

# **City of Mondovi Comprehensive Plan 2008 -2028**



**Prepared by: Mississippi River Regional Planning Commission Under the  
Direction of the Mondovi City Planning Commission and City Council**

## ABSTRACT

**Title:** City of Mondovi Comprehensive Plan 2008-2028

**Summary:** The City of Mondovi Comprehensive Plan 2008-2028 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

**Mayor:** Sharon Beauchamp

**City Council:** Bob Holden  
Duane Segerstrom  
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Ordinance No. O-08-08-1

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE CITY OF MONDOVI, WISCONSIN**

The Common Council of the City of Mondovi, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the City of Mondovi, is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Common Council of the City of Mondovi, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

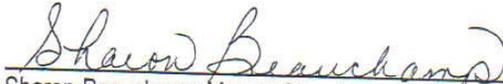
SECTION 3. The Plan Commission of the City of Mondovi by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the document entitled "CITY OF MONDOVI COMPREHENSIVE PLAN 2008-2028", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The City has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

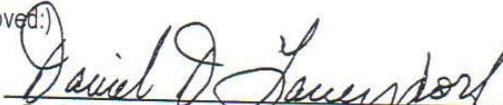
SECTION 5. The Common Council of the City of Mondovi, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "CITY OF MONDOVI COMPREHENSIVE PLAN 2008-2028", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members elect of the Common Council and publication and posting as required by law.

ADOPTED this 26th day of August, 2008.

  
Sharon Beauchamp Mayor, City of Mondovi

(Published): September 4, 2008

(Approved:)  
Attest:   
Daniel D. Lauersdorf Administrator, City of Mondovi

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# 1. Issues and Opportunities

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This section of the City Plan includes the background information as specified in State Statutes for the Issues and Opportunities Element of the Comprehensive Plan. The City's history, demographic, social, economic and education information are reported in this section. For planning and comparison purposes social and economic information is also provided for the surrounding towns, Buffalo County, the State and Nation. Overall objectives, policies, goals and programs for the City are presented in Section 10 of this Plan with the other City Planning initiatives.

## **City of Mondovi's History and Background**

Indian Neutral Zone. In the late 1600's to the mid 1700's the Chippewa and Sioux (Santa Fe Dakota) Indians were the major inhabitants of Western Wisconsin and Eastern Minnesota and influenced greatly the exploration and development activity of this vast and bountiful woodland region.

These Indian nations often contested the white man's intrusions into their hunting and fishing grounds. The Chippewa and the Sioux were also bitter enemies and often fought against one another for territorial dominance. To prevent hostilities these warring Indian tribes agreed to a neutral territory upon which neither side was to hunt, trap, fish, or fight. Buffalo County and the Beef River Valley were included in this zone. Early French explorers and traders learned of this neutral ground designation and used it for their own ends. This neutral zone designation served therefore in a sense as a modern day enterprise zone in that French hunters and trappers and traders may have targeted this area for economic purposes because of the abundance of game and lesser chance of altercation with the Indians. These explorations by the French and their subsequent knowledge of the area in all likelihood quickened the pace for settlement of the area once the Indian threat began to subside during the late 1700s and early 1800s.

From Pancake Valley To Farringtons. In the early and mid 1800's the Mondovi area was known as "Pancake Valley". Harvey R. Farrington, first visited this area in search of new farmland on May 29th, 1855, and was so impressed with the richness and beauty of this valley that he decided to make it his home and convinced his three brothers and a friend to do so as well. It is reported that here in Pancake Valley he found just what he was looking for; a large expanse of good soil; availability of water power; streams teeming with speckled trout; and large numbers of elk, deer, and bear roaming the surrounding countryside. Mr. Farrington's party then convinced another group of men who came into the area in search of lost horses to stake land claims here as well. The first land claims to be staked out comprised of all that land now lying west of Eau Claire Street and north of Main Street and a mile each way. Some of the land was preempted, (the practice of settling on public land to obtain the right to buy before others) and some was bought at a cost of \$1.25 per acre. Harvey Farrington registered the land claims for him and others at the U.S. land office in La Crosse. After this land claim registration, this area became known as "Farringtons".

Early Land Development Activity. In 1858 the Farrington area was platted by Harvey P. Farrington, Lorenzo D. Farrington, and Jay Bump. Lots were offered for sale at \$25.00. In 1858 this new platted village became known as Mondovi. This new name was selected from a site where a Napoleonic battle took place in Italy against the Sardinians in 1796.

At the time of the start of the Civil War in 1861 there were only three houses east of the creek: Farringtons, Trowbridges, and Gordons. The first commercial building was a hotel located on the northeast corner of Main and Eau Claire Streets. The first building put up as a store was the Hawkins building on the southwest corner of Main and Eau Claire Streets.

Mills, Cheese, And Syrup. Mondovi's water resources became more extensively used for economic purposes in 1858 with the establishment of a grist mill to grind grain. In 1873 a second "lower" flour and feed mill was established which was also used as a machine shop and planing mill. In 1875 a cheese factory was constructed. "Leggy" Olson's sorghum mill was also in operation at this time. Many acres of sorghum were raised in Mondovi and residents "raised cane" so they could have an ample supply of Leggy Olson's syrup on hand. Stalks from the cane were used to cover the sand roads in the area.

## ***City of Mondovi Comprehensive Plan 2008 – 2028, Issues and Opportunities***

Churches, Schools, Medicine, And Mail. In 1867 construction of Mondovi's first church was completed by the Methodist Society with partial funding assistance of \$150.00 provided by two other congregations. This church was erected on the southwest corner of Eau Claire and Hudson Streets. In 1870 the Congregational church was erected. In 1872 a Baptist Church was completed.

In 1857 the first school in the Mondovi area was constructed. This school was located one and one-half miles southwest of Mondovi. The first school within the present corporate city limits was constructed on the site of the Lincoln School. This school was a "board shanty" with a slanting roof. In 1871 this school was vacated and a new frame building was erected in its place.

The first doctor to practice medicine in Mondovi was Dr. Hebard who arrived in 1877. Prior to establishing his practice in Mondovi he served as a military doctor during the Civil War. Before Dr. Hebard's coming, medical needs were largely handled by women. The medicines used were generally concoctions of liquids usually called teas brewed from roots, leaves, and in some cases blossoms of wild plants. Some of the hardy males of the community made up a "Spring Tonic" which involved soaking bark trees or shrubbery in whiskey or grain alcohol for a week or more. "Makes a Saw Horse Walk" was a boastful statement made at the time by one extolling the virtues of this particular pet tonic.

In 1882 a dentist by the name of Dr. G. F. Knowles established the first dental office in Mondovi then after several years moved on to Illinois. It has been recorded that upon the departure of Dr. Knowles community residents depended upon a traveling dentist "who used mostly a pair of pliers". How far the community has come in this area is significant if you compare the pliers of the traveling dentist of the late 1800's to the Midwest Dental Care of today with their elaborate offices and laboratories located in Mondovi along with their numerous dental offices throughout the Midwest with employment of over 300.

Robert Nelson settled in Mondovi in 1856 and later became the first postmaster. It is reported that his route of 1858 was to Durand and back. From Durand the mail continued on to Whitehall and then on to Sparta. Years later a stage coach mail service was available. An advertisement in the Mondovi Herald in 1879 reported that the Eau Claire and Mondovi mail line stage leaves Eau Claire at 2:00 p.m. and arrives at Mondovi the same day at 6:00 p.m. The mail stage would leave Mondovi Monday, Tuesday, Thursday, and Saturday mornings and connect with the trains at Eau Claire.

Cash Crops And Commerce. The period of mid to late 1800's saw much of the surrounding countryside as open pasture for deer and elk or being used by pioneer farmers of the day as oat and wheat fields. Much of the unforested area of the time was created by fire started by either the Indians to provide more natural pasture for wild game or by settlers who were interested in clearing the land for crop production. A Mondovi paper published in 1879 reported that the best wheat sold at 80 cents but many received only 40 cents to 50 cents a bushel and that nearly all the wheat raised in this community was hauled to the Alma market.

The lumber industry began to take hold in the area economy in the late 1800's. Much of the farmers produce was being sold to lumber camps and mills on the Eau Claire and Chippewa Rivers. Local blacksmith shops, wagon shops, and livery stables also received benefits in the form of increased sales as a result of the burgeoning lumber industry. Factories began to make their presence known in Mondovi with the establishment of a cheese factory in 1875. A brick factory was also established about this time due to a rich deposit of clay near Whelandale. Mondovi's population stood at 300 people in 1876 as a result of this growth in business activity.

Boomtown 1884-1914. Mondovi experienced booming growth and development between 1884 and 1914. Highlights of the events and activities of this period are summarized below.

1884 - The Buffalo County Fair moved to Mondovi from Alma.

1886- Schooling arrangements consisted of four graded schools in Buffalo County. The school in Mondovi had been built in 1871 at a cost of \$3,000. In 1890-91 this building burned. On March 29, 1890, the State Superintendent of

Schools, J. B. Thayer issued to Jas. T. Brownlee, Clerk, a certificate to the Free High School at Mondovi. In the fall of 1891, a new high school was built on the same site of the burned building at a cost of \$14,000 with a heating plant costing \$2,000.

1888 - The first bank in Mondovi was established by Frank H. Dillon. Then in February 1891 F. H. Dillon and J. W. Whelan incorporated the Bank of Mondovi with a capital of \$15,000. In February 1901 the bank received a charter as First National Bank of Mondovi with a capital of \$25,000 and a surplus of \$5,000.

1889 - Mondovi became officially incorporated. J. W. Whelan, assemblyman introduced the incorporation bill and it was approved and signed by Governor William D. Hoard. The city boundaries included the south three quarters of sections 11 and 12 and the north three quarters of sections 13 and 14 and all of Township Number 24 North, Range 11 West. The city's first mayor was B. S. Lockwood, who was elected in April 1889.

1890 - The Sault Ste. Marie and Southwestern Railroad came to Mondovi in June from Osseo. The railroad was built by N. C. Foster Fairchild. As a condition for construction of the railroad to Mondovi he required a bonus payment to be paid for from the city and Town of Mondovi.

1892 - The Mondovi Creamery Association was formed.

1894 - The Mondovi Fire Department was organized with a volunteer membership of 42.

1895 - The population of Mondovi stood at 928, an 85% increase since 1890 when the population stood at 503.

1895 - The extension of electricity and lighting to residences in the city was completed by N. K. Fisher and Son. By 1898 power was furnished by the Lockwood Electric Light Company which reportedly had assets valuing \$8,000. Generating equipment consisted of two dynamos operated by a 40 horsepower corliss engine.

1896 - A stage coach line was being operated between Mondovi and Alma. The stage coach would leave Mondovi at 6:00 a.m. and arrive in Alma at noon.

1898 - The population of Mondovi increased to 1,100. Nationalities represented included English, Irish, Scotch, French, German, Norwegian, and Polish.

1900 - The city's population grew to 1,208.

1902 - The city's first public water supply system was installed consisting of a 180,000 gallon capacity reservoir, a power house, 415 foot deep well, and 17,000 feet of main was completed at a cost of \$19,051. A public sewer system was also installed at this time at a cost of \$4,152.

1904 - Mondovi was gaining national recognition as a draft horse center through the purchase of several businessmen of a Percheon stallion named Greely. This stallion provided foundation stock for this business. The area was also known at this time as a dairy center as well as for production of wool and pork. Mondovi, for a considerable length of time, was the heaviest livestock shipping point on the Wisconsin Division of the Omaha Railway Company. Total shipments ran as high as 600 cars per year.

1904 - The Mondovi Telephone Company was incorporated with a capital stock of \$24,000.

1906 - The first passenger automobile made its way down the sandy streets of the city.

1913 - The city's first hospital was established. The hospital was formerly a popular boarding house located where the Gillette Hospital was located.

## ***City of Mondovi Comprehensive Plan 2008 – 2028, Issues and Opportunities***

1914 - Installation of electrical lighting on the city's streets occurred. The Mondovi Light and Power Company installed a 400 candle power lamp at each of the four principal intersections in the city. This was followed in 1915 with the first piece of permanent street pavement nine feet wide and extending from the east city limits to the west on U.S. Highway 10 for 2000 feet.

*Acknowledgments for most of the above information is owed to the various authors whose writings on Mondovi's history were published in the Mondovi's Centennial 1855-1955 - Mondovi's Turn of Century. Acknowledgements are also owed to the late Houser Rockwell - principal author of West Central Wisconsin and Mondovi Area History published in 1988 by the University of Wisconsin Eau Claire with assistance provided by the Mondovi Area Historical Society.*

During the period of 1915 to 1955 Mondovi continued to experience exceptional growth despite the depression of the 1930s and the economic pressures of World War I and II.

Public Services and Institutions – The City Council passed a resolution to pave the streets of the City. The project was interrupted however as a result of World War I. In 1921 the street paving project started again and was underway for six years. Curb, gutter, sewer and water lines were also constructed on an intermittent basis. In 1947 water and sewer was extended into Farrington Addition and in 1948 a water filtering system was installed to take care of a high concentrations of iron and manganese. A new bridge on East Main across Mirror Creek was constructed in 1941. This bridge was 102 feet long with a 30-foot roadway and had a pedestrian walk on each side. It was a two span type built of steel and concrete at a cost of \$35,000. In 1947 street signposts were erected at all street intersections as a uniform address numbering system was put in place in preparation for delivery of city mail inaugurated on April 1, 1948. In 1939 Northern States Power Company improved lighting by replacing the four foot pipe mast lighting fixtures with the then modern twelve and twenty foot arm fixtures. Bowl type reflectors were also installed at this time to improve distribution.

In 1935 a new city building was completed at a cost of \$22,000. This building housed the fire department, council room, and library. 1938 saw the construction of a new high school on Jackson Street. Cost of the high school was \$153,000. A Works–Progress–Administration (WPA) grant of \$6,250 helped in defraying local costs. A local National Guard medical unit was established in 1949.

In 1946 Rodger Marten started Marten Transport with him as the only employee. In 1986 this trucking company went public and started trading on NASDAQ. By 2008 Marten Transport had over 2,600 employees nationwide and terminals in five states.

In 1948 a new trench type dump opened on the old Sherman Stanley property across the river on South Eau Claire Street. The dump south of the depot was closed. In 1949 a new city fire truck was purchased and in 1951 a new fire siren was installed on top of the city hall.

Recreation Facility Improvements – This period of 1915 through 1955 also saw some major improvements made to the outdoor recreation life in the city. In 1928 a farm two miles northeast of the city on Highway 37 was purchased by a group of businessmen and developed into a nine hole golf course. Later on in the 1930s the city's first municipal pool was constructed. Night lighting for the school athletic fields was installed in 1949. The west part of the old mill dam on Mirror Lake went out in June 1949. The recreational importance of this lake was immediately brought to the attention of all and \$9,000 was raised through local civic groups, private donations, and the city to repair the dam. With the dam fully reconstructed, 1,000 Large Mouth Bass fingerling were planted along with Trout, Bluegills, and Crappies in 1953.

Lumber Industry – During the period of 1935-1944 Mondovi's economy benefited from the lumber industry. Lumber companies purchased timber deeds from farmers to harvest this resource. In 1936 a new industry was born in Mondovi, when Clinton D. Jackson built the first Jackson Lumber Harvester in his welding shop. The invention centered on the concept of taking the sawmill into the woods where the logs would not have to be moved as far and

then utilizing trucks to transport the sawed lumber out of the woods. In 1944, the Jackson Lumber Harvester Company was officially established and the Harvester continues to be manufactured in Mondovi to this day.

Mondovi in the Late 20<sup>th</sup> Century – Over the period of 1955 to 1992, Mondovi’s population continued to steadily grow. Mondovi served as a agri-service center but also become more popular as residential community for the Eau Claire and Menomonie work force. Three local entrepreneurs also had very successful business endeavors. The three businesses were: 1) Marten Transport – a major transport company, 2) Midwest Dental Care – a dental appliance fabricator and dental office management group, and 3) Heike auction and real estate services.

In the last half of the 20<sup>th</sup> century, Mondovi’s economy benefited considerably from the health care industry even with the closure of the Buffalo Memorial Hospital in 1989. Today the City of Mondovi is home to American Lutheran Home, a quality skilled nursing home facility and several assisted living facilities.

**Population Trends and Projections**

The City of Mondovi’s population is projected to increase from 2,634 residents in 2000 to 3,063 residents by the year 2028. This projection is based on the State of Wisconsin-Department of Administration- Demographic Services Center projection who used U.S. Census Bureau statistics. Table 1.01 shows this projection.

	1960 <sup>(1)</sup>	1970 <sup>(1)</sup>	1980 <sup>(1)</sup>	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	% Chg 60-80	% Chg 80-90	% Chg 90-00	2010 <sup>(2)</sup>	2015 <sup>(2)</sup>	2020 <sup>(2)</sup>	2025 <sup>(2)</sup>	2028 <sup>(2)</sup>
T. Canton	479	443	359	309	304	-25.1	-13.9	-1.6	315	321	326	327	329
T. Dover	491	435	455	451	484	-7.3	-0.9	7.3	508	520	530	535	540
T. Gilmanton	617	546	498	469	470	-19.3	-5.8	0.2	480	485	489	487	488
T. Modena	555	456	436	360	318	-21.4	-17.4	-11.7	290	276	260	242	232
T. Mondovi	511	435	511	544	449	0	6.5	-17.5	439	434	427	416	411
T. Naples	584	559	580	494	584	-0.7	-14.8	18.2	657	694	730	757	777
<b>C. Mondovi</b>	<b>2,320</b>	<b>2,338</b>	<b>2,545</b>	<b>2,494</b>	<b>2,634</b>	<b>9.7</b>	<b>-2</b>	<b>5.6</b>	<b>2,806</b>	<b>2,894</b>	<b>2,970</b>	<b>3,020</b>	<b>3,063</b>
<b>Buffalo Co.</b>	<b>14,202</b>	<b>13,743</b>	<b>14,309</b>	<b>13,584</b>	<b>13,804</b>	<b>0.8</b>	<b>-5.1</b>	<b>1.6</b>	<b>14,364</b>	<b>14,640</b>	<b>14,872</b>	<b>14,949</b>	<b>15,534</b>
<b>STATE</b>	<b>3,951,777</b>	<b>4,417,821</b>	<b>4,705,642</b>	<b>4,891,599</b>	<b>5,363,715</b>	<b>19.1</b>	<b>4</b>	<b>9.7</b>	<b>5,751,470</b>	<b>5,931,386</b>	<b>6,110,878</b>	<b>6,274,867</b>	<b>6,379,546</b>
<b>U.S.</b>	<b>179,323,175</b>	<b>203,302,031</b>	<b>226,542,199</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>26.3</b>	<b>9.8</b>	<b>13.2</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

The city of Mondovi has grown at a faster rate than Buffalo County over the past 6 year period but at a slower rate of growth than some of the surrounding towns and the State of Wisconsin. The adjacent towns of Naples and Mondovi had population rate increases of 4.4% that exceeded all other nearby local governments and the State of Wisconsin, See Table 1.02.

	2001	2002	2003	2004	2005	2006	% Change	Numerical Change
T. Canton	303	311	308	312	312	314	3.6	11
T. Dover	485	485	489	489	498	498	2.6	13
T. Gilmanton	470	473	471	467	469	477	1.5	7
T. Modena	318	317	314	312	311	319	.2	1
T. Mondovi	454	457	472	468	466	474	4.4	20
T. Naples	597	604	612	612	619	623	4.4	26
<b>C. Mondovi</b>	<b>2,656</b>	<b>2,667</b>	<b>2,677</b>	<b>2,688</b>	<b>2,705</b>	<b>2,716</b>	<b>2.3</b>	<b>60</b>
<b>Buffalo Co.</b>	<b>13,897</b>	<b>13,955</b>	<b>13,975</b>	<b>14,033</b>	<b>14,076</b>	<b>14,142</b>	<b>1.8</b>	<b>245</b>
<b>STATE</b>	<b>5,400,449</b>	<b>5,453,896</b>	<b>5,490,718</b>	<b>5,532,000</b>	<b>5,580,000</b>	<b>5,617,000</b>	<b>4</b>	<b>216,551</b>

### Racial Characteristics

The City and Buffalo County’s population are both 98.7% white. This is a much higher percentage than the State of Wisconsin and the Nation with white race populations of 88.9%, and 75.1% respectively. Asians, Native Americans and Blacks or African Americans in that order were next three highest recorded races in the City and Buffalo County. No minority group in the City exceeded 1/2% of the City or County’s total population, See Table 1.03.

**Table 1.03 City of Mondovi, Buffalo County, State and Nation Population by Race**

RACE	C. Mondovi	%	Buffalo Co	%	State of WI	%	U.S.	%
One race	2,620	99.0	13,729	99.0	5,296,780	98.8	274,595,678	97.6
White	2,600	98.7	13,623	98.7	4,769,857	88.9	211,460,626	75.1
Black or African American	5	0.2	16	0.1	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	8	0.3	42	0.3	47,228	0.9	2,475,956	0.9
Asian	7	0.3	45	0.3	88,763	1.7	10,242,998	3.6
Islander	0	0.0	3	0.0	1,630	0.0	398,835	0.1
Some other race	0	0.0	11	0.1	84,842	1.6	15,359,073	5.5
Two or more races	14	0.5	64	0.5	66,895	1.2	6,826,228	2.4
<b>Totals</b>	<b>2,634</b>	<b>100</b>	<b>13,804</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

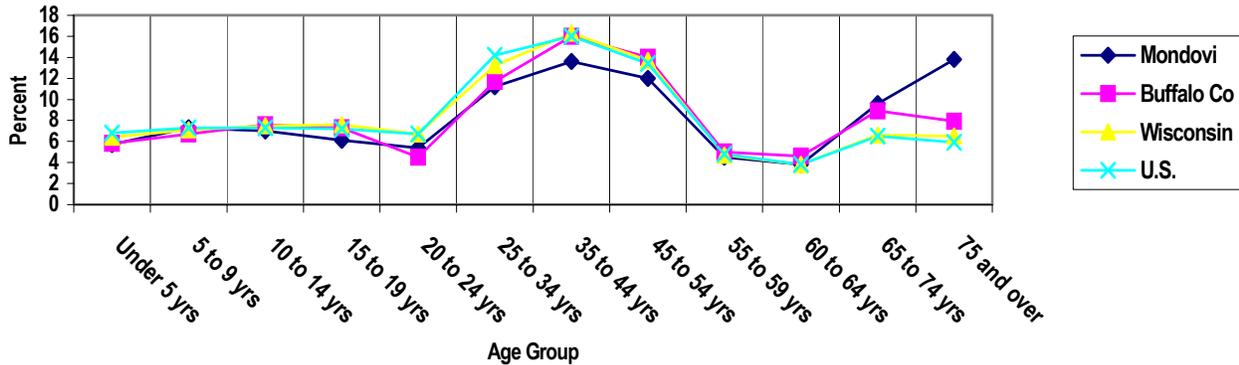
### Age Trends

The City has a larger elderly population. Table 1.04 below shows that the City has a higher percentage of their population in the 65 and over age group, a lower percentage of their population in the 35-54 age group than the County, State, or Nation.

Table 1.04 City of Mondovi, Buffalo County, State and Nation Population by Age 2000								
Age Group	City of Mondovi	%	Buffalo Co	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	150	5.7	800	5.8	342,340	6.4	19,175,798	6.8
5 to 9 yrs	192	7.3	926	6.7	379,484	7.1	20,549,505	7.3
10 to 14 yrs	185	7.0	1,045	7.6	403,074	7.5	20,528,072	7.3
15 to 19 yrs	161	6.1	1,013	7.3	407,195	7.6	20,219,890	7.2
20 to 24 yrs	142	5.4	626	4.5	357,292	6.7	18,964,001	6.7
25 to 34 yrs	295	11.2	1,612	11.7	706,168	13.2	39,891,724	14.2
35 to 44 yrs	359	13.6	2,202	16.0	875,522	16.3	45,148,527	16.0
45 to 54 yrs	315	12.0	1,938	14.0	732,306	13.7	37,677,952	13.4
55 to 59 yrs	118	4.5	694	5.0	252,742	4.7	13,469,237	4.8
60 to 64 yrs	100	3.8	635	4.6	204,999	3.8	10,805,447	3.8
65 to 74 yrs	252	9.6	1,228	8.9	355,307	6.6	18,390,986	6.5
75 and over	365	13.8	1,085	7.9	347,246	6.5	16,600,767	5.9
<b>Totals</b>	<b>2634</b>	<b>100</b>	<b>13,804</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>
<b>Median Age</b>	<b>40.3</b>		<b>39.2</b>		<b>36</b>		<b>35.3</b>	

Source: U.S. Bureau of Census, 2000

Table 1.05 2000 Population by Age - City of Mondovi, Buffalo County, Wisconsin and U.S.



The city's age cohorts generally follow the county, state, and nation with the exception of the 75 and over age cohort. This cohort, of 14% of the population, is much higher than other jurisdictions. This can be attributed to the presence of American Lutheran Homes, a large nursing care facility. Table 1.05 above shows that the City's largest population cohort in 2000 was the 35 to 44 year age group. This was the same for the county, state, and nation.

**Educational Attainment**

Table 1.06 shows that educational attainment levels in the City are lower than the County, State and Nation. The percentage of the population with Bachelors degrees is of notable difference. The state of Wisconsin is trying to develop strategies to reduce its brain drain problem and grow the number of state residents with Bachelors degrees because of increased income levels that occur with a higher knowledge work force.

Table 1.06 Educational Attainment

	% High Sch Grad or Higher	% Bach Degree or Higher
C. of Mondovi	79.4	12.5
Buffalo Co	84.1	14.0
State of WI	85.1	22.4
U.S.	80.4	24.4

Source: U.S. Census Bureau, 2000

**Housing Unit Trends and Projections**

The housing unit projections in Table 1.07 below were derived using the projected population estimates in Table 1.01, and dividing them by the average number of people per housing unit as of the 2000 census. The average number of people living in each Mondovi housing unit in 2000 was 2.1. Using this technique, the city's housing stock is projected to grow from 1,232 in 2000, to 1,459 by the year 2028, an increase of 227 homes or by approximately 8 homes a year.

	TOTAL HOUSING UNITS						HOUSING UNIT PROJECTIONS				
	1970	1980	1990	2000	% Chg 70-90	% Chg 90-00	2010	2015	2020	2025	2028
T Canton	112	115	109	112	-2.7	2.8	117	119	121	121	122
T Dover	140	158	147	156	5.0	6.1	164	168	171	173	174
T Gilmanston	169	176	173	180	2.4	4.0	185	187	188	187	188
T Modena	154	154	148	155	-3.9	4.7	138	131	124	115	110
T Mondovi	136	166	183	165	34.6	-9.8	163	161	158	154	152
T Naples	162	182	190	231	17.3	21.6	263	278	292	303	311
C Mondovi	847	1,031	1,082	1,232	27.7	13.9	1,336	1,378	1,414	1,438	1,459
Buffalo Co	4,597	5,478	5,586	6,098	21.5	9.2	6,245	6,365	6,466	6,500	6,754
State	1,472,332	1,863,897	2,055,676	2,321,144	39.6	12.9	2,500,639	2,578,863	2,656,903	2,728,203	2,773,716
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	48.8	13.3	NA	NA	NA	NA	NA

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

Table 1.08 below shows the building permit activity in the City over the 11-year period from 1997 through 2007. During this 11-year period the City averaged approximately 5.4 single-family homes, 7.8 duplex units .54 multi-family units, 1.6 commercial buildings and .54 industrial buildings.

**Table 1.08 Building Permits Issued 1997-2007**

	Single Family Housing Units	Duplex Housing Units	Multi Family Housing Units	Commercial Buildings	Industrial Buildings
1997	5	2	0	1	0
1998	8	6	0	0	0
1999	7	6	0	0	0
2000	4	12	0	2	0
2001	2	18	0	3	0
2002	7	16	0	1	0
2003	7	14	0	1	0
2004	5	2	0	1	0
2005	10	6	0	2	1
2006	3	0	6	4	2
2007	2	4	0	3	3
<b>Total</b>	<b>60</b>	<b>86</b>	<b>6</b>	<b>18</b>	<b>6</b>

Table 1.09 provides another type of projection using the number of new homes, commercial buildings and industrial buildings that can be expected over the coming years based on 1997-2007 building permit trends as shown in Table 1.08. Using this historical growth trend the City can expect 113 new single-family homes, 163 new duplex units, 13 new multifamily units, 34 new commercial buildings and 13 new industrial buildings by the year 2028.

**Table 1.09 Building Permit Projections Based on 1997 –2007 City Building Permit Rate Trends**

Type of Building	2010	2015	2020	2025	2028	Total
Single Family Homes	16	27	27	27	16	113
Duplex Homes	23	39	39	39	23	163
Multi Family Homes	2	3	3	3	2	13
Commercial Buildings	5	8	8	8	5	34
Industrial Buildings	2	3	3	3	2	13
<b>Total Additional Permits Per Period Since</b>	<b>48</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>48</b>	<b>336</b>

**Employment Characteristics**

Table 1.10 shows the sectors of the economy residents of the City were in employed in 1989 and 1999. Comparisons in some categories are difficult due to changes in category names and definition changes that occurred between the 1990 and 2000 Censuses. The major employment sectors in 1999 for the City of Mondovi were: Educational, Health and Social Services with 313 employees, Retail Trade with 154 employees, Transportation and Warehousing with 149 employees and Manufacturing with 146 employees. In 1989 the Major employment sectors were similar but in a different order with Retail Trade being the highest with 209 employees, Manufacturing coming in second with 118, Health Services being third with 113 employees and the Agricultural sector coming fourth with 79 employees.



Employment Sector	1989 # Employed	1989 % Employed	1999 # Employed	1999 % Employed	1989 –1999 # Change	1989 –1999 % Change
Agriculture, Forestry, Fisheries, Hunting & Mining	79	7.5	39	3.2	-40	-50.6
Construction	66	6.3	87	7.1	21	31.8
Manufacturing	118	11.2	146	11.9	28	23.7
Transportation	72	6.8	-	-	N/A	N/A
Communications and Other Public Utilities	34	3.2	-	-	N/A	N/A
Wholesale Trade	58	5.5	54	4.4	-4	-6.9
Retail Trade	209	19.8	154	12.5	-55	-26.3
Finance, Insurance and Real Estate	46	4.4	-	-	-46	-100.0
Business and Repair Services	27	2.6	-	-	N/A	N/A
Personal, Entertainment & Recreation Services	45	4.3	-	-	N/A	N/A
Educational Services	87	8.2	-	-	-	-
Health Services	113	10.7	-	-	N/A	N/A
Other Professional and Related Service	68	6.4	-	-	N/A	N/A
Public Administration	33	3.1	23	1.9	-10	-30.3
<b>1989 Total</b>	<b>1055</b>	<b>100</b>			<b>N/A</b>	<b>N/A</b>
Transportation & Warehousing and Utilities			149	12.1	N/A	N/A
Information			16	1.3		
Finance, Insurance, Real Estate, and Rental and Leasing			83	6.8	N/A	N/A
Professional, Scientific, Management, Administrative and Waste Management Services			43	3.5	N/A	N/A
Educational, Health and Social Services			313	25.5	N/A	N/A
Arts, Entertainment, Recreation, Accommodation and Food			76	6.2	N/A	N/A
Other Services (except public administration)			45	3.7	N/A	N/A
<b>1999 Totals</b>			<b>1228</b>	<b>100</b>	<b>N/A</b>	<b>N/A</b>

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

**Income Levels**

Table 1.11 below shows that both the City's Median Family Income and Per Capita Income for both 1989 and 1999 were below the County, State and Nation. The higher number of residents with low and moderate incomes living in the American Lutheran Homes, a large nursing care facility contributes to these lower income levels in the City. The 2000 Census reported that of Buffalo County's 147 residents that are institutionalized 88 or about 60% live in the City of Mondovi. This is a decrease from the 1990 Census when Buffalo County had 195 institutionalized residents of which 70% or 136 resided in the City of Mondovi.

Jurisdiction	1989 Median Family Income \$	1999 Median Family Income \$	1989-1999 Median Family Income % Change	1989 Per Capita Income \$	1999 Per Capita Income \$	1989 –1999 Per Capita Income % Change
City of Mondovi	26,088	40,954	57.0	10,238	17,023	66.3
Buffalo County	27,938	44,534	59.4	10,947	18,123	65.6
State Of Wisconsin	35,082	52,911	50.8	13,276	21,271	60.2
Nation	35,225	50,046	42.1	14,420	21,587	49.7

Source: U.S. Census Bureau

**Issues and Opportunities Based On City of Mondovi Household Survey**

During the September and October of 2007 the City conducted a 23-question survey of property owners asking their opinions on issues and opportunities relating to city services, lifestyle and community needs. Of the 1,294 surveys mailed out, 281 were returned that included 404 residents responding to the survey since each survey allowed two people in each household to respond separately on the same survey.

Questions 1-19 involved checking one of five responses ranging from “Strongly Agree” to “Strongly Disagree”. Questions 20 through 23 involved written responses pertaining to: Biggest Issues Facing the City; What do you Like Most and Least About the City and What Should the Top Priorities for the Comprehensive Plan be. To help get a better appreciation for what respondents thought were the most important issues the written responses to these questions were categorized into the following nine subject areas: 1) Business Issues and Development, 2) Social Assets and Concerns, 3) Parks, Recreation and Natural Resources, 4) Schools and Education, 5) Housing and Neighborhoods, 6) Public Facilities and Infrastructure, 7) Law Enforcement and Emergency Services, 8) City Governance and Taxes and 9) Other.

**In general the issues and opportunities identified in survey responses showed that residents:**

- Are pro growth relating to business, manufacturing and housing development
- Are mostly satisfied with city services
- Desire open lands and natural areas to be protected
- Desire houses to be better maintained
- Are concerned about speeding traffic in neighborhoods
- Believe business issues and development are important
- Believe the city is blessed with many social assets
- Believe there are social concerns to overcome

Table 1.12 shows how survey respondents rated 19 statements regarding planning and development issues for the City of Mondovi. The specific written responses for questions 20 through 23 are listed in the appendix.

**Table 1.12 - City of Mondovi Survey Ratings for Statements 1-19**

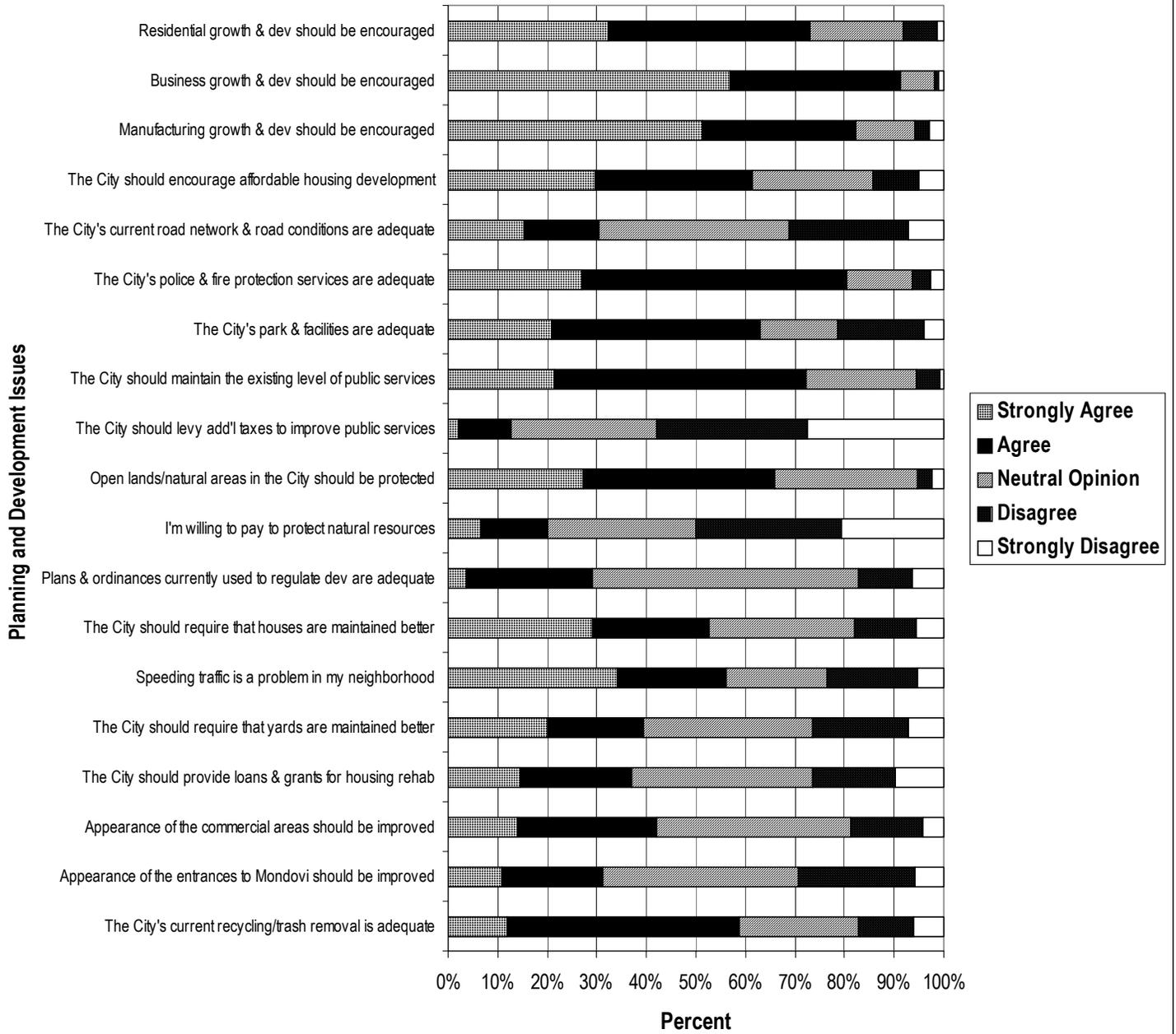


Table 1.13 Question 1-19 City of Mondovi Survey Response Totals

Survey Questions		TOTAL	Percent
<b>1</b>	<b>Residential growth &amp; dev should be encouraged</b>		
	5=Strongly Agree	130	32.2
	4=Agree	165	40.8
	3=Neutral Opinion	76	18.8
	2=Disagree	28	6.9
	1=Strongly Disagree	5	1.2
<b>2</b>	<b>Business growth &amp; dev should be encouraged</b>		
	5=Strongly Agree	230	56.9
	4=Agree	139	34.4
	3=Neutral Opinion	28	6.9
	2=Disagree	3	0.7
	1=Strongly Disagree	4	1.0
<b>3</b>	<b>Manufacturing growth &amp; dev should be encouraged</b>		
	5=Strongly Agree	207	51.2
	4=Agree	125	30.9
	3=Neutral Opinion	49	12.1
	2=Disagree	11	2.7
	1=Strongly Disagree	12	3.0
<b>4</b>	<b>The City should encourage affordable housing dev</b>		
	5=Strongly Agree	120	29.7
	4=Agree	128	31.7
	3=Neutral Opinion	98	24.3
	2=Disagree	38	9.4
	1=Strongly Disagree	20	5.0
<b>5</b>	<b>The City's current road network &amp; road conditions are adequate</b>		
	5=Strongly Agree	39	9.7
	4=Agree	187	46.3
	3=Neutral Opinion	98	24.3
	2=Disagree	62	15.3
	1=Strongly Disagree	18	4.5
<b>6</b>	<b>The City's police &amp; fire protection services are adequate</b>		
	5=Strongly Agree	109	27.0
	4=Agree	216	53.5
	3=Neutral Opinion	53	13.1
	2=Disagree	15	3.7
	1=Strongly Disagree	11	2.7
<b>7</b>	<b>The City's park &amp; facilities are adequate</b>		
	5=Strongly Agree	84	20.8
	4=Agree	170	42.1
	3=Neutral Opinion	63	15.6
	2=Disagree	71	17.6
	1=Strongly Disagree	16	4.0

Table 1.13 Question 1-19 City of Mondovi Survey Response Totals

Survey Questions		TOTAL	Percent
<b>8</b>	<b>The City should maintain the existing level of public services</b>		
	5=Strongly Agree	87	21.5
	4=Agree	205	50.7
	3=Neutral Opinion	90	22.3
	2=Disagree	19	4.7
	1=Strongly Disagree	3	0.7
<b>9</b>	<b>The City should levy additional taxes to improve public services</b>		
	5=Strongly Agree	9	2.2
	4=Agree	42	10.4
	3=Neutral Opinion	119	29.5
	2=Disagree	123	30.4
	1=Strongly Disagree	111	27.5
<b>10</b>	<b>Open lands/natural areas in the City should be protected</b>		
	5=Strongly Agree	110	27.2
	4=Agree	156	38.6
	3=Neutral Opinion	117	29.0
	2=Disagree	11	2.7
	1=Strongly Disagree	10	2.5
<b>11</b>	<b>I'm willing to pay to protect natural resources</b>		
	5=Strongly Agree	27	6.7
	4=Agree	54	13.4
	3=Neutral Opinion	121	30.0
	2=Disagree	119	29.5
	1=Strongly Disagree	83	20.5
<b>12</b>	<b>Plans &amp; ordinances currently used to regulate dev are adequate</b>		
	5=Strongly Agree	15	3.7
	4=Agree	103	25.5
	3=Neutral Opinion	216	53.5
	2=Disagree	44	10.9
	1=Strongly Disagree	26	6.4
<b>13</b>	<b>The City should require that houses are maintained better</b>		
	5=Strongly Agree	118	29.2
	4=Agree	95	23.5
	3=Neutral Opinion	118	29.2
	2=Disagree	51	12.6
	1=Strongly Disagree	22	5.4
<b>14</b>	<b>Speeding traffic is a problem in my neighborhood</b>		
	5=Strongly Agree	138	34.2
	4=Agree	89	22.0
	3=Neutral Opinion	82	20.3
	2=Disagree	74	18.3
	1=Strongly Disagree	21	5.2

Table 1.13 Question 1-19 City of Mondovi Survey Response Totals

Survey Questions		TOTAL	Percent
<b>15</b>	<b>The City should require that yards are maintained better</b>		
	5=Strongly Agree	81	20.0
	4=Agree	78	19.3
	3=Neutral Opinion	138	34.2
	2=Disagree	78	19.3
	1=Strongly Disagree	29	7.2
<b>16</b>	<b>The City should provide loans &amp; grants for housing rehab</b>		
	5=Strongly Agree	59	14.6
	4=Agree	91	22.5
	3=Neutral Opinion	147	36.4
	2=Disagree	67	16.6
7	1=Strongly Disagree	40	9.9
<b>17</b>	<b>Appearance of the commercial areas should be improved</b>		
	5=Strongly Agree	57	14.1
	4=Agree	113	28.0
	3=Neutral Opinion	158	39.1
	2=Disagree	59	14.6
	1=Strongly Disagree	17	4.2
<b>18</b>	<b>Appearance of the entrances to Mondovi should be improved</b>		
	5=Strongly Agree	44	10.9
	4=Agree	82	20.3
	3=Neutral Opinion	159	39.4
	2=Disagree	96	23.8
	1=Strongly Disagree	23	5.7
<b>19</b>	<b>The City's current recycling/trash removal is adequate</b>		
	5=Strongly Agree	48	11.9
	4=Agree	189	46.8
	3=Neutral Opinion	97	24.0
	2=Disagree	45	11.1
	1=Strongly Disagree	25	6.2

Responses to City of Mondovi Survey Questions 20 Through 23.

Question 20. What do you believe are the two biggest issues facing the City of Mondovi today? Please list them in priority.

Category	First Priority		Second Priority	
	Total Responses	Percent	Total Responses	Percent
Business Issues and Development	131	39.7%	70	27.6%
Social Assets and Concerns	59	17.9%	55	21.7%
Parks, Recreation and Natural Resources	12	3.6%	11	4.3%
Schools and Education	3	0.9%	0	0.0%
Housing and Neighborhoods	36	10.9%	34	13.4%
Public Facilities and Infrastructure	19	5.8%	36	14.2%
Law Enforcement and Emergency Services	22	6.7%	19	7.5%
City Governance and Taxes	47	14.2%	29	11.4%
Other	1	0.3%	0	0.0%
<b>TOTAL</b>	<b>330</b>	<b>100.0%</b>	<b>254</b>	<b>100.0%</b>

Question 21. What do you like most about living in the City of Mondovi? Please list them in priority.

Category	First Priority		Second Priority	
	Total Responses	Percent	Total Responses	Percent
Business Issues and Development	6	2.0%	11	5.6%
Social Assets and Concerns	242	80.9%	121	61.7%
Parks, Recreation and Natural Resources	3	1.0%	8	4.1%
Schools and Education	19	6.4%	30	15.3%
Housing and Neighborhoods	1	0.3%	2	1.0%
Public Facilities and Infrastructure	7	2.3%	6	3.1%
Law Enforcement and Emergency Services	9	3.0%	9	4.6%
City Governance and Taxes	11	3.7%	9	4.6%
Other	1	0.3%	0	0.0%
<b>TOTAL</b>	<b>299</b>	<b>100.0%</b>	<b>196</b>	<b>100.0%</b>

Question 22. What do you like least about the City of Mondovi? Please list them in priority.

Category	First Priority		Second Priority	
	Total Responses	Percent	Total Responses	Percent
Business Issues and Development	26	9.2%	14	8.5%
Social Assets and Concerns	175	62.1%	100	60.6%
Parks, Recreation and Natural Resources	4	1.4%	6	3.6%
Schools and Education	5	1.8%	1	0.6%
Housing and Neighborhoods	15	5.3%	11	6.7%
Public Facilities and Infrastructure	16	5.7%	6	3.6%
Law Enforcement and Emergency Services	14	5.0%	9	5.5%
City Governance and Taxes	27	9.6%	18	10.9%
Other	0	0.0%	0	0.0%
<b>TOTAL</b>	<b>282</b>	<b>100.0%</b>	<b>165</b>	<b>100.0%</b>

Question 23. What should the top priorities be for this comprehensive plan? Please list them in priority.

Category	First Priority		Second Priority	
	Total Responses	Percent	Total Responses	Percent
Business Issues and Development	105	44.1%	43	31.6%
Social Assets and Concerns	26	10.9%	19	14.0%
Parks, Recreation and Natural Resources	9	3.8%	11	8.1%
Schools and Education	2	0.8%	3	2.2%
Housing and Neighborhoods	18	7.6%	21	15.4%
Public Facilities and Infrastructure	27	11.3%	17	12.5%
Law Enforcement and Emergency Services	11	4.6%	8	5.9%
City Governance and Taxes	40	16.8%	13	9.6%
Other	0	0.0%	1	0.7%
<b>TOTAL</b>	<b>238</b>	<b>100.0%</b>	<b>136</b>	<b>100.0%</b>

## 2. Land Use

To plan for the future land use of the city, it is important to have a good understanding of the existing land uses. This section analyzes existing land uses, residential densities, and the supply and demand for land. Table 2.01, illustrates a land use inventory for the city based on 2007 property assessment records. These records indicate that the largest land use by far is Agriculture. Over 950 acres are in agricultural use in the City. Much of this land surrounds the built up part of the city providing opportunity for the city to grow its residential, commercial and manufacturing base within its existing city boundary.

**Table 2.01 City of Mondovi 2007 Statement of Assessments**

Real Estate Class	Parcel Count			Land Assessment \$	Improvement Assessment \$	Total Assessment \$	Average Land Value per Parcel \$	Average Improvement Value per Parcel \$	Total Average Value per Parcel \$
	Land	Improvements	Acres						
Residential	1,222	997	218	15,446,200	80,319,400	95,765,600	12,640	80,561	93,201
Commercial	161	129	112	4,622,500	17,475,300	22,097,800	28,711	135,467	164,179
Manufacturing	12	8	74	336,000	1,926,700	2,262,700	28,000	240,838	268,838
Agricultural	52	0	951	184,100	0	184,100	3,540	0	3,540
Undeveloped	2	0	5	3,300	0	3,300	1,650	0	1,650
Ag Forest	2	0	26	13,000	0	13,000	6,500	0	6,500
Forest	0	0	0	0	0	0	0	0	0
Other	2	2	2	36,000	526,900	562,900	18,000	263,450	281,450
<b>Totals</b>	<b>1,453</b>	<b>1,136</b>	<b>1,388</b>	<b>20,641,100</b>	<b>100,248,300</b>	<b>120,889,400</b>	<b>14,206</b>	<b>88,247</b>	<b>102,453</b>

### Supply, Demand and Price of Land

Table 2.02 below illustrates the projected demand for residential, commercial and industrial construction activity based on building permits issued from 1997-2007. This shows that 289 housing units, 34 commercial buildings, and 13 more industrial buildings can be expected by 2028.

**Table 2.02 Building Permit Projections Based on 1997 –2007 City Building Permit Rate Trends**

Type of Building	2010	2015	2020	2025	2028	Total
Single Family Homes	16	27	27	27	16	113
Duplex Homes	23	39	39	39	23	163
Multi Family Homes	2	3	3	3	2	13
Commercial Buildings	5	8	8	8	5	34
Industrial Buildings	2	3	3	3	2	13
<b>Total Additional Permits Per Period Since 2007</b>	<b>48</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>48</b>	<b>336</b>

Table 2.03 below shows the City's land use make up in 2008 and the recommended land use for 2028. The far column on the right reporting the change in acreage indicates the city has identified an appropriate amount of land to meet future residential, commercial and industrial acreage needs for the 20 year-2028 planning period. Map 2.01 shows the location of existing land uses and Map 9.02 shows the projected land uses for the year 2028.



**City of Mondovi Comprehensive Plan 2008-2028, Land Use**

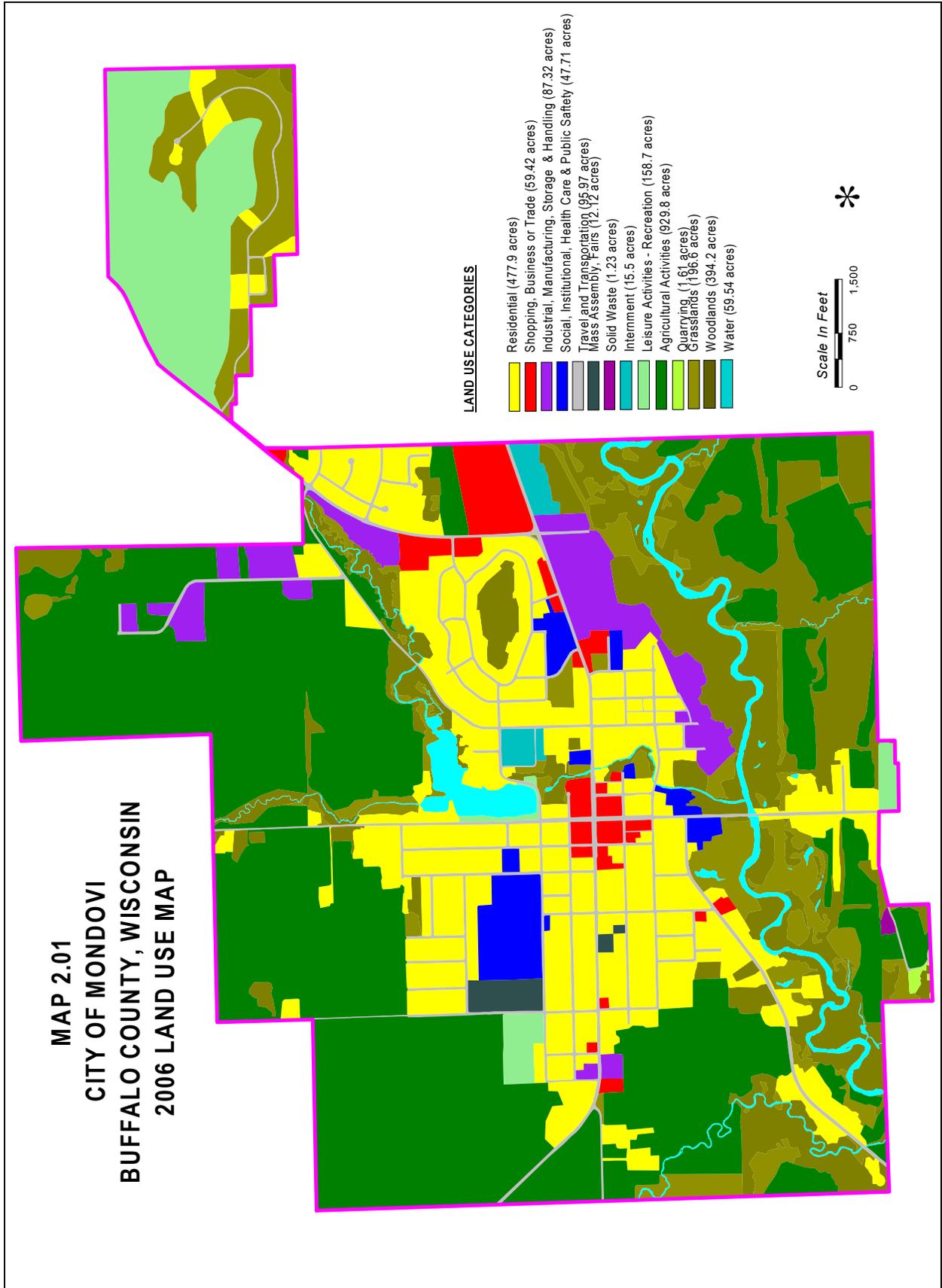
**Table 2.03 City of Mondovi 2008 Existing Land Use**

<b>Land Use Category</b>	<b>2008 # of Acres</b>	<b>2008 % of Total</b>	<b>2028 Recommended Acres</b>	<b>2028 % of Total</b>	<b>2008-2028 Number of Acre Change</b>
Residential	483.7	19.1	684.4	27.0	200.70
Shopping, Business or Trade	59.42	2.3	59.42	2.3	0.00
Industrial, Manufacturing, Storage and Handling	87.32	3.4	322.6	12.7	235.28
Social, Institutional, Health Care and Public Safety	47.71	1.9	47.71	1.9	0.00
Travel, Transportation and Vehicle Movement	95.97	3.8	95.97	3.8	0.00
Mass Assembly - Fairs Exhibitions	12.12	0.5	12.12	0.5	0.00
Solid Waste	1.23	0.0	1.23	0.0	0.00
Internment	15.5	0.6	15.5	0.6	0.00
Leisure Activities and Recreation	152.9	6.0	192.6	7.6	39.70
Agricultural Activities	929.8	36.6	559.6	22.1	-370.20
Quarrying	1.61	0.1	1.61	0.1	0.00
Grasslands/Prairies	196.6	7.7	116	4.6	-80.60
Woodlands	394.2	15.5	369.3	14.6	-24.90
Water	59.54	2.3	59.54	2.3	0.00
<b>Total Acres</b>	<b>2537.62</b>	<b>100.0</b>	<b>2537.6</b>	<b>100.0</b>	<b>-0.02</b>

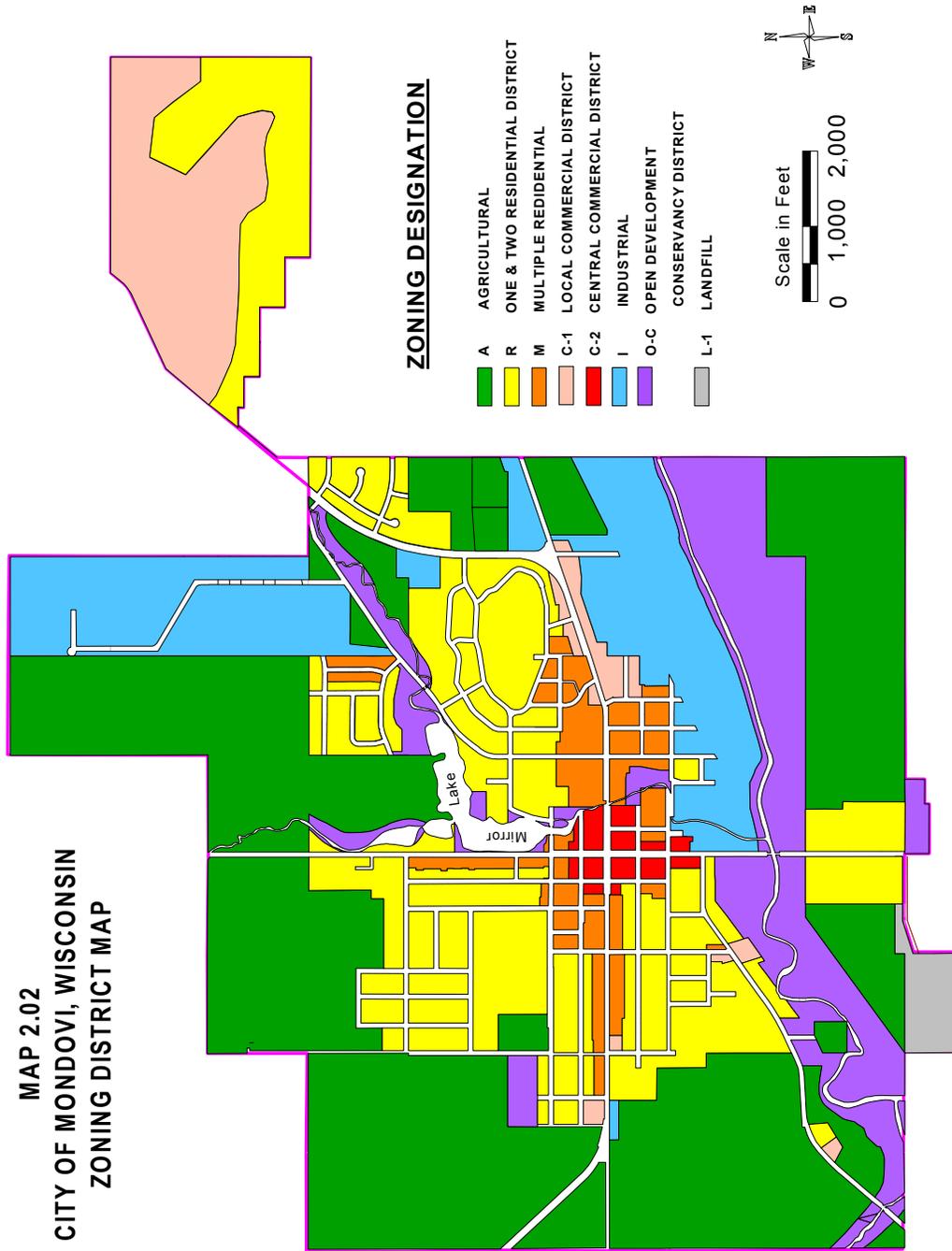
Table 2.04 below shows the acreage for the various zoning districts in the City. Map 2.02 at the end of this chapter shows the location of these zones. (Acreage needs to be updated should total 2,538).

**Table 2.04 Mondovi Zoning District Designations by Acreage**

<b>Zoning Designation</b>	<b>Acreage</b>
Agriculture	1,022
Industrial	251
Conservancy	327
Residential	349
Multiple Family	81
Streets, Streams, and Lakes	212
Central Commercial	19
Local Commercial	22
<b>Total</b>	<b>2,283</b>



MAP 2.02  
CITY OF MONDOVI, WISCONSIN  
ZONING DISTRICT MAP



### 3. Housing

#### Housing Units by Type and Year Built

The following is an analysis of the current housing situation in the Town based on 2000 Census statistics. Table 3.01 provides information the type of housing structures in the City, the State of Wisconsin and the U.S. As of the 2000 census less than 67% of Mondovi's housing units were single family units. Buffalo County had more, reporting 77.3%, and the State of Wisconsin and the Nation had less single family units and reported 66% and 60.3 percent respectively. The 2<sup>nd</sup> largest housing group in Mondovi was 2 units at 16.1%.



**Table 3.01 City of Mondovi, Housing Units by Type, 2000**

Type	City of Mondovi	%	Buffalo County	%	State of WI	%	U.S.	%
1 unit detached	821	66.5	4,714	77.3	1,531,612	66.0	69,865,957	60.3
1 unit attached	15	1.2	50	0.8	77,795	3.4	6,447,453	5.6
2 units	199	16.1	387	6.3	190,889	8.2	4,995,350	4.3
3 or 4 units	49	4.0	157	2.6	91,047	3.9	5,494,280	4.7
5-9 units	36	2.9	101	1.7	106,680	4.6	5,414,698	4.7
10-19 units	47	3.8	74	1.2	75,455	3.3	4,636,717	4.0
20 or more units	44	3.6	125	2.0	143,497	6.2	10,008,058	8.6
Mobile Home	23	1.9	488	8.0	101,465	4.4	8,779,228	7.6
Other	0	0.0	2	-	2,703	0.1	262,610	0.2
Total	1,234	100.00	6,098	100.00	2,321,144	100.00	115,904,641	100.0

Table 3.02 provides information on the age of housing. Just over 20% of Mondovi's housing stock has been constructed since 1980 as compared to the County, State and Nation which reported 21.9%, 27.6% and 32.8% during this same time period.



**Table 3.02 City of Mondovi, Year Structure Built, 2000**

Year Built	City of Mondovi	%	Buffalo County	%	State of WI	%	U.S.	%
1999-3/2000	23	1.9	100	1.6	50,735	2.2	2,755,075	2.4
1995-1998	62	5.0	362	5.8	170,219	7.3	8,478,975	7.3
1990-1994	56	4.5	266	4.4	168,838	7.3	8,467,008	7.3
1980-1989	107	8.7	618	10.1	249,789	10.8	18,326,847	15.8
1970-1979	217	17.6	976	16.0	391,349	16.9	21,438,863	18.5
1960-1969	104	8.4	521	8.5	276,188	11.9	15,911,903	13.7
1940-1959	296	24.0	908	14.9	470,862	20.3	23,145,917	20.0
1939 or Earlier	369	29.9	2367	38.7	543,164	23.4	17,380,053	15.0
Total Structures	1,234	100.0	6,098	100.0	2,321,144	100.0	115,904,641	100.0

### Housing Units Lacking Facilities and Services

Table 3.03 shows that seven homes in Mondovi lacked plumbing facilities, four lacked complete kitchen facilities, and 17 housing units had no telephone service as of the 2000 Census. On a percentage basis the City's situation regarding these statistics was slightly lower in comparison to Buffalo County with the exception telephone service and very similar to the State and Nation with the exception of telephone service, where the U.S. was almost a full percentage point higher.

**Table 3.03 Housing Units Lacking Facilities and Services**

Governmental Unit	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities	No Telephone Service
City of Mondovi	7 0.6	4 0.4	17 1.5
Buffalo County	58 1.1	29 0.5	79 1.4
Wisconsin	10,648 0.5	12,580 0.6	34,208 1.6
United States	670,986 0.6	715,535 0.7	2,570,705 2.4

Source: U.S. Census Bureau

### Median Housing Unit Value

The median value of a home in the City of Mondovi was \$74,300 in 2000, compared to Buffalo County at \$78,600 (See Table 3.04). This value was ranked 12th highest of the 23 towns, villages, and cities in the County. The City of Mondovi's median housing unit value was less than the County, State and Nation values.

**Table 3.04 Median Value of Owner Occupied Units for Selected Units of Government, 2000**

Governmental Unit	2000 Median Housing Value
T. Canton	96,900
T. Dover	67,500
T. Gilmanton	53,000
T. Modena	48,300
T. Mondovi	75,500
T. Naples	109,600
C. Mondovi	74,300
<b>Buffalo Co.</b>	<b>78,600</b>
<b>State</b>	<b>112,200</b>
<b>U.S.</b>	<b>119,600</b>

Source: Bureau of Census, 2000

### Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.05 and 3.06 illustrate housing unit occupancy characteristics and vacancy rates for the City of Mondovi, adjacent towns, Buffalo County, the State and Nation. In the City of Mondovi, 63.2% of houses are owner occupied housing units compared to 76.5% in Buffalo County, 68.4% State, and 66.2% in the Nation. As of the 2000 Census, the City of Mondovi has an 7.3% vacancy rate for available housing. The housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

**Table 3.05 Housing Unit Occupancy Rates, 2000**

Governmental Unit	Total Occupied Housing Units	% Owner Occupied	% Total Renter Occupied
T. Canton	102	75.5	24.5
T. Dover	145	86.9	13.1
T. Gilmanton	173	83.8	16.2
T. Modena	134	82.8	17.2
T. Mondovi	153	84.3	15.7
T. Naples	221	83.3	16.7
<b>C. Mondovi</b>	<b>1,122</b>	<b>63.2</b>	<b>36.8</b>
<b>Buffalo County</b>	<b>5,511</b>	<b>76.5</b>	<b>23.5</b>
<b>State of WI</b>	<b>2,084,544</b>	<b>68.4</b>	<b>31.6</b>
<b>U.S.</b>	<b>105,480,101</b>	<b>66.2</b>	<b>33.8</b>

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

**Table 3.06 Housing Unit Vacancy Rates, 2000**

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Canton	1.3	3.8
T. Dover	0.8	5.0
T. Gilmanton	2.0	-
T. Modena	1.8	-
T. Mondovi	1.5	4.0
T. Naples	0.5	2.6
C. Mondovi	1.0	6.3
Buffalo County	1.2	5.3
State of WI	1.2	5.6
U.S.	1.7	6.8

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

**Table 3.07 City of Mondovi, Year Householder Moved In**

Year Moved in	Percent
1999 to March 2000	21.2
1995 to 1998	27.4
1990 to 1994	16.3
1980 to 1989	12.8
1970 to 1979	11.6
1969 or Earlier	10.8

Source: U.S. Bureau of Census, 2000

Table 3.07 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household between 1995 and 1998, 27.4 percent. Between 1990 and March 2000, 21.2%% of residents moved into their present household.

**Affordability of Housing**

Table 3.08 illustrates the affordability of housing in the City, surrounding municipalities, Buffalo County, State of Wisconsin and the Nation. Just over 12% of City of Mondovi residents spent more than 30% of their incomes on their housing units. This was a lower percentage than the County, State and Nation. Almost 40% of Mondovi’s residents spend less than 15 percent on their housing units.

**Table 3.08 Percent of Income Spent on Owner Occupied Units, 2000**

Governmental Unit	Total Owner Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Canton	23	34.8	30.4	34.8	-
T. Dover	31	32.3	45.1	22.6	-
T. Gilmanton	60	28.3	41.6	30.0	-
T. Modena	40	60.0	15.0	25.0	-
T. Mondovi	57	50.9	35.2	14.0	-
T. Naples	44	36.4	47.7	15.9	-
C. Mondovi	655	39.1	48.2	12.4	0.3
<b>Buffalo County</b>	<b>2,576</b>	<b>45.5</b>	<b>38.7</b>	<b>15.6</b>	<b>0.2</b>
<b>State of Wisconsin</b>	<b>1,122,467</b>	<b>36.8</b>	<b>45.0</b>	<b>17.8</b>	<b>0.4</b>
<b>United States</b>	<b>55,212,108</b>	<b>36.5</b>	<b>40.8</b>	<b>21.8</b>	<b>0.8</b>

Source: U.S. Bureau of Census, 2000

Table 3.09 portrays renter occupied units and percent of income spent on such units in the City of Mondovi, surrounding towns, Buffalo County, State of Wisconsin, and the Nation. Most Mondovi residents spend less than 30% on their renter occupied units. Less than 30% percent of Mondovi residents spend more than 30% on their renter occupied unit as compared to the County (23.6%), State (32.3%) and Nation (36.8%).



## 4. Transportation

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The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To begin to understand these concerns the existing transportation system needs to be analyzed. This section of this report inventories all the various modes of transportation that exist in the City of Mondovi or that are readily available to City residents and businesses.

### Public Road Inventory

The City of Mondovi participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the City of Mondovi by jurisdiction, classification and number of miles. An inventory of City of Mondovi roads is shown in Table 4.01.



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

Within the City of Mondovi there are 19.44 miles of public road that are under the jurisdiction of either Buffalo County or the City of Mondovi. The City of Mondovi maintains 17.59 miles of public road, of which .31 miles are classified as collector roads and the remaining 17.28 miles are classified as local roads. Buffalo County has 1.85 miles of public road in the City of Mondovi of which are classified as collector roads.

### Street Functional Classification System

A city's street system can be defined by way of a functional hierarchy, that takes into consideration traffic volume and the street's function, pertaining to how it is utilized by the majority of the public. The purpose of classifying streets is to assist the city in making judicious investment decisions when it comes to maintaining or extending them. Street projects should be based on economics or cost benefit analysis. The more often a street is used the more important it becomes economically to the city. A higher used street having the same deterioration problems as a lower used street should receive reconstruction repair prior to the lower used street.

Map 4.01, the Street Classification System and Traffic Count Map shows the locations of these streets. The Average Daily Traffic counts on some of these streets is also shown on this map.

**Arterial Street** – It is a road used or intended to be used primarily for fast and/or heavy volumes of through traffic that connect the city with outlying communities.

**Collector Street** – Serves internal traffic movements within an area of the city such as a subdivision and connects these areas with the arterial system. Collectors do not handle long through trips and are not, of necessity continuous for any great length. In gridiron street patterns, like Mondovi's a street in excess of a mile in length may serve as a collector rather than an arterial if the predominant use is to reach the next junction with an arterial and there turn off. As the name "collector" suggests a collector street's purpose to collect traffic from local streets and channel the traffic to arterials. In general average daily traffic counts and speed on these roads would be in the medium range.

**Local** – The sole function of local streets is to provide access to adjacent land (houses, stores). These streets make up a large percentage of the total street mileage of the city but carry a small proportion of vehicle miles of travel. In and around the central business district local streets may carry traffic volumes measured in thousands, but this is the exception. Local residential streets in most cases carry daily volumes of 1,000 or less.

**City of Mondovi Comprehensive Plan 2008-2028, Transportation**

**Table 4.01 City of Mondovi Street Inventory, As of April 30, 2007**

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Badger Ave	0.40		0.40						0.40
Buffalo Street	0.21		0.21						0.21
Canal Street	0.13		0.13						0.13
Cattail Ln	0.20		0.20						0.20
Cleveland St	0.15		0.15						0.15
Cloverleaf Ln	0.21		0.21						0.21
Columbia Ave	0.17		0.17						0.17
Commercial Ave	0.20		0.20						0.20
Cottage St	0.16		0.16						0.16
Countryside Dr	0.12		0.12						0.12
CTH A	0.31	0.31	0.00		0.31				0.00
CTH H	1.54	1.54	0.00		1.54				0.00
Dell Dr	0.15		0.15						0.15
Eisenhower St	0.15		0.15						0.15
Evergreen Ct	0.03		0.03						0.03
Franklin St	0.67		0.67						0.67
Garfield St	0.07		0.07						0.07
Gaylord Ave	0.08		0.08						0.08
Gilman St	0.14		0.14						0.14
Glenn Ave	0.08		0.08						0.08
Golf View Dr	0.18		0.18						0.18
Harrison St	0.68		0.68						0.68
Hehli Way St	0.09		0.09						0.09
Highland Ave	0.36		0.36						0.36
Howard St	0.17		0.17						0.17
Hudson St	0.68		0.68						0.68
Industrial Dr	0.65		0.65						0.65
Jackson St	0.52		0.52						0.52
Jefferson St	0.58		0.58						0.58
Joel St	0.09		0.09						0.09
Kennedy St	0.16		0.16						0.16
Komro Ct	0.22		0.22						0.22
Lakewood Dr	0.06		0.06						0.06
Lincoln St	0.11		0.11						0.11
Madison St	0.23		0.23						0.23
Marten St	0.07		0.07						0.07
McKinley St	0.14		0.14						0.14
Memorial Dr	0.21		0.21						0.21
Mill St	0.87		0.87						0.87
Milomere St	0.07		0.07						0.07
Mirror Lake Dr	0.26		0.26						0.26
Monroe St	0.21		0.21						0.21
Morningside Dr	0.10		0.10						0.10
Ness Dr	0.15		0.15						0.15
Nordic Cir	0.07		0.07						0.07
North Creek Lane	0.15		0.15						0.15
Oak St	0.67		0.67						0.67
Parker Ave	0.37		0.37						0.37
Parkview Ave	0.16		0.16						0.16
Peeso Creek Ln	0.17		0.17						0.17
Poeden Pl	0.12		0.12						0.12
Prairie Ave	0.16		0.16						0.16
Riverside Ave	0.08		0.08						0.08
State St	0.45		0.45					0.31	0.14
Tower Ln	0.06		0.06						0.06
Truman St	0.16		0.16						0.16
Union St	0.10		0.10						0.10

*City of Mondovi Comprehensive Plan 2008-2028, Transportation*

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Valley Estate Rd	1.23		1.23						1.23
Van Buren St	0.11		0.11						0.11
Vernon St	0.09		0.09						0.09
Vine St	0.80		0.80						0.80
Washington St	1.49		1.49						1.49
Water St	0.97		0.97						0.97
<b>Total Miles</b>	<b>19.44</b>	<b>1.85</b>	<b>17.59</b>		<b>1.85</b>			<b>0.31</b>	<b>17.28</b>

**Traffic Counts**

Limited traffic counts are available for the City of Mondovi. Table 4.02 illustrates the traffic counts for the years of 1989, 1995, 2001 and 2004 for selected roads in and adjacent to the City of Mondovi. As the traffic counts indicate, traffic on the roads serving the City of Mondovi have fluctuated over the years. The counts were taken from the following locations: 1) US Highway 10 between Washington Street and Eau Claire Road, 2) State Highway 37 at the intersection of Alma Road and State Street, and 3) County H between Main Street and Mill Street.

**Table 4.02 City of Mondovi – Average Daily Traffic Counts**

<b>Location</b>	<b>1989</b>	<b>1995</b>	<b>2001</b>	<b>2004</b>	<b>% Chg. 1989-2004</b>
US 10 – Runs East-West through City of Mondovi	7,140	13,100	9,000	7,400	3.6
State Hwy 37 – Runs North-South through Mondovi	790	1,100	930	970	22.8
County H – Runs North South through Mondovi	2,330	3,200	2,500	2,000	-14.2

*Source: Wisconsin Department of Transportation*

**Interstate Highways:** Interstate 94 is located 25 miles north of the City of Mondovi.

**Highways:** U.S. Highway 10 passes through the City of Mondovi in and east-west direction and State Highway 37 runs north-south through the City.

State Hwy. 37 meanders along the Buffalo River between Alma and Mondovi. Early French exploration maps designated this river as "Le Beouf" or "the beef" after the many buffalo and to many locals, it's still "The Beef."

**Para Transit Service**

**Taxis:** There are no taxi's operating in the City of Mondovi.

**Intercity Bus Service:** There is no inter-city bus service in the City of Mondovi. The closest terminal is in Eau Claire about 27 miles to the north

**Freight Rail Service:** The nearest freight rail service (27 miles) is the Union Pacific and Wisconsin Central at Eau Claire Wisconsin.

**Passenger Rail Service:** Daily passenger service (AMTRAK) is available in Winona, Minnesota 35 miles from the City of Mondovi. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul.

High Speed Passenger Rail Service for the region continues to be a possibility as the Midwest Regional Rail Initiative (MWRRI) has a nine state plan intended to improve passenger rail transportation in the Midwest. The project is in the early stages and the preferred route is connecting the Twin Cities with Chicago/Milwaukee via the existing AMTRAK route on the Canadian Pacific Santa Fe Rail Line through La Crosse and Winona.

**Airports:** There are no public airports located in the City of Mondovi. The Chippewa Valley Regional Airport is located 27 miles Northeast of the City of Mondovi. This airport is served by Northwest Airlink/Mesaba Airlines.

**Water Transportation:** The City of Mondovi is not located on a commercial waterway. The nearest water transportation is located at a port in Winona, Minnesota, 35 miles southwest of Mondovi. This harbor contains docks, fleeting areas for barges, grain terminals and the Port Authority commercial dock. The municipal dock was originally established by the City of Winona in 1956 and is now operated by the Port Authority of Winona. It is used for loading and unloading barges in the transport of commodities such as fertilizer, salt and coal. The Port Authority currently leases the facility.

**Trucking:** The City of Mondovi is home to the Marten Transport LTD corporate headquarters. Marten Trucking LTD is a trucking and warehousing company that employs over 2,600 employees nationwide. Marten Transport started out by Rodger Marten in 1946 and today has over 400 contractors with terminals in Wisconsin, Oregon, California and Indiana.

**Pedestrian/Bike Trails:** The Buffalo River State Trail, a multi-use trail, located in West Central Wisconsin follows the Buffalo River valley for 36.4 miles between Mondovi and Fairchild. The trail is built on a former railroad corridor and passes by farmlands, woods, hills and wetlands while traveling through the communities of Eleva, Strum and Osseo. The trail surface is a combination of railroad ballast and limestone screenings and is suitable for a variety of uses including walking, mountain biking, snowmobiling, horseback riding and all-terrain vehicle use.



## **STATE AND REGIONAL TRANSPORTATION PLANS**

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

**Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21<sup>st</sup> Century -November 1995:** The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25 year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the City are detailed in the plan. However, grant funding opportunities, local road assessment programs, elderly travel assistance programs that affect local units of government in Wisconsin are described within the plan.

The State of Wisconsin Department of Transportation is in the process of developing a new multi-modal transportation plan "Connections 2030" that was scheduled to be completed in 2007 -2008 time period. The plan will also address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels.

**Wisconsin State Highway Plan – February 2000:** The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas; traffic movement, safety, and pavement preservation. The plan is updated every six years. When this Plan was approved in 2000 it identified one concern relating to the City. This involved the intersection of State Highway 37 and US Highway 10 experiencing moderate congestion problems. Proposed improvements to this intersection to reduce this problem along with others projects are described below in the Wisconsin DOT Six Year Highway Improvement Program.

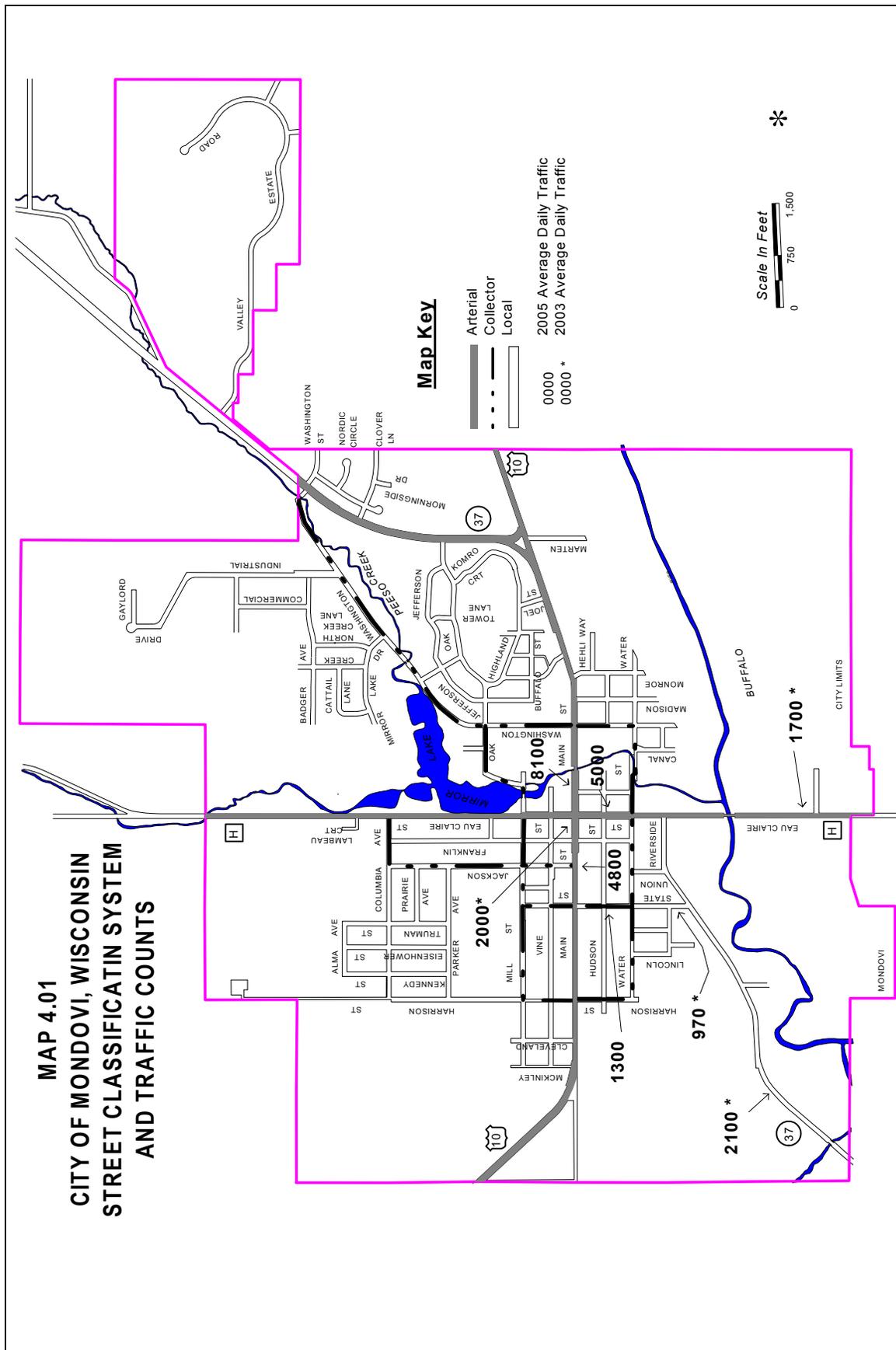
**Wisconsin DOT Six Year Highway Improvement Program:** The plan details all road construction programs to be constructed in the state between 2006 and 2011. Current projects impacting the city are:

1. **2008, STH 37, Eau Claire Road:** Pulverize and relay the existing base and surface and repave existing base, 2.26 mile project, \$500,000 - \$749,000.
2. **2008, STH 37, Main Street:** Pulverize and relay the existing base and surface and repave the existing road way, .86 mile project, \$250,000 – \$449,999.
3. **2006, STH 37 Improvements:** Preventative maintenance to restore pavement, ditches guardrails, and culverts, 17.39 mile project, \$250,000 - \$449,999
4. **2008, STH 37, STH 88 in Mondovi /Harvey Creek Bridge:** Replace the bridge deck, minor repairs as needed, \$100,000 - \$249,999.
5. **2008, STH 37, STH 88 in Mondovi:** Pulverize and relay the existing base and surface and repave the existing roadway, 2.26 mile project, \$500,000 -\$749,000.

**Wisconsin Bicycle Transportation Plan 2020 – December 1998:** The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. This plan points out that both STH 37 and USH 10 that serve Mondovi have adequate shoulder widths for bicycling and the entire length of STH 88 as it runs south from the City to US Hwy 35 is a bicycling concern due to narrow shoulder width and to remedy this it has been designated in the State Bicycle Plan as a State Highway Priority Linkage Route.

**The Wisconsin Pedestrian Policy Plan 2020 – March 2002:** "The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage more pedestrian travel in road planning. No specific projects are mentioned for Mondovi or other communities in the State. This is a policy plan that encourages pedestrian needs when any mode or facet of transportation planning is being considered as it can reduce road congestion, reduce carbon emissions, improve health, improve the environment, and save public and private transportation funds.

**Wisconsin's Great River Road Bicycle Suitability Report – May 2001:** This report was prepared by the Mississippi River Regional Planning Commission under contract with the Wisconsin Department of Transportation. It identifies specific deficiencies regarding shoulder widths on the marked Great River Road in Buffalo County. No projects impacting Mondovi were mentioned in this report, but the report's existence and the fact that US Hwy 35 is even with these deficiencies an exceptional bicycling route makes it an attractive recreation alternative for city residents. Plus in the future if shoulder width improvements to STH 88 are made bicyclists could safely bike the 34 mile route to the Great River Road - US HWY 35 and then head north up to STH 37 and back to the City for a loop of 60 miles.



## 5. Economic Development

Economic Development Planning means identifying activities that will create more income for residents of the City that are designed to lead to a higher quality of life. Creating opportunities for business expansion and creating quality jobs are key to the City's economic development planning. This chapter analyzes the City's existing economic condition and identifies opportunities and goals on how the City proposes to try to increase income levels and its quality of life.

### Employment and Household Income Information

As of the 2000 Census, the City of Mondovi had 1,343 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (82.8%) of the workers (Table 5.01). Government workers made up 9.9% of the workforce and 7.3% of workers were self-employed.

**Table 5.01 City of Mondovi Employment Status, Occupation, and Class of Worker**

Employment Status	Number	Percent
<b>Population 16 years and over</b>	2095	100.0
<i>In Labor Force</i>	1343	64.1
Civilian Labor Force	1343	64.1
employed	1228	58.6
unemployed	115	5.5
Armed Forces	-	-
<i>Not in Labor Force</i>	752	35.9
Occupation	Number	Percent
Management, Professional and Related Occupations	305	24.8
Service Occupations	232	18.9
Sales and Office Occupations	350	28.5
Farming, Fishing, and Forestry Occupations	16	1.3
Construction, Extraction and Maintenance Occupations	125	10.2
Production, Transportation and Material Moving Occupations	200	16.3
Class of Worker	Number	Percent
Private wage and salary workers	1017	82.8
Government workers	121	9.9
Self-employed workers	90	7.3
Un-paid family workers	-	-

Source: U.S. Census Bureau 2000

### Unemployment Rates

Annual unemployment rates are only available at the County, State and National level, (Table 5.02). The rates over the last five years have ranged from a low of 3.6 in 2000 to a high of 5.1 in 2003. Buffalo County consistently has a lower unemployment rate than the State and Nation.

**Table 5.02 Buffalo County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate**

	2000	2001	2002	2003	2004	2005	2006
<b>Buffalo Co.</b>	3.6	4.4	4.9	5.1	4.4	4.1	3.9
<b>State of Wis.</b>	3.4	4.4	5.3	5.6	5.0	4.8	4.7
<b>U.S.</b>	4.0	4.7	5.8	6.0	5.5	5.1	4.6

Source: Wisconsin Department of Workforce Development

**Income and Poverty**

Table 5.03 illustrates the median household, median family income, per capita income and poverty rates in the City, County, State and Nation. The family median income for city residents increased by \$14,866 from 1989 to 1999. The County, State and Nation reported increases of \$16,596, \$17,829 and \$14,821 respectively. During this same time period per capita income increased by \$6,965 in the City. The County, State and Nation reported increases of \$7,176, \$7,995 and \$7,167 respectively. The City of Mondovi's poverty rate increased to 11.2% in 1999, a .4% increase from 1989. This increase is contrary to decreases experienced by the County, State, and Nation during the same reporting periods. The City's poverty rate of 11.2% in 1999 is higher than the County, State, and lower than the Nation who had poverty rates of 7.5%, 8.7% and 12.4% respectively.

**Table 5.03 Median Household and Family Income, Per Capita Income & Percent in Poverty 1989-1999**

	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
City of Mondovi	20,139	26,088	10,238	10.8	31,000	40,954	17,203	11.2
Buffalo County	23,573	27,938	10,947	11.9	37,200	44,534	18,123	7.5
Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	21,271	8.7
U.S.	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: U.S. Census Bureau 1990 and 2000

**Commuting to Work**

Table 5.04 illustrates how the residents in the City of Mondovi get to work. The majority of workers drove alone 73.6%, while 14.5% carpooled, and 7.4% walked to work. The mean travel time to work for City of Mondovi workers was a little over 22 minutes.

**Table 5.04 Commuting to Work – City of Mondovi**

Means of Travel	Percent
Car, Truck, Van – Drove Alone	73.6
Car, Truck, Van – Carpooled	14.5
Public Transportation (includes taxicab)	-
Walked	7.4
Other Means	1.1
Worked at Home	3.5
<b>Mean Travel Time to Work 22.1 minutes</b>	

Source: U.S. Census Bureau 2000

**Table 5.05 City of Mondovi Major Employers**

Establishment	Product or Service	Size (December 2003)
Marten Transport	Gen. Freight trucking, long-dist, truckload	1000+ employees
Midwest Dental Care Mondovi Inc	Offices of dentists	100-249 employees
American Lutheran Homes	Nursing care facilities	100-249 employees
SPF North America Inc	Other animal food manufacturing	50-99 employees
Countryside Co-op	Farm supplies merchant wholesalers	20-49 employees

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



**Buffalo County’s Top Employment Sectors**

In 2006, Buffalo County’s largest industries were Truck Transportation (42.2% of labor force), Educational Services (7.1% of labor force), Food and Services and Drinking Places (4.9% of labor force), Food Manufacturing (4.3% of labor force) and Nursing and Residential Care Facilities (3.7% of labor force).

**Table 5.06 Buffalo County Top 10 Privately Owned Employers**

Establishment	Product or Service	Size (December 2003)
Marten Transport	Gen. Freight trucking, long-dist, truckload	1000+ employees
Staffing Network Holding LLC	Temporary Help Services	100-249
Dairyland Power Coop	Fossil fuel electric power generation	100-249
Midwest Dental Care Mondovi Inc	Offices of dentists	100-249
American Lutheran Homes	Nursing care facilities	100-249
La Crosse Milling Co	Other animal food mfg	50-99
Gemini Employee Leasing	Services for the elderly and disabled	50-99
Foremost Farms USA Coop	Cheese mfg	50-99
SPF North America Inc	Other pet food mfg	50-99

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information \* Marten Transport has over 2,600 employees nationwide.

**Industry Projections**

Industry projections are available for the Western Workforce Development Area, which includes Buffalo County from the Wisconsin Department of Workforce Development. Table 5.07 indicates that over the next several years the largest projected employment increases will take place in the educational and healthcare services.

**Table 5.07 Industry Projections for Western Workforce Development Area\*, 2004-2014**

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	136,640	152,080	15,440	11.3%
Construction/Mining/Natural Resources	5,230	6,150	920	17.6%
Manufacturing	23,180	22,880	-300	-1.3%
Food Manufacturing	2,760	2,760	0	0%
Printing and Related Support Activities	1,610	1,600	-10	-0.6%
Fabricated Metal Product Mfg	2,250	2,330	80	3.6%
Trade	21,090	22,670	1,580	7.5%
Food and Beverage Stores	2,560	2,670	110	4.3%
Transportation and Utilities (Including US Postal)	8,380	9,390	1,010	12.1%
Financial Activities	5,750	6,260	510	8.9%
Education and Health Services (Including State and Local Gov Educ and Hosp)	29,640	36,260	6,620	22.3%
Ambulatory Health Care Services	5,830	7,840	2,010	34.5%
Nursing and Residential Care Facilities	3,490	4,140	650	18.6%
Leisure and Hospitality	12,770	14,740	1,970	15.4%
Information/Prof Services/Other Services	15,700	18,240	2,540	16.2%
Government (Excluding US Postal, State and Local Educ and Hosp)	14,910	15,500	590	4.0%

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties  
Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

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

Tables 5.08 through 5.10 illustrate the industries with the most potential for growth between 2002 and 2012. The nursing profession is anticipated to have the largest percentage increase of new jobs (29.5%) over the ten-year period. The fastest growing occupations, on a percentage basis, over the period are projected to be medical assistants, medical records/health info techs, and computer software engineers. The occupational field projected to have the most job openings, on a percentage basis, in the Western Workforce Development Area is once again nursing, followed by truck drivers.

**Table 5.08 Top 10 Occupations With The Most New Jobs In The Western Workforce Development Area\*, 2002-2012**

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Sls Reps/Whlsl/Mfg/Ex Tech/Sci Prod	1,500	1,800	300	20.0%	30	40	70	Moderate-term on-the-job training
Receptionists/Info Clerks	1,160	1,470	310	26.7%	30	30	60	Short-term on-the-job training

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties

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

**Table 5.09 Top 10 Fastest Growing Occupations In The Western Workforce Development Area\*, 2002-2012**

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Medical Assts	390	630	240	61.5%	20	10	30	Moderate-term on-the-job training
Medical Records/Health Info Techs	230	370	140	60.9%	10	<5	10	Associate degree
Computer Software Engnrs Apps	160	250	90	56.3%	10	<5	10	Bachelor's degree
Dental Hygienists	170	250	80	47.1%	10	<5	10	Associate degree
Personal and Home Care Aides	610	880	270	44.3%	30	10	40	Short-term on-the-job training
Home Health Aides	460	660	200	43.5%	20	10	30	Short-term on-the-job training
Dental Assts	280	400	120	42.9%	10	10	20	Moderate-term on-the-job training
Social/Human Service Assts	420	600	180	42.9%	20	10	30	Moderate-term on-the-job training
Computer/Information Systems Mgrs	160	220	60	37.5%	10	<5	10	Bachelor's degree or more, plus work exp.
Network/Computer Systems Admin	160	220	60	37.5%	10	<5	10	Bachelor's degree

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties

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

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

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree (see note 9)
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Labrs/Frght/Stock/Matrl Movers/Hand	2,280	2,290	10	0.4%	<5	80	80	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Team Assemblers	2,500	2,440	-60	-2.4%	<5	70	70	Moderate-term on-the-job training

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties

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

**Economic Base Analysis**

Table 5.11 shows the sectors of the economy residents of the City were in employed in 1989 and 1999. Comparisons in some categories are difficult due to changes in category names and definition changes that occurred between the 1990 and 2000 Censuses. The major employment sectors in 1999 for the City of Mondovi were: Educational, Health and Social Services with 313 employees, Retail Trade with 154 employees, Transportation and Warehousing with 149 employees and Manufacturing with 146 employees. In 1989 the Major employment sectors were similar but in a different order with Retail Trade being the highest with 209 employees, Manufacturing coming in second with 118, Health Services being third with 113 employees and the Agricultural sector coming fourth with 79 employees.

Employment Sector	1989 # Employed	1989 % Employed	1999 # Employed	1999 % Employed	1989 –1999 # Change	1989 –1999 % Change
Agriculture, Forestry, Fisheries, Hunting & Mining	79	7.5	39	3.2	-40	-50.6
Construction	66	6.3	87	7.1	21	31.8
Manufacturing	118	11.2	146	11.9	28	23.7
Transportation	72	6.8	-	-	N/A	N/A
Communications and Other Public Utilities	34	3.2	-	-	N/A	N/A
Wholesale Trade	58	5.5	54	4.4	-4	-6.9
Retail Trade	209	19.8	154	12.5	-55	-26.3
Finance, Insurance and Real Estate	46	4.4	-	-	-46	-100.0
Business and Repair Services	27	2.6	-	-	N/A	N/A
Personal, Entertainment & Recreation Services	45	4.3	-	-	N/A	N/A
Educational Services	87	8.2	-	-	-	-
Health Services	113	10.7	-	-	N/A	N/A
Other Professional and Related Service	68	6.4	-	-	N/A	N/A
Public Administration	33	3.1	23	1.9	-10	-30.3
<b>1989 Total</b>	<b>1055</b>	<b>100</b>			<b>N/A</b>	<b>N/A</b>
Transportation & Warehousing and Utilities			149	12.1	N/A	N/A
Information			16	1.3		
Finance, Insurance, Real Estate, and Rental and Leasing			83	6.8	N/A	N/A
Professional, Scientific, Management, Administrative and Waste Management Services			43	3.5	N/A	N/A
Educational, Health and Social Services			313	25.5	N/A	N/A
Arts, Entertainment, Recreation, Accommodation and Food			76	6.2	N/A	N/A
Other Services (except public administration)			45	3.7	N/A	N/A
<b>1999 Totals</b>			<b>1228</b>	<b>100</b>	<b>N/A</b>	<b>N/A</b>

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

**Strengths And Weaknesses For Fostering Economic Growth:** The following is a listing of strengths and weaknesses relating to fostering economic development in the city.

**Strengths**

- Low unemployment rate
- Modern industrial park with high quality building sites
- Three local banks that provide business loans and personal loans and other banking services
- Three financial institutions providing personal loans and other financial services
- Access to three revolving loan funds
- Access to agri-business tax credits
- High quality recreation opportunities and facilities
- High quality elementary and secondary school system
- Close proximity to Chippewa Valley Technical College, Western Technical College, Southeast Minnesota State Technical College, UW Eau Claire, UW Stout, UW River Falls, UW La Crosse, Winona State University and University of Minnesota
- Trucking and warehousing jobs

**City of Mondovi Comprehensive Plan 2008-2028, Economic Development**

- High quality transportation system, directly served by US Highway 10 and State Highway 37.
- Close proximity to Eau Claire, La Crosse, Menominee, Winona and Minneapolis – St. Paul Metro Area
- Access to Buffalo River State Trail, a multi-use trail

**Weaknesses**

- Interstate access is 17-20 miles from Mondovi
- No direct rail access
- No local airport
- Lower household and family incomes than County, State and Nation\*
- Aging population and workforce
- Higher poverty rate than the County, State and Nation.

\* A major reason for the City’s lower income levels is the amount of it’s population in nursing facilities, assisted family housing, and community based residential facilities.

**Environmentally Contaminated Sites in the City of Mondovi:** The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the City of Mondovi. Four contaminated sites in the City of Mondovi were identified in the database as having an “open” status. Table 5.11 lists these sites and their status. When these sites are appropriately closed the City will give consideration to redeveloping them as brownfields in cooperation with the land owners.

**Table 5.12 BRRTS Sites – City of Mondovi**

Site	Activity Type	Location	Spill Information	Site Status
Countryside Co-op Bulk Facility	Environmental Repair (ERP)	801 East Main Street NW ¼ of the NE ¼ of Sec 13, T24N, R11W	Gasoline- Leaded and Unleaded- Soil Contamination	Open
Countryside Cooperative- Mondovi	ERP	735 East Main Street	Transferred to DATCP case id: 4416081101	Open
Marten Transport	LUST	129 Marten Street	Engine waste oil-Soil Contamination	Open

Source: Wisconsin Department of Natural Resources

As part of the planning process the DNR’s “Registry of Waste Disposal Sites in Wisconsin” was reviewed. No waste disposal sites were listed for the City of Mondovi.

There are two waste facility locations listed in DNR’s “Waste Management Facility” database for the City, Table 5.12.

**Table 5.13 Waste Management Facilities – City of Mondovi**

Facility Name	Location or Legal Description	Status	Wastes Handled
City of Mondovi	156 S Franklin SW SE S1424N 11W	Operating	Water treatment
City of Mondovi- Demo LF	N of Mondovi LF SW SE S14 24 N 11W	Closed	Transfer site for solid waste, demolition solid waste and recyclables

Source: Wisconsin Department of Natural Resources

**County, Regional and State Economic Development Programs**

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

**City Programs**

- Mondovi Industrial Park Land Development Incentive Program
- The City has two revolving loan funds

**Regional Programs**

- Mississippi River Regional Planning Commission - Business Capital Fund Revolving Loan Fund
- U.S. Department of Commerce - Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission Economic Development District Program. The City is eligible for economic development related public facility projects and research and development technical assistance grants.

**State Programs**

- Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- Value Added Dairy Initiative (Grow Wisconsin)
- Wisconsin Department of Commerce Enterprise Development Zone Program
- Wisconsin Department of Commerce Milk Volume Production Program
- Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- Wisconsin Department of Commerce Rural Economic Development Program
- Wisconsin Department of Commerce Entrepreneurial Training Grant
- Wisconsin Department of Commerce - Community Development Block Grant For Public Facilities (CDBG-PF)
- Wisconsin Department of Commerce - CDBG Grant Planning Grant Program (CDBG-PLNG)
- Wisconsin Business Retention And Expansion Study Program (WIBRES)
- Wisconsin Department of Commerce - Blight Elimination and Brownfield Redevelopment Program (BEBR)
- Wisconsin Department of Commerce – Agricultural Development Zone (Buffalo and Pepin Counties)
- Wisconsin Main Street Program

**Types of New Business and Industries Desired by the City**

The City is willing to consider and discuss economic development opportunities and incentives with any business. The resources the City has available to help business and industry expand will be based on the following types of desired industries. The industries identified with an asterisk are industries with a high concentration and specialty in the region or in the state of Wisconsin or are targeted because of their suitability for locating in the City or region because of existing concentration levels, location attributes and/or regional assets available to serve them.

**Traded Industries:** Traded industries are industries that are not as dependent on local markets or natural resources to succeed. They export their product or service out of the community and import new capital into it that is shared with other sectors of the economy through deep economic multiplier effects. Examples include:

- Equipment, Machinery and Metal Manufacturers\*
- Plastic and Composite Material Manufacturers\*
- Transportation and wholesaling Service Businesses\*
- Computer programming, data processing, software development\*
- Medical or dental laboratory services\*
- Research and development or testing services\*

**Natural Resource Based Industries:** Natural resource industries are dependent upon the location of a resource and employment in these industries is primarily located where these resources are found. Examples include

- Agricultural and Food Processing Industry\*
- Forest and Wood Product Industries\*
- Farmers Markets and Direct to Consumer Agriculture Businesses\*

**Local Industries:** These industries are present in almost every community and their employment levels are roughly proportional to their regional population. These industries provide goods and services primarily within a local market area. The number and size of local industries in a community is influenced greatly by the number and size of Traded Industries and Natural Resource Based Industries in a community. Examples include:

- Retail businesses
- Lodging and Food Service
- Health Care\*
- Construction
- Communications
- Public Utilities
- Professional, Scientific and Technical Services
- Real Estate, Rental and Leasing
- Insurance and Finance

### **Mondovi Industrial Park**

The City's industrial park provides the greatest opportunities for business and industrial growth. This 94-acre park is located in the Northeast part of the City. There are still 40 acres available that are fully serviced and additional acres adjacent to the park as well.. The Park is zoned light industrial and has a very attractive land pricing policy that is described below.

**Industrial Park Land Pricing Policy:** Using tax incremental financing for land acquisition and development of the park allows the City to offer an attractive land acquisition package. The City will provide an interest free subordinated loan for three years to business and industry based on a price of \$15,000 per acre. At the end of the three-year period the land cost will be reduced by an amount equal to \$5,000 per employee. Finance costs on the balance of the land acquisition costs will be at 8% for seven years.



## 6. Utilities and Community Facilities

Providing safe and efficient utilities and community facilities is a major responsibility of the City. This chapter explains the existing delivery system for these services and how the City plans to maintain and expand these services in the future. The table below inventories and analyzes the numerous utilities and community facilities in the city and also identifies objectives, goals and programs to maintain and further develop these facilities. Maps 6.01 and 6.02 show the location of these facilities as well as future expansion and initiatives pertaining to them as well.



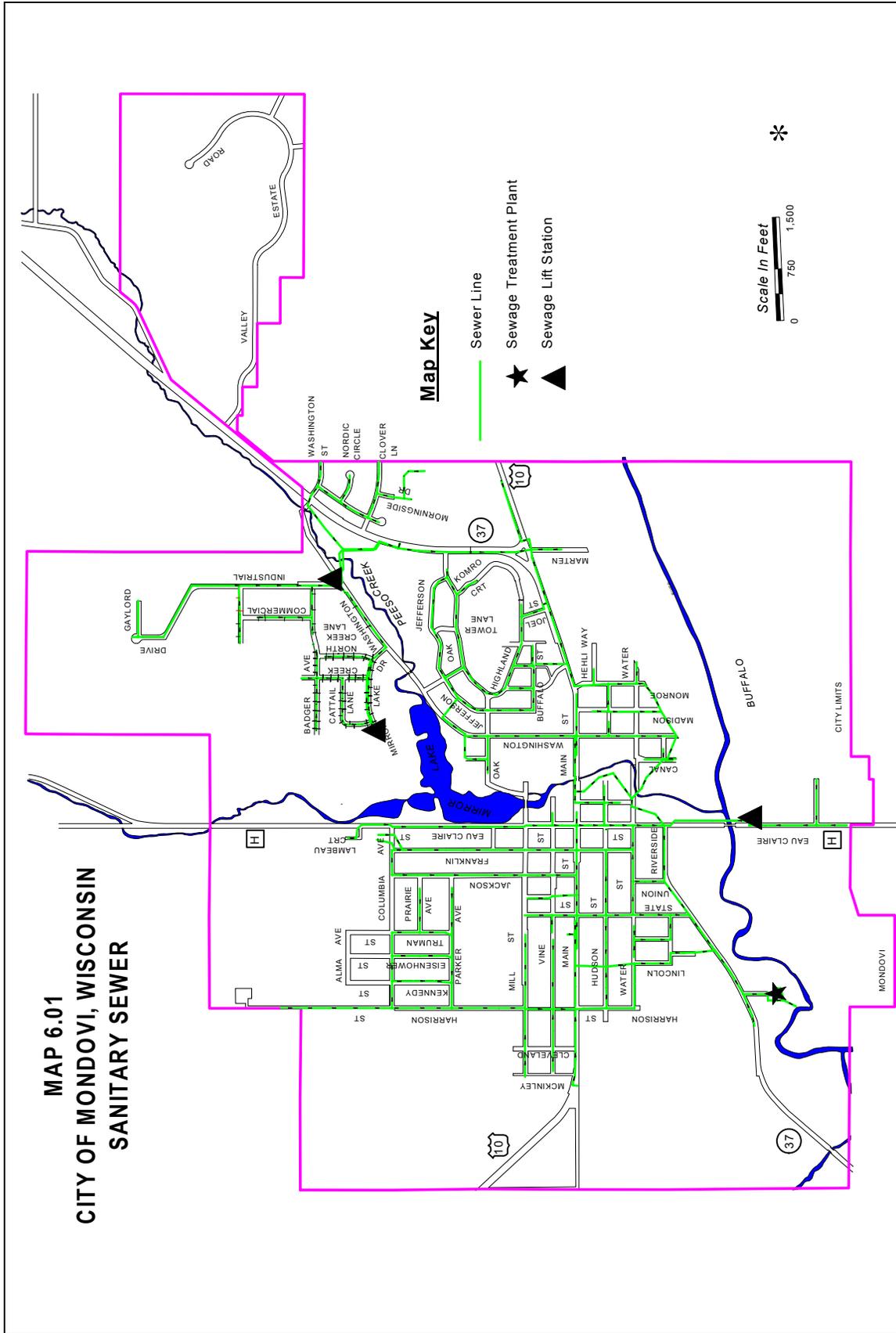
<b>Table 6.01 Utilities and Community Facilities</b>			
<b>Utility or Community Facility</b>	<b>Location and Level of Use and Capacity</b>	<b>20 Year Expansion or Rehabilitation Needs</b>	<b>Objectives, Policies, and Goals Relating to this Utility or Community Facility</b>
<b>Wastewater Treatment Plant</b>			
<p>The following is a listing of the facilities and buildings that make up the City's Waste water treatment plant:</p> <p>1) digester blower building, 2) primary and final settling tank building, 3) rotating biological contractor building, 4) chlorine contact chamber building, 5) generator building and 6) disposal plant testing building.</p>	<p>Located Southwestern part of City. Off State Highway 35. City operates a rotating biological contactor (RBC) wastewater treatment system with a surface water discharge to the Buffalo River. The average design flow for wastewater facility is 385,000 gallons per day (gpd) and the average daily flow in 2006 was 202,800 gpd.</p> <p>The wastewater treatment plant permit limit for average monthly effluent C. B.O.D. is 25 (mg/l). During the 12 months of 2006 the wastewater treatment plant averaged a C. B.O.D. effluent quality level of 11 (mg/l). The wastewater treatment plant permit limit for average monthly effluent in Total Suspended Solids (T.S.S.) is 30 (mg/l). During the 12 months of 2006 the wastewater treatment plant averaged a T.S.S. (mg/l) effluent quality level of 20 (mg/l). A generator is also on site. Primary &amp; secondary sludge from wastewater treatment facility is hauled to the West Central Wisconsin Biosolids facility in Ellsworth for treatment &amp; final disposal.</p>	<p>In 2006, influent flow was only 53% of the wastewater treatment plant's theoretical hydraulic capacity. 2006 data indicates the plant has additional capacity to handle expected growth over the next 20 years from a volume perspective. There is room for two additional RBC units. No major expansion or rehabilitation projects are expected.</p>	<p>Continue to provide scheduled maintenance and upkeep as needed.</p>
<b>Sanitary Sewer Distribution System</b>			
Sewer System	The city has approximately 9.4 miles of sewer lines. One quarter of these lines are cleaned every year. If there is a problem the problem line is televised for a diagnosis and a solution determined on how to remedy the situation.	Expansion or rehabilitation projects will occur based on sewer line expansion demand and annual evaluation of the sewer distribution system.	Continue to provide scheduled cleaning and televising service as required under existing City policy and undertake expansion and rehabilitation projects as needed.
Lift Station 1	Located in South Central part of City, on Lot 436B So. Eau Claire St. And South of Buffalo River	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
Lift Station 2	Located in North Central part of City, near the West end of Mirror Lake Drive	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
Lift Station 3	Located in the North east part of the City on the south end of Industrial Drive and on its East side.	No expansion or rehabilitation projects needed. Capacity available to accommodate 20 years of growth.	Continue to provide scheduled maintenance and upkeep as needed.
<b>Storm Water System</b>			
Storm Water System	The city has approximately miles of storm water lines. Existing lines are evaluated annually. There are no existing capacity concerns.	Expansion projects will take place based on proposed projects being cost beneficial. Rehabilitation projects will take place on an as needed basis or in conjunction with road water or sewer line projects if needed.	The City has a subdivision ordinance that requires a storm water management plan for new development activity.

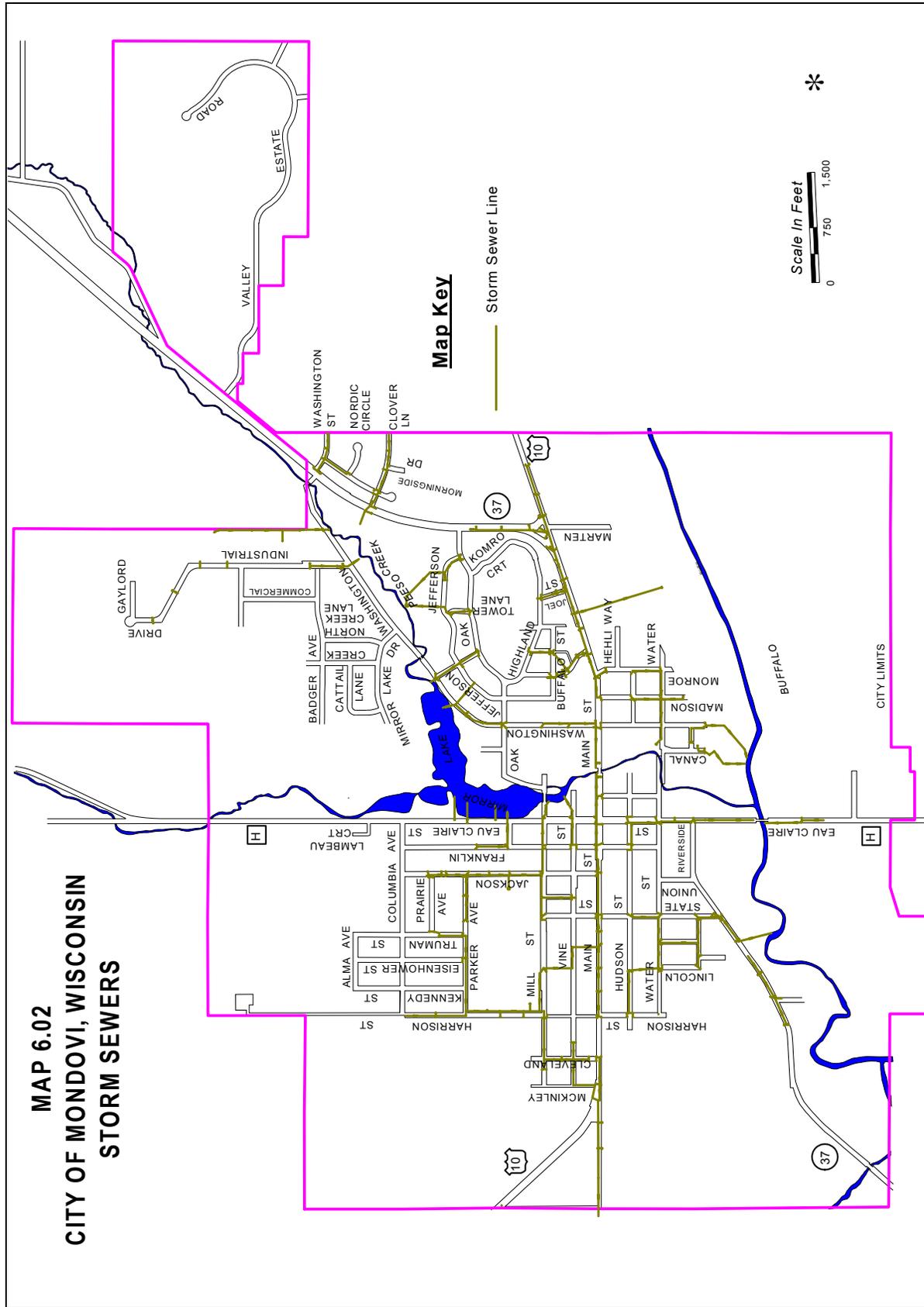
<b>Table 6.01 Utilities and Community Facilities</b>			
<b>Utility or Community Facility</b>	<b>Location and Level of Use and Capacity</b>	<b>20 Year Expansion or Rehabilitation Needs</b>	<b>Objectives, Policies, and Goals Relating to this Utility or Community Facility</b>
<b>Water Supply System</b>			
Water Distribution System	The City pumps water from three wells. These wells all penetrate and pull water from the Wonowoc, Eau Claire and Mt Simon aquifers. All three of these formations are sandstone with various lenses of shale in a couple locations. The water is relatively soft with high iron and manganese that the City removes through treatment. The city has approximately miles of water lines.	All City water lines are cast iron lined with concrete or ductile. All service connections are copper or plastic material. Expansion projects will take place based on demand and a project being cost beneficial. Rehabilitation projects will take place on an as needed basis or in conjunction with road, sewer line or storm water projects if needed.	Continue to provide scheduled maintenance and upkeep and provide new service based on a given project being cost beneficial.
Well Number One	Located at City Hall. Well depth = 834 ft. Pumping Capacity 580,000 gpd; actual capacity gpm = 300	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Well Number Three	Located on Hudson Street. Well depth = 373 ft. Pumping Capacity 648,000 gpd; actual capacity gpm = 450	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Well Number Four	Located on Harrison Street. Well depth = 485 ft. Pumping Capacity 787,000 gpd; actual capacity gpm = 457. This well has the most capacity and serves as the main well.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Water Pumping Station	2006: Avg. # of general customers =1,217; thousands of gallons of water sold =79,202; total KWH used for pumping = 193,283. The total 2006 annual pumpage amount for the City was 106,548,000 gallons or approximately 291,912 gpd. Maximum gallons pumped by all methods in any one day was 653,000 gallons (7/17/2006) and the minimum gallons pumped by all methods on any one day was 105,000 gallons (10/7/2006).	The City's rated pumping capacity from its three wells totals 1,738,080 gpd. The city therefore has future water growth pumping capacity availability of 1,446,168 gallons per day (1,738,080 – 291,912 = 1,446,168).	Continue to provide scheduled maintenance and upkeep as needed.
Pump House Building	Located at 223 E. Hudson Street. Mondovi water reservoir capacity = 750,000 gallons	No major expansion or rehabilitation projects are planned	Continue to provide scheduled maintenance and upkeep as needed.
Water Storage Tank	Located at the Northwest part of the City at the end of Harrison Street. Has a 750,000 gallon holding capacity or 276 gallons per capita based on the City's 2006 population of 2,716. This storage tank was constructed in 1972.	It is conceivable that over the next 20 years a new storage tank may be needed. Preliminary analysis shows that the Valley Estates are in the northeast part of the City may be the likely location for this water storage tank.	Continue to monitor residential, commercial and industrial demand for water usage and plan for new water tank accordingly. On existing water tank provide scheduled maintenance and upkeep as needed. Existing water tower will need to be repainted in next 3-4 years.
<b>Solid Waste Disposal and Recycling Services</b>			
	Mondovi residents individually contracts with Durand Sanitation or Veolia for solid waste pickup on a weekly basis. Garbage is hauled to Xcel Energy's refuse derived fuel facility in La Crosse. Residents can also individually haul their solid waste to the City's transfer site in City bags. Recyclable materials are picked up weekly for businesses and monthly for residences. They are then transported to the City & County Recycling Transfer Station on the City's old landfill site at the South edge of the City.	No major expansion needs are planned for solid waste disposal or recycling services	Continue to monitor residential, commercial and industrial solid waste and recycling generation rates and plan for new services accordingly
<b>Parks</b>			
Mirror Lake Park	Located between Eau Claire Street (STH 37) & west shore of Mirror Lake. Three acres in size with 1,000 feet of lake shoreline; picnic shelter, pier, water and restrooms.	No major expansion projects are planned. Hydraulically dredging of lake will need to take place during the 2010-2012 time period.	Continue to provide scheduled maintenance and upkeep as needed.
Sharps Point Park	Located on south & east side of Mirror Lake. ¾ acre in size with shoreline fishing; picnic shelter; restrooms.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Tourist Park	Located on Eau Claire Street (STH 37) on south edge of City. 10 acres in size; 6 camping sites with electricity; school museum; log building; pole building; water and restrooms.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Ede's Park	Located on East Water Street on shore of Mirror Lake. Two acres in size with playground apparatus.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.

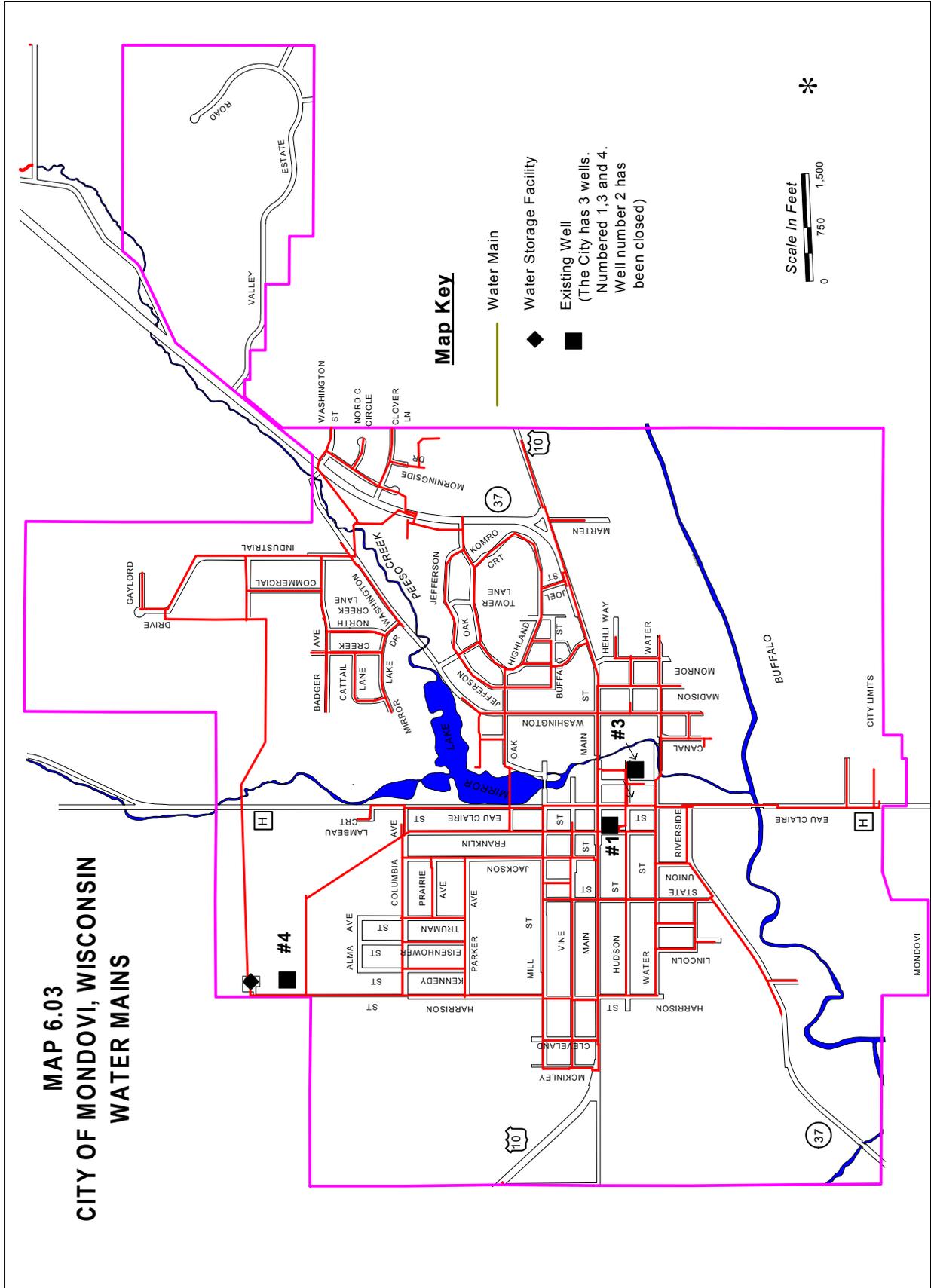
<b>Table 6.01 Utilities and Community Facilities</b>			
<b>Utility or Community Facility</b>	<b>Location and Level of Use and Capacity</b>	<b>20 Year Expansion or Rehabilitation Needs</b>	<b>Objectives, Policies, and Goals Relating to this Utility or Community Facility</b>
Joseph I. Peterson Arboretum & Park	North side of Mill Street near intersection of McKinley Street. Eight acres in size; arboretum; 2 picnic shelters; tennis courts; basketball & volleyball court; horseshoe pits.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
Ed Linse Field	East & adjacent to Peterson Arboretum. Two acres in size with lighted softball field with bleachers; Storage building and refreshment stand; restrooms.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
School Athletic Field	Located on school district property. Football field, outdoor basketball court, ball fields, tennis courts, swimming pool.	The City does not have operational authority over these facilities.	Continue to coordinate any City services related to any improvements planned for these facilities.
Buffalo County Fairgrounds	Buffalo County Fairgrounds are located at the northeast corner of Mill and Harrison Street. Ten acres in size with several exhibition buildings and restrooms.	The City owns this property and leased it to Buffalo County for 25 years for \$1.00.	Continue to monitor and coordinate any City services related to any improvements needed for the fairgrounds.
City Central Green	Lies along Mirror Creek.	No major expansion or rehabilitation projects are planned.	Continue to provide scheduled maintenance and upkeep as needed.
<b>Telecommunication Facilities</b>			
Frontier Communications	217 S. Eau Claire St. Services: telephone, cable & Internet; Service data as of 2006 included 588 business lines, 1,923 residential lines. Chippewa Valley Cable out of Durand also provides cable services.	The City has limited authority over these services	Coordinate any City services related to any improvements planned by this utility.
Power Generating Plants and Transmission Lines	There are no Power generating plants in the City. Xcel energy provides electrical services to the City.	The City has limited authority over these services	Coordinate any City services related to any improvements planned for this utility.
<b>Cemeteries</b>			
Oak Park	Located in the Central part of the City	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this cemetery organization.
Riverside	Located on the East side of the City, South of U.S. Highway 10	The City has owns one of three sections of this cemetery. The Catholics and Lutherans have ownership over the other two sections.	Continue to cooperate and coordinate services and improvements planned in this cemetery.
<b>Health Care Facilities</b>			
Midelfort Clinic	Located at 700 Buffalo Street. In East Central part of City. Four hospitals are located in easy driving distance: Chippewa Valley Hospital, 1220 3 <sup>rd</sup> Avenue West, Durand; Osseo Area Medical Center, 13025 8 <sup>th</sup> Street, Osseo; Luther Hospital, 1221 Whipple Street, and Sacred Heart Hospital, 900 West Claremont Avenue in Eau Claire.	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this health service organization.
American Lutheran Home	A Skilled Nursing Facility (SNF/NF) dually certified located at 200 Memorial Drive, has 110 beds and over 75 employees.	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this health care service organization.
<b>Child Care Facilities</b>			
Johnson's Family Day Care	Address: 351 Franklin St . Class: Family Capacity: 8	The City has no operational authority over this service	Coordinate any City services related to any improvements planned by this child care service organization.
Sharon's Family Child Care	Address: 363 S. Washington St. Class: Family Capacity: 8	The City has no operational authority over this service	Coordinate any City services related to any improvements planned by this child care service organization.
Toys-N-Joys Family Day Care Center	Address: 538 N Harrison St. Class: Family Capacity: 8	The City has no operational authority over this service.	Coordinate any City services related to any improvements planned by this child care service organization.

**City of Mondovi Comprehensive Plan 2008-2028, Utilities and Community Facilities**

<b>Table 6.01 Utilities and Community Facilities</b>			
<b>Utility or Community Facility</b>	<b>Location and Level of Use and Capacity</b>	<b>20 Year Expansion or Rehabilitation Needs</b>	<b>Objectives, Policies, and Goals Relating to this Utility or Community Facility</b>
<b>Police Facilities</b>			
Mondovi Police Department	Located at 221 E. Main Street. 4 full time officers 5 reserve officers 2 police cars	The City has established a program of replacing one car every other year.	Continue to monitor police and public safety needs and make personnel changes and capital improvements as needed.
<b>Fire and Rescue Facilities</b>			
Mondovi Fire Department	Located at 131 W. Riverside Ave. Volunteer fire department with 30 volunteers; 186 fire hydrants operated during 2006. Mondovi Ambulance Service based in Mondovi provides emergency medical services.	Existing building, vehicles and equipment fulfill existing and foreseeable needs. Improvements and up grades will be considered during the annual budget process.	Continue to monitor fire, rescue and emergency response needs and make personnel changes and capital improvements as needed.
<b>Schools</b>			
Anthony Elementary School	Located at S12115 State Hwy 37. Anthony School contains 5-year-old kindergarten.	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Mondovi Elementary School	Located at 337 N. Jackson Street. Elementary schools 2006-2007 enrollment = 500	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Mondovi Middle School	Located at 337 N. Jackson Street. 2006-2007 enrollment = 240	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
Mondovi High School	Located at 337 N. Jackson Street. 2006-2007 enrollment = 377. Swimming pool and tennis courts are located next to high school.	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by the School District.
<b>Churches</b>			
	There are 6 churches in the city of Mondovi: Central Lutheran Church, 221 W Main St.; Zion Lutheran Church 264 E Main St.; Lookout Lutheran Brethren Church, 472 N Franklin St.; Our Savior's Church, 210 N Eau Claire St.; Friendship Church, 970 Oak St.; and Sacred Heart Church, 503 W Hudson St.	The City has no operational authority over schools.	Coordinate any City services related to any improvements planned by Churches in the City.
<b>City Administrative Buildings</b>			
Mondovi City Hall	Located at 156 S. Franklin Street. City has eight elected officials including Mayor, 7 aldermen. The city clerk and city treasurer are appointed. The city employs 7 ft public works employees.	The City Hall building fulfills existing and future foreseeable needs	Continue to monitor City administrative needs and make personnel changes and capital improvements as needed.
<b>Libraries</b>			
Mondovi Library	Located 146 West Hudson St. (Located in the same building as the City Hall)	The City Library fulfills existing and future foreseeable needs	Continue to monitor library needs and make personnel changes ad capital improvements as needed.
<b>City Maintenance Building</b>			
City Garage	Located at 131 W. Riverside Ave. City owns 2 dump trucks, 3 pickup trucks, 1 street sweeper, 1 tractor, 2 large riding mowers, 1 front end loader and 1 grader.	The City Maintenance Building fulfills existing and future foreseeable needs	Continue to monitor city Maintenance building, vehicles and equipment needs and make personnel changes and capital improvements as needed.









## 7. Agricultural, Natural and Cultural Resources

This chapter presents information on resources that impact the quality of life and play an important role in defining the character of the City.

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, Goals, and Programs for Conservation and Promotion of Effective Management of Resource
<b>Western Coulee and Ridges Ecological Landscape</b>	The City of Mondovi lies within the Western Coulee and Ridges ecological landscape. This landscape runs north and south along the Mississippi River from the south in Grant and Iowa County to the north in Dunn, Barron and Chippewa County. Its 9,640 square miles cover 17% of Wisconsin's land area. It is characterized by highly eroded unglaciated topography. Its steep sided valleys are heavily forested with hardwoods and agricultural activities, primarily dairy and beef farming, are confined to the valley floors and ridge tops. Large and small meandering rivers and streams are also a characteristic. Brown and Brook Trout are common in the spring fed and coldwater streams. Soils are typically silt loams, and sandy loams in the uplands and alluvial or terrace deposits on the valley floors.	Resource management activities for this ecological landscape are detailed below for each specific component of this resource that is found in the City.
<b>Soils</b> Major soil types in the City include: <ul style="list-style-type: none"> <li>• Waukegan Silt Loam</li> <li>• Meridan Loam</li> <li>• Trempe Loamy Fine Sand</li> <li>• Meridan Fine Sand Loam</li> <li>• Bertrand Silt Loam</li> <li>• Plainfield Loamy</li> <li>• Loamy Alluvial</li> </ul>	The soils in the City are comprised of a combination of loams, sands, silts and alluvials. In general the majority of soil types have moderate permeability with some having excessive permeability. There are some loamy alluvial soils along the floodplain of the Buffalo River and a concentration of limestone or sandstone outcropped in the northeast portion of the City.	The Buffalo County Soil Survey maps should be consulted when new development is being proposed to prevent groundwater contamination, erosion, and excessive building foundation deterioration and roadway destruction.
Groundwater		
<b>Surface Waters and Stream Corridors:</b> The City's location was largely influenced by the Buffalo River and the number of tributary streams that flow into it.		
<ul style="list-style-type: none"> <li>• Ground Water</li> </ul>	The City pumps water from three wells. These wells all penetrate and pull water from the Wonowoc, Eau Claire and Mt Simon aquifers. All three of these formations are sandstone with various lenses of shale in a couple locations. The water is relatively soft with high iron and manganese that the City removes through treatment.	Continue to regularly monitor and treat the City's well water and make improvements to the system as needed.  Investigate the merits of developing a well-head protection ordinance to protect the City's Groundwater.
<ul style="list-style-type: none"> <li>• Buffalo River</li> </ul>	Categorized as a Warm Water Sport Fish Stream/ 41 in the Black, Buffalo and Trempealeau River Water Basin Plan. Northern Pike, Small Mouth Bass, Rock Bass, Small Mouth Bass, Gizzard Shad were surveyed south of City in 2002. Sedimentation harming fishery and other aquatic habitats was noted as a concern in the Basin Plan.	Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.
<ul style="list-style-type: none"> <li>• Peeso Creek</li> </ul>	Not officially categorized by the Wisconsin DNR. Sedimentation harming fishery and other aquatic habitats was noted as a concern in the Basin Plan.	Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, Goals, and Programs for Conservation and Promotion of Effective Management of Resource
<ul style="list-style-type: none"> <li>Mirror Lake</li> </ul>	<p>Classified as a Drainage Lake from drainage of Peeso Creek. Wisconsin Lakes Inventory reports its size as 29 acres with a mean depth of 3 feet with deepest area reported as 7 feet. A trail and handicapped fishing pier provides access to the lake. Large Mouth Bass, Panfish and trout are reported as "Common" species in the lake. No species were reported to be "Abundant" or "Present".</p>	<p>Enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants and continue to protect and maintain the lakes quality for fishing. The City dredged the lake in 1975 and hydraulically dredged the lake in 2004.</p>
<ul style="list-style-type: none"> <li>Harvey Creek</li> </ul>	<p>Categorized as a Cold Water Class 3 Brown Trout Stream in the Black, Buffalo and Trempealeau River 2002 Water Basin Plan. Requires annual stocking. Threat to its existing use, sedimentation and temperature fluctuations noted as concerns. Rated low in its ability to respond and/or be protected even if nonpoint source pollution controls are implemented.</p>	<p>Continue to enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>
<ul style="list-style-type: none"> <li>Brownlee Creek</li> </ul>	<p>Not officially codified by Wisconsin DNR.</p>	<p>Continue to enforce City's subdivision and storm water management ordinances to reduce runoff that causes sedimentation in the river and destroys habitat and spawning pools for fish and other aquatic animals and plants.</p>
<p>Wetlands</p>	<p>With a river and three creeks flowing through the City wetlands are an important natural resource totaling over ___ acres. Most of these wetlands are associated with the Buffalo River on the south side of the City.</p> <p>Wetlands are defined in Wisconsin Statutes 23.32 as areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.</p> <p>Wetlands are environmentally sensitive due to the many values and functions they provide. Wetlands filter and replenish groundwater used for drinking and bathing, provide protection from flooding, act as filters for certain kinds of wastes and soluble contaminants generated from runoff that protects rivers and creeks. Wetlands also provide food and habitat for all sorts of plant and wildlife, which benefits hunting, fishing, sightseeing and other recreational and tourism interests. Wetlands also protect shorelines from erosive wave action and enhance the quality of life by providing spacious and scenic open spaces.</p>	<p>Continue to enforce the City's Wetland and Shoreland-Wetland Zoning Ordinance as promulgated from the following two regulatory authorities.</p> <p><u>State Administrative Codes NR 115 &amp; 117</u>: With the loss of one-half our State's wetlands totaling approximately 5 million wetland acres, the State legislature directed the DNR to create rules to protect wetlands located near lakes and streams. State Administrative Codes NR 115 and 117 were the end result of this directive. These codes set the minimum wetland protection standards that have been delegated by the State legislature for counties, cities and villages to administer.</p> <p><u>Section 404 of the Federal Clean Water Act</u>: The primary goal of the Federal Clean Water Act is to "restore and maintain the chemical, physical and biological integrity of the Nation's waters". Section 404 of the Clean Water Act regulates the disposal of dredged or fill material into U.S. waters, including wetlands. This is the primary Federal law that regulates the filling and draining of wetlands. Section 404 is administered by the U.S. Army Corps of Engineers with guidance and oversight by the U.S. Environmental Protection Agency. In Wisconsin the Department of Natural Resources has developed water quality standards for wetlands identified in NR 103, Wisconsin Administrative Code. The Department is responsible for determining if the Section 404 permit application complies with these standards. The U.S. Army Corps of Engineers cannot make a decision on these wetland alteration permits until the Department grants, denies, or waives water quality certification.</p> <p>In conclusion is should be pointed out that it is a violation to physically alter any wetland no matter its size without regulatory approval and that at least a 404 permit is needed to do so. An additional shoreland-wetland permit may also be required from the local government if the activity being proposed is impacting a wetland within the shoreland boundary.</p>

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, Goals, and Programs for Conservation and Promotion of Effective Management of Resource
Floodplains	<p>The Buffalo River, Harvey, Brownlee, Peeso and Harvey creeks all have floodplains whether officially mapped by the Federal Emergency Management Agency or not.</p> <p>Floodplains are environmentally sensitive from a water quality perspective because nature has always been able to extract a price for the use of floodplains. This price is in the form of damaged buildings and structures, sewer backups, exposing hazardous materials and increased storm water runoff, all of which contribute to degradation of water quality. The Nation's annual flood recovery costs are excessive and the human hardship beyond this is immeasurable. It is for this reason that the federal, state, and local governments encourage hazard mitigation planning that discourage floodplain development. The purpose for regulating floodplains is to protect life, health and property from flooding.</p>	<p>Continue to enforce the City's Floodplain Zoning Ordinance as promulgated from Chapter NR 116 of the Wisconsin Administrative Code and the National Flood Insurance Program.</p> <p>Counties, cities and villages are responsible for administering floodplain zoning in accordance with regulatory standards of Chapter NR 116 of the Wisconsin Administrative Code and the standards of the National Flood Insurance Program. Areas regulated by floodplain zoning include all areas that would be covered by the regional flood and include floodplain islands designated on the official map where emergency rescue and relief routes would be inundated by the regional flood.</p> <p>Floodplains are land areas, which have been or may be covered by floodwater during the "regional flood". <u>The regional flood</u> is a flood determined to be representative of large floods known to have occurred in Wisconsin or which may be expected to occur on a particular lake, river or stream. The regional flood is based upon a statistical analysis of lake level or stream flow records available for the watershed or an analysis of rainfall and runoff characteristics in the watershed or both. In any given year, there is a 1% chance that the regional flood may occur or be exceeded. During a typical 30-year mortgage period, the regional flood has a 26% chance of occurring.</p> <p>The floodplain is made up of the floodway and flood fringe areas. The floodway is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The <u>flood fringe</u> is that portion of the floodplain outside of the floodway, which is covered by floodwater during the regional flood. The term flood fringe is generally associated with standing water rather than flowing water. Prohibiting further development in the floodway, buyouts and relocation, and using flood-proofing techniques in conjunction with flood insurance for buildings in the flood fringe are typical ways of mitigating flood damages.</p>
<p><b>Unique Wildlife Habitat</b></p> <ul style="list-style-type: none"> <li>Eastern Massasauga Rattle Snake (Swamp Rattler)</li> </ul>	Endangered Species	Protect its open to forested wetlands and adjacent uplands habitat.
<p><b>Metallic and Nonmetallic Mineral Resources</b></p>	No viable metallic or nonmetallic mineral resources exist in the City.	NA
<p><b>Historical and Cultural Resources</b></p> <p>A search of the Wisconsin National Register of Historic Places revealed 13 registered buildings or sites in Buffalo County. None of these sites are located in the City. A search of the Wisconsin's Architecture and History Inventory (AHI) was also conducted. This search identified Forty-seven properties in the City that are listed below. Three of these were later deleted since they were verified as no longer being in existence. The State Historical Society's Division of Historic Preservation assembled this list of properties over the period of more than 25 years. It contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. It documents a wide range of historic properties such as round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that make up Wisconsin's distinct cultural landscape. Approximately 120,000 properties in Wisconsin are on this list that is maintained by the Wisconsin Historical Society.</p>		

Table 7.01 Agricultural, Natural and Cultural Resources

Resource Name	Location, Description and Significance of Resource	Objectives, Policies, Goals, and Programs for Conservation and Promotion of Effective Management of Resource
<p><b>Wisconsin's Architecture and History Inventory Listed Properties in City.</b></p> <p>ID #</p> <p>2583</p> <p>2484</p> <p>2585</p> <p>2586</p> <p>2588</p> <p>2589</p> <p>2590</p> <p>2591</p> <p>2592</p> <p>2504</p> <p>2505</p> <p>2596</p> <p>2596</p> <p>2598</p> <p>2600</p> <p>2601</p> <p>2602</p> <p>2603</p> <p>2604</p> <p>2605</p> <p>2606</p> <p>2607</p> <p>2608</p> <p>2609</p> <p>2610</p> <p>2611</p> <p>2612</p> <p>2613</p> <p>2614</p> <p>2615</p> <p>2616</p> <p>2617</p> <p>2618</p> <p>2619</p> <p>2620</p> <p>2621</p> <p>2622</p> <p>2623</p> <p>2624</p> <p>46613</p> <p>46614</p> <p>46617</p> <p>46618</p>	<p>314 Columbia Avenue</p> <p>120 Eau Claire Street</p> <p>122 Eau Claire Street - Union Block</p> <p>141 W. Eau Claire Street</p> <p>278 Eau Claire Street</p> <p>353 Eau Claire Street</p> <p>405 Eau Claire Street</p> <p>557 Eau Claire Street</p> <p>671 Eau Claire Street</p> <p>119 S. Eau Claire Street</p> <p>129 S. Eau Claire Street</p> <p>131-9 S. Eau Claire Street – Herald Block</p> <p>162 S. Eau Claire</p> <p>201 S. Eau Claire</p> <p>207-9 S Eau Claire Street – Lockwood Block</p> <p>210 S. Eau Claire Street</p> <p>W. Side Eau Claire Street, 100 ft. N. of Main Street</p> <p>NE Cnr Eau Claire St &amp; Vine St – First Methodist Episcopal Church</p> <p>153 Franklin Street</p> <p>261 Franklin Street</p> <p>455 Franklin Street</p> <p>540 Franklin Street</p> <p>E Side Franklin St, 50 ft. S. of Glen Street</p> <p>E Side Franklin St, 70 ft. N. of Glen Hudson</p> <p>E Side of Howard Street</p> <p>676 Hudson Street</p> <p>N Corner Hudson Street and State Street</p> <p>SW Corner Hudson Street and State Street</p> <p>259 Jackson Street</p> <p>267 Jackson Street</p> <p>225 E Main Street</p> <p>312 E Main Street</p> <p>S Side E Main Street, 100 ft. W of Madison Street</p> <p>N Side E Main, 0.25 miles E of Eau Claire Street</p> <p>155 Washington Street</p> <p>162 Washington Street</p> <p>Washington Street</p> <p>315 Water Street</p> <p>S Side US Hwy 10, E of Business District</p> <p>Mirror Lake Park</p> <p>Jackson Street</p> <p>W Hudson Street</p> <p>E Water Street</p>	<p>Review this list when new development activity is proposed on or near these sites and take appropriate protection and development mitigation actions as determined necessary. It should be noted that none of these properties are on the Wisconsin National Register of Historic Places.</p>





## 8. City of Mondovi Intergovernmental Cooperation

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### State and Federal Agencies

**Wisconsin Department of Natural Resources (WDNR):** Wisconsin municipalities work with the Wisconsin Department of Natural Resources on many different levels. The Department of Natural Resources regulates municipal and industrial operations discharging wastewater to surface or groundwaters through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit Program. Within the DNR The Office of Energy is the central point for coordinating most energy and utility projects and another DNR program, the Solid Waste Program strives to increase waste reduction, reuse and recycling.

The City of Mondovi is also eligible to apply for State Stewardship funds through the DNR. The conservation and recreation goals of the Stewardship Program are achieved through the acquisition of land and easements, development of recreational facilities, and restoration of wildlife habitat.

**Wisconsin Department of Transportation (WDOT):** The City of Mondovi participates in the WDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the City of Mondovi by jurisdiction, classification and number of miles. This program assists in the facilitation of state funding for road maintenance.

In partnership with local governments and other groups, the Wisconsin Department of Transportation (WIDOT) administers a variety of state and federal programs for projects that enhance the State of Wisconsin's transportation network.

**Federal Emergency Management Agency (FEMA):** The City of Mondovi has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The City recognizes this and is participating in the development of the Buffalo County All Hazards Mitigation Plan.

### Regional Planning Commission

**Mississippi River Regional Planning Commission:** The City of Mondovi and Buffalo County are located in the multi-county boundary of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin; Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding. They also provide planning and development assistance to local governments including comprehensive planning and zoning assistance, economic development assistance, geographic information system mapping, and grant writing.

### Local Governments

**Town of Mondovi:** The City is bounded on the North, South and West by the Town of Mondovi

**Town of Naples:** The City is bounded on the east by the Town of Naples.

**City –Town Joint Ambulance Commission:** The City partners with the Buffalo County towns of Naples, Dover, Gilmanton, Modena, Mondovi, the Pepin County Town of Albany and the Eau Claire County Town of Drammen in a Commission designed to provide ambulance service to these local governments.

**City – Town Fire Department Service:** The City's Fire Department has service agreements with the same towns mentioned above under their Joint Ambulance Commission.

## ***City of Mondovi Comprehensive Plan 2008-2028, Intergovernmental Cooperation***

**Buffalo County:** The City of Mondovi participated in the Buffalo County All Hazards Mitigation Plan. City of Mondovi residents also have access to the Buffalo County's, Department of Aging specialized transportation services. Buffalo County has four mini buses operated through a volunteer driver program. Mondovi residents also have access to the Buffalo County Solid Waste and Recycling Center that is located in the South Central part of the City.

**Buffalo County Recycling:** The City partners with the Buffalo County Recycling program. It also provides a location for its transfer station on the City's solid waste transfer site on the City's south side.

**School Districts:** Public education in the city is provided by the Mondovi School District. The City will continue to coordinate and cooperate with the school district on projects and programs as they arise.

### **Comprehensive Planning**

**Buffalo County:** On April 11, 2008 it was announced that Buffalo County was awarded a \$192,000 grant to prepare a Comprehensive Plan. Their planning grant application was a joint application and included the Cities of Alma, Buffalo City, and Fountain City; the Villages of Cochrane and Nelson and the Towns of Alma, Belvidere, Buffalo, Canton, Cross, Dover, Gilmanton, Glencoe, Lincoln, Maxville, Milton, Modena, Mondovi, Montana, Naples, Nelson, and Waumandee.

These local units of governments are to complete their comprehensive plans within 30 months of signing their grant contracts with the State of Wisconsin. The City will provide copies of its draft and final comprehensive plan to assist in cooperation and coordination in planning efforts with these local governments.

## **9. City of Mondovi Comprehensive Plan Implementation and Goals**

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This Comprehensive Plan will only be beneficial if it influences how City officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and this Plan will create increased habits for use and become a key policy document for local officials. This chapter identifies actions that need to be undertaken to implement this Comprehensive Plan.

### **Plan Element Integration and Consistency Requirement**

Wisconsin Statutes call for all Comprehensive Plans to include an Implementation Element. This element is to have a description of how each of the plan elements in the Comprehensive Plan will be integrated and made consistent with the other elements of the comprehensive plan. This integration and consistency requirement for the City's Plan was achieved through developing this Plan holistically under one continuous planning process starting in the summer of 2007 and culminating with the Plan's adoption in late 2008. State Statutes also allow for communities to develop and adopt each plan element independently. Under this arrangement integration and consistency is a bigger challenge due to lack of information about the contents of elements yet to be developed.

The City's planning process involved: designing, mailing and tabulating resident surveys; reviewing drafts of each element independently and for consistency with the other elements; and developing the City's goals, policies and program's collectively for each of the elements for accuracy and consistency purposes. In addition the same City Planning Commission was in charge of the planning process from beginning to end. Due to this holistic – complete system planning process the elements of the City's Comprehensive Plan have been thoroughly integrated and are consistent with one another.

### **Plan Update and Amendments**

State Statutes call for all Comprehensive Plans to be updated at least once every ten years. An update is a major rewrite of the entire plan and maps. An amendment can be made at any time as long as appropriate public notices and meetings have occurred to allow for the amendment.

The City will evaluate the Plan's need for amendments at least every five years and update it pursuant to State Statutes every ten years.

### **Comprehensive Plan Implementation Schedule**

State Statutes call for Comprehensive Plans to develop a compilation of programs and specific actions in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps or subdivision ordinances to implement the goals policies and objectives listed in a local governmental unit's comprehensive plan and provide a mechanism to measure the local governmental unit's progress toward achieving all aspects of their Comprehensive Plan. The Following is the City of Mondovi's Comprehensive Plan Implementation schedule. These are based on analysis of the information reported on in earlier sections of this Plan as well as the City survey and the three public information meetings held on the Plan. Goals are broad statements that the City desires to achieve. Some of the goals are straight forward in explaining what needs to be done others have objectives, policies and programs listed beneath them that are designed to help achieve a given goal.

The City Council is the responsible party that is charged with implementing the City's comprehensive plan goals through use of the city's Planning Commission, other committees and boards, the City Administrator, and other city staff.

<b>Table 9.01 City of Mondovi Comprehensive Plan Implementation Schedule</b> <b>1 = High or Short Term Priority</b> <b>2 = Medium or Mid-Term Priority</b> <b>3 = Long Term or Continual Priority</b>	
Action	Priority
<b>1. Issues and Opportunities Goals</b> 01. Investigate how to capitalize on the City's lower income levels and poverty level due to the high concentration of residents living in nursing facilities and assisted living facilities. The City's lower income levels could position the City to become more competitive in receiving housing rehabilitation funds or economic development infrastructure funding.	3
02. Investigate ways on how the City may be able to improve cost sharing and resource pooling on programs, projects and products with other municipalities and counties.	3
<b>2. Housing Goals.</b> The following housing goals are based on an analysis involving age, structural value and occupancy characteristics of the City's housing stock and infrastructure condition the City must consider to appropriately plan for new housing. Input provided from the City survey and public meetings were also considered in developing these goals. 01. Provide an adequate supply of affordable housing for individuals of all income levels (4)(b)9. The areas shown on Map 9.01 and 9.02 identifies approximately 200 acres of land that are suitable for affordable housing due to their location within the City or adjacent to it. These locations provide an adequate supply for the 227-287 housing units projected in Table 1.07 and Table 1.09 for the 2028- 20 year planning period of this Plan.	3
02. Promote the use of innovative housing techniques such as planned unit developments, clustering, conservation subdivisions and accessory apartments that are compatible with existing neighborhoods and are designed to better protect the natural environment.	3
03. Utilize the City's Public Utilities and Community Facilities; Agricultural, Natural and Cultural Resources and Recommended Land Use Map to help identify locations for new housing development alternatives.	3
<b>3. Transportation Goals.</b> Efficiently moving people and goods to their destination in a safe and environmentally sound manner is the overall goal of transportation planning. To accomplish this the City is proposing the following. 01. Develop a high quality transportation system that balances the needs to move people and goods with preserving neighborhoods and the City's quality of life. a. Continue to undertake a five-year street capital improvement program analysis with the City's engineering firm that involves repairs and repaving of every street in the City at least every 20 years.	3
02. Encourage neighborhood designs that support a range of transportation choices (4)(b)2. a. Public transit stops and sidewalks, walking and bike paths will be considered for all new development projects in the City.	3
03. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens (4)(b)14. a. Investigate ways on how to provide assistance to the City's commuting workforce. The 2000 census reported that 90% of the City's workforce or 1,222 workers commute to work and the mean travel time to work for these workers was 22 minutes. This substantial portion of the City's workforce spends a considerable amount of time and gas money commuting to work. The City is open to ideas to help support ride sharing – car and van pooling that benefit the City and encourages involvement in the regional transportation coordinating committee now being formed in Eau Claire County. Federal and state funding and financial incentives are available to assist communities and employers in acquiring vehicles and operating these programs. b. Develop a marked pedestrian walkway and bikeway along US Highway 10 on the south side of the highway.	3

<b>Table 9.01 City of Mondovi Comprehensive Plan Implementation Schedule</b>	
1 = High or Short Term Priority 2 = Medium or Mid-Term Priority 3 = Long Term or Continual Priority	
<b>Action</b>	<b>Priority</b>
<b>4. Utilities and Community Facilities Goals</b>	
01. Plan for a water tower in the Northeast part of the City to serve expected growth in that area.	2
02. Plan for sewer lift station in the Northeast part of the City to serve expected growth in that area.	2
03. Hydraulically dredge Mirror Lake during the 2010 – 2012 time period.	2
04. Develop site design plan for expansion of Memorial Park.	2
05. Undertake annual street and utility improvement projects as planned in the City's seven year capital improvement plan as described in Table 9.02.	
<b>5. Agricultural, Natural and Cultural Resources Goals</b>	
01. Protect natural areas, including wetlands, wildlife habitats, lakes, rivers, woodlands, open spaces and groundwater resources (4)(b)3. a. The City will review all new development proposals in regard to their impacts on the above natural resources.	3
02. Preserve cultural, historic and archaeological sites (4)(b)6. a. Chapter 7 has documented 44 sites in the City that are on the Wisconsin Architecture and History Inventory. The City will utilize this information when reviewing new development proposals.	3
03. Protect economically productive areas including farmland and forests (4)(b)4. a. Research ways the City can better serve as an agri-service center so surrounding farmers and woodland owners can improve on their economic competitiveness that will create jobs and further support the economic base of the area.	3
<b>6. Economic Development Goals</b>	
01. 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 (4)(b)11.  a. Help create quality jobs for Mondovi's workforce and expand the tax base of the City by expanding and maintaining a diverse economic base by targeting development effort to both existing and new "Traded Companies". Traded Companies export their products or service out of the City and import new capital into it that benefits other sectors of the economy through economic multiplier effects.  b. Promote and assist development of the three Western Wisconsin economic driver industries of: (1) equipment, machinery and metal manufacturing, (2) agriculture and food processing and (3) Forest and wood and product industries.  c. Give priority on industrial zoned lands to economic base activity or traded companies that have an export orientation for their product or service.  d. Promote and assist development that will enhance the downtown and encourage business growth and success.  e. Work to ensure that all existing and future business and industry in the City mitigate the impact of their operations (noise, traffic, odors, sight etc.) in an appropriate environmental and socially acceptable manner.  f. Continue to support and help grow direct to consumer agriculture and community supported agriculture production systems. Organic farming and bio-fuel production industries are examples of niche industries that that the City could capitalize on and are gaining prominence in the region.	3

<b>Table 9.01 City of Mondovi Comprehensive Plan Implementation Schedule</b> <b>1 = High or Short Term Priority</b> <b>2 = Medium or Mid-Term Priority</b> <b>3 = Long Term or Continual Priority</b>	
Action	Priority
<ul style="list-style-type: none"> <li>g. Continue to provide areas in the City for a farmers market to provide income opportunities for agricultural landowners and gardeners.</li> <li>h. Support small home occupation businesses that have little or no environmental or social impact as a way for the City to maintain its economic base and rural lifestyle.</li> <li>i. Continue targeted industry marketing program that promote the opportunities for industry expansion in the City.</li> </ul>	
<p><b>7. Intergovernmental Cooperation Goals</b></p> <p>01. Encourage coordination and cooperation with and among nearby units of government <sup>(4)(b)7</sup>.</p> <ul style="list-style-type: none"> <li>a. Continue to work with the County Highway Department, Wisconsin DOT and neighboring local governments in developing road maintenance and construction efficiencies and cost sharing arrangements.</li> <li>b. Continue to participate in the Wisconsin Department of Transportation WISLER program to help ensure state road aid funding and identifying budgeting efficiencies.</li> <li>c. Work with and coordinate activities with Buffalo County and surrounding towns as they develop their Comprehensive Plans.</li> <li>d. Work with the School District to the extent practical with any resources the City has that would assist them.</li> <li>e. Work with the County and other local governments on joint purchases resulting in quantity discounts on products and services.</li> </ul>	3
<p><b>8. Land Use Goals.</b> The Land Use Element is a key section of the Comprehensive Plan and takes into consideration trends in land supply, demand, and prices as well as potential areas of future land use conflicts.</p> <p>01. Promote the Redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures <b>(4)(b)1</b>.</p> <ul style="list-style-type: none"> <li>a. The City will look for and encourage redevelopment opportunities and infilling opportunities where practical.</li> </ul>	3
<p>02. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs <sup>(4)(b)5</sup>.</p> <ul style="list-style-type: none"> <li>a. The City will encourage developments that are at densities that allow for efficient and economical public services including police, fire, roads, water, sewer, storm water, electrical, energy and public transportation services.</li> <li>b. The City will look for opportunities to partner and cost share with other local governments, the State and public utilities where practical to promote efficient development patterns, relatively low municipal, state governmental and utility costs.</li> </ul>	3
<p>03. Identify “Smart Growth Areas”. Smart growth areas are defined by Wisconsin Statutes as 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 that have relatively low municipal, state governmental and utility costs <sup>4(c)</sup>.</p> <ul style="list-style-type: none"> <li>a. The entire City of Mondovi is designated as a Smart Growth Area as are areas outside the City limits that are adjacent to the built environment of the City that are determined as areas by the City that can be efficiently served by their public services. The area adjacent to the Northeast part of the City is particularly suited as a Smart Growth Area (See Map 9.01) due to the planned water tower-storage tank and Sewer lifts station in this area. If the State’s Smart Growth Dividend Aid</li> </ul>	3

<b>Table 9.01 City of Mondovi Comprehensive Plan Implementation Schedule</b>	
<b>1 = High or Short Term Priority</b> <b>2 = Medium or Mid-Term Priority</b> <b>3 = Long Term or Continual Priority</b>	
<b>Action</b>	<b>Priority</b>
Grant Program is ever funded the homes constructed in the City or adjacent to the City's built environment on ¼ acre lots or less and at 80% of the County's median sales price would each generate 2 dividend aid grant credits for the City.	
04. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential commercial and industrial uses (4)(b)10. a. Map 9.02 City of Mondovi Recommended Land Use Map shows locations where residential and commercial developments are being recommended. Approximately 440 acres are available. This is an adequate supply to meet projected development needs of 227-289 housing units, 34 commercial units and 13 industrial –manufacturing building projected by the year 2028 based on 1998 – 2007 building permit trends.	3
05. Balance individual property rights with community interests and goals (4)(b)12. a. The City's Public Participation Plan calling for a City resident survey, public information meetings and a public hearing prior to developing the Comprehensive Plan is how the City intends to balance individual property rights with community interests and goals. b. The City will also provide opportunity for input at public meetings where changes to the Comprehensive Plan or when zoning changes are being considered that balance both individual property rights and community interests and goals.	3
06. Plan and develop land uses that create or preserve varied and unique urban and rural communities (4)(b)13. a. The City will strive to maintain its existing character as an agriculture service center with growing manufacturing, transportation and financial service industries and opportunities for these and other industries identified in the Economic Development Chapter to grow and prosper here.	3
07. The various land uses shown on the City's Recommended Land Use Map 9.02 are not to be construed as automatic "Permitted Uses". Zoning, slope and subdivision regulations and input provided during public meetings related to these regulations will ultimately determine whether a given development may occur or not. The City's Recommended Land Use Map and goals developed in conjunction with it are to be viewed as guides developed from an overall perspective as uses more appropriate for a given area. There may be development impact concerns that arise during the permitting process that makes a recommended land use inappropriate. From an overall perspective though proposed land uses that are consistent with the City's Recommended Land Use Plan should fair better in the permit approval process because of consistency with it.	3

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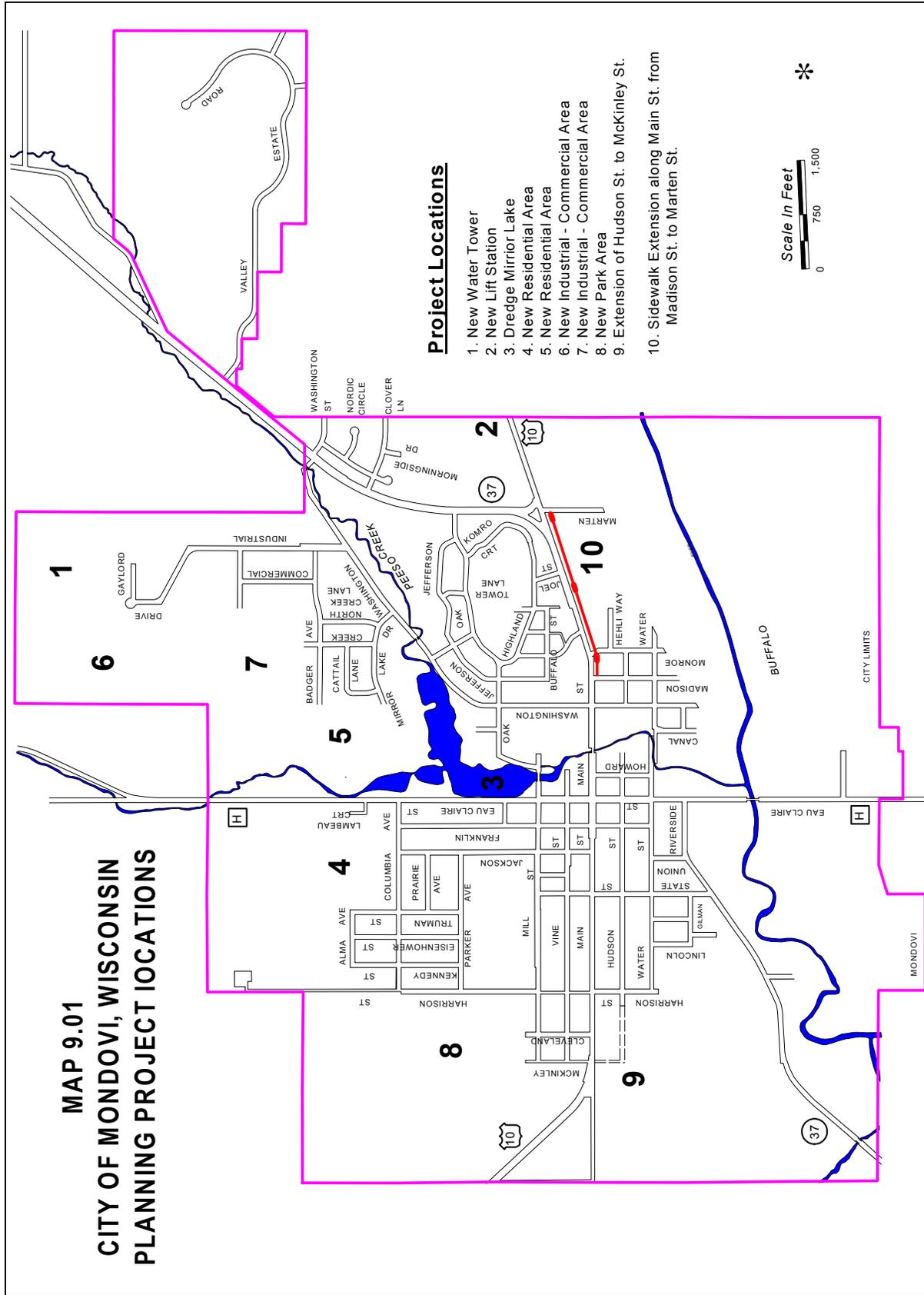
\*4a, 4b (1) through 4b (13) and 4c all refer to sections under Wisconsin's planning grant Statute 16.965 that calls for grant recipients to address these planning goals in their planning efforts.

**Table 9.02 Mondovi, Wisconsin - Estimate Of Cost –7 Year Capital Improvement Plan  
Street and Utilities Improvements - Cost Summary**

<b>Project Location</b>	<b>Street Improvements</b>	<b>Estimated Cost Utility Improvements</b>	<b>Total Estimated Project Cost</b>
<b>Year 1 (2009)</b>			
Jackson Street - Mill Street to Columbia Avenue	98,600		98,600
Columbia Avenue - Jackson Avenue to Franklin St.	20,200		20,200
<b>Subtotal</b>	<b>118,800</b>		<b>118,800</b>
<b>Year 2 (2010)</b>			
Franklin Street - Columbia Avenue to Vine Street	107,500		107,500
Franklin Street - Hwy 10 to Water Street	34,000		34,000
<b>Subtotal</b>	<b>141,500</b>		<b>141,500</b>
<b>Year 3 (2011)</b>			
Vine Street - Harrison Street to Jackson Street	83,000		83,000
Vernon Street - Vine Street to Mill Street	13,100		13,100
Alley - Hwy 10 to Hudson Street (By Super Value)	13,000		13,000
West Hudson Street - Franklin St. to Eau Claire St	14,500		14,500
<b>Subtotal</b>	<b>123,600</b>		<b>123,600</b>
<b>Year 4 (2012)</b>			
Parkview Avenue - Hwy H to West End (Recycle Center)	68,000		68,000
Hehli Way - Monroe Street to East End	20,000		20,000
Tower Street - Oak Street to Jefferson Street	13,500		13,500
Alley - Water Street to Hudson Street (By Bank)	22,000		22,000
<b>Subtotal</b>	<b>123,500</b>		<b>123,500</b>
<b>Year 5 (2013)</b>			
West Water Street - Lincoln Street to Harrison St.	27,000		27,000
South Harrison Street - Water Street to Hudson St.	20,500		20,500
Garfield Avenue - Gilman Street to South End	17,000		17,000
North Harrison Street - Hwy 10 to Mill Street	30,500		30,500
West Mill Street - Cleveland Street to Harrison St.	26,000		26,000
<b>Subtotal</b>	<b>121,000</b>		<b>121,000</b>
<b>Year 6 (2014)</b>			
*West Hudson Street - Franklin Street to State St.	103,000		103,000
McKinley Street - Hwy 10 to Mill Street	22,500		22,500
<b>Subtotal</b>	<b>125,500</b>		<b>125,500</b>
<b>Year 7 (2015)</b>			
*Glen Avenue - Franklin Street to Eau Claire Street	41,500		41,500
*West Mill Street - Jackson Street to Eau Claire St.	62,500		62,500
Alley - Hwy 10 to Vine Street (Post Office Area)	13,500		13,500
<b>Subtotal</b>	<b>117,500</b>		<b>117,500</b>

\*Cost estimate includes curb and gutter and driveway approach replacement.

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**MAP 9.02  
CITY OF MONDOVI, WISCONSIN  
RECOMMENDED LAND USE 2028  
MAP**

