



VILLAGE OF FREDERIC 2018-2040 COMPREHENSIVE PLAN

adopted January, 15, 2018



Village of Frederic 2018-2040 Comprehensive Plan

prepared by the Village of Frederic Plan Commission

with assistance from West Central Wisconsin Regional Planning Commission





**RESOLUTION RECOMMENDING VILLAGE BOARD ADOPTION OF THE
VILLAGE OF FREDERIC 2018-2040 COMPREHENSIVE PLAN**

WHEREAS, the Village of Frederic has determined the need and propriety to amend and update the Village comprehensive plan with the general purpose of guiding, directing, and accomplishing a coordinated, adjusted, and harmonious development of the Village of Frederic which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the Village of Frederic Plan Commission has prepared the Village of Frederic 2018-2040 Comprehensive Plan pursuant to §66.1001 and §62.23, Wis. stats., which contains plan documents, maps, community survey results, and other materials in the nine comprehensive plan elements required by §66.1001(2), Wis. stats.; and

WHEREAS, the Village of Frederic Plan Commission, pursuant to § 66.1001(4)(b), Wis. stats., may recommend to the Village Board the adoption of the updated comprehensive plan by adoption of a resolution to that effect by a majority of the entire Plan Commission.

NOW THEREFORE BE IT RESOLVED, the Plan Commission of the Village of Frederic, Polk County, Wisconsin by this resolution, adopted by a majority of the Village Plan Commission on a roll call vote with a quorum present and voting and proper notice having been given, recommends to the Village Board of the Village of Frederic the adoption of the updated and amended Village of Frederic 2016-2040 Comprehensive Plan.

The vote of the Village Plan Commission in regard to this resolution shall be recorded by the clerk of the Village Plan Commission in the official minutes of the Plan Commission of the Village of Frederic.

The Village Clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 8 day of January 2018.

Signatures of plan commission members:


Attest: Janice Schott
Janice Schott, Village Clerk

**AN ORDINANCE TO ADOPT THE
VILLAGE OF FREDERIC 2016-2040 COMPREHENSIVE PLAN**

SECTION 1 – TITLE AND PURPOSE

The title of this ordinance is the Village of Frederic 2018-2040 Comprehensive Plan Ordinance. The purpose of this ordinance is for the Village of Frederic, Polk County, Wisconsin, to lawfully adopt an updated comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats. Pursuant to Section 66.1001(2)(i), Wis. stats., a comprehensive plan shall be updated not less than once every 10 years.

SECTION 2 – AUTHORITY

The Village Board of the Village of Frederic, Polk County, Wisconsin, has authority under its Village powers to appoint a Village plan commission and to adopt this ordinance. The comprehensive plan of the Village of Frederic must be in compliance with s. 66.1001 (4) (c), Wis. stats. in order for the Village Board to adopt this ordinance.

SECTION 3 – ADOPTION OF ORDINANCE

This ordinance, adopted by a majority of the Village Board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the Village of a comprehensive plan under s. 66.1001 (4), Wis. stats.

SECTION 4 – PUBLIC PARTICIPATION

The Village Board has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION 5 – VILLAGE PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Village of Frederic, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the Village of Frederic 2018-2040 Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION 6 – PUBLIC HEARING

The Village of Frederic has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION 7 – ADOPTION OF VILLAGE COMPREHENSIVE PLAN UPDATE

The Village Board, by the enactment of this ordinance, formally adopts the document entitled Village of Frederic 2018-2040 Comprehensive Plan under s. 66.1001 (4) (c), Wis. stats.

SECTION 8 - SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 9 - EFFECTIVE DATE

This ordinance is effective on publication or posting.


The Village Clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats. and a copy of the ordinance and the comprehensive plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. stats..

Adopted this 15 day of JAN, 2018.

A handwritten signature in black ink, appearing to be 'J. J. H.', written over a horizontal line.

Village Board Signatures:

Attest:

A handwritten signature in blue ink that reads 'Janice Schott', written over a horizontal line.

Janice Schott, Village Clerk

Village of Frederic 2018-2040 Comprehensive Plan

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1. Introduction

1.1 Planning Authority and Scope

Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action. In 1999, the State Legislature created a new framework for community planning in the State of Wisconsin—1999 Wisconsin Act 9.

Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government's comprehensive plan. According to Wisconsin Statutes, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development.

1999 Wisconsin Act 9, often referred to as the Wisconsin Comprehensive Planning and Smart Growth Law, provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must address nine key elements:

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

The *Village of Frederic 2018-2040 Comprehensive Plan Update* fully addresses the requirements of all nine elements within Wisconsin Statutes §66.1001.

1.2 State Comprehensive Planning Goals

For communities receiving State comprehensive grant funding, the plans should also address the following fourteen State-identified (§16.965) comprehensive planning goals:

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

AB608, Wisconsin Act 233

Clarification of Smart Growth Law

This bill was signed into law in April 2004. This law reduced the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions which must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The bill also reiterates that an RPC's comprehensive plan is only advisory in its applicability to a political subdivision (a Village, village, town or county), and a political subdivision's comprehensive plan.

2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
6. Preserve cultural, historic and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for all income levels throughout each community.
10. Provide adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient and economical transportation system that provides mobility, convenience and safety which meets the needs of all citizens including transit-dependent and disabled.

Since this plan update was funded by the Village without State planning grant support, the above goals are considered advisory.

1.3 Village of Frederic Year 2023 Comprehensive Plan

This document is an update of the *Village of Frederic Year 2023 Comprehensive Plan* which was adopted in August 2002.

1.4 The Village of Frederic Plan Update Process

In the Fall of 2016, the Village of Frederic contracted with West Central Wisconsin Regional Planning Commission (WCWRPC) to assist with the update of the *Village of Frederic Year 2040 Comprehensive Plan*. This update process was interactive with a major restructuring of the plan to clearly address the element requirements within the Wisconsin Comprehensive Planning Law. One major change to the new plan was the addition of objectives and strategy timeframes in the action section of each chapter. All plan elements include goals, objectives, and strategies. Programs are listed in Appendix A.

Goals – Broad, general, and long-term expressions of the community's aspirations for towards which the planned effort is directed. Goals tend to be ends rather than means.

Objectives – More specific targets derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals. Objectives should also be achievable within the 20-year planning horizon.

Strategies – Decision-making guidance, rules, recommendations, strategies, or courses of action to achieve the goals and objectives they are derived from. They are precise and measurable when reasonably possible.

Programs – A system of projects, services or other resources which can help the community achieve its plan goals, objectives, and policies. Programs are not always administered by the community and may include other service providers, agencies, and their plans.

The plan update was prepared under the guidance of the Village of Frederic Plan Commission which conducted six planning meetings between March 2017 and November 2017 with the WCWRPC as the facilitator:

Meeting #1

- review comprehensive planning scope and process
- discuss initial background information (demographic trends)
- issues and opportunities identification
- other plans, programs, and information/data needs
- review Existing Land Use Map
- discuss Vision Statement
- recommendation to Village Board on public participation procedures

Meetings #2-#5

- review issues and trends analysis
- discuss goals, objectives, and strategies in context of data and issues
- follow-up from previous meetings

Meeting #6

- discuss comments and changes on working draft plan
- finalize preferred future land use map
- discuss public hearing and adoption process

The Plan Commissioners reviewed materials as part of homework between meetings.

The Wisconsin comprehensive planning legislation (§66.1001) specifies that the governing body for a unit of government must prepare and adopt written procedures to foster public participation in the comprehensive planning process. The procedures must include open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. In addition, the participation procedures must provide for wide distribution of proposed drafts, alternatives, and amendments of the comprehensive plan. The public participation procedures should address how members of the public can send written comments on the plan to the governing body, and how the governing body will respond.

The Village of Frederic has complied with all public participation requirements as detailed in Wisconsin Statutes §66.1001 by adopting and initiating a public participation plan. The Village implemented the public participation plan as part of this plan update which included opportunities for public input such as:

Introduction

- all meetings were properly noticed and open to the public;
- making draft copies of the plan available for public review;
- a properly noticed public hearing on the draft plan; and,
- inviting, considering, and responding to written comments on the draft plan.

The above public participation activities were completed by the Village prior to the adoption of the amended plan. The Plan Commission and Village Board held a joint public hearing on January 08, 2018. The Frederic Plan Commission recommended adoption of the updated plan by resolution on January 08, 2018. The Frederic Village Board adopted the plan update on **January 15, 2018**.

2. Issues and Opportunities

2.1 Location and Regional Perspective

Frederic is located in north central Polk County, which is located in northwest Wisconsin. Northern Polk County is a rural area with an economy that revolves around the agriculture, tourism/recreation, and localized manufacturing industries. Geographically, Frederic is approximately 1.8 square miles in size. The Village's population has remained relatively constant over the past 25 years. The Village had a 1990 population of 1,124, 2000 population of 1,262, and 2010 population of 1,137. It should be noted that the 2016 U.S. Census Population Estimate is 1,097. The Village's 2020 U.S. Census population will be very telling regarding the population pattern of the Village.

The Town of West Sweden surrounds the majority of the Village, and the Town of Luck is directly south of the Village. The Town of West Sweden's population has stayed relatively consistent, with a population of 731 in 2000 and a population of 699 in 2010.

It is the opinion of by the Village's Plan Commission that the Village of Frederic is a community that is aging and has experienced difficulty in attracting new businesses and families. Just like almost every small community, especially northern, rural communities, the community of Frederic has to find ways to entice young people and professionals to want to move to the Village and for natives to want to stay or move back to Frederic.

What makes a community great and unique is one of the most important components of getting people to want to move to a community, stay in a community, invest in a community, and to make people want to move back to a community after they left for a specific reason (education, employment, military, etc.). A community needs to find its unique strengths and promote them to the locals and have these strengths become part of the fabric of the community. While they are promoted to the locals, they also need to educate locals that these strengths are not found everywhere. For example, good schools, small-town atmosphere, living close to family, and retail shopping opportunities are found in communities throughout any region.

Once residents incorporate these strengths within their lifestyle, they want to be where they are located. Inside the comprehensive plan, there is discussion regarding the Village's unique attributes and strengths. Due to the Village's geographic location, the Village and surrounding region are home to boundless outdoor activities that attract not only people from surrounding areas in northwest Wisconsin but also from the Twin Cities Metro Area. These outdoor activities include all silent sports, hunting, fishing, and more. Frederic and the surrounding area is a 12-month a year, outdoor activities paradise.

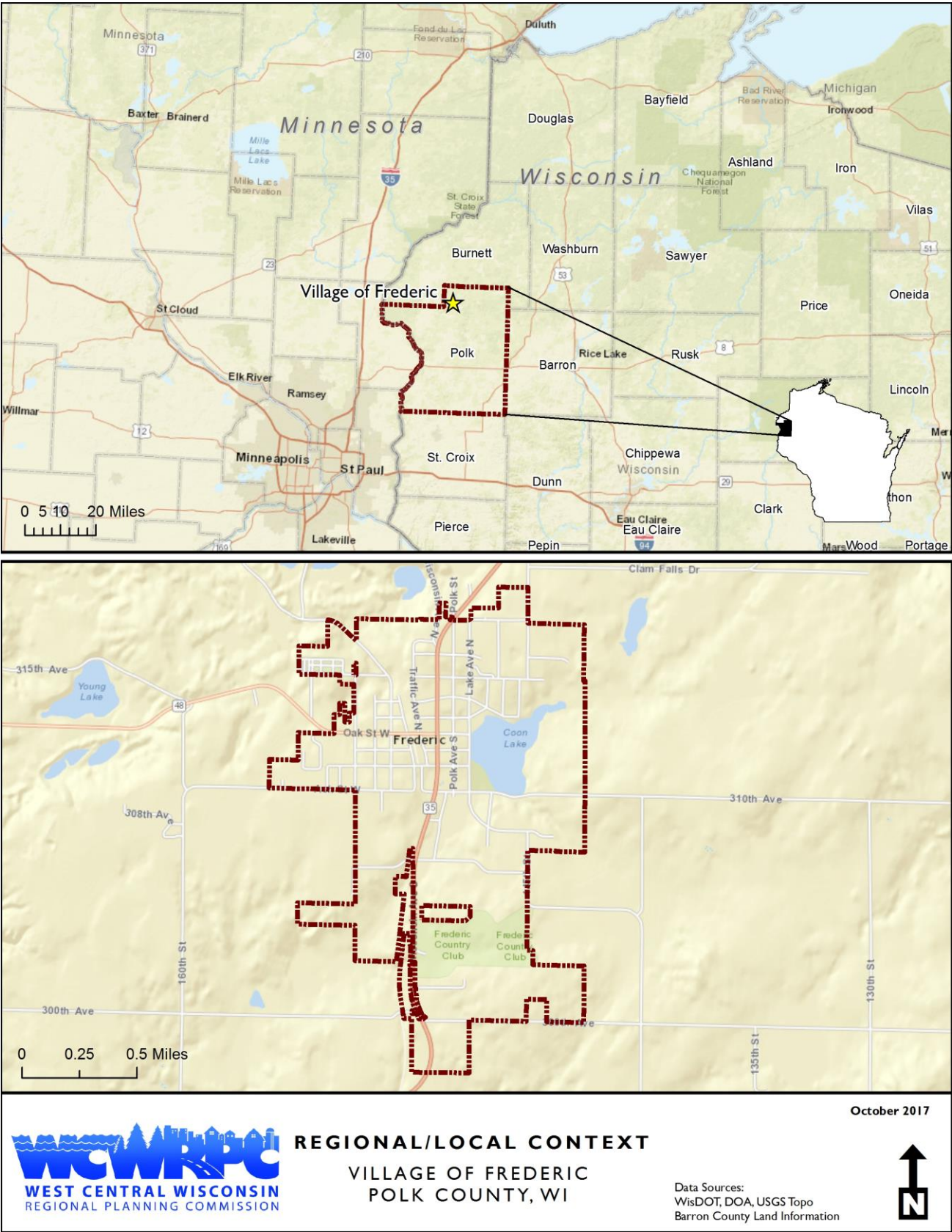
In addition to finding unique strengths of the community, Frederic also needs to develop the community in a way that offers amenities to the types of residents and businesses that the Village is trying to attract. The Village in many ways competes with other small rural communities in this part of Wisconsin. Many of these communities have the same quality-of-life attributes (e.g. outdoor activities, located next to a lake, etc.). With that, the Village needs to look for additional ways to be unique and a desirable destination to live and raise a family. The comprehensive plan details numerous things that the Village should do to help create a community that is desirable for young families, young professionals, elderly, business owners, and more. Research shows that some of the major amenities that are desirable for all population groups are walkability/bikeability, safe and accessible public spaces, a vibrant downtown, and well-functioning kindergarten through higher education system.

2.2 Issues and Opportunities

During the process, different issues and opportunities were identified and/or discussed by the Plan Commission. They are listed here:

- For all practical purposes, the Village is located outside the Twin Cities commuter-shed.
- The population is aging.
- The Village is struggling to attract young families and young professionals.
- Ground water is clean and abundant.
- Frederic is located in a region with high quality outdoor amenities for biking, skiing, trail riding, fishing, and more.
- A significant number of people that work in the Village do not live in the Village.
- The Village needs more diversity of housing types.
- Downtown is an important part of the community.
- The Village's population is not projected to significantly increase, and is projected to peak around the year 2030. The 2020 Census will give more detail on population changes and trends. There is some reason to believe that the Village's population will not grow between now and 2030.
- There is a need to grow the relationships between K-12, higher education, and the local industries.

Map 2-1 Regional Perspective



2.3 Directional Goal Statement and Overall Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals, objectives, policies, and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. All goals, objectives, and policies within this plan should support the directional goal statement.

VISION STATEMENT

In 2040, the Village of Frederic is known as the ideal community in northwest Wisconsin to live and visit. The Village is a thriving and unique community that its citizens value as a great place to live, work, and recreate. Specifically, the Village is home to:

- A balanced economic base, which includes a thriving downtown.
- A high-quality, local K-12 education system that prepares students for local, regional, and international opportunities.
- Abundant and diverse recreational, cultural, and historical opportunities, with a focus on the natural resources surrounding the Village.
- Adequate and affordable living accommodations for all residents, which include diverse housing options.
- Clean air and clean and abundant surface water and ground water.
- Convenient, safe, and highly-used pedestrian and bicycle system throughout the community.
- Development that has character and does not have a short-term or long-term negative economic impact on the Village.

2.4 Overall Programs

The previously identified issues and opportunity related to the other elements found within this plan and are reflected in the other elements in terms of data provided, policies/strategies, recommendations, and related programs. Appendix A highlights potential programs and resources which are available to help address the issues and opportunities identified within this section. A few additional, multi-disciplinary programs are noted here as possible resources to assist with Village planning and implementation efforts:

Polk County Government and Polk County UW-Extension

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

League of Wisconsin Municipalities

The League of Wisconsin Municipalities is a voluntary nonprofit and nonpartisan association of cities and villages that acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities.

Wisconsin Department of Administration

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

West Central Wisconsin Regional Planning Commission (WCWRPC)

WCWRPC conducts area-wide planning and provides technical assistance to local governments, including planning support, data analysis, mapping, small business revolving loan fund management, grantsmanship, and project administration. In 2008, WCWRPC completed an *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin* which references and describes the most prominent and applicable programs pertinent to comprehensive planning efforts at that time. WCWRPC also produced a *Plan Implementation Guide for West Central Wisconsin* in June 2010 which includes example best practices from throughout the region on a variety of issues and opportunities commonplace within west-central Wisconsin.

3. Population and Housing

To properly plan for Frederic's future requires an understanding of the community's population, demographic trends, and housing base. Population trends influence all other plan elements, such as the demand for community services, economic development policy, and land use. Housing trends are directly related to demands of the population.

The following element inventories and analyzes available data to gain a basic understanding of the current population and housing status as well as to identify trends that are occurring. After knowledge of this base is gained, then the identification of future trends and issues can be determined.

This element concludes with housing goals, objectives, and strategies. Housing costs are the single largest expenditure for most Wisconsin residents. Affordability is just one reason a community may plan for housing, however. A variety of local housing issues and demands can be addressed through planning, such as type (e.g., single-family, rental, manufactured), condition (e.g., age, aesthetics, rehabilitation), and safety (e.g., codes, disaster preparedness, accessibility).

3.1 Population Estimates

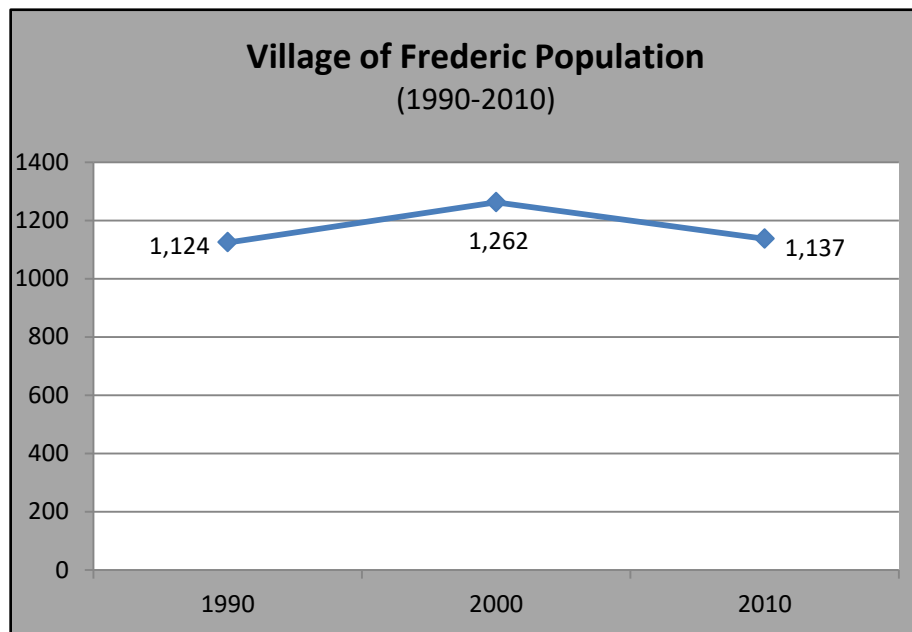
The Village of Frederic had 1,137 residents according to the 2010 U.S. Census. Figure 3-1 shows population from 1990 to 2010 for the Village of Frederic. The 2015 population estimate of 985 (decrease of 152) was not accepted as being accurate by the Plan Commission. With that, the planning process will use the 2010 Census population.

Polk County's population will most likely continue to increase over the planning period, with the southwestern part of the County having a significantly larger population increase than the rest of the County.

According to the 2010 Census, the Village of Frederic had a 2010 population of 1,137 people, a 10% decrease from the 2000 population of 1,262. The Town of West Sweden surrounds the Village and has experienced limited population changes over the past 20 years. The Town had a 1990 population of 682, 2000 population of 731, and 2010 population of 699.

The majority of the population of the Village of Frederic is racially White. In 2013, Frederic's White alone population was 98.9 percent.

Figure 3-1 Frederic Population Change, 1990-2015



Source: US Census

Population & Housing

Population by Age Cohort

A shifting age structure is a national trend that is evident in Wisconsin and also Polk County. This is largely due to the Baby-Boomer generation, which is a large segment of the overall population, nearing retirement age. As this age group gets older, the demand for services such as health care will increase, as well as employment opportunities in certain industries and the demand for certain housing types. It will become increasingly important for municipalities to recognize these trends and also to plan for the new demands that will need to be met.

Table 3-1 shows population distribution by age in Frederic from 2000 to 2010. Looking at the cohorts, the cohort with the most population in 2010 was the 20-44 age group. Between 2000 and 2010, the Village of Frederic experienced the largest increase (367 persons) in the number of residents that were 45-64 years of age. The 65+ age group experienced a decrease of 144 persons. The 5 to 19 and 20 to 44 cohorts decreased by a total of four persons between 2000 and 2010. The population change in the 65+ age group is significant and should be noted. The possible reasons for this significant change could be attributed to more deaths in this age group than people entering the age group from the 2000 Census. In addition, it could be a result of people in this age cohort that reach a physical and/or mental condition and are no longer able to live in the Village due to a lack of housing options and/or resources in the Village.

According to the 2010 Census, the Village had 45.9 percent of its population 45 years old and over and 15.1 percent of its population 75 years old and over.

The Village's Median Age decreased from 43.6 (2000) to 41.4 (2010). The median age for males was 37.1 and the median age for females was 45.0. With the large increase in the 45 to 64 age group, it will be interesting to see if the 65+ age group continues to decrease, stays relatively the same, or increases in 2020. It is vital to have a community that has resources and programs that eliminate the isolation of the elderly from the rest of society and to provide them opportunities to stay in the community. There is some feeling that these numbers may be not correct and the median age of the population is increasing.

Table 3-1
Population by Age, Frederic, 2000-2010

Age (years)	2000		2010		Change 2000 -2010
	Number	% of Total	Number	% of Total	
Under 5	69	5.5	78	6.9	+9
5 to 19	242	19.3	229	19.8	-13
20 to 44	341	27.0	309	27.2	-32
45 to 64	213	16.9	268	23.6	+55
65+	397	31.5	253	22.3	-144
Total	1,262		1,137		-125
Median Age	43.6		41.4		-2.2

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

3.2 Population Forecasts and Projections

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

In 2013, the Wisconsin Department of Administration (WDOA) Demographic Services Center released their final population projections to the year 2040 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date.

Table 3-2 displays the WDOA population projections for the Village of Frederic from 2010 to 2040. The WDOA population projections predict the Village will decrease in population by 27 persons (or -2.4%) between 2010 and 2040. However, it should be noted that WDOA projects that Frederic's population will increase first and peak 2030 (with an increase of 53 persons from 2010) and then decrease to 1,100 in 2040. In larger communities an increase of 53 persons would be fairly insignificant. However, for the Village of Frederic, an increase of 53 persons (five percent) would be significant. At this time, with very minimal recent residential development, far distance from regional shopping opportunities, and fewer students in the younger classes, it seems like the WDOA projections could be high. However, the hope of the Village is to implement the strategies in the comprehensive plan and make the community more desirable to live.

Table 3-2
Population Projections, Village of Frederic, 2010-2040

	2010 Census	2015 Proj.	2020 Proj.	2025 Proj.	2030 Proj.	2035 Proj.	2040 Proj.	Total change
Total Population	1,137	1,115	1,155	1,180	1,190	1,165	1,110	
Population Increase		-22	+40	+25	+10	-25	-55	-27
% Population Increase		-2.0%	+3.6%	+2.2%	+0.8%	-2.1%	-4.7%	-2.4%

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

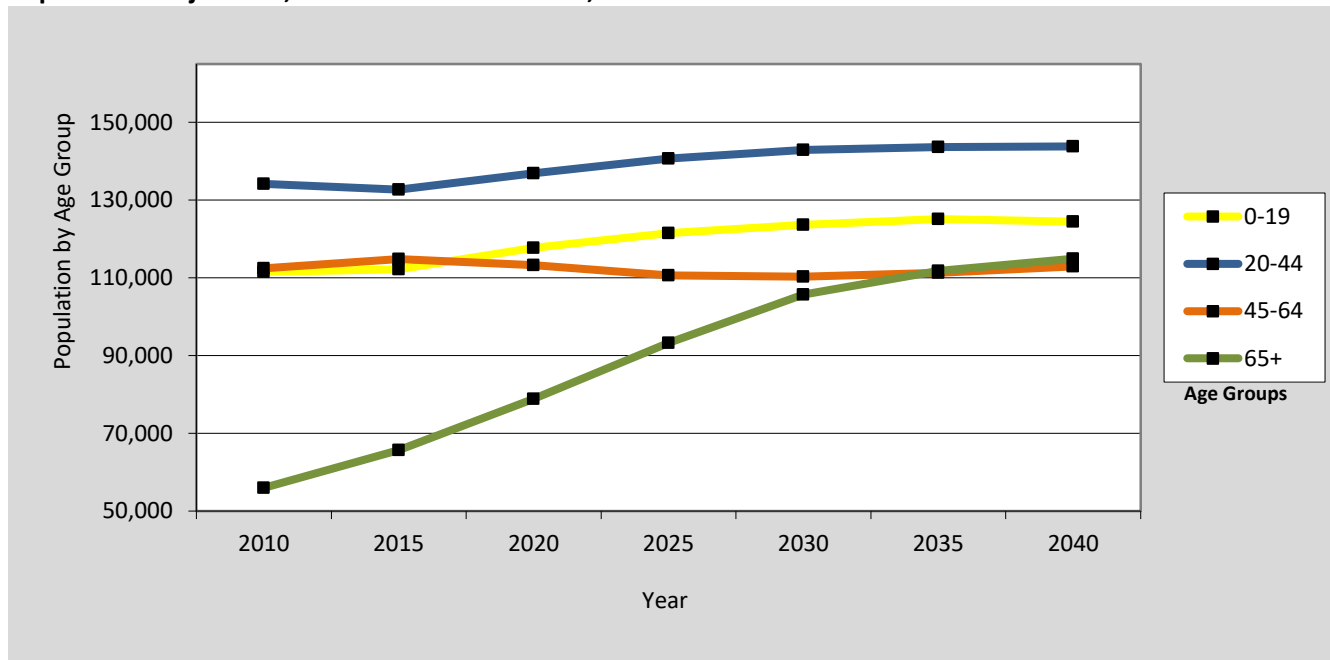
For this plan update, the WDOA projections are used for a number of reasons:

- The WDOA projections are the official population projections for the State of Wisconsin.
- The goals, objectives, and strategies of this plan accommodate and provides for the population growth estimated in these projections.

As a further comparison, Figure 3-3 shows the seven-county West Central Wisconsin region's population by age projections.

Population & Housing

Figure 3-2
Population Projections, West Central Wisconsin, 2010-2040



Source: Wisconsin Department of Administration, 2014

People consider many factors for why they move or stay in a location. Consider the following from a 2008 Pew Research Center survey entitled “American Mobility: Who Moves? Who Stays Put? Where’s Home?”:

- 63% of adults have moved to a new community at least once in their lives, while 37% have never left their hometowns.
- In the Midwest, 46% of adult residents have spent their life in one community.
- Rural residents are the most rooted Americans, with 48% of Americans living in rural areas spending their entire lives in the same place.
- 77% of college graduates have changed communities at least once, compared with 56% of those with a high school diploma or less.
- Major reasons why residents stay in their hometowns are: family ties (74%), desire to remain where they grew up (69%), and a belief that their communities are good places to raise children (59%). Fewer than half (40%) say a major reason for staying put is a job or business opportunities.
- The most frequently cited major reason for moving is a job or business opportunity (44%).
- Levels of community satisfaction do not appear to be correlated with people’s past mobility patterns.
- Just 10% of movers say that cultural activities were a major reason they chose their current community.

The Pew Survey shows that in rural areas, residents are fairly rooted. Jobs and business opportunities are likely the largest sources of potential new residents. But when deciding upon two locations, other factors will contribute to the decision-making, such as schools, crime, housing costs, sense-of-place, recreation, and amenities.

3.3 Housing Characteristics

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

In 2010, 36.7 percent of all homes were renter occupied. This is a slight increase from 34.9 percent in 2000.

There is a lack of housing available for the Village's aging population.

Planning for the provision of housing may be new to many local units of government. Nonetheless, the programs and actions of local governments can influence the housing market. The comprehensive planning process necessitates that the community analyze the impact of the policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed over a twenty-year planning horizon.

The following sections discuss in more detail specific information about the County's and Village's existing housing stock, patterns, and future trends.

Village of Frederic General State of Housing

The total number of housing units in the Village decreased by 19 units (3.2 percent) from 586 in 2000 to 567 in 2010 (Table 3-3). The majority of housing units in the Village are one-unit, single-family detached structures (66.4 percent). Table 3.4 shows the distribution and wide variety of structures and the number of housing units they have in them. In 2010, 36.7 percent of all homes were renter occupied. This is a small increase from 34.9 percent in 2000.

The Village's current residential areas are located throughout the Village. Though new housing development over the past decade has been very little, the Plan Commission indicated that there may be a demand for additional affordable rental units and options for senior citizens. Increases in the numbers of seniors may also be increasing the demand for homes that allow for aging in the community and convenient access to needed services.

Table 3-3

Housing Occupancy and Tenure, Village of Frederic, 2000-2010

	2000	% of Total	2010	% of Total	No. Change '00--'10	% Change '00--'10
Total Housing Units	586	100.0	567	100.0	-19	-3.2
Occupied Housing Units	536	91.5	496	87.5	-40	-7.5
Owner-Occupied	349	65.1	314	63.3	-35	-10.0
Renter-Occupied	187	34.9	182	36.7	-5	-2.6
Vacant Housing Units	50	8.5	71	12.5	21	+42.0
Seasonal/Rec/ Occasional Use	12	2.0	5	0.9	-7	-58.3

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

Table 3-4

Units in Structure, Village of Frederic, 2015

	2015	% of Total
1-Unit Detached	300	66.4
1-Unit Attached	18	4.0
2 Units	8	1.8
3 or 4 units	0	0.0
5 to 9 units	30	7.1
10 or More Units	76	16.8
Mobile Home	18	4.0
TOTAL	452	100.0

Source: 2010-2014 American Community Survey (ACS).

Age of Housing Units

The age of the housing stock is an important element to be analyzed when planning for the future. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other needs which are affected by new housing development. According to the American Community Survey 5-year estimate, in 2015, 13.4 percent of the Village of Frederic total housing stock was built before 1940. The data also shows that 41 units have been built since 2000, and zero since 2010.

Household Size

The number of people that live in each housing unit is partially a result of the age of community and how many families are located in a community. The age of a community and how it is aging is an effective gauge for what type of housing is needed in that community. As discussed previously, the 45-64 and 64+ age cohorts are increasing as a percentage of the Village's population.

Frederic had an average household size of 2.16 in 2010. This is slight increase from 2.15 in 2000. The number of 1-person owner-occupied households (27.1 percent) and 2-person owner-occupied households (41.1 percent) and 1 person renter-occupied households (59.3 percent) and 2-person renter-occupied households (20.9 percent) is a large majority of all households in the Village. These total numbers are both a decrease and increase (owner-occupied: 68.2 percent to 64.2 percent and renter-occupied: 80.2 percent to 88.3 percent) from the 2000 Census which had 28.7 percent, 35.5 percent, 67.4 percent, and 20.9 percent, respectively. Overall, 39 percent of all households in the Village are 1-person households.

In 2010, 39 percent of all households were individuals living alone. This is slight decrease from 42.2 percent in 2000.

Housing Affordability & Value

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

A lack of affordable housing has overriding impacts on population migration patterns, economic development, and the tax base. According to the 2011-2015 American Community Survey (ACS), 38.5 percent of homeowners and 37.3 percent of renters were spending more than 30 percent of their household income on housing, and 59.9 percent of all owner-occupied housing units in the Village had a mortgage.

The Village's median home value in 2015 was \$101,000, according to the 2011-2015 American Community Survey. The countywide median value was \$155,100 and the Town of West Sweden's median home value was \$144,300. Tables 3-5 to 3-8 display housing value, rent, and housing costs for the Village of Frederic.

Table 3-5

Housing Value of Specified Owner-Occupied Units, 2015

Less than \$50,000	\$50,000-\$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 or more	Village Median Value
28	97	87	29	3	3	9	\$101,000

Source: 2011-2015 American Community Survey 5-Year Estimates

Table 3-6

Contract Rent (Renter Occupied Units), 2015

Less than \$500	\$500 - \$999	\$999 - \$1,499	\$1,500 or more	Median Rent
87	89	12	0	\$535

Source: 2011-2015 American Community Survey 5-Year Estimates

Table 3-7

Owner-Occupied Housing Costs as a Percentage of Household Income, 2015

Less than 20%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Village % not affordable	County % not affordable
44.0%	10.0%	7.5%	12.3%	26.2%	38.5%	30.9%

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

Source: 2011-2015 American Community Survey 5-Year Estimates

Table 3-8

Renter-Occupied Housing Costs as a Percentage of Household Income, 2015

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Village % not affordable	County % not affordable
16.0%	8.0%	12.8%	26.1%	5.9%	31.4%	37.3%	43.0%

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

Source: 2011-2015 American Community Survey 5-Year Estimates

3.4 Housing Unit Projections

Housing projections are helpful to estimate the amount of land that may be consumed by future housing development. As the number of households and housing units continues to grow, there is a resulting need for government to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection, schools, etc. It may also create a need to develop and enforce additional regulations and ordinances. These are important planning issues for consideration.

The housing unit projections used for this plan are intended to provide an estimate of housing units that will be developed through the year 2040 based on observed changes in population and housing preferences. The projections are based on several assumptions that create limitations that should be remembered when reviewing and evaluating the projections. The assumptions include the following:

- The WDOA population projections are reasonable and will continue to be reasonable during the planning period (see Table 3-3).

Population & Housing

- The most current data (2010 Census) for persons per total housing units (2.01) will remain constant during the planning period.
- The vacancy rate (12.5 percent) will remain constant during the planning period.
- Past trends regarding seasonal housing, as previously described, will continue in the future.

Between 2015 and 2030, the Village is projected to experience an increase of 53 housing units, or an average of 2.5 housing units a year.

As shown in Table 3-9, it is estimated that the Village of Frederic will need 552 housing units in the year 2040. However, the population (1,190) and housing units will peak around 2030. From 2010 to 2030, this is an increase of 53 units, or an average of 2.5 units a year. It should be noted that as people in the Village age, there will be a demand for smaller housing units for the elderly. In addition, to allow people to age in the community, these housing units need to be located in areas that are in walking distance to daily and weekly destinations. If non-elderly move into the community at a slower rate than the need for smaller housing for the aging population, the Village could experience a surplus of housing units, which could significantly reduce property values.

Table 3-9
Housing Unit Projection, Village of Frederic, 2010-2040

	2010	2020	2025	2030	2035	2040
WDOA Population Projection	1,137	1,155	1,180	1,190	1,165	1,110
Housing Unit Projection (Census - 2.01 persons/housing units)	567	575	587	592	580	552

Source: WCWRPC

Since 2014, the Village has had two new housing units built. One house was built in 2014 and another house was built in 2016. Both houses are Habitat for Humanity houses. This recent data can also be used as a way of projecting the number of housing units that will be needed and occupied in the Village. The fact that the Village has had only two new housing units in the past four years seems to contradict the estimates using the WDOA data. In addition, the cost to construct a new house in Frederic, in most cases, would cost extremely more than purchasing an existing house. Considering current local trends and the cost of housing in the Village, it seems very unlikely that the Village will experience an increase of 18 housing units between 2010 and 2020 and 53 housing units in the 20 years between 2010 and 2030. Averaging one new housing unit a year even seems on the high end for the Village. A more accurate housing unit projection would be less than one housing unit every year.

3.5 Housing Goals, Objectives, and Strategies

Housing Goal 1:

Provide an adequate housing supply that meets existing and forecasted housing demand for persons of all income levels, age groups, and persons with special needs.

Objectives:

1. Design of residential developments addresses multi-modal transportation options, daily living, and recreational needs of residents.
2. A diversity of housing choices for all generations exists in the Village with a suitable amount of affordable housing in the Village.
3. Housing development and housing policies allow for aging in place within the Village.
4. New housing is developed in a way that is economically efficient in terms of its location and relation to necessary services, facilities, and infrastructure.
5. Increase percentage of owner-occupied housing.

Strategies:

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Maintain viable, properly zoned areas for residential development as determined by the housing and land use forecasts. - Ongoing
2. Coordinate the provision of all public services with new residential development in the Village. - Ongoing
3. Direct future residential development onto existing vacant lots over the creation of the new residential lots. – Short term
4. Ensure that assisted-living and group facilities can be accommodated in the community. - Ongoing
5. Work with Polk County in obtaining grant funds for rehabilitation of low-to-moderate income households as well as creation of new affordable housing options. – Short term
6. Work with Federal and State agencies and the Frederic Housing Authority to maintain a comprehensive program of housing development which addresses affordability and the needs of all residents. – Short term
7. Work with Frederic Housing Authority to develop additional independent and assisted living facilities. – Short term
8. Develop so that pedestrian and bicycle movement within residential areas and throughout the Village is accommodated. – Short term
9. Produce marketing materials to help attract a developer to build residential housing units in the Village. – Short term
10. Require all housing developments to provide adequate off-street parking and landscaped areas. – Short term
11. Encourage housing developers to consider issues of accessibility and aging in place standards as part of new home construction. – Short term
12. Encourage housing for populations that have mobility challenges to be located downtown, adjacent to downtown, and/or in areas that have opportunities for social interaction. – Short term

“Aging in Community”

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

This concept is not limited to housing design and construction, but includes aspects of other plan elements such as transportation, access to goods and services, and urban design. It also creates an environment where one can be engaged in the community and the community can be engaged in the person.

Population & Housing

13. Develop a program to redevelop appropriate areas, including "Smart Growth" areas, identified in the Land Use Element. – Short term
14. Work with the Frederic Housing Authority to rehabilitate housing in targeted areas and redevelop blighted properties in areas of need and in "Smart Growth" areas. – Short term
15. Develop and implement an Affordable Housing Action Plan. – Short term

Housing Goal 2:

Maintain or rehabilitate Frederic's existing housing stock.

Objectives:

1. Residential properties are adequately maintained in a manner that does not conflict with the health, safety, or general welfare of neighboring properties and the community.
2. Programs exist to help improve housing quality, energy conservation, weatherization, and unsafe or unsanitary conditions (e.g. lead paint, carbon monoxide, and radon) and citizens are knowledgeable about the benefits of the programs.

Strategies:

1. Work with Federal and State agencies and Frederic Housing Authority to provide financial assistance for housing and housing rehabilitation to qualifying low and moderate income residents. - Ongoing
2. Support a rental housing inspection and code compliance program to ensure quality rental housing and maintenance of the community's housing stock. - Ongoing
3. Enhance the visibility of maintenance, rehabilitation, weatherization, and energy efficiency programs available to households. – Short term

4. Transportation

A transportation system should safely and efficiently move people and products. Transportation can directly influence a community's growth, or it can be used as a tool to help guide and accommodate the growth which a community envisions. Like the other elements in the plan, transportation is interconnected, especially with land use. Economic, housing, and land use decisions can increase or modify demands on the various modes of transportation (e.g., highways and roads, air, rail, pedestrian, bicycling). Likewise, the transportation decisions, such as the construction of new roadways, or bike facilities can impact accessibility, land values, and land use. For many smaller communities, maintaining the local transportation system is a very significant part of their budget.

4.1 Streets and Highways

Streets and highways constitute Frederic's primary mode of transporting people, goods, and services. The primary components of the Village's street and highway network are:

- State Highway 35 travels north-south through the Village. Regionally, this connects Frederic to Luck and St. Croix Falls and to more forested and tourist areas of northern Wisconsin. State Highway 48 connects with State Highway 35 in the Village of Milltown and then travels to the Polk County Seat, Balsam Lake.
- State Highway 48 enters the Village from the west.
- Local Village roads provide access to abutting lands and to the state and county highway systems serving the Village.

For planning, transportation funding, and design purposes, public roadways are divided into different functional classes, such as arterials and collectors. Factors influencing function include traffic circulation patterns, land use, the land access needs, and traffic volumes. The transportation system for Frederic is depicted on Map 4-1. Table 4-1 shows the functional class system for the Village.

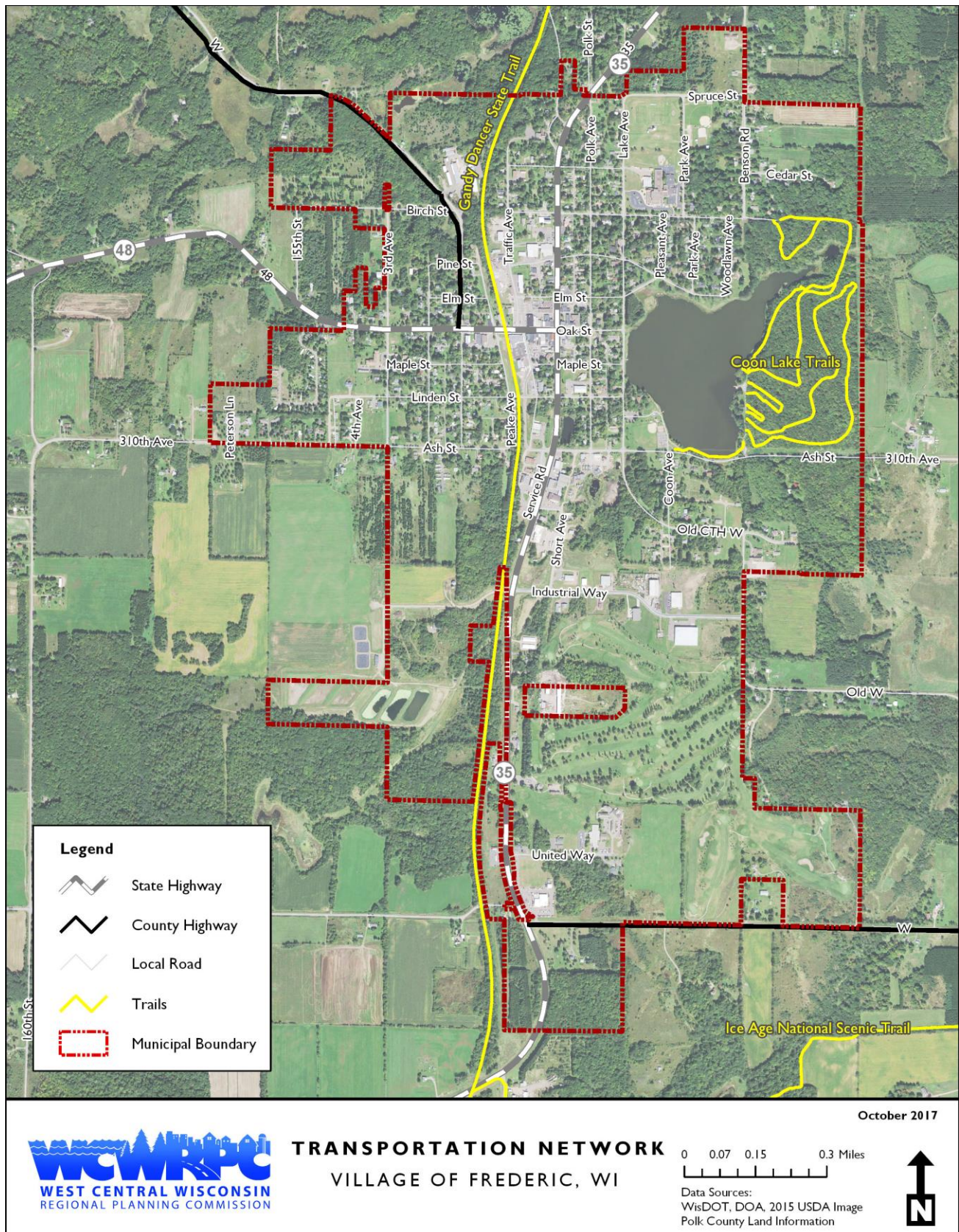
Table 4-1
Transportation System, Village of Frederic, 2016

Functional Class	Miles
Local Roads	23.1
Minor Collector	4.5
Major Collector	2.9
State Highway	5.3
Interstate Highway	0.0

Source: Wisconsin Department of Transportation, 2016

Transportation

Map 4-1 Frederic Transportation System



Traffic Volume Trends

Annual Average Daily Traffic (AADT) counts are conducted by the Wisconsin Department of Transportation every three years. The majority of these counts are focused on state highways, county trunk highways and other higher traffic volume roadways. Table 4-2 shows that there have been increases and decreases in average daily trips on roads in the Village. These data would most likely fluctuate significantly depending on day of the week and month of the year, due to the number of vehicles that travel through the Village during the summer months, especially Friday through Sunday.

Table 4-2

Frederic Traffic Counts, selected segments, 2002 & 2013

Road Segment	ADT (year)	ADT (year)	% change
STH 35 – south of Industrial Way	5,000 (2012)	4,600 (2015)	-8.0%
STH 35 – south of STH 48	5,600 (2012)	5,200 (2015)	-7.1%
STH 35 – north of STH 48	5,200 (2012)	5,800 (2015)	11.5%
STH 35 – northeast of Polk St.	3,900 (2012)	4,900 (2015)	25.6%
STH 48 – west of Traffic Ave N	1,800 (2004)	2,100 (2009)	16.7%
Oak St. E – east of Wisconsin Ave.	----	1,000 (2009)	N/A
Ash St. – east of Locust St.	----	490 (2009)	N/A
Birch St. E – west of Lake Ave. N	----	830 (2009)	N/A
Benson Rd. – north of 320 th Ave.	----	810 (2009)	N/A
320 th Ave. – east of Frederic Middle/High School	----	510 (2009)	N/A

Source: WisDOT Annual Average Daily Traffic interactive maps

Vehicle Use and Commuting Trends

The automobile is the dominant mode of transportation for the residents of Frederic. According to the most recent census estimates in Table 4-3, 97 percent of the households in the Village have one or more vehicles. Three percent had no vehicle.

Table 4-3

Vehicle Availability in the Village of Frederic, 2015

# of Vehicles Available	Percent of Households
No vehicle	3.1%
1	37.6%
2	38.7%
3 or more	20.6%

source: U.S. Census Bureau, 2011-2015 American Community Survey

The preference for the use of a personal vehicle as a means of transportation to work is clearly identified in Table 4-4. The most recent data show that 79.2 percent of Frederic residents drive alone to work, and another 7.2 percent carpooled. According to the data, roughly eight percent of Frederic residents walk or bike to work. Regardless how accurate this data is, due to the size of the Village, almost every person that lives and works in the Village is able to walk or bike to work.

Transportation

Table 4-4
Means of Transportation to Work for Frederic Residents, 2015

Primary Means of Transportation	Percent of Workers
Car, Truck, or Van – Drove Alone	79.1%
Car, Truck, or Van - Carpooled	7.2%
Public Transportation (excluding taxi)	0.0%
Walked	8.1%
Bicycle	0.0%
Taxicab, motorcycle, or other	0.0%
Worked at home	5.6%

source: U.S. Census Bureau, 2011-2015 American Community Survey

The following information looks at where Frederic residents work and where people that work in Frederic live. There are differing data regarding the number of Frederic residents that live and work in Frederic, and they show vastly different existing conditions. According to the ACS, 40 percent of employed residents work in Frederic, as shown in Table 4-5. The ACS also says that 37.2 percent of these workers traveled less than 10 minutes to their place of employment. The mean travel time to work was 24.3 minutes in 2015. 14.4 percent of the workforce traveled more than 45 minutes to work.

Of residents that are employed, 79.1 percent of all workers drive alone to work, 39.8 percent work within the Village limits, and 37.2 percent travel less than 10 minutes to their place of employment.

Table 4-5
Place of Work, 2014

Place of Work	Percent of Workers
Worked within the Village of Frederic	39.8%
Worked in Polk County, but outside Frederic	36.8%
Worked outside Polk County	11.4%
Worked outside State of Wisconsin	12.0%

source: U.S. Census Bureau, 2010-2014 American Community Survey

As a small village in rural northcentral Polk County, Frederic has some employment opportunities for residents and the surrounding area. However, these employment opportunities are limited. Two sources of data show the relevance of Frederic as an employment center in northwestern Wisconsin. First, Table 4-6 and Map 4-2 show that in 2014, 699 (93.4 percent) of the total 748 workers in Frederic lived outside Frederic. In addition, it also shows that 91.7 percent of employed people that live in Frederic work outside Frederic and 8.3 percent live and are employed in Frederic.

The second source of data shows where people specifically commute from for their jobs in the Village. This data is from the 2010 U.S. Census. Table 4-7 shows that there were 748 employees from the respective counties that worked in the Village. Not surprisingly, Polk County was home to 44.7 percent of all people employed in the Village. With 175 workers, Burnett County had the second highest number and percentage with 23.4 percent.

Table 4-6
Employment Inflow/Outflow, 2014

Place of Work	2014 Workers	2014 Percent
Employed in Frederic	748	100.0
Employed in Frederic but Living Outside Village	699	93.4
Employed and Living in Frederic	49	6.6
Living in Frederic	592	100.0
Living in Frederic but Employed Outside Village	543	91.7
Living and Employed in Frederic	49	8.3

source: U.S. Census Bureau, 2014

Map 4-2 Frederic Employment Inflow/Outflow

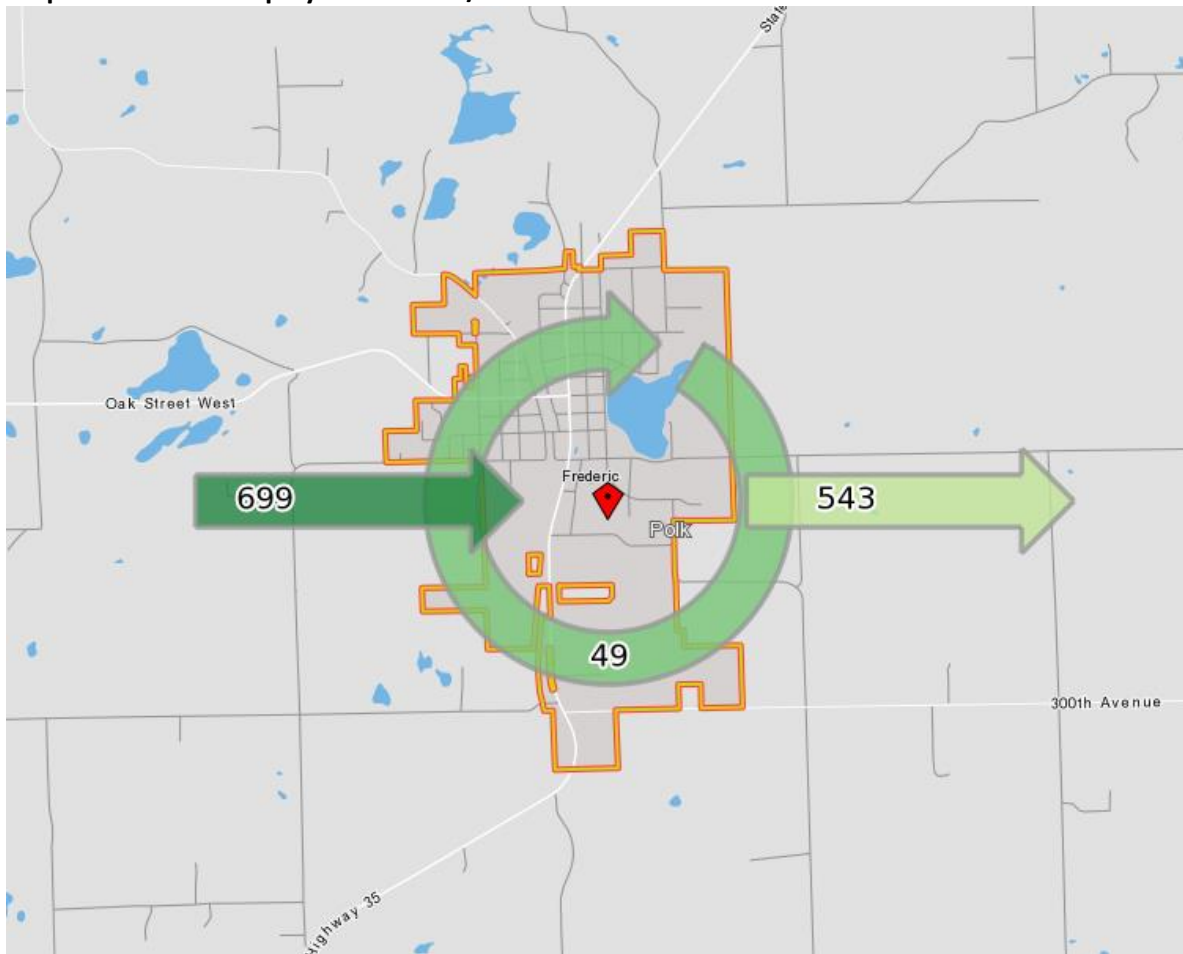


Table 4-7
Employment Inflow, 2010

Place of Work	2010 Workers	2010 Percent
Polk County	334	44.7
Burnett County	175	23.4
Washburn County	27	3.6
St. Croix County	24	3.2
Barron County	19	2.5
Dunn County	19	2.5
Other Counties	150	20.1

source: U.S. Census Bureau,

Truck Freight Service

Over the road trucking provides for the vast majority of the freight shipping needs of the manufacturers and retailers in Frederic. The major generators of truck freight and bulk commodity shipments include the commercial and industrial businesses in the industrial parks and the larger big box stores. There is also some truck traffic that is generated by business in the central part of the Village.

Future truck traffic generators are likely to be associated with the buildout of the industrial and commercial areas. The actual truck traffic generated by these developments will depend on the type of businesses locating in these parks and the rate at which development takes place. It is difficult to imagine that the Village will generate significantly more truck traffic in the future.

4.2 Pedestrians and Bicycling

Pedestrian and bicycle traffic is not just recreational, but they are an alternative to the automobile for many purposes, including commuting to work, shopping, visiting neighbors or service providers, and safe routes to school. The major traffic generators for pedestrians and bicyclists are essentially the same as for motorists in the community. Pedestrians and bicyclists require facilities which provide opportunity, are accessible, have strong linkages between destinations, and are safe. With the number of residents that commute alone, live and work in the Village, and have less than a 10 minute commute, there are amazing opportunities to significantly increase the number of people that bike and walk to work. A two-mile bike ride takes less than 15 minutes, and a good walking speed is 15 minutes/mile.

The average bicyclist can be accommodated on most of the streets in the Village. However, other physical conditions of the roadway may affect bicycle travel. The surface condition of the roadway, the width of the street and the presence of parked cars, and physical barriers such as bridges, railroad and high traffic volume streets crossings, may impact bicycling conditions in the community. Similarly, the availability and condition of sidewalks and walkways impact the mobility of pedestrians.

A one-mile bike ride takes less than 10 minutes, and a good walking speed is 15 minutes/mile.

There are no marked bike lanes in the Village. However, there are opportunities within Frederic to mark bike lanes or add sharrows to allow cyclists safer travel environments and to increase driver awareness that bikes are being used on the roadways. The Village should locate and build bike and pedestrian infrastructure where it is currently needed. In addition, the Village should locate infrastructure in a manner in which they envision their community in the future.

Bicycle and Pedestrian Plan

The Village does not have a Bicycle and Pedestrian Plan.

Safe Routes To School Plan

In 2016, the Village, School District, and Town of West Sweden completed a Safe Routes To School Plan for both school sites. This plan highlights issues and barriers and offers numerous strategies to make walking and biking safer for students in the Village. In addition to students, these implementation strategies would create a safer environment for all pedestrians and cyclists in the Village.

4.3 Other Modes of Transportation

Transit and Specialized Transportation

The Village of Frederic does not have its own public transit system. Polk County residents do have access to a number of medical and non-medical transportation services for seniors and those with disabilities.

Rail Service

There is no rail service in the Village.

Air Service

The nearest scheduled air passenger service connections are available in Eau Claire, Duluth, and most importantly the Twin Cities Metro Area. The Chippewa Valley Regional Airport, located approximately 100 miles to the south in Eau Claire, offers scheduled passenger service on a regional connector airline to Chicago O'Hare Airport. The Chippewa Valley Regional Airport also serves as an air cargo feeder for air freight shipments. The Duluth Airport offers scheduled passenger service to Minneapolis/St. Paul International Airport and Chicago O'Hare International Airport. Approximately 1.75 hours away, the Minneapolis/St. Paul International Airport provides much larger air passenger service options than Eau Claire and Duluth.

ATV and Snowmobile Routes

There are several ATV and snowmobile routes in Polk County. Many of these connect to other systems throughout northwestern Wisconsin. One of the snowmobile routes in Polk County travels through the Village of Frederic. All local roads in the Village are open for ATVs. An updated trail map can be found on the annual Polk County Snowmobile and ATV Trail Map.

4.4 Transportation Goal, Objectives, and Strategies

Transportation Goal:

Frederic has a safe and efficient multi-modal transportation network that connects all parts of the community.

Objectives:

1. All travel modes have safe and practical options in all existing developed areas and in future developed areas of the Village.
2. Pedestrian and bicycle access throughout the Village is evident, viable, and safe.
3. Traffic congestion as it relates to tourist traffic does not negatively impact the Village.
4. All major destinations and community facilities are well signed and easy to find.

5. The Gandy Dancer State Recreation Trail is utilized as a recreational opportunity and tourism resource for the Village.

Strategies:

1. Support the retention and enhancement of existing manufacturing and industrial businesses through efficient access to surface transportation modes. - Ongoing
2. Provide transportation improvements necessary to develop or redevelop all areas. – Ongoing
3. Produce a city bicycle and pedestrian plan and map. – Short term
4. Continue to require new commercial development or expansion of existing commercial development to participate in public infrastructure improvements necessary to support the project, including upgrades to traffic control devices and intersections. – Ongoing
5. Support improvements to State Highway 35 and State Highway 48. – Ongoing
6. Work with Wisconsin Department of Transportation to make State Highway 35 and State Highway 48 safer, less noisy, and more visually appealing. – Short term
7. Complete the pedestrian and bicycle connection around Coon Lake. – Short term
8. Develop a detailed street improvement program to effectively address problems. – Short term
9. Work with the Wisconsin Department of Transportation and Polk County Highway Department to coordinate needed improvements to the State and County systems serving Frederic and continue to develop a detailed capital improvements program to effectively address transportation needs throughout the community. – Ongoing
11. Consider use of traffic calming controls to reduce vehicle speeds and increase overall safety. – Short term
12. Define the right-of-way design for all street classifications that will connect appropriate roads for improved traffic movement. – Short term
13. Plan access to State, County, and local motorized and non-motorized trails as well as to other recreational and pedestrian destinations. – Short term
14. Use painted parking lanes and sharrows and/or bike lanes to narrow travel lanes on appropriate streets and to allow more safety and comfort for pedestrians and bicyclists. – Short term
15. Avoid dead-ends and cul-de-sacs in new developments. – Short term
16. Utilize the Village's official mapping authority to reserve possible locations for future roads. – Ongoing
17. Implement and continue to update the School District and Village Safe Routes To School Plan. – Short term
18. Re-evaluate sidewalk plan/policy and construct sidewalks to: - Short term
 - Rose Garden (and other commercial areas)
 - High School to residential neighborhoods
 - Coon Lake and the community as a whole
 - Golden Oaks to the downtown
 - Safe Routes To School corridors
19. Connect the Gandy Dancer State Recreation Trail with Coon Lake with signage, bike lanes, street art, etc. – Short term

5. Utilities and Community Facilities

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities may include sanitary sewer, storm water, and water systems as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals). Special services deemed to be vital to a community, such as day care, may also be included as a community facility though not publically owned.

Utilities and community facilities can also be used to guide growth, encourage development, contribute to quality of life, or help establish community identity. Combined with roads, the construction, maintenance, and operation of public utilities and community facilities often constitute the largest proportion of a community's budget.

For all public utilities, local government services, and community facilities that serve the local governmental unit, the location, use, capacity, and approximate timetable to address short-term needs (1-5 years) and long-term needs (5+ years) are identified if available, including expansion, rehabilitation, or new development.

5.1 Village Administrative Facilities and Services

Administrative facilities for the Village of Frederic are located in the Village Hall. The Village has its own fire department and police department.

The Frederic Village government consists of a President, six Village Trustees, a clerk, and a treasurer.

Use/Capacity:	Village Hall, Fire, Police, and Public Works have adequate capacity for current levels of service.
Short-Term Needs:	Continue to determine needs of Village departments and facilities. Incorporate any needs into the Village's 5-year Capital Improvement Plan.
Long-Term Needs:	Integrate a normal maintenance and replacement schedule as part of the Village's 5-year Capital Improvement Plan.

5.2 Sanitary Sewer Service

Operation of sanitary sewer services within the Village of Frederic is provided through the Village. Private, onsite wastewater treatment systems (e.g., drainfields, holding tanks) are prohibited by Village Code provided public sewer is available at the lot. The cost for new sanitary sewer and water line extensions are assessed against the property served.

All sanitary sewer is treated by the Village's wastewater facility:

Use/Capacity:	Wastewater distribution system including lift stations is at 50 percent capacity. Wastewater Treatment Plant is at 70 percent capacity. Overall, capacity is 70 percent which is adequate for today's conditions. Conditions will change as the volume of hauled in-waste increases or decreases depending on economic conditions.
Short-Term Needs:	Continue to review the condition of the wastewater distribution system and wastewater treatment plant for needed maintenance and/or expansion. Integrate any needs into the Village 5-year capital improvements plan that identifies its short-term utility needs.

Utilities and Community Facilities

Long-Term Needs:

Continue to review population growth and development as well as the demand for liquid waste treatment from outside sources. Frederic treatment facility has the capacity currently to address these needs.

5.3 Stormwater Management

The goal of stormwater management is to prevent runoff from delivering pollutants or sediment to lakes, rivers, streams, or wetlands. Commonly applied stormwater management tools include: ditches, culverts, grassed waterways, rock chutes, retention basins or settling ponds, curb and gutter, storm sewer, and construction site erosion control.

A combination of storm sewers and ditches collect surface water and transport it to natural drainageways severing the Village. Frederic is not required to have a Municipal Separate Storm Sewer System (MS4) permit.

Historically, the Village has had limited stormwater flooding. The last known flooding was between 10-15 years ago, and that was located at Ash Street E and Lake Avenue.

Use/Capacity:	The current stormwater management system needs to continue to reduce sediment and pollution into surface water bodies.
Short-Term Needs:	Mitigate stormwater flooding and standing water. Reduce the amount of sediment and pollution into surface water bodies.
Long-Term Needs:	Mitigate stormwater flooding and standing water. Reduce the amount of sediment and pollution into surface water bodies.

5.4 Public Water Supply

The Village provides the day-to-day operation of providing water from the wells to the customer. The operation includes; maintenance, and repairs of wells, pump houses, pumping and purification equipment, supply mains, reservoirs/standpipes, transmission and distribution mains, meters, fire hydrants, buildings and structures, machinery and equipment, and administrative duties.

The Village has 590 service connections as of September 2017. All of the Village's public water supply is provided by groundwater through four wells.

Total Design Flow (gpm)	1,600
Average Flow (gpm)	N/A
Percent Capacity	100%
Storage Capacity	200,000 gallons total

Wellhead Protection

The four wellheads are protected under the Village of Frederic Wellhead Protection Plan. The plan was adopted in 2016.

The purpose of wellhead protection is to prevent potential contaminants from reaching the wells that supply municipal water systems. This is accomplished by monitoring and controlling potential pollution sources within the land area that recharges those wells. Wellhead protection planning is administered by the WDNR as required by the U.S. Environmental Protection Agency (EPA) and the 1986 amendments to the Federal Safe Drinking Water Act. Wellhead planning is encouraged for all communities, but is required when any new

Utilities and Community Facilities

municipal well is proposed. Ensuring the protection of the Village's wellheads from potential sources of contamination (e.g., industrial uses, landspreading, herbicide/pesticide) is a priority.

Use/Capacity:	The system is at 100% capacity.
Short-Term Needs:	Continue to work with large water users in the Village to determine what their future water needs will be.
	Continue to review and update the Village's Wellhead Protection Plan and Map and incorporate new information and policies when appropriate.
Long-Term Needs:	Continue to maintain existing facilities and work with DNR to have a well-established and functioning public water supply system, and integrate projects into the Village's CIP as needed.

5.5 Solid Waste Management & Recycling

Solid waste collection and recycling services in Frederic are currently provided via a private-sector provider. Curbside solid waste pick-up and recycling is done on a weekly basis.

Use/Capacity:	Garbage and recycling service provided curbside by private contract.
Short-Term Needs:	Continue to promote recycling and Clean Sweep efforts.
Long-Term Needs:	Continue to promote recycling and Clean Sweep efforts.

5.6 Parks and Outdoor Recreation

Polk County completed an Outdoor Recreation Plan in 2014. The plan assesses the existing recreation system in Polk County, identifies recreation needs based upon public input and recreation standards, sets forth goals and objectives to be used as guidelines in formulating recreation plans, and establishes recommendations for improving the recreation system over the next five years.

The Village of Frederic is home to six park facilities. This includes parks, trails, and school facilities. It also includes the Gandy Dancer State Recreation Trail and a boat launch. Outside the Village, there is a wide diversity of outdoor recreation, hunting, skiing, and fishing options which makes the surrounding area an outdoor recreation destination. Some recreation options within one hour of the Village are world class. This includes fishing and cross country skiing.

5.7 Communications and Broadband

The siting of new wireless telecommunication towers is a growing issue in the state of Wisconsin. The need to construct additional towers is being driven by advancements in mobile telephone technology, additional demand for mobile telephone service, and increased numbers of service providers competing to supply that increased demand. The popularity of the handheld digital phone/device is the primary reason that more towers are needed. These devices require more towers to operate than the older cellular telephone. The expansion of digital service can assist in the ability to access the internet by wireless modem.

Use/Capacity:	No broadband coverage gaps reported via LinkWisconsin. Non-broadband communications deemed sufficient.
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Utilities and Community Facilities

Short-Term Needs:	Increase awareness of broadband alternatives and promote broadband investment for service improvements. Install free Wi-Fi in downtown.
Long-Term Needs:	Continue to promote access and quality improvements for broadband and communications technologies in the community for the benefit of residents, businesses, schools, government, and other organizations.

5.8 Electric and Power Facilities

Northwestern Wisconsin Electric Company provides electric service with power.

Use/Capacity:	Supply is adequately meeting demand. However, power supply needs must be evaluated and extended as far out as practical to achieve the best overall price.
Short-Term Needs:	Maintain the preventative maintenance program as outlined by the Wisconsin Public Service Commission. Continue an aggressive tree trimming program and removals as needed to maintain system integrity. Start researching and investing in renewable energy options for public and private use in the Village.
Long-Term Needs:	Continue the planning study for natural gas generation and implement if results show favorable. Invest in renewable energy sources for public and private use.

5.9 Cemeteries

There are two cemeteries located in the Village. Both cemeteries, Maple Grove and St. Dominic, have plots available.

Use/Capacity:	Both cemeteries have available areas.
Short-Term Needs:	None identified
Long-Term Needs:	None identified

5.10 Health Care and Senior Facilities

A St. Croix Regional Medical Center is located in Frederic. The facility is located downtown and is open Monday through Saturday. The Village is also home to Frederic Care Center and Traditions of Frederic Assisted Living Facility.

Use/Capacity:	The St. Croix Regional Medical Center adequately serves the Village. There is increasing shortage of senior facilities in the Village.
Short-Term Needs:	Work with developers to build senior housing options in areas of the Village where there is walkable destinations and have high levels of pedestrian activity.
Long-Term Needs:	Continue to work with local health care and senior facility developers and managers to make sure facilities are current, available, and located in areas that are accessible for the entire Village population and part of the fabric of the community.

5.11 Child Care Facilities

There are two licensed child care facilities within Frederic.

Use/Capacity:	There is no shortage of child care facilities in the Village.
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Short-Term Needs:	None identified.
Long-Term Needs:	None identified

5.12 Schools and Libraries

Frederic School District

Frederic is served by the Frederic School District. The schools are Frederic Elementary School and Frederic Middle/High School. Wisconsin's open enrollment program allows students to attend another district.

Private Schools

There are no private schools in Frederic.

Higher Education

There are no colleges or universities in Frederic.

Libraries

The Village has one public library. The library is located downtown and is open Monday through Saturday.

Use/Capacity:	There are no current use/capacity issues.
Short-Term Needs:	None identified.
Long-Term Needs:	None identified.

5.13 Emergency Services and Planning

Law enforcement and protective services are provided by the Village. Fire protection, rescue, ambulance, and first responder/EMT, is provided by the Frederic Rural Fire Department.

9-1-1 Emergency Communications

Polk County has a single emergency dispatch for the entire County, including the Village of Frederic. Enhanced 9-1-1 is in place and a mobile or portable 9-1-1 system is now available, as well as a stationary back-up site. The Polk County Emergency Management maintains the mobile response center which is available for emergencies anywhere in the County.

Hazardous Materials Planning and Response

There is no Hazardous Materials Response Team (HMRT) in the County. Both Burnett and Barron counties have HMRTs. The HMRT provides assistance in hazardous material emergencies.

As needed, the West Central Wisconsin Regional Response Team, based in the Chippewa Falls and Eau Claire Fire Departments, can be contacted for additional reconnaissance and research support. This "Type I" team can also be requested to respond to the most serious of spills and releases requiring the highest level of skin and respiratory protective gear. This includes all chemical, biological, or radiological emergencies requiring vapor-tight "Type I" gear with self-contained breathing apparatus. The City of Rice Lake has a Type "III" team.

Utilities and Community Facilities

Polk County Natural Hazards Mitigation Plan

The Village actively participated in the development of and adopted the *Polk County Natural Disaster Hazard Mitigation Plan 2011-2016*. Adoption of the plan is a prerequisite for certain FEMA mitigation grant programs. The plan highlighted a few natural hazard issues.

5.14 Dams and Flood Controls

There are no dams located within the Village of Frederic.

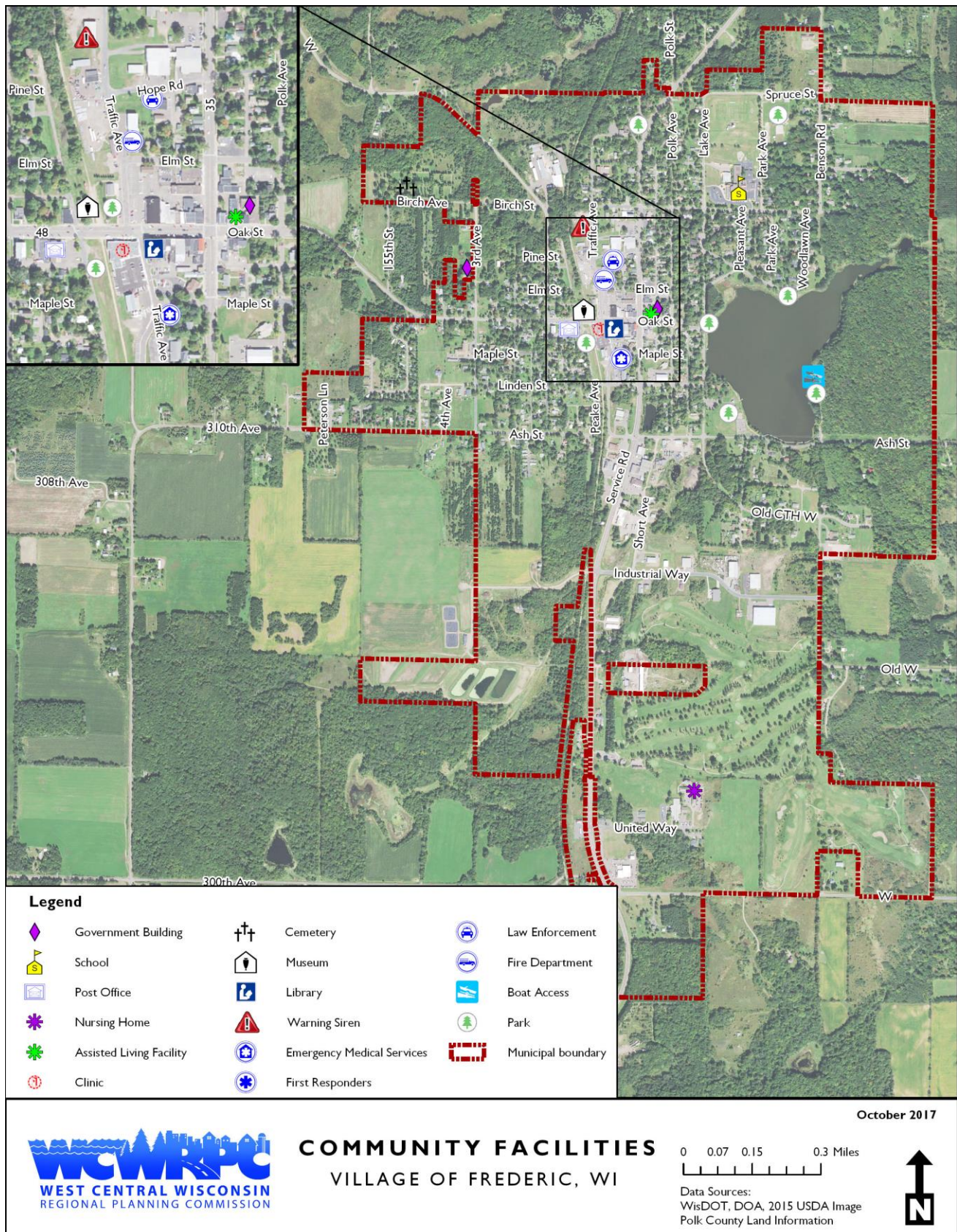
5.15 Other Governmental Facilities

The Village of Frederic is served by the Frederic Post Office located downtown.

Use/Capacity:	The Frederic Post Office is adequately meeting community needs.
Short-Term Needs:	None identified.
Long-Term Needs:	None identified.

Utilities and Community Facilities

Map 5-1 Existing Community Facilities



5.16 Utilities and Community Facilities Goals, Objectives, and Strategies

Utilities and Community Facilities Goal:

Frederic maintains high-quality community facilities and services in a safe and cost-effective manner that are able and/or are planned to meet future community demands and puts importance on limiting environmental impacts.

Objectives:

1. Community facilities and public places are sited, designed, and maintained in a social-friendly, people-oriented manner which reflects and enhances the Village's character, identity, and sense-of-place.
2. The Village provides a consistently clean water supply, and an effective sewer collection system and wastewater treatment plant.
3. The Frederic Public Library is a vibrant and important component of the community and downtown.
4. The Village is home to an established, well-planned system of parks, trails, and open space to meet the community's needs.
5. Community facilities and services are designed in a cost-effective and appropriate manner to protect the health, safety, and general welfare of community members, while at the same time analyzing local and global environmental impacts and costs.
6. Essential emergency services to protect the public health, safety, and welfare exist in the Village.

Strategies:

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Complete the construction a trail around Coon Lake. – Short term
2. Implement operation and maintenance programs targeted to improve the distribution system water quality and reliability. – Ongoing
3. Evaluate water service potential to areas within and outside of Frederic that have poor water quality. – Short term
4. Continue wellhead protection planning. - Ongoing
5. Work with the Town of West Sweden and Town of Luck to provide necessary infrastructure for new, planned development. - Ongoing
6. Minimize net capital cost through phasing the expansion of the wastewater treatment facilities. - Ongoing
7. Ensure effluent quality through compliance with the Wisconsin Pollutant Discharge Elimination System permit. - Ongoing
8. Work with the medical industry in the Village and in the region to develop urgent care facilities in the Village - Ongoing
9. Require necessary stormwater best management practices for new development and develop stormwater sewers to keep pace with evolving water quality regulations. – Short term
10. Work with the school district to research cooperative uses of facilities. – Short term
11. Ensure there are adequate emergency services of police, fire, rescue, hazardous event response, and emergency medical services. - Ongoing
12. Maintain an appropriate level of service for parks and recreation to serve the needs of the Frederic area through the Village's Outdoor Recreation Plan. - Ongoing
13. Update the painting of the Village's water towers. – Long term
14. Research options to build a campground on the east side of Coon Lake. – Short term
15. Explore private-public partnerships to fund and construct new recreational facilities. – Short term
16. Generate 25 percent of the Village's electricity and transportation fuels from renewable energy by 2025. – Long term

Utilities and Community Facilities

17. Promote and educate the public on community facilities and their attributes. – Ongoing
18. Facilitate the expansion of low-cost WiFi access downtown and throughout the community. – Short term
19. Locate free WiFi access downtown. – Short term
20. Implement the strategy recommendations pertinent to the Village of Frederic identified within the Polk County All Hazards Mitigation Plan as resources allow. – Ongoing
21. Engage the public during the planning stages of new Village projects. – Ongoing
22. Explore renewable energy options for government facilities and private buildings. – Ongoing
23. Require new commercial development to present detailed site development plans for access, parking, building style, signage, water runoff/retention and landscaping for Village administrative staff review and approval. – Ongoing
24. Carry out a streetscape improvement design and feasibility study for downtown. – Short term
25. Work with the School District to maintain the quality of Frederic schools. – Ongoing
26. Research the needs of a new Village Hall and Community Center. – Short term
27. Work with Wisconsin Indianhead Technical College to locate a facility/campus in the Village. – Short term
28. Research the feasibility and possible location for an RV park and/or campground in the Village. – Short term

6. Agricultural, Natural, and Cultural Resources

This element of the *Village of Frederic Comprehensive Plan* presents the goal, objectives, and strategies for three resources important to any community—agricultural, natural, and cultural resources. For the past century, agriculture has been the primary land use in the Frederic area, though changes in the local farm economy have also resulted in changes to the economy and character of the Village. The area's water and air are natural resources important to public health, while other natural areas and environmentally sensitive areas may pose development limitations, provide important recreational resources, are aesthetically enjoyable, or add to the character of the community. Cultural resources are the important third sub-element which nurtures a "sense of place," provides an important context for planning, and fosters civic pride.

Although not as dominant as an industry as some surrounding counties, agriculture including forestry is an important element of the social and economic characteristics of Polk County. Historically, the Village has been a part of the agricultural economy of the County supplying some service and support to the industry. There are numerous opportunities in the Village to help local farmers by buying and serving food from local farms.

Frederic is located in the southern edge of the areas of Wisconsin with numerous lakes. The Village includes Coon Lake. The area surrounding the Village is a combination of rolling hills and mix of farm fields, woodlands, and surface water.

Frederic is home to a limited number of culturally significant properties and events.

6.1 Agricultural Resources and Trends

Changes in agriculture locally, regionally, nationally, and internationally and urban and rural growth pressures around Frederic have impacted the amount and type of agriculture around Frederic. There are limited areas of the Village which are still vacant and have agricultural activity. These activities cause conflicts as urbanization encroaches. One of the most important reasons for good intergovernmental cooperation between the Village and surrounding towns is the preservation of prime farmland and wooded areas.

6.2 Topography

The glacier activity of the past greatly influenced the topography of the County. The Village of Frederic is in an area of gently rolling hills and has several areas that have significant slope.

6.3 Geology

Surface features in the County have been formed or modified by two distinct periods of glaciation. Pitted glacial outwash covers much of the County, resulting in many lakes, wetlands, and areas of uneven topography.

6.4 Soils

The soils group for the Frederic area contains several primary soil types, primarily sandy loam and silt loam. These types and their functionality can be found on the USDA Natural Resources Conservation Service Web Soil Survey website. www.websoilsurvey.nrcs.usda.gov/app/

6.5 Metallic and Non-Metallic Mineral Resources

No active mining or quarry sites are located within the Village of Frederic.

6.6 Groundwater

Groundwater is consistently identified by communities and residents in the region as a critical resource to be protected. In fact, in the overwhelming majority of community surveys, ground and surface water rank as the two most important issues for residents. The Village of Frederic utilizes groundwater for its municipal water supply.

The source of groundwater recharge in and near Frederic is precipitation. The amount infiltrated depends mainly on the type of rock material at the land surface. The Village has wellhead protection measures applied to its wells since the State requirements went into effect.

The depth to the water table within the Village of Frederic increases the potential contamination risk to groundwater contamination and can limit certain types of development. Groundwater contamination is possible from many sources ranging from leaking underground storage tanks, hazardous materials spills, and landfills to agricultural practices, landspreading, and mining operations. Agricultural practices (e.g., landspreading, herbicides, and pesticides) in wellhead protection areas was the only specific groundwater quality concern identified during the planning process.

6.7 Watersheds and Surface Waters

A watershed is an area of land that drains or “sheds” its water to a lake, river, stream, or wetland. Some watersheds encompass several hundred square miles, while others may be small, covering only a few square miles that drain into a lake. This is important to understand since the effects of natural and man-made activities in one area can have a direct impact on other areas. For example, stormwater runoff and flash flooding from a heavy rainfall upstream in a watershed will eventually reach the downstream part of that watershed.

Groundwater

In the overwhelming majority of community surveys in western Wisconsin, ground and surface water rank as the two most important issues for residents.

The Village of Frederic is located in the Wood River Watershed and Trade River Watershed. These watersheds are located in the St. Croix River Basin.

Surface water resources include lakes, ponds, streams, rivers, intermittent streams, and natural drainage. The major surface water features in Frederic is Coon Lake. Coon Lake has a surface area of 42 acres and a maximum depth of 16 feet. There are a variety of game and pan fish found in Coon Lake. Due to agriculture and urban run-off, many surface waters in Polk County are quite fertile and aquatic vegetation growth is heavy in some parts. Coon Lake is listed on the DNR Impaired Waters list, due to phosphorus.

6.8 Forests, Grasslands, and Prairies

Forests, grasslands, and prairies stabilize the soil, improve air quality, and provide natural beauty and wildlife habitat. Trees also supply natural cooling and shade. No large, significant areas of grasslands or prairies exist within the Village. Historically, Frederic and the surrounding area were covered by forested areas. Several Native American tribes built encampments and/or moved through the area harvesting game, fish, and wild rice.

The Village's forests and trees are a very important asset. However, as the Village has developed, the number of trees has been reduced. Currently, many parts of the area surrounding Frederic have pockets of forested areas. There is a large amount of shade trees in the residential areas throughout much of the Village, specifically in the older residential areas.

The surrounding area is full of outdoor opportunities. These include world class locations and venues for a variety of silent sports like fishing, cross country skiing, trail running, trail biking, kayaking, and more.

6.9 Wildlife Habitat and State Natural Areas

The Village provides habitat for a variety of plants, birds, and other animals. However, due to the Village's built environment, the Village is not conducive to some wildlife. There are no designated Polk County, State, or Federal parks or natural areas located within or immediately adjacent to the Village.

6.10 Threatened and Endangered Species

In 1972, Wisconsin passed its own endangered species law. Under the Wisconsin Department of Natural Resources (DNR), the state created rules and regulations and identified which species to protect. Congress passed the Endangered Species Act (ESA) in 1973 with a purpose "to conserve the ecosystem upon which endangered and threatened species depend". The law incorporates the Endangered Species Preservation Act of 1966 and Endangered Species Conservation Act of 1969. Wisconsin State Statute 29.604 and Administrative Rule Chapter NR 27 establish, define, and guide Wisconsin's endangered and threatened species laws.

No one is exempt from these laws, but an endangered or threatened species permit can allow you to conduct certain activities under certain conditions. Any person in violation of these laws is subject to fines and/or imprisonment, even for unintentional violations. The Department of Natural Resources is required by law to implement conservation programs on state listed species. This involves conducting research and developing programs directed at conserving, protecting, managing for and restoring certain endangered and threatened species to the extent practical.

No unique threatened or endangered species issues or concerns were identified for the Village of Frederic.

6.11 Air Quality

The Village of Frederic, and Polk County as a whole, has no major air quality issues. Polk County is considered an attainment area that meets the National Ambient Air Quality Standards as defined in the Clean Air Act. It is not uncommon for there to be some air quality concerns related to odors associated with agricultural and industrial operations in the Village and adjacent to the Village. These issues are often extremely local, but at the same time can disrupt quality of life. Any air quality issues, even if very localized, should be investigated and eliminated.

Silent Sports

Silent sports are defined as non-motorized outdoor activities that are human powered and aerobic based. Activities such as running, biking, cross country skiing, snowshoeing, birding, fishing, and paddle sports can be considered silent sports.

6.12 Environmentally Sensitive Areas

Some of the resources usually considered for inclusion in environmentally sensitive areas are wetlands, floodplains, shorelands, steep slopes, wellhead protection areas, and designate natural areas. These areas are often areas where development should not go, due to a possibility of negatively impacting these sensitive areas and/or the development would have an opportunity to be negatively impacted by the areas.

Steep Slopes

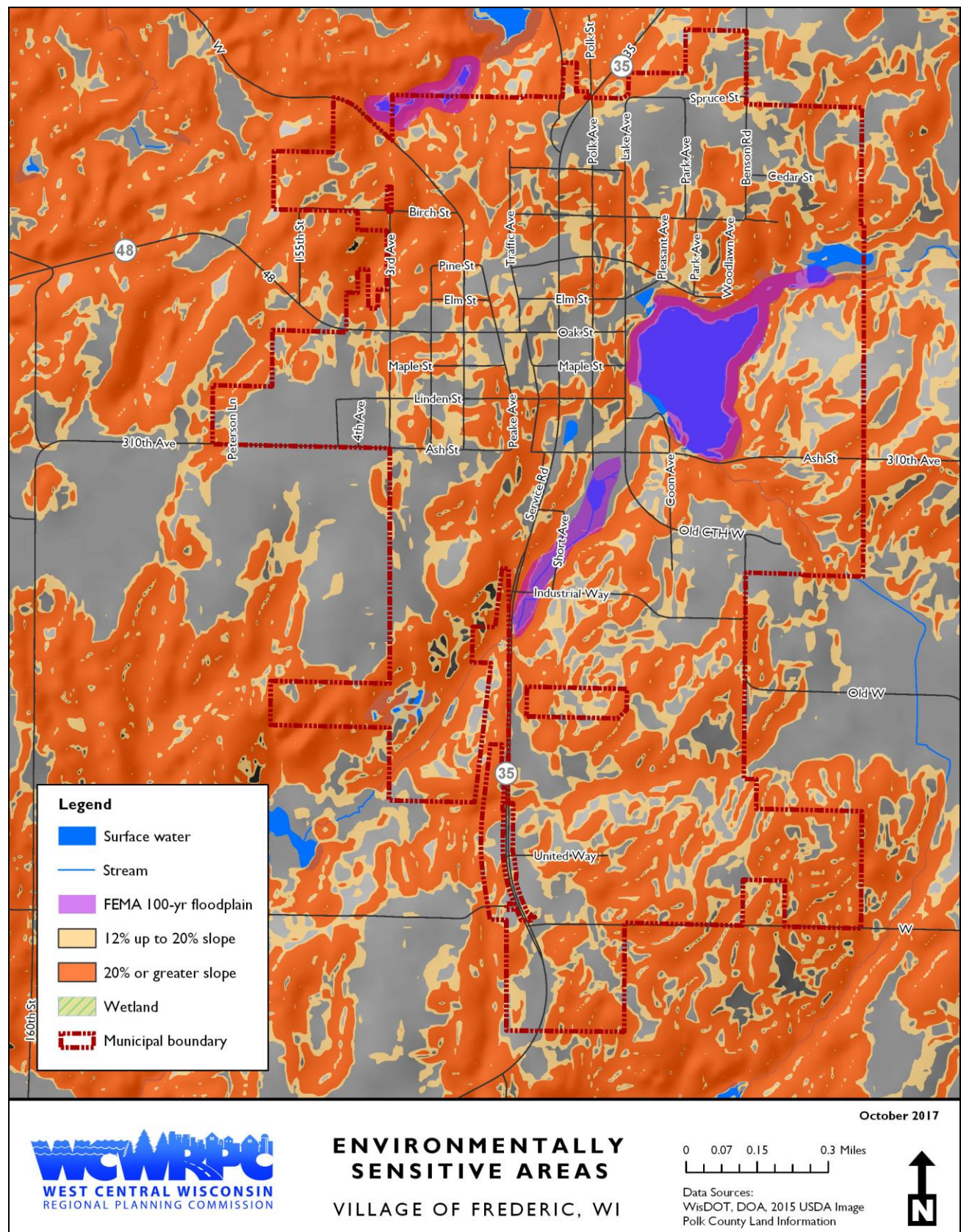
The Village has several areas that have a slope of 12 percent or greater. These areas with high levels of relief are located throughout the Village.

Wetlands

Wetlands are defined by State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland areas, plants, and soils have the capacity to store and filter pollutants, replenish groundwater supplies, provide wildlife habitat, and store floodwaters.

Map 6-1 identifies the WDNR-mapped wetland areas within the Village of Frederic according to the Wisconsin Wetland Inventory. Smaller wetland areas (generally less than 5 acres) are often not mapped. Both of these sources—the Wisconsin Wetlands Inventory and NRCS Soil Survey—should be used in combination to identify potential wetlands. Whether mapped or not, all wetlands are protected from development under WDNR and local regulations.

Map 6-1 Natural Resources & Environmentally Sensitive Areas



Floodplains and Flooding

Flooding is defined as a general condition of partial or complete inundation of normally dry land from the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source. Often, the amount of damage from flooding is directly related to land use. If the ground is saturated, stripped of vegetation, or paved, the amount of runoff increases, adding to the flooding. Additionally, debris carried by the flood can damage improvements and infrastructure, or can obstruct the flow of water and further contribute to flooding. For the Village of Frederic, flooding can be further subdivided into two primary types: (1) riverine or overbank flooding or (2) stormwater or overland flooding.

River or Overbank Flooding – River flooding is when the channel no longer has the capacity to handle the water flow. This can include flash flooding or a slow buildup of flow and velocity over many hours or days. Within Frederic, this type of flooding is non-existent.

For purposes of this plan, a **floodplain** is that land which has been or may be covered by floodwater during a flood event. The terms “100-year flood” and “floodplain” are commonly used interchangeably, and are generally treated as such within this plan. A **100-year flood**, often referred to as a **regional flood, special flood hazard area, or base flood**, is a flood that has a one percent chance of being equaled or exceeded in any given year. This can be misleading as a 100-year flood is not a flood that will occur once every 100 years. The 100-year flood, which is the standard used by most Federal and state agencies, is used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and to determine the need for flood insurance.

The official 100-year floodplains within the Village are shown in Map 6-1. These maps were created without the assistance of detailed survey work or LIDAR-assisted topographical mapping. Based on recent flooding events, the Village believes these maps to be mostly accurate.

The Village has also adopted the *Polk County Natural Hazards Mitigation Plan* which makes the Village eligible for FEMA flood mitigation grant funding should it be needed. This plan identified zero structures in the Village which may potentially be located within the 100-year floodplain. Please refer to the *Polk County Natural Hazards Mitigation Plan* for more information on flooding in Frederic and Polk County.

Stormwater or Overland Flooding – The type of flooding which occurs primarily from surface runoff as a result of intense rainfall or heavy snowmelt is referred to as stormwater flooding or overland flooding. These flooding events tend to strike quickly and end swiftly. Poorly drained soils or areas already saturated can contribute to such flooding and areas of steep slopes can be particularly vulnerable. Stormwater flooding often follows natural drainage ways and may be very localized. About 20 percent of the National Flood Insurance Program claims and 1/3 of all flood disaster assistance is for flood damages to structures located outside the 100-year floodplains.

6.13 Historical and Cultural Resources

Historical and cultural resources are often core to a community’s identity. They are often a big part of what makes a community unique. They are important to attracting visitors, new residents, and business investment. A community’s culture and history builds community pride, provides a sense of place, and add to the quality of life.

Agricultural, Natural, & Cultural Resources

Historical Sites and Structures

The Frederic area has historical and cultural resources. The Wisconsin Architectural and Historical Inventory (AHI) maintained by the Wisconsin Historical Society identified two historic sites or buildings in Frederic. These sites are the 1901 Soo Line Depot and the original 1916 hospital building.

According to the National Register of Historic Places, there is one site located on the National Register in the Village of Frederic. This site is the 1901 Soo Line Depot. Other historical structures exist but have not been formally inventoried and registered.

Community Celebrations and Other Cultural Resources

Frederic has several small events in the Village. The major event in the Village is the three-day Frederic Family Days.

6.14 Agricultural, Natural and Cultural Resources Goals, Objectives, and Strategies

Agricultural Resource Goal:

Frederic is developed so surrounding agricultural resources are preserved and the Village promotes and encourages the appropriate growing of food in the Village.

Natural Resource Goal:

The Village provides proper stewardship of the environment to ensure that future generations are able to enjoy the Village's abundant natural resources and to reduce the Village's impact on the global environment.

Cultural Resource Goal:

Frederic is home to a diverse assortment of cultural resources that are an important part of the vibrancy of the Village, nurtures a strong sense of community, and helps create a place to belong.

Objectives:

1. Surrounding productive agricultural land is preserved through high-quality and cost-effective urban development.
2. Options exist within the Village for residents to grow their own food.
3. Frederic has clean water and air, parks, open spaces, and recreation facilities that enhance quality of life and promote tourism and economic development.
4. Pollution of Coon Lake is reduced to a level that does not negatively impact the water quality, and the Village is a regional leader in protecting the health of surface and ground water.
5. The Village is home to an established, well-planned system of parks, trails, and open space to meet the community's needs.
6. Frederic's heritage is promoted and preserved through preservation of valued cultural and historic resources.
7. Frederic is considered a highly desirable place to live and visit due to its high-quality natural resources and cultural resources.
8. Art is used as a means to beautify the community, encourage economic development, and enhance public and private places throughout the Village.

Strategies:

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Partner with the Town of West Sweden to ensure that all new development is planned and developed in a way that preserves productive agricultural land and areas of high-quality natural resources. – Short term
2. Work with interested groups to build community gardens and promote growing local food. – Short term
3. Complete the construction of a trail around Coon Lake. – Short term
4. Create and implement a plan that reduces all water pollution in the Village to a level that does not negatively impact surface and ground water quality. – Short term
5. Implement the Wisconsin Department of Natural Resources watershed initiatives to educate shoreland and basin property owners on the appropriate safe levels, application timing, and safe types of fertilizers and pesticides applied to lawns and fields in the basin/watershed. – Short term
6. Identify Village stormwater inlets to Coon Lake and monitor for quality and quantity of runoff. – Short term
7. Endorse the Wisconsin Department of Natural Resources watershed initiatives to restore altered shoreland vegetation and prohibit removal of natural vegetation in critical shoreland areas. – Short term
8. Require stormwater management best management practices on new impervious surfaces directly discharging to Coon Lake. – Short term
9. Redevelop Coon Lake shoreland for increased public uses as opportunities present themselves, focusing on a public campground on the east side of Coon Lake. – Short term
10. Create programs and projects to utilize the Village's abundant natural and cultural resources to attract new businesses and professionals to Frederic. – Short term
11. Update the Village's Outdoor Recreation Plan. – Ongoing
12. Consider protection of listed historic resources during development and redevelopment activities after evaluation of their value to the community. At a minimum, halt the possible disturbance of these resources to allow time to adequately document them. – Ongoing
13. Consider the integrity of architectural design when redeveloping areas with historic structures. – Short term
14. Encourage and publicize existing cultural resources in the Frederic area. – Ongoing
15. Form a committee to survey and update the inventory of historic resources in the Village and create a program to implement recommended preservation options. – Short term
16. Complete the placement of the fountain in Coon Lake. – Ongoing
17. Construct a public music venue next to Coon Lake. – Short term
18. Incorporate unique/historical signage around the village including street signs and wayfinding. – Short term
19. Increase signage for the Gandy Dancer State Recreation Trail and for users along the Gandy Dancer State Recreation Trail. This could include wayfinding, a trail sign over Oak Street, welcome to Frederic signs along the trail, etc. – Short term
20. Support and promote an arts/business incubator program. – Short term
21. Form a committee to promote art and add art throughout the community – Short term

7. Economic Development

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

Use Caution When Using Economic Data

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

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

To promote economic opportunities for all citizens, the overall goal of any community is to have economic cohesion inside its borders, while at the same time, support neighboring economies that can have symbiotic relationships.

When looking at the local economy, it has been determined that three things are paramount. First, innovation, knowledge, and public, private, and educational partnerships are critical keys to the growth of existing businesses and the creation of jobs and wealth. Second, the redistribution of local money in the local economy will improve the economic condition of the Village. Third, in the ever expanding global economy, the Village needs to give significant focus to what it can do well and what it can provide employees and residents. In a global economy where many communities and regions are focusing on specific industries and promoting what makes living there unique or special, to be successful, one needs to give special attention to what the Village can do and provide best.

The Plan needs to focus on creating jobs that will only strengthen the desired future social conditions of the Village. These jobs need to pay a livable wage and exist throughout the Village. Without these jobs, social and economic disparity will increase and Frederic will struggle for a sustainable economy and society.

This plan element provides a variety of economic data and indicators which guide and focus goals, objectives, and strategies. Existing plans and programs are considered which can be important resources, while the Plan Commission also considered local economic strengths, weaknesses, and redevelopment opportunities.

7.1 Current Economic Profile

Civilian Labor Force and Employment

Per the best available data, the number of Frederic residents in the labor force was 511 in 2000. This was 49.7 percent of the population 16 years and over. In 2015, this number was reported as 431, which was 54.8 percent of the population 16 years and over. According to the ACS 2015 data, unemployment in the Village was 16 percent, which is significantly higher than the County as shown in Table 7-1. Due to the Village's location in the County, it is likely that the Village would have a higher unemployment rate than that County as a whole. However, it is unlikely that the Village has a 16 percent unemployment rate.

Table 7-1
Unemployment Rate, 2000 and 2014

	2000		2014	
	Employed	Unemployment Rate	Employed	Unemployment Rate
Frederic	511	1.0%	431	16.0%
Polk County	20,553	2.6%	22,635	4.4%

Source: U.S. Census Bureau and 2011-2015 American Community Survey 5-Year Estimates

Employment in Frederic

Frederic is home to a mix of manufacturing, commercial, medical, and public sector employment. Due to the size of the community, even the smallest change in the amount of employment in the community can have a significant impact on residents in the Village and the Village's economy.

Educational Attainment

Table 7-2 displays the 2010 education attainment level of residents in the Village of Frederic that were age 25 and older. The educational attainment level of persons within a community is often an indicator of the overall income, job availability, and well-being of the community. Lower educational attainment levels can also be a hindrance to attracting certain types of businesses, typically those that require high technical skills and upper management types of positions.

Table 7-2
Educational Attainment of Persons Age 25 & Older Village of Frederic, 2010

Attainment Level	Number	Percent of Total
Less than 9 th Grade	101	11.2%
9 th Grade to 12 Grade, No Diploma	51	5.6%
High School Graduate (includes equivalency)	373	41.1%
Some College, No Degree	184	20.3%
Associate Degree	83	9.2%
Bachelor's Degree	60	6.6%
Graduate or Professional Degree	55	6.1%
TOTAL PERSONS 25 AND OVER	907	

Source: U.S. Census Bureau

Income

The median household income in the Village of Frederic increased 7.7 percent between 2000 and 2014. However, in constant dollars, it stayed practically the same. The Village's median household income in 2000 was \$25,380 (\$34,933 in 2015 dollars) and in 2015 it was \$33,426 (American Community Survey). The 2010 per capita income for the Village was \$15,685 (\$21,589 in 2015 dollars) and \$22,674 in 2015. Again, in constant dollars, there was little change.

Poverty

In 2010, 10.9 percent of persons, 5.6 percent of families, and 8.5 percent of people under 18 years old in the Village of Frederic were below the poverty level in the past 12 months. Perhaps the most accurate data for poverty are school district data for economically disadvantaged students. Even though students from the Village and surrounding area attend the schools, this information is extremely accurate. During the 2015/2016 school year, 59.6 percent of all the students in the Frederic School District were considered economically disadvantaged. This is an increase from 41.1 percent from 2005/2006. In looking at the five most recent 12th grade classes, 51 percent of the students were considered economically disadvantaged. That is significantly less than the five most recent kindergarten classes where 64 percent of the students were considered economically disadvantaged.

Poverty

In 2014, the Village had a combined household poverty rate and household ALICE rate of 60 percent, second highest in Polk County.

The number of Frederic School District students that are considered economically disadvantaged has increased significantly over the past 10-15 years.

In 2015, the United Way ALICE Report was released. This report showed county and community-level data regarding income and cost of living. ALICE is an acronym for Asset Limited, Income Constrained, Employed. ALICE are households that earn more than the Federal Poverty Level, but less than the basic cost of living for the County. Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. In Polk County, 11 percent of the households in 2014 were in poverty and 27 percent of the households were in ALICE, with a total of 38 percent of all households struggling to afford basic needs. The Village of Frederic had the second highest municipal rate in the County with a total ALICE rate of 60 percent.

It should be noted that the overwhelming majority of the communities in the County with the highest combined poverty/ALICE rates were located farthest away from the southwestern part of the County. There are two possible reasons for this. First, the communities with the highest poverty/ALICE rates are not in a realistic commuter-shed for the Twin Cities. Second, there are higher wage jobs in the southwestern portion of the County. Regardless, one of the major goals for any community should be to have all households in the community be able to afford basic needs. It should be a Village-wide initiative to significantly reduce poverty and ALICE rates in the Village.

Employment by Industrial Sector

The employment by industry within an area illustrates the structure of the economy. Historically, the State of Wisconsin has had a high concentration of employment in manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population and local, state, national, and global economic trends. Table 7-3 displays the number and percent of employed persons by industry group in the Village of Frederic for 2000 and 2015. Due to the Village's concern over the ACS data, the actual numbers should not be used for official purposes.

However, looking at professions that have the highest and lowest percentages, one can see what types are less and more common for Frederic's residents.

Table 7-3
Employment by Industry, Village of Frederic, 2015

Industry	2014 Number	2014 Percent of Total	2000 Number	2000 Percent of Total
Agriculture, forestry, fishing and hunting, and mining	6	1.7%	7	1.4%
Construction	20	5.5%	32	6.4%
Manufacturing	54	14.9%	100	20.0%
Wholesale trade	10	2.8%	15	3.0%
Retail trade	53	14.6%	60	12.0%
Transportation and warehousing, and utilities	17	4.7%	20	4.0%
Information	25	6.9%	18	3.6%
Finance and insurance, and real estate and rental and leasing	7	1.9%	24	4.8%
Professional, scientific, and management, and administrative and waste management services	22	6.1%	6	1.2%
Educational services, and health care and social assistance	83	22.9%	136	27.3%
Arts, entertainment, and recreation, and accommodation and food services	35	9.7%	31	6.2%
Other services, except public administration	24	6.6%	21	4.2%
Public administration	6	1.7%	29	5.8%
TOTAL	362		499	

Source: U.S. Census Bureau, 2011-2015 American Community Survey

Worked within the Village of Frederic	39.8%
Worked in Polk County, but outside Frederic	36.8%
Worked outside Polk County	11.4%
Worked outside State of Wisconsin	12.0%

Of employed residents in 2014, 39.8 percent worked within the Village of Frederic, 36.8 percent commuted to locations outside the Village, but within Polk County, and 23.4 percent commuted outside the County. Of those, 12.0 percent commuted outside the State.

7.2 Economic Forecast and Trends

An important feature of determining the economic health and future of Polk County and its communities is to determine the amounts and types of jobs currently available as well as making predictions for the future. The Wisconsin Department of Workforce Development (WDWD), Office of Economic Advisors produced employment projections in October 2013 for West Central Wisconsin which includes Polk, Chippewa, Polk, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties (see Table 7-4).

Table 7-4

Employment by Industry Projections, West Central Wisconsin, 2010 and 2020

NAICS	Industry Title	Employment			
		2010 Annual Estimate	2020 Projection	Change	% Change
	Total, All Nonfarm Industries	187,791	209,667	21,876	+11.65
1133, 21, 23	Construction/Mining/Natural Resources	6,138	7,758	1,620	27.64
31-33	Manufacturing	29,827	31,328	1,501	5.03
42, 44-45	Trade	35,470	38,328	2,858	8.06
	Information	1,888	1,958	70	3.71
52-53	Financial Activities	7,491	8,549	1,058	14.12
61-62	Education and Health Services (Including State and Local Government)	42,567	48,984	6,417	15.08
611	Educational Services (Including State and Local Government)	16,912	17,937	1,025	6.06
622	Health Care & Social Assist. (Including State and Local Government)	25,655	31,047	5,392	21.02
71-72	Leisure and Hospitality	17,154	20,766	3,612	21.06
	Other Services (Except Government)	7,920	8,791	871	11.00
	Government (Excluding US Postal, State and Local Education and Hospitals)	12,892	12,939	47	0.36
Total Self-Employed & Unpaid Family Workers		12,420	12,926	506	4.07

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, October 2013

WDWD notes that employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding and some data for certain industries may be suppressed due to confidentiality. Government employment includes tribal owned operations, which are part of Local Government employment. Information is derived using a variety of Federal data sources. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2010 to 2020. It is important to note that unanticipated events may affect the accuracy of the projections.

As shown, during the next several years, West Central Wisconsin's workforce is expected to increase by almost 12 percent between 2010 and 2020, which is a very large increase compared to the previous 2008-2018 projections that projected only 3.3 percent growth. The following industries are expected to grow the most: hospitals; construction/mining/natural resources, leisure and hospitality; and health care and social assistance. Also unlike the 2008 projections, no industries are expected to lose employment.

For Frederic, it is safe to assume that the future economic opportunities will be closely tied to the health care, education, manufacturing, and commercial retail and services sectors. The Village's possible future economic trends include:

- The "new economy" places greater emphasis on regional and global relationships and marketing. Many firms are smaller, leaner, and decentralized. Service-oriented industry is replacing manufacturing in many communities.
- High speed, broadband communication is essential to functioning in the new economy. The speed and reliability of broadband service was an identified concern during this plan update.
- Economic and land use decision-making must consider lifestyle changes and the demands of today's households. Households are continuing to get smaller. An active, vibrant community and downtown with a strong sense-of-place is desired. An appropriate retail, service, and amenity mix must reflect changes in purchasing and use patterns.
- A 2008-2010 Gallup poll for the Knight Foundation found that there is a significant correlation between how attached people feel to where they live and the local economy. People spend time and money "where their heart is." The study concluded that what drives people to love where they live is their perception of their community's: (1) aesthetics; (2) social offerings; and (3) openness and how welcoming it is. Other polling shows that young talent is increasingly choosing a place to live first, then find a job. Quality of life, vibrant places, and a strong sense-of-place are increasingly important in the new economy as communities compete to attract and retain workers, entrepreneurs, businesses, and growing industries.
- Related to lifestyle changes, greater emphasis is being placed on being able to live, work, and play in the same community and be able to live a life with limited automobile use.

7.3 Economic Strengths and Weaknesses

An effective economic development strategy should build upon local strengths, while improving or mitigating existing and potential weaknesses. Many of the strengths and weaknesses are also economic goals or opportunities. The following strengths and weaknesses were identified by the Village of Frederic Plan Commission at Plan Commission meetings:

Strengths - Frederic

- Located along State Highways.
- Revolving loan fund programs available through Regional Business Fund, Inc.
- Polk County Economic Development Corporation.
- Low cost of living.
- Proximity to regional world-class recreational opportunities.
- Available land for development.
- Quiet lifestyle.
- Historical downtown.
- Home to St. Croix Regional Medical Center.
- Small and quality school district.

- Recreational opportunities with the Gandy Dancer State Recreation Trail and Coon Lake and Park
- Smaller commercial parcels in the central part of the Village have the highest value per acre.

Weaknesses - Frederic

- Is home to the second to worst ALICE score in the County.
- Difficulty attracting young adults and families.
- Aging population.
- Downtown has recently struggled.
- Distance to major markets and major retail centers (approximately one hour from large retail stores).
- Difficult to attract new businesses.
- Larger commercial and manufacturing parcels outside the central part of the Village have the lowest value per acre.

7.4 Desired Businesses and Industries

Like most communities, the Village of Frederic would welcome most economic opportunities that do not sacrifice community character, have large environmental impacts, or add a disproportionate level of Village services per taxes gained. As stated in the Vision Statement, the Village envisions that it will be home to a balanced economic base, which includes a thriving downtown and that the local educational systems will strongly support the economic base. In addition, the Village envisions that it will be a community where it is easy and desirable to both live and work. Map 7-2 shows the relation of the value of parcels based on their size. The parcels with the lowest value per acre proportionately have a larger economic strain on the Village than the parcels with the highest value per acre.

Downtown Revitalization

Downtowns present a key economic opportunity in economic development. Downtowns provide a head start for many communities planning for sensible growth. They use land efficiently and already have public infrastructure such as streets and utilities. Downtown densities also efficiently utilize infrastructure and improvements. Downtowns are by nature compact developments and provide many infill opportunities. They are “center focused” with a mixture of uses. Downtowns often have existing transportation options in place, such as sidewalks and bicycle access, and are typically pedestrian friendly. Finally, they convey the character and history of the community, celebrating the community’s unique sense of place. Consequently, keeping a downtown economically viable is often an important part of an economic strategy.

The benefits of investing in the downtown:

- People are interested in communities which have a variety of events and entertainment venues that make it a vibrant place.
- The vibrancy of the downtown draws new businesses and can be used by existing businesses to attract employees.
- The downtown can benefit from the economies of scale by providing a variety of businesses and services close to where people work.
- Existing buildings may provide a business incubator space for entrepreneurial businesses.
- Utilization and improvements downtown contribute to community pride and a sense of place.
- An active downtown keeps the money spent at the business circulating in the local economy.
- Utilization of downtown buildings keeps them on the tax rolls.
- Downtown Frederic is vital to the community’s identity and sense-of-place.

Some tools to consider in promoting a vibrant downtown (low administrative costs):

- Generate a list of available properties.
- Provide a handout that addresses the steps for development (permits needed, etc.).
- Create an overlay zoning district with regulations specific to downtown development. Allow for vertical mixed use and other compatible planned development.
- Use an “A-Street” and “B-Street” approach to focus downtown land uses and streetscape efforts. An A-Street should have a continuous, uninterrupted, and attractive pedestrian appeal; this is your primary walkable, retail and service corridor. A B-Street is typically less intact and more auto-oriented and would include uses such as parking lots, repair shops, large discount retailers, etc. Linkages between A-Streets and B-Streets are very important.
- Create a handout that describes some of the main elements of how to make an infill or new project blend into the community – if enforcement is possible make an ordinance with these elements.
- Create a handout available with the different resources available (i.e. WEDC, Wisconsin Small Business Development Center, UW extension, National Trust for Historic Preservation, State of Wisconsin Historical Society).
- Create an identity or brand for the downtown or development area, then reinforce and market this brand.
- Recruit local volunteers to work on creating or administering tools.
- Partner with the local chamber of commerce, tourism bureau, or Economic Development Corporation to maximize resources.

Additional tools (higher administrative costs):

- Write ordinances which include the elements for infill and new project design.
- Create a historic preservation ordinance and committee.
- Apply for grants (CDBG) or tax credits (historic, affordable housing, economic development).
- Establish a downtown organization (apply to become a Main Street community).
- Create a BID (Business Improvement District).
- Utilize a revolving loan fund.

Additional Insights Into Potential Downtown Businesses

Throughout the process, there was discussion regarding the Village’s downtown. Specifically, there was discussion on how to enhance the downtown to make it more attractive for teenagers, college students, and young professionals. The Frederic downtown has a lot of historical significance, is an asset to the Village, and has the potential to be even more of an asset to the Village. Currently, downtown is home to a variety of locally owned businesses. As the Village has physically expanded away from downtown, downtown has experienced a reduction in the commercial significance for the Village. However, downtown should be considered an even more culturally significant portion of the Village than it was decades ago.

As part of a market study for the Rhinelander, WI, Main Street Program, five broad categories of businesses were identified as “key businesses” that make significant contributions to downtown vitality in tourism towns:¹

- destination restaurant
- unique/regional gift store or retailer
- downtown “hangout” or gathering place
- entertainment, including shops that entertain, museums, etc.

¹ Clements, Joshua. “Key Businesses in Vibrant Tourism Towns”, Downtown Economics, UW-Extension, Issue 145, September 2008.

- hospitality lodging

The market study further identified a number of operating characteristics which contribute to the uniqueness and appeal of these downtown businesses:

- locally owned and operated
- located in historic buildings
- place-based (feature, complement, or build upon local culture)
- active in the downtown business community

These businesses further distinguished themselves by:

- personal customer service
- quality products and service
- unique product offerings

Additional retail themes for a vibrant downtown as identified in the University of Wisconsin-Extension's Innovative Downtown Business online clearinghouse include:

- lifestyle and wellness retail (e.g., kitchen/cooking shop, bicycling)
- retailers than celebrate local heritage or local arts
- stores that educate
- stores with a community and global perspective
- neighborhood-serving retailer

7.5 Village of Frederic Current Economic Plans and Designated Sites

The Village of Frederic has one active tax increment financing districts and one industrial/business parks which are used to promote economic development within the municipality.

Tax Increment Financing (TIF) Districts

The Village of Frederic has one active TIF District (or TID). TID #3 is located in downtown. The TID is financially healthy. TID #3 is shown on Map 7-1.

TID #	Base Year	Maximum Life	2016 Value Increment
3	2007	27	\$1,755,300

Frederic Industrial Parks

As shown on Map 7-1, the Village of Frederic has one industrial park:

- Frederic Industrial Park - The industrial park is on the Village's south side along Industrial Way. Industrial Way has direct access to STH 35. The park is developed with streets, curb and gutter, water, sanitary and storm sewers. Electrical service accommodates commercial or industrial needs.

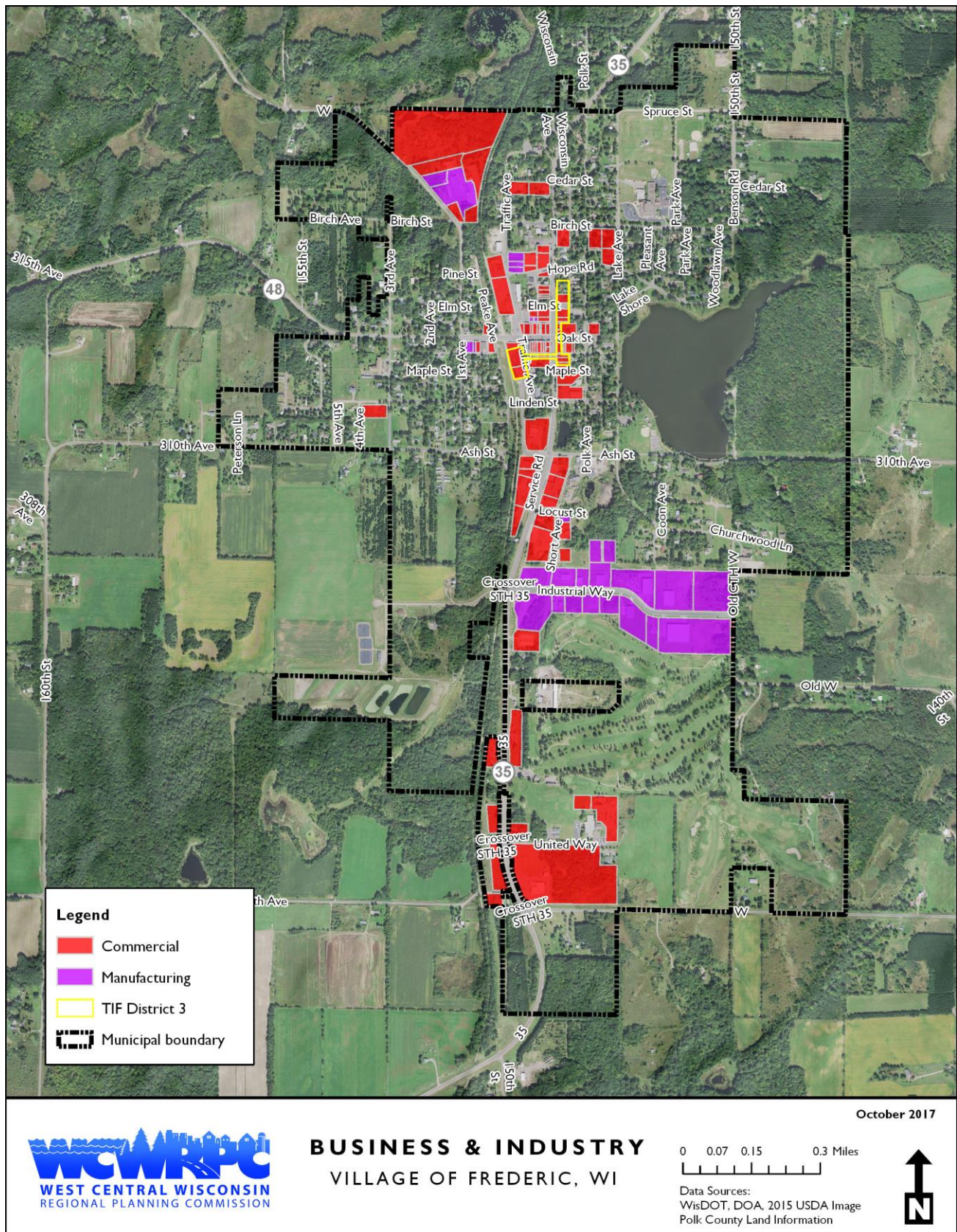
7.6 Environmentally Contaminated Sites for Commercial or Industrial Use

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) urge the clean-up of environmentally contaminated commercial or industrial sites to utilize the lands for more productive uses. According to the WDNR's Bureau of Remediation and Redevelopment Tracking System there

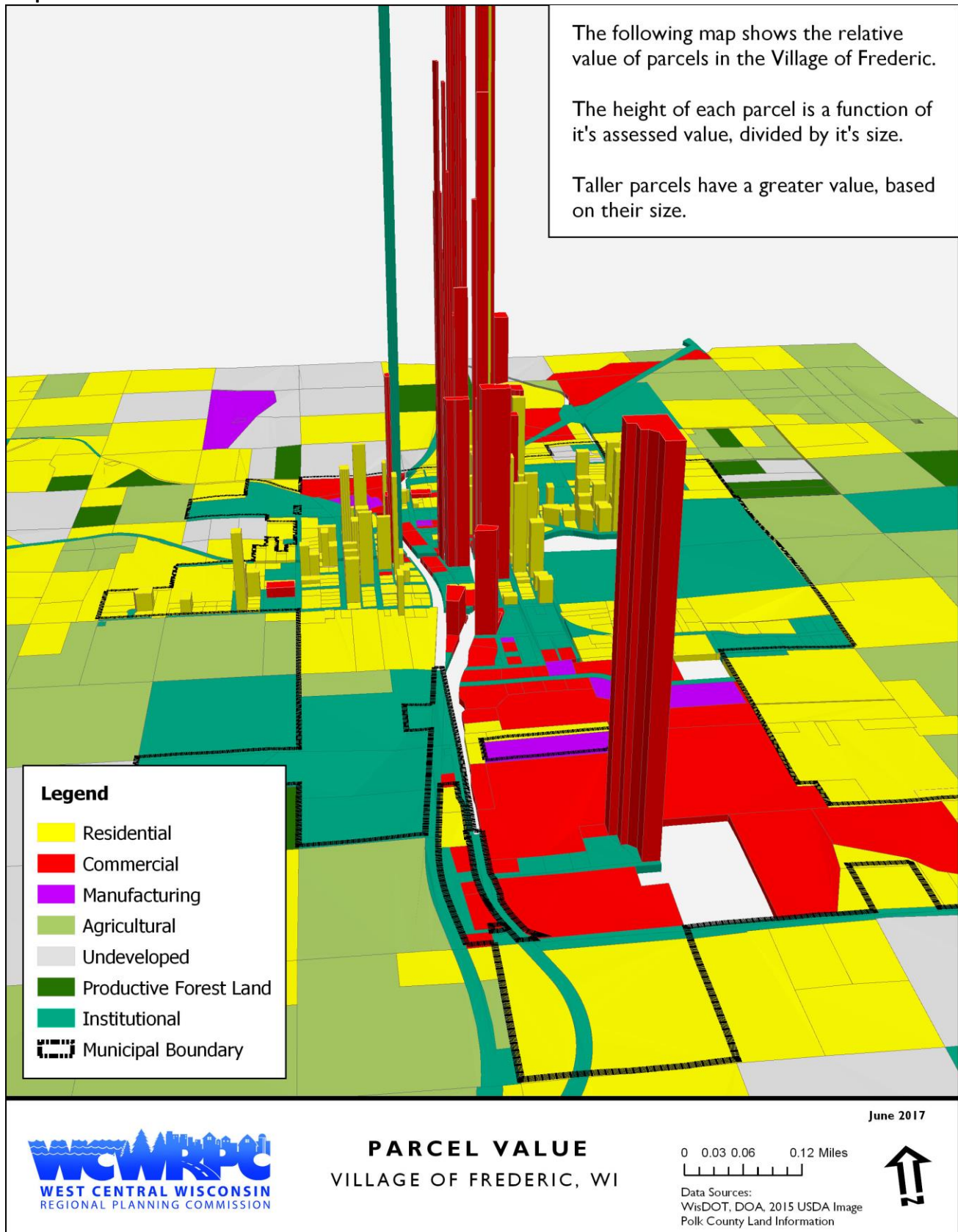
are three basic types of environmentally contaminated sites in Polk County: Leaking Underground Storage Tanks (LUST), Environment Repair Program (ERP) sites, and Spills.

As of September 2017, there are 37 activities in Frederic. The majority of these activities are closed or no action is required. The Village has two open ERP sites, one open spill site, and zero open LUST sites. All sites should be further evaluated for possible clean-up and redevelopment.

Map 7-1 Frederic Business and Industry



Map 7-2 Parcel Value



7.7 Economic Development Goals, Objectives, and Strategies

Economic Development Goal:

Frederic has a balance of industry and commerce to provide the needed employment opportunities of a resilient and sustainable community. Frederic is a community where its children can continue to live in adulthood and have a wide range of employment opportunities with livable wages.

Objectives:

1. The Village is a destination to live for mobile and/or telecommuting professionals.
2. Downtown is known in the surrounding region as a thriving and distinct destination that is home to all day-to-day needs of residents.
3. Locally owned businesses are promoted and play a significant part in the local economy.
4. Wages in the Village allow individuals and families to meet basic needs.
5. There are adequate programs to help new businesses to locate in the Village and current businesses to expand.
6. Commercial and industrial development is developed in a way that does not negatively impact the Village's short-term or long-term budget.
7. Coon Lake and the surrounding recreational areas are highly valued recreational opportunities.
8. Utilize the Village's abundant and clean groundwater as an economic development tool.
9. Support and promote 'Placemaking' and a 'Creative Economy' approach as an economic development strategy.

Strategies:

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Support the retention and enhancement of existing manufacturing and industrial businesses through various means including provision of necessary services and utilities at the lowest possible cost and efficient access to surface transportation modes. – Ongoing
2. Make sure that all future development is developed in a way that does not negatively impact the Village's short-term or long-term budget. – Short term
3. Coordinate the provision of transportation and utility improvements necessary to develop or redevelop industrial areas. – Ongoing
4. Collaborate with the Frederic School District, WITC, and the University System to provide educational and training programs to meet the changing needs of local workers and industry. – Short term
5. Promote and support endeavors that make downtown Frederic a distinct opportunity for commercial and service establishments and housing. – Short term
6. Support the establishment of business incubators for knowledge based-related activity and other business and industrial pursuits. – Ongoing
7. Work with other Polk/Burnett communities to foster economic development. Meet with these communities on at least an annual basis. – Short term
8. Participate in State, Regional, and County marketing efforts, including marketing trips to the Twin Cities businesses that fall with Frederic's target clusters. – Short term
9. Work to provide modern telecommunications facilities for Frederic and Frederic School District. – Ongoing
10. Encourage cooperative programs between local primary and secondary education systems and post-secondary institutions to work together on programs and curriculum to provide knowledge-based companies with highly skilled and trained workers. – Short term
11. Support the creation of enhanced business development tools, such as a revolving loan fund and land sale policy to attract business. – Ongoing

12. Research and implement ways to create a culture of creativity, uniqueness, and entrepreneurship. – Short term
13. Utilize the Village's natural resources, surrounding natural resources, and the Village's proximity to large regional natural resource attractions as a tool to attract business, entrepreneurs, and professionals. – Short term
14. Research the creation of TIF districts. – Short term
15. Promote and develop great public places that compliment and add to commercial activity throughout the Village, with an emphasis on downtown. – Short term
16. Conduct a placemaking project. – Short term
17. Provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing companies for modernization or expansion and job creation. – Ongoing
18. Require all new residential, commercial, and public development to include placemaking techniques and attributes. – Short term
19. Embrace low-cost renewable energy options which are available for business and residential users. – Short term
20. Partner with local and regional farmers, institutions, organizations, and other groups to significantly increase the amount of local/regional food being served in the Village, including in the schools. – Short term
21. Work with the Frederic Farmers' Market and other organizations to help promote and expand the summer farmers' market and gauge interest in creating a farmers' market during non-summer months. – Short term
22. Evaluate development potential of expanding the commercial district to the north along STH 35 – Short term
23. Expand work with local groups and organizations to make Coon Lake an even more significant community asset that has recreational options for all generations. – Short term
24. Initiate and facilitate dialogue with local businesses to research what is needed to allow existing businesses to expand and get new businesses in Frederic. – Short term
25. Create a new and/or expand an existing destination festival in Frederic. – Short term
26. New buildings should promote a high quality of architectural style that fits within the context of surrounding uses. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. – Short term
27. Seek additional revolving loan funds for Village businesses – Short term
28. Work with other entities to help foster a working relationship between the Frederic School District and the manufacturing industry to prepare students for existing employment opportunities in the Village. – Short term
29. Focus on promoting and enhancing silent sport activities for residents and tourists. – Short term
30. Work with other entities to increase and improve communication for people in economic need, schools, services, and employment for parents. – Short term
31. Implement a local business plan contest in Frederic. – Short term
32. Inventory all Village owned vacant parcels and complete a plan for the future potential use of the parcels. – Short term
33. Work with local residents and local and regional economic development organizations to promote the reuse of the Hagberg Building on the northwest corner of STH 35 and Oak St. - Ongoing

8. Intergovernmental Cooperation

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, ideas, and other resources across jurisdictions. Likewise, budget constraints are encouraging many municipalities to explore partnerships and collaborative efforts to provide services more efficiently. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit. And the decisions, plans, and strategies of one community can impact neighboring jurisdictions.

Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies in order to identify potential solutions to mitigate such conflicts. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources to everyone's benefit. Perhaps the most important attribute of a region where successful intergovernmental cooperation exists is trust. Trust plays a role in building relationships and creating regions where innovation is a common thread. Without trust, it is difficult to build relationships and without relationships, cooperation and innovation are less likely to occur, or to be productively sustained over time.

8.1 Planning in Adjacent and Overlapping Jurisdictions

Adjacent Local Governments

Polk County

The Village of Frederic has coordinated with Polk County on a variety of planning and programming activities, such as natural hazards mitigation planning and transportation planning for road maintenance and improvements. Potential opportunities for cooperation include continuing to communicate with the County to develop a mutually beneficial implementation program to ensure orderly and cost-effective land use planning and outdoor recreation planning. Other opportunities also exist. Polk County adopted a comprehensive plan in 2009.

Surrounding Communities

The Village of Frederic is bordered mostly by the Town of West Sweden. The Town of Luck is located directly south of the Village's southern border. The Village of Frederic does coordinate with the towns on some issues. Due to the proximity of the Village of Luck, there are additional opportunities to work with the Village of Luck.

School Districts

The Village of Frederic is served by the Frederic School District. Most school districts are experiencing declining budgets, the need to update facilities, and the expectation to maintain a high level of education standards. The sharing of programs between neighboring school districts has been one effective approach of cooperation. Other opportunities for cooperation include working with the school districts to anticipate future growth, sharing facilities, workforce development, busing needs, and engaging youth on community initiatives. In addition, school districts often provide recreation facilities for field and court sports.

Regional Coordination

Numerous non-governmental entities can have a role in multi-jurisdictional or regional coordination, including the Polk County Economic Development Corporation, Polk County UW-Extension, and various special interest groups. These entities are largely discussed in other plan elements. One regional governmental entity of note is the West Central Wisconsin Regional Planning Commission.

Intergovernmental Cooperation

West Central Wisconsin Regional Planning Commission (WCWRPC)

Polk County is a member of the West Central Wisconsin Regional Planning Commission. There are nine regional planning commissions (RPCs) that represent 67 of 72 Wisconsin counties. RPCs are designed to offer local planning assistance and support to county and municipal governments; WCWRPC's role is advisory, not regulatory. Typical functions of an RPC include, but are not limited to: comprehensive, intergovernmental planning; transportation planning and programming; water quality planning; collecting and analyzing data; conducting studies; sewer service area planning; economic development planning and grant writing; and meeting area wide requirements so local jurisdictions can receive federal grants. The WCWRPC has assisted Polk County and Village of Frederic with numerous housing and public facility infrastructure grants and a variety of planning efforts.



State Agencies

Coordination with various state agencies occurred as part of the Polk County comprehensive planning process. The relationship with these agencies through planning includes, but is not limited to the following:

Wisconsin Department of Administration (WDOA) – Division of Intergovernmental Relations

As per its webpage, “[t]he Division of Intergovernmental Relations provides a broad array of services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs.”

The Division administers the state's comprehensive planning grant program and includes a library of completed comprehensive plans throughout Wisconsin at its website. The Division also includes the State's Municipal Boundary Review agency which regulates the transition of unincorporated lands to Village or Village status through municipal annexation, incorporation, consolidation, or cooperative boundary agreement. State review of subdivision plats also occurs within the Division. The Division's Demographic Services Center also provides population and demographic estimates and projections for planning purposes.

To increase the efficiency and effectiveness of services through greater intergovernmental cooperation, the Wisconsin Partnership initiative is also administered through the Division. State government can offer its public sector partners access to procurement contracts, technologies, grants and other resources that can either reduce costs or expand the range of available options.

Wisconsin Department of Transportation (WDOT)

The Wisconsin Department of Transportation maintains several plans with statewide policies regarding various aspects of transportation. Plan recommendations were consulted and incorporated into local comprehensive plans where applicable. WDOT plans and programs are discussed previously in the Transportation element.

Wisconsin Department of Natural Resources (WDNR)

The Wisconsin Department of Natural Resources is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of the state. It is the one agency charged with full responsibility for coordinating



Intergovernmental Cooperation

the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreation opportunities for Wisconsin citizens and visitors.

8.2 Existing Partnerships, Agreements, and Intergovernmental Plans

Sample Agreements

The Village has numerous agreements with the Town of West Sweden, Polk County, and the State of Wisconsin. They include: Polk County 911, Polk County Communications Center, and Elderly and Disabled Transportation, etc.

8.3 Intergovernmental Issues and Opportunities

The following intergovernmental trends are anticipated during the planning period.

- Intergovernmental cooperation will increase as State, County, and local budgets become more restrictive and partnerships are pursued.
- As more jurisdictions create comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will become apparent.
- The sharing of employees, equipment, and facilities will increase locally to meet demand at reduced costs.

Opportunities

Numerous opportunities for service or program administration exist for cooperation with other units of government. Several of the key opportunities are:

Opportunity	Other Governmental Unit Assistance
1. Reduce cost for providing services through working with neighboring communities and the County for such items as road maintenance, fire and emergency service, police protection, solid waste and recycling, local parks, etc.	<ul style="list-style-type: none">• Adjacent Towns• Polk County
2. Cooperative efforts to minimize use conflicts at the Village's borders, protect municipal wellheads, manage stormwater, and improve water quality within the watershed	<ul style="list-style-type: none">• Adjacent Town governments and Towns within the watershed• Polk County Land Conservation Department• Wisconsin Department of Natural Resources• West Central Wisconsin Regional Planning Commission
3. Strengthen local economy and community socially by the Triple Helix, which is the collaboration of business, academia, and government	<ul style="list-style-type: none">• K-12• College/University• Polk County EDC• Chamber of Commerce

The policies within the other plan elements mention additional intergovernmental opportunities to coordinate with State, County, and area towns to achieve the Village's goals.

Intergovernmental Cooperation

Potential Conflicts and Resolutions

The Village of Frederic identified no current intergovernmental issues or concerns, though potential conflicts may develop through the course of the planning period.

Potential conflicts can be most effectively addressed in a “proactive” fashion. In other words, pursuing opportunities will often avoid future conflicts. Thus several of the potential conflicts identified may be similar to the opportunities discussed earlier. Potential conflicts and the process to resolve the conflicts are summarized as follows:

Potential Conflict	Process to Resolve
1. Potential land use compatibility and planning concerns regarding properties adjacent to or near the Village’s boundary, water quality issues, and within wellhead protection areas, in particular agricultural practices such as landspreading, feedlot operations, and pesticide use.	Meet with officials from the Town of West Sweden and Town of Luck to encourage local land use planning efforts. Review and provide comments on any draft comprehensive plans developed by adjacent towns. Explore extra-territorial powers.
2. Annexation for new industrial, residential, or commercial development.	Maintain open dialogue with Town of West Sweden and Town of Luck to explore the potential use of cooperative boundary agreements and plans to develop solutions that benefit all jurisdictions.

8.4 Intergovernmental Cooperation Goals, Objectives, and Strategies

Intergovernmental Cooperation Goal:

Frederic maintains proactive and constructive communication and working relationships with adjacent and overlapping governmental jurisdictions on issues of mutual interest. The Village is home to a government that is transparent and provides ample and accessible opportunities for public input.

Objectives

1. Current shared services and opportunities for additional shared services to enhance overall cost-effectiveness of government are equitable and beneficial.
2. Strong and effective intergovernmental cooperation.
3. There is a high level of trust between the Village and adjacent and overlapping governmental jurisdictions.
4. Residents and businesses have an easy and effective means to voice their ideas/comments and feel that their opinions are being heard and addressed.

Strategies

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Explore coordinating development regulations and streamlining the development process in the area surrounding the Village with the multiple development review jurisdictions of Polk County, the adjacent Town and the Village. – Ongoing
2. Create a forum that encourages the output of citizen ideas and creativity. – Short term
3. Discuss and research opportunities to cooperate and work with adjacent and overlapping government jurisdictions. – Short term
4. Review intergovernmental agreements annually for their effectiveness and impact on the Village. – Ongoing

Intergovernmental Cooperation

5. Meet periodically with Polk County staff and neighboring community officials to explore opportunities for the cooperative administration of services and programs. – Ongoing
6. Apply for additional housing funds, utilizing the services of Polk County and West Central Wisconsin Regional Planning Commission. – Short term
7. Work with the communities of Centuria, Milltown, Luck, and Siren to create a working group to encourage economic development in communities along STH 35. – Short term
8. Work with WITC to locate a campus in Frederic. – Short term
9. Work with the Village of Luck to find ways to combine services and reduce costs. – Ongoing
10. Establish a 'Community Arts' or 'Cultural Affairs' committee as a part of local government to support and harness the visual arts, local history, music and other cultural groups for community development. – Short term

9. Land Use

The use of land is a critical factor in guiding the future growth and decision-making of any community. This plan element identifies a land use goal, objectives, and strategies for the Village of Frederic, based on current and projected land use trends as well as local land use issues and conflicts.

9.1 Existing and Projected Land Use Trends

The Village of Frederic is a small community in northwestern Wisconsin. It is located along State Highway 35 and State Highway 48. Table 9-1 and Table 9-2 summarize the existing and projected land use within the Village of Frederic. Over the past two decades, there has been very limited residential development in the Village. In the past two decades, industrial and commercial development has mostly occurred on the south side of the Village along the State Highway and in the industrial park.

Map 9-1 shows existing Land Use in the Village. This map was based on 2016 assessment and parcel GIS data provided by the Polk County Land Information Office and was slightly modified by the Plan Commission and Village Staff. Generally, existing land use supply is meeting most demand and most likely will in the future. There are some opportunities for residential, commercial, and industrial infill and redevelopment in the Village. Residential options could be single-family, multi-family and senior housing.

Table 9-1 shows projections based on the population projections from the Wisconsin Department of Administration (DOA). These population projections show a 2040 population of 1,110, which is an increase of 27 people over 30 years. The Village's population is projected to peak around 2030 with a population of 1,190, which is an increase of 53 people from 2010. Even though this is a relatively small number, it would increase the Village's population by over four percent. Based on the existing average persons per household (2.01) and average size for each housing unit (.59 acre), and a consistent future vacancy rate, residential acreage in the Village would increase from 336 acres to 351 acres from 2015 to 2030. In regards to commercial and industrial development, Table 9-1 anticipates continued growth with the same proportion with current Village population. The Village currently has .23 commercial acres/person and .02 industrial acres/person. Table 9-1 projects an additional 17 acres of commercial and two acres of industrial growth between 2015 and 2030 and continued on to 2040.

Table 9-2 shows a population projection that the Village thinks is more likely to occur between now and 2040. In addition, a significant amount of the Village that is considered commercial land use is the Frederic Golf Course. The commercial acreage for the golf course significantly impacts the Table 9-1 projections for future commercial growth. The population projection in Table 9-2 takes into account the Village implementing strategies found in this plan, the Village's current aging population, only two residential units being built in the past two years, and a declining school enrollment. This scenario also takes into account the growing trend of most generations starting to prefer smaller housing units and living closer to downtown, shopping areas, schools, and other day-to-day functions. With that, table 9-2 projects that the Village's population will stay basically constant from now until 2040. With that, Table 9-2 shows a very minimal increase in residential housing acreage. Table 9-2 does not include the 135 acres of the Frederic Golf Course as Commercial Acres.

Table 9-1

Existing and Projected Land Use, Village of Frederic, 2015-2040

LAND USE	2010	2015	2020	2025	2030	2035	2040
Residential (acres)	N/A	555	563 (+5)	575 (+7)	580 (+3)	580 (+0)	580 (+0)
Commercial (acres)	N/A	220	228 (+8)	233 (+5)	235 (+2)	235 (+0)	235 (+0)
Manufacturing (acres)	N/A	46	47 (+1)	47 (+0)	48 (+1)	48 (+0)	48 (+0)
Housing Units (Total)	567	567 (+0)	575 (+8)	587 (+12)	592 (+5)	592 (+0)	592 (+0)
Population	1,137	1,115 (-22)	1,155 (+40)	1,180 (+25)	1,190 (+10)	1,165 (-25)	1,110 (-55)

source: Polk County Land Information Parcel GIS Database, U.S. Census 2010, Wisconsin Department of Administration, and Village of Frederic

Table 9-2

Existing and Projected Land Use (zero net population growth), Village of Frederic, 2015-2040

LAND USE	2010	2015	2020	2025	2030	2035	2040
Residential (acres)	N/A	555	556 (+1)	557 (+1)	558 (+1)	559 (+1)	560 (+1)
Commercial (acres)*	N/A	85	86 (+1)	87 (+1)	88 (+1)	89 (+1)	90 (+1)
Manufacturing (acres)	N/A	46	47 (+1)	47 (+0)	48 (+1)	48 (+0)	48 (+0)
Housing Units (Total)	567	568 (+1)	570 (+2)	572 (+2)	574 (+2)	576 (+2)	578 (+2)
Population	1,137	1,115 (+0)	1,115 (+0)	1,115 (+0)	1,115 (+0)	1,115 (+0)	1,115 (+0)

source: Polk County Land Information Parcel GIS Database, U.S. Census 2010, and Village of Frederic

* Does not include the Frederic Golf Course

Care must be used in interpreting this data or comparing it to other sources due to different methodologies and definitions used in data collection and reporting. The GIS data in Table 9-1 and 9-2 and Map 9-1 collects and reports data based on the most intensive use on a given parcel (e.g., a single home on a 20-acre parcel labels the entire parcel as residential) and the WDOR lacks data for unassessed (nontaxable) parcels. For purposes of analyzing land use distribution and projecting future needs, this plan largely relies on the GIS-based land use map data, which is believed to be more accurate. There are estimates and some numbers are rounded. Overall, the Village Plan Commission anticipates that the Village will not significantly expand its boundaries and will have little additional development between now and 2040. With that, there is ample area to develop within the Village limits.

Residential Land Uses

Residential development, which accounts for about 47 percent of the Village's land use, has the majority of the Village's parcels. There are a few larger residential tracks that significantly increase the total residential acreage and significantly increase the average lot size. The total residential acreage and number of residential parcels have very slowly increased over the past few decades.

Commercial and Manufacturing Land Uses

As discussed in the Economic Development element, the Village of Frederic has a downtown, commercial area along STH 35, and an industrial park. These areas are where the majority of commercial and manufacturing parcels are located. With the limited commercial and manufacturing development over the past few years, it seems that future commercial and manufacturing development will be limited as well. However, it should be noted that due to the Village's size, even two or three additional small manufacturing businesses or one medium sized manufacturing business can have a substantial positive impact for the Village.

There are some undeveloped parcels existing within the Village that are planned for commercial and industrial use. These parcels, in addition to the area around the former water treatment plant can be used for commercial and manufacturing uses.

Institutional Land Uses

The Village has several different uses of land that is institutional land use. The majority of this land consists of churches and government buildings.

Parks, Recreation, and Conservation

The Village of Frederic is home to several park facilities. This includes parks, trails, and school facilities. It also includes the golf course and Coon Lake and the area surrounding the lake. The Outdoor Recreation Plan gives a detailed list of the estimated acreage and facilities of each park.

Agriculture/Undeveloped

There is still land within the Village limits that is currently not developed. Depending on the location, this land is proposed to be residential, commercial, or manufacturing.

9.2 Supply, Demand, and Price of Land

Two indicators of a dynamic economy and potentially changing land use patterns are land sales and prices. These two indicators show a demand to convert undeveloped or under-developed land to more intensive uses such as residential, commercial or industrial. In turn, additional community services may be needed to support this change.

Agricultural and forest land sales data is available, but provide limited insight into the supply, demand, and price trends of land within the Village. Instead, we can compare assessed acreage over time for some insights into land supply and demand trends. Assessment information can also help indicate land prices; however, this information has certain limitations due to assessment methods, timing and whether a particular assessor has completely established current fair-market value comparables for a given community. The State of Wisconsin attempts to equalize values so communities whose assessments are in different years will have assessments that are fair. Eventually all assessments are supposed to reflect fully equalized, fair-market value of property.

Table 9-3 includes 2012 and 2015 assessed land use acreage and assessed value per acre for the Village of Frederic. As discussed previously, please keep in mind that Table 9-3 uses WDOR assessment data, which only

Land Use

reflects taxable property. In addition, with such a small number of parcels and acreage, these numbers can be off significantly, due to the assessment process.

Table 9-3

Land Use Acreage and Assessed Value Per Acre, 2012 and 2015

	Agricultural	Forest	Ag. Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
2012									
# Parcels	3	0	0	0	437	106	7	0	553
# Improved	0	0	0	0	379	92	7	0	478
Acres	29	0	0	0	356	255	20	0	660
Land Value per Acre	\$176	-	-	-	\$17,006	\$9,402	\$9,225	-	\$13,092
Improved Value per Imp. Parcel	-	-	-	-	\$70,806	\$155,311	\$380,714	-	\$91,609
2015									
# Parcels	0	0	0	0	430	108	6	0	547
# Improved	0	0	0	0	381	93	6	0	480
Acres	0	0	0	0	334	257	20	0	630
Land Value per Acre	-	-	-	-	\$17,856	\$9,400	\$11,685	-	\$13,678
Improved Value per Imp. Parcel	-	-	-	-	\$70,571	\$152,149	\$425,400	-	\$90,812
Difference									
# Parcels	-3	0	0	0	-7	+2	-1	0	-6
# Improved	0	0	0	0	+2	+1	-1	0	+2
Acres	0	0	0	0	-22	+2	0	0	-20
Land Value per Acre	-	-	-	-	\$850	-\$2	\$2,460	-	\$586
Improved Value per Imp. Parcel	-	-	-	-	-\$235	-\$3,162	\$44,686	-	-\$797

Source: Wisconsin Department of Revenue; values do not include unassessed/exempt properties.

9.3 Barriers to Development and Land Use Conflicts

Physical Barriers to Development

The Village of Frederic has a few natural barriers to development. The Agricultural, Natural, and Cultural Resources element identifies potential barriers to building site development within the Village, such as slope, areas of wetland, 100-year floodplain area, and Coon Lake. It is very likely that the mapped floodplain areas and related acreages discussed in this comprehensive plan will not change significantly in the near future.

Transportation, Utilities and Community Facilities Barriers

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

Regulatory or Policy Barriers

The Village Plan Commission identified no Village regulatory or policy barriers that are adversely restricting development within the community.

9.4 Opportunities for Redevelopment

The Village supports infill and reuse of vacant and underutilized properties. Most redevelopment opportunities within the Village are relatively small.

9.5 Smart Growth Areas

According to Comprehensive Planning law, "smart growth area" means an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state, governmental and utility costs. Due to the small size of the Village and location of vacant parcels, the majority of the Village can be considered a Smart Growth Area. However, the best places for additional growth in the Village start at the inner core and work its way out. The area is suitable for redevelopment activities which can take advantage of the existing infrastructure in the area and is currently accessible for walking and biking.

9.6 Preferred Land Use Plan

The preferred land use plan is one of the primary components of the comprehensive plan that can be used as a guide for local officials when considering future development within the community. The plan is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. Major components of the preferred land use plan include Map 9-3 Preferred Land Use and the preferred land use classification definitions. Each of these components is described below.

Land Use Classifications

The following land use classifications are descriptions used to define areas within the Village that are of consistent character, use, and identity. All development should be served by municipal (public) sewer and water, unless an acceptable alternative is agreed upon. A more detailed description of each of the classifications follows:

Low and Medium Density Residential

The LOW AND MEDIUM DENSITY RESIDENTIAL classification is designed to include existing and planned single family residential and less intensive, multi-family development. Low-impact, home-based commercial activities and institutional uses (e.g., churches, schools, group homes, clinics) may be appropriate in these areas.

Planned residential expansions will primarily occur through new individual lots and smaller subdivisions, though opportunities for infill exist. Densities will be regulated by the Village's zoning ordinance, but most will be compact (one to five units per gross acre) and consistent with the densities of the surrounding neighborhoods. Low-density duplex development is anticipated if compatible with adjacent residential parcels. Single-family residential neighborhoods should contain some form of buffering between the residences and incompatible land uses such as more intensive commercial or industrial development. Proposed multi-family development should include adequate greenspace, parking, service access, and refuse collection facilities.

Potential Zoning Districts: R-1 Single and Two-Family Residential District, R-2 Single and Two-Family Residential District, Multiple-Family Residential District, P-1 General Park District

Design Guidelines: Garages located behind the front façade or in rear yard, locate street trees in new developments, pedestrian scaled lighting, high-quality architectural elements that are human scale and relates to surrounding neighborhood context, varying lot sizes, building heights, exterior colors, and floor plans on any given block.

Central Business District

The CENTRAL BUSINESS DISTRICT classification is designed to include uses that are part of an active and vibrant downtown. For Frederic, this includes what are traditionally neighborhood commercial businesses and a variety of residential uses. Downtown areas are becoming more desirable. This is specifically true for people in their retirement years, as most Village services are within walking distances, in addition to shopping, retail, and restaurants. With this increase in desirability, the variety of housing types needed in a downtown range from single-family residential to higher-density residential options. In addition, institutional uses (e.g., churches, schools, group homes, clinics) are appropriate in these areas.

Residential expansions will primarily occur through recorded subdivisions, though opportunities for infill exist. Due to demand, some of these will increase density. Densities will be regulated by the Village's zoning ordinance. New commercial development in this area could occur in infill areas or in areas where the market allows for new development to be built in areas that are already built. It is important that any new development keeps the same or enhances the architectural character of the central business district. Proposed multi-family development should include adequate greenspace, landscaped parking, and screened refuse collection facilities. It is not uncommon for higher-density residential development to be located near commercial development, if potential use conflicts are mitigated.

Potential Zoning Districts: B-1 Downtown Commercial District, R-2 Single and Two-Family Residential District, R-3 Multiple-Family Residential District, P-1 General Park District

Design Guidelines: Locate street trees in new developments, pedestrian scaled lighting, high-quality, multiple, and varying architectural elements and material (brick, stucco, wood, etc.) that are human scale and relates to surrounding neighborhood context, landscaped parking areas that are safe and usable for pedestrians, lighting is full-cut-off fixtures directed at the ground, screened service areas (trash/recycling containers, mechanical

areas, etc.), high quality signage that is appropriate to downtown development, shared parking with other businesses/uses, building façade facing the street, areas for people to sit.

Commercial

This COMMERCIAL classification is designed to include existing and planned general commercial development that is auto-oriented, involves large amounts of shipping, or is marketed to highway travelers in the Industrial Park or along State Highway 35. Certain categories of business activity such as auto/truck/implement sales, motel, service stations, restaurants, and farm-related business which require highway orientation or larger land parcels in close proximity to a major road. It also is designed to include existing and planned neighborhood commercial development that is more appropriate adjacent to residential areas. In addition, all commercial areas should be easily accessible by walking and biking.

Potential Zoning Districts: B-1 Downtown Commercial District, B-2 Highway Commercial District, I-1 Industrial/Commercial District

Design Guidelines: Locate street trees in new developments, pedestrian scaled lighting, high-quality, multiple, and varying architectural elements and material (brick, stucco, wood, etc.) that are human scale and relates to surrounding neighborhood context, landscaped parking areas that are safe and usable for pedestrians, lighting is full-cut-off fixtures directed at the ground, screened service areas (trash/recycling containers, mechanical areas, etc.), high quality signage that is not excessive in height or square footage, shared parking with other businesses/uses, building façade facing the street, areas for people to sit, variation of building heights.

Industrial

The INDUSTRIAL classification is designed to include existing and planned industrial development. The industrial classification allows uses such as indoor manufacturing, warehousing, assembly, and distribution. Planned industrial areas or parks subject to building and site design, landscaping, signage and outdoor storage provisions are encouraged. New industrial development should occur exclusively in the industrial classification. Industrial development could occur on a variety of lot sizes but should be concentrated whenever possible to minimize land use conflict. Proper access by industries to and from major traffic routes should be provided. Industrial development should also maintain adequate off-road employee parking, loading and unloading facilities. Where necessary, proper screening or buffering deemed should be used to shield from adjacent non-industrial uses. Certain commercial uses (e.g., equipment sales and repair, office, research, self-storage buildings, public services) may also be appropriate for industrial areas, such as in the case of the Industrial Park.

Potential Zoning Districts: I-1 Industrial/Commercial District, I-2 Industrial/Commercial District, B-2 Highway Commercial District

Design Guidelines: Locate street trees in new developments, pedestrian scaled lighting, high-quality, multiple, and varying architectural elements and material (brick, stucco, wood, etc.) that are human scale and relates to surrounding neighborhood context, landscaped parking areas that are safe and usable for pedestrians, lighting is full-cut-off fixtures directed at the ground, screened service areas (trash/recycling containers, mechanical areas, etc.), high quality signage that is not excessive in height or square footage, shared parking with other businesses/uses, building façade facing the street, variation of building heights.

Park/Recreation

The PARK/RECREATION classification includes existing and planned public parks and urban greenspace areas

located in the Village to be used for the purpose of outdoor recreation. To improve recreational opportunities in the Village, the Village should implement the recommendations of the Outdoor Recreation Plan.

Potential Zoning Districts: P-1 General Park District

Future Land Use Map

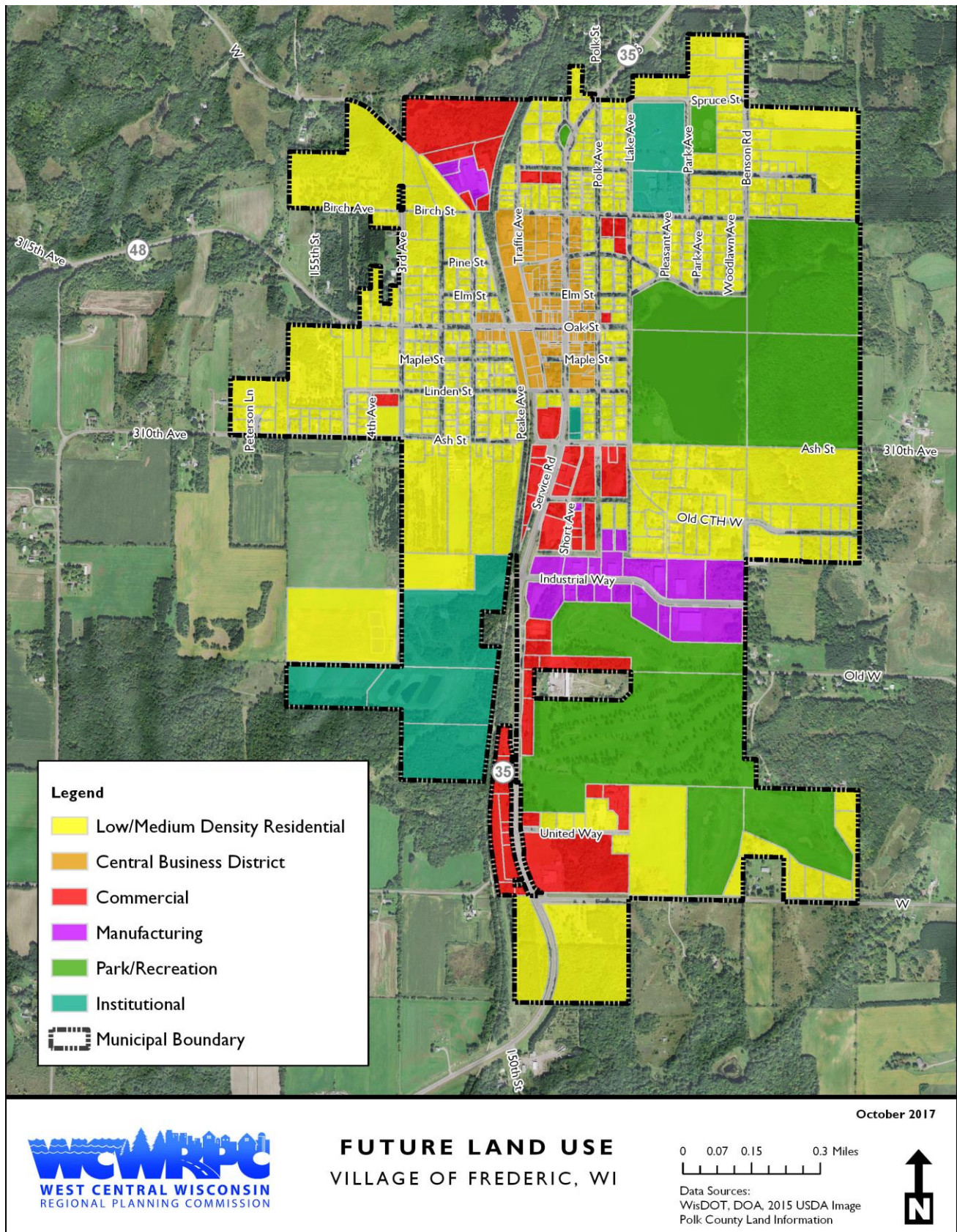
The Village of Frederic desired pattern of future land use is depicted by the arrangement of its preferred land use classifications. These classifications have been mapped to identify areas of similar and preferred character, use, and density. The classification arrangement as shown on Map 9-2 establishes the Village's vision and intent for future land use.

For many reasons (e.g., market factors, site conditions), the exact land use acreages are less important than the general trends. In comparing the projected land use demand (Table 9-1 and Table 9-2) to Map 9-2, the Plan Commission has found that all land use categories have adequate land for development.

In an attempt to implement the Village of Frederic Preferred Land Use Map (Map 9-2), the Village should utilize this map when acting on zoning decisions, amendments to the Village's zoning map, and for other land-use decision making. The review of Map 9-2 and the Village's zoning map concurrently will ensure consistency between planning and zoning decisions. Zoning decisions must be consistent with the Village's comprehensive plan.

It is important to remember that Map 9-2 is not a zoning map. The preferred land use map is a longer-term vision of how the Village may develop, while zoning can be used to guide and phase growth in an incremental and efficient manner. Differences in definitions may also exist and compatible uses may be allowed within a zoning district (e.g., certain commercial may be allowed in industrial areas). In short, some differences between the preferred land use plan map and the zoning map will exist, though the plan and zoning ordinance may still be deemed consistent.

Map 9-2 Future Land Use



9.7 Land Use Goals, Objectives, and Strategies

Land Use Goal:

Frederic has a well-balanced mix of land uses that maintains a high quality-of-life aspect, preserves natural resources, is economically and environmentally sustainable, promotes social interaction, and reflects the community values that the residents desire.

Objectives

1. Frederic is compact in its overall form with appropriate public and private development, accessible open spaces, and adequately served by Village services.
2. Land use patterns and the Village services that support them are as economically and environmentally sustainable and resilient as possible.
3. Frederic is home to quality developments that address the needs of all residents with proper regard for the environment and access to a variety of recreational facilities for active and passive recreational activities.
4. The Village is safe, clean, and has a visually attractive urban environment.
5. Land use patterns and development act as a catalyst and conduit for social interaction.
6. Downtown is a vibrant location where people live, work, shop, and recreate every day and at all hours of the day.

Strategies

(Ongoing = currently being practiced and should continue, Short term = start in the next five years, Long term = start five to ten years from plan adoption)

1. Make sure that all future development is developed in a way that does not negatively impact the Village's short-term or long-term budget. – Short term
2. Incorporate more public seating in downtown. – Short term
3. Support the retention and enhancement of existing manufacturing and industrial businesses through various means including provision of necessary services and utilities at the lowest possible cost and efficient access to surface transportation modes. – Ongoing
4. Coordinate the provision of transportation and utility improvements necessary to develop or redevelop industrial areas for residential, commercial, and mixed use development. – Ongoing
5. Review and update existing ordinances to promote downtown outdoor eating opportunities. – Short term
6. Prepare architectural design guidelines for downtown. – Short term
7. Carry out a streetscape improvement design and feasibility study for downtown, including parking improvements. – Short term
8. Utilize the Gandy Dancer State Recreation Trail as a resource for development. – Short term
9. Redevelop older commercial areas through property acquisition of expansion area, off-street parking, building code improvements, and preservation of traditional architectural styles. – Ongoing
10. Require new or redeveloped development to present detailed site development plans for access, parking, building style, signage, water runoff/retention, and landscaping for Village administrative staff review and approval. – Ongoing
11. Continue to require new development or expansion of existing development to participate in public infrastructure improvements necessary to support the project, including upgrades to traffic control devices and intersections. – Ongoing
12. Revise the zoning and subdivision codes for effective comprehensive plan implementation. – Short term
13. Require stormwater retention for new impervious surfaces to be done with best management practices. – Ongoing
14. Analyze future public costs and payment options of public infrastructure when public infrastructure expansion is needed. – Short term

15. Plan for new single family, multi-family, and senior housing in appropriate areas of the Village. – Ongoing
16. Plan and coordinate public improvements with private developments and do not allow private actions to result in development that is not adequately supported by public facilities and services. – Ongoing
17. Work with the Frederic Housing Authority to rehabilitate housing in target areas through removal of condemned properties and provide opportunities for residential redevelopment. – Ongoing
18. Start an annual competition with a modest monetary award for community beautification ideas. – Short term
19. Promote and develop great public places that complement and add to all types of land uses throughout the Village, with an emphasis on downtown. – Short term
20. Maintain existing extra-territorial zoning and subdivision and platting controls consistent with state law that allows only low density residential and agricultural uses on vacant land outside the area served by Frederic utilities. – Ongoing
21. Locate map signs around the Village that show walking/biking routes and calories burned for designated distances. – Short term
22. Research potential projects to create a more bike and pedestrian friendly Village. – Short term
23. Promote mixed-use development and walkable neighborhoods. – Short term
24. Research programs/ways to locate artwork, benches, etc. in downtown. This could include a sculpture tour, different types of a specific art (bears, etc.), student art, etc. – Short term
25. Create more public spaces in downtown. – Short term
26. Build a playground next to the clinic and Gandy Dancer State Recreation Trail. – Ongoing
27. Locate temporary parklets in downtown that incorporates seating for restaurants, library, and/or additional open space. – Short term

10. Implementation

To achieve the community's vision, the plan must be put into action. This plan element identifies a timeframe for specific actions to be completed in order to achieve the plan's vision, goals, and objectives. Also included is a description of how each of the plan's elements is integrated and consistent with each other.

The comprehensive plan must also be a "living," dynamic document which considers or allows for change in the community. An evaluation strategy provides a mechanism to measure progress toward achieving all aspects of the comprehensive plan and monitors progress in the context of local change; and a process for plan amendments and updates is described.

10.1 Action Plan

Each element has its own strategies. A suggested implementation timeframe is provided for each strategy:

<u>Ongoing:</u>	ongoing and should be continued.
<u>Short Range:</u>	approximately 0 to 5 years
<u>Long Range:</u>	approximately 5+ years

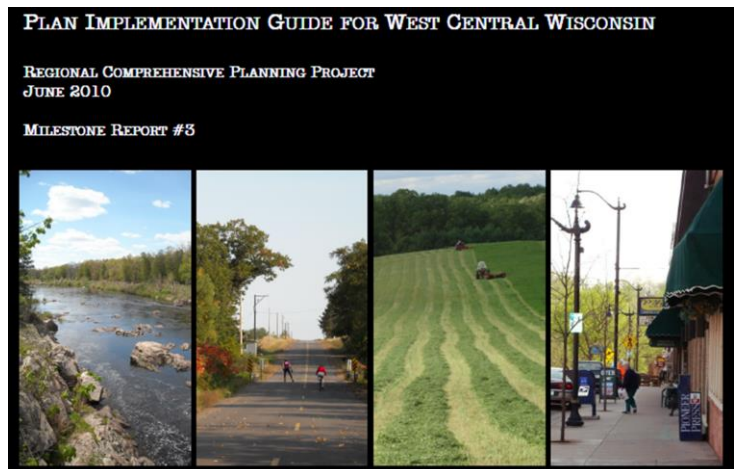
These timeframes provide the Village with a sequence of actions. Initial focus should be on the ongoing and short-range recommendations. However, the above timeframes also offers some flexibility to accommodate budgets and other priorities.

This Village Board has the primary responsibility of implementing the plan recommendations, but it may delegate such responsibility to the Plan Commission, other committees, or Village departments. Many times, collaboration will be required for implementation and in some cases (e.g., certain housing or social services programming) the Village may not be the lead implementing entity. Prior to implementation, the Village will consider and reassess each action item to further determine if each is in the best interest of the community. Changing conditions in the community may necessitate an addition or modification to the action plan.

10.2 Implementation Resources

The plan implementation programs and resources are largely covered by the programs and resources identified in the other elements of this plan and in Appendix A, along with the land use regulatory tools discussed in the Land Use element. One unique plan implementation resource which covers multiple plan elements is the *Plan Implementation Guide for West Central Wisconsin*.

In June 2010, West Central Wisconsin Regional Planning Commission developed the *Plan Implementation Guide for West Central Wisconsin* as part of its regional comprehensive planning effort. The Guide discusses best practices from around the region and other ideas and resources for some of the key concepts and trends identified in the regional comprehensive plan. Many of the ideas found within the Guide were considered by the Plan Commission during this plan update. The Village of Frederic can use this Guide as the Village moves forward with implementation of its comprehensive plan.



10.3 Plan Integration and Consistency

The Village of Frederic Comprehensive Plan has an important role as a guide for future action and policy decisions in the Village. When the Village Board, Plan Commission, or other Village departments are considering policy or programmatic decisions or developing other Village plans, this comprehensive plan can provide important guidance to elected officials and other stakeholders. In addition to using the Village's plans, communities and counties should consider the vision, goals, objectives, and strategies of the *West Central Wisconsin Regional Comprehensive Plan* and adjacent and overlapping comprehensive plans for consistency and opportunities.

The elements of the plan are also internally consistent. Indeed, there is much overlap in issues and policy between many of the elements. A review of the plan goals, objectives, and strategies has been performed to ensure consistency. As the plan developed, major consistent themes emerged which moved the plan toward consistent conclusions and compatible approaches to solving identified problems among the elements. Any future plan amendments should be evaluated for consistency with the overall comprehensive plan.

10.4 Plan Monitoring and Evaluation

Every comprehensive plan is required by statute to include a "mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan." As the entity primarily responsible for development and use of the comprehensive plan, plan monitoring and evaluation naturally falls under the responsibilities of the Village Plan Commission. To ensure the plan is achieving intended results, the Village Plan

Plan Commission Role

To ensure the plan is achieving intended results, the Village Plan Commission should review the plan at least annually with any recommendations reported to the Village Board.

Commission should review the plan at least annually with any recommendations reported to the Village Board. The Plan Commission's review should particularly focus on whether the identified strategies are: (1) being implemented in accordance with the recommended timelines and (2) are the recommended strategies effective in meeting the plan's goals and objectives.

10.5 Plan Amendments and Updates

Plan monitoring and evaluation is an ongoing process and will, at some time, lead to the realization that the Plan requires an amendment or updating. However, frequent Plan amendments or updates should be avoided.

Plan Amendments

The Village of Frederic should regularly evaluate its progress towards achieving the goals, objectives, and strategies within the comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency established within the plan. Plan amendments are typically smaller changes or additions to Plan maps or text as deemed necessary and appropriate. The Village Plan Commission must be given sufficient opportunity to make a recommendation to the Village Board on proposed amendments prior to the Village Board decision. Proposed amendments should be evaluated based on their consistency with the goals, objectives, and strategies found within this comprehensive plan.

Plan Updates

The Plan will be updated at least once every ten years as required by State law, unless a more frequent update is deemed necessary by the Village Board. Unlike an amendment, an update is typically a substantial re-write of the text, updating of the inventory and tables, and includes significant changes to maps, if necessary. The Village Plan Commission is responsible for facilitating the Plan update, working within any general guidelines

provided by the Village Board. The plan update process will likely involve a similar process as the one allowed for during the initial creation of this plan.

The adoption process for plan amendments and plan updates is similar. Consistent with State law, a public hearing must be held. The Plan Commission must then adopt a resolution recommending the proposed Plan changes or updates to the Village Board. The Village Board will then adopt the Plan changes or updates by ordinance. Whether the Village of Frederic is considering a plan amendment or update, the Village will encourage public participation during plan amendment and update processes. Frequent plan amendments and updates should be avoided.

10.6 Implementation Goals, Objectives, and Strategies

Implementation Goal:

Frederic uses the Comprehensive Plan as a tool to plan and develop their community. The Village annually reviews the Comprehensive Plan and has consistency between the comprehensive plan and local ordinances.

Objectives

1. Administration, enforcement, and implementation of land use regulations are consistent with the Village's comprehensive plan.
2. The plan commission will review the performance of the comprehensive plan and its implementation.
3. Zoning and ordinance of lands should provide for implementation of development and planning standards, goals, and objectives developed within the comprehensive plan.
4. Adequate funding and staffing shall be maintained to properly administer Village programs.

Strategies

1. Make all policies, ordinances, and decisions in conformance with the Comprehensive Plan. - Ongoing
2. Refer to and utilize the Comprehensive Plan for all future capital improvement projects, development, planning, or implementation decisions within the Village. - Ongoing
3. Hire a Village Planner (part-time or full-time). - Short term
4. Continue to have the Plan Commission make recommendations to the Board regarding land use and development proposals. - Ongoing
5. Review the Comprehensive Plan periodically to review and update issues and trends and how the goals, objectives, and strategies are still applicable. - Ongoing
6. Maintain a Municipal Code of Ordinances that assists with the implementation of the comprehensive plan. - Ongoing
7. Update the Comprehensive Plan at least every 10 years as a minimum. - Ongoing
8. Monitor State of Wisconsin comprehensive planning legislation for changes that will impact the Village or compliance with the legislation. - Ongoing

Appendix A: Plans and Programs

1. Housing Programs

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

Federal Housing Programs

Department of Housing and Urban Development (HUD)

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

Home Investment Partnership Program (HOME)

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

The HOME Rental Housing Development (RHD) program is administered by the Wisconsin Economic Development Corporation. These programs provide funds to eligible housing development organizations (homeownership and rental) and local governments (homeownership only) for the acquisition, rehabilitation, and new construction of owner-occupied and rental housing for low-income households in non-entitlement areas. In addition, the HOME Owner-Occupied Housing Loan program is administered by WHEDA.

Rural Development, Rural Housing Service - United States Department of Agriculture (USDA-RD) USDA provides a variety of housing and community development programs for rural areas, generally available in areas with populations of 10,000 or less. It provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development. For more information visit its website at www.rurdev.usda.gov.

State Housing Programs

Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-income (LMI) households. The CDBG program is a federally funded program through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$500,000. Approximately 15 communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Economic Development Corporation.

Appendix A

Historic Home Owner's Tax Credits

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

Homeless Programs

The Division of Housing and Intergovernmental Relations administers programs specifically designed to help homeless people:

- State Shelter Subsidy Grant (SSSG) Program: provides up to one-half of an emergency homeless shelter's program operating budget. Eligible applicants are a county or municipal governing body or agency, an Indian Tribal government, a community action agency, or other private not-for-profit or non-profit organization.
- Housing Opportunities for Persons With Aids (HOPWA): This federal program is designed to provide eligible applicants with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases. Funds are distributed through a competitive process.
- HUD Emergency Shelter Grant (ESG) Program: Funds may be used for homelessness prevention, essential services, rehabilitation of shelters, and operating costs.
- Transitional Housing Program (THP): Eligible applicants propose to operate transitional programs for formerly homeless individuals and families. Funds may be used for housing costs, education and vocational training, transportation, day care, or other costs needed to assist participants in sustaining self-sufficiency.
- Interest Bearing Real Estate Trust Account Program (IBRETA): Real estate brokers establish interest bearing real estate trust accounts for the deposit of all down payments, earnest money deposits and other trust funds received by the broker and related to the conveyance of real estate. Interest is remitted to the WDOA. Proceeds augment existing homeless programs.

Home Investment Partnership Program (HOME)

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for home buyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

Home Safety Act

A new Wisconsin law requires the state's Uniform Dwelling Code (UDC) be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one and two family dwellings built since June 1, 1980. The Home Safety Act signed into law by Governor Doyle on December 3, 2003 includes important changes to the enabling statutes for the UDC. The changes were effective as of December 18, 2003.

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and non-profit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts, and related housing initiatives. The HCRI is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

Property Tax Deferred Loan Program (PTDL)

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

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations

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

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business and agribusiness.

Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. For further information visit the web-site at: www.rurdev.usda.gov/wi/index.html.

Wisconsin Weatherization Assistance Programs

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

Regional Housing Programs

Habitat for Humanity

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

Indianhead Community Action Agency (ICAA)

Community Action Agencies are local private and public non-profit organizations that carry out the Community Action Program (CAP), which was founded by the 1964 Economic Opportunity Act to fight poverty by empowering the poor in the United States. Typical CAP economic and community development activities include business loan funds and business planning assistance, often similar in scope to the services offered by Impact Seven, Inc., but many times also include health and social services.

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West Central Wisconsin Regional Planning Commission (WCWRPC)

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

Wisconsin Fresh Start Program

The Fresh State Grants are awarded on a competitive basis to agencies that would like to establish programs based on the Operation Fresh Start, Inc. service model. The purpose of the program is to provide at-risk young people with education, employment skills, and career direction leading to economic self-sufficiency. This is accomplished through opportunities for meaningful service in the young people's communities by helping to meet the housing needs of low-income individuals and families. The program is designed to provide on-site housing construction and rehabilitation work experience, off-site academic classes, and supportive services for young people, primarily for ages 16-24. Contact the Wisconsin Division of Housing and Intergovernmental Relations (DHIR) for more information.

County and Local

Wisconsin Energy Assistance Program

The Wisconsin Energy Assistance Program, administered by the Polk County Department of Social Services, assists low income households with purchasing furnaces when the family's existing furnace is a health hazard or beyond repair. The Department should be contacted for further information.

2. Transportation

State Plans

Wisconsin State Transportation Plan 2030 (Connections 2030)

The Wisconsin Department of Transportation has a statewide long-range transportation plan through the year 2030, called Connections 2030. The plan address all forms of transportation—highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. The overall goal of the planning process is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects.



Connections 2030 differs from WisDOT's previous planning efforts. Beginning with the release of Translinks 21 in the mid-1990s, the Department has prepared a series of needs-based plans for various transportation modes. Connections 2030 is a policy-based plan. The policies are tied to "tiers" of potential financing levels. One set of policy recommendations focuses on priorities that can be accomplished under current funding levels. Another identifies policy priorities that can be achieved if funding levels increase. Finally, WisDOT also identifies critical priorities that must be maintained if funding were to decrease over the

planning horizon of the plan. While the final plan includes statewide policy recommendations, some variances exist specific to individual corridors.

In addition to policies related to each transportation mode, Connections 2030 also includes recommendations on cross-cutting issues such as economic development, land use, transportation finance, and the environment. WisDOT's goal is to provide a plan that can aid policy-makers in future transportation decisions. Connection 2030 is the statewide blueprint for future transportation.

Connections 2030 identifies a series of multimodal corridors for each part of the state. Each corridor identifies routes and/or services of several modes such as highways, local roads, rail, air, transit, etc. The multimodal corridors build on the idea of the Corridors 2020 network, first established in 1988, which identified a system of two-lane and multi-lane highways. The network is made up of two subsystems:

- Backbone system: 1,550-mile network of multi-lane highways connecting all major population and economic regions of the state.
- Connector system: 2,100-mile network of high-quality two-lane highways directly linking significant economic and tourism centers to the Backbone system.

Access Management

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

- Wis. Stats. 84.09 (purchase access control) – WisDOT acquires land by gift, devise, purchase or condemnation to establish, extend, or improve transportation facilities.
- Wis. Stats. 84.25 (administrative access control) – WisDOT designates some rural portions of the state trunk highway system as controlled-access highways where studies show that the potential exists for traffic volumes to exceed 2,000 vehicles per 24-hour day.
- Wis. Stats. 84.295 (freeway and expressway access control) – WisDOT designates highways with greater than 4,000 vehicles per day as freeways or expressways when it is determined that the volume and character of traffic warrants the construction or acquisition of right-of-way to accommodate a four-lane highway.

Midwest Regional Rail System

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

Wisconsin State Airport System Plan 2030

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

Wisconsin Bicycle Transportation Plan – 2020

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

State Recreational Trails Network Plan

This plan was adopted in 2001 and updated in 2003 by WDNR as an amendment to the Wisconsin State Trail Strategic Plan to identify a network of trail corridors throughout the state consisting of more than 4,000 miles of trails known as the Trail Interstate System. No potential trail corridor travels through Frederic.

Wisconsin Pedestrian Policy Plan 2020

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

Regional and Local Plans

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

Major Planned Transportation Improvements

State of Wisconsin and Polk County Highways

No known major improvements, expansions, or realignments are currently planned for any State or County Highways within the Village of Frederic.

Village of Frederic Improvements

The Village has several projects that are planned over the course of the next few years. Planning for local streets and roads is a continual process and improvements may be hastened or delayed due to damage from flooding, winter-related damage, heavy use, or coordination with other infrastructure improvements.

State Programs

Adopt-A-Highway Program

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

Pavement Surface Evaluation and Rating (PASER)

PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate, and describe proper repair and replacement techniques. PASER rating can be put into PASERWARE, an easy to use pavement management software. PASERWARE helps to inventory roads and keep track of their PASER ratings and maintenance histories. It also helps to prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of

Appendix A

Wisconsin's Transportation Information Center at no charge. The Center also offers free training courses. Call 1-800-442-4615 for more information.

Transportation Economic Assistance (TEA) Program

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

Wisconsin Department of Natural Resources

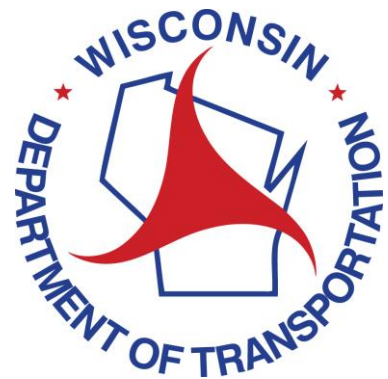
The Wisconsin Department of Natural Resources does provide funding to local governments for trails, paths, routes, and other infrastructure for alternative modes of transportation, such as biking, walking/hiking, boating, and ATVs. Though these programs often have a recreational focus, such facilities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

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) administers many of the federal HUD Community Development Block Grant programs at the state level. This funding includes the CDBG-Public Facilities program for infrastructure and building projects which may include streets and specialized transportation projects.

Wisconsin Department of Transportation

Transportation programming efforts in Wisconsin are largely coordinated or funded through the Wisconsin Department of Transportation (WisDOT), including the distribution of federal transportation assistance dollars. Many of these key assistance programs for county and local governments are listed below.



- **General Transportation Aids** return about 30% of all state-collected transportation revenues to local governments for road construction, maintenance, and other related costs
- **Local Roads and Local Bridge Improvement Programs** assist local governments in improving seriously deteriorating roads and bridges.
- **Surface Transportation Program** uses allocated federal funds for the improvement of federal-aid-eligible rural and urban roads and streets.
- **Connecting Highway Aids** are available to municipalities for roadways connecting to the State Trunk Highway system, in particular if increased traffic is experienced.
- **Traffic Signing and Marking Enhancement Grants Program** provides funds to local governments for signage improvements to improve visibility for elderly drivers and pedestrians.
- **Rural and Small Urban Area Public Transportation Assistance** and the **Transit Assistance Program** allocate federal funds to support capital, operating, and training expenses for public transportation services.
- **Supplemental Transportation Rural Assistance Program** provides federal funds for the planning, start-up, and expansion of non-urban transit service projects.

- **Elderly and Disabled Transportation Assistance** funds provide counties with financial assistance to provide transportation services to the elderly and persons with disabilities. Capital funds through the **Section 5310 Program** are also available for non-profits and local governments. A related WisDOT-administered program is **New Freedom**, which provides Federal Transit Administration funds to private and public entities for programs which assist individuals with disabilities to overcome transportation-related barriers so they may get to work.
- **Wisconsin Employment Transportation Assistance Program (WETAP)** provides start-up and development grant funding for projects which connect low-income workers with jobs through enhanced local transportation services. WETAP includes federal **Job Access and Reverse Commute (JARC)** Program funding and related requirements.
- **Local Transportation Enhancement Program** funds projects that increase multi-modal transportation alternatives (e.g., bicycling, pedestrian), landscaping/streetscaping, and the preservation of historic transportation structures.
- **Bicycle and Pedestrian Facilities Program** funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. This program shares the same application process as the Local Transportation Enhancement Program.
- **Safe Routes to School Program** is a federal program administered by WisDOT aimed at helping communities to make it safer for children to walk and bike to and from school and to encourage them to do so. In addition to planning grants, implementation of education, enforcement, engineering, and evaluation programs and projects are also eligible under the program.
- **Airport Improvement Program** combines a variety of resources to fund improvements for the state's public-use airports which are primarily municipally owned. WisDOT is currently encouraging land use planning around airports and a *Wisconsin Airport Land Use Guidebook* is available to assist in these efforts. Additional program and regulatory support is also available through the Federal Aviation Administration.
- **Freight Rail Programs** for the preservation of existing rail service through rail acquisition and rehabilitation, and for the improvement of rail infrastructure.

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

Regional and Local Programs

Frederic Public Works Department

The department provides: maintenance and repair of street, alleys, curbs, gutters, sidewalks, street signs, street lights, storm sewers, culverts, drainage areas, Village buildings and structures, and machinery and equipment; and other associated items.

Polk County Highway Department

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

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West Central Wisconsin Regional Planning Commission (WCWPRC)

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

Specialized Transportation and Transit Providers

The following programs were discussed previously in Section 4.4 and should be contacted for more information. Information on these programs, including contact information, can be found at the Polk County Department of Social Services website or by contacting their office at 715-743-5233.

Polk County Taxi Service
Polk County Social Services Volunteer Transportation
Polk County Aging Unit
Interfaith Caregivers of Polk County
Abby Vans, Inc.
Comfort Care, Inc.

The Jefferson Lines intercity bus service can be contacted at 715-644-3511.

3. Utilities and Community Facilities

Assistance to Firefighting Grant Program

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

Aids for the Acquisition and Development of Local Parks

Funds are available to assist local communities acquire and develop public outdoor recreation areas as per s. 23.09 (20), Wis. Stats. Counties, towns, cities, villages, and Indian Tribes with an approved Comprehensive Outdoor Recreation Plan are eligible to apply. The program is offered by the WDNR, Bureau of Community Financial Assistance. There is a 50% local match required. Awards are granted on a competitive basis. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarce village of outdoor recreation land exists.

Brownfields Initiative

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

Clean Water Fund Program

Funds are available to protect water quality by correcting existing wastewater treatment and urban storm water problems and preventing future problems as per s. 281.58 and 281.59, Wis. Stats. Cities, towns, Villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and federally-recognized tribal governments are eligible to apply. Eligible projects include construction of treatment works, sewer systems, interceptors, and urban stormwater runoff treatment systems. Projects that are necessary to

prevent violation of discharge permits, meet new or changed discharge limits, or correct water quality or human health problems in unsewered areas may receive priority for funding. Low interest loans are available for planning, design, and construction of wastewater treatment projects and urban storm water runoff projects approved by the Department. The program is offered by the WDNR, Bureau of Community Financial Assistance.

Community Development Block Grant Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)

The Blight Elimination and Brownfield Redevelopment Program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or one that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community. The Wisconsin Economic Development Corporation should be contacted for further information.

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

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed, smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Economic Development Corporation.

Community Development Block Grant Public Facilities for Economic Development (CDBGPFED)

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

Household and Agricultural Hazardous Waste Collection Grant (Clean Sweep)

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

Tax Incremental Financing (TIF)

TIF can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. The Village’s current TIF districts are discussed in more detail within the Economic Development element.

Polk County Utility Accommodation Policy

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

4. Agricultural, Natural and Cultural Resources

There are many agriculture, forestry, and natural resource conservation programs which area residents and communities can access, and a variety of related programs. Since these programs are less applicable to the Village of Frederic than our unincorporated neighbors, they have not been included here. The *Inventory of Plans, Programs, and Land Use Policies of West Central Wisconsin* prepared by West Central Wisconsin Regional Planning Commission provides an excellent overview of many of these program and plans. The Polk County Land Conservation Department, the County UW-Extension Office, and the local NRCS and Farm Services Agency are additional excellent resources.

The following is a description of some of the natural and cultural resources programs which may be of particular interest to the Village and its residents.

Natural Resources Programs

Wisconsin Act 307 – Notification to Nonmetallic Resource Owners

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

Historic Building Code

The Wisconsin Historic Building Code facilitates the restoration and rehabilitation of historic structures. Once historic building owners obtain permission to use the Historic Building Code, they may use it in lieu of any other state, county, or municipal code. The code is designed to help owners maintain the historic appearances of their buildings and allow them to use original materials and construction techniques that may no longer be permitted under present day building codes. To qualify to use the code, property owners must own buildings that fall under the code's definition of a historic building. Buildings listed in, nominated to, or determined eligible for the National Register of Historic Places or State Register of Historic Places qualify as historic under the code. The code may also be applied to properties located in National Register and State Register historic districts. The Wisconsin Department of Safety and Professional Services administers the Historic Building Code and can be contacted for further information.

Environmental Quality Incentives Program (EQIP)

The purpose of EQIP is to provide technical and financial help to landowners for conservation practices that protect soil and water quality. Nutrient management and prescribed grazing are eligible for cost-sharing statewide. Assistance for other practices is available in selected priority areas. Approved projects are based on environmental value. Five to 10 year contracts are used. Agricultural producers may be eligible for up to 75% cost share on agricultural land. Public access is not required. Contact: USDA Natural Resources Conservation Service or Farm Service Agency, or County Land and Water Conservation Department.

Non-Point Pollution Abatement Program

Funds are available to improve water quality by limiting or ending sources of non-point source (run-off) water pollution by providing financial and technical assistance to landowners, land operators, municipalities, and other governmental units. Governmental units located within designated priority watersheds, or whose jurisdiction include priority lakes, are eligible to apply. Eligible projects are watersheds and lakes where: 1) the water quality improvement or protection will be great in relation to funds expended; 2) the installation of best management practices is feasible to abate water pollution caused by non-point source pollution; and 3) the local governmental units and agencies involved are willing to carry out program responsibilities. Efforts are focused statewide in critical watersheds and lakes where non-point source related water quality problems are most severe and control is most feasible. Rural landowners or land operators, whose properties lie within selected priority watersheds or include a priority lake, can contact their county land conservation department to receive an explanation of the program and to sign up for cost sharing of best management practices. Non-rural landowners and land operators can contact their municipal government offices. A watershed or lake project normally has a 10 to 12 year time frame: two years for planning and eight to ten years to implement best management practices. Contact the WDNR Regional Environmental Grant Specialist for further information.

River Management and Planning Grants

River management and planning grants are available from the WDNR for various river protection and conservation efforts.

Stewardship Grants for Non-profit Conservation Organizations

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

Land Recycling Loan Program (LRLP)

Wisconsin's Land Recycling Loan Program (LRLP) provides low cost loans to cities, villages, counties, and towns for the purpose of remediating environmental contamination (brownfields) at landfills, sites, or facilities where contamination has affected or threatens to affect groundwater or surface water. Redevelopment and housing authorities are also eligible. Contact the WDNR for further information.

Cultural and Historical Resources Programs

Wisconsin's Main Street Program

The Main Street Program is a comprehensive revitalization program designed to promote the historical and economic redevelopment of traditional business districts in Wisconsin. The program was established in 1987 to encourage and support the revitalization of downtowns. Each year, the Wisconsin Economic Development Corporation selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce.

Wisconsin Historical Preservation Tax Credits

One of the benefits of owning a historic property in Wisconsin is the ability to participate in federal and state income tax incentives programs for rehabilitation of historic properties. There are currently three programs available to owners of properties that are either listed in, or determined to be eligible for listing in, the state or national registers of historic places. The three programs are:

Appendix A

- 1 Federal 20% Historic Rehabilitation Credit.
- 2 Wisconsin 5% Supplement to Federal Historic Rehabilitation Credit.
- 3 Wisconsin 25% Historic Rehabilitation Credit. The State Historical Society of Wisconsin, Division of Historic Preservation should be contacted for further information

Wisconsin Historical Society, Office of Preservation Planning (OPP)

Whether you need information concerning state or federal laws and regulations that may be applicable in your case, whether you need information on grassroots strategies for preserving and protecting historic properties, or whether you need information on how you may protect and preserve your own historic property, the OPP can assist.

Wisconsin's Historical Markers Program

For almost 50 years, Wisconsin's State Historical Markers program has been interpreting both important small incidents and monumental events that form the State's past. Placed on the very site where significant events occurred, markers evoke an immediacy of the past that no history book can provide. The Society's Division of Historic Preservation administers the Wisconsin Historical Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. Applications are available at www.wisconsinhistory.org/histbuild/markers/apply.

National Historic Landmarks Program

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

National Trust for Historic Preservation, Preservation Services Fund

Grants from this fund of the National Trust for Historic Preservation are designed to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, and encourage financial participation by the private sector. PSF award applicants must be a non-profit organization or public agency capable of matching the grant amount dollar-for-dollar. The grant range is from \$500 to \$5,000.

Wisconsin Humanities Board, Historic Preservation Program Grants

The Wisconsin Humanities Board and the Jeffris Family Foundation have formed a partnership pool to support Historic Preservation Program Grants. The Wisconsin Humanities Board (WHC) will award grants with funds from both groups. The WHC accepts proposals for projects that enhance appreciation of the importance of particular historic buildings or that increase public awareness of the importance of particular buildings or decorative art works in Wisconsin. Preference will be given to small town and rural communities with populations under 30,000. For more information contact the WHC, 222 South Bedford Street, Suite F, Madison, WI 53703.

Certified Local Government Program

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

Local Organizations

A wide variety of local organizations are involved in promoting cultural or historical resources which are important partners in related planning and programming

5. Economic Development

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

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

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

USDA, Wisconsin Rural Development Programs

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

Forward Wisconsin

Forward Wisconsin helps businesses looking for available sites or buildings through its website at <http://www.forwardwi.com/search/index.html>.

Wisconsin Economic Development Association

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

Wisconsin Department of Administration

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

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

For more information, see <http://www.doa.state.wi.us>.



Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. For more information, see <http://inwisconsin.com/>.

One program within WEDC is the Main Street Program. The Main Street Program helps communities revitalize their downtown areas. The National Main Street Center and state staff offer a comprehensive range of professional services that follow a four-point approach: organization, promotion, design, and economic restructuring. More information on the Wisconsin Main Street

Program can be found at: <http://inwisconsin.com/mainstreet/>.

Wisconsin Department of Tourism

The Wisconsin Department of Tourism has four primary grant programs and provides technical assistance and support to promote tourism and to maintain a strong tourism industry in Wisconsin. The grant programs include the Joint Effort Marketing (JEM) Program for tourism marketing, the Ready, Set, Go! (RSG) Program for sporting events, the Tourist Information Center (TIC) Program, and the Meetings Mean Business Program to support conventions. Contact the Wisconsin Department of Transportation for further information at: <http://industry.travelwisconsin.com/>.

Wisconsin Department of Workforce Development

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

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

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

Agricultural Development and Diversification (ADD) Grant Program

The ADD grant program annually provides funding to projects that have the potential to bolster agricultural profits or productivity. The program funds proposals that are likely to stimulate Wisconsin's farm economy with new production or marketing techniques, alternative crops or enterprises, new value-added products, or new market research. The Wisconsin Department of Agriculture, Trade and Consumer Protection should be contacted for further information.

Wisconsin Department of Natural Resources

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

- **Remediation & Redevelopment (RR) Program:** The WDNR's Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. WDNR provide a comprehensive, streamlined program that consolidates state and federal cleanups into one program (e.g., hazardous waste cleanup, underground storage tank investigation & cleanup, spill response, state-funded cleanups and brownfields).
- **Business sector support:** Sector development specialists are WDNR staff who work with specific industrial or commercial sectors. They serve as the first point of contact for those businesses, providing coordinated technical and compliance assistance across all DNR divisions and programs. Sector development specialists work to improve environmental and economic performance by clarifying requirements, facilitating flexible approaches to requirements and enabling practices that improve profitability and market performance.
- **Improved environmental and economic performance** is pursued through various strategies including pollution prevention, waste minimization, energy efficiency, supply chain management, green chemistry, market development and many others. The sector specialists will also work with a business or sector to address trends important to business retention and market development related to environmental performance.
- **Green Tier:** Green Tier assists green business ventures. WDNR assists businesses with credible, creative ways to enable businesses to be a powerful, sustainable force for environmental good and enhance productivity, cut costs and strengthen the health of culture and community.
- **DNR SwitchBoard:** The WDNR SwitchBoard is for people who need to securely login and access forms and reporting systems which are usually related to a specific company or municipality.

Wisconsin Housing and Economic Development Authority (WHEDA)

The following economic programs are offered by WHEDA.

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

Wisconsin Department of Transportation

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

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

West Central Wisconsin Regional Planning Commission

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

Regional Business Fund, Inc.

All communities in Polk County are covered by a business revolving loan fund. The Regional Business Fund, Inc., administered by WCWRPC which has three components—Downtown Façade Loan, Micro Loan Fund, and Technology Enterprise Fund.

Polk County Economic Development Corporation

Polk County Economic Development Corporation (PCEDC) is the primary agency in Polk County responsible for creating new jobs and investment. CCEDC programs are designed to support and promote economic development with the county and its communities, primarily by attracting new industries, assisting in the development, retention, and expansion of businesses, and assisting communities in preparing for economic development opportunities. The Village of Frederic thanks PCEDC for their participation in the development of this economic development element of their comprehensive plan. For more information on PCEDC, see <http://www.Polk-cty-wi.org/>.

Polk County, University of Wisconsin-Extension, Cooperative Extension

The University of Wisconsin-Extension has an office in Balsam Lake. Cooperative Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living, nutrition, 4-H, and youth development.

Extension county-based faculty and staff live and work with the people they serve in communities across the state. Extension specialists work on UW System campuses where they access current research and knowledge. Collaboration between county and campus faculty is the hallmark of Cooperative Extension in Wisconsin.

One program within the Cooperative Extension is the First Impressions program. The First Impressions program offers an inexpensive way of determining what visitors think of your community. Volunteers from two somewhat similar communities (size, location, county seat, etc.) agree to do unannounced exchange visits and then report on their findings. It is somewhat similar to the WCWRPC's placemaking efforts, but provides a visitor's impressions of aesthetics and "welcomingness", rather than an emphasis on function, uses, and activities by those who live, work, and play in a place. The two programs can be complimentary. For more information, visit <http://www.uwex.edu/ces/cced/communities/firstimpressions/> and contact WCWRPC regarding placemaking.

6. Intergovernmental Cooperation

The following general intergovernmental plans and programs are available to the Village, in addition to those plans and programs mentioned in other sub-sections of this element.

League of Wisconsin Municipalities

The League of Wisconsin Municipalities is a not-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 378 villages and all of the 190 cities in the state. Polk County cities and villages participate in the League of Wisconsin Municipalities.

Annexation

Wisconsin Statute, 66.021, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a Village or Village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous Approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the Village or Village when signed by at least 20 percent of the electors in the territory. Polk County cities and villages have grown and will likely continue to grow through the use of annexation.

Extraterritorial Zoning

Wisconsin Statute, 62.23(7a) allows a Village or village to participate with towns in the zoning of lands outside their incorporate boundaries. For the Village of Frederic, the extraterritorial area would encompass 1.5 miles. The steps for exercising this power are identified in the Statutes and include working with the Town to create a joint extraterritorial zoning committee with three Village and three town members to create the extraterritorial zoning plan. A majority of the joint committee members must approve the zoning plan recommendations.

Extraterritorial Subdivision Review

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

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the Village or Village. This helps cities and villages protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the Village and village is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the Village and village so that not more than one ordinance will apply.

Office of Land Information Services, Municipal Boundary Review

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

UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. Educational programs are delivered through the two-way audio Educational Telecommunications Network (ETN), satellite television, and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its web-site at www.uwex.edu/lgc/.

Wisconsin Intergovernmental Statute Agreements

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

66.0301 - Intergovernmental Cooperation

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

66.0307 - Boundary changes pursuant to approved cooperative plan

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

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse

environmental consequences that may result from the implementation of the plan; and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

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

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

State Statutes require the RPC to perform three major functions:

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

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

7. Land Use

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

Village of Frederic Comprehensive Planning Efforts

This document is an update of the *Village of Frederic Year 2023 Comprehensive Plan* which was adopted in 2003. The Plan was part of county-led comprehensive planning effort conducted during that time. This plan update reviewed and incorporated issues, data, goals, and strategies from the 2023 Plan as deemed appropriate by the Plan Commission.

Additional Land Use Programs

AB608, Wisconsin Act 233 – Clarification of Smart Growth Law

This bill was signed into law in April 2004. This new law reduces the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions which must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The bill also reiterates that an RPC's comprehensive plan is only advisory in its applicability to a political subdivision (a Village, Village, town or county), and a political subdivision's comprehensive plan.

Main Street Program

The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. Each year, the Wisconsin Economic Development Corporation selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. Communities interested in applying to the Wisconsin Main Street Program are required to send at least one representative to a workshop. An

application is required which must demonstrate the need for the program based on several criteria including a public sector commitment, financial capability, organizational capability, as well as several other criteria. More information on the Wisconsin Main Street Program can be found at: <http://inwisconsin.com/mainstreet/>

Wisconsin Land Information Program

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

Division of Intergovernmental Relations, Wisconsin Department of Administration

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

UW-Extension Center for Land Use Education

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

West Central Wisconsin Comprehensive Plan

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