Published: _____

Resolution No. 5-09

RESOLUTION RECOMMENDING ADOPTION OF
THE "VILLAGE OF BOYCEVILLE COMPREHENSIVE PLAN 2010 - 2030"

WHEREAS, the Village of Boyceville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, the Village Board of the Village of Boyceville, Dunn County, Wisconsin authorized the Planning Committee to prepare a comprehensive plan for the Village of Boyceville, and

WHEREAS, a comprehensive plan for the Village of Boyceville that contains all of the elements specified in section 66.1001(2) of the Wisconsin Statutes has been prepared, and

WHEREAS, the comprehensive plan contains graphs, tables, and charts related to demographic and U.S. Census data, and maps related to land use, infrastructure, and natural resources, and

NOW THEREFORE BE IT RESOLVED, that the Village of Boyceville Planning Committee does hereby recommend the adoption of the Village of Boyceville Comprehensive Plan 2010-2030 by the Village Board of the Village of Boyceville, Dunn County, Wisconsin.

Resolution adopted on this 30th day of December, 2009.

VILLAGE OF BOYCEVILLE PLANNING
COMMITTEE

By

Stan Anderson 12/30/09
Stan Anderson, Chairperson
Village of Boyceville, Planning Committee

Attest

C.J. Swanepoel
C.J. Swanepoel, Village Clerk

Village of Boyceville Comprehensive Plan 2010 – 2030

Prepared Under the Direction of:

Village of Boyceville Planning Committee

Stan Anderson, Chair
Brenda Bauder
Herb Dow
Larry Gilbertson
Larry Jacoby
Allen Klatt
Brian Wolff

Boyceville Village Board

Gilbert Krueger (President)
Stan Anderson
Herb Dow
Jonathan Farrell
Bill Sempf
Keith Sorensen
Brian Wolff

Village Clerk/Treasurer

C.J. Swanepoel



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Appendix: Boyceville Community Survey and Public Participation Resolution

Village of Boyceville Vision Statement

The Village of Boyceville, along with all rural communities, is experiencing economic and social change. The Village should not dwell on the negative, but seize the opportunities change offers.

Recognizing its limited resources, the Village should focus on the following:

- Work for a sound and progressive school system for the future the education of its youth.
- Provide Village government that is responsive to citizen's needs and aspirations.
- Support a Police force that can provide security and a peaceful environment in which to live.
- Provide a Library for the enlightenment of people of all ages.
- Provide a Public Works department that serves the residents and is dedicated to reflecting an image of a well-kept community.
- Provide Fire and Ambulance services that protects our lives and property.

The Village of Boyceville is striving to be a community whose residents can be genuinely proud to be part of Boyceville

CHAPTER 1

Introduction

Geographical Context

The Village of Boyceville is a small community located in the northwest part of Dunn County (see *Map 1-1*). It is located on S.T.H. 79 and S.T.H. 170, which provide quick access to the City of Menomonie where most of the County's work and shopping opportunities are located.

Boyceville offers great schools, parks, and public services for residents. Housing costs are reasonable and opportunities for new residential, commercial, and industrial development are available. Like many small communities, Boyceville has experienced a decline in traditional Main Street businesses that are easily accessible nearby.

Agriculture and hills provide the surrounding landscape that is valued by residents. The Village residents enjoy the "small town" feel they have been able to maintain while benefiting from the diverse economy just a short distance from the Village.

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law or "Smart Growth Law" was passed in October 1999 as part of the State's biennial budget. This law requires that every village, town, and city be guided by a comprehensive plan by January 1, 2010. Smart Growth was enacted to encourage long-range planning for communities and provide consistency in land use decision making.

State statutes require the plans to consist of nine elements, each focusing on an important sector of your community. These elements are:

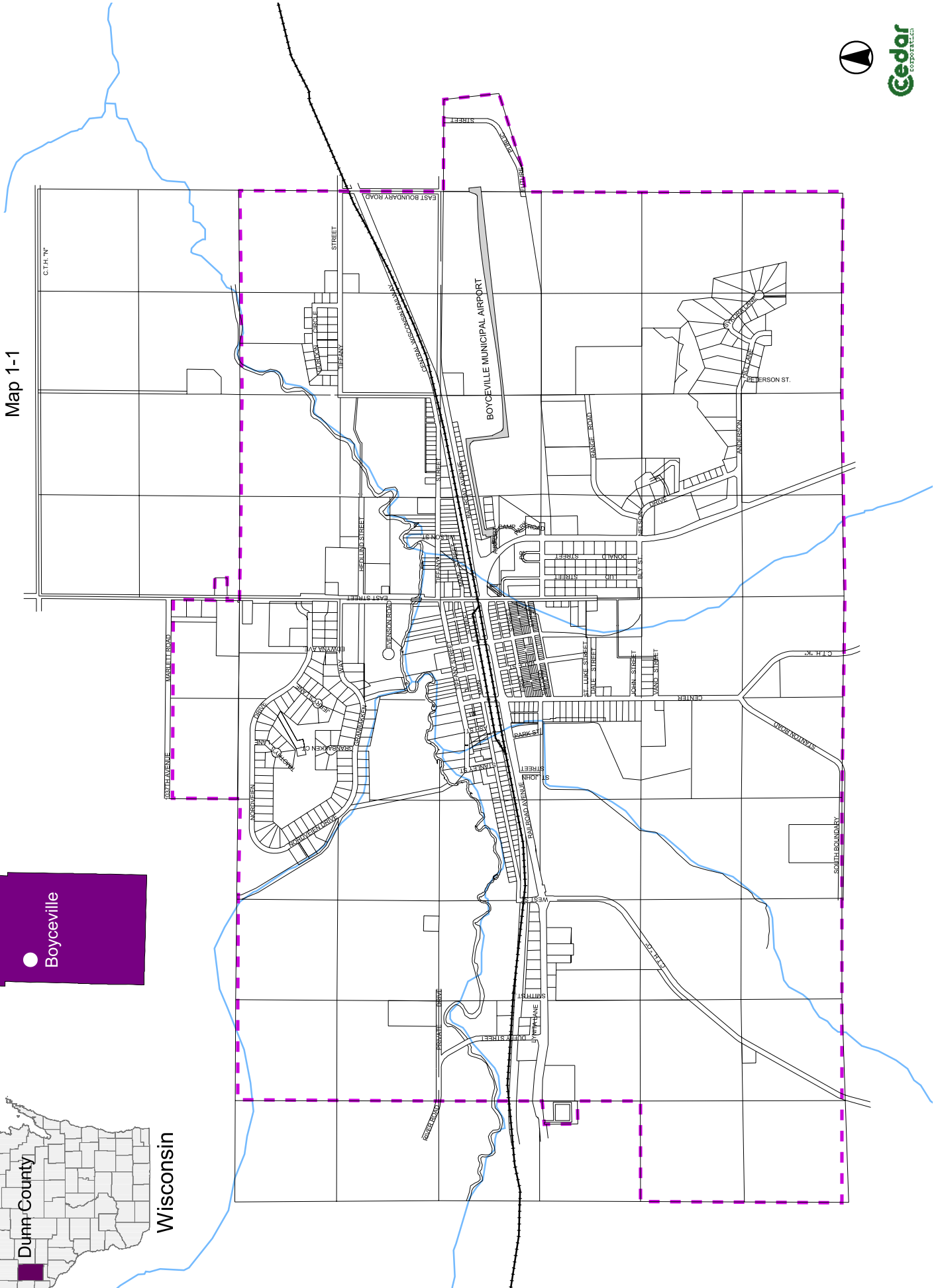
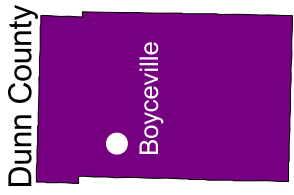
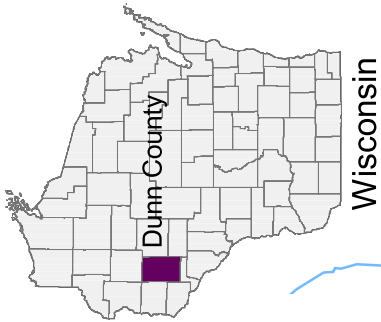
- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- Implementation

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other in order to guide the future development of the community in a way that reflects the values of the residents.

PROJECT LOCATION

Village of Boyceville

Map 1-1



Plan Purpose

The purpose of the Boyceville's comprehensive plan is to act as a guide for not only Village government, but also local industries, businesses, developers, and residents so that informed decisions can be made about the growth of the community. It provides consistency in decision-making and is meant to be reviewed and revised as needed as the vision of the community evolves over time.

The comprehensive plan can provide a variety of benefits to Boyceville by identifying and protecting natural resources, or promoting development in order to provide services to residents at a reasonable cost.

Public Participation

Wisconsin State Statutes Section 66.1001(4)(a) requires a public participation procedures be adopted of foster public participation for every stage of the preparation of the comprehensive plan. The adopted public participation resolution and community survey results can be found in the Appendix.

Plan Development Process

The Village's comprehensive plan was developed by identifying existing conditions, examining demographic trends, envisioning how Boyceville should address future growth over the next 20 years, and identifying ways to achieve that vision.

To get initial public input on a variety of topics addressed in the comprehensive plan, the Village of Boyceville conducted a community survey. The relevant survey results are incorporated into each chapter.

Regional Planning Jurisdictions and Government Agencies

While the Village of Boyceville plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans were consulted to address any inconsistencies between them.

- West Central Wisconsin Regional Planning Commission
- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Dunn County

Goals, Objectives, and Recommendations

For each planning element, goals, objectives, and recommendations were created. These are used to create a vision for each chapter and identify ways to achieve that vision. Definitions of these terms are listed below.

Goal: A general statement that describes a desired future result.

Objective: Objectives are statements that describe what the Village hopes to achieve by a goal.

Recommendations: Recommendations are the implementation strategies to be carried out in order to achieve a goal and meet the objectives.

The intent of the plan, as a whole, should be considered when consulting the plan for guidance in decision-making. Not a single sentence, table, or map, on its own, represents the whole intent of the Village's comprehensive plan.

CHAPTER 2

Issues and Opportunities

Introduction

The Issues and Opportunities element analyzes demographic information for the Village of Boyceville. The purpose is to identify and understand trends in the Village in order to anticipate future needs and create a plan that addresses those needs.

Historical Population

The Village of Boyceville has been experiencing population growth since 1950 but at varying rates (see Table 2-1). The 2008 estimated population is 1,088 which represents a 4.3% growth rate since 2000.

Table 2-1 – Historical Population

Year	1950	1960	1970	1980	1990	2000
Population	645	660	725	862	913	1,043
% Change	-	2.3%	9.8%	18.9%	5.9%	14.2%

Source: West Central Wisconsin Regional Planning Commission

Population Forecasts

Population growth influences land use, housing, transportation, business, and other components of the Village of Boyceville. Growth in surrounding communities can also influence these characteristics.

The Wisconsin Department of Administration (WDOA) has created population forecasts for each municipality in the State of Wisconsin. For the Village of Boyceville, the population is projected to continue to grow at a gradual rate. The population is projected to 1,335 residents in 2030. This is an increase of 247 residents between 2008 and 2030 (see Table 2-2).

This 2008 population projection will be used for planning purposes because it best reflects the population growth characteristic in the Village of Boyceville at this time.

Table 2-2 – Population Forecasts

Year	2000*	2005	2010	2015	2020	2025	2030
WDOA	1,043	1,077	1,119	1,179	1,239	1,292	1,335

Source: 2008 Wisconsin Department Of Administration, *U.S. Census,

** Average 5-year growth between 1950-2000 (79.6 persons per five years)

Household Forecasts

Table 2-3 shows housing forecasts for the Village of Boyceville. It is projected that between 2010 and 2030, the Village will have an additional 115 households.

New households need homes and apartment in which to live. Needs for housing and land use will assess the impacts of increased households.

Table 2-3 – Household Forecasts

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,043	1,077	1,119	1,179	1,239	1,292	1,335
Total Occupied Housing Units	424	446	472	505	535	563	587
Additional Units Needed	-	22	26	33	30	28	24

Source: WI Dept of Administration: Population and Housing Projections

Age Distribution

Age distribution in the Village of Boyceville can influence multiple facets of the community.

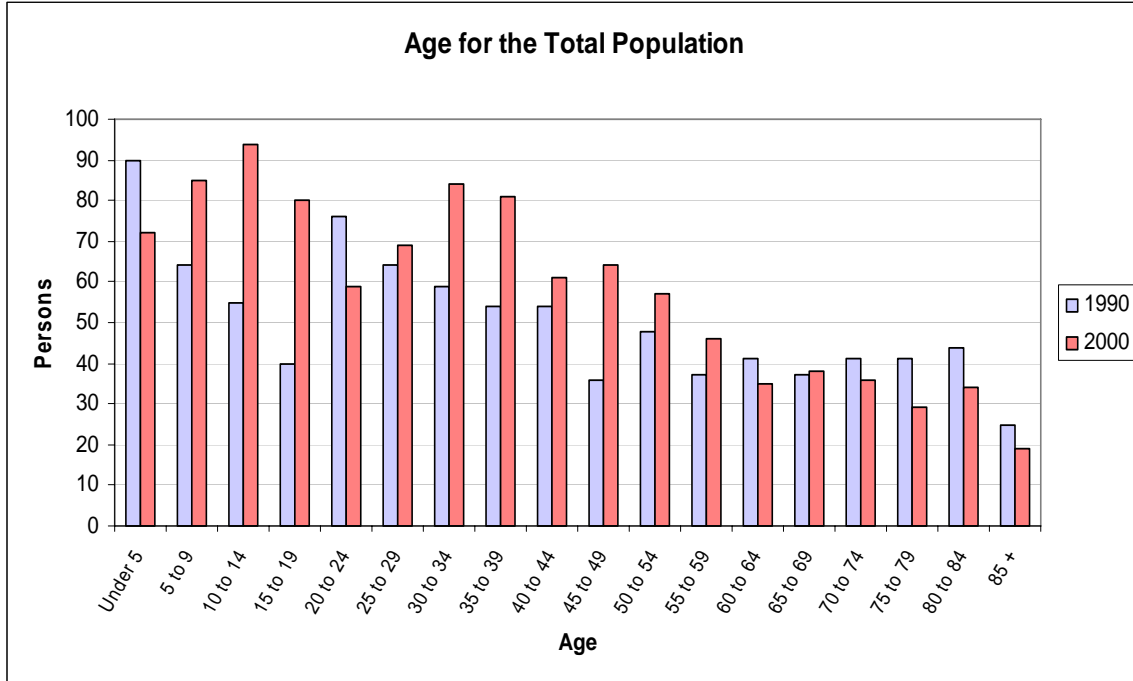
Table 2-4 and Figure 2-1 shows the number of residents in the 5 to 19 and 25 to 59 age groups has increased between 1990 and 2000. Residents 70 years and older have decreased in number between 1990 and 2000.

Table 2-4 – Age for the Total Population

Age	1990	2000	Numerical Change	% Change
Under 5	90	72	-18	-20.0%
5 to 9	64	85	21	32.8%
10 to 14	55	94	39	70.9%
15 to 19	40	80	40	100.0%
20 to 24	76	59	-17	-22.4%
25 to 29	64	69	5	7.8%
30 to 34	59	84	25	42.4%
35 to 39	54	81	27	50.0%
40 to 44	54	61	7	13.0%
45 to 49	36	64	28	77.8%
50 to 54	48	57	9	18.8%
55 to 59	37	46	9	24.3%
60 to 64	41	35	-6	-14.6%
65 to 69	37	38	1	2.7%
70 to 74	41	36	-5	-12.2%
75 to 79	41	29	-12	-29.3%
80 to 84	44	34	-10	-22.7%
85 +	25	19	-6	-24.0%
Total	906	1,043	137	15.1%

Source: 1990 and 2000 U.S. Census

Figure 2-1 – Age for the Total Population



The increase in residents in the 5 to 19 and 25 to 59 age groups indicates people are moving into Boyceville. This may be due to the desire to live in a smaller community, being close to work, and reasonable housing costs.

The decrease in residents 70 years and older may be due to elderly residents looking for housing needs outside of the Village.

Education Levels

Educational attainment can influence a person’s job opportunities, housing preferences, and spending patterns. Table 2-5 and 2-6 reveal that the number of residents who have attained a high school degree or higher has increased from 387 residents in 1990, to 521 in 2000. These residents make up almost 80% of the population 25 years of age and older.

The number of residents, who have attained a bachelor’s degree or higher, has increased slightly. At the same time, it decreased slightly as a percentage of the population 25 years of age and older.

Not surprisingly, the number of residents who have less than a 9th grade education has dropped significantly. This group is typically represented by older residents who ended their education early to work.

Table 2-5 – Education Attainment Population 25 and Older

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
Population 25 Years and Over	581	100.0%	652	100.0%	71	12.2%
Less than 9th Grade	120	20.7%	44	6.7%	-76	-63.3%
9th to 12th Grade (No Diploma)	74	12.7%	87	13.3%	13	17.6%
High School Graduation (Includes Equivalency)	241	41.5%	317	48.6%	76	31.5%
Some College, No Degree	63	10.8%	94	14.4%	31	49.2%
Associate Degree	21	3.6%	44	6.7%	23	109.5%
Bachelor's Degree	44	7.6%	48	7.4%	4	9.1%
Graduate or Professional Degree	18	3.1%	18	2.8%	0	0.0%

Source: 1990 and 2000 U.S. Census

Table 2-6 – High School Graduate or Higher Attainment

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
High School Graduate or Higher	387	66.6%	521	79.9%	134	34.6%
Bachelor's Degree of Higher	62	10.7%	66	10.1%	4	6.5%

Source: 1990 and 2000 U.S. Census

Income Levels

Median household incomes in the Village of Boyceville have increased almost 56% between 1989 and 1999 (see Table 2-7). Income levels can influence resident's desires for a variety of housing, business, and service options. In 1999, the median household income was \$31,250. This compares to \$38,753 in Dunn County and \$43,791 in the State of Wisconsin.

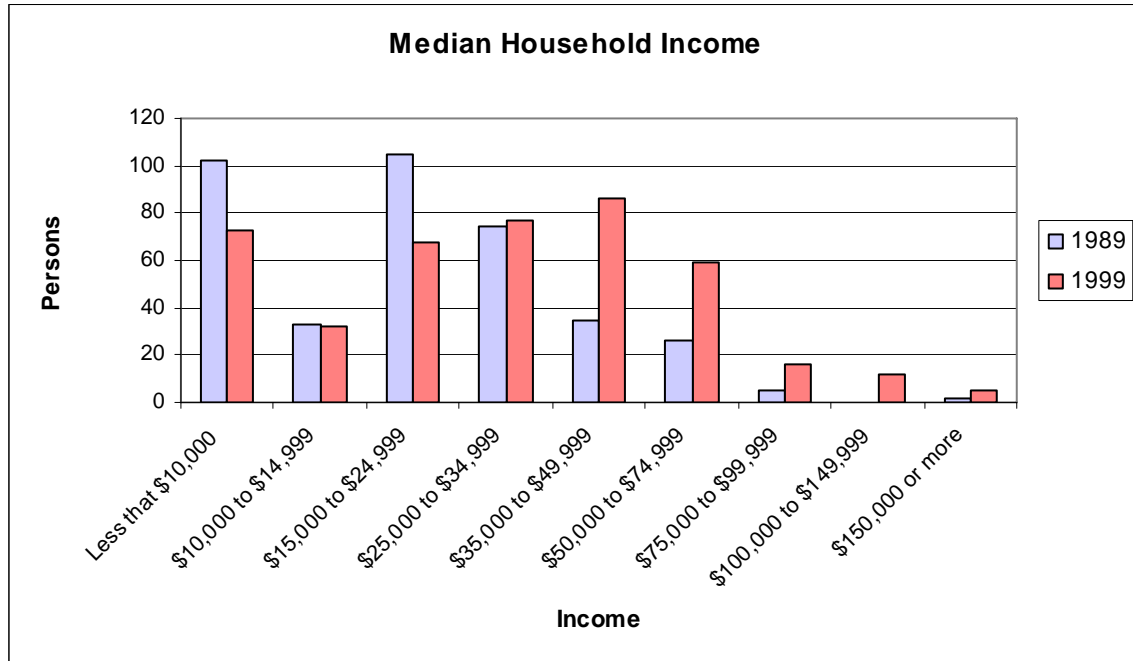
Table 2-7 – Median Household Income - Village of Boyceville

Year	1989	1999	% Change
Median Household Income	\$20,089	\$31,250	55.6%

Source: 1990 and 2000 U.S. Census

Figure 2-2 shows that median household incomes in 1999 of \$25,000 and above have all increased compared to the 1989 incomes with the biggest increase in incomes between \$35,000 and \$49,900.

Figure 2-2 – Median Household Income



Employment Characteristics and Forecasts

Occupation refers to the type of work a person does within his or her industry. Figure 2-3 shows the occupations, of the civilian population 16 years and over, of Boyceville residents. It does not indicate which community these occupations are found. All have increased in number of workers, with an exception of the farming/fishing/forestry and construction/extraction/maintenance occupations. The total decrease in those two occupations is less than 20 workers over a ten year period. The decrease in workers employed in farming, fishing, and forestry is a state-wide trend.

The number of residents working in production/transportation/materials moving occupations has increased the most by more than 60 workers from 1990 to 2000. That is a 72% increase. Most of these occupations can be found in the City of Menomonie, which has numerous manufacturing and warehousing industries that employ many people throughout Dunn County.

Figure 2-3 – Occupation of Workforce Population

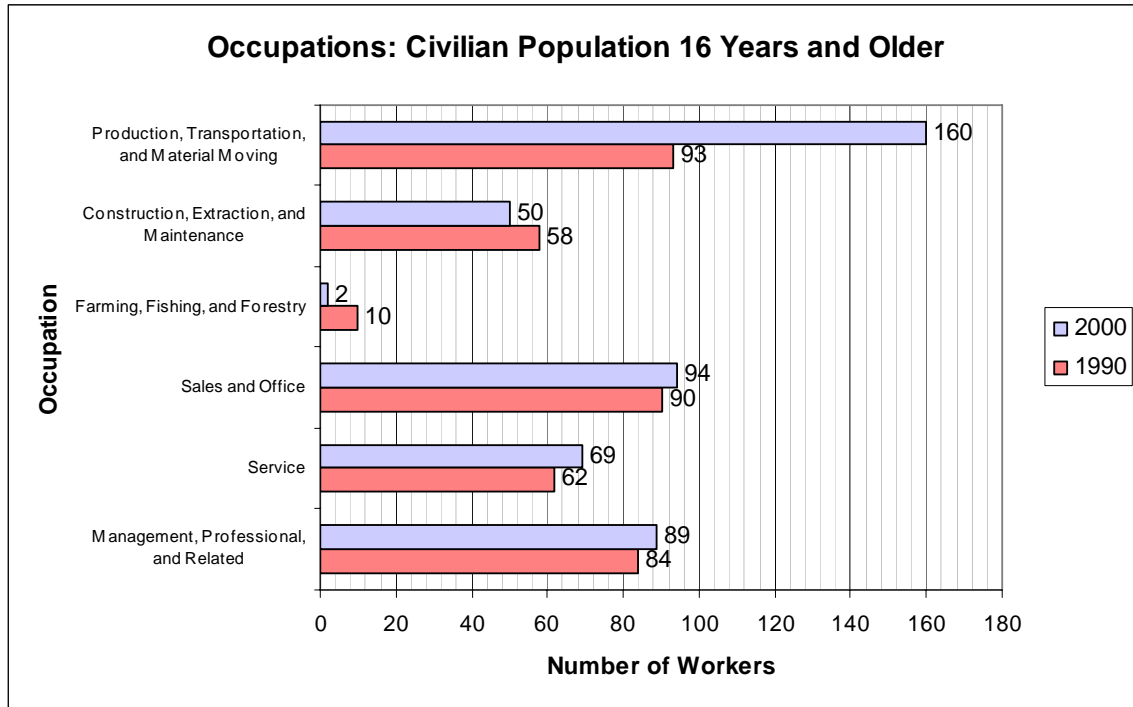


Figure 2-4 – Common Occupations in Dunn County

Figure 2-4 identifies the most common occupations in Dunn County and the required training for each occupation. Most occupations require little or no education or training which means these occupations have lower wages.

Occupation	Education/training
Bartenders	1 month or less training
Bookkeeping/Accounting/Auditing Clerks	1-12 mos. on-the-job trng.
Cashiers	1 month or less training
Comb. Food Prep.-Servers, Incl. Fast Fd.	1 month or less training
Helpers--Production Workers	1 month or less training
Industrial Truck & Tractor Operators	1 month or less training
Janitors/Cleaners, not Maids-Hskpg.	1 month or less training
Freight/Stock/Mat. Movers/Laborer, Hand	1 month or less training
Packers & Packagers, Hand	1 month or less training
Registered Nurses	Associate or Bachelor's degr.
Retail Salespersons	1 month or less training
Secretaries, not Legal/Med./Executive	1-12 mos. on-the-job trng.
Team Assemblers	1-12 mos. on-the-job trng.
Truck Drivers, Heavy & Tractor-Trailer	1-12 mos. on-the-job trng.
Waiters & Waitresses	1 month or less training

Source: DWD, Bureau of Workforce Training, special request, July 2007

Industry refers to what industry each occupation is in. Like occupation, it does not indicate where these industries are located. The largest industries in 2000 for occupied workers living in

the Village of Boyceville are manufacturing and educational, health, and social service (see Figure 2-5). The information industry has the fewest workers with four in 2000.

Many industries have experienced slight drops in number but others, including public administration and arts/entertainment/recreation/accommodations/ and food services, have show large increases.

Figure 2-5 – Occupation by Industry

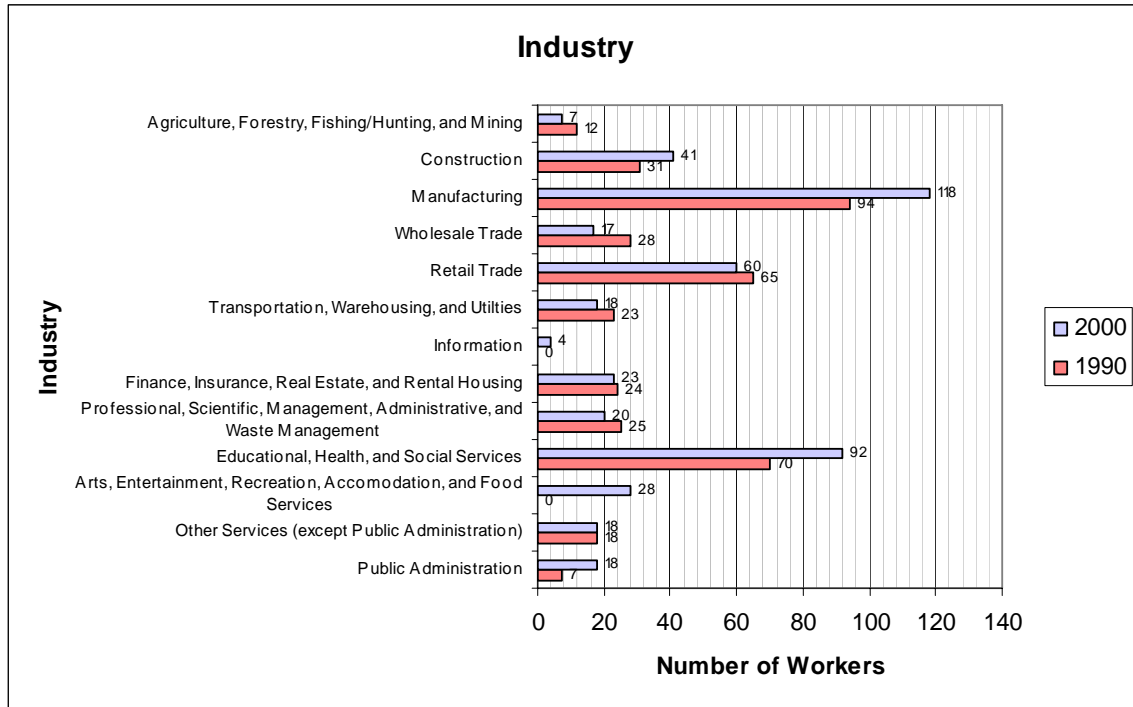


Figure 2-6 shows the average annual wage by Industry in 2006 for Dunn County. Specific statistics for the Village are not available. The table shows that, based on the median wage in an occupation group, wages tend to be in the upper range in Dunn County but Figure 2-7 shows that wages in Dunn County are typically lower than the Wisconsin average.

Figure 2-6 – Average Annual Wage by Occupation in Dunn County 2006

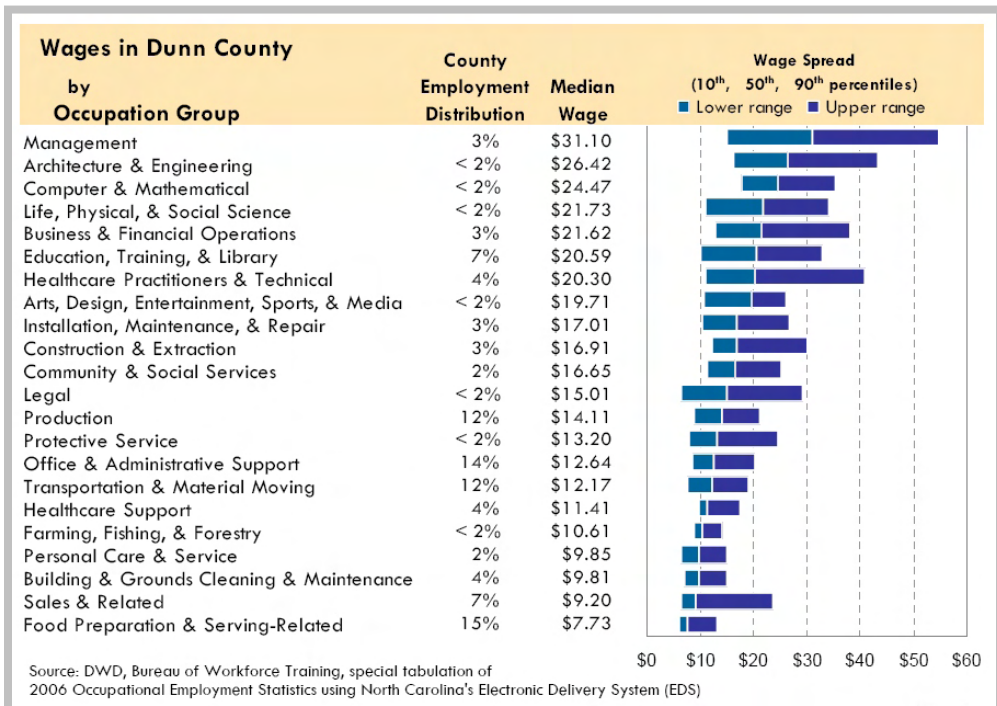


Figure 2-7 – Average Annual Wage by Industry in Wisconsin and Dunn County 2006

Average Annual Wage by Industry Division in 2006				
	Average Annual Wage			
	Wisconsin	Dunn County	Percent of Wisconsin	1-year % change
All industries	\$ 36,830	\$ 31,161	84.6%	4.2%
Natural Resources	\$ 28,301	\$ 23,849	84.3%	12.0%
Construction	\$ 44,682	\$ 42,109	94.2%	8.9%
Manufacturing	\$ 45,952	\$ 43,633	95.0%	3.3%
Trade, Transportation & Utilities	\$ 31,935	\$ 30,249	94.7%	3.4%
Information	\$ 45,704	suppressed	Not avail.	Not avail.
Financial Activities	\$ 48,859	\$ 32,747	67.0%	9.4%
Professional & Business Services	\$ 42,612	\$ 30,103	70.6%	5.1%
Education & Health	\$ 38,492	\$ 31,833	82.7%	3.0%
Leisure & Hospitality	\$ 13,058	\$ 9,671	74.1%	12.3%
Other Services	\$ 21,228	\$ 20,635	97.2%	-0.7%
Public Administration	\$ 38,294	\$ 33,879	88.5%	2.8%

Source: WI DWD, Workforce Training, QCEW, June 2007

Demographic Summary

The Village of Boyceville's population has continually grown since 1950 and was estimated to be 1,088 residents as of January 1, 2008. Between 1990 and 2000, the number of residents aged 5 to 19 and 25 to 59 has increased indicating that many new residents are of people moving into the Village. This may be due to the attraction of living in a smaller community, reasonable housing costs, and being in close proximity to employment options. The number of residents ages 70 and older experienced a decline during this same period. Some of this may be attributed to residents relocating to be near family or moving to other communities where housing options fit their needs.

The top two occupation groups for Boyceville residents in 2000 were production/transportation/material moving and sales/office. Most of these occupations are found in the City of Menomonie. Wages in Dunn County are lower than the state average.

Boyceville's population is projected to continue to grow and the challenge of the Village's comprehensive plan will be to assess this growth will have on the community in order to anticipate and meet the needs of residents in a conscientious manner.

CHAPTER 3

Housing

Introduction

Housing has many components. It is typically one of the largest expenditures in a person's life. Housing generates tax revenue for the Village while new housing requires land, which can affect natural resources, and new homes can increase local traffic volumes. In addition, different age and income groups may desire a variety of housing options.

The housing chapter analyzes housing characteristics, future housing projections, and potential needs in the Village of Boyceville. Land use issues related to housing will be addressed in the Land Use chapter.

Age Characteristics

Table 3-1 shows the year a home in the Village of Boyceville was constructed within a specified period. Approximately three-fourths of the housing stock was constructed before 1979. An aging housing stock may indicate a need to replace sewer/septic systems, siding, furnaces, windows, remove lead, or make other repairs but does not indicate its current condition.

Table 3-1 – Year Structure Constructed - Village of Boyceville

Year Built	Homes	Percent
Total	483	100.0%
1999 to 2007	47	9.7%
1995 to 1998	34	7.0%
1990 to 1994	25	5.2%
1980 to 1989	41	8.5%
1970 to 1979	104	21.5%
1960 to 1969	41	8.5%
1940 to 1959	69	14.3%
1939 or earlier	122	25.3%

Source: U.S. Census Bureau, HUD

Structural Characteristics

The type of heating fuel used in homes can indicate potential energy expenditures within a Village and reveal trends in heating systems related to new construction. Most homes are heated by utility gas (see Table 3-2). Over 13% are heated with electricity. This is often the case in rental units. Current energy trends may reveal an increased interest in solar, wind, or wood energy in the future.

Table 3-2 – Types of House Heating Fuel

Fuel Type	Number	Percent
Utility Gas	292	68.7%
Bottled, Tank, or LP Gas	42	9.9%
Electricity	57	13.4%
Fuel Oil, Kerosene, Etc.	23	5.4%
Coal or Coke	0	0.0%
Wood	9	2.1%
Solar Energy	0	0.0%
Other Fuel	0	0.0%
No Fuel	2	0.5%
Total	425	100.0%

Source: 2000 U.S. Census Bureau

Table 3-3 shows a majority of homes in the Village of Boyceville are single family units, with 63.6% being single family homes, 18.8% mobile homes, and less than 18% multiple family homes. Multiple-family dwelling units in the Village are primarily dwellings with 10 to 19 units. These figures show that there is a variety of housing options available.

A 1-Unit, detached structure is a separate building that has open spaces on all sides. A 1-Unit, attached structure is separated from other structures by dividing walls that extend from ground to roof.

Table 3-3 Housing Units in a Structure - Village of Boyceville

Units	Number	Percent
Total Housing Units	483	100.0%
1 Unit, detached	307	63.6%
1 Unit, attached	0	0.0%
2 Units	29	6.0%
3 or 4 Units	13	2.7%
5 to 9 Units	10	2.1%
10 to 19 Units	33	6.8%
20 or more Units	0	0.0%
Mobile Home	91	18.8%
Boat, RV, Van, etc	0	0.0%

Source: 2000 U.S. Census Bureau, HUD

Home Values

The median owner-occupied housing value increased by 78.1% to \$69,100 between 1990 and 2000. In comparison, Dunn County's was \$92,000 in 2000. The number of homes valued at \$100,000 and higher grew the most as a percentage. The number of homes valued between \$50,000 and \$99,999 grew the most in number. This may be due to remodeling, additions, or typical appreciation.

Table 3-4 – Median Owner-Occupied Housing Value

1990	2000	% Change
\$38,800	\$69,100	78.1%

Source: US Census Bureau 1990, 2000

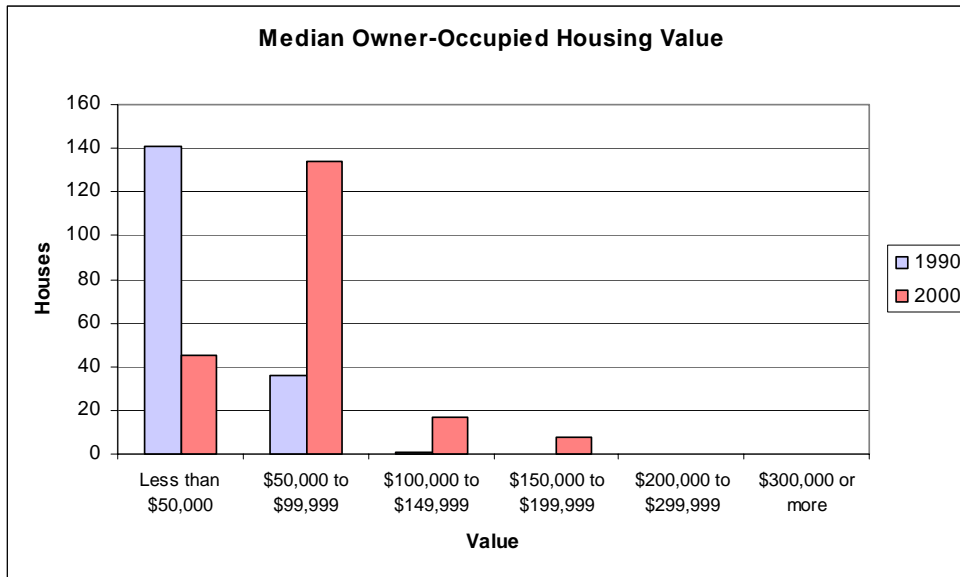
Table 3-5 and Figure 3-1 show that a majority of housing in 2000 is valued between \$50,000 and \$99,999. This is a sharp contrast to 1990, when a majority of housing was valued at less than \$50,000. There has been a notable increase in home values over \$100,000. Many of these are new construction.

Table 3-5 – Owner-Occupied Housing Value

Value	1990	2000	Numerical Change	% Change
Less than \$50,000	141	45	-96	-68.1%
\$50,000 to \$99,999	36	134	98	272.2%
\$100,000 to \$149,999	1	17	16	1600.0%
\$150,000 to \$199,999	0	8	8	-
\$200,000 to \$299,999	0	0	0	-
\$300,000 or more	0	0	0	-

Source: US Census Bureau 1990, 2000

Figure 3-1 – Owner- Occupied Housing Value



Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is considered owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

In 2000, housing in the Village of Boyceville was generally owner-occupied (71.2%). This compares to Dunn County (69.1%) and the State of Wisconsin (68.4%). This percentage for the Village experienced little growth from 1990 to 2000. The renter-occupied housing also experienced little growth from 1990 to 2000.

Table 3-6 – Occupied Housing Units

	1990	% of Total	2000	% of Total	Numerical Change	% Change
Owner-Occupied Housing Units	274	71.9%	302	71.2%	28	10.2%
Renter-Occupied Housing Units	107	28.1%	122	28.8%	15	14.0%
Total	381	100.0%	424	100.0%	43	11.3%

Source: 1990 and 2000 U.S. Census

Housing Affordability Analysis

HUD defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs.

Table 3-7 reveals that over 75% of residents owning homes pay less than 30% of their household income for housing costs. This indicates housing is affordable for most homeowners and may show that many residents have lived in Boyceville for a long time. Almost 70% of residents filling out the community survey indicated that housing was affordable to them and specified that homes between \$100,000 and \$200,000 or homes under \$100,000 were equally affordable. The monthly owner costs are calculated from the mortgage payment, real estate taxes, homeowners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-7 – Monthly Housing Costs-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	74	36.3%
15 to 19%	43	21.1%
20 to 24%	29	14.2%
25 to 29%	15	7.4%
30 to 34%	9	4.4%
35% or more	31	15.2%
Not computed	3	1.5%
Total	204	100.0%

Source: US Census Bureau 2000

Costs associated with renting can vary significantly compared to homeownership. Renters do not directly have to pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else. Approximately 66% of the households that rent are paying less than 30% of their income on housing, which would indicate that rental housing is affordable for the majority (see *Table 3-8*). The community survey shows

that rental properties under \$500 or between \$500 and \$1,000 were almost equally affordable.

Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed."

Table 3-8 – Gross Rent-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	32	26.7%
15 to 19%	19	15.8%
20 to 24%	23	19.2%
25 to 29%	6	5.0%
30 to 34%	6	5.0%
35% or more	19	15.8%
Not Computed	15	12.5%
Total	120	100.0%

Source: US Census Bureau 2000

Household Forecasts

Table 3-9 shows housing forecasts for the Village of Boyceville. It is projected that between 2010 and 2030, the Village will have an additional 115 households. New households will need new homes and apartments in which to live. Scenarios showing the potential amount of land needed for residential development will be discussed in the Land Use chapter.

Table 3-9 – Household Forecasts

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,043	1,077	1,119	1,179	1,239	1,292	1,335
Total Occupied Housing Units	424	446	472	505	535	563	587
Additional Units Needed	-	22	26	33	30	28	24

Source: WI Dept of Administration: Population and Housing Projections

Survey Results

The Boyceville Community Survey asked residents what the perceived needs were for various types of housing. Listed below is the type of housing listed and the highest response.

1. Single Family Homes – Over 65% said, “We need a little more”.
2. Airport Accessible Homes – Over 36% said, “We don’t need more”.
3. Mobile Homes – Over 68% said, “We don’t need any more”.
4. Higher Priced Homes - over 40% said, “We don’t need any more” but 38% said, “We need a little more”.
5. Rental Housing - Over 47% said, “We need a little more”.
6. Condominiums - Evenly split between “need”, “don’t need”, and “no opinion”.
7. Elderly/Assisted Living - Over 52% said, “We need a little more”.
8. Twin Homes – Over 42% said, “We need a little more”.
9. Low – Moderate Income Housing - Over 42% said, “We need a little more”.

The survey results shows a desire for single family and multi-family housing options with some that meet specialty needs such as elderly/assisted living. The survey shows that most residents filling out the survey indicated that they do not feel a need for more mobile homes.

Future Housing

The Village of Boyceville supports a variety of housing options that meet the needs of all residents in order to make the Village an attractive place to live. Many new subdivisions provide a specific style of home in a specific price range. It is important to encourage a diversity of housing options within new subdivisions.

It is also important to encourage a variety of housing styles in order to avoid repetitious housing patterns and colors. This will add to the attractiveness of the community.

In addition, long-term maintenance and energy costs should be considered. There are many ways to reduce housing related costs by installing energy efficient appliances, using geothermal, wind, or solar heating/cooling systems, or by incorporating building materials such as cement-fiber board siding, structural insulated panels, and metal roofing that require less maintenance and offer energy savings.

Housing Assistance Programs and Agencies

The ability to afford or maintain housing can be challenging for some residents. Several county, state, and federal programs and agencies assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs. West Central Wisconsin Regional Planning provided descriptions of these housing programs.

Public (Federally Assisted) Housing Authorities (PHAs)

Residents looking for housing assistance and communities considering housing initiatives should make their local housing authority one of their first stops. A public housing authority is not a federal department or agency. PHAs are governmental or public bodies created and authorized by state law to develop and operate housing and housing programs for low-income families.

PHAs enter into an annual contributions contract with HUD to administer their programs and must ensure compliance with federal laws, regulations, procedures, and notices to ensure consistency in program operation. PHAs may also receive additional program funding from other grant sources.

PHA activities can be quite diverse. Many PHAs in the region administer Section 8 and low-rent housing programs as explained below. PHAs may also provide services such as homeownership counseling, rehabilitation assistance, emergency housing, homeless services, senior housing, and coordination with other health and social services agencies. The Dunn County Housing Authority is located in Menomonie.

Section 8 Program

This federal program provides rent assistance to eligible low-income households based on family size, income, and fair market rents. Typically, a tenant's share of the total rent payment does not exceed 30 percent of his/her annual income. The Section 8 program is administered locally by many public housing authorities, local banks, and through the Wisconsin Housing and Economic Development Authority (WHEDA).

Community Options Program (COP)

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

Wisconsin Community Action Program (WISCAP)

WISCAP and its member agencies are dedicated to advancing safe and affordable housing by developing resources, training and opportunities. The organization serves as an advocate for policy and program development and provides technical assistance expertise on housing issues.

Our region is served by three community action agencies-Indianhead, WestCAP, and Western Dairyland. As noted previously, all three have been designated Community Housing Development Organizations and are very active in providing related services. All three also administer low-income weatherization programs. West CAP is located in Glenwood City.

Impact Seven, Inc

Impact Seven, Inc. is a private nonprofit community development corporation dedicated to increasing the economic opportunity of Wisconsin people. Impact Seven develops and finances affordable housing in coordination with communities or other non-profits. Almena Wisconsin

Subsidized (Low-Rent) Housing Units

Another approach to low-income housing assistance is to provide low-rent or subsidized housing units. These units are run by housing authorities, nonprofit organizations, or other private individuals. Low-income, family, elderly, and disabled units are available for many communities in the region. Subsidized housing units may be located through West CAP, Dunn County Housing Authority, and the Village of Boyceville.

Community Development Block Grant (CDBG) – Rehab RLFs

The CDBG program provides grants to local governments and housing authorities for housing rehabilitation revolving loan funds that primarily benefit low and moderate-income households.

Funding can be used to assist homeowners and property owners in making essential improvements to properties and can assist rental households in purchasing homes. The Village of Boyceville has a CDBG-Housing Revolving Loan Fund.

Other Non-Profit and Specialized Housing Organizations

Our region's residents have access to numerous other non-profit organizations and governmental entities, which can provide a variety of specialized housing assistance. For instance, Chippewa Valley Habitat for Humanity is located in Eau Claire. Movin' Out, Inc. and Tomorrow's Home Foundation, both based in Madison, provide support to households with a member who has a permanent disability. There are many other charities and organizations, which provide other such specialized housing services.

SWOT Survey Results Related to Housing

Strengths

1. High percentage of home ownership
2. Good quality of life
3. Small town character
4. Housing is affordable

Weaknesses

1. (None listed)

Opportunities

1. Growth and development
2. Elderly/assisted living, single family and/or rentals

Threats:

1. Lack of housing options

Housing Goals, Objectives, and Recommendations

Goal 1: Support a variety of housing options that meets the physical and financial needs of residents.

Objectives

1. Make Boyceville an attractive place to live.
2. Encourage affordable housing options for first-time homebuyers and renters.

Recommendations:

1. Encourage the use of local, state, and federal housing programs that assist first time homebuyers, the elderly, disabled, and low-moderate income residents.
2. Continue to apply for Community Development Block Grant monies to help residents financially with housing rehabilitation projects.
3. Support a variety of residential lot sizes within new developments.
4. Work with West CAP to coordinate the development of affordable housing.
5. Consider the option to develop airport homes.

Goal 2: Promote the use of new technologies and materials in new construction and remodeling.

Objectives

1. Build energy efficient buildings.
2. Reduce costs related to long-term maintenance.

Recommendations:

1. Create an educational pamphlet that shows ways to improve the energy efficiency of new buildings through techniques such as passive solar design and geothermal heating and cooling.
2. Encourage new development to incorporate new technologies and materials into their subdivisions.

Goal 3: Encourage the efficient development of the Village.

Objectives

1. Reduce housing costs.
2. Minimize the cost of providing services.

Recommendations:

1. Identify potential properties in the Land Use chapter that could be developed or redeveloped for housing with minimal utility expense.

Goal 4: Support residential development that enhances the character of the Village.

Objectives

1. Protect property values.
2. Support diversified and safe housing.

Recommendations:

1. Identify potential properties in the Land Use chapter that could be redeveloped for housing.
2. Disperse the location of multi-family units (4+ units) to avoid creating large clusters of multi-family housing in major subdivisions.
3. Encourage housing for elderly and handicapped residents to be near or provide safe access to downtown businesses and community facilities.
4. Encourage a variety of housing styles and colors to avoid repetitious housing patterns and make Boyceville an attractive place to live.

CHAPTER 4

Transportation

Introduction

A quality transportation system is essential to the development of the Village of Boyceville. An efficient road network allows residents to travel safely within and outside of the Village. High traffic areas provide good locations for industry and businesses. Air and rail transportation can provide the movement of commodities and wares to and from the Village. Trails and sidewalks provide recreation opportunities for people throughout the area and add to the livability and attractiveness of the Village.

The Transportation Element will inventory and evaluate local modes of transportation and identify possibilities for future development and improvement.

Functional Road Classification and Jurisdiction

Roads and highways provide different levels of service. Highways provide for the movement of through-traffic while streets provide access to property. Most public roads in Wisconsin are classified according to their function and jurisdiction. A functional classification system groups roads and highways according to the character of service that they provide. It also helps determine eligibility for federal aid. Classifications are divided into urban and rural categories, based on population. The Village of Boyceville falls under the rural functional classification system.

The Wisconsin Department of Transportation (WDOT) uses population figures, land uses, spacing between classified roads, and average daily traffic counts to determine the functional classification. Classifications are updated every 10 years after census information becomes available. The Village can request a review of their classifications but would be required to collect the data needed.

Functional Road Classification System (Rural <5000 Population)

Principal Arterials: Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into:

- Interstate highways.
- Other principal arterials.

Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

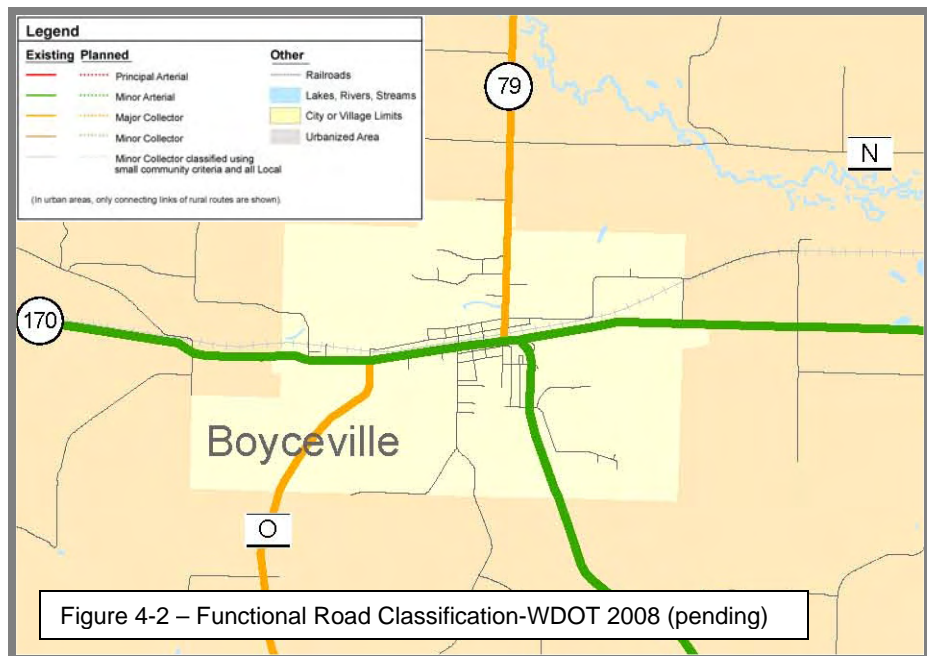
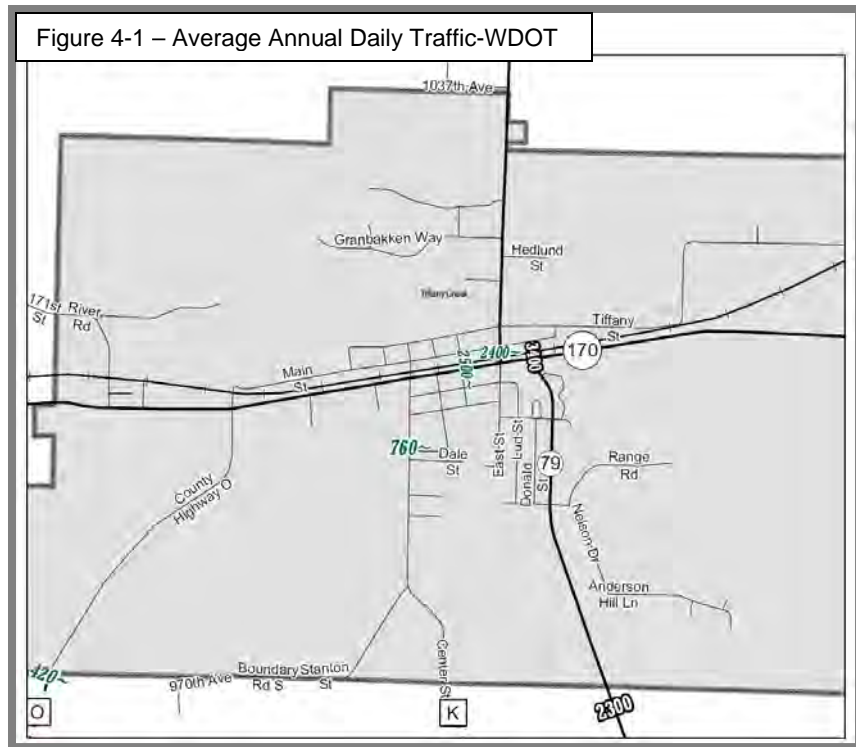
Minor Collectors: Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher

function roads. All developed areas should be within a reasonable distance of a collector road.

Local Roads: Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

In the Village of Boyceville, S.T.H 79 going south and S.T.H. 170 are classified as Minor Arterials and S.T.H 79 going north, S.T.H. 170 going east, and C.T.H. O going south are classified as Major Collectors. These are the major traffic carriers through the Village.

Figure 4-1 shows Annual Average Daily Traffic (AADT) according to the WDOT. The numbers in black represent traffic count taken in 2007. The green numbers represent traffic counts taken in 2002. In general, over 2,300 vehicles pass through Boyceville on any given day.



Commuter Patterns

The road network in and surrounding the Village of Boyceville is a major factor in the Villages commuting habits. The residents have access to S.T.H. 170, S.T.H. 79, C.T.H. O and C.T.H. K.

Table 4-1 indicates that almost 60% of residents work in Dunn County. Many of these occupations are located in the City of Menomonie. Over 34% are commuting to jobs outside of the County. Less than 6% of workers are employed out of state.

Table 4-1 - Place of Work 16 Years and Over - State and County Level

Location	2000	Percent
Total	454	100.0%
Worked in state of residence:	427	94.1%
Worked in county of residence	271	59.7%
Worked outside county of residence	156	34.4%
Worked outside state of residence	27	5.9%

Source: 2000 U.S. Census

Table 4-2 shows that almost 79% of residents commute alone, over 12% carpool, and less than 5% walk or utilize public transportation. Three percent work at home, which could indicate residents engage in farming or home based businesses.

Table 4-2 – Commuting to Work 16 Years and Older

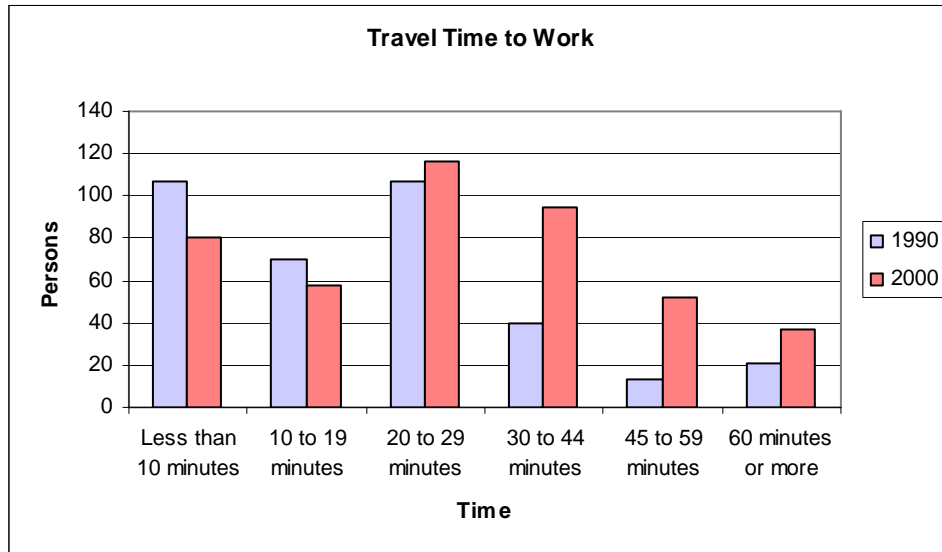
Mode of Transportation	2000	Percent
Total	454	100.0%
Car, truck, or van - drove alone	358	78.9%
Car, truck, or van - carpooled	58	12.8%
Walked	22	4.8%
Public Transportation	0	0.0%
Worked at home	16	3.5%

Source: 2000 U.S. Census

The Community surveys showed that 70% of returned surveys showed support for a car-pooling/"Park & Ride" lot. There are no Wisconsin Department of Transportation regulated van and carpool lots located in the Village. The future development of a lot may benefit residents.

Figure 4-3 indicates that more residents are driving farther to work. In general, the overall number of residents traveling 20 minutes or more has increased. In 2000, the number of people commuting 45 minutes or more has increased by more than 137%.

Figure 4-3 – Commuting Time to Work



Source: 1990 and 2000 U.S. Census

Transportation Facilities for the Elderly and Disabled

The Dunn County Office of Aging provides transportation services for the elderly and disabled in the Village of Boyceville. Residents can call and arrange rides to area clinics and hospitals for appointments. This service is a volunteer service offered by appointments made 48 hours in advance. The service requests a minimum co-payment for the mileage of the trip. Local residents volunteer to deliver meals to the elderly through the Community Center.

Bicycle/Pedestrian Trails & Sidewalks

Safe bicycle and pedestrian trails are important to the Village of Boyceville. In 2007, the Village, along with the Boyceville Community School District and Boyceville Police Department, created the Village of Boyceville Safe Routes to School Plan. The Plan inventoried existing sidewalks and trails and proposed additional sidewalks and trails to provide safe routes for students to walk or bike to school. Map 4-1 shows the proposed sidewalk and trail improvement to be implemented over time.

Current sidewalks are located around the schools and downtown area connecting to some of the residential areas. Very few sidewalks exist on the south side of S.T.H. 79 and the railroad tracks. A safe crosswalk over the railroad track is a concern to residents (see Figure 4-4).



Figure 4-4: Pedestrian Crossing Concern

Future trail development can be coordinated with the Dunn County Comprehensive Bicycle and Pedestrian Pathways Plan 2008-2028. The Plan was created to establish

and encourage viable, convenient, and safe transportation choices for bicyclists and pedestrians throughout Dunn County.

Over 77% of Community Surveys indicated that the Village should support sidewalks to key areas in the community and over 72% supported biking lanes/paths. Continually identifying future pedestrian routes throughout the Village will help create a safer, pedestrian friendly community.

Rail Service

Like many communities in the past, the Village of Boyceville used to have a train depot for passenger and freight transportation. Today, the Canadian National railway runs through the Village of Boyceville but does not stop.

The nearest passenger rail service is Amtrak, located in St. Paul, Minnesota. There is some potential for the development of passenger rail service south of the Village along U.S.H. 12. The West Central Wisconsin Rail Coalition is coordinating the promotion and development of passenger rail service through West Central Wisconsin as part of a regional strategy to ensure a balanced transportation system for long-term sustainable economic growth. The development of passenger rail service in the area could influence land use demand and development in the County.

Air Transportation

The Village of Boyceville owns and operates the Boyceville Municipal Airport. The Village leases lots to people who then build hangars. Currently, there are 18 hangars at the airport and the Village owns one and leases it. Future hangars will be dependent on the expansion of the asphalt access to available lots.

The Village of Boyceville Safety, Streets, and Transportation Committee recently updated a Capital Improvements Plan for the airport that is required by the Wisconsin Bureau of Aeronautics to be eligible for grant money for maintenance and improvements.

The airport has one runway. Runway 08-26 is 3,300'x 60' and has an asphalt surface. It is open to the public but is unattended. During a 12-month period ending 19 September 2006, the airport averaged 22 Aircraft operations/day. Over 80% of those operations were local while almost 20% were transient operations.

According to the Community Survey, over 60% of completed surveys indicated the airport was an asset to the community and over 64% indicated that the Village should apply for grant monies to help maintain it.

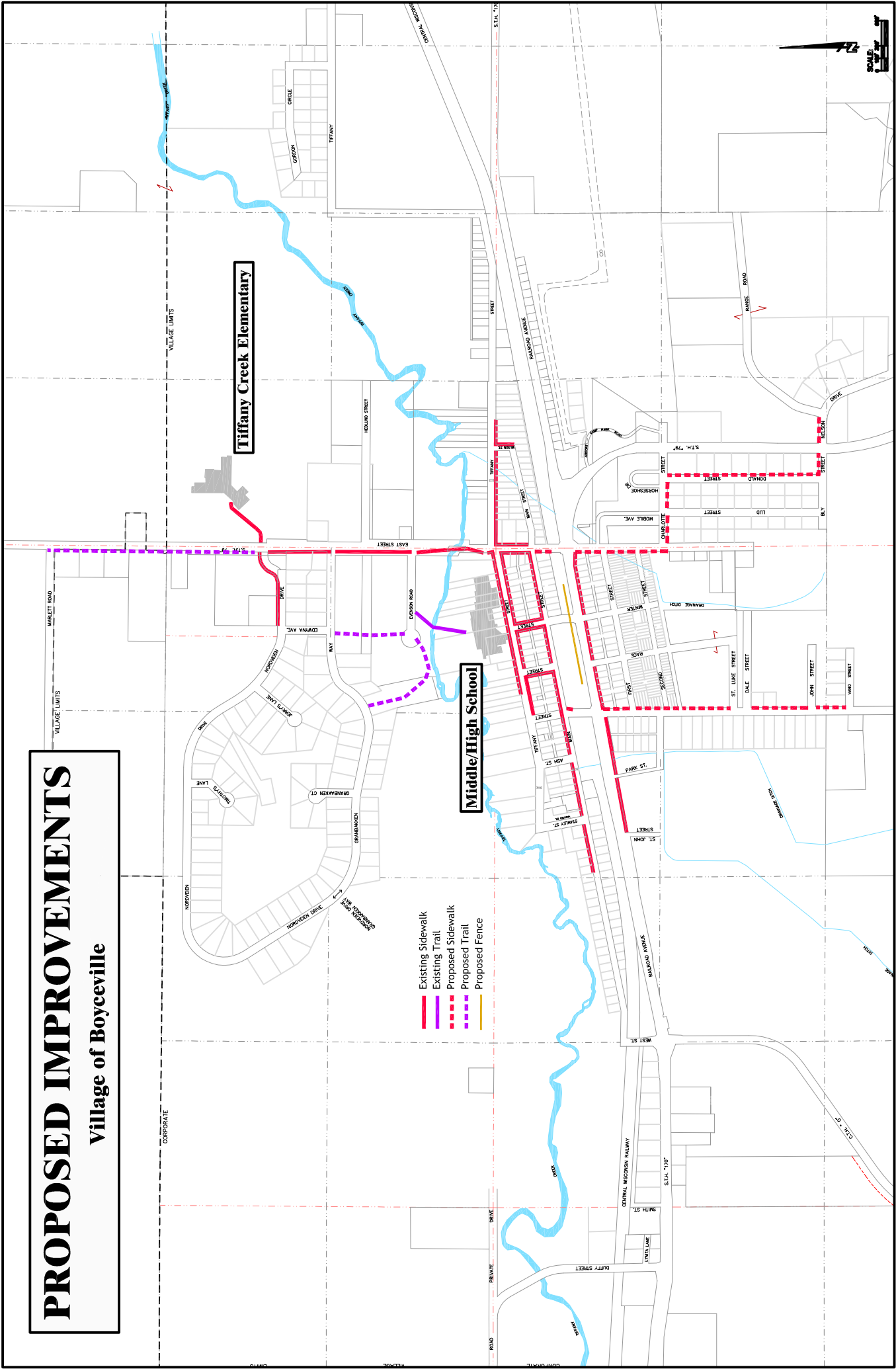
PROPOSED IMPROVEMENTS

Village of Boyceville

Tiffany Creek Elementary

Middle/High School

- Existing Sidewalk
- Existing Trail
- Proposed Sidewalk
- Proposed Trail
- Proposed Fence



Neighborhood Electric Vehicles (NEV)



Figure 4-5: NEV

Over 50% of community surveys showed that residents thought the Village should support the designation of certain Village streets for ATVs, golf carts, etc. for traveling within the Village for commuting. Electric vehicles are gaining in popularity as concerns over fuel costs and the environment grow.

Neighborhood Electric Vehicles or NEV are vehicles that are capable of traveling at speeds of around 25 mph and have an approximately 40-mile driving range between charges (see Figure 4-5). These vehicles come with safety features like headlights, turn signals and seat belts. An NEV can be operated on roads where the posted speed limit is 35mph or less. As energy costs rise, more area governments are creating ordinances to allow and regulate the use of NEVs on roads. NEVs can be used for personal transportation and as a utility vehicle.

Truck Transportation

Currently, there are no truck terminals or large trucking facilities in the Village of Boyceville. None are anticipated in the near future.

The Village of Boyceville does own and maintain a tractor and trailer parking area on S.T.H. 79 near the Boyceville Airport Campground. Electricity is available at the site and a fee is charged to users.

Other Modes of Transportation

The Village of Boyceville does not have any other transit services/facilities or water transportation. It is unlikely that these services will be developed in the next twenty years.

State, Regional, and Local Plans

The Wisconsin Department of Transportation plans to replace pavement and perform roadway maintenance along S.T.H. 79, traveling through the Village, in 2012. This may provide an opportunity for bike lanes.

Road Maintenance Planning

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this are by using the Pavement Surface Evaluation and Rating or PASER program and creating a 5-year Capital Improvements Plan. Currently, Boyceville conducts pavement assessments.

Pavement ratings can be used for planning maintenance and budgets for local roadways. Since 2001, municipalities and counties have been required to assess the physical pavement condition of their local roads using the PASER program. PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning.

The Village may develop a Five-Year Road Maintenance Plan that lists possible projects as well as their estimated costs and the year it will be completed. This list is continually updated and helpful for budget planning. Over 95% of residents who filled out the Boyceville Community Survey indicated that local roads were in good or fine condition.

State and Regional Plans

Other State and County transportation plans have goals that are relevant to transportation planning in Boyceville. The following summary of programs was provided by West Central Wisconsin Regional Planning Commission.

- *WisDOT Five-year Airport Improvement Program*: Maintain existing facilities of the state's airport system.
- *WisDOT Five-year Airport Improvement Program*: Expand facilities to meet the needs of commercial passenger and cargo airlines serving Wisconsin.
- *Wisconsin Bicycle Transportation Plan 2020*: Increase levels of bicycling throughout Wisconsin doubling the number of trips made by bicycles by the year 2010.
- *Wisconsin Bicycle Transportation Plan 2020*: Reduce crashes involving bicyclists and motor vehicles by at least 10 percent by the year 2010.

Future Roads







Map 4-2 shows potential future roads and a trail in the Boyceville area. The future roads were designated to continue north/south and east/west corridors to maintain traffic corridors and help emergency services and public works function efficiently. The roads do not depict the exact location they have to be built but make a general connection between two points.

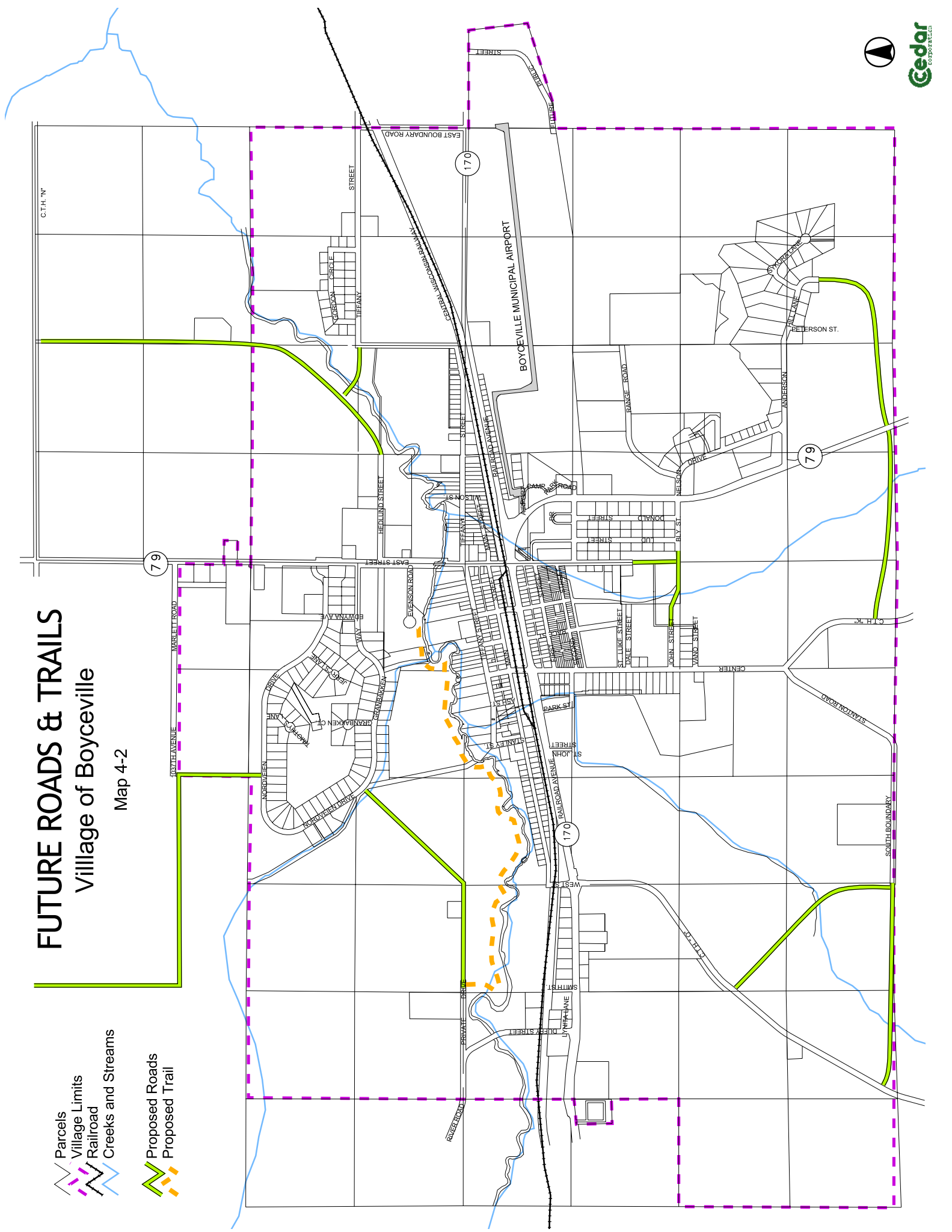
The roads would be built as development occurs and the location may change depending on physical limitations and allowable access points on to other roads.

FUTURE ROADS & TRAILS

Village of Boyceville

Map 4-2

-  Parcels
-  Village Limits
-  Railroad
-  Creeks and Streams
-  Proposed Roads
-  Proposed Trail



Potential Funding Sources and Organizations

Costs for transportation, whether road maintenance, sidewalks, or trails, can be expensive or cost prohibitive. Local multi-modal transportation projects can be funded through different sources. Some sources can be used to reduce costs. The most common sources are:

- State Shared Revenue (road funding)
- Local General Funds (road funding)
- Community Development Block Grants (road funding)
- DNR Stewardship Grants (trail funding)
- DOT Transportation Economic Assistance (road, rail, harbor, airport funding)
- Enhancement Grants (bicycle and pedestrian infrastructure funding)
- Private Foundations (trail funding)
- Corporate Foundations (trail funding)
- Local Volunteer Groups (trail development)
- Local Organizations (Boy/Girl Scouts, Lions Club) (trail development)

Future Improvements

Future development of the Village should consider transportation connectivity, safety, and options. When evaluating future development plans, the Village should consider these factors.

- Connect existing dead ends and stub roads where possible.
- Have multiple access points in and out of larger developments.
- Increase/improve east-west, north-south corridors.
- Follow and preserve the natural features and topography of the land.
- Incorporated trails and sidewalks as needed.

SWOT Survey Results Related to Transportation

Strengths

1. Airport
2. Good maintenance of roads
3. Two state highways and a railways

Weaknesses

1. Lack of trails

Opportunities

1. Biking, hiking, and recreation trails

Threats:

2. (None listed)

Transportation Goals, Objectives, and Recommendations

Goal 1: Support a variety of safe transportation options for residents.

Objectives

1. Encourage walking and bicycling in the Village.
2. Create options that are desirable to existing residents and may attract new residents.

Recommendations:

1. Continue to implement and update the Safe Routes to School proposed sidewalks and trails.
2. Explore the possibility of organizing local transportation services for the elderly.

Goal 2: Explore ways of maintaining and expanding local transportation infrastructure while looking at ways to reduce the costs to residents.

Objectives

1. Create a sustainable multi-modal transportation network.

Recommendations:

1. Create a Capital Improvements Plan to plan and prioritize future road, sidewalk, and trail projects.
2. Continue to look for and apply for grants to help offset maintenance or construction costs.
3. Coordinate road, sidewalk, and trail improvements with State and County Highway projects.
4. Consult the future roads and trail map when development takes place.

Goal 3: Support the future development of a rail spur.

Objectives

1. Support infrastructure development that encourages economic development.

Recommendations:

1. Identify areas on the Future Land Use map that would be appropriate for industrial development and a rail spur.

CHAPTER 5

Community Facilities and Utilities

Introduction

Providing sufficient public utilities and community facilities is essential for the sustained development of any community. Adequate utilities are essential for residential, commercial, and industrial growth while good community facilities add to the quality of life for existing and potential residents. The Village of Boyceville Community Survey shows that residents feel all Village services are important to the community.

The Community Facilities and Utilities chapter will inventory existing conditions, identify future needs, and look at ways of addressing those needs.

Parks

The Village of Boyceville is home to three park areas. The Village owns Andy Pafko Park, Boyceville Airport Park while the Boyceville School District owns the Boyceville School Park. The Village is also home to the Northwest Public Shooting Range, which was established in 1981 through the courtesy of the Northwest Rod and Gun Club and The Village of Boyceville. The range is open when there is a supervisor there. (see *Map 5-1*).

Andy Pafko Park is located on the south side of S.T.H. 170. It has covered pavilions, a baseball diamond, tennis courts, basketball courts, a volleyball court, playground equipment, horseshoe pits, and restroom facilities. Upgrades to the playground equipment will be needed over time.

The park is named after Andy Pafko, who was born in Boyceville, and had a long career in major league baseball playing for the Chicago Cubs, Brooklyn Dodgers, and Milwaukee Braves. Pafko was named to National League All-Star teams in 1945 and 1947-1950 while playing for the Chicago Cubs and played in the 1945 and 1952 World Series.

The Boyceville Airport Park is located on Highway 79 just as you enter Boyceville from the south. The park offers camping with electric hookups, fire pits, restrooms, non-potable water, trailer-dumping area, and a covered pavilion. There are fees associated with the use of the park. The park is open seasonally. Potential improvements include potable water hookups.

The Boyceville School Park is located behind the Boyceville High School. This park is a great choice for a family reunion, a group gathering, a picnic, or just a quiet place to relax. This park has two pavilions, numerous grills, and a restroom facility. It is located next to Tiffany Creek and has a footbridge connecting it to the school property. The Boyceville School Park is adjacent to the Boyceville Football and Athletic fields (*source: Village of Boyceville webpage*).

Other park or recreation related facilities are available at Tiffany Creek Elementary School, the Middle School, and High School, though access may be limited.

The Village has one trail open to the public and that is the Anderson Hill Trail in the Anderson Hill Subdivision. The trail area has a picnic table. There is a parking area available for trail users. Potential improvements include a pavilion and benches along the trail.

The Fire Fighters Association also has an area where events, such as tractor pulls, are held.

Almost 52% of responses in the Community Survey indicated the Village had an adequate amount of parks and there was no clear indication whether parks would have to be built or expanded over the next five years.

In the survey, no additional park amenities had a majority percentage of “High Priority” votes but over 50% of surveys listed playground equipment and additional picnic areas/shelters as “Medium Priority”.

Almost 52% of surveys indicated that local structured summer recreational programs were a high priority.

Nearly 54% of residents who indicated any of the amenities were "High Priority," said they would support providing these if it resulted in increased taxes, user fees, or both.

Village Hall

Most community facilities in the Village have recently been or are currently in the process of being reviewed for needs and future plans.

In November 2005, the Boyceville Village Board began the process of developing a plan to select a site for a new municipal building in Boyceville to house the Village Hall, Library, and Police Department. Due to the growth of the Village, the Village Hall and Library have outgrown their current space (see *Figure 5-1*). The building is outdated, does not comply with many of today’s ADA guidelines,



Figure 5-1: Village Hall/Library

and is in need of renovation. Many of the fixtures and controls are at inadequate heights and are in noncompliance. The floor finishes are in fair condition, but are showing their age and wear from many years of service. The interior is painted and it is possible, because of the age of the facility, that lead paint was applied at some point. In addition to lead paint, there is a potential for the building to have construction materials containing asbestos.

As part of the planning process, the Village Board and the Village’s citizens met to identify a site that would accommodate the Village’s needs now and into the future. A “Village of Boyceville Municipal Building Site Analysis Report May 2007” was created to

inform the Village of their needs, assess the community's input, and offer viable solutions for alternative sites for their future municipal buildings.

Within the "Village of Boyceville Municipal Building Site Analysis Report, May 2007" each proposed municipal building location was described while addressing the needs for facility space requirements, green space, parking requirements, accessibility, and the extent of demolition/construction on each site. At this time, no action has been taken.

The Community Survey shows that 52.9% of completed surveys agreed that the Village would need to build or expand the Village Hall in the next five years. The survey also shows that a majority indicated that the Village administrative staff responds to requests in a timely manner, is courteous and polite, and is knowledgeable and helpful.

Police



Figure 5-2: Police

The Village of Boyceville Police Department is located at 903 Main Street (see Figure 5-2). Currently there are two full time officers. The Police Department has usable office space with a connected with heated garage. Most equipment needs are currently met.

An identified need is an interview room to provide a secure and concealed area for interviewing people while maintaining privacy and security if someone enters the office and a police officer has to help that person.

The Community Survey shows the 49.3% of completed surveys agreed the Village of Boyceville would need to build or expand the Police Department within the next five years. Almost 89% surveys specified that the Village should retain its own police force while 63.6% said they would support maintaining a local police force if it results in increased taxes. A majority indicated that the Police Department provides a feeling of safety, adequate protection, and responds in a timely matter,

Libraries

The Boyceville Public Library is located at 903 Main Street, is open five days a week, and offers a variety of programs for students and adults in the Boyceville area. The Boyceville Public Library is one of more than 43 libraries in West-Central Wisconsin that have combined their catalogs to serve you better by utilizing the MORE online catalog service.

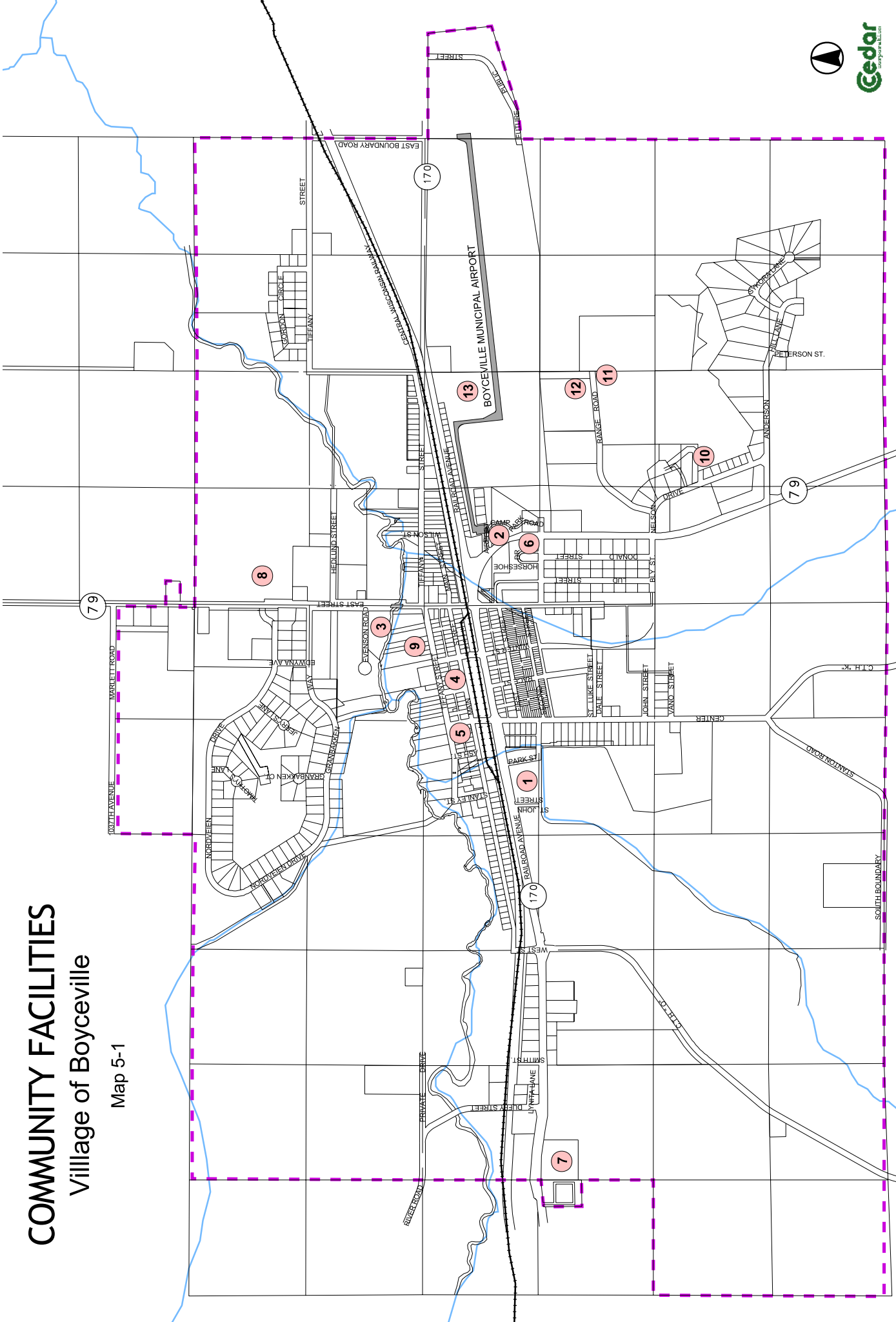
Current needs are a larger facility that is more easily handicapped accessible.

The Community Survey showed that within the next 5 years, 70.1% indicated the Village of Boyceville would need to build or expand the Library.

COMMUNITY FACILITIES

Village of Boyceville

Map 5-1



- 1 Andy Pafko Park
- 2 Boyceville Airport Park
- 3 Boyceville School Park
- 4 Village Hall/Library/Police
- 5 Fire Dept./Public Works
- 6 Community Center
- 7 Tiffany Cemetery
- 8 Tiffany Creek Elementary
- 9 Boyceville Middle/High School
- 10 Anderson Hill Trail
- 11 Northwest Public Shooting Range
- 12 Pulling Track
- 13 Municipal Airport

 Parcels
 Village Limits
 Railroad
 Creeks and Streams



Fire Department and Ambulance/Rescue

The Village of Boyceville operates its own Volunteer Fire Department and Ambulance/Rescue services at 512 Center Street. The Fire Department was formed in 1948. The volunteer EMS service began in 1974 and services an area of approximately 160 square miles and about 5,000 residents. The service area includes the Village of Boyceville and Towns of Hay River, New Haven, Sheridan, Sherman, and Stanton.

A study is currently being done to see if the existing building can be renovated or expanded at its current site to meet the needs of the Fire Department.

The Community Survey showed that 59.6% of surveys agreed the Village will need to build or expand the Fire Dept/Emergency Services while 91.0% indicated the Village should retain its own Emergency Medical Services. Surveys also indicated 87.2% of surveys supported maintaining local Emergency Medical Services if it resulted in increased taxes.

Public Works

The public works building is a 40' x 60' building attached to the Fire Hall. There is not enough storage space at the current location and some equipment is stored outside. Other storage sheds are located by the sewage lagoon ponds and well house. Current office equipment is adequate.

If the Fire Hall would ever become available, the additional room would accommodate all of the needs of the Public Works Department though remodeling would have to be completed to bring each building up to code.

Only 40.7% of completed Community Surveys indicated the Village will need to build or expand Public Works within the next five years while 39.5% had no opinion.

A majority of surveys indicated that the public works department provides adequate maintenance, responds in a timely manner, and addresses concerns in a polite manner and fairly.

Community Center

The Boyceville Community Center is located at 1233 Charlotte Street and was built in 1985 (see *Figure 5-3*). It is home to the Boyceville Nutrition Program that provides meals at the center and home delivered meals Monday through Thursday. Meals are provided by Dunn County. Meals at the Community Center are served at noon. Space is also rented to Square Meal Incorporated, which provides educational nutritional information to residents. The Boyceville Community Center is also the polling location for



Figure 5-3: Community Center

elections.

The Community Center is also utilized as a storm shelter for residents in a nearby mobile home park.

The Community Center is used for or can be rented out for cards, bingo, blood pressure screening, holiday meals and parties, bible study, special presentations, and American Legion and Auxiliary meetings.

Cemeteries

There are four cemeteries located in or near the Village of Boyceville: New Haven Cemetery, Hay River Cemetery, Downing Cemetery, and Tiffany Cemetery. None are owned or operated by the Village. As churches close or consolidate, it is common that past maintenance and funding mechanisms no longer are sufficient to sustain the cemeteries. The Village currently helps the Tiffany Cemetery with funding.

Healthcare Facilities

There are no healthcare facilities in the Village of Boyceville. The closest healthcare facilities are located in the City of Menomonie and City of Glenwood. Most services are available in Menomonie including a hospital, clinics, and rehabilitation centers. There are no plans in the immediate future for healthcare services in the Village.

Childcare Facilities

There is one licensed childcare facility located near Boyceville at this time. Another is in the process of becoming licensed. The Care Inn Day Care offers family care for up to eight children. It is located on 930th Avenue. Additional facilities may be available through residents offering limited services at their homes. It is likely these private arrangements will continue to provide childcare services for area residents.

Schools

The Boyceville Community School District consists of three schools. The Tiffany Creek Elementary, located at 161 East Street, serves pre-kindergarten to sixth graders. Boyceville Middle and High School (one building), located at 1003 Tiffany Street, serves 7th and 8th graders and 9th to 12th graders respectively. There are no current plans to expand either facility.

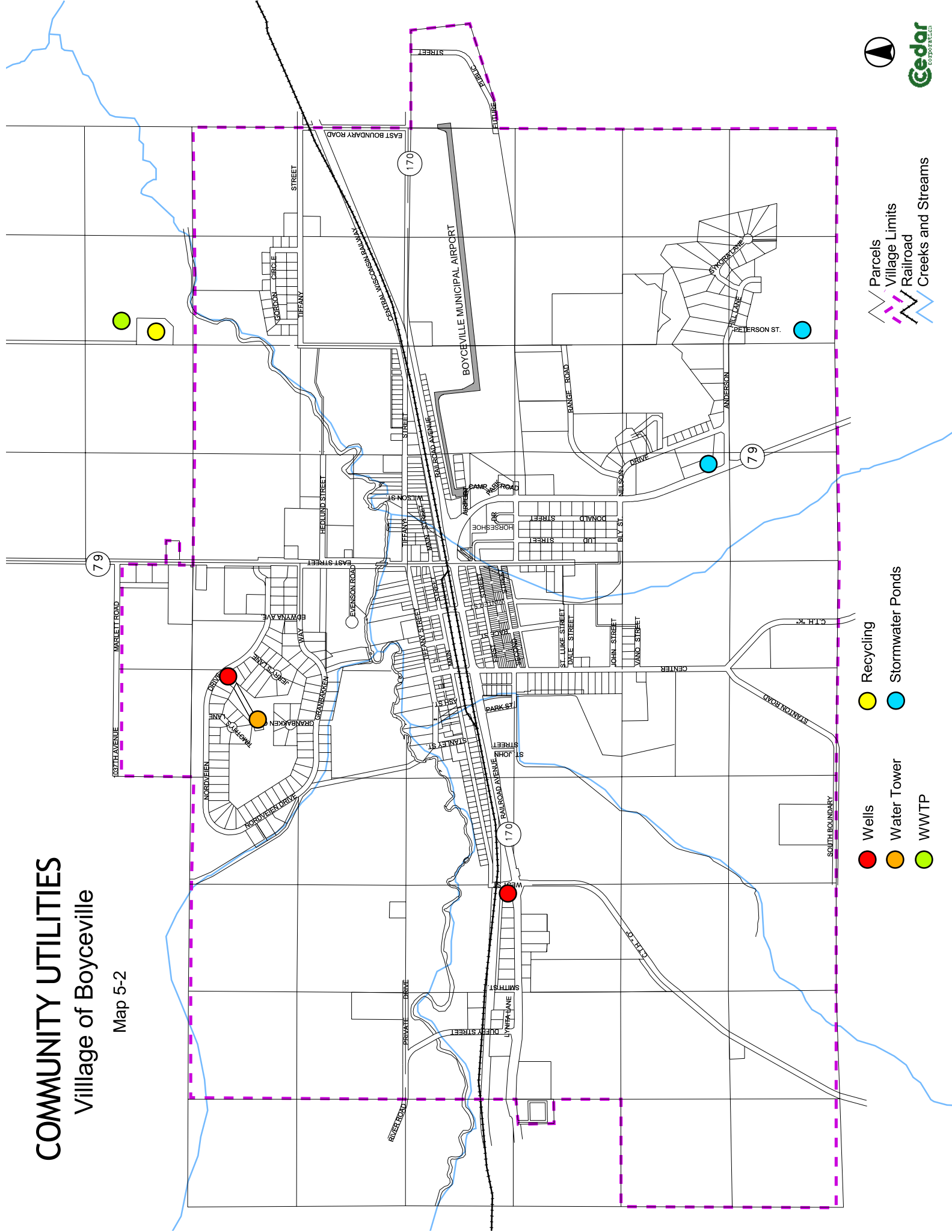
Telecommunication Facilities

Village residents have adequate access to telecommunication facilities. There are two telecommunication towers in Boyceville. It is attached to the top of the water tower.

COMMUNITY UTILITIES

Village of Boyceville

Map 5-2



- Wells
- Water Tower
- WWTP
- Recycling
- Stormwater Ponds

- Village Limits
- Railroad
- Creeks and Streams



Power Plants and Transmission Lines

Xcel Energy is the main provider of electrical power to the Village and has one transmission line that runs along the southern boundary of the Village. Portions of Boyceville also have access to electrical power through Dunn County Energy. Three-phase power is accessible for large users such as industries.

Sanitary Sewer and Wastewater Treatment Plant

Boyceville's sanitary system is comprised of sanitary sewer mains, lift stations, grinder pumps, forcemains, and a wastewater treatment plant (WWTP) located at 1406 C.T.H. N (see Map 5-2). The WWTP has a capacity of 320,000 gallons per day and treats 140,000 gallons per day. The WWTP has good capacity to meet the future growth of the Village. As in all utilities, emergencies can strain the systems and severely limit or exceed the capacity of them.

There are three lift stations and three grinder pumps in the Village. All are approximately 50 years old or older. General long-term maintenance for the lift stations would be the rehabilitation of each. Currently, the Tiffany Street lift station is being upgraded and screening added.

The need for sanitary sewer improvements is evaluated and coordinated with street reconstruction projects to reduce costs. Sanitary sewer will need to be extended into Phase II of the Anderson Hill subdivision when it develops.

Water Supply

The Village's water system consists of wells, a water tower, hydrants, and watermains. The water system helps draw, store, maintain pressure, and distribute water to homes, businesses, and industries.

The Village has one water tower located at 806 Nordveien Drive. It has a 250,000-gallon per day capacity and currently used 136,000 gallons per day. The water tower was constructed in 1996/1997. Cleaning was completed in 2008.

There are two wells in Boyceville. Well #1, located near West Street, has a capacity of 325 gallons per minute. Well #3 has a capacity of 500-550 gallons per minute. The use of the wells is alternated each day.

Village water is treated with chlorine and polyphosphates to address iron and manganese.

The need for water main improvements is evaluated and coordinated with street reconstruction projects to reduce costs. Water service will need to be expanded in the Anderson Hill subdivision as it develops.

Stormwater Management

Boyceville's stormwater system is made up of outfalls, inlets, storm sewer pipe, ditches/swales, and retention/detention ponds. The stormwater system is designed to collect stormwater and snowmelt runoff and move it away from existing development. Today, an emphasis is put on stormwater quantity, quality, and infiltration in an effort to protect the natural resources within watersheds and basins.

The Village owns two stormwater ponds located near the Anderson Hill subdivision. In the future, a maintenance plan should be developed for the ponds.

Potential improvements include upsizing the existing storm sewer on Center Street and upsizing the existing culvert at Nordveien Drive and Granbakken Way. In addition, some ditches have erosion problems and regular maintenance, including tree removal and repairing riprap is required.

Solid Waste Disposal and Recycling Facilities

The Boyceville Solid Waste Collection Site is located near the WWTP. The Village coordinates with Dunn County to handle recyclables. Residents can contract individually with several companies to pick up their solid waste or drop it off at the collection site.

SWOT Survey Results Related to Community Facilities and Utilities

Strengths

1. Excess wastewater treatment capacity
2. Summer recreation
3. Excellent Village staff
4. Excellent Emergency/Fire/Police Services

Weaknesses

1. Size of library, not easily handicapped accessible
2. People not living in the Village own many buildings in downtown.

Opportunities

1. Expansion of the summer recreation program
2. Residential growth

Threats:

1. Deteriorating downtown

Community Facility Needs

There are many needs identified for the current community facilities in Boyceville. Addressing these needs presents many challenges but also opportunities to address these needs in a way that enhances the quality of the Village and the services it provides.

The main points for consideration are:

1. Location: Where should these facilities be located? Should they remain downtown or should the Village identify locations elsewhere?
2. Buildings: Are there existing buildings that can be renovated to meet the identified needs or will a new building be more appropriate? Are there unique buildings in Boyceville that are worth redeveloping?
3. Offices: Should all municipal offices be located in one building or would it be better to have more than one municipal building?
4. Phasing: Will all facility needs have to be met at the same time? Should the Village actively start planning for phasing and financing these needs?
5. Rent: Is renting space an alternative to building a new structure or remodeling an existing structure?
6. The Future: Will there be room to expand on the site of any new or remodeled building?
7. Other Related Space: Is there a need for space to hold events such as the Farmers Market, Cucumber Festival, Community Service Organization Fundraisers, or others?

Community Facilities and Utilities Goals, Objectives, and Recommendations

Goal 1: Provide quality public facilities and utilities in a fiscally responsible manner.

Objectives

1. Create a community that is attractive to existing and new residents.

Recommendations:

1. Create and maintain a Capital Improvements Plan to help prioritize and budget for Village facility and utility improvements.
2. Explore options for implementing park and trail improvements identified in this chapter to help make Boyceville a desirable place to live.
3. Create a Village “*Vision*” or “*Revitalization*” Committee to help create a long-range community facility and economic development plan and implement it.
4. Pursue a variety of funding sources or incentives such as TIF Districts, grants, or low interest loans that will help the Village achieve its vision while being affordable and practical.

CHAPTER 6

Cultural, Natural, & Agricultural Resources

Introduction

Cultural, natural, and agricultural resources help create a sense of place and identity for communities. By identifying these resources, development can be guided to the most appropriate locations, thus protecting them. The preservation and promotion of these resources can have a positive impact on Boyceville by promoting the Village's history and preserving important natural areas that residents identify with.

Village History

Early settlement in the Boyceville area began in 1860. Originally, Boyceville was referred to as Barker. That was the name on the railroad station. At the same time, the post office was named the Boyceville Post Office. In December 1921, Boyceville was incorporated into a Village.

Like many communities in the area, the Boyceville's growth was tied to the lumber industry. Later came a grocery store, blacksmith shop, creamery, sawmill, and flour mill. Then, as in now, Menomonie was the place where residents went to get supplies. As the Village grew, a post office was established, schools were built, churches were started, and an opera house was constructed. At one point, there were 35 to 40 businesses operating in Boyceville. As the lumber industry slowed down, people turned to farming. A pickle factory was built and area residents grew cucumbers to supply the factory and the "*Pic Car*", a cucumber picking machine, was invented and manufactured in Boyceville. Today, the Boyceville Cucumber Festival celebrates this part of the Village's heritage.

Archeological Sites

The Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and historical buildings. A search of the WHS database reveals there are no known archeological sites within the Village but the Tiffany Cemetery has become part of the Village since the inventory was taken. Residents, who feel they have something of historical importance, can contact the WHS to ask about registering them.

Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in mid-1970. It was started to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants. There are no properties in the Village of Boyceville listed in the AHI inventory. Boyceville may want to consider creating its own list of buildings of local historical importance.

Soil Suitability for Septic Tank Absorption Fields

The depth to ground water generally affects the ability to construct or install septic systems. Although the Village of Boyceville has municipal water and sanitary sewer, some of the rural areas still use septic systems.

Drainage or absorption fields are connected to the end of the septic tank and allow the septic effluent to be distributed to the soil over a large area. Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding.

The NRCS interprets the various soil types and determines their ability to act as functioning absorption fields by looking at soils ability to maintain a properly functioning septic system but also the soils attenuation ability.

The majority of Dunn County has severe limitations for septic tank absorption fields. The Village of Boyceville is no different (*see Map 6-1*). The entire Village has severe soil limitations for septic tanks.

This does not mean septic tanks cannot be built on soils with severe limitations however; residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect the areas wells and groundwater.

Soil Suitability for Dwellings with Basements

Soil properties and characteristics have a major influence on the land use activities that can occur on any given soil type. Soils are grouped into classifications based on their respective properties. It is important to assess the various types of properties that occur within the soils of the Village of Boyceville to identify the optimum locations for development and preservation.

The Natural Resource Conservation Service (NRCS) has developed a limitations rating system for the various soil characteristics discussed in this chapter. Below are the descriptions of those limitations based on the Dunn County Land and Water Resource Management Plan:

No to Slight Limitations: Soil properties and site features generally are favorable for the indicated use and the limitations are easy to overcome.

Somewhat to Moderate Limitations: Soil properties are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.

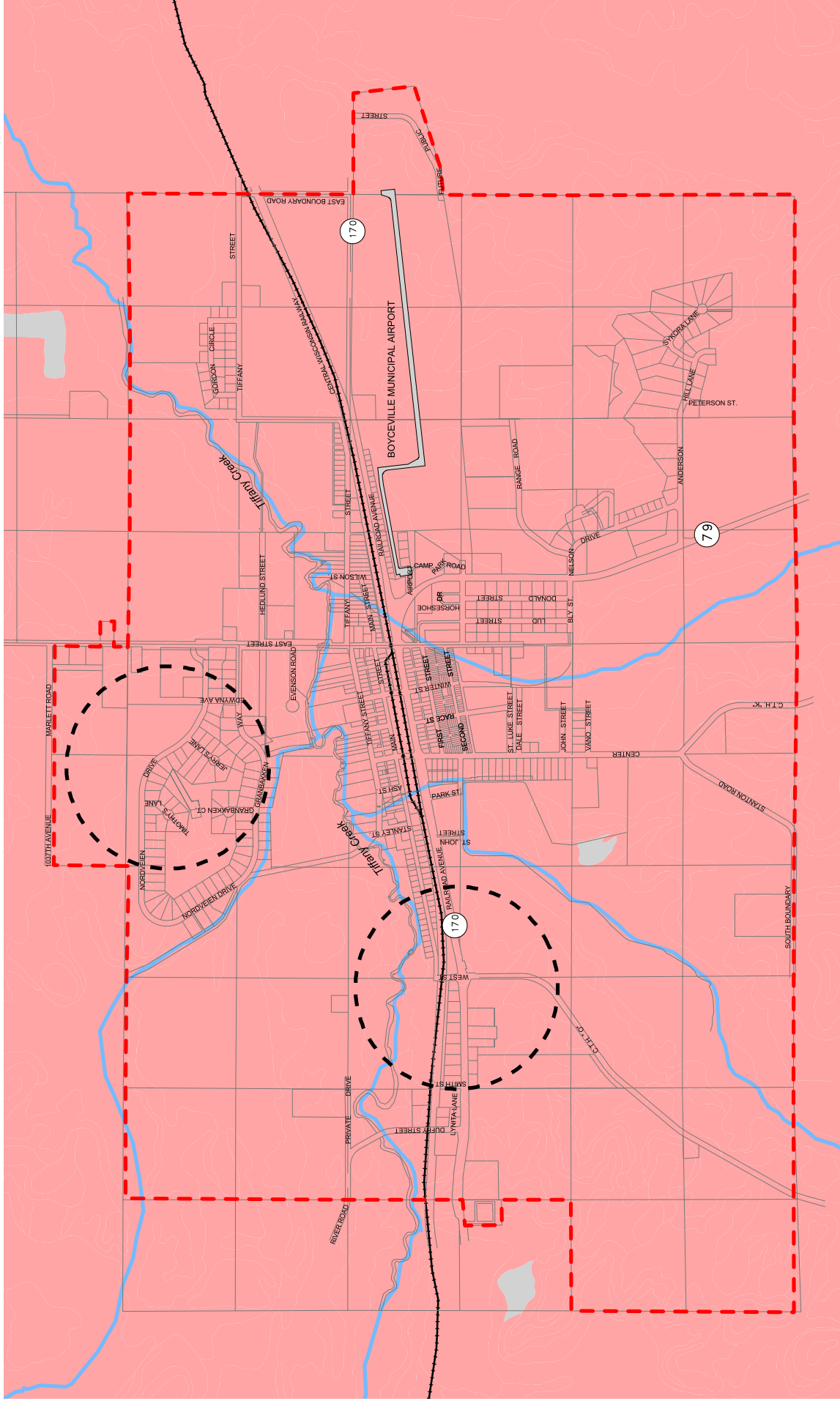
Severe Limitations: Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. In the case of severe limitations, questions regarding the economic and environmental feasibility of such development should be seriously considered.

LIMITATIONS: SEPTIC ABSORPTION FIELDS

Village of Boyceville

Dunn County, Wisconsin

Map 6-1



- Village Limits
- Railroad
- Streams
- Wellhead Protection Area

- Septic Absorption Not Rated
- Somewhat limited
- Very limited

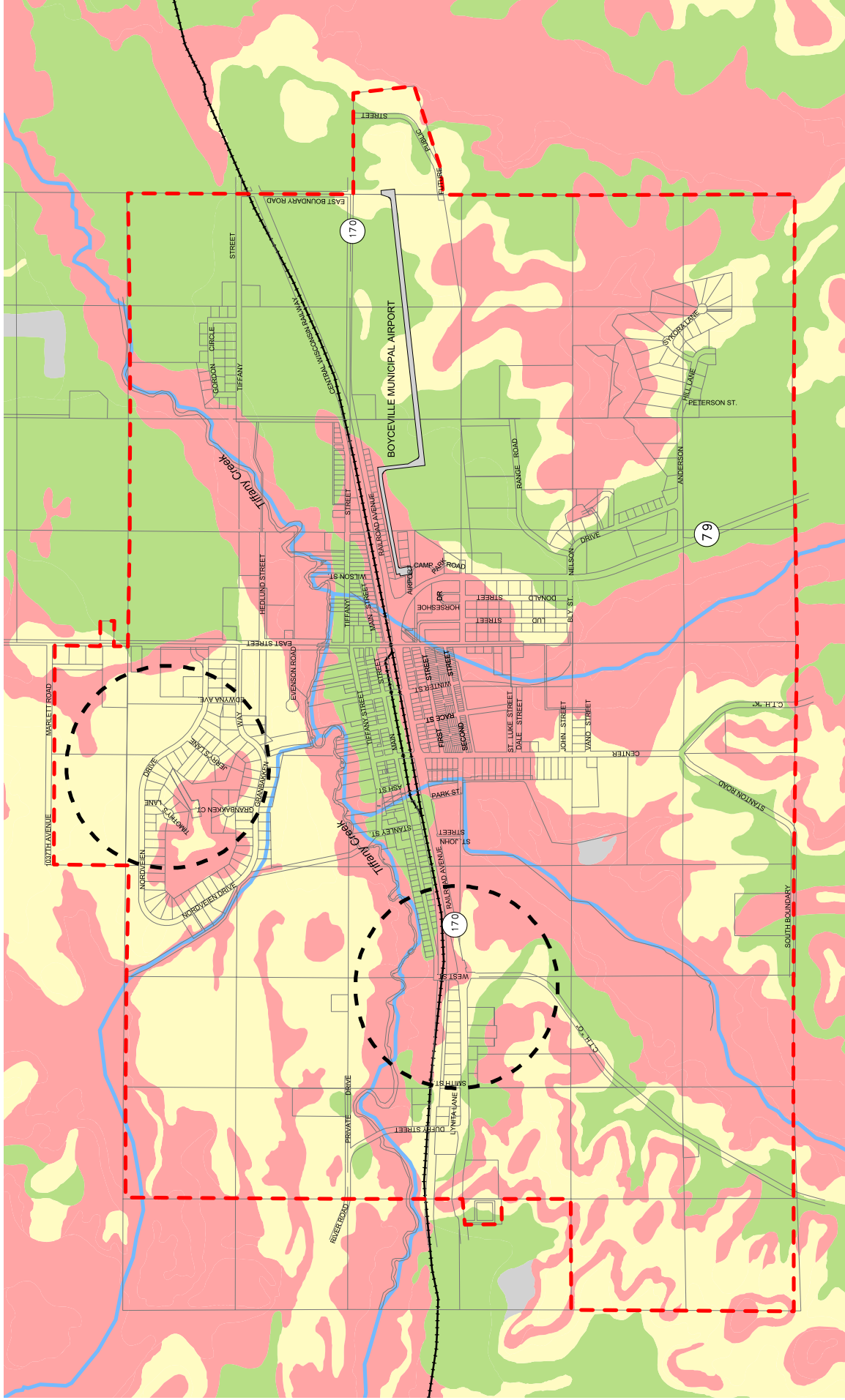
Source: NRCS Dunn County Soil Survey



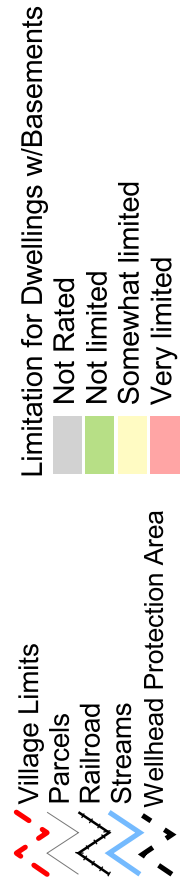
LIMITATIONS: DWELLINGS W/ BASEMENTS

Village of Boyceville
Dunn County, Wisconsin

Map 6-2



Source: NRCS Dunn County Soil Survey



Limitation for Dwellings w/Basements
 Not Rated
 Not limited
 Somewhat limited
 Very limited

Village Limits
 Parcels
 Railroad
 Streams
 Wellhead Protection Area



An important element of soils is their suitability for dwellings with basements. The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as the degree of limitations. A soil limitation on a person's property does not necessarily mean a basement cannot be built, but rather there may be an increased cost of construction.

The soils throughout the Village of Boyceville are equally distributed as "not limited", "somewhat limited", and "very limited" to support dwellings with basements (see *Map 6-2*).

Forests

The Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND) completed a statewide land classification system in 1999. WISCLAND defines a forest as "an upland area of land covered with woody perennial plants, the tree reaching a mature height of at least 6 feet tall with a definite crown." Large areas of forested lands can be found along Tiffany Creek and to the southeast and southwest portions of the Village. Some of these forested lands are managed by the Dunn County.

Forests create a setting for hunting, camping, hiking, and many other forms of recreation. Forests also provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. Forests and trees can help protect other resources too. Forests and trees offer erosion control for riverbanks and steep slopes.

In urban areas, forests, and trees are used for traffic calming, the creation of parks, and add overall aesthetics that enhance the quality of life for residents. They can reduce heating and cooling costs of homes and businesses. Trees also help clean the air we breathe by removing carbon dioxin from the air.

A contiguous forest is extremely important. The fragmentation of land can result in the disruption of habitat and can lead to problems between wildlife and humans. The main contiguous forestland areas in the Village are along Tiffany Creek and in the steep sloped portions of the Village (see *Map 6-3*).

Environmentally Sensitive Areas and Wildlife Habitat

Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem.

Environmentally sensitive areas, also referred to as environmental corridors, consist of wetlands, floodplains, forestland, slopes of 20% or greater, and buffers around the surface waters (300 feet around streams, and 1,000 feet around lakes and ponds). The integrity of these environmental corridors should be protected whenever possible.

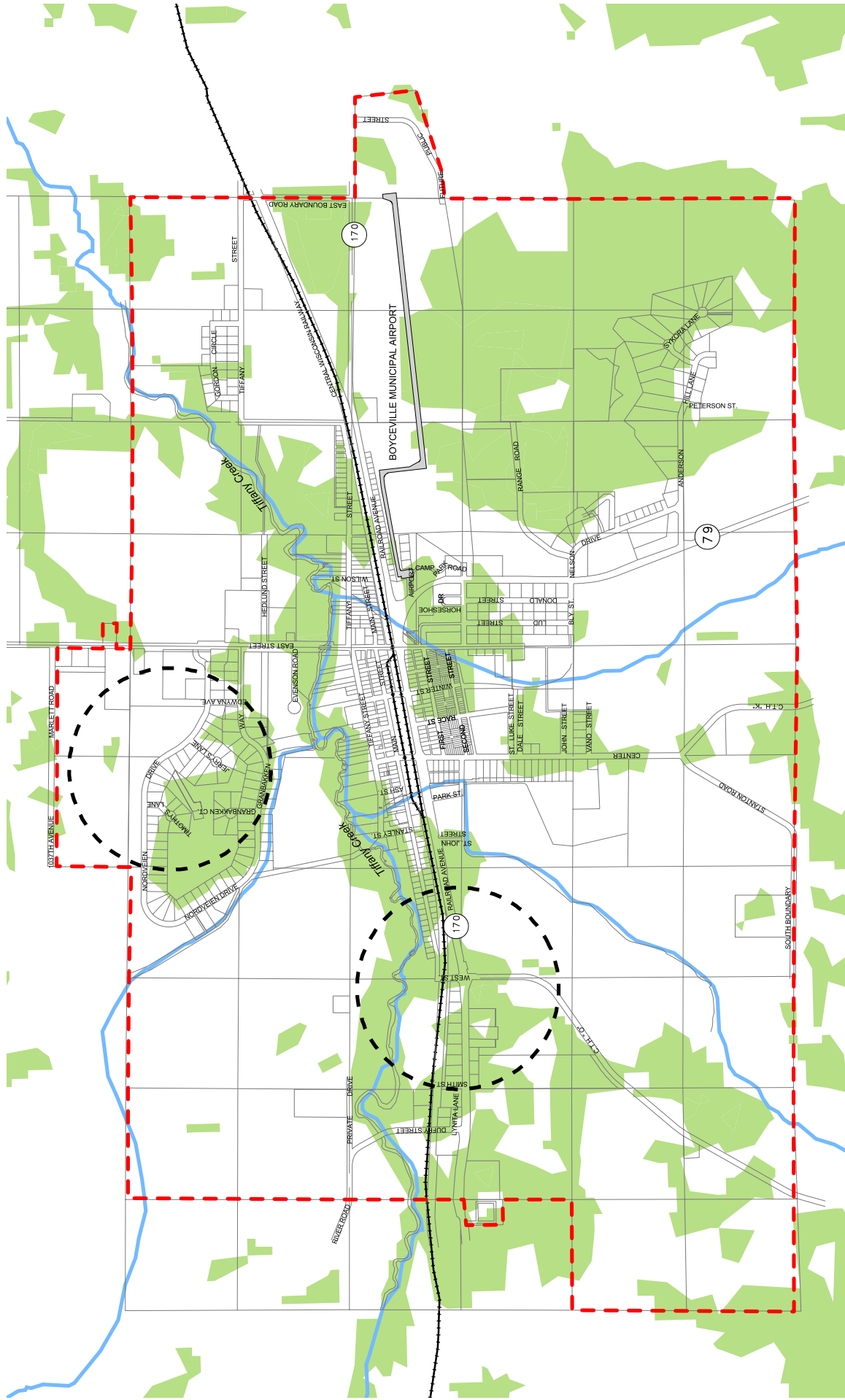
The Village of Boyceville has some environmentally sensitive areas including wetlands and forested lands along Tiffany Creek. The preservation of these areas should be factored in when the Village makes future development decisions (see *Map 6-4*).

FORESTED LAND

Village of Boyceville

Dunn County, Wisconsin

Map 6-3



Source: WisLand 1999

- Village Limits
- Parcels
- Railroad
- Streams
- Wellhead Protection Area

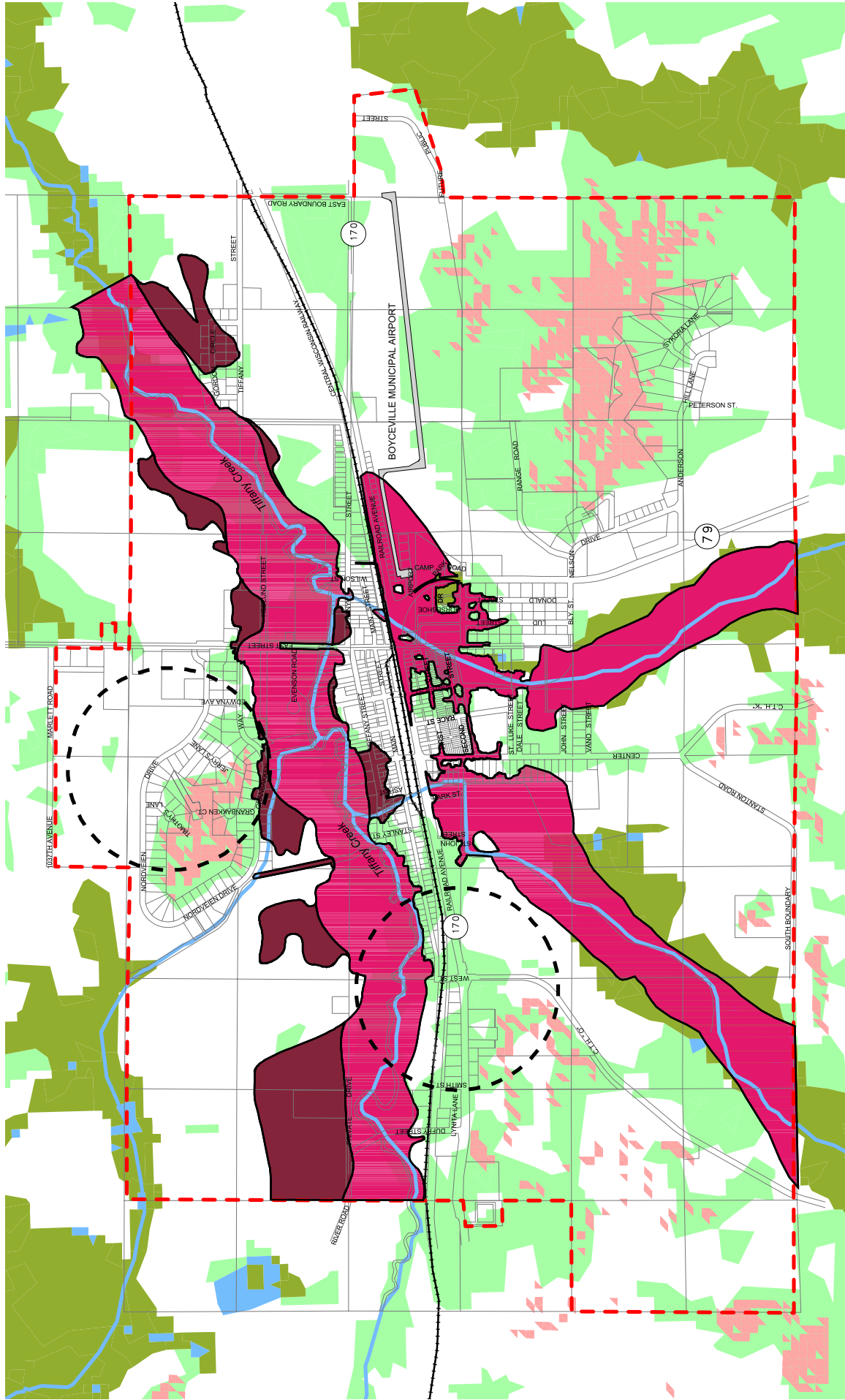
- Land Cover
- Forest



ENVIRONMENTALLY SENSITIVE AREAS

Village of Boyceville
Dunn County, Wisconsin

Map 6-4



Source: WisLand 1999, Cedar Corporation

- Village Limits
- Parcels
- Railroad
- Streams
- Wellhead Protection Area
- Land Cover**
- Wetlands/Forested Wetlands
- Open Water
- Forest
- Steep Slopes 20% <
- Floodplain
- Flood Fringe



Threatened or Endangered Species

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or significant portion of its range. A “threatened” species is one that is likely to become endangered in the near future. These species are protected because of their scientific, educational, aesthetic, and ecological importance. There are no endangered or threatened species within the Village.

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin. These sites are broad in nature and provide a general location for rare, threatened, or endangered species as well as high-quality natural communities.

The Wisconsin Department of Natural Resources (DNR) provides maps that depict the sections where endangered or threatened resources have been found and breaks them down by the type of species found, such as aquatic, terrestrial, or both.

The DNR does not identify the exact locations in order to protect those species. If development were to take place in a section that where endangered or threatened species are listed, the DNR would review the site location to ensure that new development would not infringe upon those species. According to the map, there are terrestrial threatened or endangered resources within the Village of Boyceville according to the Natural Heritage Inventory database (*see Map 6-5*).

Surface Water, Stream Corridors, and Wetlands

The Village of Boyceville contains multiple wetlands and about two acres of other water resources. Surface waters provide an excellent source of recreation, as well as habitat for wildlife. Unfortunately, development has the potential to have a negative impact on the quality of water in the surface waters. Areas upstream of rivers affect the waters downstream.

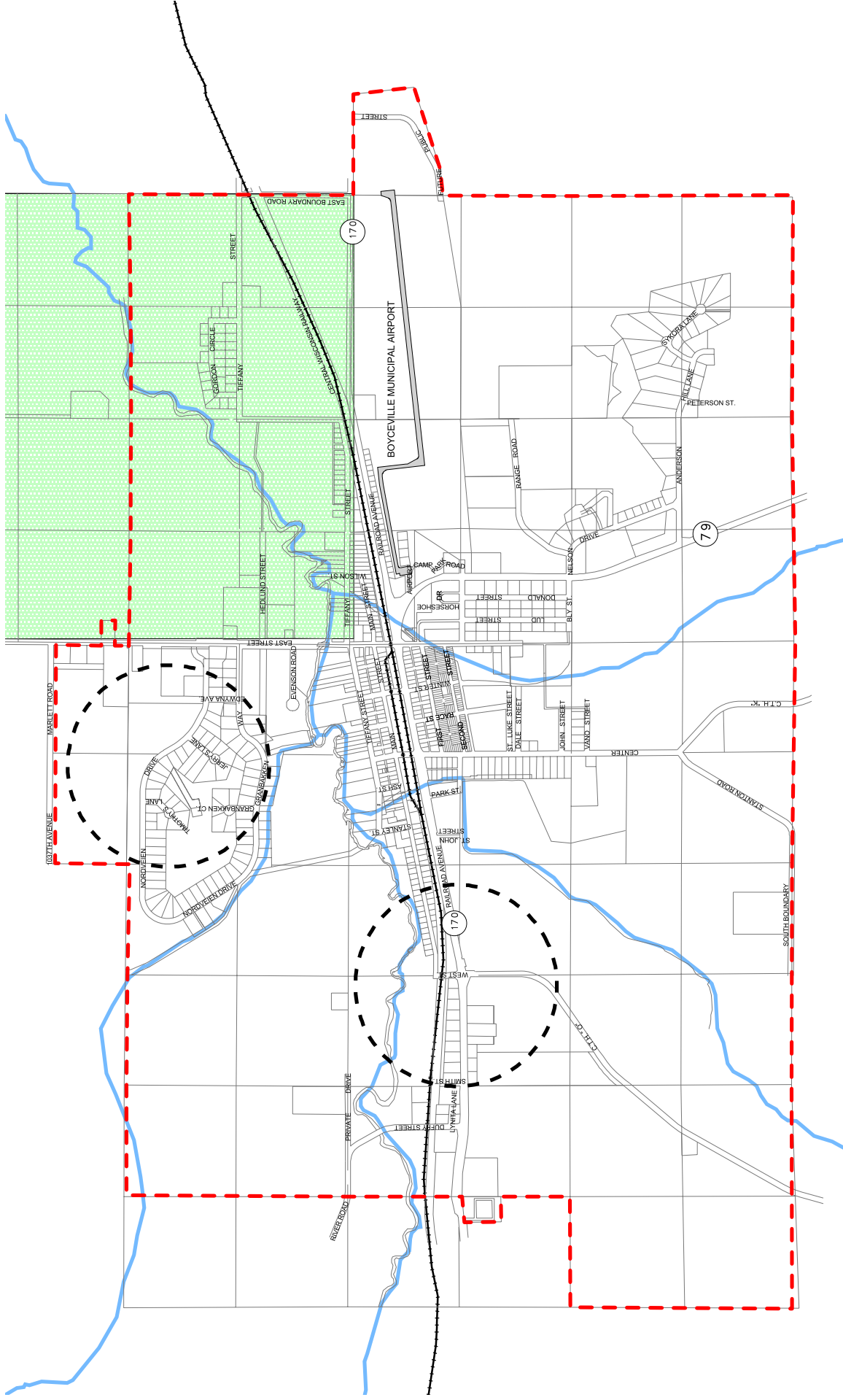
Tiffany Creek is the only stream flowing through the Village of Boyceville. As shown in Map 6-6, wetlands extend along Tiffany Creek at the eastern and western borders of the Village and other wetlands cover much of the southern portions of the Village.

Wetlands act as natural filters, removing sediments and contaminants from water. Wetlands also regulate water levels by containing water during periods of excessive rain or snowmelt. These unique environments are host to wide variety of plant and animal communities, including some threatened and endangered species. Wetlands also serve as rest areas for migratory waterfowl during the fall and spring months, and act as a major source of groundwater recharge and flood control. In the past decade, however, strict regulation of wetland conversion has slowed the loss of habitat and altered other uses too expensive and impractical. Wetlands in the Village are mostly found within the floodplain.

THREATENED OR ENDANGERED SPECIES

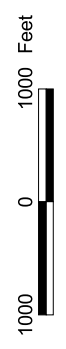
Village of Boyceville
Dunn County, Wisconsin

Map 6-5



- Village Limits
- Parcels
- Railroad
- Streams
- Wellhead Protection Area
- Endangered Resources
- Terrestrial Species

Source: DNR Dunn County (NHI)

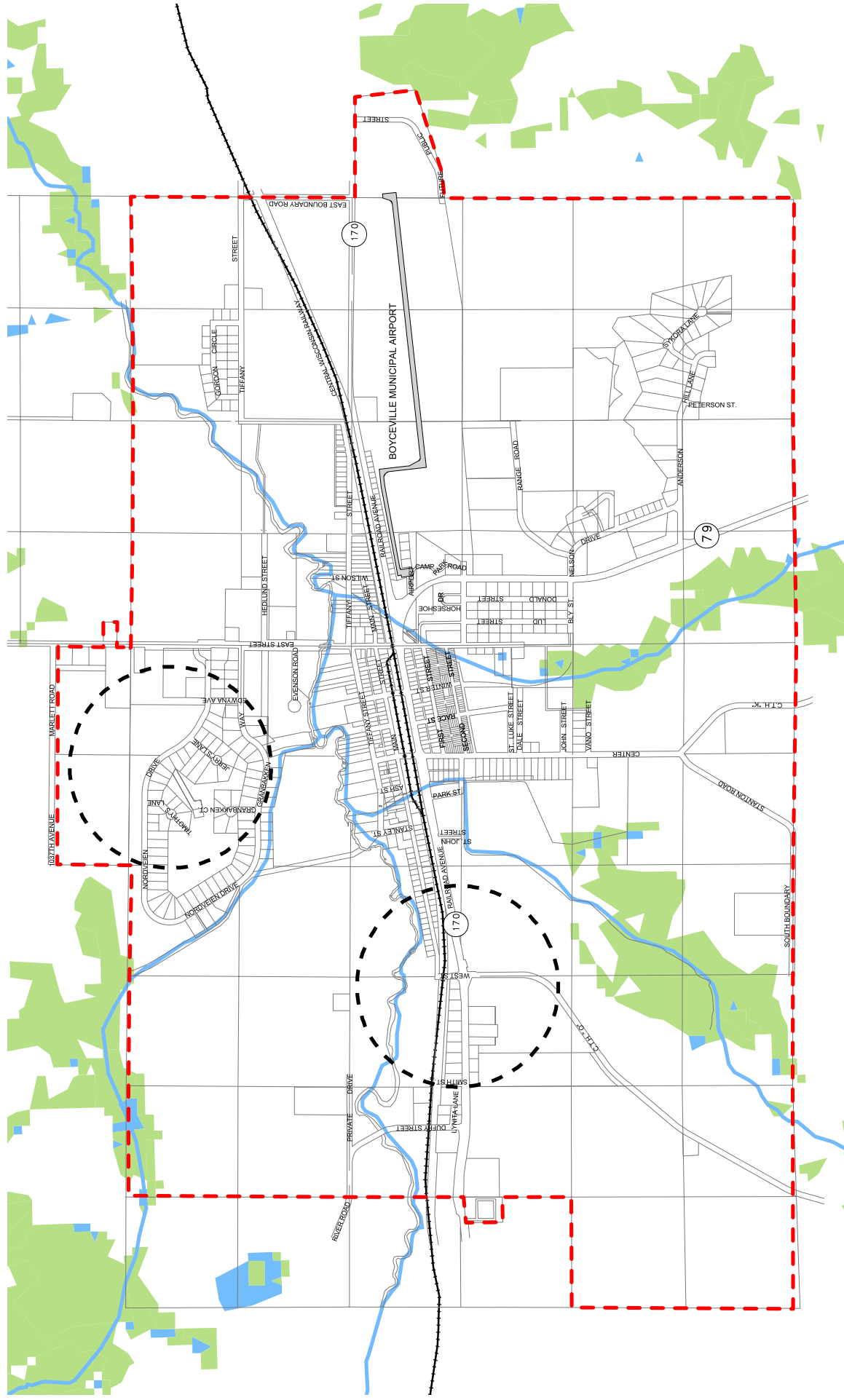









SURFACE WATERS, STREAM CORRIDORS, AND WETLANDS

Village of Boyceville

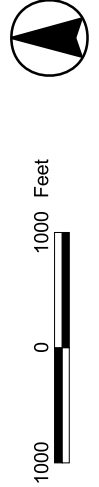
Dunn County, Wisconsin

Map 6-6



-  Village Limits
-  Parcels
-  Railroad
-  Streams
-  Open Water
-  Wetland
-  Wellhead Protection Area

Source: WisLand 1999, Cedar Corporation



Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. There are two parts of the floodplain, the floodway and the flood fringe. The floodway is the area of flowing water during a flood and the flood fringe is the area where floodwaters can reach, but are slow moving.

Because of danger posed in a flood event, most structural development within a floodway is not allowed. Development within the flood fringe is generally accepted, provided adequate flood proofing measures are taken.

In 1999, the Village initiated a floodplain study to revise the floodplain map to reflect existing conditions in Boyceville. After a long and, many times, frustrating process, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Letter of Map Revision Determination Document (LOMR) to the Village on October 31, 2008 stating that, based on the information that was provided, a revision to the flood hazards depicted on the National Flood Insurance Program (NFIP) map was warranted. The revision took effect on March 26, 2009. Map 6-4 shows the current floodplain and floodfringe boundaries.

Groundwater

Groundwater is the primary source for all water used for domestic, industrial, and agricultural purposes within the Village of Boyceville. The need for clean, reliable water supplies grows as a community expands.

Groundwater is recovered from underground aquifers through a water supply well. The water supply is recharged by rainfall and melts water, which seep through the porous soil under the force of gravity, to a point where it collects on an impervious layer such as granite bedrock. Recharge areas are typically located in the upland areas, with the low-lying areas such as rivers and streams being as discharge zones.

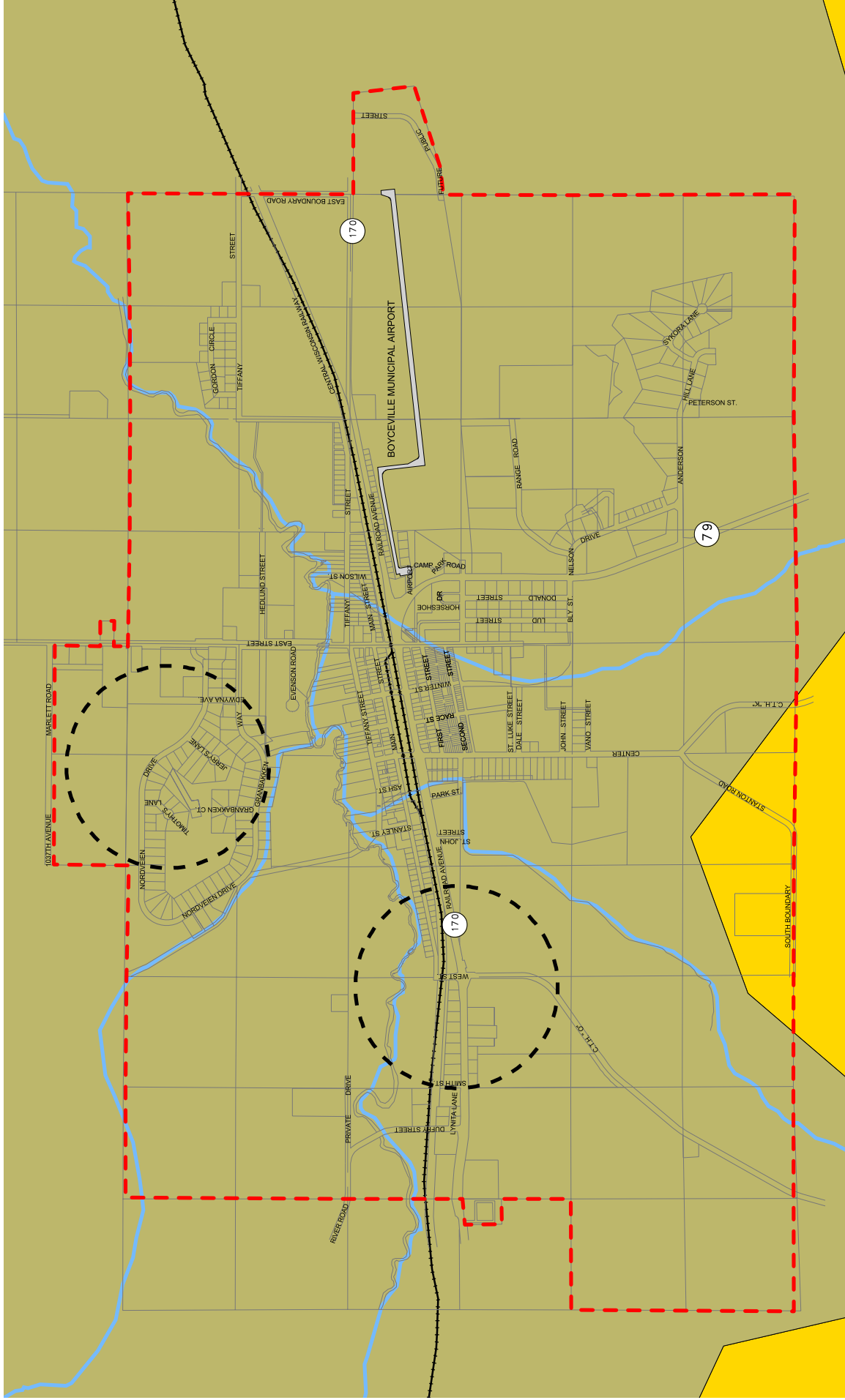
Map 6-7 shows the water table elevations of the Village. The depth of the water table is the distance from the land surface to the water table. The distance water must flow to reach the groundwater, combined with the ease with which movement occurs, play a significant role in determining the susceptibility of an area to contamination. A majority of land within the Village has a water table depth of 0' to 20'.

WATER TABLE DEPTH

Village of Boyceville

Dunn County, Wisconsin

Map 6-7



Source: DNR Groundwater Contamination Susceptibility Model

Depth to Water Table

- 0 to 20 feet
- 20 to 50 feet
- Greater than 50 feet

Village Limits

Parcels

Railroad

Streams

Wellhead Protection Area



Productive Agriculture Areas

The Dunn County Farmland Preservation Plan considers soils with the classification suitability of 1, 2, and 3 as potentially productive agricultural areas. These soils can have few to severe limitations and may require some conservation practices in order to be able to farm. A little more than half of the soils in the Village of Boyceville potentially productive agricultural soils (see *Map 6-8*). Farmland of statewide importance is land, in addition to prime farmland, that is important for the production of food, feed, fiber, and oilseed crops.

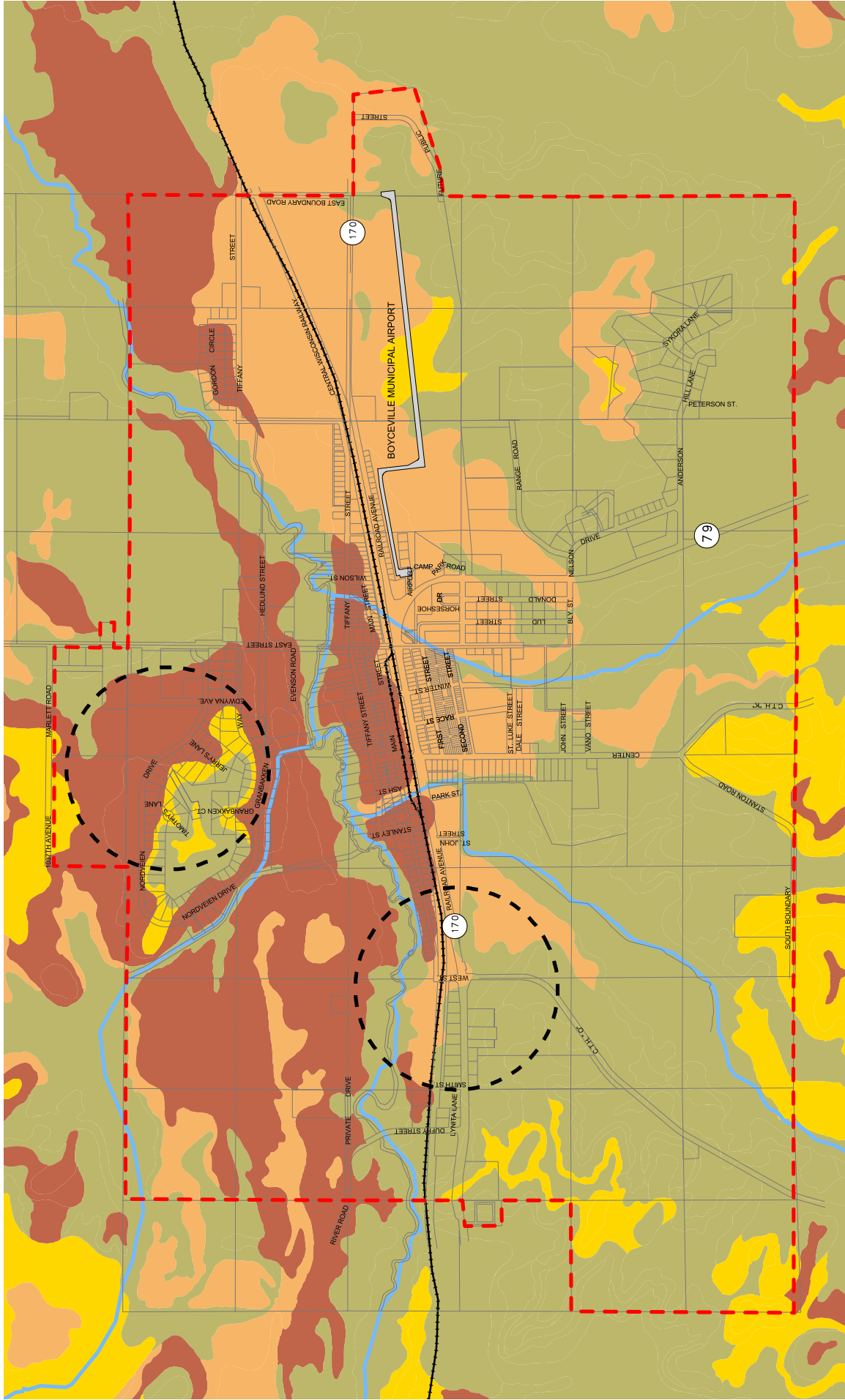
There is a large amount of existing agricultural lands within the Village. A majority of the existing agricultural fields are on potentially productive soils. Map 6-9 identifies those areas that were being utilized for agricultural purposes in 1999. These areas are valuable for two very different reasons. Agricultural land is viewed as a “land bank”. This provides areas that are easily developed when growth and development occur and are typically the least expensive areas to develop. Recent trends in food production show that these areas are valuable to local food production in which residents grow fruits and vegetables to supply local farmers markets and restaurants.

PRIME AGRICULTURAL SOILS

Village of Boyceville

Dunn County, Wisconsin

Map 6-8



Source: NRCS Dunn County Soil Survey

-  Village Limits
 -  Parcels
 -  Railroad
 -  Streams
 -  Wellhead Protection Area
-
-  Prime Agricultural Lands
 -  Statewide Importance
 -  Prime Farmland
 -  Prime Farmland if Drained
 -  Not prime

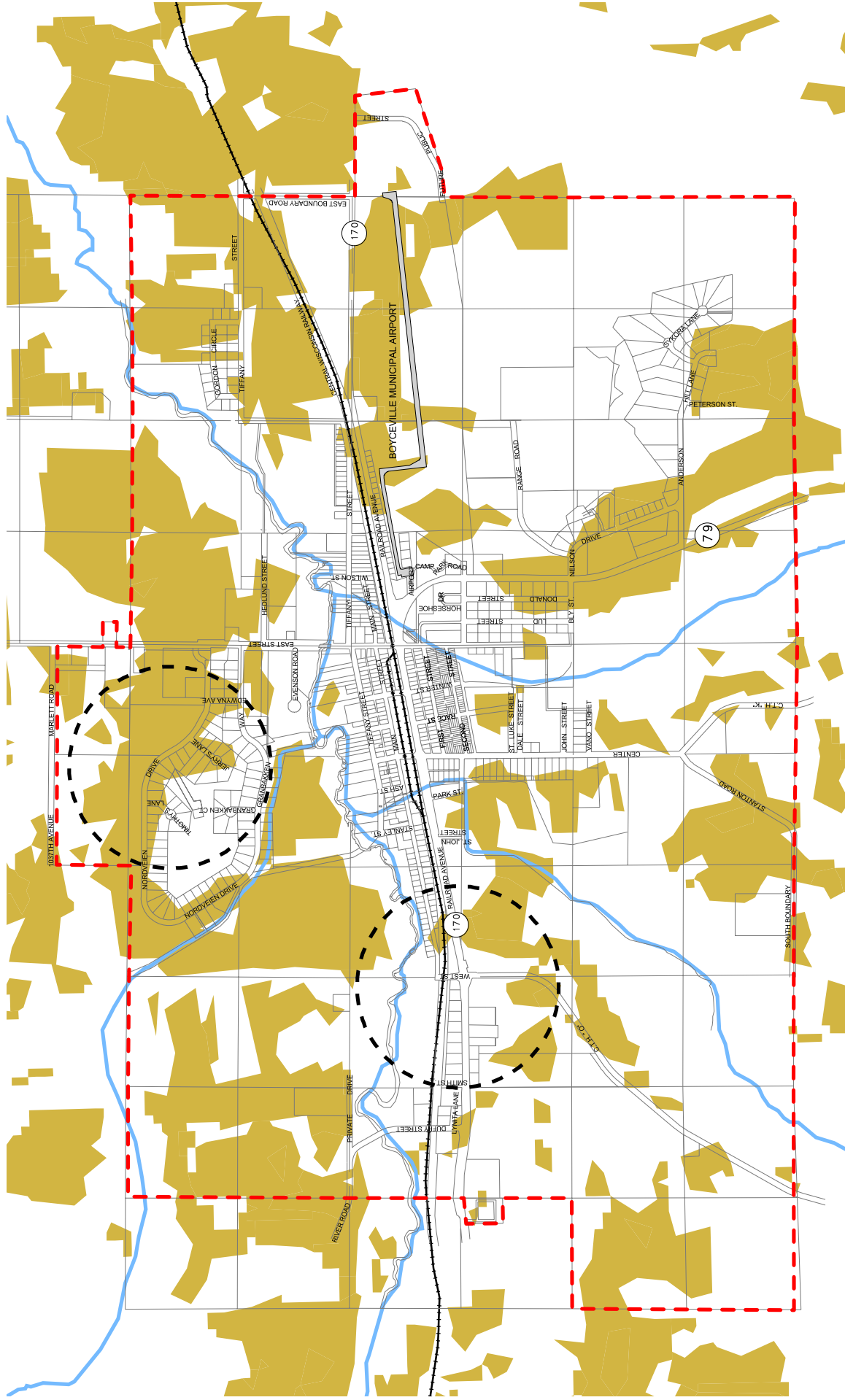


PRODUCTIVE AGRICULTURAL LAND

Village of Boyceville

Dunn County, Wisconsin

Map 6-9



Source: WisLand 1999



Land Cover - Agricultural Areas
 Agriculture

- Village Limits
- Parcels
- Railroad
- Streams
- Wellhead Protection Area



Cultural, Natural, and Agricultural Goals, Objectives, and Recommendations

Goal 2: Promote the documentation and preservation of Boyceville’s cultural resources.

Objectives

1. Provide opportunities for residents to learn about the history of Boyceville.
2. Continue to support and promote the Cucumber Festival.

Recommendations:

1. Support residents who would like to create a historical preservation committee and collect items such as historical photos of the area, interviews with older residents about early life in the Village, collect artifacts, or create a list of important structures or features.
- 2.

Goal 2: Support the preservation and protection of the Village’s remaining natural resources.

Objectives:

1. Preserve the natural qualities that draw residents to and keep residents in Boyceville.

Policies:

1. Support current regulations designed to protect the Village’s natural resources.
2. Encourage future development to minimize the grading of the topography and incorporates existing trees and other natural areas into the design.

CHAPTER 7

Economic Development

Introduction

Commercial and industrial development in Boyceville is influenced by several factors. The most significant factor is the Village's close proximity to the City of Menomonie. The City of Menomonie is located along Interstate 94 and attracts a wide variety of industrial and commercial development. Many Boyceville residents work in Menomonie and frequent businesses there before they return home. This creates a disadvantage for Boyceville businesses who find it difficult to compete with these larger private businesses and chain stores.

This has left Boyceville's downtown area with numerous vacant buildings, some in poor condition. A challenge the Village faces is determining what, if anything, should be done to the downtown area to promote new businesses.

At the same time, the Village has experienced some new commercial and industrial development near S.T.H. 79 and S.T.H. 170 including a bank, convenience stores, and the expansion of one local industry (see *Figure 7-1*).

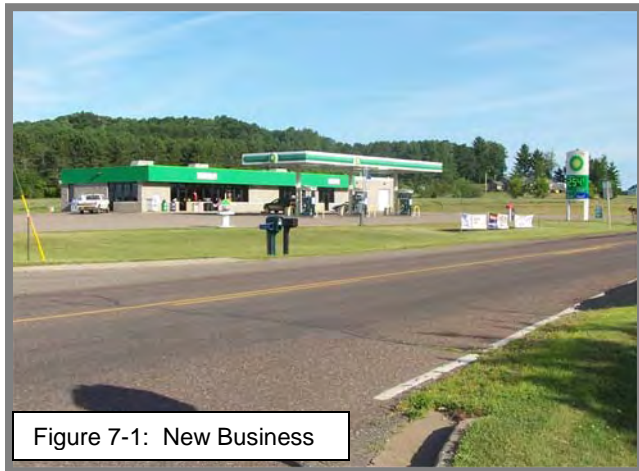


Figure 7-1: New Business

This chapter will look at influences on the local economy and ways Boyceville can promote the retention and expansion of the economic base.

Analysis of the Local Workforce

An analysis of the local labor force can highlight the relationship between education, income, and employment opportunities. The U.S. Census shows that in 2000, 80% of Boyceville residents 25 years of age or older have attained a high school education or higher. Ten percent have attained a bachelors degree or higher. Increasing percentages of residents with a bachelors degree or higher would indicated a growing number of jobs in the area that require more education. Typically, this would mean higher paying jobs, which would influence residents housing choices and spending habits.

For Boyceville residents, the most common occupation for the workforce population is manufacturing/transportation and material moving. This is followed by sales/office occupations and management/professional/ and related

occupations. This corresponds with the type of industries where these occupations are found. The top three industries Boyceville residents work in are manufacturing, education/health/social services, and retail trade. The workforce information does not indicate where these jobs are held.

In 2000, 60% of workers were employed in Dunn County and 68% of workers were commuting 20 minutes or more. This would indicate that most workers are employed outside of the Village. At the same time, the median household income in Boyceville was \$31,250. This compares to \$38,753 in Dunn County and \$43,791 in the State of Wisconsin. The comparatively lower median income may partially be due to the lack of housing options and amenities available in the Village.

Local Economic Base and Desired Businesses



Figure 7-2: Local Industry

The local economic base in Boyceville is limited. Representative businesses and industries include food manufacturing, convenience stores, a bank, equipment rental/sales, bars, a cleaning service, service stations, body shops, farm machinery, electrician, and an antique store. Other local employers include the post office, municipal government, and school district.

Map 7-1 shows the general areas where businesses and industries are located in the Village. Most are located along or adjacent to S.T.H. 79, S.T.H. 170, and Main Street (see *Figure 7-2* and *Figure 7-3*).

The Village has created two Tax Incremental Financing (TIF) districts to promote economic development and downtown revitalization. TIF 2 was created in 1996 to promote new industrial development in the southeastern area of the Village. TIF 3 was created in 2007 to improve the downtown area. One of the primary challenges of redeveloping the downtown area is that existing businesses in the City of Menomonie and City of Glenwood City are only a short distance away making it difficult for new businesses to be competitive. In addition, many downtown buildings have either been turned into living quarters or are empty.



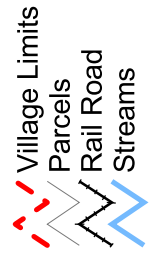
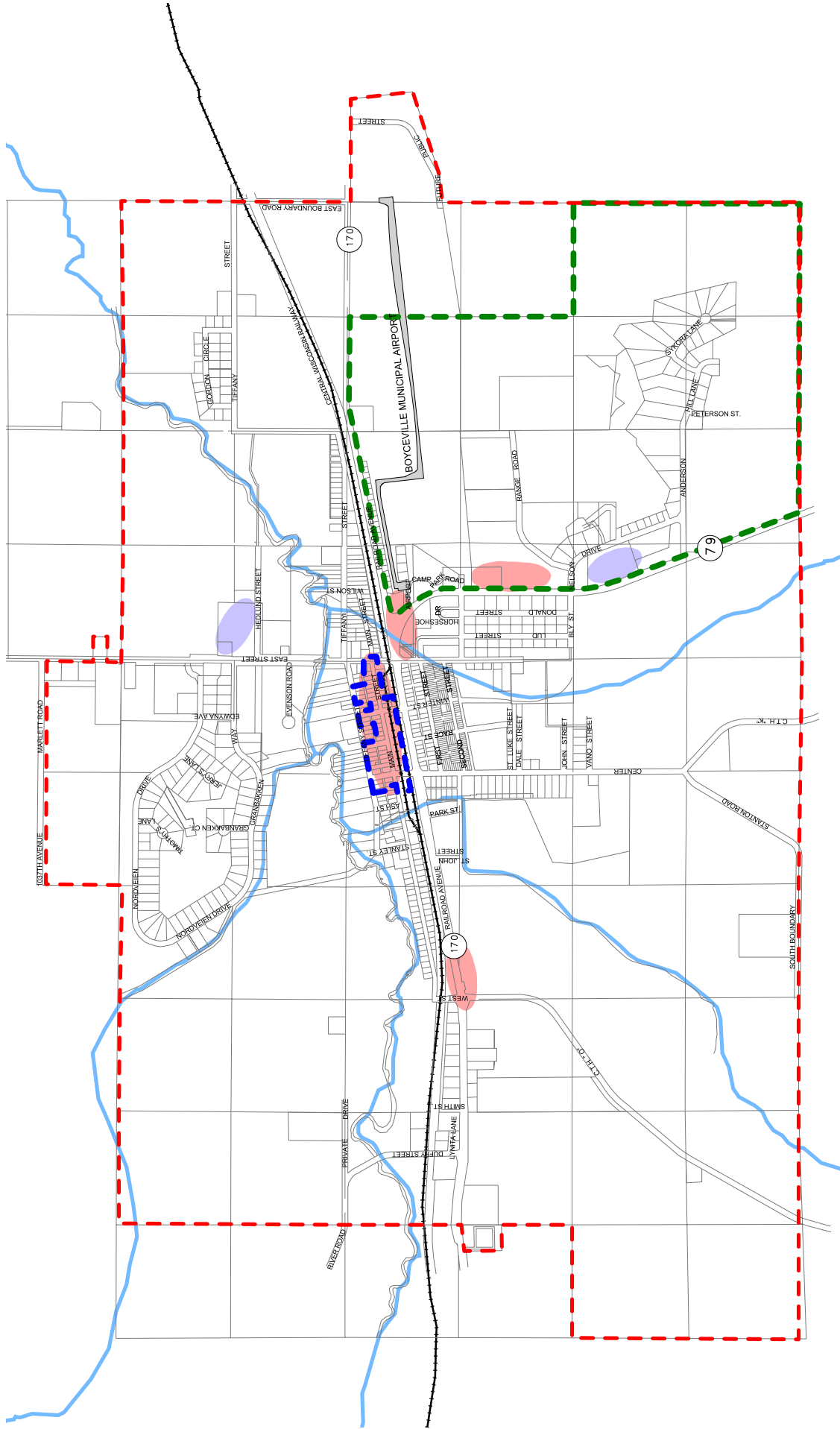
Figure 7-3: Downtown

GENERAL BUSINESS AREAS

Village of Boyceville

Dunn County, Wisconsin

Map 7-1



Source: Cedar Corporation



TIF districts are used to improve and revitalize blighted areas or create new industrial development. Taxes on the increased value of the properties in the TIF will pay for the extension of the infrastructure, storefront façade improvements, and site improvements and raise the Village's tax base in an area that would otherwise stay blighted or undeveloped.

A majority of people who responded to the Village of Boyceville Community Survey indicated that the Village needs commercial development, light industrial development, a market/grocery store, and privately developed businesses. Privately developed businesses that are needed are professional and healthcare services. It also showed that 53% of the people filling out the survey felt the Village should create a new downtown area.

Redevelopment Sites

Contaminated sites, abandoned buildings, and unused buildings may pose a challenge in a community but they also offer an opportunity for redevelopment. There are many unused buildings in the downtown area (see *Figure 7-4*). TIF 3 was created to offer incentives to property owners to make improvements to existing buildings or demolish old buildings for new development.



According to the Wisconsin DNR Remediation and Redevelopment Website, there are nine contaminated or open remediation sites in Boyceville. Seven of the sites are closed sites that have been completed cleanup, while the other two sites are open with ongoing cleanup. The Wisconsin DNR offers Brownfield grants that can be used to clean up contaminated properties.

It is important to consider the long-term future of the downtown area because downtowns and public buildings help create a landscape that residents can identify with and set them apart from other communities.

Community Events

Community Events help promote the Village by bringing in residents from throughout the area into the community. This not only helps increase business for a short period but also creates awareness of the Village that can last a lifetime.

Boyceville's Cucumber Festival, also known as the Pickle Festival, is annually held the third weekend in August. The community-wide sponsored event features many activities for residents and visitors alike and draws large crowds. Typical events include a parade, softball tournament, live music, dance tent, and a variety of food stands throughout the weekend. The Boyceville Municipal Airport holds a fly-in breakfast at the same time.

The Village also sponsors the Spirit of Christmas. It is a community event that features a tour of homes decorated for Christmas, a live nativity scene, a lighted parade with horse riders and carriages, live carolers, and the lighting of the official Christmas tree. The support of these community events is important to the promotion of Boyceville.

Home Based Businesses

Telecommunication advances have allowed home based businesses possible in all communities. Residents can create websites and sell products all over the world. It is important to support the maintenance and upgrade of telecommunication facilities and infrastructure to ensure area residents have the opportunity to create a home based business.

Boyceville Farmers Market

The Boyceville Farmers Market operates out of Andy Pafko Park. Farmers markets are an important part of community life and attract residents to Boyceville. They provide a profitable marketplace for farmers and a convenient opportunity for area residents to purchase fresh products.

Assessment of Strengths and Weaknesses for Attracting or Retaining Businesses

By identifying the strengths and weaknesses for attracting or retaining businesses, the Village can promote the positive aspects of the community and discuss ways to improve the aspects that need improvement.

Strengths

1. Excellent school district
2. Located on two State highways
3. The use of TIF districts to promote economic development
4. Railroad going through the Village
5. New industrial park
6. In a populated region
7. Excellent relationship with the Dunn County Economic Development Corporation
8. Near Interstate 94
9. Potable water and excess WWTP capacity
10. Municipal airport

Weaknesses

1. Underused downtown
2. Many buildings are owned by people not living in Boyceville
3. Not on Interstate 94
4. Competition for business from other communities
5. No local economic development group/Chamber of Commerce

SWOT Survey Results Related to Economic Development

Strengths

1. (None listed)

Weaknesses

1. Lack of commercial, light industrial, private, or grocery store
2. Absentee business owners

Opportunities

1. Growth and development
2. Commercial, light industrial, private, or grocery store

Threats:

1. (None listed)

Local, County, Regional, and State Economic Development Programs

Business owners and prospective business owners have a wealth of programs and assistance available to them to help develop their ideas and visions. Below is a comprehensive list of local, county, state, and federal agencies and incentives for economic development.

Regional Loan Fund Programs

A seven county region (Barron, Chippewa, Clark, Dunn, Eau Claire, Polk, and St. Croix) have a number of loan programs available to local businesses. Many of the loans are low or no interest. Below is a brief description of those programs:

- Downtown Façade Loan Program – provides financial assistance to encourage property and business owners in core downtowns to revitalize downtown commercial buildings.
- MicroLoan Fund Program – provides small loans to start-up, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative for obtaining credit.
- Revolving Loan Fund – is a flexible source of loan funds for commercial and industrial projects that create quality jobs and increase tax base.

The Technology Enterprise Fund (TEF)

Companies locating, or agreeing to locate, their primary operation to Barron, Chippewa, Clark, Dunn, Eau Claire, Polk, or St. Croix County, may be eligible for TEF Funds - a revolving loan fund that provides creative financing to new and emerging technology companies. The goal of the program is to leverage private investment dollars and enhance sustainable economic development opportunities within the region.

Enterprise Development Zone Program

The Enterprise Development Zone Program provides tax incentives to new or expanding businesses whose projects will affect distressed areas. Businesses earn credits only by creating new full time jobs or by conducting environmental remediation on a "Brownfield" site.

Interstate 94 Corridor Technology Zone Program

The State of Wisconsin has designated a tax credit zone along Interstate 94. The counties included in this zone are: Chippewa, Dunn, Eau Claire, Pierce, Polk, and St. Croix. Eligible businesses within the zone must have the ability to create new jobs and be a new or expanding technology firm. The State has allowed \$5 million in tax cuts for these businesses.

Industrial Revenue Bond

All Wisconsin municipalities—cities, villages, and towns—are authorized to issue Industrial Revenue Bonds (IRBs). IRBs are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. The Industrial Revenue Bonds are exempt from federal tax and therefore, are at a low interest rate. The entire project including land, buildings and equipment can all be paid for via IRBs. Communities that issue these bonds, either to retain businesses or to encourage the expansion of new businesses, generally do so to build their economic base and add jobs.

Community Development Block Grant-for Economic Development (CDBG-ED) – Department of Commerce

Any city, village or town with a population of less than 50,000 and is located outside Milwaukee or Waukesha Counties, is eligible for this program. These grants are to be used to assist businesses that will invest private funds and create jobs as they expand or relocate into the state.

Tax Incremental Financing (TIF)

Tax Increment Financing (TIF) districts are established to improve and revitalize blighted areas or extend new development for industrial purposes. Taxes on the improved value of the land because of redevelopment pay for the extension of the infrastructure and raise the Village's tax base on an area that would otherwise stay undeveloped.

Business Improvement District (BID)

A Business Improvement District (BID) allows business owners to create a BID, develop an operating plan, and assess fees to businesses within the district to implement this plan. At least 61% of the assessed businesses within the district must agree to be part of the BID. Operating plans can be the creation of promotional materials or making aesthetic improvements. The fees that are collected to implement the operating plan can be assessed per business or as a percentage of assessed value.

There are also a number of regional groups that assist with the above programs and are resources for additional information about economic development. Below is a list of some of those available resources:

Economic Development Group

An Economic Development Group (EDG) assists new and existing businesses. It can be comprised of local business owners, bankers, and citizens that have expertise in an area valuable to the economic development of the community. An EDG is often the first point of contact within a community for a prospective business.

Dunn County Economic Development Corporation (EDC)

Dunn County offers a competitive package and a series of opportunities if you are considering relocating or moving into the area. The EDC has a series of financing tools that can provide low-interest options and various other creative means to help ease the burden of relocating.

UW-Extension Office

UW-Extension Offices provide educational tools in land use and economic matters for residents and businesses. They custom fit their knowledge and provide research to communities with whom they are assisting.

www.uwex.edu/ces/cty/stcroix/

West Central Wisconsin Regional Planning Commission

The Planning Commission is responsible for planning for the physical, social, and economic development of the region. www.wwrpc.org

Wisconsin Small Business Centers

An organization dedicated to assisting businesses in education, training and other initiatives. www.uwex.edu/sbdc

Forward Wisconsin

The State of Wisconsin offers a wide array of financial resources available to businesses. www.forwardwi.com/assist/

Department of Workforce Development

The Wisconsin Department of Workforce Development (DWD) is the state agency responsible for building and strengthening Wisconsin's workforce.

www.dwd.state.wi.us

Wisconsin Department of Commerce

A number of grants and assistance are available through this state agency. www.commerce.state.wi.us/MT/MT-COM-2000.html and

www.commerce.state.wi.us/BD/

Wisconsin Department of Transportation

The Disadvantaged Business Enterprise (DBE) Program's goal is to increase participation of firms owned by disadvantaged individuals in all federal aid and state transportation facility contracts.

www.dot.wisconsin.gov/business/engrserv/dbe-main.htm

Economic Development Goals, Objectives, and Recommendations

Goal 1: Support economic growth in the Village of Boyceville.

Objectives

1. Increase the local tax base
2. Create job opportunities for residents
3. Revitalize the downtown area

Recommendations:

1. Utilize the Village's web site to promote existing TIF Districts, the Boyceville Municipal Airport, railroad, and vacant commercial/industrial lots.
2. Explore the feasibility of a downtown business incubator to provide a place for people to develop business ideas
3. Encourage the formation of a Chamber of Commerce or similar group to organize business owners to develop ideas to promote small business growth in Boyceville
4. Explore the creation of a committee of interested local government representative, business owners, and residents to discuss the future of the downtown, location of municipal buildings, community beautification, and ways of attracting businesses to the Village.

CHAPTER 8

Intergovernmental Cooperation

Introduction

Intergovernmental cooperation is generally considered any arrangement or agreement between governmental jurisdictions or agencies that coordinate plans, policies, and programs to address and resolve any potential mutual conflicts. Intergovernmental cooperation can be also be used to identify areas for cooperation which may result in monetary savings to all parties involved and an increase in the quality of services that are provided.

This section explores the relationships between the Village of Boyceville and other municipalities or agencies, identifies existing and potential conflicts, and offers a process to resolve conflicts and build cooperative relationships.

Existing Agreements

The Village of Boyceville has a number of formal and informal agreements with neighboring governments and agencies. These agreements include:

- The Village of Boyceville is home to the Boyceville School District. The Village has worked with the School District to create the Safe Routes to School Plan, summer Recreation, and community education.
- The Village is a member of the Dunn County Economic Development Corporation, which promotes economic development in the County.
- The Boyceville Police Department, Volunteer Fire Department, and Ambulance/Rescue provide mutual aide throughout the area.
- The Boyceville Solid Waste Collection Site is located near the WWTP. The Village coordinates with Dunn County to handle recyclables.
- The Village has a long history of working with the WDNR and FEMA to update the floodplain boundary map.
- The Boyceville Municipal Airport works through the FAA to maintain, operate, and make improvements to the airport.
- The Village of Boyceville financially supports the Tiffany Cemetery.
- The Village purchases sand and salt through Dunn County.

Existing or Potential Conflicts

Potential conflicts may arise related to the future growth of the Village. Land for residential, commercial, or industrial growth usually is met through annexing adjacent Town lands at the request of the landowner and then approved by the Village Board. Annexed land results in a reduction of the tax base for a Town and can be a point of contention. In Boyceville, getting access to S.T.H. 79 and S.T.H. 170 has been an ongoing challenge that will continue to involve negotiations with the WDOT.

Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can help Boyceville implement its Comprehensive Plan. Listed below are potential areas for cooperation the Village may wish to pursue:

- Continue to explore ways to improve police, fire, and emergency services.
- Work with Dunn County, the Department of Natural Resources, and neighboring Towns when considering the development of trail systems.
- Coordinate with the Dunn County Historical Society to document and preserve the Village's history.
- Continue to explore the possibility of bulk purchases of supplies or materials with Dunn County.
- Continue to work with local snowmobile and ATV clubs to develop snowmobile and ATV trails.

Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Village should hold joint meetings with neighboring governments and agencies to resolve future conflicts.

Intergovernmental Cooperation Goals, Objectives, and Recommendations

Goal 1: Maintain existing and explore potential mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Maintain or improve the quality of services at a reasonable cost to residents.
2. Promote understanding and goodwill.

Recommendations:

1. Continue to explore ways to work with other entities to reduce the cost of providing services to all communities.
2. Explore bulk purchasing of supplies and materials.
3. Work with the WDOT and Railroad to improve the safety for pedestrians and bicyclists who have to cross S.T.H. 170 and the railroad tracks.

CHAPTER 9

Land Use

Introduction

The purpose of the Land Use chapter is to promote orderly growth by balancing the long-range needs of residents and property owners. It will also evaluate how growth will affect the natural environment.

The element inventories and maps existing land use patterns to help understand the influences on the historical development of Boyceville.

The Land Use Element will act as a guide for future public and private land use decisions.

Land Use vs. Zoning

The difference between land use and zoning can be confusing. An existing land use map depicts what activity is taking place on a parcel of land at a certain point in time. For example, if a parcel has a home or apartment building on it, the use of that land is for residential purposes.

Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land. The zoning code is the written regulations, which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned single family but have a commercial business on it. Therefore, in this case, the land use is commercial.

Current Land Use Regulations

The Village's zoning code and subdivision ordinance are the main regulatory tools that influence land use in Boyceville. Zoning classifications determine the approved uses of land as well as minimum lot sizes, building setbacks, and building height while the subdivision ordinance specifies street widths, sidewalks, trees, and lighting.

Other ordinances such as floodplain zoning, wellhead protection, and shoreland/wetland zoning will also influence the development of the Village.

Land Uses Classifications

Land use classifications identify general activities taking place on a parcel at a specific point in time. The classifications are used to create a land use map so that development patterns are easily recognized. The land use classifications and their definitions are listed below.

- **Residential:** All lands generally less than 10 acres in size used for single-family homes, mobile homes, single-family rental units, and multi-family dwellings.
- **Rural Residential:** All lands greater than 10 acres that contain a private residence but a majority of the land is farmed or in a natural state..
- **Commercial:** All lands used for commercial purposes. These include retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.
- **Industrial:** All lands used for industrial purposes. These can include manufacturing facilities, warehouses, non-metallic mining, distribution centers, and similar industries.
- **Institutional:** All lands that are owned by local, county, state, or federal government or by other tax-exempt organizations such as school districts, cemeteries, or churches.
- **Agriculture:** All lands that are predominantly used for agricultural.
- **Natural Areas:** All lands that are undeveloped or in a natural state. These include wooded lands, wetlands, steep sloped areas, or open water.
- **Public Recreation:** All lands owned by the county, state, or federal government and open to the public for recreational use.
- **Vacant:** All lands that have been developed or platted by have not been built on.

Existing Land Use Patterns

Map 9-1 shows existing land uses in the Village of Boyceville. Highways, natural features, agriculture, and nearby communities have combined to influence existing land use patterns. A brief description of each land use is provided below.

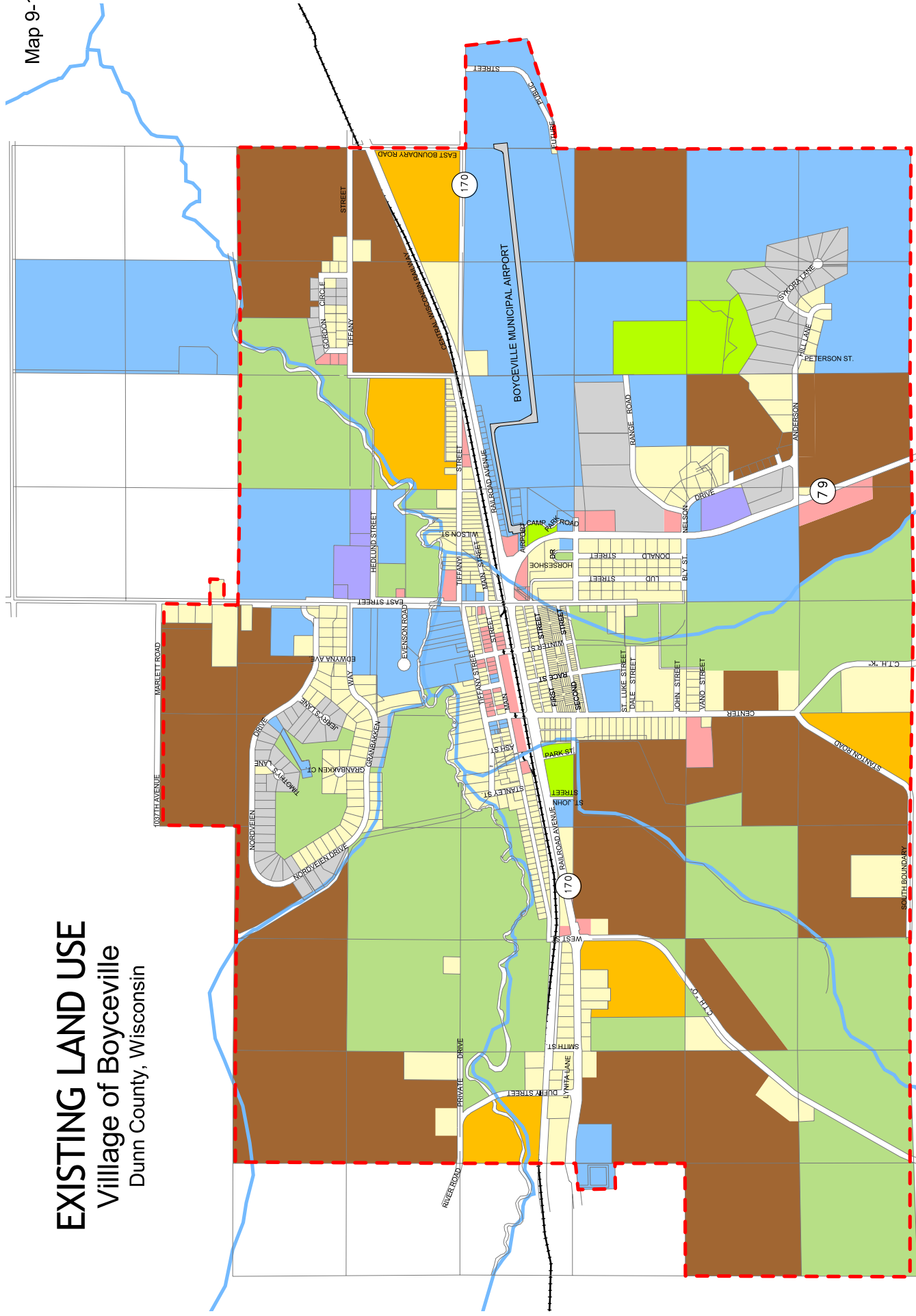
- **Residential/Rural Residential:** Residential land use comprises 15% of all land use in the Village with almost 11% being small lot housing built around the downtown area (Table 9-1). Newer housing developments have been built on the north and south ends of the Village. These have larger lots compared to the earlier housing developments. There are some rural residences on lots greater than 10 acres located away from the downtown area.
- **Commercial:** Commercial land use accounts for 1.1% of all land use in the Village. Most of this is concentrated in the downtown area with additional businesses located along S.T.H. 79 and S.T.H. 170. Recently there has been some new commercial development to the south of the Village along S.T.H. 79.

- **Industrial:** Less than one percent of land is used for industrial purposes. Industrial uses are found along S.T.H. 79 on the north and south side of the Village.
- **Institutional:** Eighteen percent of land is used for institutional uses. This large amount is attributed to land related to the Boyceville Municipal Airport, schools, and Village-owned land.
- **Agriculture:** The highest percentage of land use in the Village is agriculture. Large parcels of agricultural land are mainly found at the edges of Boyceville.
- **Natural Areas:** All lands that are undeveloped or in a natural state. These include wooded lands, wetlands, steep sloped areas, or open water.
- **Public Recreation:** All lands owned by the county, state, or federal government and open to the public for recreational use.
- **Vacant:** All lands that have been developed or platted by have not been built on.

EXISTING LAND USE

Village of Boyceville

Dunn County, Wisconsin



Legend

- Village Limits
- Parcels
- Rail Road
- Streams
- Wellhead Protection Area

Land Use Classifications

- Residential
- Rural Residential
- Commercial
- Industrial

Institutional

- Institutional
- Public Recreation
- Agriculture
- Natural Areas
- Vacant

Scale: 0 to 1000 Feet

North Arrow

Source: Dunn County and Cedar Corporation

Cedar Corporation
cedarcorp.com

Table 9-1 – Existing Land Use

Land Use Classification	Acres	Percent
Residential	245.6	11.0%
Rural Residential	94.0	4.2%
Commercial	25.2	1.1%
Industrial	14.9	0.7%
Institutional	490.4	22.0%
Public Recreation	32.7	1.5%
Agriculture	690.2	31.0%
Natural Areas	549.8	24.6
Vacant	86.9	3.9%
Total	2,229.7	100.0%

Source: Cedar Corporation

Land Supply, Demand , and Values

Land supply and demand can reveal the value of land in a community. If there is limited supply of land for development and a demand for land for development, then the value of that land is going to be high. Adequate land and limited demand results in stable values.

According to a realty source, prices for vacant residential lots in the Village of Boyceville average \$24,430.00. The majority of vacant residential lots are currently located in the 'Anderson Hill' development and along Granbakken Way.

Several factors can influence the demand for land. Population growth will influence a need for new housing. Large population clusters may increase the need for land for commercial or industrial purposes and related infrastructure. Development pressure can also create a need for additional parks or recreational land.

Table 9-2 shows the change in the various types of land use acreage between 2002 and 2008 according to how the parcels are assessed. The amount of land taxed as residential, commercial, and industrial has only increased slightly. This would indicate that there is not a large amount of land in demand for development and prices are stable.

Table 9-2 – Change in Acres between 2002 and 2008

	2002 Acres	2008 Acres	# Change	% Change
Residential	182	192	10	5.5%
Commercial	41	55	14	34.1%
Industrial (Manufacturing)	25	30	5	20.0%

Source: Wisconsin Dept. of Revenue – 2002 & 2008 Statement of Assessment

Future Land Needs Analysis

Between 2010 and 2030, 115 new households are projected. Assuming one new household will result in one new home on a 0.5 acre lot, then 56 acres of land will be needed for new residential growth over the next 20 years (Table 9-3).

Table 9-3 – Household Forecasts

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,043	1,077	1,119	1,179	1,239	1,292	1,335
Total Occupied Housing Units	424	446	472	505	535	563	587
Additional Units Needed	-	22	26	33	30	28	24

Source: WI Dept of Administration: Population and Housing Projections

Future land use needs can also be calculated based on the current land use acre to population ratio. Using this method, the amount of land needed for residential growth is 74 acres (Table 9-4). This is 18 acres more than was calculated using the number of projected households.

Table 9-4 - Projected Land Use Needs in Acres

Year	*2009	2010	2015	2020	2025	2030	Total
Population	**1,097	1,119	1,179	1,239	1,292	1,335	
Residential	339	346	365	384	400	413	
Acres Needed		7	19	19	16	13	74
Commercial	25	26	27	28	29	30	
Acres Needed		1	1	1	1	1	4
Industrial	15	15	16	17	18	18	
Acres Needed		0	1	1	1	0	3
Agricultural/Natural Areas	1,312	1,342	1,322	1,302	1,284	1,270	
Acres Needed		-7	-20	-20	-18	-14	-72

Source: * 2008 is Existing Land Use calculations. ** Population is preliminary estimate by the WDOA

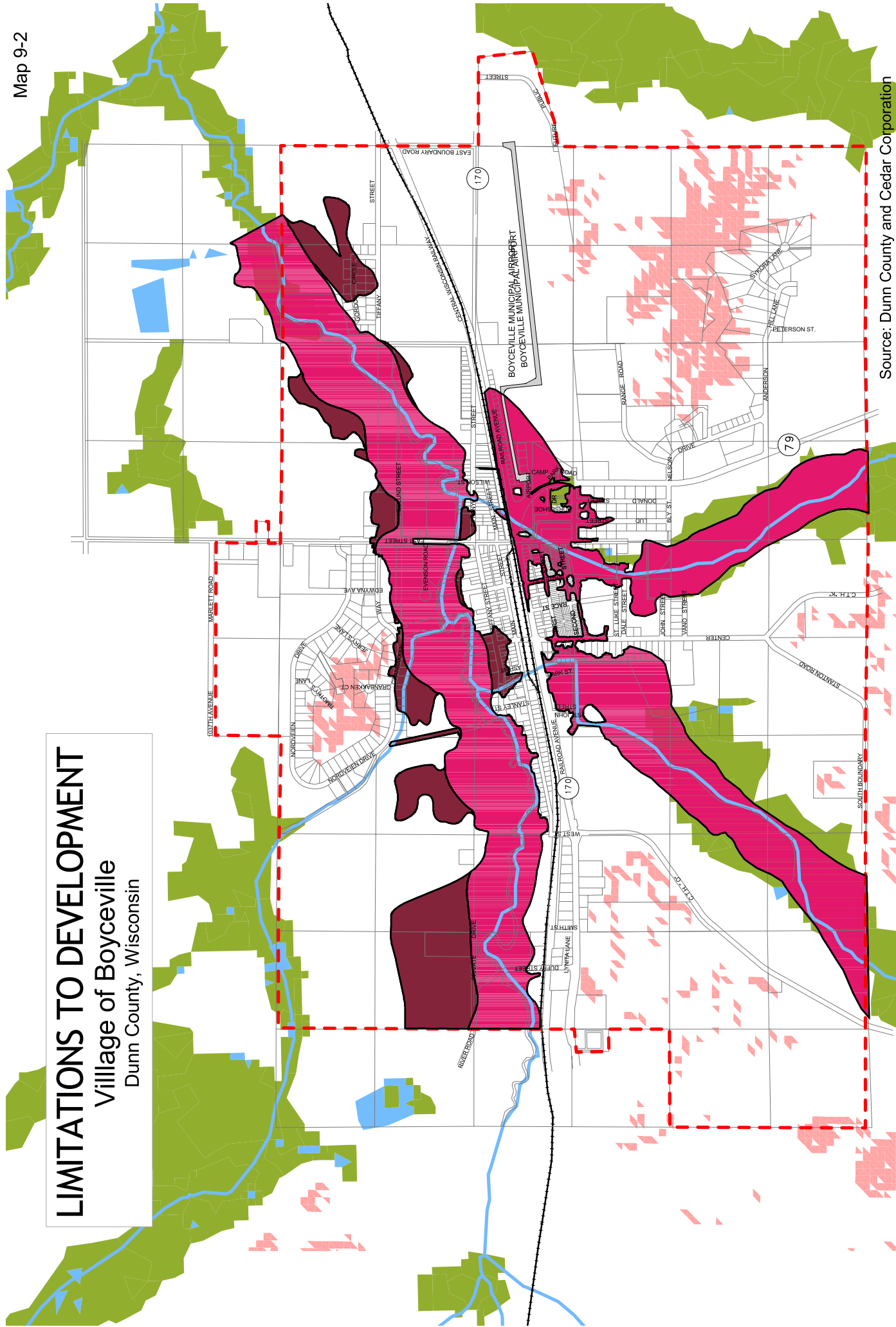
Limitations to Development

Map 9-2 identifies areas where there are limitations to development in Boyceville. Wetlands, floodplains, and steep slopes represent natural limitations. Development in these areas may be prohibited or severely restricted and should be taken into consideration when looking at future development scenarios.

LIMITATIONS TO DEVELOPMENT

Village of Boyceville

Dunn County, Wisconsin



Source: Dunn County and Cedar Corporation

- Village Limits
- Parcels
- Rail Road
- Streams

- Steep Slopes 20% <
- Flood Plain
- Flood Fringe

- Wetlands and Forested Wetlands
- Open Water



Potential Land Use Conflicts

Land use conflicts occur when incompatible land uses cause a negative effect. Currently, no land use conflicts are identified. One example of potential future conflict would be if a business were to develop and create noise and traffic problems for residents living nearby. In order to prevent those issues, the Village should review site plans for new development to anticipate conflicts and discuss solutions to resolve them before they happen.

General Future Land Use

Map 9-3 shows general future land use areas for residential, commercial, and industrial growth. Boyceville has a sufficient amount of vacant land to accommodate future development. The numbers on the map correspond with each explanation below.

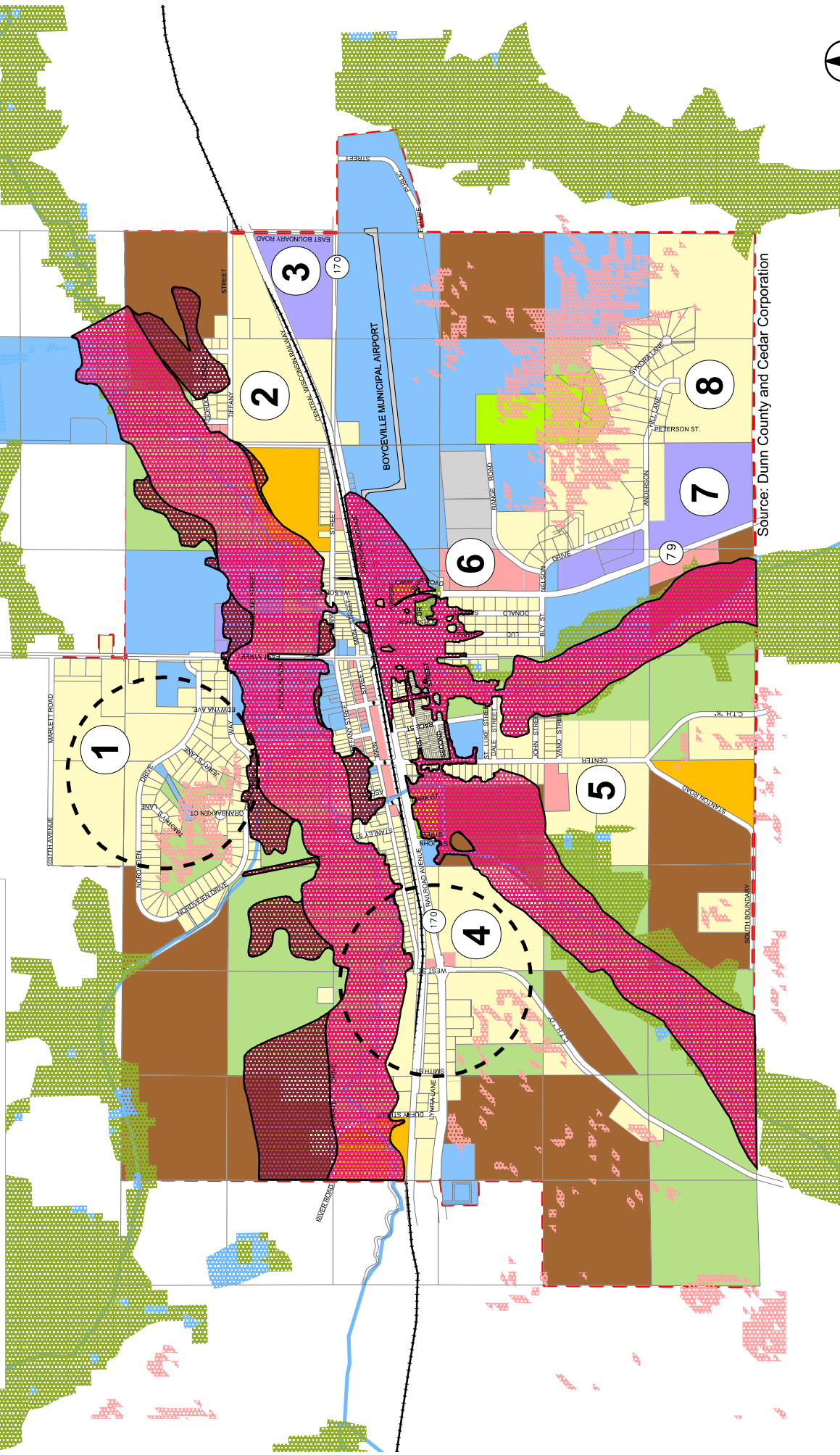
- ① This area is suited for residential and institutional land uses. This area is close to schools, parks, and other residential areas.
- ② This area is suited for residential land uses. It is adjacent to existing residential properties.
- ③ This area is suited for industrial land uses because of the access to S.T.H. 170 and possible railroad access.
- ④ This area is suited for residential land uses. It is adjacent to existing residential properties and a park.
- ⑤ This area is suited for residential land uses. It is adjacent to existing residential properties.
- ⑥ This area is suited for commercial land uses. It is adjacent to new commercial growth and has access to S.T.H. 79
- ⑦ This area is suited for industrial and/or commercial growth. It is adjacent to similar land uses and provides access to S.T.H. 79
- ⑧ This area is suited for residential land uses. It is adjacent to existing residential properties.

The general future land use map does not mean that development can only occur in these areas but that these areas are best suited for certain types of large scale development because of the availability of land and surrounding land uses.

GENERAL FUTURE LAND USE

Village of Boyceville

Dunn County, Wisconsin



Source: Dunn County and Cedar Corporation

- Village Limits
- Parcels
- Rail Road
- Streams
- Development Limitations
 - Steep Slopes 20% <
 - Flood Plain
 - Flood Fringe
- Wetlands and Forested Wetlands
- Open Water
- Wellhead Protection Area
- Institutional
- Public Recreation
- Agriculture
- Natural Areas
- Vacant
- Residential
- Rural Residential
- Commercial
- Industrial

5 See Text for Explanation



Land Use Goals, Objectives, and Recommendations

Goal 1: Support managed growth that preserves the natural resources in the Village and minimizes the cost to provide services.

Objectives:

1. Accommodate growth in a responsible manner.
2. Protect the natural resources, which residents enjoy.

Recommendations:

1. Identify potential properties in the Land Use chapter that could be developed for housing.
2. Disperse the location of multi-family units (4+ units) to avoid creating large clusters of multi-family housing in major subdivisions.
3. Encourage housing for elderly and handicapped residents to be near or provide safe access to downtown businesses and community facilities.
4. Consult the future roads and trail map when development takes place.
5. Continue to implement and update the Safe Routes to School proposed sidewalks and trails.
6. Create a Village *"Vision"* or *"Revitalization"* Committee to help create a long-range community facility and economic development plan and implement it.
7. Pursue a variety of funding sources or incentives such as TIF Districts, grants, or low interest loans that will help the Village achieve its vision while being affordable and practical.
8. Utilize the Village's web site to promote existing TIF Districts, the Boyceville Municipal Airport, railroad, and vacant commercial/industrial lots.
9. Explore the feasibility of a downtown business incubator to provide a place for people to develop business ideas
10. Explore the creation of a committee of interested local government representative, business owners, and residents to discuss the future of the downtown, location of municipal buildings, community beautification, and ways of attracting businesses to the Village.
11. Support current regulations designed to protect the Village's natural resources.
12. Encourage future development to minimize the grading of the topography and incorporates existing trees and other natural areas into the design.
13. Consult the wellhead protection plan when making decisions on possible land use changes within the wellhead protection areas.

CHAPTER 10

Plan Implementation

Introduction

The Village of Boyceville must adopt its comprehensive plan so that it can be implemented. The term “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational materials, committees, area groups, local government, web sites, and ordinances.

There are goals, objectives, and recommendations at the end of each chapter in the Village of Boyceville Comprehensive Plan 2010-2030. These represent the result that the Village hopes to achieve by implementing the plan. Though there are many excellent ideas in each chapter, it would be impossible to address them all at the same time. Budgets, time constraints, manpower, or changes of attitude may cause some of the ideas not to be realized.

The Plan Implementation chapter will review the goals, objectives, and recommendations at the end of each chapter to prioritize which policies should be implemented and in what time frame.

Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state or municipal codes the Village of Boyceville uses to regulate itself.

Non-regulatory tools can be actions the Village government, groups, or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and park maintenance. Throughout the plan, recommendations for achieving the goals have been identified.

Implementation Recommendations and Schedule

There are numerous policies, programs, and recommendations throughout the Village of Boyceville Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them. The implementation schedule should be used as a practical guide to prioritize and schedule implementation policies.

Beginning in December 2010, the schedule should be reviewed at the end of each year to determine what recommendation have and have not been addressed, what are the successes, what have been the obstacles, and if the schedule should be revised.

The timeframes used for the recommendations are:

Short Term:	1-5 Years
Mid Term:	6-10 Years
Long Term:	11-20 Years
Ongoing:	Ongoing support/action with no definite beginning or end.

Short Term Recommendations (1 to 5 years)

Element	Recommended Action	Potential Lead Group(s)
Transportation	Explore the possibility of creating the Tiffany Creek Trail	Community Club
Transportation	Look at options for painting murals on the airport hangers	Village Board, Planning Committee, Public Safety Committee, Hanger Owners
Community Facilities and Utilities	Investigate options for improving or new fire and ambulance facilities. Options may include moving EMS into another building allowing the Fire Department to expand at its current location	Village Board, Planning Committee, Fire and EMS
Economic Development	Exhaust all means to address vacant and underused buildings in the downtown and look at ways to revitalize the downtown	Village Board, Planning Committee, Business Owners, Residents
Economic Development	Explore new welcome signs at the main entrances of the Village.	Village Board, Planning Committee, Business Owners, Residents
Community Facilities and Utilities	Support finding a location for an assisted living facility in Boyceville.	Village Board, Planning Committee, Dunn County
Transportation	Increase the promotion and awareness of the Boyceville Municipal Airport	Village Board, Planning Committee, Public Safety Committee
Land Use Short, Mid, and Long Term	Consider opportunities to secure the ability to develop commercial and industrial businesses through the purchase of land or entering into a <i>right of first refusal</i> agreement for desirable land	Village Board

Mid Term Recommendations (6 to 10 years)

Element	Recommended Action	Potential Lead Group(s)
Community Facilities and Utilities	Explore options for a new Library and Village Hall	Village Board, Planning Committee, Library
Community Facilities and Utilities	Look for a location for a sliding hill for winter recreation	Village Board, Planning Committee, Parks Committee
Community Facilities and Utilities	Investigate options for open drainage waterways to reduce insect breeding areas	Village Board, Planning Committee, Public Works, Village Engineer

Long Term Recommendations (11 to 20 years)

Element	Recommended Action	Potential Lead Group(s)
	None listed at this time	

Roles and Responsibilities

Residents and Property Owners: The Village of Boyceville encourages continuous input from its residents and property owners. The planning process does not end with the adoption of the comprehensive plan. Views change, regulations are amended, new ideas evolve over time, and with this, the comprehensive plan will need to be updated. Therefore, public participation will always be needed and encouraged.

Plan Commission: The Village of Boyceville Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Village Board. The Plan Commission will use the comprehensive plan as a guide for decision-making and can recommend revisions and updates as needed.

Village Board: In order for the comprehensive plan to be implemented, the Village Board must formally adopt the plan. Upon this happening, the comprehensive plan becomes the official guide for decision making by Village officials.

Plan Updates

Ongoing evaluation of the Village of Boyceville Comprehensive Plan 2010-2030 is important. The needs of the community today may be different from the needs of tomorrow. Revisions and amendments to the Village's comprehensive plan can be done at any time by following the same procedures for adopting a comprehensive plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Village of Boyceville Comprehensive Plan 2010-2030 implementation schedule should be reviewed each year by the Boyceville Village Board and/or Plan Commission to measure the progress of the plan. By law, the plan is required to be updated every 10 years.

Plan Consistency

There were no known inconsistencies identified in the adopted plan. Any inconsistencies were addressed were identified and addressed during the planning process.

Plan Implementation Goals, Objectives, and Recommendation

Goal 1: Maintain a relevant and useful comprehensive plan for the Village of Boyceville.

Objectives

1. Create a meaningful planning document that is used guide the future growth and development of the Village and can be used by Village officials, residents, and businesses alike.

Recommendations:

1. Have the Boyceville Plan Commission and Village Board review the implementation schedule annually to gauge implementation progress and make recommendations for revisions.

2. Create a list of local and area groups, organizations, and committees that could potentially help implement the Boyceville's comprehensive plan.
3. Revise and amend the Village of Boyceville Comprehensive Plan 2010-2030 as needed.

5-09
RESOLUTION 2009-___

VILLAGE OF BOYCEVILLE, DUNN COUNTY, WISCONSIN

RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the Village of Boyceville has decided to prepare a comprehensive plan under the authority of Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, 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 shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Boyceville believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wished and expectations of the public; and

WHEREAS, the "Agreement for Professional Services" between the Village and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Boyceville hereby adopts the written procedures included in the "Public Participation Plan" meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 30th day of December 2009.

VILLAGE OF BOYCEVILLE



Gilbert Krueger, Village President

ATTEST:



C.J. Swanepoel, Village Clerk

EXHIBIT A
PUBLIC PARTICIPATION PLAN

The following methods will be used, when practical, to foster public participation and input for the Village of Boyceville Comprehensive Plan.

- **Opinion Surveys:** The Village of Boyceville will conduct an opinion survey.
- **Websites:** The Village will utilize the consultant's website to post the final draft of the comprehensive plan.
- **A link will be provided on the consultant's website to allow viewers of the plan to provide comments via email. The Village and the consultant will each receive the comments.**
- **Public Meetings:** Planning Committee meetings will be held monthly. All Planning Committee meetings are open to the public.
- **Public Hearing:** A public hearing will be held. Drafts of the comprehensive plan will be distributed to adjacent communities, Dunn County, and West Wisconsin Regional Planning. The public will have access to the plan at the Village Hall, Boyceville Public Library, and the consultant's website.



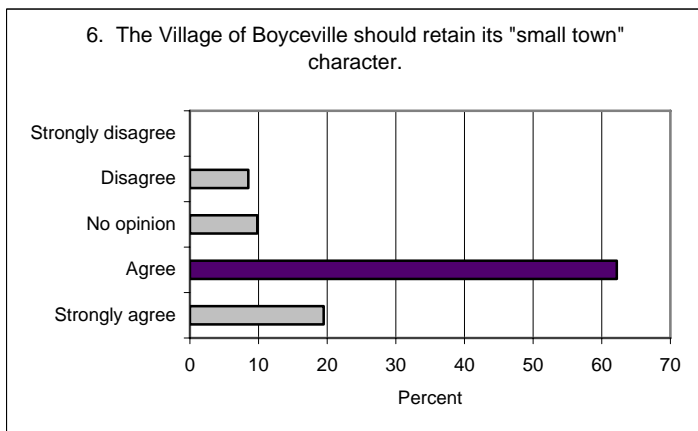
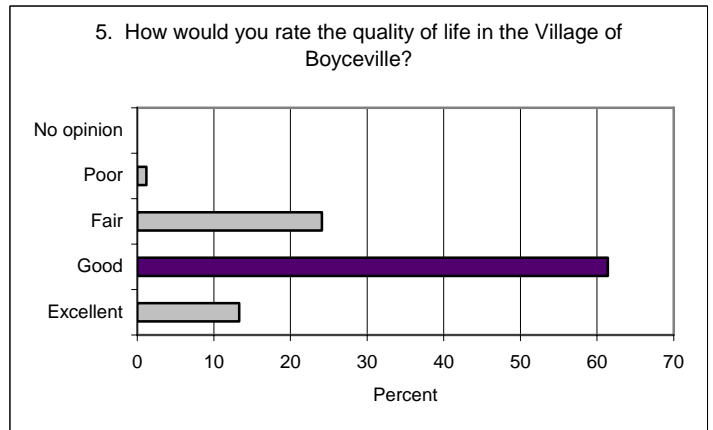
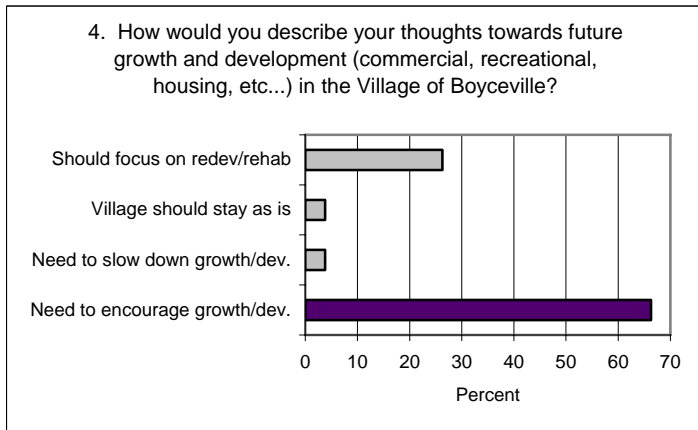
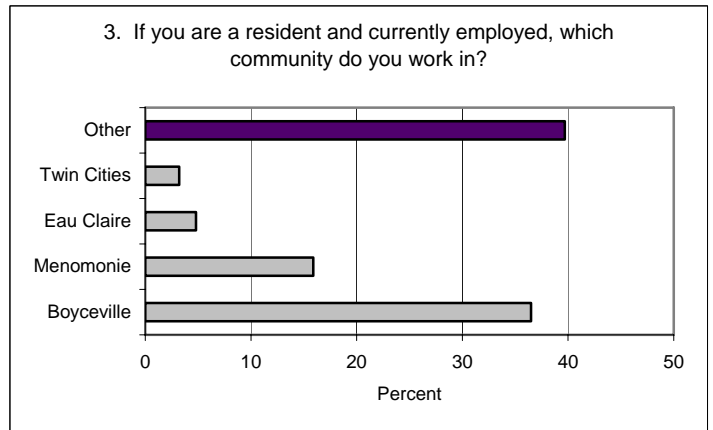
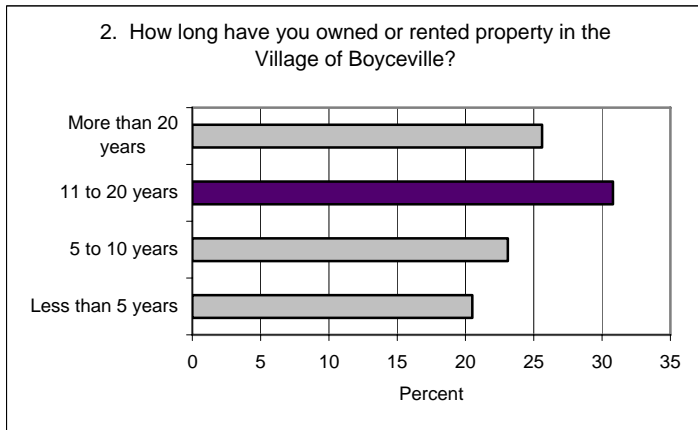
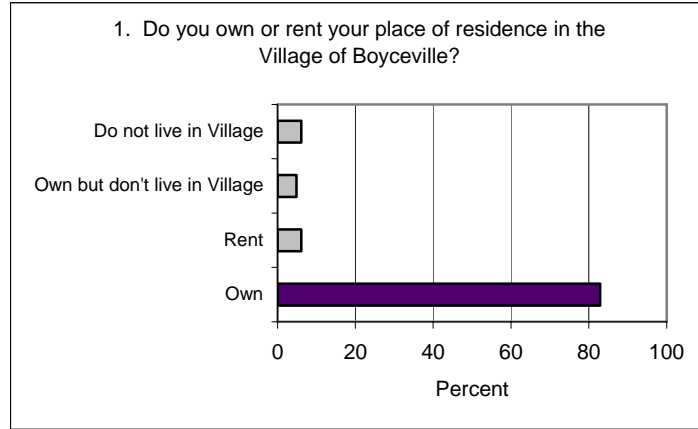
About the Village of Boyceville Community Survey

The Village of Boyceville used a unique and creative way to get residents to fill out a community survey by hosting a community pancake breakfast in July of 2008. The purpose of the survey was to gather input from residents on a wide range of topics to be used for creating the Village's comprehensive plan.

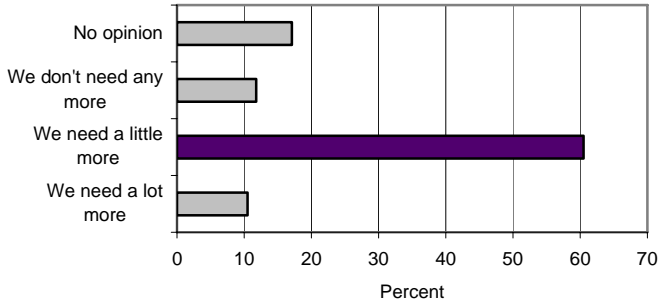
The event was publicized with flyers and a press release. The Village of Boyceville initiated the event and work and financial help was provided by the Lion's Club and Peoples State Bank. Approximately 90 surveys were completed.

As you look through the results of the survey, keep in mind a few things:

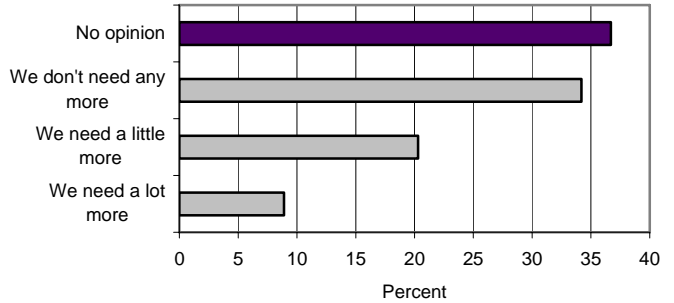
1. For almost all questions, the total number of responses is not the same. This is because people filling out surveys did not answer all questions.
2. People that answered "No Opinion" may not know enough about that subject to provide an informed answer.



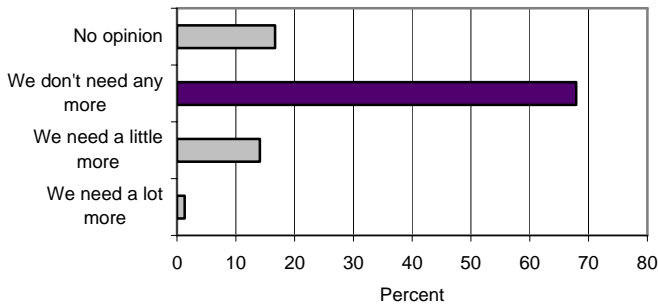
7 a. How would you rate the supply of single family homes in the Village of Boyceville?



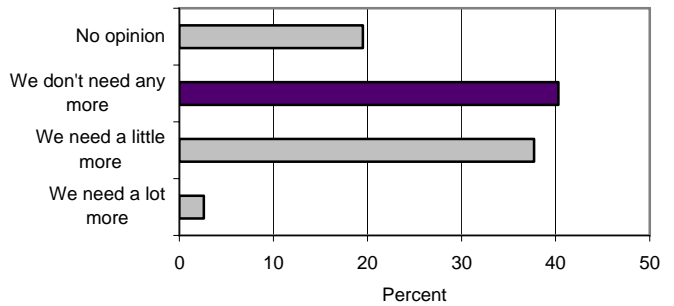
7 b. How would you rate the supply of airport accessible homes in the Village of Boyceville?



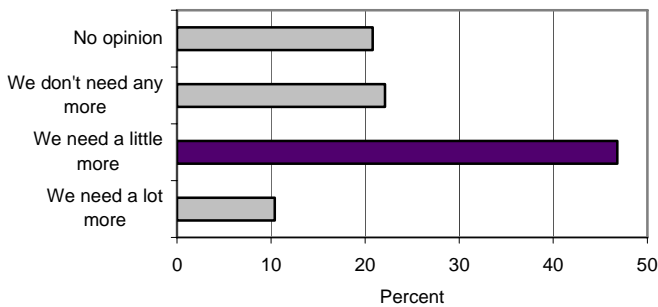
7 c. How would you rate the supply of mobile homes in the Village of Boyceville?



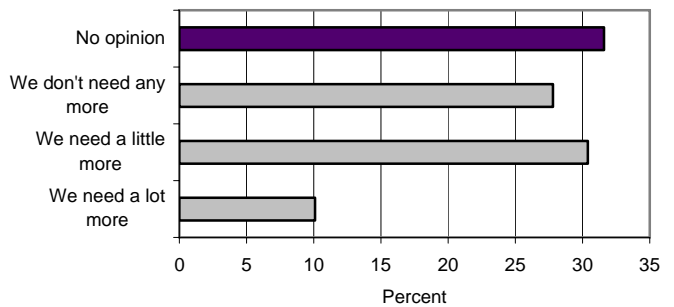
7 d. How would you rate the supply of higher priced homes in the Village of Boyceville?

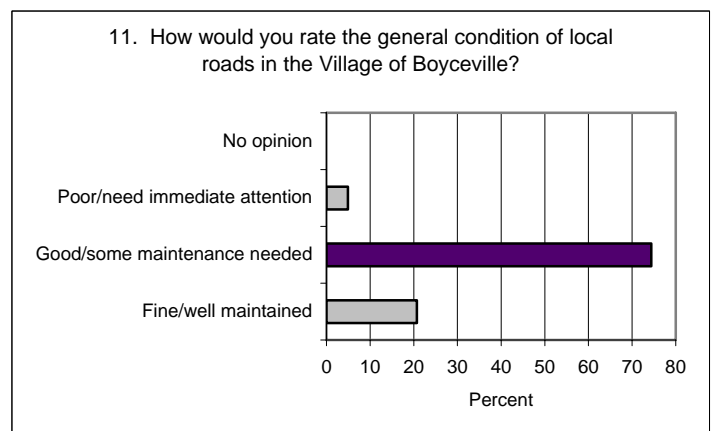
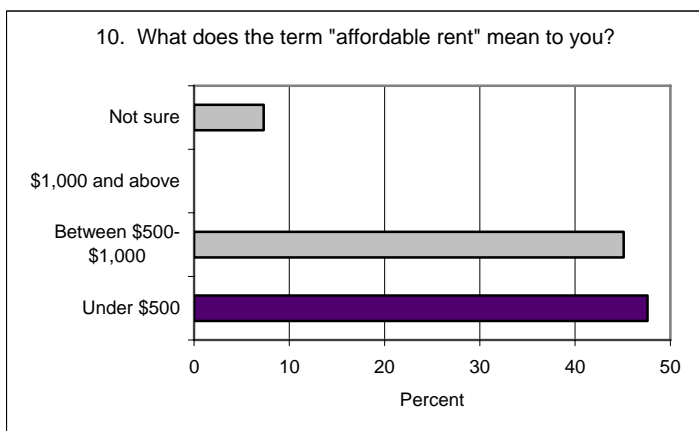
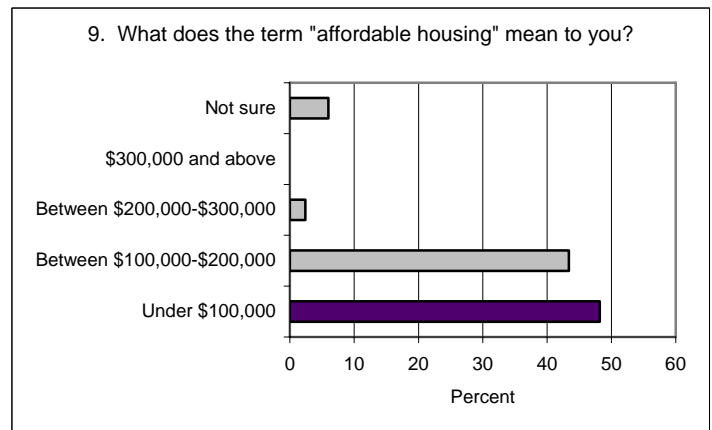
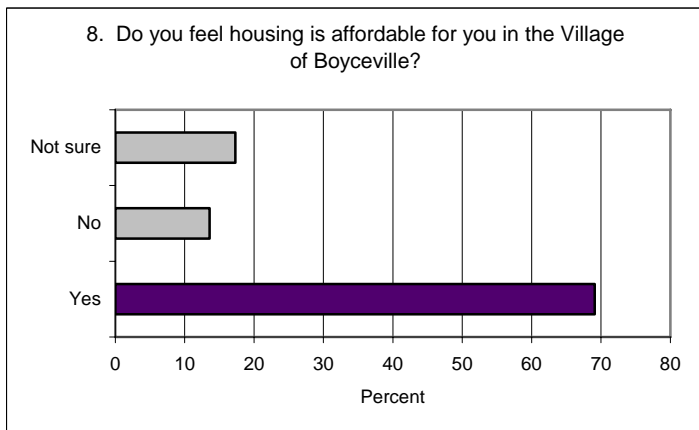
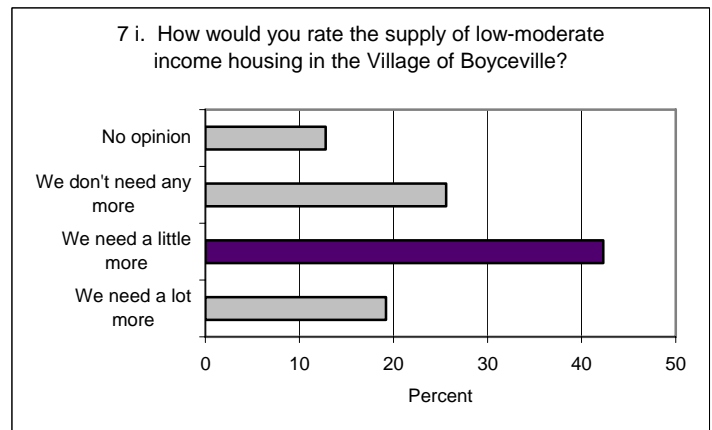
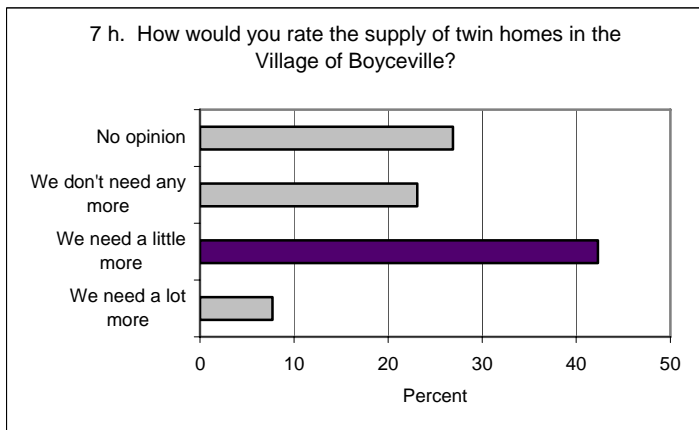
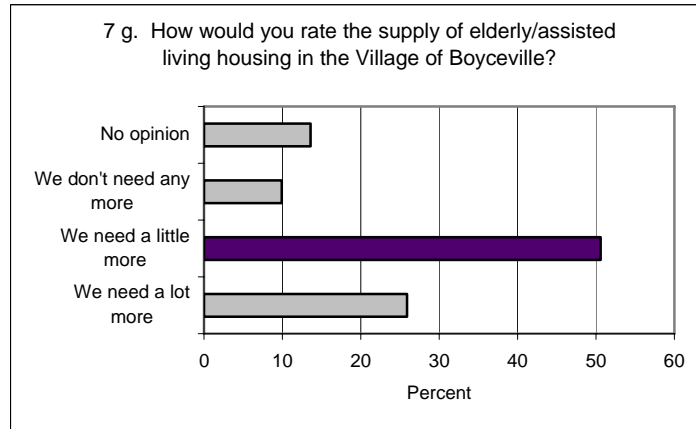


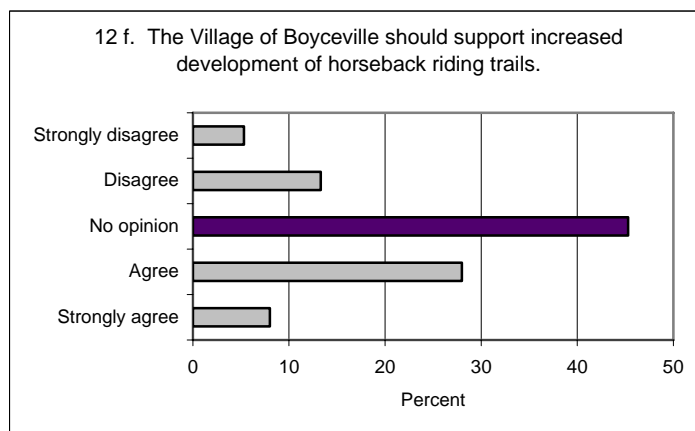
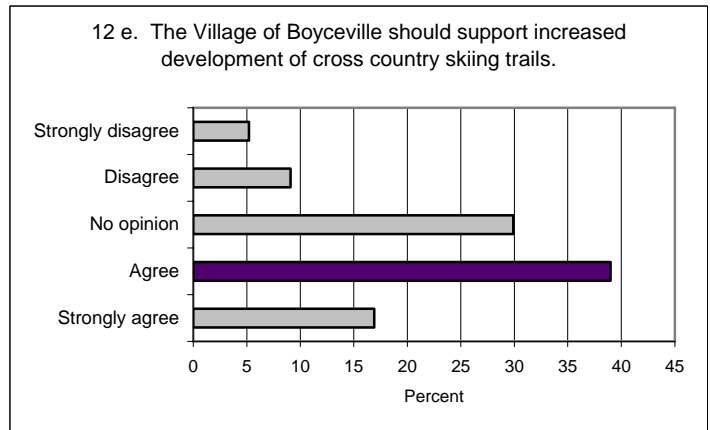
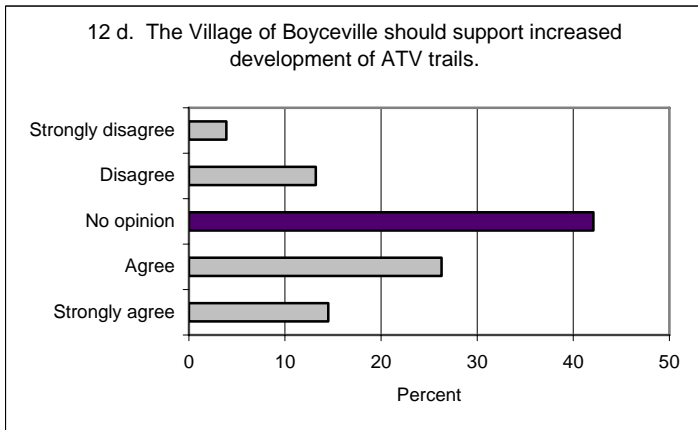
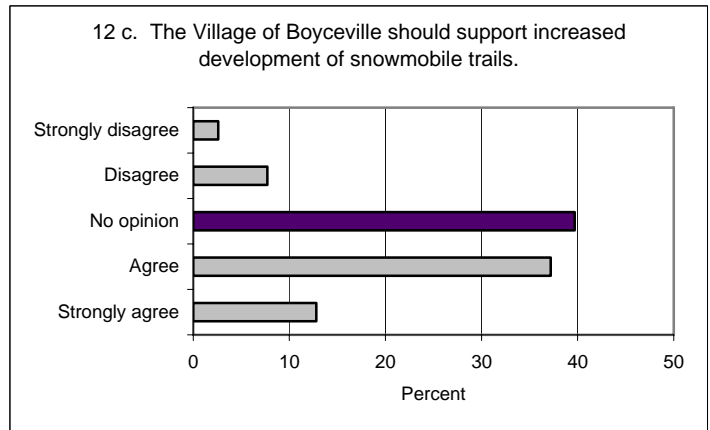
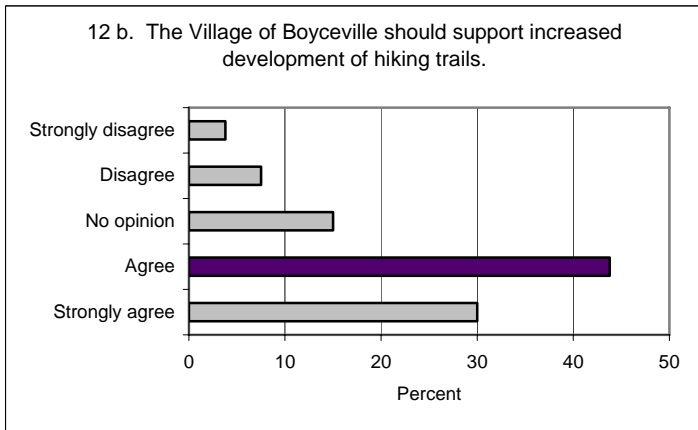
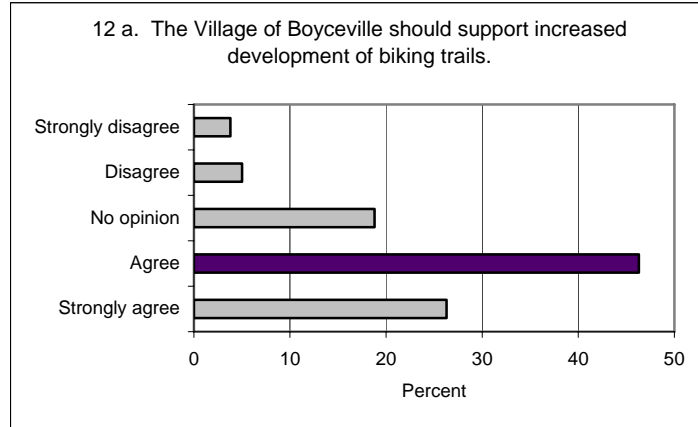
7 e. How would you rate the supply of rental housing in the Village of Boyceville?



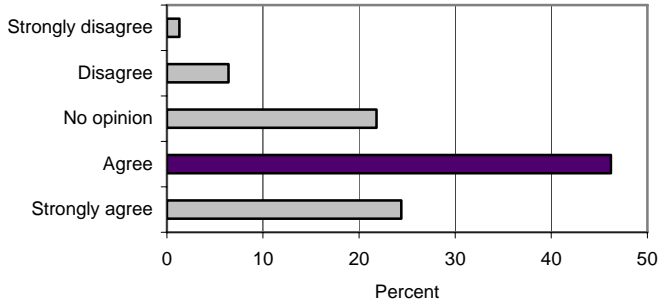
7 f. How would you rate the supply of condominiums in the Village of Boyceville?



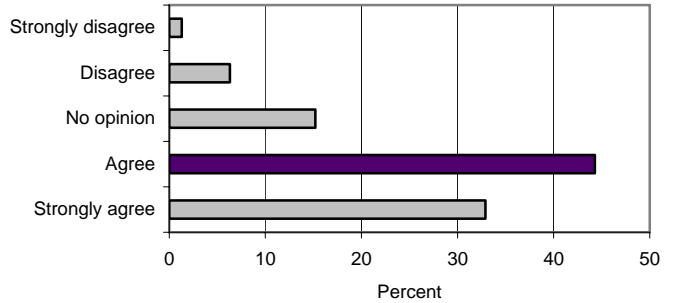




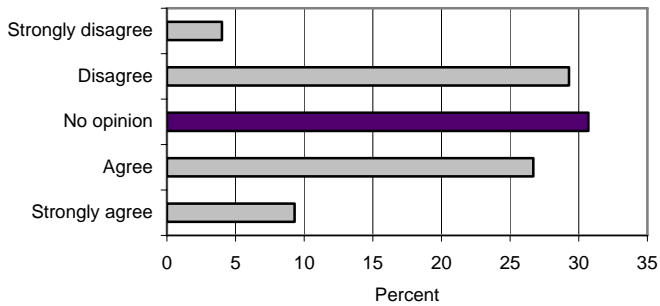
13 a. The Village should support biking lanes/paths for traveling within the Village or commuting.



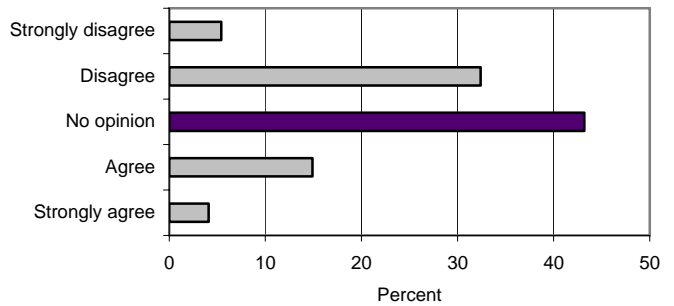
13 b. The Village should support sidewalks to key areas for traveling within the Village or commuting.



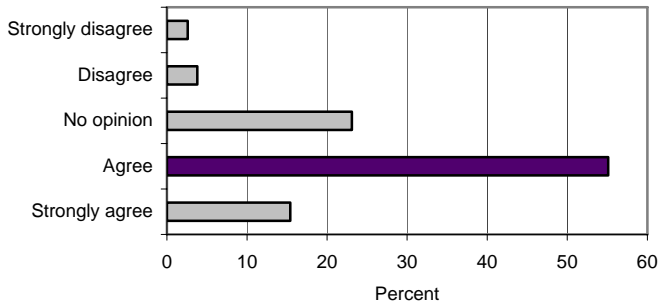
13 c. The Village should support area bus transportation for traveling within the Village or commuting.



13 d. The Village should support area commuter trains for traveling within the Village or commuting.



13 e. The Village should support area car pooling/"Park & Ride" for traveling within the Village or commuting.



13 f. The Village should support the designation of certain Village streets for ATVs, golf carts, etc. for traveling within the Village or commuting.

