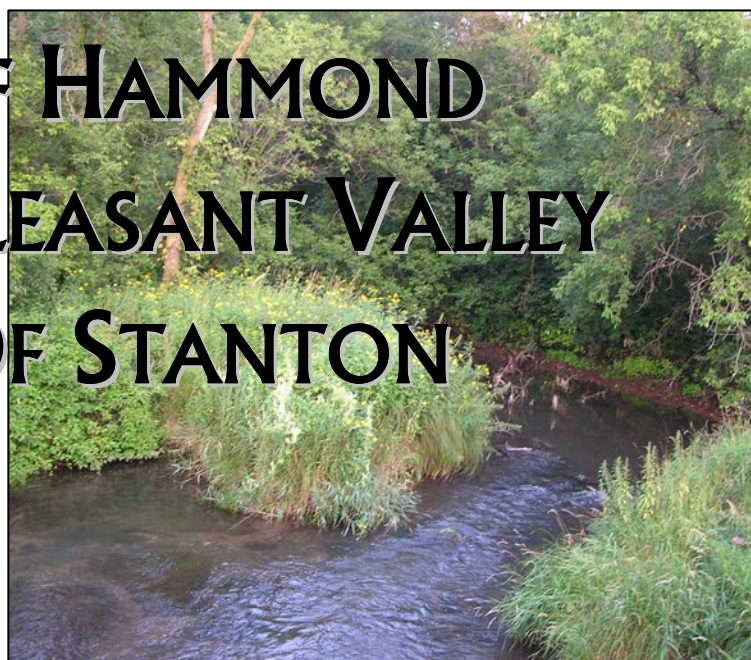




TOWN OF BALDWIN
TOWN OF CYLON



TOWN OF HAMMOND
TOWN OF PLEASANT VALLEY
TOWN OF STANTON



2006 HEARTLAND
COMPREHENSIVE PLAN

Adopted on May 4, 2006

Baldwin Town Board

Adopted on March 8, 2006

Cylon Town Board

Adopted on April 17, 2006

Hammond Town Board

Adopted on March 14, 2006

Pleasant Valley Town Board

Adopted on March 9, 2006

Stanton Town Board

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ISSUES & OPPORTUNITIES

PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

Each of the five towns in the Heartland Project adopted a written public participation plan as required by statute. Each of the activities described and carried out in the public participation plan will be summarized below. A copy of the plan adopted by each town is attached in the Appendix.

ISSUES & OPPORTUNITIES WORKSHOPS

Each of the towns held an issues and opportunities workshop to introduce the comprehensive planning project to the public and identify issues and opportunities within each town. The results of these workshops were used in five of the towns to create their questions for their public opinion surveys and gather further input from citizens and property owners.

The Town of Pleasant Valley evaluated their workshop results and decided that an additional survey of the residents and property owners was not necessary because no new issues were identified. Pleasant Valley had conducted a survey in December of 1999. Those results were used for this project. Copies of each town's workshop results are available from each town.

The issues and opportunities workshops were held as follows:

Baldwin October 11, 2001, Ag Center in Baldwin

Cylon May 21, 2002, Deer Park Community Center in Deer Park

Hammond October 25, 2001, Ag Center in Baldwin

Pleasant Valley July 25, 2001, Town Hall in Pleasant Valley

Stanton April 4, 2002, New Richmond High School Common in New Richmond

PUBLIC OPINION SURVEYS

TOWN OF BALDWIN

During the month of February 2002, a total of 384 surveys (one per household) were mailed to each resident and non-resident landowner in the Town of Baldwin. A total of 176 surveys were returned, giving a 46 percent return rate. The survey data has a confidence interval of + or - 5 percent confidence interval with a 95 percent confidence level.

Demographic data shows that a representative cross-section of the residents of Baldwin completed the survey.

- 65% have lived in the Town of Baldwin 11 or more years
- 48% resident farmland owner
- 39% non-farm rural resident

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 5 percentage points.

ISSUES AND OPPORTUNITIES

- 65% of the respondents were satisfied with the 1% decline in population between 1990 and 2000.
- Between 56% and 74% felt that population density and residential/commercial/industrial growth should be managed.
- 66% support having fees on new private development to pay for additional public services.
- 45% of the respondents felt that the town should not establish a policy to compensate farmers who choose not to develop their land. 27% were undecided.

HOUSING

- Respondents were asked what types of housing they would like see encouraged in the town. Of the 10 types, 80% selected single-family homes. The remaining nine types of housing ranged from 26% for pre-fabricated home to 3% for mobile home parks.
- Responses were mixed regarding the use of cluster housing in the town (39% Yes; 42% No).
- 55% favored a minimum residential lot size of 2 acres or less.
- When asked how many home sites should be permitted on 40 acres, 68% wanted less density than is currently permitted.

AGRICULTURE AND NATURAL RESOURCES

- Between 61% and 74% of the respondents favor preservation of large tracts of woodlands, wetlands, and open space.
- When asked about five environmental issues that could affect the town in the next five years, the top concern was groundwater pollution (90%). Other important concerns were septic/wastewater treatment (68%); large-scale farming operations (62%); rural residential development (61%), and loss of productive farmland (53%).
- 72% were concerned if farmland in the town is converted to non-farm uses.

ECONOMIC DEVELOPMENT

- 77% felt that business/commercial development should be restricted to designated areas of the Town.
- When asked about what types of business development should be encouraged in the town, agriculture production (crops and livestock) was selected by 72%; agricultural businesses (45%); and cottage industries/home-based businesses (43%).

LAND USE

- 58% were satisfied with the way the town is developing with the current zoning and subdivision ordinances.
- 60% favor a town land use plan to designate the location of different types of development
- Respondents were split on whether landowners should be able to develop as much of their land as they want; 33% Yes; 38% No; 25% Not sure.

OTHER FINAL COMMENTS

- The last question asked for the single most important issue facing the town. The most frequent response was to manage the growth and development in the Town.

TOWN OF CYLON

During the month of September 2002, a total of 610 surveys (two per household) were mailed to residents and nonresident landowners of the Town of Cylon. The 610 surveys represented 305 households. A total of 212 surveys were returned for a return rate of 35 percent based on the total number of surveys sent out. The 212 number equates to a + or - 5.44 percent confidence interval using a 95 percent confidence level.

Regarding the 305 households, a total of 130 were represented. This number resulted in a 43 percent return rate and a + or - 6.52 confidence interval again using a 95 percent confidence level.

The results of the demographic section showed that a representative cross section of the population in the town responded to the survey.

- 52% males
- 75% have lived in the Town of Cylon for 11 or more years
- 31% resident farmland owner
- 11% non-resident landowner
- 51% non-farm rural resident

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 6.52 percentage points.

ISSUES AND OPPORTUNITIES

- 67% of the respondents want the Town to remain the same and Q6 indicated that the subjects wanted residential growth to continue at its current rate.

The subjects were asked about several issues the Town could face in the next 10 years and were asked to indicate how serious a problem each was. The ratings for moderate and serious combined, ranged from a low of 37 percent for elderly transportation to 73 percent for ground water contamination and 70 percent for loss of productive farmland.

Generally speaking the most frequently mentioned issues facing the Town of Cylon were: ground water contamination, growth, planning for growth and related growth issues, and loss of farmland.

HOUSING

- Regarding the types of housing needed in the Town, single-family homes were favored by 76% of the respondents. The majority of respondents did not approve of townhouses/duplexes, apartments, and mobile homes.
- Housing should be restricted to designated areas in the Town (67%), however the responses to "Should cluster housing be used in Cylon?" resulted in 35% yes, 38% no, and 26% not sure.
- The responses for the need for elderly or low cost housing were mixed due to the number of "not sure" responses.
- The issue of the Town hiring a building inspector resulted 20% yes, 51% no, and 28% not sure.

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

- Regulating the number of animals a farm could have resulted in 40% yes, 47% no, and 12% not sure -- a mixed result.
- Sixty-two percent of the subjects felt there were conflicts between farms and neighbors regarding dust etc. (Q13).
- Seventy-nine percent of the respondents were concerned if farmland was converted to non-farm use.
- 74% felt landowners should be able to subdivide their land into housing lots for their children.
- Compensating owners of farm land not to develop their land gave mixed results with 37% yes, 41% no, and 22% not sure
- Regarding the preservation of various types of land the yes responses ranged from 82% each for woodlands and river corridors; to 71% for open spaces.

LAND USE

- Controlling and limiting land development by the use of stronger regulations gave the following: 49% yes, 25% no, and 25% not sure.
- 61% of the respondents were satisfied with the Town being regulated by the County's zoning and the Town's subdivision ordinance.

TRANSPORTATION

- The responses for improving road maintenance in the Town resulted in 38% yes, 40% no, and 21% not sure.

ECONOMIC DEVELOPMENT

- The encouragement of agricultural production in the Town was selected 71% of the time, cottage industries 46%, and agricultural businesses 44%. Additionally 78% of the respondents felt retail/commercial development should be restricted to designated areas of the Town.

UTILITIES AND COMMUNITY FACILITIES

- 50% of the subjects do not want more parks, 29% do, and 19% are not sure.
- 50% of the respondents do not want other types of recreational areas established, 22% do, and 26 are not sure.
- 56% of the people do not want curbside recycling pickup, 25% do, and 18% are not sure.

OTHER FINAL COMMENTS

- The major theme expressed in the comment section was that the people wanted to keep Cylon as it is.

TOWN OF HAMMOND

During the month of February 2002, a total of 920 surveys (two per household) were mailed to 460 resident and nonresident landowners of the Town of Hammond. The 379 returned surveys represented 220 households.

The return rate for total surveys mailed and returned was 41 percent. The return rate for the households was 48 percent. The survey data had a confidence interval of approximately + or - 4 percent confidence interval with a 95 percent confidence level.

Demographic data shows that a representative cross-section of the residents of Hammond completed the survey.

- 57% have lived in the Town of Hammond 11 or more years
- 50% males, 41% females, 9% no response
- 53% non-farm resident
- 40% farmland owner (resident or non-resident)

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 4 percentage points.

DEVELOPMENT, GROWTH, LAND USE, AND ZONING

- 48% of the respondents felt that a 16 percent growth rate in the last 10 years is too fast; while 32 percent felt was just right.
- 51% were "very" to "somewhat" satisfied with the way the town is developing under the present zoning and subdivision ordinances. However 68 percent of the respondents thought that the town should enact comprehensive ordinances to control growth.
- Responses were mixed in regard to allowing landowners to develop as much of their land as they want (40 % yes; 47% no).

AGRICULTURE

- 73% were somewhat to very concerned about converting farmland to non-farm uses.
- The respondents provided no definite opinion regarding a policy whereby owners of farmland would be compensated if they chose not to develop their farmland. 41% favored such a policy, while 38% did not.
- The survey results did not supply any definitive opinion about how to pay for any such program.

RESIDENTIAL

- 57% felt that the minimum lot size for a residence should be 2 acres or less.
- Responses regarding the use of cluster housing were mixed, with 40% supporting it and 38% opposed
- Additionally 73% favored providing open/green space in residential developments.
- Regarding the types of housing that should be permitted in the Town of Hammond, 94% supported single family homes; 79% pre-fabricated homes; and 54% would allow townhouses/duplexes
- Respondents did not support having mobile home parks, apartments, or homes made from pole sheds.
- 68% felt subsidized elderly housing should be permitted in the Town.

PARKS AND RECREATION

- 52% favored the establishment of town parks. 76% percent felt that the town should continue to receive the \$250 fee for each new residential lot.

ECONOMIC DEVELOPMENT

- One question asked what types of business should be allowed in the Town. Of the ten types of businesses listed, 88% of the respondents favored agricultural production; 82% home-based business; 79% ag-businesses; 64% retail and commercial; and 58% respectively favored golf courses and industrial/manufacturing.
- 78% felt that business and commercial development should be restricted to designated areas of the Town.

OTHER FINAL COMMENTS

- Overall the comments suggested that the respondents are concerned about what has happened, what is happening, and what the Town will be like in the future.

TOWN OF PLEASANT VALLEY

During the month of December 1999, the Town of Pleasant Valley developed and mailed out 150 surveys (one per household). A total of 82 surveys were returned for a 55 percent return rate. This return rate resulted in a plus or minus 7.3 percent confidence interval.

The completed surveys were given to the Survey Research Center (SRC) at the University of Wisconsin River Falls for processing. Staff at the SRC input the data into their data base program extracted the survey results and prepared a survey analysis report.

To understand the results and meaning of the survey, the demographic data was reviewed. The results of the demographic section showed that a representative cross section of the population in the town responded to the survey.

- 33% men, 7% women
- 62% have lived in the Town of Pleasant Valley for 10 or more years
- 40% self-employed
- 50% employed by a firm or business

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 7.3 percentage points.

When examining the survey results the respondents indicated that they liked Pleasant Valley as it is and did not want their quality of life adversely affected by uncontrolled development. This statement is supported by responses to questions:

- (1) In the TOWN VALUES AND TRENDS SECTION, numbers 1, 2, 3, 6 and 6.a.;
- (2) In the LAND USE AND ZONING SECTION, numbers 3 and 3.a., 4, 5 (agricultural businesses), 6 (single family homes) and 8; and
- (3) In the NATURAL RESOUC E USE AND ENVIRONMENTAL ISSUES SECTION, numbers 1, 2.a. 3, and 5.

Two interesting points of the survey results are presented. The first is that in several portions of the survey the respondents indicated farms, faming and farmland should be preserved, however,

only one person stated he or she was a farmer. Additionally, farming as an occupation was alluded to only sparingly in other parts of the survey.

The second point is that the survey indicated that the respondents did not want Pleasant Valley becoming a bedroom community nor a Woodbury. However the survey questions about occupations, miles to work and education; indicated that many of the respondents work and have vocations outside of Pleasant Valley.

In conclusion, the survey results indicate two basic premises. The first is that people living in Pleasant Valley like what they have and do not want expansion and development. There seems to be a perception by the respondents that expansion and development will adversely affect their quality of life.

The second premise is that certain portions of the respondents realize that growth in Pleasant Valley will occur and that the growth needs to be managed.

All the above information leads to two questions. The first is "Does Pleasant Valley want to stop any type of development and can development be stopped?" The second question is: "If growth cannot be stopped and some growth may be healthy, then the best solution is to be proactive and develop a plan that manages the growth in a manner that all parties can live with."

TOWN OF STANTON

During the month of September 2002, a total of 840 surveys (two per household) were mailed to residents and nonresident landowners of the Town of Stanton. The 840 surveys represented 420 households. A total of 279 surveys were returned for a return rate of 33 percent based on the total number of surveys sent out. The 279 number equates to a + or - 4.8 percent confidence interval using a 95 percent confidence level.

Regarding the 420 households, a total of 169 were represented. This number resulted in a 40 percent return rate and a + or - 5.83 confidence interval again using a 95 percent confidence level.

The results of the demographic section showed that a representative cross section of the population in the town responded to the survey.

- 51% males
- 67% have lived in the Town of Stanton for 11 or more years
- 31% resident farmland owner
- 9% non-resident landowner
- 54% non-farm rural resident

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 5.83 percentage points.

ISSUES AND OPPORTUNITIES

- 64% of the total respondents do not want the Town to grow
- 58% of the subjects are satisfied with the County's present zoning and subdivision ordinance
- 65% of the people favored keeping the Exclusive Ag Zoning

The subjects were asked about several issues the Town could face in the next 10 years and were asked to indicate how serious a problem each was. The ratings for moderate and serious combined, ranged from a low of 49 percent for conflicts between farm and non-farm neighbors to 74 percent for ground water contamination.

Generally speaking the most frequently mentioned issues facing the Town of Stanton were: growth and development, controlling growth, planning for growth, water contamination and loss of tax base.

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

- 56% of the subjects felt landowners **SHOULD NOT** be able to develop as much land as they wanted. However, 25% felt they should be able and 18% were not sure. Additionally 70% of the subjects felt the residential development of prime farmland should be regulated.
- 62% of the people felt farmland in the Town should be protected from development.
- The regulation of the number of animals a farm can have (Q8) and the compensation for farmers to not develop their lands (Q10) were mixed due to the larger number of undecided responses.
- 67% of the people felt a need to regulate how close new residences could be built next to existing livestock operations and 72% felt the number of open gravel pits should be regulated.
- The preservation of woodlands, wetlands, open spaces and prairie/grass lands were favored with 69% yes for open space to 82% yes for wetlands.

HOUSING

- Forty-eight percent of the people felt there should **NOT BE** more residential housing development in the Town, 37% felt there **SHOULD BE** and 15% were not sure. Additionally 90% of the subjects favored having single family homes in the Town, if housing development were to occur. The majority of the respondents opposed all types of multiple family and mobile home development.

UTILITIES AND COMMUNITY FACILITIES

- Increasing the regulation for the number and configuration of communication towers in the town was favored by 39% and not changing the regulations was favored by 44%.

ECONOMIC DEVELOPMENT

- The encouragement of more business/commercial development in the Town was favored by 32%, opposed by 46% and 17% were not sure.
- Eighty-eight percent of the respondents favored allowing crop and livestock production in the town, 80% favored allowing home based businesses, and 73% would allow ag services businesses. Not allowing other types of businesses ranged from 88%, no, for junkyards to 54%, no, for industrial development. The subjects were generally split on any type of development that was not ag related.

PARKS AND RECREATION

- The respondents were split regarding the establishment of Town parks, 47% yes, 32% no, and 20% not sure. However, 83% of the people felt the \$200 developer fee for park development and improvement should continue.

INFORMATIONAL WORKSHOPS

In response to plan commission interest in implementation techniques, project staff organized two informational workshops for the Heartland towns. The first one held August 2002 was on Purchase and Transfer of Development Rights and Conservation Easements. The second workshop, held October 2002, was on conservation design subdivisions and cluster wastewater treatment systems. Both workshops were well attended and generated considerable follow up discussion.

OPEN HOUSES

All the Heartland towns held at least three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. All were well attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. Every open house was noticed in each town's official newspaper and through a direct mailing to every property owner and resident in each town.

TOWN OF BALDWIN

The Town of Baldwin's first Informational Open House was held on November 13, 2003. It covered: Issues and Opportunities, Utilities and Community Facilities, and Survey Results.

The second Informational Open House was held April 21, 2005. It covered: Transportation, Housing, Economic Development, and Agriculture, Natural and Cultural Resources.

The third Informational Open House was held November 10, 2005. It covered: Land Use, Intergovernmental Cooperation, and Implementation.

TOWN OF CYLON

The Town of Cylon's first Informational Open House was held on June 26, 2003. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation.

The second Informational Open House was held on September 21, 2004. It covered: Housing, Economic Development, Natural and Cultural Resources and Community Forecasts.

The third Informational Open House was held on September 27, 2005. It covered: Agricultural Resources, Intergovernmental Cooperation, Land Use and Implementation.

TOWN OF HAMMOND

The Town of Hammond's first Informational Open House was held June 23, 2003. It covered: Issues and Opportunities, Survey Results, Utilities and Community Facilities.

The second Informational Open House was held August 19, 2004. It covered: Transportation, Housing, Economic Development, and Agriculture, Natural and Cultural Resources.

The third Informational Open House was held Tuesday September 20, 2005. It covered: Land Use, Intergovernmental Cooperation, and Implementation.

TOWN OF PLEASANT VALLEY

The Town of Pleasant Valley's first Information Open House was held October 22, 2002. It covered lot size and housing density.

The second Informational Open House was held June 23, 2003. It covered: Issues and Opportunities, Survey Results, Utilities and Community Facilities.

The third Informational Open House was held April 29, 2004. It covered Transportation, Housing, Economic Development, Land Use, and Population projections.

The fourth Informational Open House was held Thursday November 10, 2004. It covered Agriculture, Natural and Cultural Resources, Land Use, and Intergovernmental Cooperation.

TOWN OF STANTON

The Town of Stanton's first Informational Open House was held on October 30, 2003. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation.

The second Informational Open House was held on June 8, 2004. It covered: Housing, Economic Development, Natural and Cultural Resources and Community Forecasts.

The third Informational Open House was held on October 27, 2005. It covered: Agricultural Resources, Intergovernmental Cooperation, Land Use and Implementation.

VISIONING WORKSHOP

In February 2003 plan commissioners participated in a visioning workshop for the towns in the Heartland Project. The visioning workshop provided plan commission members with an opportunity to interact with other towns, discuss common problems and solutions and participate in an exercise to develop a community vision and goals and objectives for the plan and elements within the plan.

The activity was scheduled over two nights. The visioning activity was the first night and went very well. The goals and objectives activity was the second night and was more of a struggle. However, it provided good training for when the officials went back to their own community. They were aware of the scope of each element and were able to move forward with specific goals and objectives for the first few elements of the plan.

COMMUNITY BACKGROUND

BALDWIN

The Town of Baldwin has a long history of settlement from the time of lumber and railroad barons to the rich agricultural heritage enjoyed by the town's current residents. Much of the following history is taken from *Memories: Town of Baldwin 125 Year Anniversary* published in 1998.

Farmers came to this part of St. Croix County in the mid 1850's; Dutch, Norwegian, Germans, etc. The first train arrived in 1871. David A. Baldwin and Jacob A. Humbird were instrumental in getting the Western Wisconsin Railroad operational from Tomah to Hudson. The Town of Baldwin takes its name from D. A. Baldwin. The Town was officially formed by order of the St. Croix County Board on December 4, 1872. The Village of Baldwin was incorporated two years later in 1874.

The educational needs of their children were important to the early settlers of the Town of Baldwin. When the Town of Baldwin was organized, there were three Joint School Districts Jt. 1 (Lincoln) Baldwin and Hammond; Jt. 2 (Happy Valley) Baldwin and Hammond; and Jt. 4 Baldwin and Hammond. A joint district is one that covers more than one municipality. A common school district is one whose area is totally within the municipality. Beginning in 1878, due to the large influx of immigrants, more schools were created to shorten the walking distance for school children. Many children walked over a mile to school along small dirt roads, as one person said "I remember walking a mile to school along a lonely road without one house on it... It seemed so long when you just turned 6 and had to walk all that way alone". By 1901 Baldwin had seven common school districts, they were: District No. 1 Hopyard, District No. 2, District No. 3 Sunnyside, District No. 4 East Baldwin, District No. 5 Birchdale, District No. 6 Cloverleaf, District No. 7 East Pine Lake. In 1942 the Town of Baldwin had these seven common school districts and seven joint school districts. The consolidation of school districts began in 1953 and by 1961 the common and joint school districts had consolidated into the school districts that exist today.

Citizens from the Town of Baldwin played a significant role in the electrification of rural Wisconsin. In 1936 a number of dedicated and hard working individuals set out to form an electrical cooperative to bring power into the area. They met plenty of opposition from those who said it would never work, and also from some who wanted to see it fail. The ultimate result of all their work was the formation of the St. Croix Electric Cooperative. It took nearly 2 ½ years before the first member would be hooked up to receive power. The first member to be hooked up was Lorentz Lorentson on County Road "D" on May 24, 1939.

Dahl Corner was located on the corner of 90th Avenue and 240th Street. At one time Dahl Corner had the Dahl Community Hall, Saugestads store, post office, and cheese factory. Dahl Hall was a popular place for dances, plays, and school programs. Many times lunch would be served at midnight following the programs and dance parties. In the wintertime when horses and sleds were used for transportation; the horses would be housed in Odin Eggen's barn until the dance was over. One team and sleigh were kept at the hall and used as a shuttle back to the barn when everyone called it an evening.

Woodville was originally part of the Town of Baldwin and later incorporated as a village. The first settler, J.M.S. Anderson, who arrived in 1870, built what was probably the first steam-powered sawmill in the area in 1874. The town was first known as Kelly's Switch, for A.A. Kelly, an early lumberman who built a spur from the railroad for hauling logs. The biggest mill, the Woodville Lumber Co., closed as early as 1892, but several smaller mills continued to operate into the early 1900's.

The Town of Baldwin is home to two churches with long histories. The Baldwin Christian Reformed Church was organized in 1888 by Dutch-speaking Hollanders. The Immanuel Evangelical Lutheran Church articles of incorporation were signed in 1886. Both churches continue to be important parts of the Town of Baldwin community.

In the 1895 Wisconsin Census Report, the Town of Baldwin and unincorporated Village of Woodville reported 1450 people. By 1960 the population excluding Woodville fell to 833, by 1980 rose to 943, and by 2000 had fallen to 903.

CYLON

In 1875 John Smith was the first settler in the Cylon area. He died in 1907. The area was dense wilderness that was inhabited by wild animals and Chippewa Indians. The nearest settlement was Hudson. 1875 was also the year that Wisconsin was made into a territory. Henry Dodge was Territorial Governor and Andrew Jackson was U.S. President.

Otto Neitge was the next settler in the Deer Park area. He settled in 1853. He is responsible for naming the Village of Deer Park. Originally named Willow River, Deer Park was named after Neitge who was known as the "Dutch Hunter." He was an early settler and hunter in the Edgewood area who built a stockade or trap for the many deer he saw there. He arrived in 1851 and built his deer park in 1853. He sold venison to Fort Snelling in St. Paul. When the North Wisconsin Railroad came through his park, it was abandoned.

A great many early settlers worked their small fields and cleared their land in the summer and worked the lumbering camps during the winter. Around 1847-1848 the first logs were cut on the Willow River and floated down to the Hudson area.

Cylon was basically a community of farmers but also lumbermen in the winter. With the coming of the railroad in 1874, more settlers arrived and small businesses sprang up in the area.

The unincorporated community of Cylon was first located where logging and Indian trails met, near County Road O at State Trunk Highway 64. When the Wisconsin Central Railroad came through in 1882, the town was moved south to be on the railroad. Business boomed for nearly 40 years, but with improvement of the highways, business was lost to larger towns.

Henpel was a store-post office combination discontinued before 1900. People in the Forest-Cylon area then had to go to Inlet to get their mail before the rural routes came through about 1902 from Deer Park and from Emerald.

Source: *St. Croix County...1976 A Bicentennial Report on St. Croix County...Past and Present* and members of the Cylon Plan Commission.

HAMMOND

The Thicket (Hawkins Colony): On June 4, 1855, a train of four covered wagons, each pulled by eight oxen arrived on the east fork of the Kinnickinnic River, a place afterward called The Thicket. This marked the arrival of the Hawkins family, led by; their patriarch, Lawrence Hawkins. There were 18 in the party, all from County Galway in Ireland. They had made stops in Connecticut and Madison, before coming on to St. Croix County.

The Village of Hammond was established in 1856, the town was named for R. B. Hammond of Waukesha. He and a partner, named Ismond, were real estate dealers who were buying school lands in the area. They built a small sawmill at Hammond and then brought in six families as the first settlers. They came by road from Racine. Hammond was incorporated as a village in 1880. Source: St. Croix County...1976 A Bicentennial Report on St. Croix County...Past and Present.

PLEASANT VALLEY

Pleasant Valley was also known as Britton's Corners, and a thriving community as early as 1859 when it was a main stop on the stage coach route and boasted a hotel, stores and stables. Pleasant Valley declined when the stage stopped running. Nothing remains but an open field. Source: St. Croix County...1976 A Bicentennial Report on St. Croix County...Past and Present.

STANTON

Mary Barney, Town Historian, compiled a brief history for the Town of Stanton in October of 2003. What follows is a duplicate of that history.

The Town of Stanton of the northern tier of St. Croix County was one of the last of the 21 towns to organize, 30 years after the county itself was established. Stanton, named after E.M. Stanton, President Lincoln's Secretary of War, had earlier been a part of the Town of Star Prairie.

In December, 1870 the County Board passed an act declaring "Township 31N, Range 17W, of the principal meridian, being a part of Star Prairie, is hereby detached from said town of Star Prairie and formed into new town to be known as Stanton."

Trueworthy Jewell, founder of Star Prairie, was Stanton's first chairman and also its first county board representative. Early years required town officers to perform a vast variety of services including establishing boundaries for school districts and appointing school overseers, directing road repairs and bridge construction, settling claims and grievances of residents, regulating public health policy, and even taking responsibility for pauper burials. Town salaries were generally no higher than \$50 a month.

The town once had three villages or hamlets: New Saratoga Springs, Ormes Station and Stanton. Saratoga Springs, originally a health resort, is now a park near Star Prairie. Ormes and Stanton – both in Section 16 – were primarily one and the same, with Ormes having a train depot and Stanton having a post office. The post office operated from November 1880 to September 1913.

Stanton village also had a general store, blacksmith shop, town hall and sheds for storing road equipment, two grain elevators, creamery, stockyard, mill and saloon. The building of the West Wisconsin Railroad from near Hudson to Bayfield and bisecting Stanton from the SW to NE, established the village as a popular transportation and trading center. But the advent of the auto in the early 1900's – especially the popular Model T Ford – led to the village's decline. People could easily drive to larger shopping areas, like New Richmond or Deer Park, and no longer had to rely on horse and buggy or the train. Today, only a few crumbling foundations and the memories of older citizens remain to testify to what was once a thriving community.

The railroad, later owned by the Chicago Northwestern, abandoned its tracks from Spooner to Hudson in 1980.

In addition to the Stanton village creamery, the Banner Cheese Factory in Section 17 also served area dairy farmers. This business operated from 1904 to 1941.

Stanton originally had seven rural schools, some closing early in the town's history and all shutting down in 1961 when the state required country schools to attach to a high school district or suffer the loss of state aid. Prairie View School, District No. 4 in Section 30 is now used as the Stanton Town Hall. The lot also contains a recycling shed and playground equipment.

St. Bridget's Catholic church on CTH T, the town's only church, was organized in 1875. But with declining membership, and following over a century of serving parishioners, recently closed. The parish hall next to the church was given to the Town of Stanton and will eventually become the "new" town hall.

It would seem that this rural town has been a "victim" of progress and dramatic changes in its 133-year history and more doors have closed than opened. And many residents favor the continuity of agricultural interests and a pastoral landscape. The first of all St. Croix County towns to adopt Exclusive Ag Zoning in the early 1980's, Stanton has thus far held back widespread development. These zoning regulations have also resulted in a stable population that has remained just over 1,000 since peaking at 1,083 in 1980.

But with frequent farm consolidations, a workforce shifting from farm to city, and pressure from developers, others see developments as not only inevitable, but desirable. Zoning policy is just one of many issues facing residents and town officers, and the next 20 years may be a far different landscape in Stanton, as well as other rural communities.

POPULATION & DEMOGRAPHICS

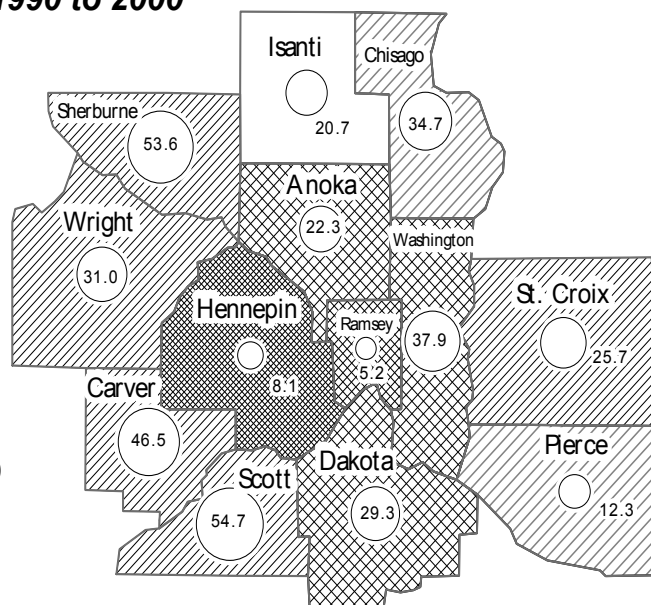
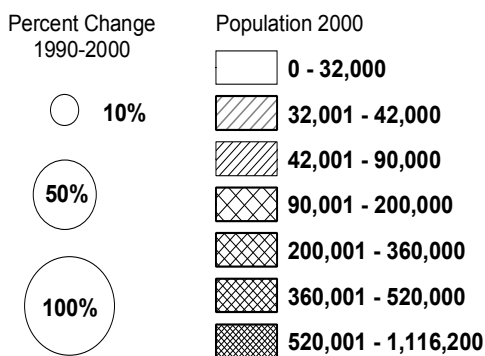
Historical Population - 1970 to 2000 Minneapolis-St. Paul MSA

COUNTIES	1970	1970-80	1980	1980-90	1990	1990-00	2000
Minneapolis-St. Paul MSA	1,965,159	8.8	2,137,133	18.8	2,538,564	16.9	2,968,806
Counties:							
Anoka	154,556	26.8	195,998	24.3	243,641	22.3	298,084
Carver	28,310	30.9	37,046	29.3	47,915	46.5	70,205
Chisago	17,492	47.0	25,717	18.7	30,251	34.7	41,101
Dakota	139,808	39.0	194,279	41.2	275,227	29.3	355,904
Isanti	*	42.5	23,600	9.8	25,921	20.7	31,287
Scott	32,423	35.0	43,784	32.3	57,921	54.7	89,498
Sherburne	*	*	*	40.2	41,945	53.6	64,417
Washington	82,948	36.9	113,571	28.5	145,896	37.9	201,130
Wright	38,933	50.7	58,681	17.1	68,710	31.0	89,986
Hennepin	960,080	-1.9	941,411	9.7	1,032,431	8.1	1,116,200
Ramsey	476,255	-3.5	459,784	5.7	485,765	5.2	511,035
Pierce	*	*	*	5.2	32,765	12.3	36,804
St. Croix	34,354	25.9	43,262	16.2	50,251	25.7	63,155

*Not included in the MSA at the end of the decade.

Source: Population Abstract of the United States, Androit Associates, 1980, U.S. Census Bureau 2002.

Population - 2000 Percent Population Change - 1990 to 2000 Minneapolis - St. Paul MSA



SOURCE: U.S. Census Bureau

- St. Croix County became part of the Minneapolis-St. Paul Metropolitan Statistical Area (MSA) in 1973 based on the results of the 1970 census. The MSA now has just under 3 million people.
- St. Croix County ranks 10th in population among the 13 counties in the MSA.
- The county's proximity to the Minneapolis/St. Paul job market accounts for the population growth the County has been experiencing since 1960.
- From 1990 to 2000, the County grew 25.7 percent. That was about 10 percent faster than the metro area as a whole, but five to 10 percent slower than the nearest Minnesota counties.
- However, percentage changes do not always convey the complete picture. During the 1990's the County grew by about 13,000 people, but its neighbor, Washington County grew four times as much, about 55,000 people, during the same period.
- From 1990-2000, St. Croix County was the second fastest growing county in terms of percentage growth and the 11th fastest growing county in numerical growth within the State of Wisconsin.

Historic Population by Minor Civil Division – 1960 to 2000
St. Croix County

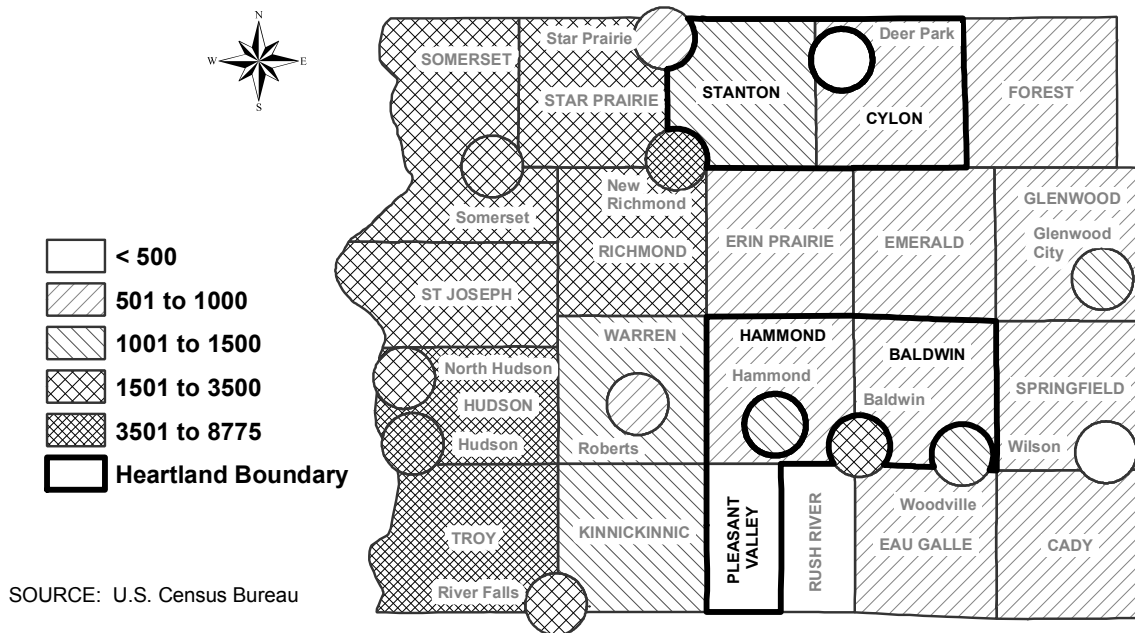
MUNICIPALITY	CENSUS					PERCENT CHANGE			
	1960	1970	1980	1990	2000	60-70	70-80	80-90	90-00
Towns									
Baldwin	833	890	943	911	903	6.8	6.0	-3.4	-0.9
Cady	762	670	724	643	710	-12.1	8.1	-11.2	10.4
Cylon	614	620	717	639	629	.9	15.7	-10.9	-1.6
Eau Galle	717	720	897	756	882	.4	24.6	-15.7	16.7
Emerald	647	588	638	630	691	-9.1	8.5	-1.3	9.7
Erin Prairie	499	516	661	647	658	3.4	28.1	-2.1	1.7
Forest	674	649	631	614	590	-3.7	-2.8	-2.7	-3.9
Glenwood	835	764	715	700	755	-8.5	-6.4	-2.1	7.9
Hammond	773	764	822	819	947	-1.2	7.6	-4	15.6
Hudson	649	925	2,012	3,692	6213	42.5	117.6	83.5	68.3
Kinnickinnic	667	755	1,051	1,139	1400	13.2	39.2	8.4	22.9
Pleasant Valley	310	330	360	384	430	6.5	9.1	6.7	12.0
Richmond	701	1,091	1,338	1,400	1556	55.6	22.6	4.6	11.1
Rush River	403	439	476	419	498	8.9	8.4	-12.0	18.9
St. Joseph	1,068	1,357	2,180	2,657	3436	27.1	60.7	21.9	29.3
Somerset	976	1,185	1,833	1,975	2644	21.4	54.7	7.8	34.3
Springfield	814	811	816	772	808	-.4	.6	-5.4	4.7
Stanton	640	975	1,083	1,042	1003	52.3	11.1	-3.8	-3.7
Star Prairie	1,015	1,390	1,900	2,098	2944	37.0	36.7	10.4	40.3
Troy	845	1,517	2,326	2,850	3661	79.5	53.3	22.5	28.5
Warren	614	622	897	1,008	1320	1.3	44.2	12.4	31.0
Subtotal	15,056	17,578	23,020	25,795	32,678	16.8	31.0	12.1	26.7
Villages/Cities									
Baldwin	1,184	1,399	1,620	2,022	2667	18.2	15.8	24.8	31.9
Deer Park	221	217	232	237	227	-1.8	6.9	2.2	-4.2
Hammond	645	768	991	1,097	1153	19.1	29.0	10.7	5.1
North Hudson	1,019	1,547	2,218	3,101	3463	51.8	43.4	39.8	11.7
Roberts	308	484	833	1,043	969	57.1	72.1	25.2	-7.1
Somerset	729	778	860	1,065	1556	6.7	10.5	23.8	45.1
Spring Valley	0	0	0	0	2	0.0	0.0	0.0	100.0
Star Prairie	331	362	420	507	574	9.4	16.0	20.7	13.2
Wilson	140	130	155	163	176	-7.1	19.2	5.2	8.0
Woodville	430	522	725	942	1104	21.4	38.9	30.0	17.2
Glenwood City	835	822	950	1,026	1183	-1.6	15.6	8.0	15.3
Hudson	4,325	5,049	5,434	6,378	8775	16.7	7.6	17.4	37.6
New Richmond	3,316	3,707	4,306	5,106	6310	11.8	16.2	18.6	23.6
River Falls*	625	991	1,498	1,769	2318	58.6	51.1	15.3	31.0
Subtotal	14,108	16,776	20,242	24,456	30,477	18.9	20.7	20.8	24.6
St. Croix County	29,164	34,354	43,262	50,251	63,155	17.8	25.9	16.2	25.7

Source: U.S. Census, 1960-2000 *portion in St. Croix County Heartland Towns are designated in bold type.

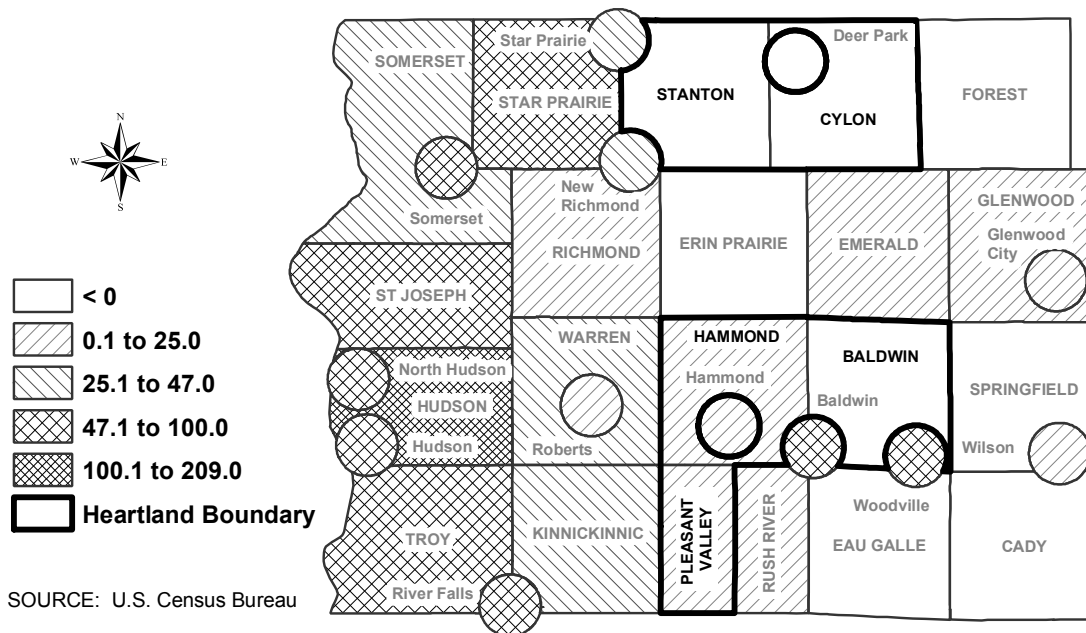
- In St. Croix County from 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's reflecting national demographic and cyclical economic trends.
- Population growth in unincorporated areas grew slightly more and faster than incorporated areas between 1990 and 2000.
- From 1970-2000 the growth rate in the Heartland Towns was substantially below the County growth rate. Generally the Towns grew very slowly during this timeframe.

- The Heartland Towns populations also grew much slower than their neighboring incorporated areas, except for the Villages of Deer Park and Hammond.
- The Town of Baldwin grew by about 6% from 1960 through 1980. Then from 1980 through 2000 the growth rate slowed and reversed to a negative rate.
- The Town of Cylon had one decade of growth, 15.7% from 1970 through 1980. Then the rate slowed and reversed to a negative rate between 1980 and 2000.
- The Town of Hammond had negative growth in the 1960's and 1980's and modest growth in the 1970's. However in the 1990's there was growth of 15.6%, which was the beginning of significant growth in the town.
- The Town of Pleasant Valley was the only Heartland Town that did not experience a decade of negative growth. Pleasant Valley had steady but modest growth of 6% to 12% during all four decades.
- The Town of Stanton had the most growth, from 1960 to 1970 the growth rate was 52.3% and from 1970 to 1980 it was 11.1%. Then from 1980 to 2000, Stanton's growth rate reversed to a negative rate.
- The overall slow growth rates in the Heartland towns generally reflect changes in the farm population, a decline in large farm families, an increase in farm size and an aging farming population.

Population - 2000
St. Croix County - Heartland Project



Percent Population Change - 1980 to 2000
St. Croix County - Heartland Project



- The fastest population growth in St. Croix County occurred in the western communities. The eastern communities generally grew slower and some lost population.
- Four of the five towns in the Heartland Project lost population from 1980 to 2000.
- The two towns in the Heartland Project that gained population are also the furthest west and are located on Interstate 94.

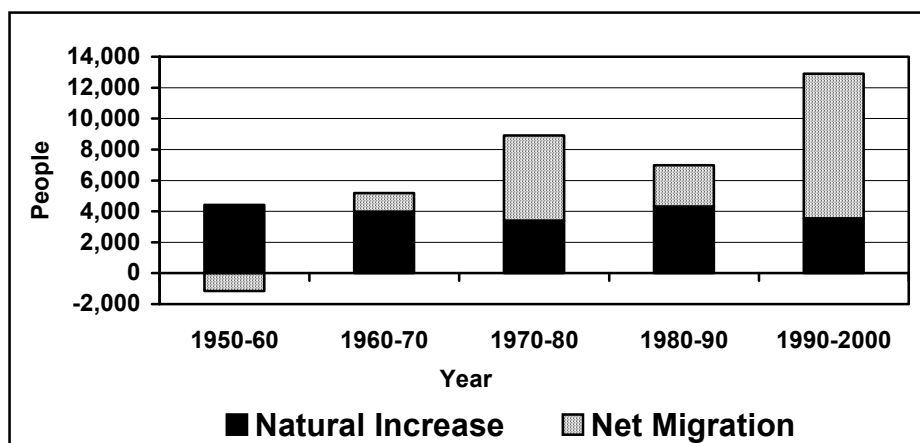
Components of Population Change - 1950 to 2000
St. Croix County

COMPONENT	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Births	7,016	6,872	6,544	7,859	7,696
Deaths	2,606	2,880	3,136	3,542	4,144
Total Natural Increase	4,410	3,992	3,408	4,317	3,552
Natural Increase Rate*	15.1%	11.6%	7.9%	8.5%	7.1%
Net Migration	-1,151	1,198	5,500	2,671	9,353
Net Migration Rate*	-4.0%	3.5%	12.7%	5.3%	18.6%
Total Population Change	3,259	5,190	8,908	6,989	12,904
Percent Population Change	12.6%	17.8%	25.9%	16.2%	25.7%

*Calculated as a percent of the County's population.

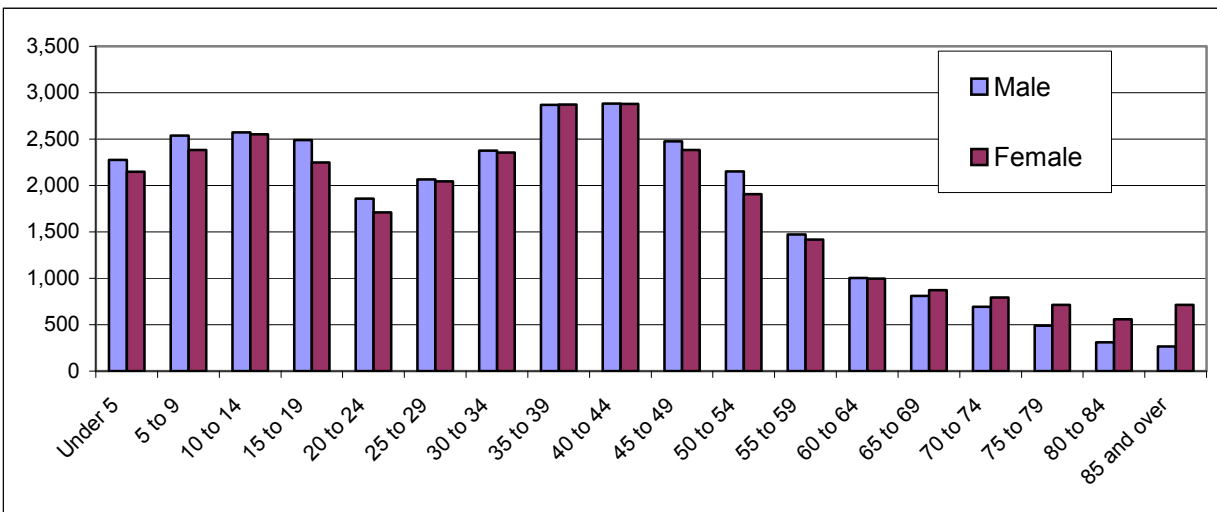
Source: U.S. Bureau of the Census, 1950-2000

Components of Population Change - 1950 to 2000
St. Croix County

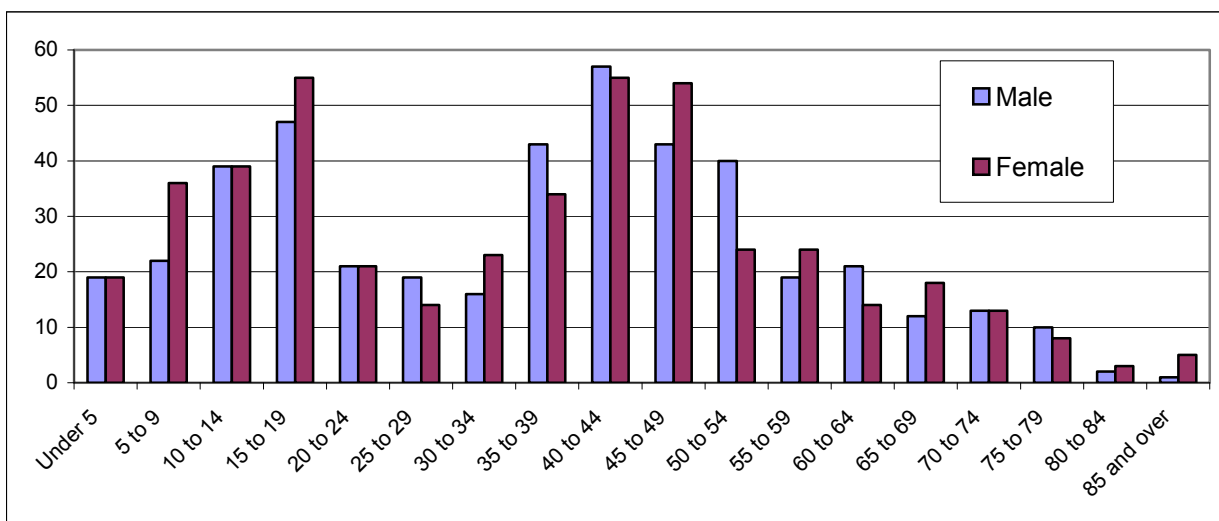


- The population growth due to natural increase has remained close to 4000 people per decade for the last 50 years.
- From 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's reflecting national demographic and cyclical economic trends.
- In the 1970's and 1990's in-migration was greater than the natural increase.
- In the 1980's in-migration dropped by over seven percent and the natural increase rate surpassed the in-migration rate.
- The 1990's decade saw the largest numerical population increase.
- From 1990 to 2000, migration into St. Croix County accounted for almost three times as much population growth as the natural increase.

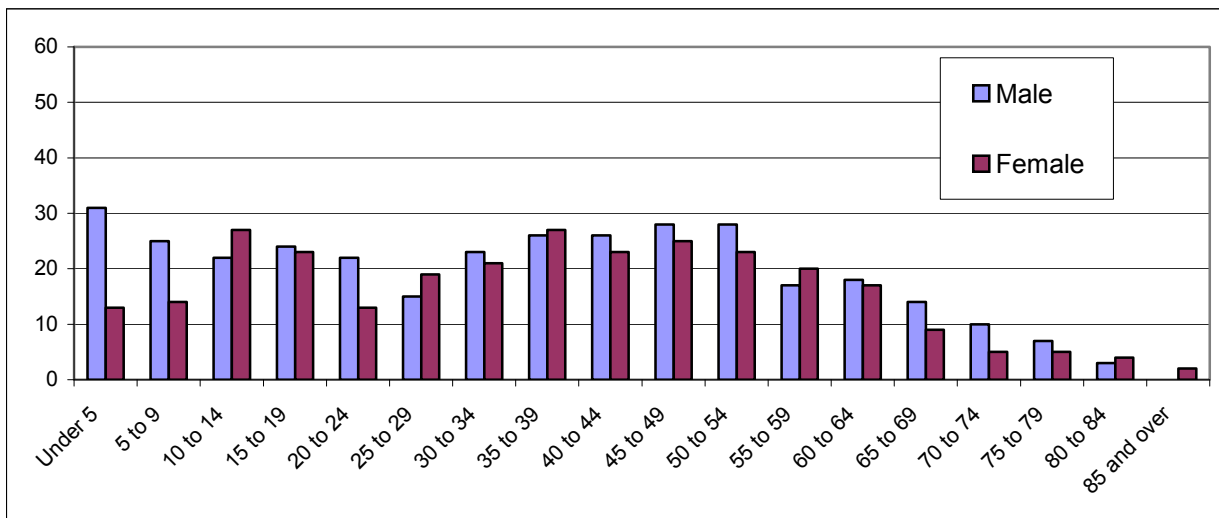
Age – Sex Structure Census 2000 St. Croix County



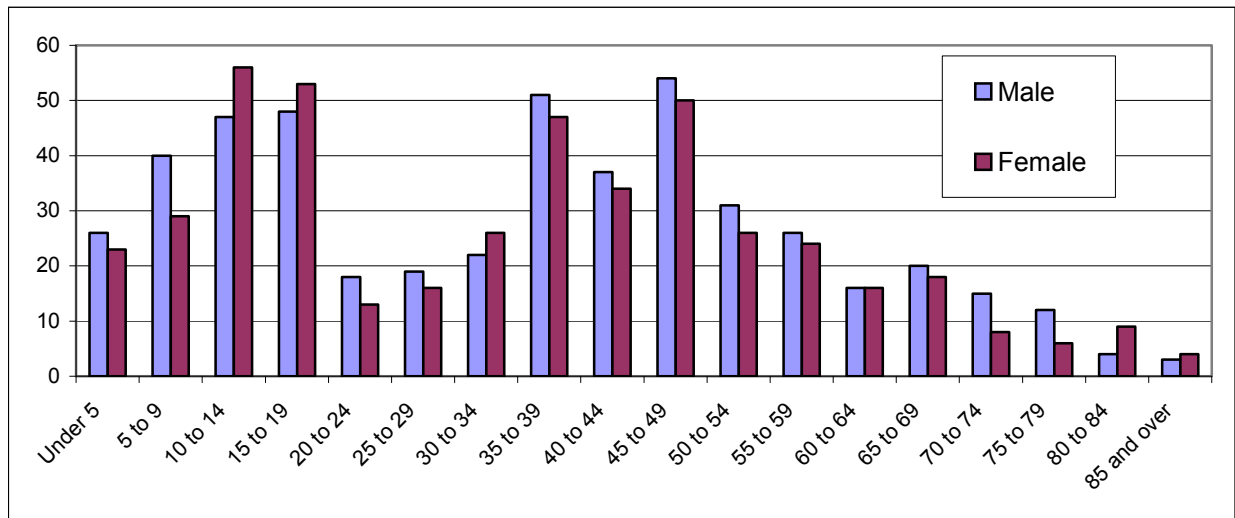
Town of Baldwin



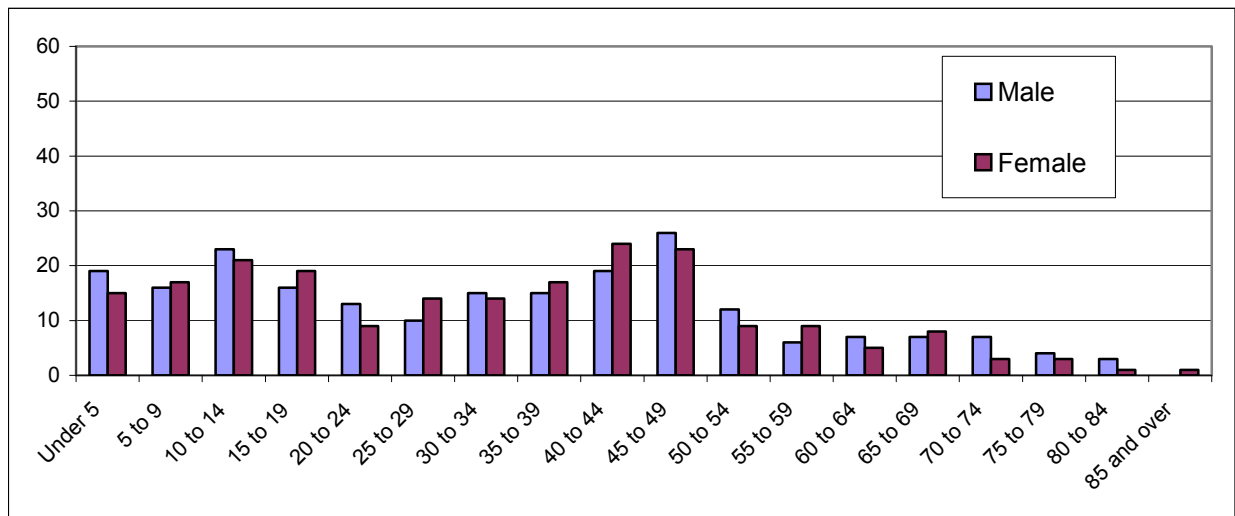
Town of Cylon



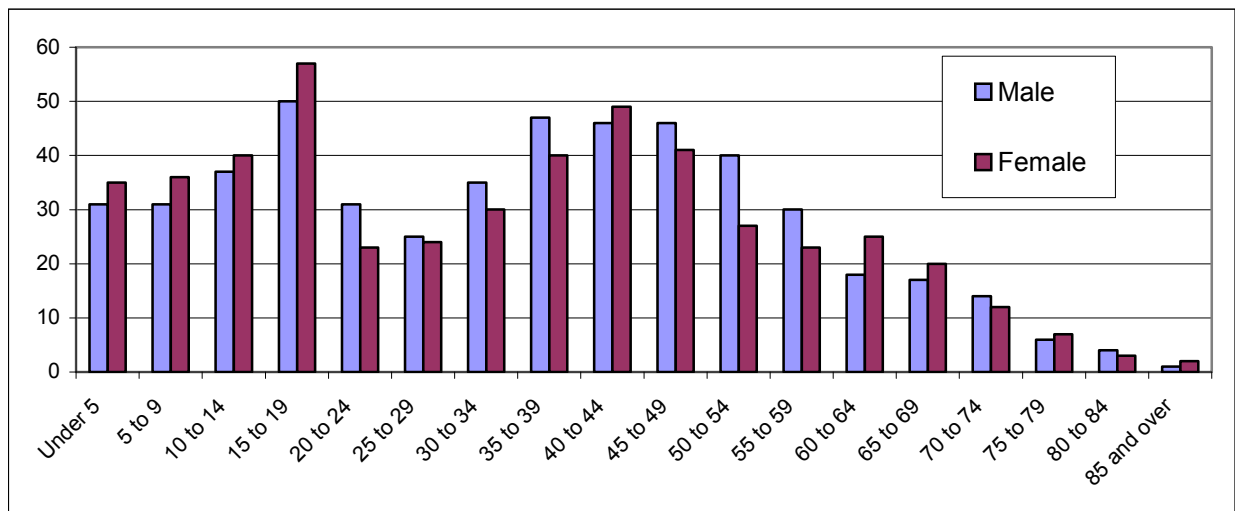
Town of Hammond



Town of Pleasant Valley



Town of Stanton



- St Croix County's population structure includes the typical national pattern reflecting the baby boom generation (those born between 1946 and 1964) found in the 35 to 54 age groups.
- The County's population structure also reflects the next two population trends, the baby bust generation (those born from the mid-60's to mid70's) found in the 20 to 34 age groups and the boomlet of children which occurred since the mid-80's.
- These patterns are clearly reflected in the Baldwin, Hammond and Stanton population structure. These are the communities closest to cities or villages and urban services.
- The school age cohorts, ages 5 to 19, are generally equal at the County level. However at the town level there are some distinct differences.
- In the towns of Baldwin, Hammond and Stanton there are distinct increases in the 15 to 19 age cohort over the lower age groups. This suggests an in-migration of parents with older children.
- Over the next 20 years the baby boomers will be moving into the retirement age groups in very large numbers and the number of elderly in the county should increase significantly.
- The sharply declining numbers in the 65 and over age groups in the Heartland towns versus the county as a whole suggests the elderly are more likely to live in urban areas that offer more services than in rural communities.
- Some of the over 65 age group may also be moving out of the county to other areas designed for retirement living.

EDUCATION DEMOGRAPHICS

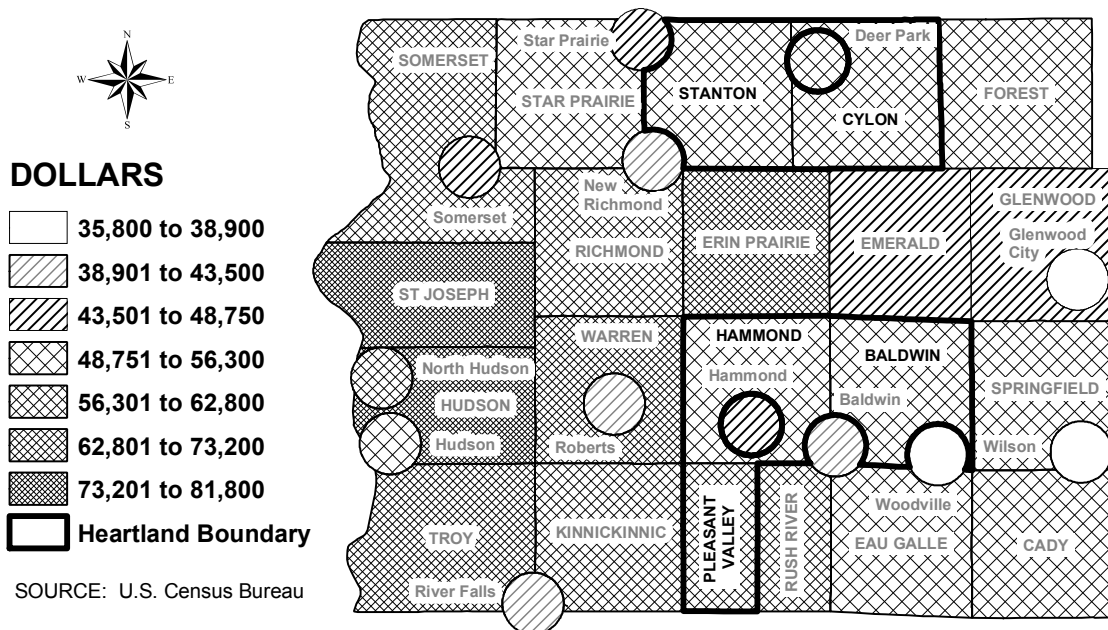
Education Level by Minor Civil Division - 2000
Heartland Towns

TOWN	HIGH SCHOOL OR LESS	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Baldwin	81.8%	13.9%	4.3%
Cady	75.9%	16.6%	7.5%
Cylon	72.2%	23.1%	4.6%
Eau Galle	75.9%	20.5%	3.6%
Emerald	80.5%	16.7%	2.8%
Forest	84.2%	15.3%	0.6%
Glenwood	80.7%	16.7%	2.6%
Hammond	71.1%	26.0%	2.9%
Hudson	52.5%	38.0%	9.5%
Kinnickinnic	58.7%	31.8%	9.6%
Pleasant Valley	62.8%	29.2%	7.9%
Richmond	73.1%	21.1%	5.9%
Rush River	80.5%	17.1%	2.4%
St. Joseph	58.5%	29.8%	11.7%
Somerset	65.8%	27.5%	6.7%
Springfield	78.6%	16.2%	5.3%
Stanton	73.1%	21.1%	5.8%
St. Croix County	64.8%	28.2%	7.0%

Source: U.S. Census Bureau 2000 Heartland Towns are designated in bold type.

- Education levels in the Town of Pleasant Valley are somewhat higher, especially for post-secondary degrees, than the rest of St. Croix County.
- Education levels in the towns of Cylon, Hammond and Stanton are slightly lower than the rest of St. Croix County.
- Education levels in the Town of Baldwin are significantly lower than the rest of St. Croix County.

Median Household Income - 2000
St. Croix County - Heartland Project



Percent Change

- 19 - 28
- 29 - 33
- 34 - 36
- 37 - 45
- 46 - 57
- Heartland Boundary

Counties and Percent Change Ranges:

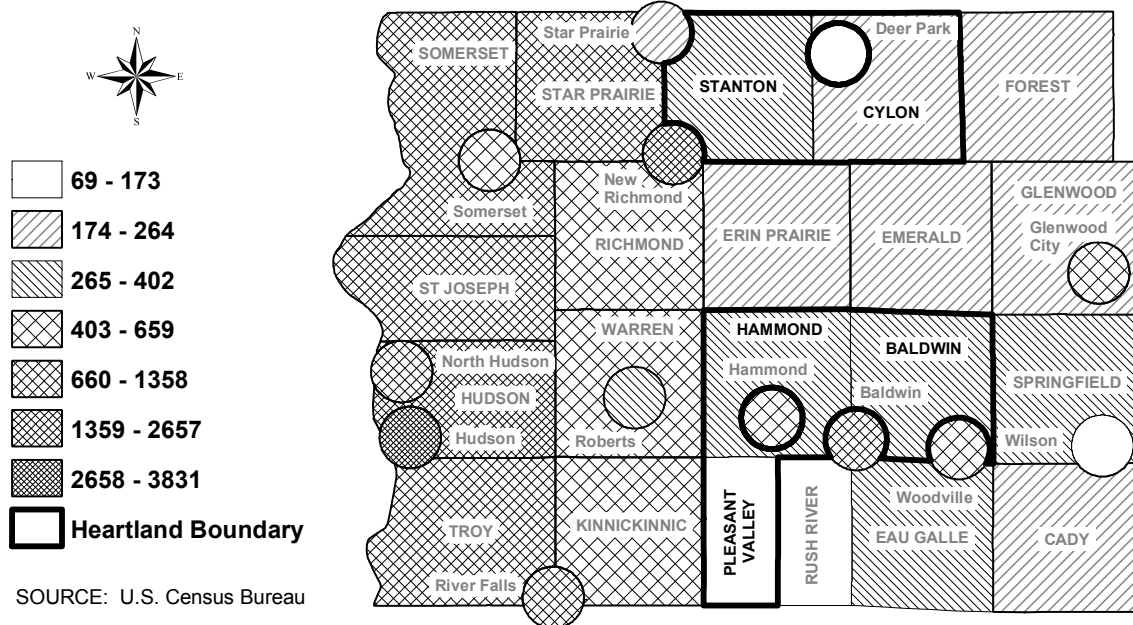
County	Percent Change Range
SOMERSET	19 - 28
Star Prairie	37 - 45
STAR PRAIRIE	37 - 45
STANTON	19 - 28
Deer Park	46 - 57
CYLON	37 - 45
FOREST	19 - 28
Somerset	19 - 28
New Richmond	37 - 45
RICHMOND	37 - 45
ERIN PRAIRIE	37 - 45
EMERALD	37 - 45
GLENWOOD	37 - 45
Glenwood City	46 - 57
ST JOSEPH	19 - 28
North Hudson	19 - 28
HUDSON	19 - 28
Hudson	19 - 28
WARREN	19 - 28
Roberts	19 - 28
HAMMOND	37 - 45
Hammond	37 - 45
BALDWIN	19 - 28
Baldwin	19 - 28
SPRINGFIELD	37 - 45
Wilson	37 - 45
TROY	37 - 45
KINNICKINNIC	37 - 45
PLEASANT VALLEY	37 - 45
RUSH RIVER	37 - 45
Woodville	37 - 45
EAU GALLE	37 - 45
CADY	37 - 45
River Falls	37 - 45

SOURCE: U.S. Census Bureau

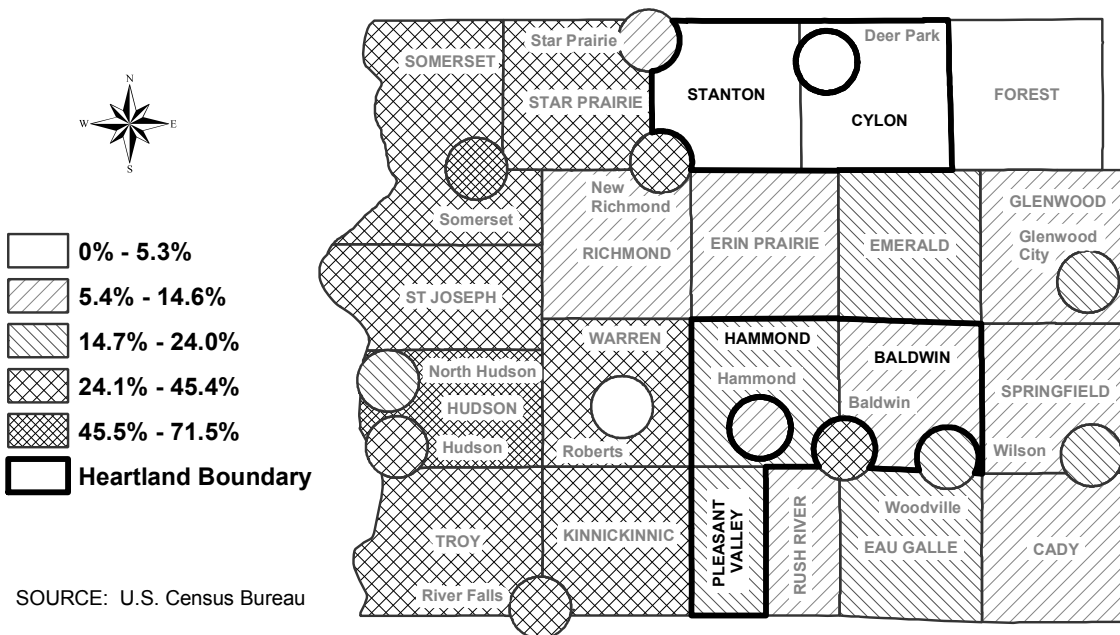
- Incorporated areas have lower median incomes than their surrounding unincorporated areas.
- The median household income for St. Croix County was \$19,568 in 1980, \$36,716 in 1990 and \$54,934 in 2000, increases of 88% and 50% respectively.
- Four of the five towns in the Heartland Project were slightly below the County median income level, \$54,934, for 2000. Only Pleasant Valley's median income level exceeded the County's.

HOUSEHOLD DEMOGRAPHICS

Total Housing Units - 2000 St. Croix County - Heartland Project



Percent Change in Total Housing Units - 1990 to 2000 St. Croix County - Heartland Project



Total Housing Units - 1970 to 2000
Heartland Towns and Neighboring Communities

TOWN	1970	1980	1990	2000	AVG PER YR 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
Baldwin	250	278	288	315	2.2	11.2%	3.6%	9.4%
Cylon	181	228	227	232	1.7	26.0%	-0.4%	2.2%
Hammond	200	251	271	318	3.9	25.5%	8.0%	17.3%
Pleasant Valley	87	110	128	150	2.1	26.4%	16.4%	17.2%
Stanton	263	340	353	363	3.3	29.3%	3.8%	2.8%
Eau Galle	210	280	269	320	3.7	33.3%	-3.2%	19.0%
Emerald	163	191	203	244	2.7	17.2%	6.3%	20.2%
Erin Prairie	128	197	208	234	3.5	53.9%	5.6%	12.5%
Rush River	119	153	151	173	1.8	28.6%	-1.3%	14.6%
V. Baldwin	522	678	822	1144	20.7	29.9%	21.2%	39.2%
V. Deer Park	79	90	98	94	0.5	13.9%	8.9%	-4.1%
V. Hammond	267	367	406	438	5.7	37.5%	10.6%	7.9%
C. New Richmond	1223	1665	2025	2657	47.8	36.1%	21.6%	31.2%
V. Star Prairie	122	163	201	215	3.1	33.6%	23.3%	7.0%
St. Croix	10,376	14,710	18,519	24,265	463.0	41.8%	25.9%	31.0%

Source: U.S. Census Bureau 1970-2000 Summary File 1

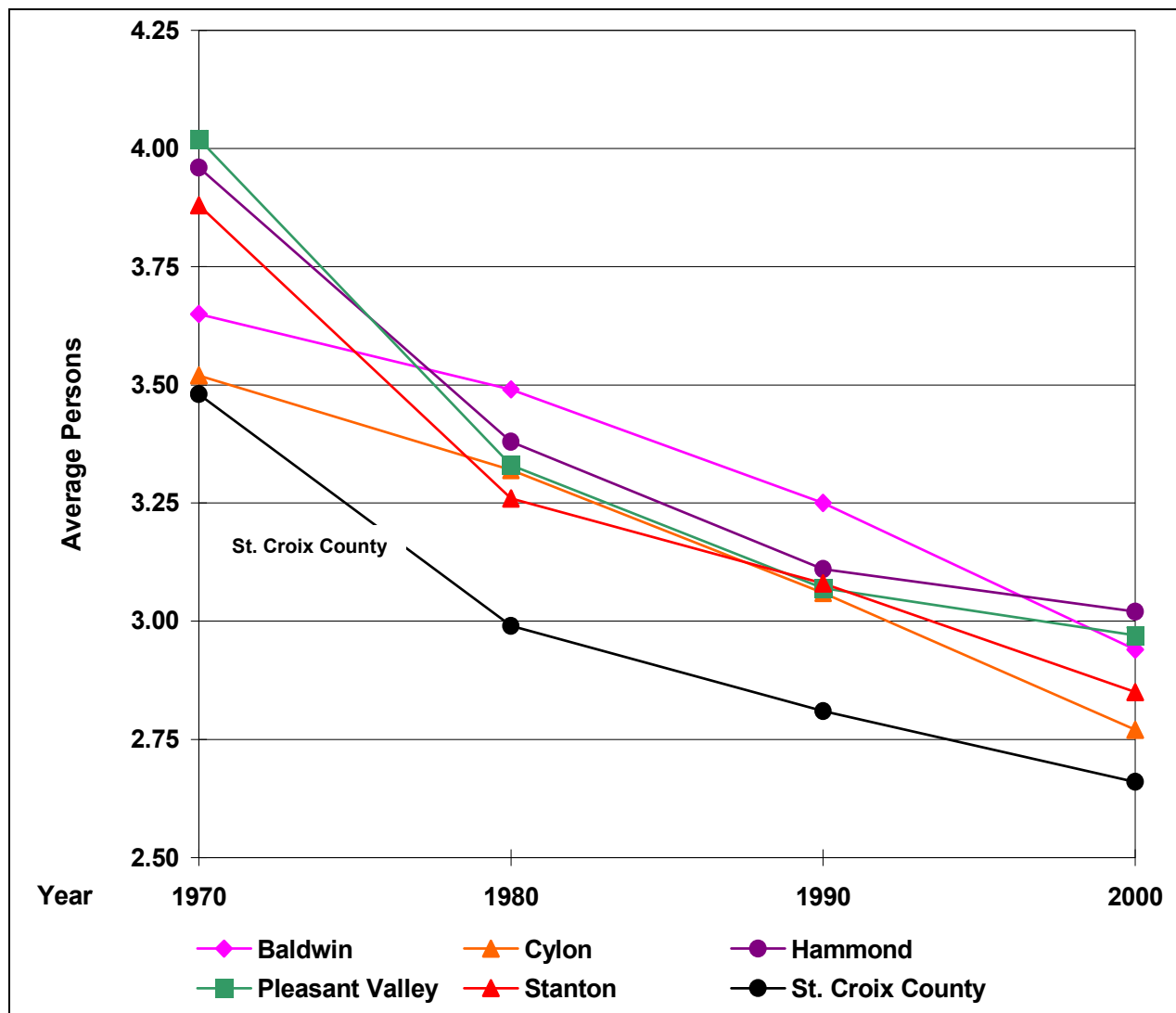
- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 units per year was constructed in St. Croix County.
- The Heartland Towns experienced the fastest housing growth in the 1970's and the lowest in the 1980's. This can generally be attributed to lower interest rates for housing in the 70's and higher interest rates in the 80's.
- During the 1990's the largest percentage increases in housing units occurred in Hammond, Baldwin and Pleasant Valley. The slowest rates were in Cylon and Stanton.

Persons Per Housing Unit - 1970 to 2000
Heartland Towns

TOWN	1970	1980	1990	2000	PERCENT CHANGE		
					70-80	80-90	90-00
Baldwin	3.65	3.49	3.25	2.94	-4.4	-6.9	-9.5
Cylon	3.52	3.32	3.06	2.77	-5.7	-7.8	-9.5
Hammond	3.96	3.38	3.11	3.02	-14.6	-8.0	-2.9
Pleasant Valley	4.02	3.33	3.07	2.97	-17.2	-7.8	-3.3
Stanton	3.88	3.26	3.08	2.85	-16.0	-5.5	-7.5
St. Croix County	3.48	2.99	2.81	2.66	-14.1	-6.0	-5.3

Source: U.S. Census Bureau

Persons Per Housing Unit - 1970 to 2000
Heartland Towns



- The average number of people per household has continued to decline in most of St. Croix County.
- All five towns in the Heartland project had a higher average number of people per household than the county average.
- From 1990 to 2000, the average in Baldwin and Stanton declined at a faster rate than St. Croix County while Hammond and Pleasant Valley declined at a slower rate than the County.
- Cylon's average remained the same from 1990 to 2000.
- The towns continue to have mostly single-family style housing, while the cities and villages continue to offer other types of housing such as multifamily, condominiums and town homes which are usually occupied by retirees, singles, or others with generally smaller household sizes.
- The decreasing household sizes in combination with the increasing lifespan of county residents, accounts for the rural towns declining population rates but increasing number of housing units.

EMPLOYMENT DEMOGRAPHICS

Employment of St. Croix County Residents - 1970 to 2000

EMPLOYMENT CATEGORIES	YEAR				PERCENT CHANGE		
	1970	1980	1990	2000	70-80	80-90	90-00
Ag., Forestry & Mining	1,993	2,077	1,820	1,093	4.2%	-12.4%	-39.9%
Construction	786	1,029	1,438	2,581	30.9%	39.7%	79.5%
Manufacturing	3,277	5,669	7,274	8,268	73.0%	28.3%	13.7%
Trans., Utils. & Comm.	738	1,135	1,736	2,131	53.8%	53.0%	22.8%
Wholesale/Retail	2,425	3,676	5,019	4,598	51.6%	36.5%	-8.4%
Finance, Ins. & Real E.	374	820	1,753	2,471	119.3%	113.8%	41.0%
Services	2,983	4,589	7,843	12,036	53.8%	70.9%	53.5%
Government	407	529	849	1,117	30.0%	60.5%	31.6%
Information	*	*	*	610	*	*	*
Total	12,983	19,524	27,732	34,905	50.4%	42.0%	25.9%

Source: U.S. Census Bureau New Employment Category in 2000 Census

Employment of Town of Baldwin Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	148	83	70	31.22%	16.90%	13.18%	-43.9%	-15.7%
Construction	20	24	55	4.22%	4.89%	10.36%	20.0%	129.2%
Manufacturing	104	137	130	21.94%	27.90%	24.48%	31.7%	-5.1%
Trans., Utils. & Comm.	21	30	24	4.43%	6.11%	4.52%	42.9%	-20.0%
Wholesale/Retail	71	87	70	14.98%	17.72%	13.18%	22.5%	-19.5%
Finance, Ins. & Real E.	13	14	21	2.74%	2.85%	3.95%	7.7%	50.0%
Services	93	104	131	19.62%	21.18%	24.67%	11.8%	26.0%
Government	4	12	15	0.84%	2.44%	2.82%	200.0%	25.0%
Information	*	*	15	*	*	2.82%	*	*
Total	474	491	531	100%	100%	100%	3.6%	8.1%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Cylon Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	114	68	34	38.00%	21.45%	10.27%	-40.4%	-50.0%
Construction	13	23	30	4.33%	7.26%	9.06%	76.9%	30.4%
Manufacturing	75	101	105	25.00%	31.86%	31.72%	34.7%	4.0%
Trans., Utils. & Comm.	9	19	11	3.00%	5.99%	3.32%	111.1%	-42.1%
Wholesale/Retail	46	31	34	15.33%	9.78%	10.27%	-32.6%	9.7%
Finance, Ins. & Real E.	4	8	17	1.33%	2.52%	5.14%	100.0%	112.5%
Services	34	64	92	11.33%	20.19%	27.79%	88.2%	43.8%
Government	5	3	8	1.67%	0.95%	2.42%	-40.0%	166.7%
Information	*	*	0	*	*	0.00%	*	*
Total	300	317	331	100%	100%	100%	5.7%	4.4%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Hammond Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	74	89	49	17.83%	19.10%	8.88%	20.3%	-44.9%
Construction	13	36	43	3.13%	7.73%	7.79%	176.9%	19.4%
Manufacturing	89	69	126	21.45%	14.81%	22.83%	-22.5%	82.6%
Trans., Utils. & Comm.	35	27	38	8.43%	5.79%	6.88%	-22.9%	40.7%
Wholesale/Retail	90	66	59	21.69%	14.16%	10.69%	-26.7%	-10.6%
Finance, Ins. & Real E.	19	45	33	4.58%	9.66%	5.98%	136.8%	-26.7%
Services	86	115	181	20.72%	24.68%	32.79%	33.7%	57.4%
Government	9	19	14	2.17%	4.08%	2.54%	111.1%	-26.3%
Information	*	*	9	*	*	1.63%	*	*
Total	415	466	552	100%	100%	100%	12.3%	18.5%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Pleasant Valley Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	71	53	37	46.4%	34.6%	24.2%	-25.4%	-30.2%
Construction	12	0	16	7.8%	0.0%	10.5%	-100.0%	100.0
*Manufacturing	35	41	30	22.9%	26.8%	19.6%	17.1%	-26.8%
Trans., Utils. & Comm.	5	14	11	3.3%	9.2%	7.2%	180.0%	-21.4%
Wholesale/Retail	17	16	25	11.1%	10.5%	16.3%	-5.9%	56.3%
Finance, Ins. & Real E.	1	14	7	0.7%	9.2%	4.6%	1300.0%	-50.0%
Services	10	55	86	6.5%	35.9%	56.2%	450.0%	56.4%
Government	2	0	11	1.3%	0.0%	7.2%	-100.0%	*
Information	*	*	1	*	*	0.7%	*	*
Total	153	193	224	100.0%	100%	100%	26.1%	16.1%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Stanton Residents - 1980 to 2000

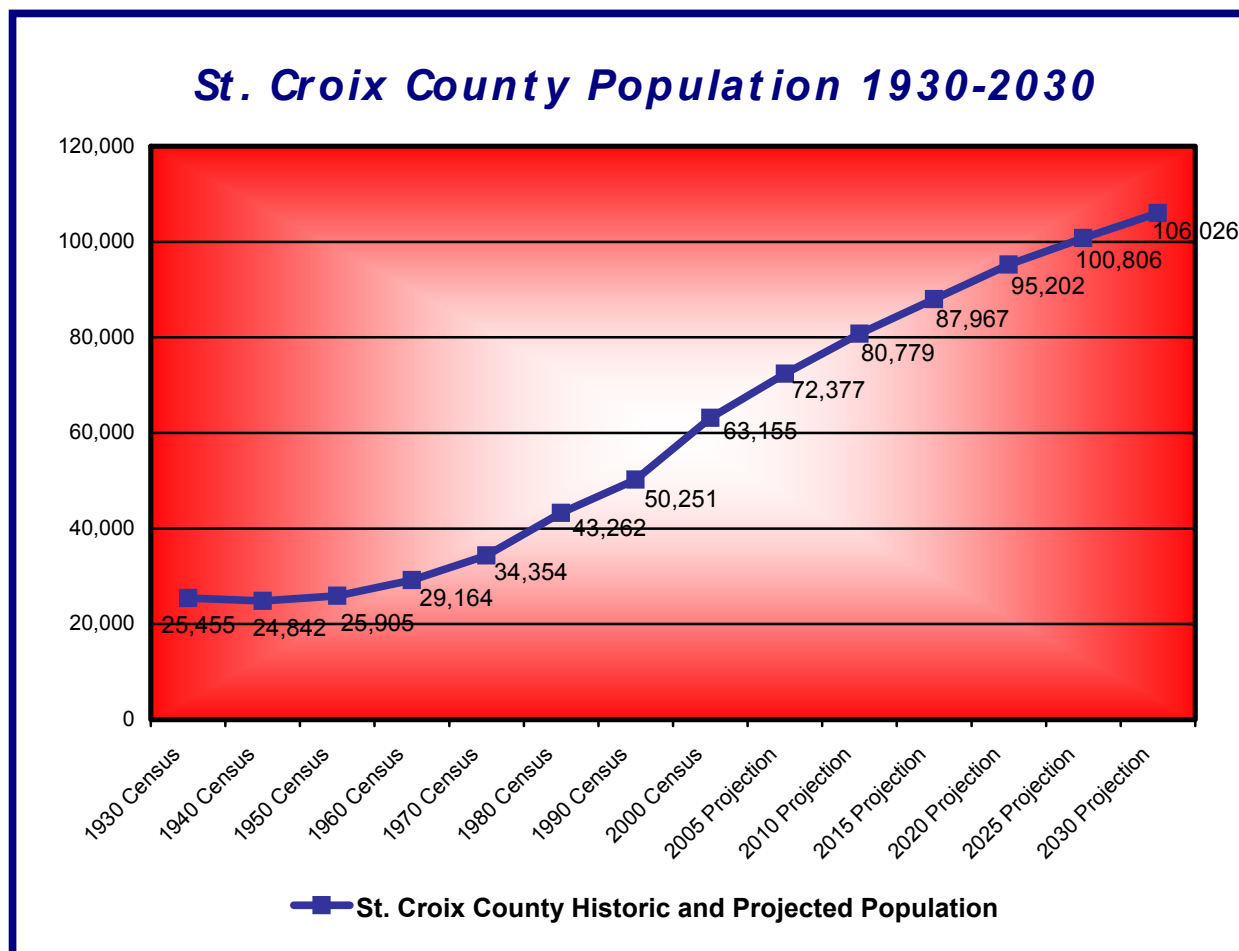
EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	81	117	27	15.82%	21.12%	4.57%	44.4%	-76.9%
Construction	20	29	41	3.91%	5.23%	6.94%	45.0%	41.4%
Manufacturing	147	127	167	28.71%	22.92%	28.26%	-13.6%	31.5%
Trans., Utils. & Comm.	28	30	32	5.47%	5.42%	5.41%	7.1%	6.7%
Wholesale/Retail	97	114	95	18.95%	20.58%	16.07%	17.5%	-16.7%
Finance, Ins. & Real E.	10	14	27	1.95%	2.53%	4.57%	40.0%	92.9%
Services	122	113	180	23.83%	20.40%	30.46%	-7.4%	59.3%
Government	7	10	10	1.37%	1.81%	1.69%	42.9%	0.0%
Information	*	*	12			2.03%	*	*
Total	512	554	591	100%	100%	100%	8.2%	6.7%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction and services industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.
- The towns in the Heartland project saw similar trends with slight differences. In four of the five towns there was also a decrease in the transportation, utilities and communications industry.
- Despite declining numbers, agricultural remains one of the largest categories of employment in the Heartland towns. Agriculture is part of the towns' fabric.
- The other two largest employment areas are manufacturing and services, which are generally not located within the towns themselves.

COMMUNITY FORECASTS

POPULATION



Source: U.S. Census Bureau and Wisconsin Department of Administration Population Projections

Population Projections - 2000 to 2025
St. Croix County

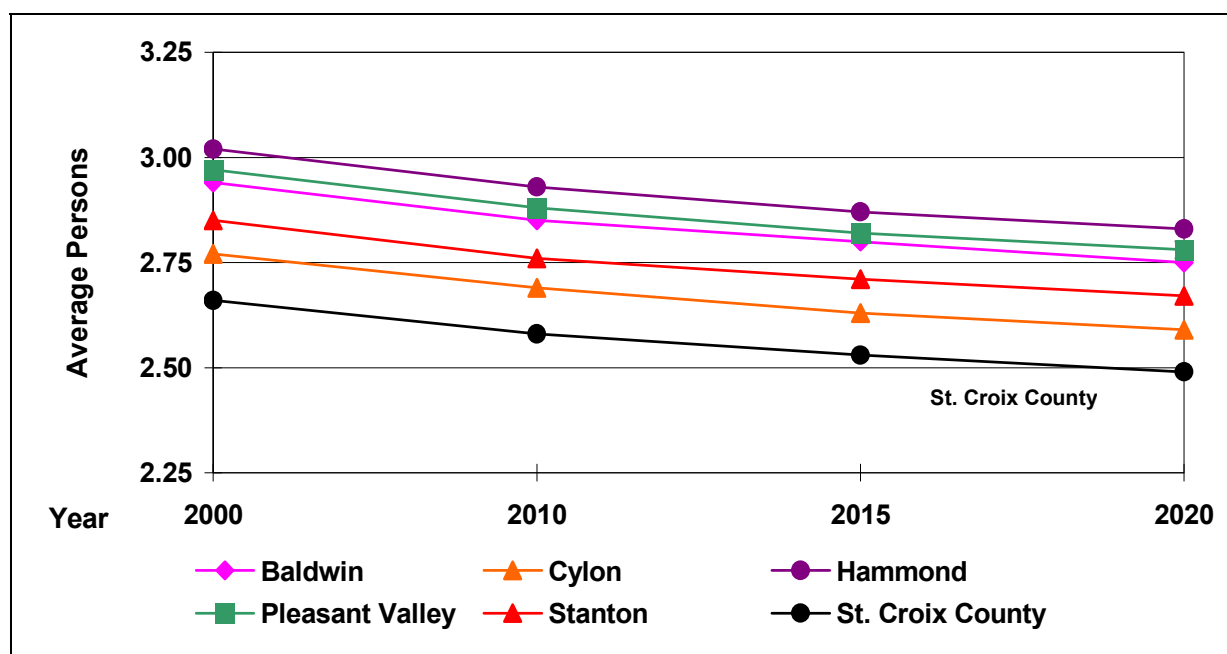
MUNICIPALITY	CENSUS						PROJECTIONS					PERCENT CHANGE				
<i>Towns</i>	2000	2005	2010	2015	2020	2025	00-05	05-10	10-15	15-20	20-25	00-05	05-10	10-15	15-20	20-25
Baldwin	903	937	959	969	981	979	3.8	2.3	1.0	1.2	-0.2	3.8	2.3	1.0	1.2	-0.2
Cady	710	748	776	794	814	822	5.4	3.7	2.3	2.5	1.0	5.4	3.7	2.3	2.5	1.0
Cylon	629	642	647	644	643	632	2.1	0.8	-0.5	-0.2	-1.7	2.1	0.8	-0.5	-0.2	-1.7
Eau Galle	882	963	1,050	1,123	1,196	1,250	9.2	9.0	7.0	6.5	4.5	9.2	9.0	7.0	6.5	4.5
Emerald	691	768	837	893	950	991	11.1	9.0	6.7	6.4	4.3	11.1	9.0	6.7	6.4	4.3
Erin Prairie	658	671	677	673	672	661	2.0	0.9	-0.6	-0.1	-1.6	2.0	0.9	-0.6	-0.1	-1.6
Forest	590	601	604	600	597	586	1.9	0.5	-0.7	-0.5	-1.8	1.9	0.5	-0.7	-0.5	-1.8
Glenwood	755	803	841	867	895	910	6.4	4.7	3.1	3.2	1.7	6.4	4.7	3.1	3.2	1.7
Hammond	947	1,171	1,384	1,575	1,764	1,922	23.7	18.2	13.8	12.0	9.0	23.7	18.2	13.8	12.0	9.0
Hudson	6,213	7,612	8,932	10,111	11,285	12,254	22.5	17.3	13.2	11.6	8.6	22.5	17.3	13.2	11.6	8.6
Kinnickinnic	1,400	1,540	1,663	1,762	1,862	1,933	10.0	8.0	6.0	5.7	3.8	10.0	8.0	6.0	5.7	3.8
Pleasant Valley	430	476	516	548	581	605	10.7	8.4	6.2	6.0	4.1	10.7	8.4	6.2	6.0	4.1
Richmond	1,556	1,810	2,045	2,250	2,455	2,617	16.3	13.0	10.0	9.1	6.6	16.3	13.0	10.0	9.1	6.6
Rush River	498	551	598	636	675	703	10.6	8.5	6.4	6.1	4.1	10.6	8.5	6.4	6.1	4.1
St. Joseph	3,436	3,826	4,172	4,456	4,746	4,957	11.4	9.0	6.8	6.5	4.4	11.4	9.0	6.8	6.5	4.4
Somerset	2,644	3,078	3,478	3,824	4,171	4,446	16.4	13.0	9.9	9.1	6.6	16.4	13.0	9.9	9.1	6.6
Springfield	808	878	938	984	1,032	1,064	8.7	6.8	4.9	4.9	3.1	8.7	6.8	4.9	4.9	3.1
Stanton	1,003	1,013	1,017	1,008	1,001	981	1.0	0.4	-0.9	-0.7	-2.0	1.0	0.4	-0.9	-0.7	-2.0
Star Prairie	2,944	3,454	3,925	4,335	4,747	5,075	17.3	13.6	10.4	9.5	6.9	17.3	13.6	10.4	9.5	6.9
Troy	3,661	4,116	4,523	4,864	5,208	5,466	12.4	9.9	7.5	7.1	5.0	12.4	9.9	7.5	7.1	5.0
Warren	1,320	1,532	1,731	1,904	2,077	2,214	16.1	13.0	10.0	9.1	6.6	16.1	13.0	10.0	9.1	6.6
Subtotal	32,678	37,190	41,313	44,820	48,352	51,068	13.8	11.1	8.5	7.9	5.6	13.8	11.1	8.5	7.9	5.6
<i>Villages/Cities</i>	2000	2005	2010	2015	2020	2025	00-05	05-10	10-15	15-20	20-25	00-05	05-10	10-15	15-20	20-25
Baldwin	2,667	3,221	3,737	4,195	4,651	5,024	20.8	16.0	12.3	10.9	8.0	20.8	16.0	12.3	10.9	8.0
Deer Park	227	229	229	226	223	217	0.9	0.0	-1.3	-1.3	-2.7	0.9	0.0	-1.3	-1.3	-2.7
Hammond	1,153	1,447	1,725	1,976	2,224	2,432	25.5	19.2	14.6	12.6	9.4	25.5	19.2	14.6	12.6	9.4
North Hudson	3,463	3,834	4,161	4,427	4,698	4,892	10.7	8.5	6.4	6.1	4.1	10.7	8.5	6.4	6.1	4.1
Roberts	969	1,109	1,231	1,336	1,441	1,522	14.4	11.0	8.5	7.9	5.6	14.4	11.0	8.5	7.9	5.6
Somerset	1,556	1,904	2,231	2,522	2,813	3,052	22.4	17.2	13.0	11.5	8.5	22.4	17.2	13.0	11.5	8.5
Spring Valley	2	2	2	2	2	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Star Prairie	574	656	731	795	860	910	14.3	11.4	8.8	8.2	5.8	14.3	11.4	8.8	8.2	5.8
Wilson	176	195	212	226	241	251	10.8	8.7	6.6	6.6	4.1	10.8	8.7	6.6	6.6	4.1
Woodville	1,104	1,246	1,356	1,446	1,538	1,604	12.9	8.8	6.6	6.4	4.3	12.9	8.8	6.6	6.4	4.3
Glenwood City	1,183	1,263	1,328	1,375	1,424	1,451	6.8	5.1	3.5	3.6	1.9	6.8	5.1	3.5	3.6	1.9
Hudson	8,775	10,495	12,097	13,507	14,921	16,060	19.6	15.3	11.7	10.5	7.6	19.6	15.3	11.7	10.5	7.6
New Richmond	6,310	7,060	7,720	8,267	8,822	9,231	11.9	9.3	7.1	6.7	4.6	11.9	9.3	7.1	6.7	4.6
River Falls*	2,318	2,528	2,708	2,849	2,994	3,092	9.1	7.1	5.2	5.1	3.3	9.1	7.1	5.2	5.1	3.3
Subtotal	30,477	35,187	39,466	43,147	46,850	49,738	15.5	12.2	9.3	8.6	6.2	15.5	12.2	9.3	8.6	6.2
St. Croix County	63,155	72,377	80,779	87,967	95,202	100,806	14.6	11.6	8.9	8.2	5.9	14.6	11.6	8.9	8.2	5.9

Source: U.S. Census Bureau and Wisconsin Department of Administration 2003 Population Projections
 Heartland Towns are designated in bold type.

HOUSEHOLD***Persons Per Housing Unit – 2000-2025
Heartland Towns***

TOWN	2000	PROJECTIONS			
		2010	2015	2020	2025
Baldwin	2.94	2.85	2.80	2.75	2.72
Cylon	2.77	2.69	2.63	2.59	2.56
Hammond	3.02	2.93	2.87	2.83	2.79
Pleasant Valley	2.97	2.88	2.82	2.78	2.75
Stanton	2.85	2.76	2.71	2.67	2.64
St. Croix County	2.66	2.58	2.53	2.49	2.46

Source: U.S. Census Bureau and Wisconsin Department of Administration



HOUSING UNITS & ACREAGE

The following presumptions were used to create the growth projections for each town, which are found in the charts on the next several pages.

- The *Historic Trends* projection is the official population projection for each individual town from the Wisconsin Demographic Services Center. It is based on historic growth rates and assumes no changes in land use policy.
- The *Modified Growth* projection is based on the population projection for all of St. Croix County for the period 2000-2025 from the Wisconsin Demographic Services Center.
- It should be noted that from 1970-2000 all the Heartland Towns were substantially below the County growth rate.
- The *Accelerated Growth* projection is based on the historical population growth from 1970-2000 for the fastest growing town in St. Croix County. In 1970 there was a similar starting population in the fastest growing town as there currently is in most of the Heartland towns. This projection assumes that the Heartland Towns would have the same location, transportation infrastructure, amenities, and shopping opportunities as the fastest growing town in the county and that some existing town land use policies will change.
- The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- In four of the Heartland Towns, current conditions are slightly above the *Historic Trends* estimate but are still closer to the *Historic Trends* estimate than the *Modified Growth* estimate for those towns.
- The Town of Hammond has seen significant housing development since 2000 and, if this trend continues, is on track to reach or perhaps exceed the *Accelerated Growth* projections.
- If each town removed restrictions on growth and development in their community, then residential development could accelerate.
- If all towns in St. Croix County removed restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.

The following notes regarding calculations will make it easier to read the charts on the next pages.

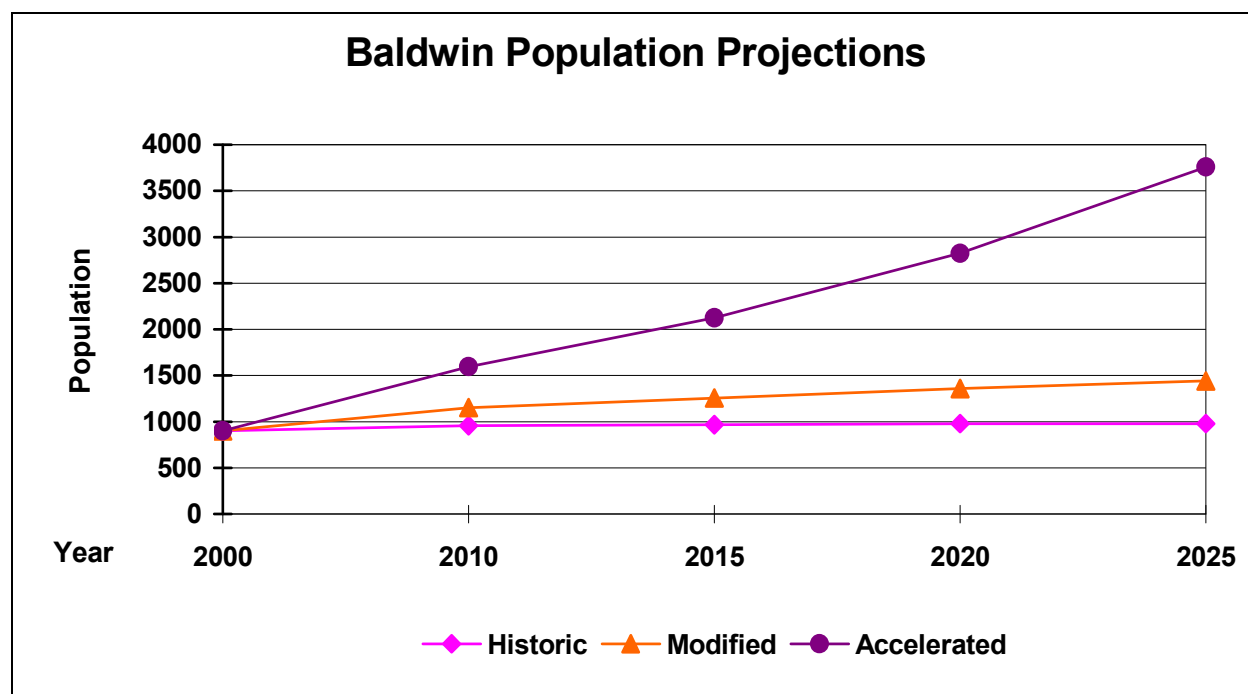
- Each of the calculations is cumulative. The Baseline 2000 number is the starting point and is the 2000 Census official population number. The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from the Wisconsin Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units.
- The Housing Units is multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

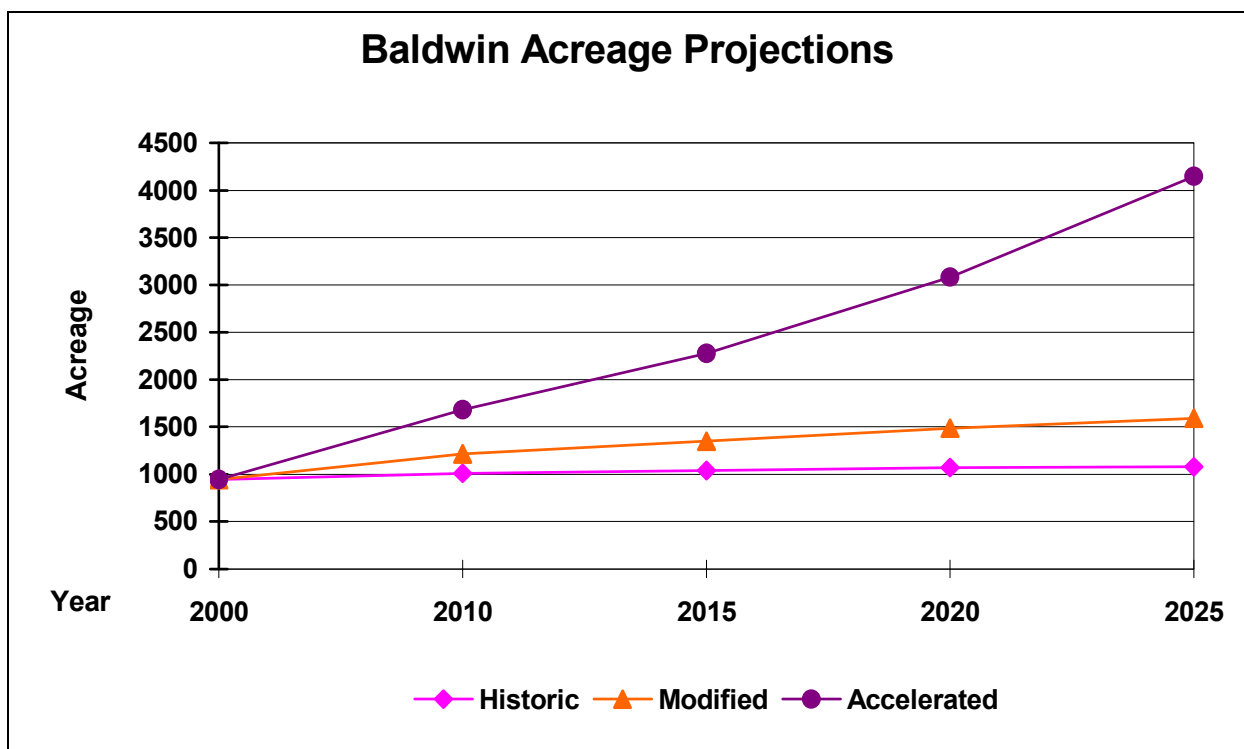
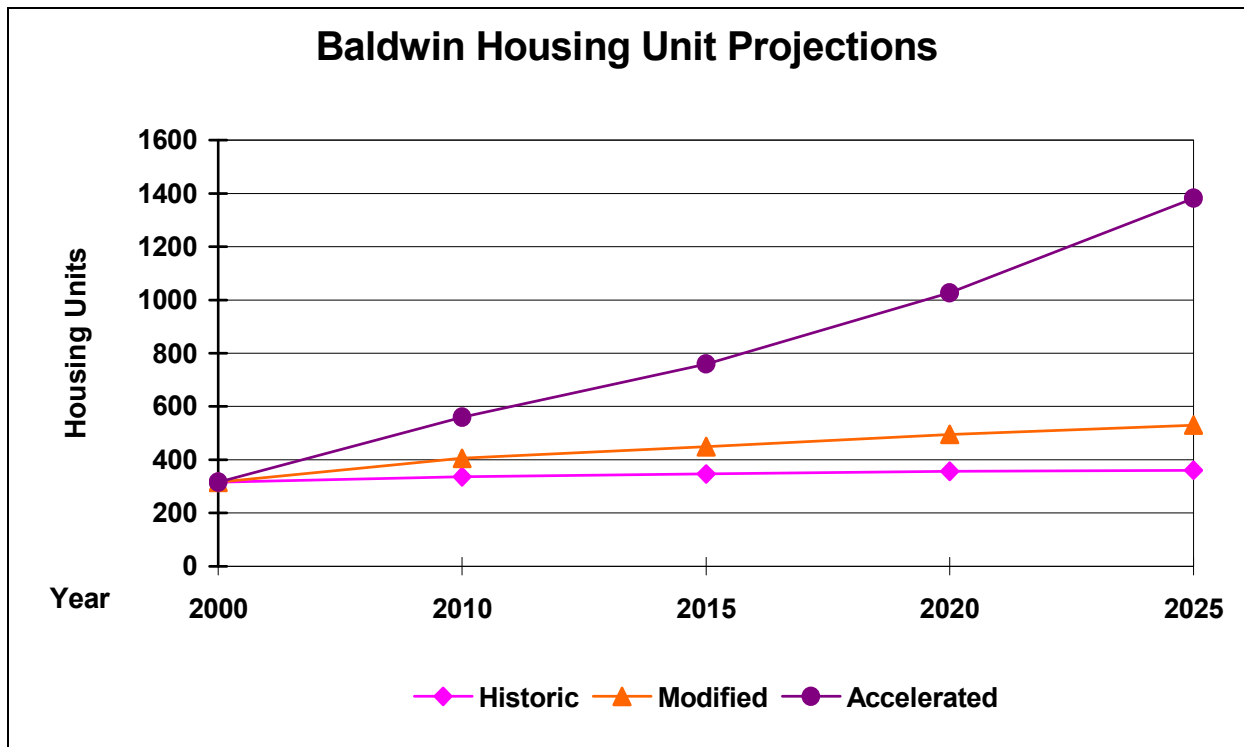
Growth Projections - 2000 to 2025
Town of Baldwin -- Heartland Towns

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	903		2.94	315		945	
2010							
Historic Trends	56	959	2.85	21	336	64	1,009
Modified Growth	252	1,155		90	405	271	1,215
Accelerated Growth	694	1,597		245	560	736	1,681
2015							
Historic Trends	10	969	2.80	10	346	29	1,038
Modified Growth	103	1,258		44	449	132	1,348
Accelerated Growth	527	2,124		198	758	595	2,276
2020							
Historic Trends	12	981	2.75	11	357	32	1,070
Modified Growth	103	1,361		46	495	137	1,485
Accelerated Growth	701	2,825		269	1,027	806	3,082
2025							
Historic Trends	-2	979	2.72	3	360	10	1,080
Modified Growth	80	1,441		35	530	105	1,590
Accelerated Growth	932	3,758		354	1,381	1062	4,145

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.



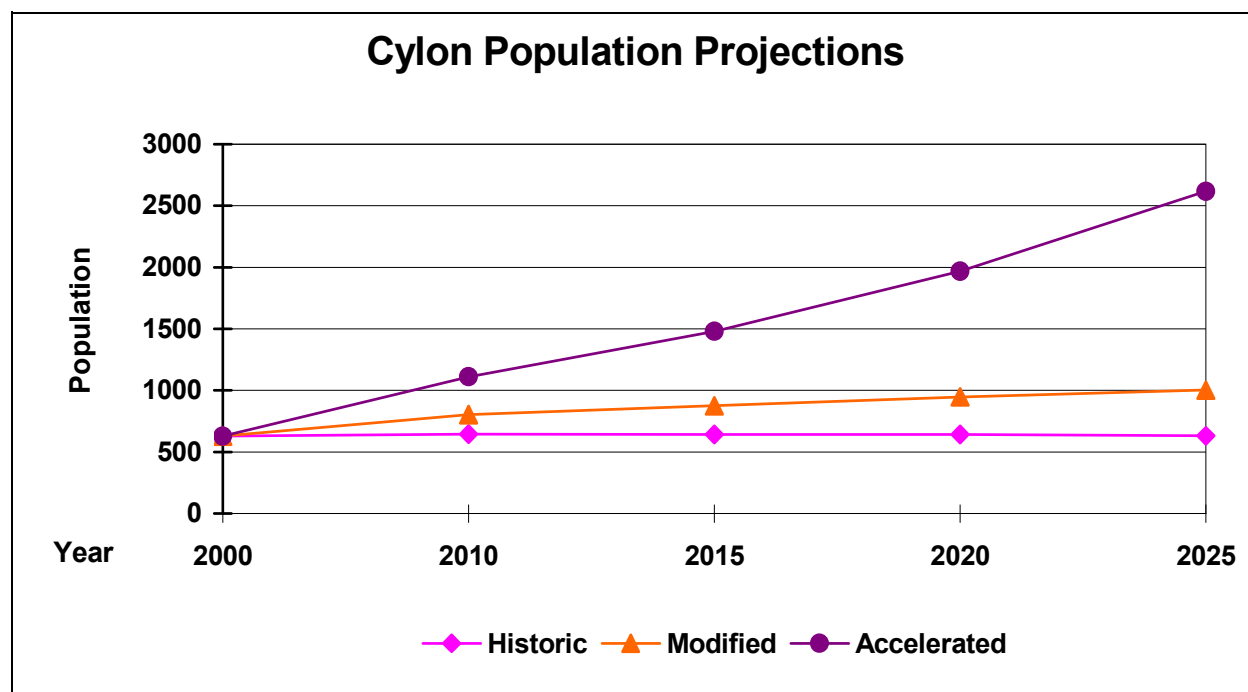


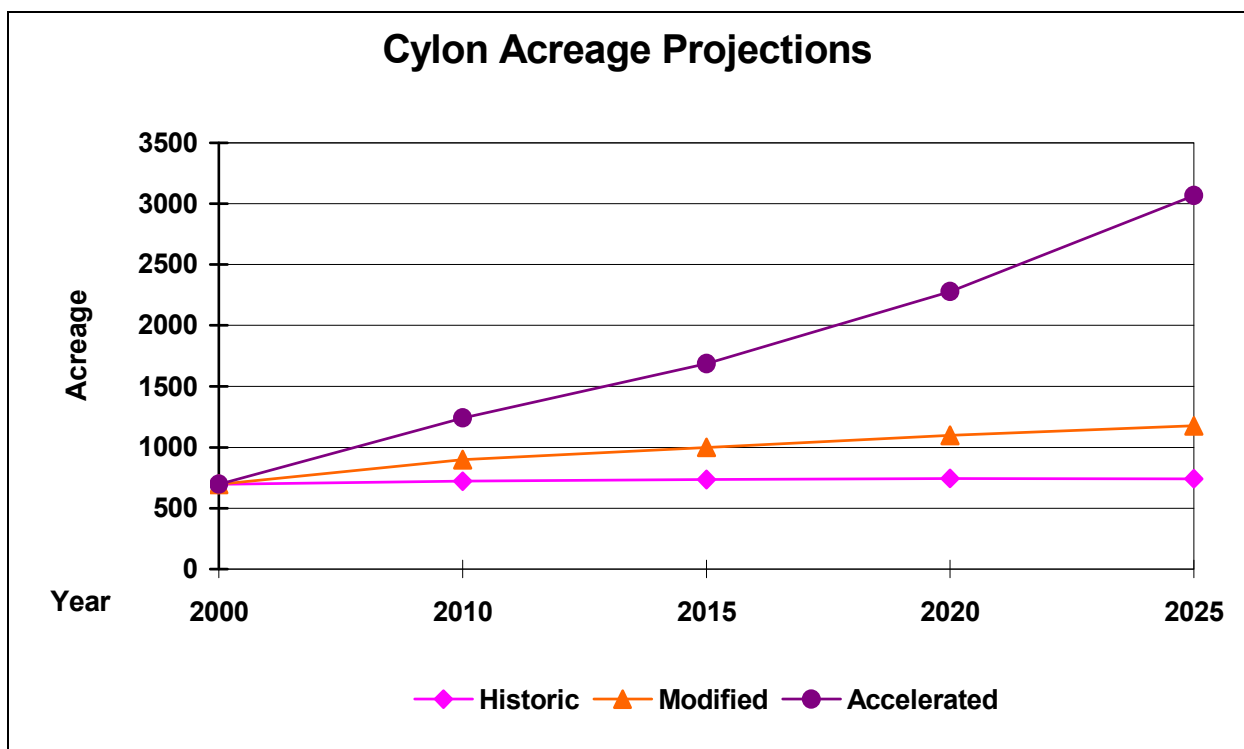
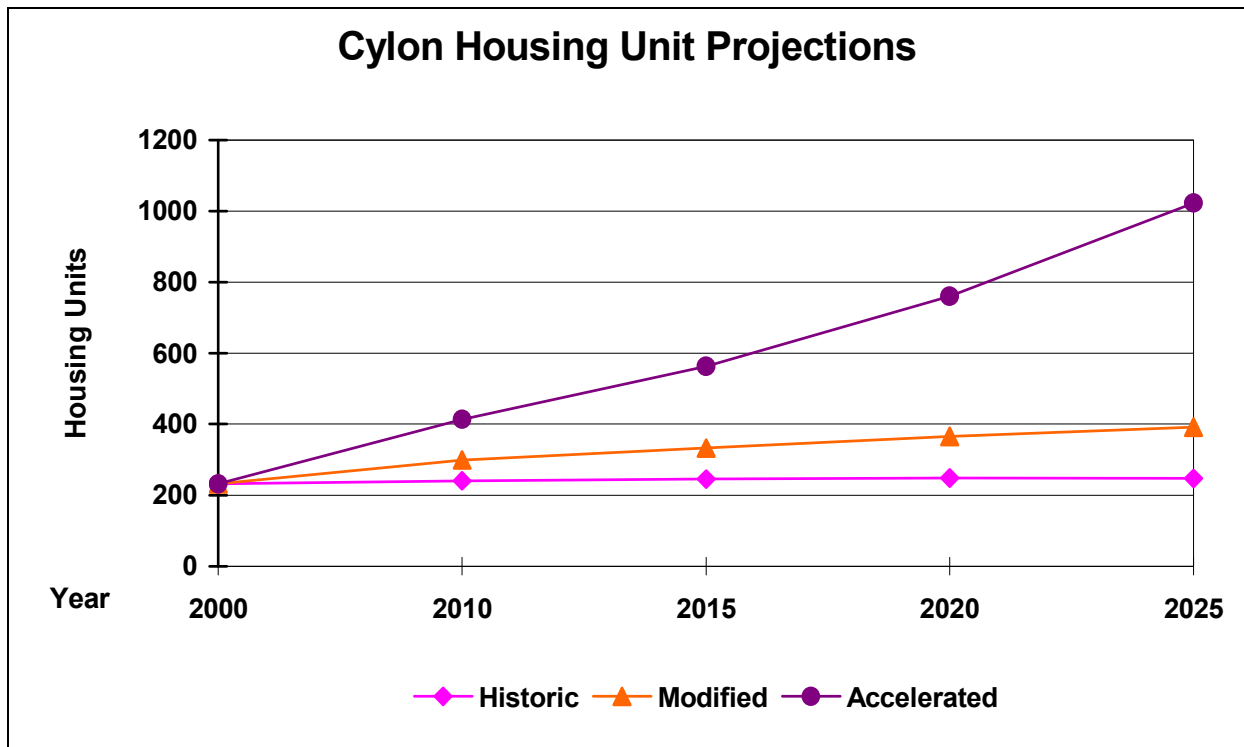
Growth Projections - 2000 to 2025
Town of Cylon -- Heartland Towns

INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
Baseline 2000	629		2.77	232		696
2010						
Historic Trends	18	647	2.69	9	241	26 722
Modified Growth	175	805		67	299	201 897
Accelerated Growth	484	1,113		182	414	545 1,241
2015						
Historic Trends	-3	644	2.63	4	245	13 735
Modified Growth	72	876		34	333	102 999
Accelerated Growth	367	1,480		149	563	447 1,688
2020						
Historic Trends	-1	643	2.59	3	248	10 745
Modified Growth	72	948		33	366	99 1,098
Accelerated Growth	488	1,968		197	760	592 2,280
2025						
Historic Trends	-11	632	2.56	-1	247	-4 741
Modified Growth	56	1,004		26	392	78 1,177
Accelerated Growth	649	2,618		263	1,023	788 3,068

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.



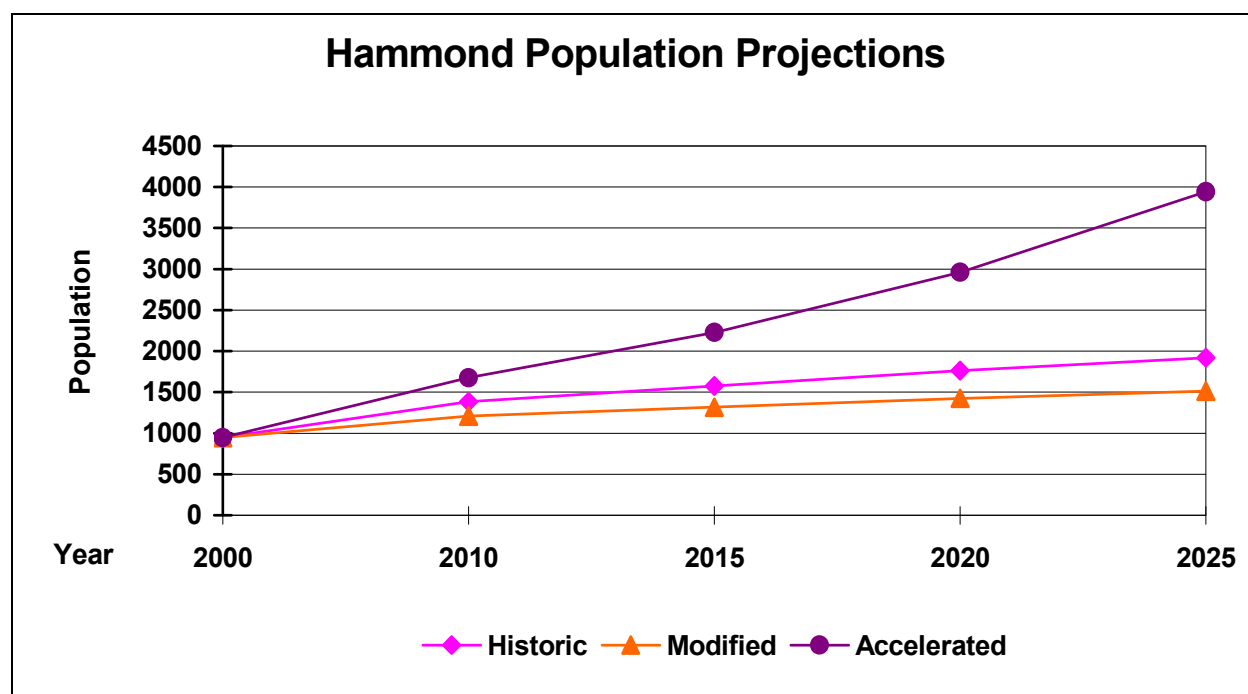


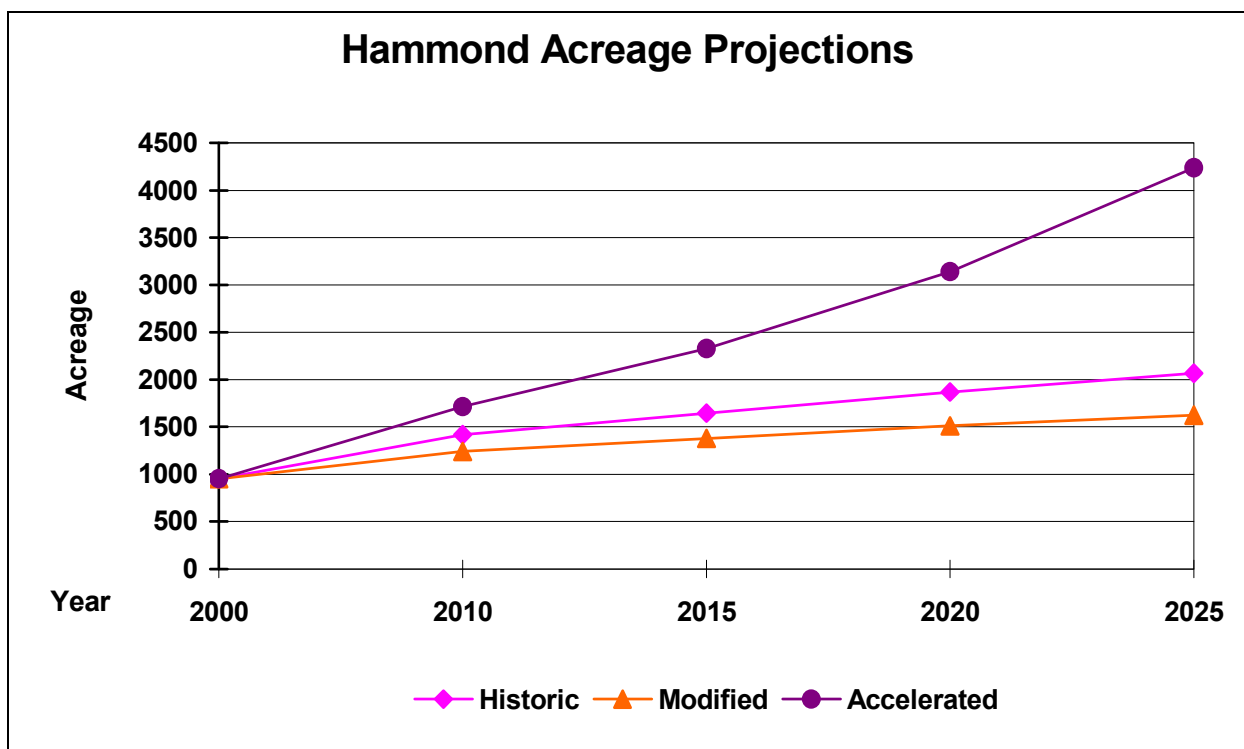
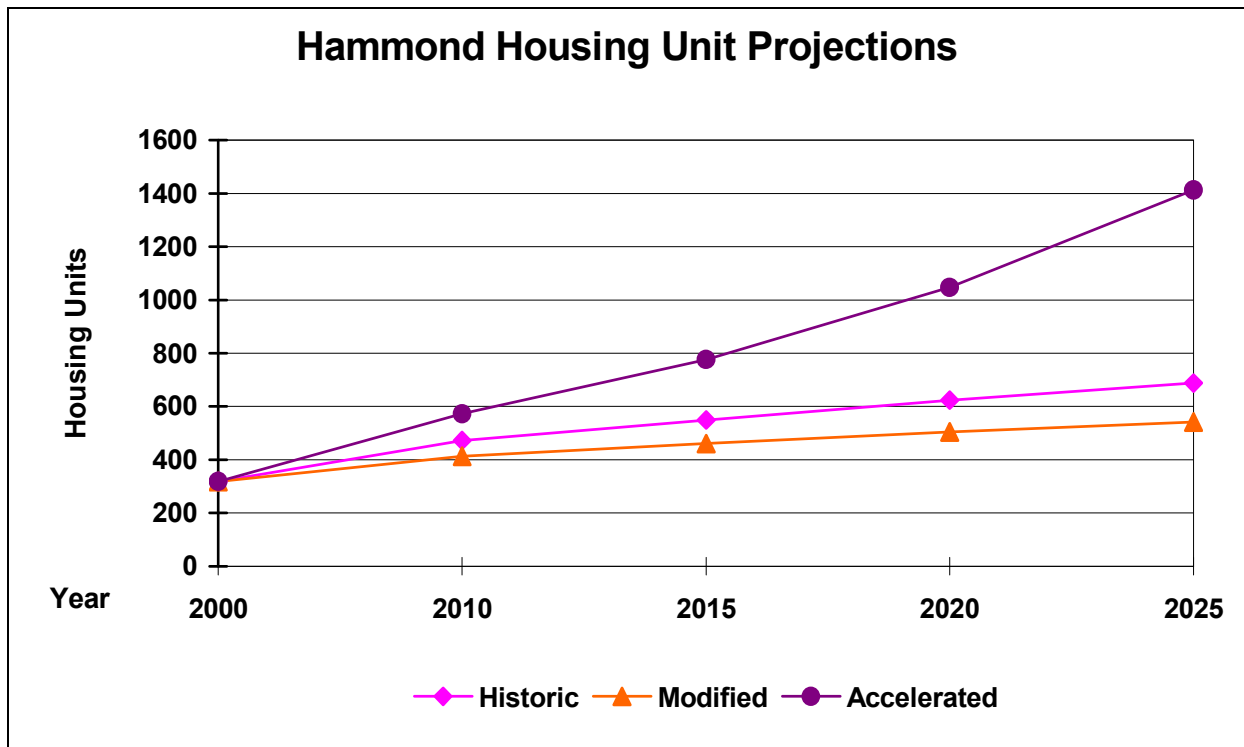
Growth Projections - 2000 to 2025
Town of Hammond -- Heartland Towns

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	947		3.02	318		954	
2010							
Historic Trends	437	1,384	2.93	154	472	463	1,417
Modified Growth	264	1,211		95	413	286	1,240
Accelerated Growth	728	1,675		254	572	761	1,715
2015							
Historic Trends	191	1,575	2.87	76	548	229	1,646
Modified Growth	108	1,319		46	460	139	1,379
Accelerated Growth	553	2,228		205	776	614	2,329
2020							
Historic Trends	189	1,764	2.83	75	623	224	1,870
Modified Growth	108	1,428		45	504	134	1,513
Accelerated Growth	735	2,963		271	1,047	812	3,141
2025							
Historic Trends	158	1,922	2.79	66	689	197	2,067
Modified Growth	84	1,512		37	542	112	1,625
Accelerated Growth	978	3,941		365	1,413	1096	4,238

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.



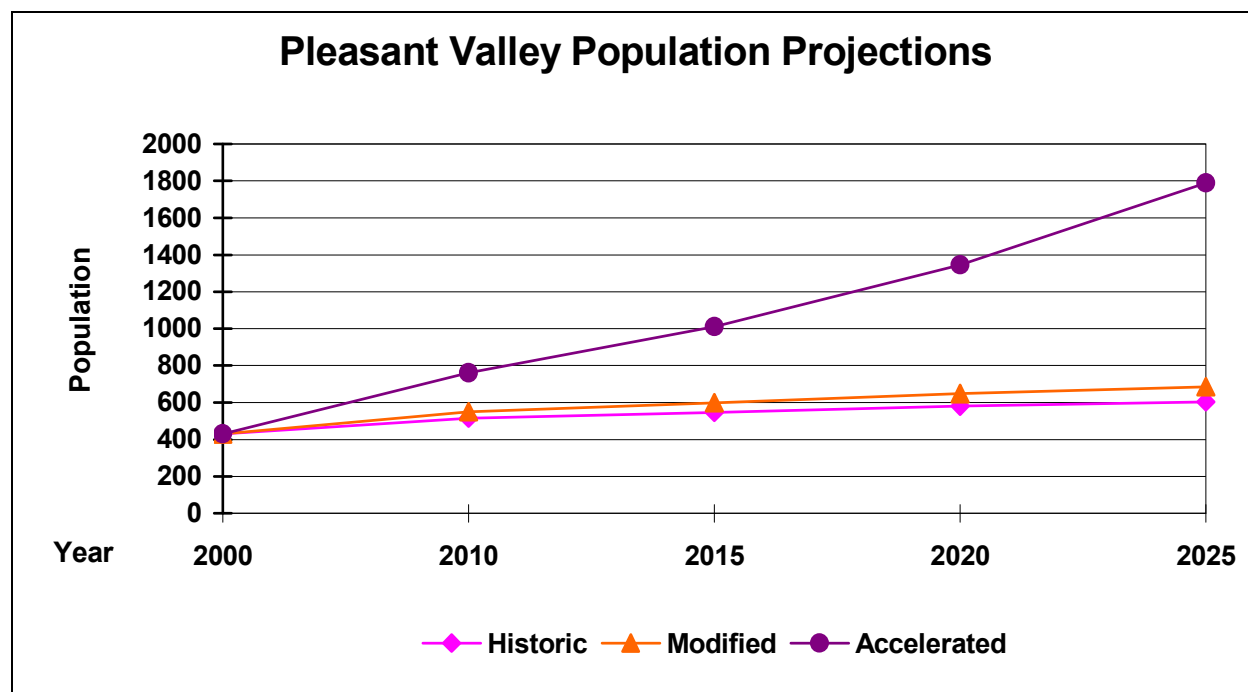


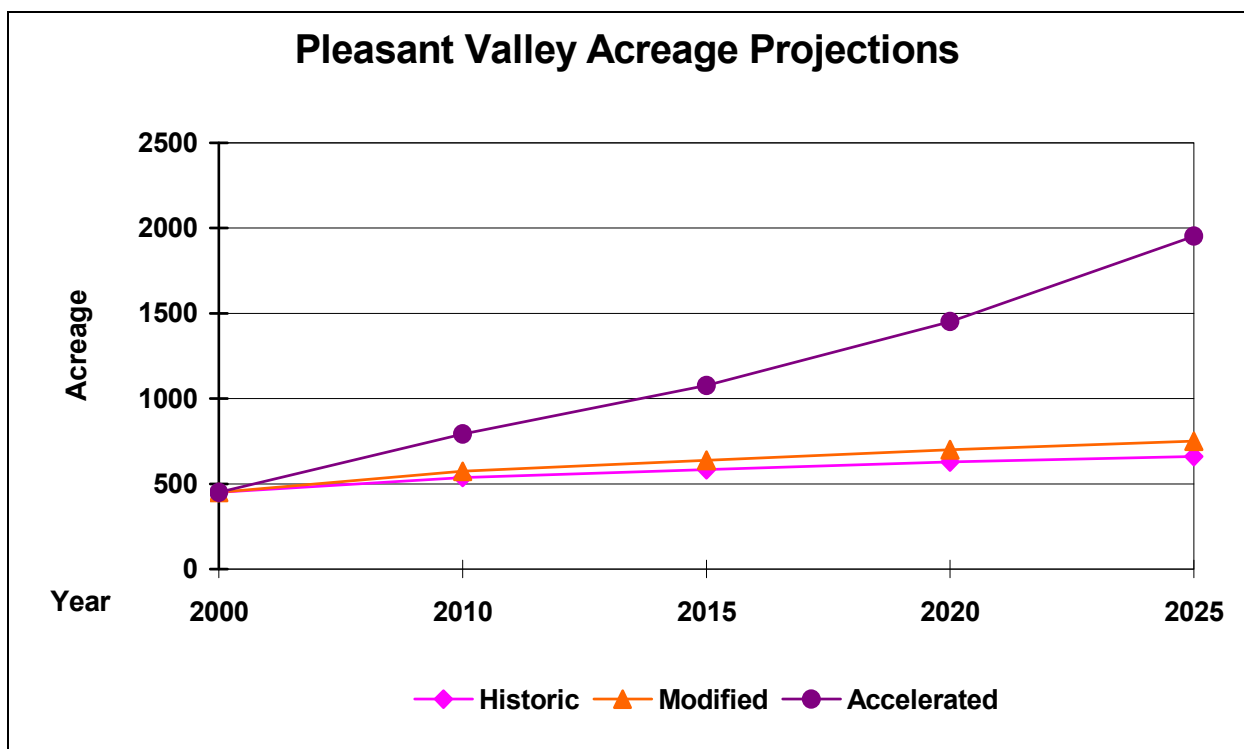
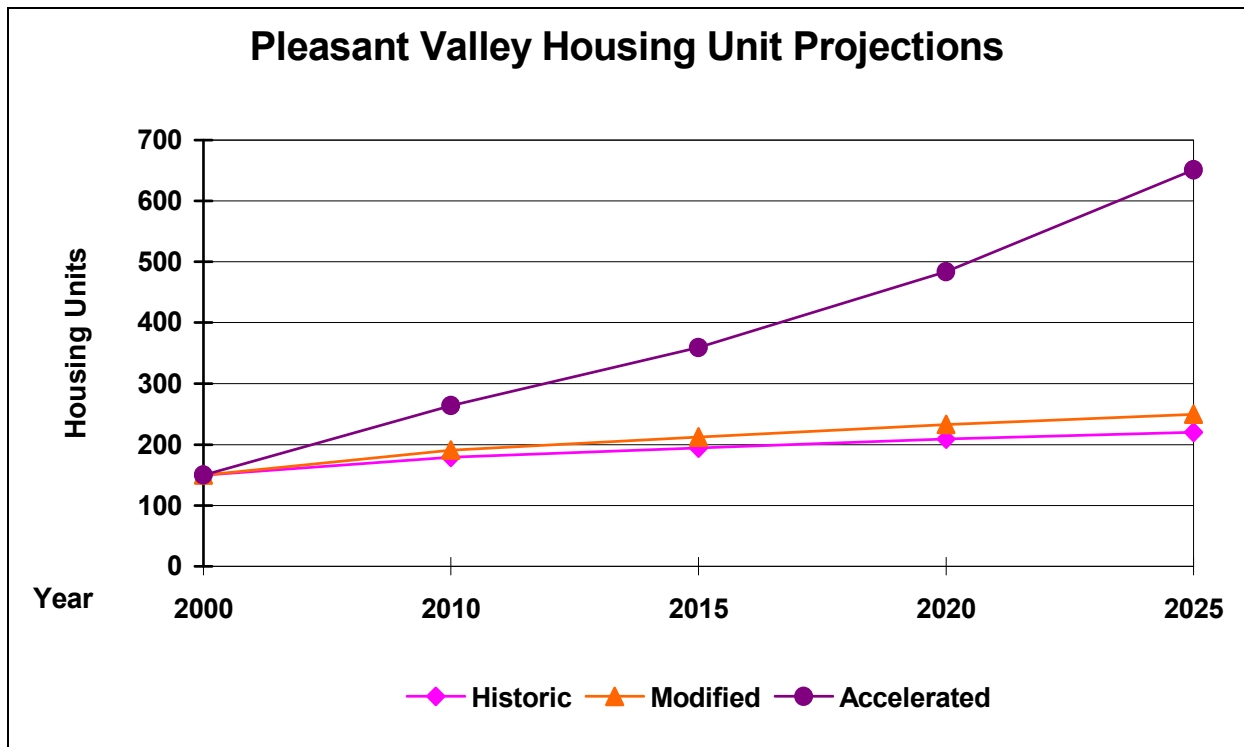
Growth Projections - 2000 to 2025
Town of Pleasant Valley -- Heartland Towns

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	430		2.97	150		450	
2010							
Historic Trends	86	516	2.88	29	179	88	538
Modified Growth	120	550		41	191	123	573
Accelerated Growth	331	761		114	264	342	792
2015							
Historic Trends	32	548	2.82	15	194	45	583
Modified Growth	49	599		21	212	64	637
Accelerated Growth	251	1,012		95	359	284	1,076
2020							
Historic Trends	33	581	2.78	15	209	44	627
Modified Growth	49	648		21	233	62	699
Accelerated Growth	334	1,345		125	484	376	1,452
2025							
Historic Trends	24	605	2.75	11	220	33	660
Modified Growth	38	686		16	249	49	749
Accelerated Growth	444	1,789		167	651	500	1,952

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.



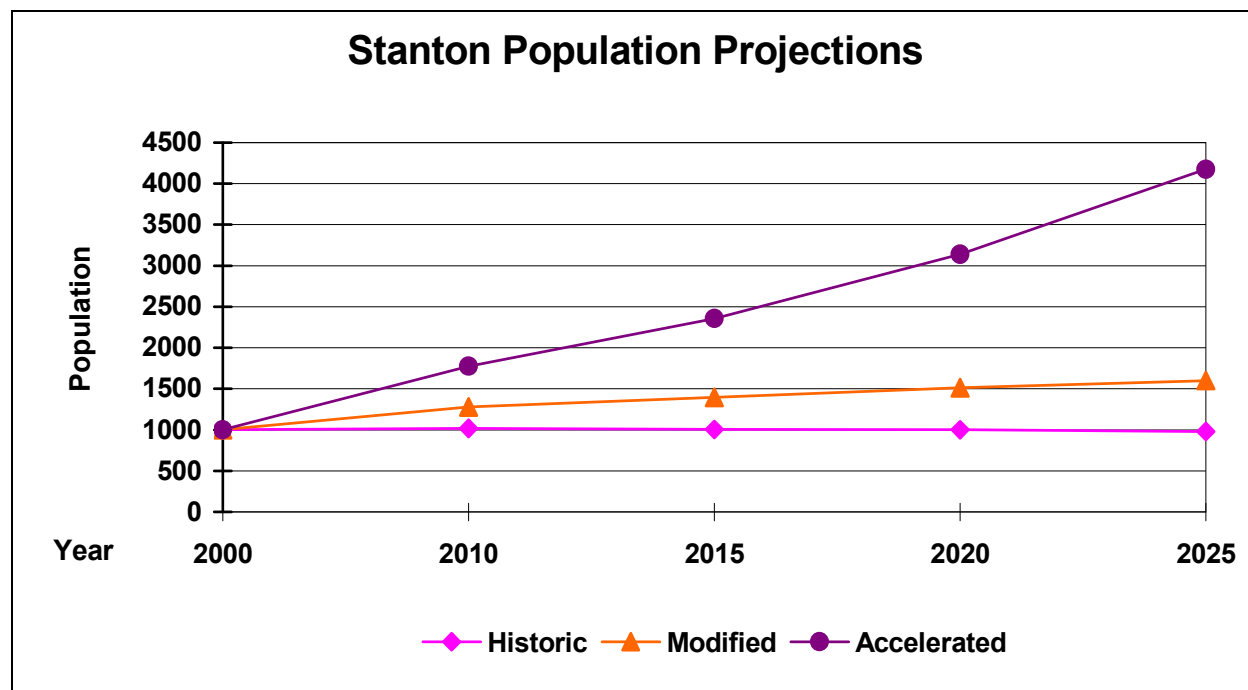


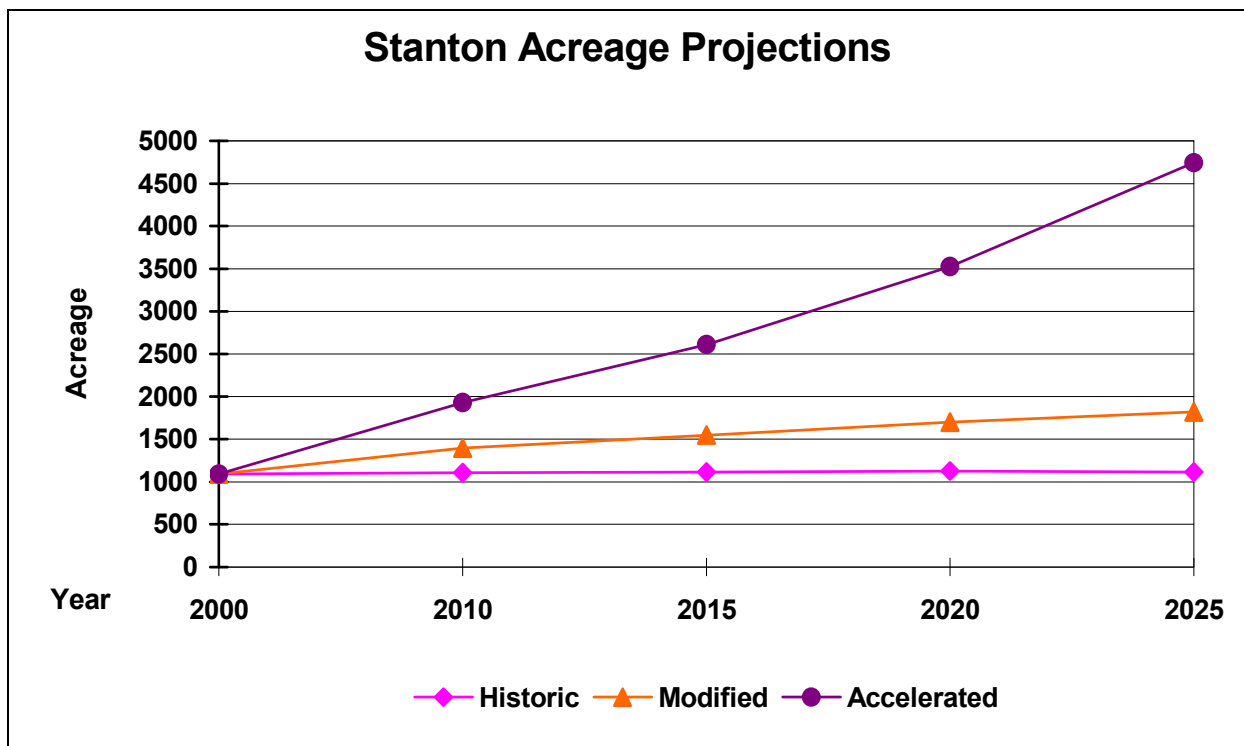
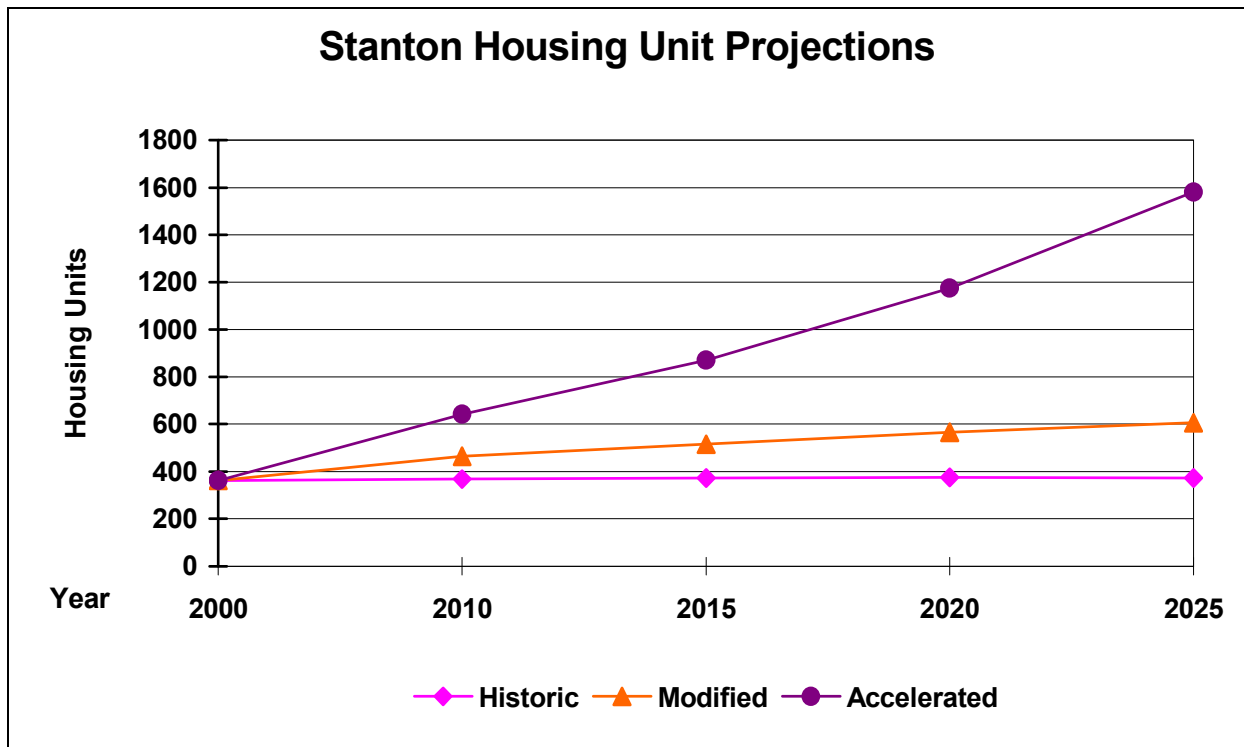
Growth Projections - 2000 to 2025
Town of Stanton -- Heartland Towns

INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
Baseline 2000		1,003	2.85		363	1089
2010						
Historic Trends	14	1,017	2.76	5	368	16 1,105
Modified Growth	280	1,283		102	465	305 1,394
Accelerated Growth	771	1,774		280	643	839 1,928
2015						
Historic Trends	-9	1,008	2.71	3	371	10 1,116
Modified Growth	114	1,397		51	516	152 1,547
Accelerated Growth	585	2,360		228	871	684 2,612
2020						
Historic Trends	-7	1,001	2.67	3	374	9 1,125
Modified Growth	115	1,512		51	567	152 1,699
Accelerated Growth	779	3,138		305	1,176	914 3,526
2025						
Historic Trends	-20	981	2.64	-3	371	-10 1,115
Modified Growth	89	1,601		40	607	120 1,819
Accelerated Growth	1,036	4,174		406	1,582	1,217 4,743

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.





EMPLOYMENT

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Farm employment will continue to be the main economic activity located within each of the Heartland towns.
- The existing patterns for farm and nonfarm employment will likely to continue into the future.
- Many outside factors, which the Heartland Towns have little ability to influence or control, affect expansion or contraction of the farm economy and employment.
- Area-wide economic development activities may contribute to the local employment options for residents of the Heartland Towns.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- Each of the towns would consider some commercial and other nonresidential land uses; however extensive commercial or industrial development would not be consistent with the rural character and community goals of the Heartland towns in the project.

ISSUES & OPPORTUNITIES VISION STATEMENTS**TOWN OF BALDWIN**

*The Town of **Baldwin** will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:*

- Planned and managed development
- Sound environmental stewardship
- Efficient use of public resources
- Protecting and preserving our natural resources and agricultural lands
- Directing intensive urban development into areas where a full array of municipal services are available
- Considering innovative techniques to permanently protect large tracts of agricultural land and open space in the town
- Promoting farming as a way of life

TOWN OF CYLON

*The Town of **Cylon** will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:*

- Planned and managed development
- Sound environmental stewardship
- Preservation of productive farmland, woodland, wetland and other sensitive natural areas
- Protection of water quality in our town
- Efficient use of public resources

TOWN OF HAMMOND

*The Town of **Hammond** will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:*

- Planned and managed development
- Sound environmental stewardship
- Efficient use of public resources
- Considering innovative techniques to protect large tracts of agricultural land
- Protecting and preserving our natural resources and open space

TOWN OF PLEASANT VALLEY

*The Town of **Pleasant Valley** will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:*

- Planned and managed development
- Sound environmental stewardship
- Efficient use of public resources

TOWN OF STANTON

*The Town of **Stanton** will strive to be a distinctively rural community with an open-minded attitude towards growth working together to sustain a high quality of life for its residents. The town will strive for:*

- Planned and managed development
- Stewardship of the Town's natural resources, woodlands, wildlife habitats and agricultural lands with emphasis on fair and equitable landowners' rights
- Efficient use of public resources

UTILITIES AND COMMUNITY FACILITIES

EXISTING FACILITY ASSESSMENT

The towns in the Heartland Project are small rural communities. They do not provide extensive services for residents. What services are provided will be discussed in the following sections.

GOVERNMENT FACILITIES & CEMETERIES

- Four of the five towns in the Heartland Project have their own town hall.
- The Town of Cylon shares ownership of the Deer Park Community Center with the Village of Deer Park. The Center is used for all public meetings and voting.
- The Town of Cylon provides direct financial support to the Deer Park Library, which serves town residents.
- Hammond has a new town hall with offices and kitchen facilities.
- New Richmond Community Education utilizes Stanton's existing town hall as a preschool facility during the week. The school is expected to continue.
- The Town of Stanton acquired a building and approximately 3 acres from St. Bridget's Catholic Church for a new town hall. The building will be renovated for town meetings, voting and clerk's office. An existing church on the site has been removed. The building is located on CTH T, about a ½ mile south of CTH H.
- Some of the town halls are utilized by local 4-H clubs and/or other organizations for meetings.
- There are cemeteries located in the towns of Baldwin, Cylon, Hammond, Pleasant Valley and Stanton. These are maintained either by the town or by private organizations.
- The cemetery in the Town of Baldwin is owned and maintained by Emmanuel Lutheran Church.
- There are four cemeteries in the Town of Cylon. All four are privately owned and maintained.
- The cemetery in the Town of Hammond is owned and maintained by St. Mary's Catholic Church.
- The Town of Pleasant Valley maintains a perpetual care fund for the maintenance of its cemetery and plans to construct a new sign.
- The cemetery in the Town of Stanton is owned and maintained by the Catholic Church from Amery.
- Please see map below for siting of these facilities.

PARKS & OPEN SPACES

- There are no town parks in four of the five towns in the Heartland project.
- The Town of Hammond is developing a community park on the acreage surrounding the site of the new town hall.
- The Town of Pleasant Valley provides picnic and playground facilities adjacent to the town hall for town residents.
- The Town of Stanton provides picnic and playground facilities adjacent to the existing town hall for town residents and the preschool.
- There is one private ball field in the unincorporated community of Cylon in the Town of Cylon.

- For active recreation, town residents usually utilize park and recreation facilities in nearby cities or villages. County facilities are also available.
- Pine Lake, a county park with a boat landing; picnic shelter, tables and grills; and restroom facilities, is located just north of Hammond and Baldwin in the town of Erin Prairie.
- The Cylon Community Park is located in the unincorporated community of Cylon, in the Town of Cylon. The county owns two lots, of approximately a half-acre, which are maintained as a community park by the local 4-H clubs. The park has a restroom, picnic shelter with picnic tables, and hand pump for water and is landscaped.
- There are bicycle routes along town and county roads in four of the five towns. They are designated and marked by the St. Croix County Highway Department in conjunction with the Town Boards.
- Each of the Heartland towns has some Department of Natural Resources or U.S. Fish and Wildlife Service land available to citizens for passive outdoor recreation. The towns of Stanton and Cylon each have several hundred acres in public ownership.
- Please see map below for siting of these facilities.

SOLID WASTE & RECYCLING FACILITIES

Heartland Project Recycling – 2001, 2002

TOWNS	2001	2002	SERVICES
Baldwin	58.1 tons	77.7 tons	Town Hall Drop Off Center
Cylon	17.12 tons	17.13 tons	Deer Park Library Drop Off Center
Hammond	30.32 tons	66.64 tons	Town Drop Off Center
Pleasant Valley	25 tons	25.41 tons	Town Hall Drop Off Center
Stanton	17.71 tons	16.73 tons	Town Hall Drop Off Center
St. Croix County	4,205 tons	4,596 tons	N/A

Source: U.S. Census Bureau

- There are no active municipal solid waste disposal sites operating in St. Croix County.
- There is a battery drop-off site located in the Baldwin-Woodville area.
- Hazardous wastes are strictly regulated and are usually kept out of ordinary waste disposal facilities.
- To reduce the burden on solid waste disposal facilities, the State of Wisconsin has mandated recycling of a variety of household generated materials. St. Croix County assists local municipalities in operating their recycling programs.
- Residents can contract privately for solid waste disposal in four of the five towns in the Heartland Project, Baldwin, Pleasant Valley, Hammond and Stanton.
- The Town of Cylon contracts for curbside residential solid waste disposal for residents. Residents have the option to contract privately for waste collection and businesses must contract privately.
- In addition, the Town of Cylon also holds a spring and fall clean up day for large white goods waste items, tires and appliances.
- There are two former town dumps in sections 34/35 and Section 11, off CTH H, in the Town of Cylon.
- Five of the Heartland Towns operate drop off recycling facilities for local residents: Baldwin, Cylon, Hammond, Pleasant Valley and Stanton.
- The Town of Baldwin offers solid waste disposal and recycling drop off at the town hall.

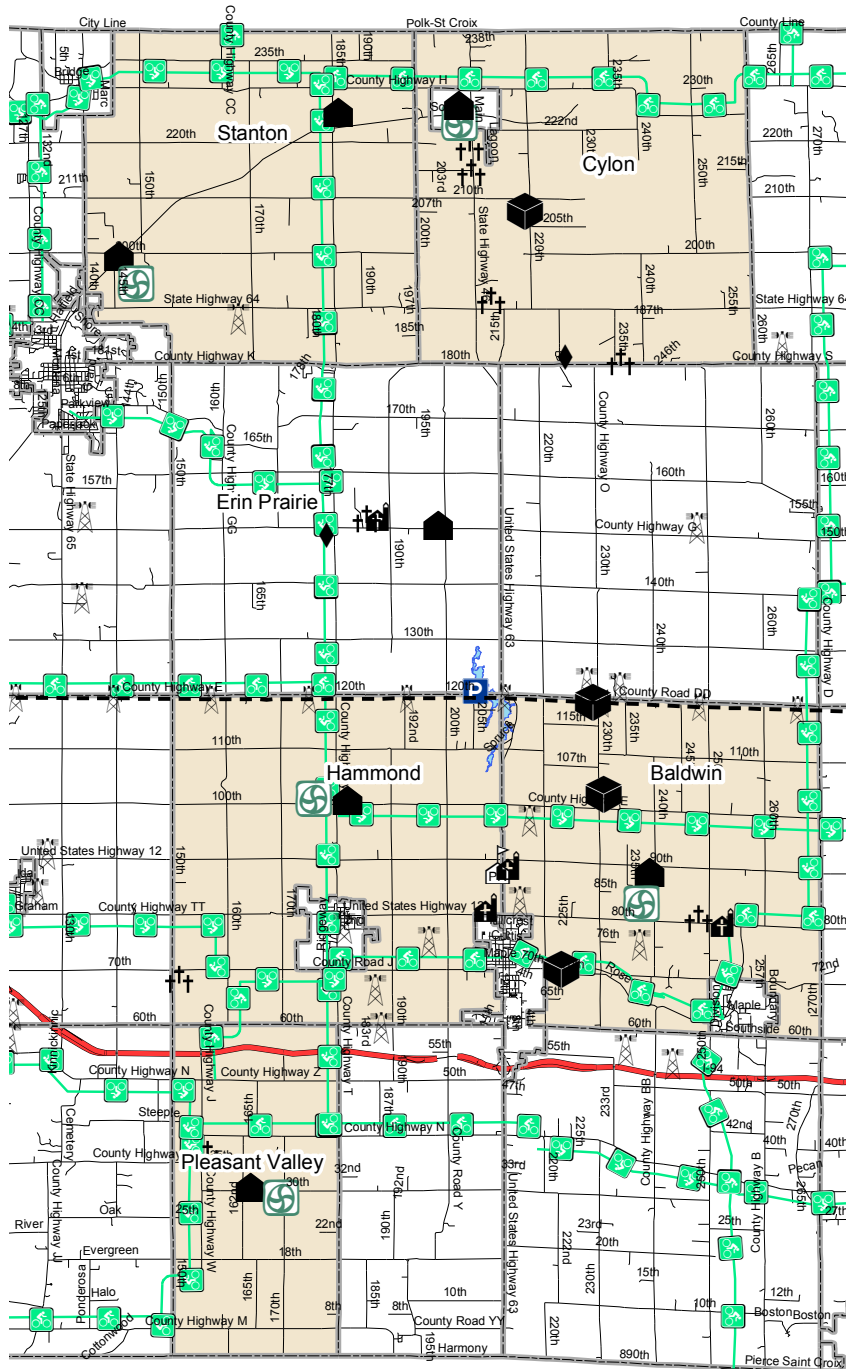
- The Town of Cylon recycling drop off is at the Deer Park Library parking lot, it is owned and operated in cooperation with the Village of Deer Park. The Town and Village alternate in providing an attendant every other Saturday.
- The Town of Hammond rents the Village of Hammond site located in the Town of Hammond for recycling and solid waste disposal.
- The Town of Stanton provides a drop-off site at the existing town hall.
- The waste materials most frequently recycled are aluminum, mixed paper, tin, steel, glass, plastic, cardboard and newspaper.
- Please see map below for siting of these facilities.

TELECOMMUNICATIONS & POWER LINES

- A transmission line runs along Highway E through the Town of Hammond and Highway DD through Town of Baldwin.
- Electrical substations are located in the Towns of Baldwin and Cylon.
- Telecommunication towers are located in the Towns of Baldwin, Hammond and Stanton.
- The Towns of Baldwin and Hammond have several towers each due to proximity to Interstate 94.
- Please see map below for the location of these facilities.

Utilities and Community Facilities: Heartland Project

DRAFT



- County Park
- Ball Field
- Town Hall
- Recycling or Solid Waste
- Cemetery
- Church
- Private School
- Sub-Station
- Communication Towers
- Transmission Line
- Bike Route



SOURCE: St. Croix County

ON-SITE WASTEWATER TREATMENT & WATER SUPPLY

Heartland Project Plumbing Facilities & Septic Systems – 1990-2000-2002

TOWNS	TOTAL SYSTEMS		PERCENT CHANGE	NEW SYSTEMS*
	1990	2000	90-00	00-02
Baldwin	280	300	7.14%	27
Cylon	217	224	3.23%	12
Hammond	273	328	20.15%	149
Pleasant Valley	134	143	6.72%	13
Stanton	344	398	15.70%	12
St. Croix County	8,328	11,423	37.16%	1,836

Source: U.S. Census Bureau *Permits issued for new systems from 1/1/2000 to 12/31/2002, not necessarily installed.

- All the wastewater treatment needs in Heartland Project Towns are met by private onsite treatment of wastewater.
- All drinking water needs in the Heartland Project Towns are met by private wells.
- In 1990 there were 8,328 private onsite wastewater treatment systems in St. Croix County. This was an increase of 1,673, or 24 percent, over the 1980 number.
- In 2000 there were 11,423 private treatment systems in St. Croix County, an increase of 37.16 percent since 1990.
- The Town of Hammond has seen a large increase in the number of new systems due to the creation of several major subdivisions in the last three years.

EMERGENCY SERVICES

Emergency Service Headquarters Heartland Project

MUNICIPALITY	AMBULANCE	FIRE	LAW ENFORCEMENT
Baldwin	Baldwin, Glenwood City & Woodville	United Fire & Rescue	County Sheriff
Cylon	New Richmond	Deer Park FD	County Sheriff
Hammond	Baldwin	United Fire & Rescue	County Sheriff
Pleasant Valley	Baldwin & River Falls	United Fire & Rescue & River Falls FD	County Sheriff
Stanton	New Richmond	New Richmond & Deer Park FDs	County Sheriff

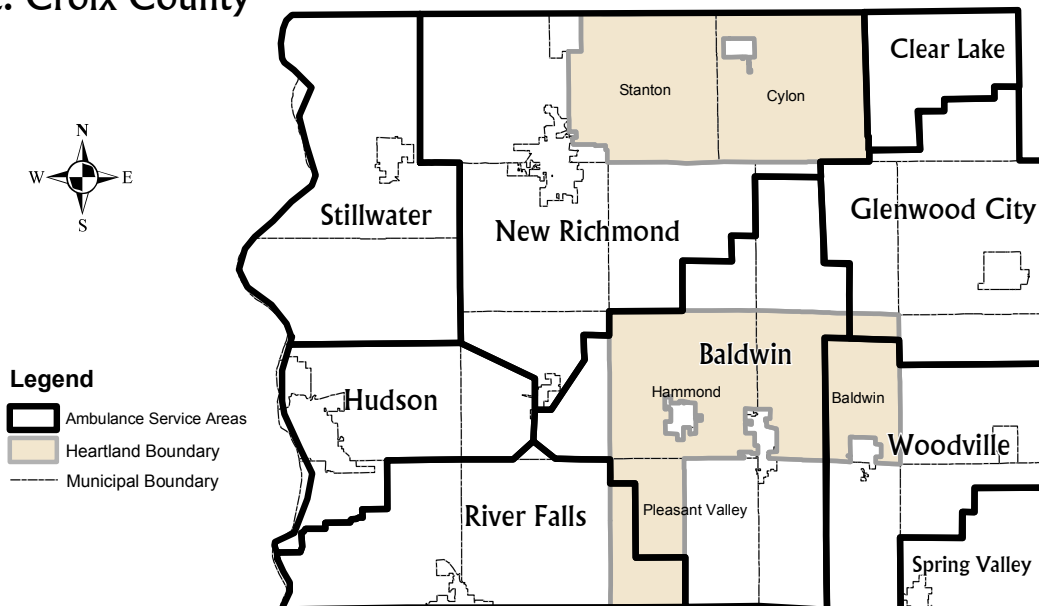
NOTE: PD - Police Department; FD - Fire Department; and FR - First Responder/Ambulance Headquarters

Source: St. Croix County Emergency Response Center

- The Heartland Project has five ambulance-service areas and four fire-service areas.
- They are either direct ambulance service or a combination of a first responder unit, a group of local citizens that volunteer to be contacted in case of an emergency, and back up ambulance service from a neighboring community.
- Ambulance and fire service areas are determined by contract negotiation and are subject to regular change.

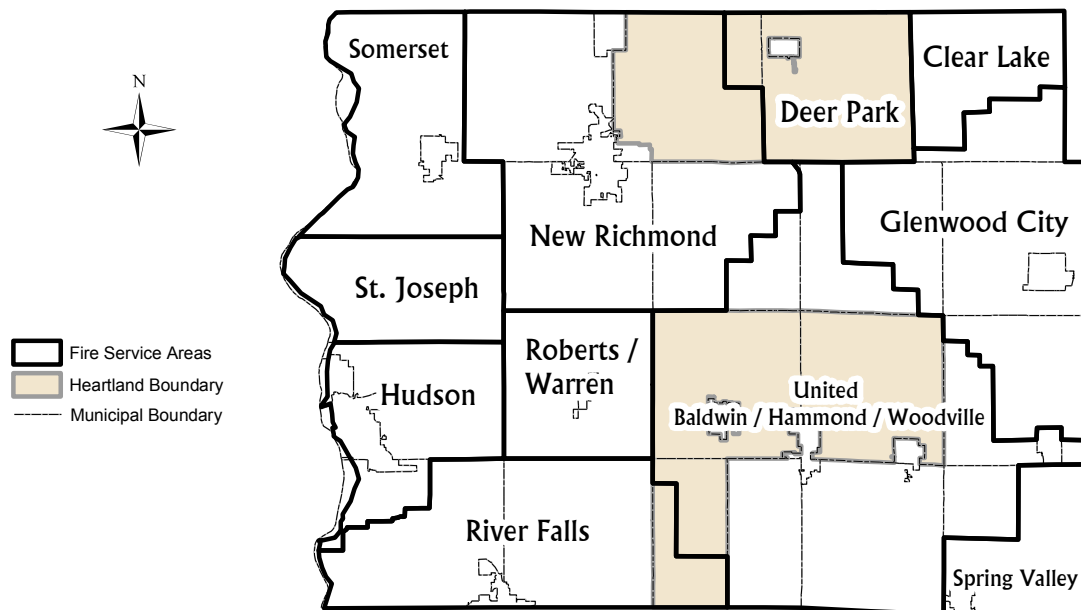
- The Town of Cylon contracts with the City of New Richmond for ambulance service and receives back up from the Deer Park First Responders Unit.
- The Town of Cylon provides about 48 percent of the budget to operate the Deer Park Fire Department and First Responders Unit. The Village of Deer Park and several neighboring towns provide the rest of the budget.
- The Deer Park Fire Department provides and receives mutual aid from neighboring fire departments.
- The United Fire and Rescue provides and receives mutual aid from neighboring fire departments.
- The Town of Stanton contracts with the City of New Richmond for ambulance service and receives back up from the Deer Park and Star Prairie First Responders Units.
- The New Richmond Fire Department provides and receives mutual aid from neighboring fire departments.
- The St. Croix County Sheriffs Department has authority in all areas where there is no other active police force.

Ambulance Service Areas St. Croix County



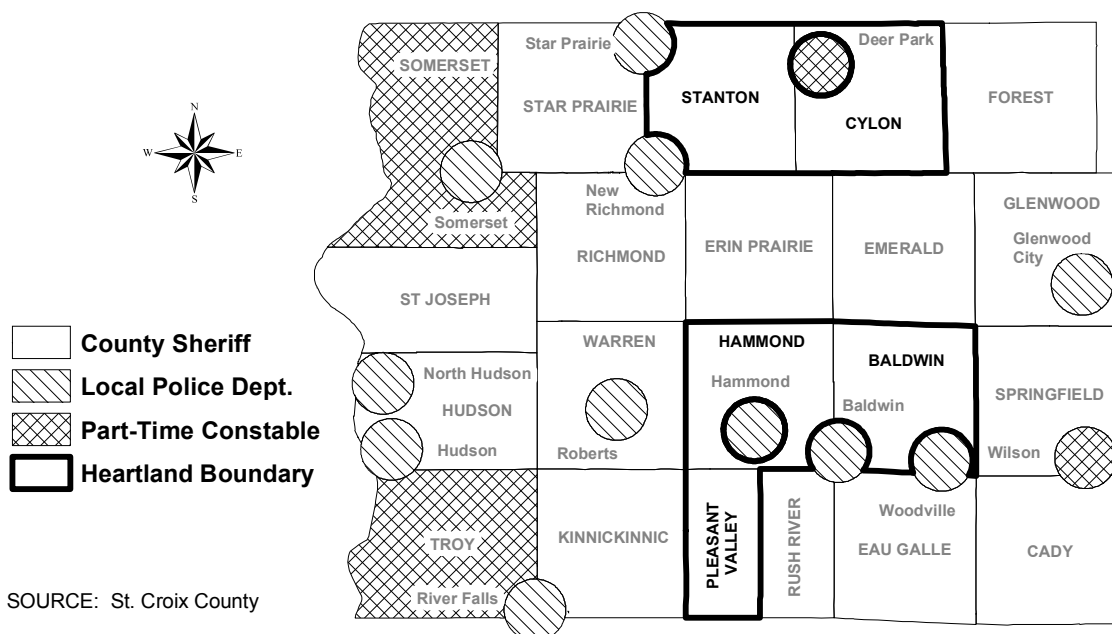
Source: St. Croix County Planning / Land Information

St. Croix County Fire Protection Areas



SOURCE: ST. Croix County Planning / Land Information

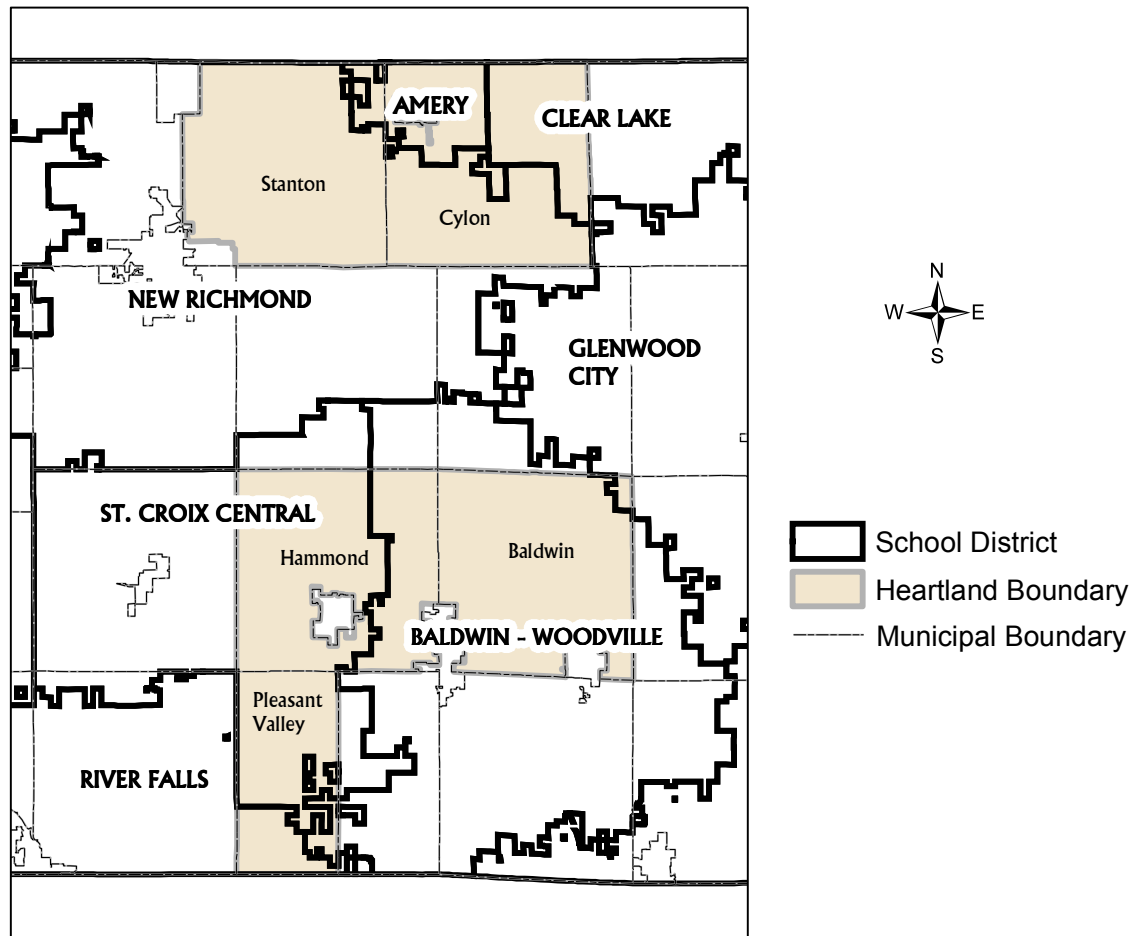
St. Croix County Law Enforcement



SOURCE: St. Croix County

SCHOOLS

HEARTLAND PLANNING PROJECT SCHOOL DISTRICTS



SOURCE: ST. Croix County Planning / Land Information

- There are seven public school districts in the Heartland Project area.
- The Town of Baldwin school districts include Glenwood City and Baldwin-Woodville.
- The Town of Cylon school districts include Amery, Clear Lake, and New Richmond.
- The Town of Hammond school districts include Baldwin-Woodville and St. Croix Central.
- The Town of Pleasant Valley school districts include Baldwin-Woodville, River Falls and St. Croix Central.
- The Town of Stanton school districts include Amery and New Richmond.

***School Enrollment - School Years 1989-90, 1994-95 and 2002-03
Heartland Project***

SCHOOLS	ENROLLMENT			% CHANGE	
	1989-90	1994-95	2002-03	89-90 TO 94-95	94-95 TO 02-03
Amery	1,715	1,836	1,852	7.2	0.9
Baldwin Christian School			60		33.3
Baldwin-Woodville	1,163	1,289	1,377	10.8	6.8
Clear Lake	674	718	683	6.5	-4.9
Glenwood City	825	842	849	2.1	0.8
New Richmond	2,173	2,361	2,443	8.7	3.5
River Falls	2,561	2,816	2,933	10.0	4.2
Saint Croix Central	937	1,035	1,050	10.5	1.4
Hudson	3,051	3,472	4,426	13.8	27.5
Osceola	1,255	1,499	1,757	19.4	17.2
Somerset	811	965	1,196	19.0	23.9
Spring Valley	691	768	731	11.1	-4.8

Source: Wisconsin Department of Public Instruction and Baldwin Christian School.

- According to the Amery Superintendent the school district's enrollment has been decreasing slightly, about one percent over the past five years. Generally the graduating class has more students than the kindergarten, which suggests growth in the secondary levels. This fits somewhat with the older demographics of the population in the Amery school district.
- During the next five years, Amery is expecting enrollment to continue to decline for another year or two, and then stabilize with hopefully a slight upturn about the fifth year. There is no school expansion or new construction expected.
- The Baldwin Christian School is a pre-school through eighth grade facility. According to a local teacher the school has experienced slight increases in enrollment during the past five years and expects that enrollment will continue to remain stable or increase over the next five years. No construction or expansion is planned at this time.
- According to the Baldwin Superintendent the district is well positioned to handle current and future needs with recent remodeling projects at the high school and elementary school and a new middle school in Woodville.
- According to the Clear Lake Superintendent the school system enrollment has declined about 5 percent over the past three years. The district is hoping enrollment will stabilize soon. There are no plans for expansion or construction.
- The New Richmond School District Business Manager said enrollment has been stable for the past five years in all grades. Generally they see the same trend as Amery with larger graduating classes than Kindergarten classes, which indicates growth at the secondary level.
- New Richmond's projections for the next five years are growth of about 2 percent per year for the next three years and then possibly faster growth after that. But it is really too far out for them to anticipate. The school district presently has capacity at the secondary level to accommodate enrollment growth; it does not have capacity at the elementary level.
- New Richmond is discussing the future of the existing middle school; it is an old building that needs either renovation or replacement. This is the only expansion or construction project anticipated over the next five years.
- The River Falls School District Director of Personnel said enrollment reached a plateau in recent years but increases are expected over the next five years.

- The River Falls District recently constructed a new high school and no other expansions to the system are anticipated. The district has enough capacity for 700 additional K-12 students or approximately 10 years of growth.
- The St. Croix Central School District Superintendent is expecting steady growth for the next five years. The elementary school added approximately 80 students during the 02-03 school year.
- The superintendent said it is difficult to predict the rate of growth in the St. Croix Central district because of the wastewater treatment facility issues in the Villages of Hammond and Roberts. With the assumption that housing development will increase in Hammond and Roberts due the creation of a wastewater treatment facility, the district will experience increasing growth rates.
- St. Croix Central has a long range planning committee to address growth-related issues and any possible facilities expansion. No expansion is planned at this time.

LIBRARIES

- Baldwin residents utilize both the Baldwin library and the Woodville library.
- Cylon residents utilize the Deer Park and New Richmond libraries.
- Hammond residents utilize the Hammond and Baldwin libraries.
- Pleasant Valley residents utilize the Hammond, Roberts Hazel Mackin, Baldwin and River Falls libraries.
- Stanton residents utilize the Deer Park and New Richmond libraries.

HEALTH CARE FACILITIES

The Heartland Towns do not provide health care services. Health care services are provided by St. Croix County or private entities. Public health care services are provided by St. Croix County Health and Human Services Department and include: alcohol and drug abuse treatment, early childhood intervention, economic support, family and children services, mental health services, nursing home and public health services. Private health care facilities including hospitals, clinics, nursing homes and assisted living facilities are located in the cities or villages of Amery, Baldwin, Hudson, New Richmond and River Falls. The Towns do not want to become involved in the provision of health care services.

CHILD CARE FACILITIES

There are no public child care facilities in the Heartland Towns or St. Croix County. Child care services to residents of the Heartland Towns are provided by private entities in the neighboring cities of Hudson, New Richmond and River Falls; the villages of Baldwin, Deer Park, Hammond, Roberts, Star Prairie and Woodville; and in the Heartland Towns. The Towns do not want to become involved in the provision of child care services.

UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Coordinate utility and community facility systems planning with land use and transportation systems planning.

Objectives:

1. Provide a limited level of public facilities and services within the town to maintain a low tax levy and the overall character of the town, which is basically a farming community.
2. Promote the use of existing public facilities, and logical expansion to those facilities, to serve future development whenever possible.
3. Provide and support public recreation opportunities.
4. Establish and maintain open communications with public utilities

Policies:

1. Continue to provide only limited services for the residents, including, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).
2. Avoid any substantial expenditure of public funds and incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban development.
3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
4. Continue to work with the Village of Baldwin, Village of Woodville, and St. Croix County to develop and support appropriate recreational facilities.
5. Work with the Village of Baldwin and the Village of Woodville to direct intensive new development requiring a higher level of services to these municipalities.
6. Where rural development occurs, encourage clustering or more intensive rural development so that community facilities and services (e.g., school bus routes, snow removal, police patrol) can be provided in a cost effective manner.

TOWN OF CYLON

Goal: Coordinate community facilities and utility systems planning with land use, transportation and natural resource planning.

Objectives:

1. Provide a limited level of public facilities and services within the town to maintain a low tax levy and the rural character of the town.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development.
3. Support quality and accessible recreational facilities and services for all town residents.
4. Protect the town's public health and natural environment through proper placement of on-site wastewater disposal systems.

Policies:

1. Continue to provide only limited public facilities and services for residents.
2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
3. Continue to provide support to local volunteer and community organizations through access to the Deer Park Community Center.
4. Continue to provide financial support to the Deer Park Library as a resource to residents.
5. Continue to support the Deer Park Fire Department and First Responders Unit through adequate funding, facilities and equipment.
6. Continue to provide contractual services for residential waste pickup with options for one or two household weekly or monthly choices.
7. Continue to provide a recycling drop-off center for town residents
8. Continue to offer spring and fall white goods, appliance and tire clean up program for town residents.
9. Continue to provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.
10. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the town.
11. Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting and monitoring private on-site wastewater systems and water wells.
12. Continue to work with the Village of Deer Park in the provision of joint services when it will result in better services and/or cost savings.
13. If appropriate, consider implementing town impact fees for new development projects that place a burden on or require the upgrading of town facilities.

TOWN OF HAMMOND

Goal: Community facilities, services and utilities should focus on preserving the quality of life and satisfying core needs for public safety, health, education, social services, recycling, town facilities and recreation at reasonable cost. These facilities and services should support the town goals for land use, growth management and natural resources.

Objectives:

1. Coordinate community facilities and utility systems planning with land use, transportation and natural resources planning.
2. Provide the appropriate level of community services and administrative facilities and practices, while striving for a low tax levy.
3. Protect the lives, property and rights of all residents through intergovernmental cooperation in providing law enforcement, fire and ambulance services.
4. Protect public and environmental health through proper recycling and waste disposal.
5. Support quality and accessible recreation facilities and services and dedicated open space for all residents.
6. Promote the use of existing public facilities and logical expansions to those facilities to serve future development whenever possible.

Policies:

1. Continue to provide limited services for the residents, including recycling, garbage disposal, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).
2. Limit expenditure of public funds and incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban development.
3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
4. Promote the proper approval process and placement of new on-site wastewater systems, and appropriate maintenance and replacement of older systems as a means to protect ground water quality.
5. Continue to work with neighboring communities to provide recreation facilities and opportunities for town residents.
6. Expand the recreation facilities at the town hall.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Coordinate utility and community facility systems planning with land use and transportation systems planning.

Objectives:

1. Provide a limited level of public facilities and services within the town to maintain a low tax levy and the overall character of the town, which is basically a farming community.
2. Promote the use of existing public facilities, and logical expansion to those facilities, to serve future development whenever possible.
3. Provide quality and appropriate parks and recreational facilities and services for all town residents.
4. Protect the town's public health and natural environment through proper siting of on-site wastewater disposal systems in accordance with state and county laws.

Policies:

1. Continue to provide limited services for the residents, including recycling, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).
2. Limit expenditure of public funds and incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban development.
3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
4. Promote the proper approval process and placement of new on-site wastewater systems, and appropriate maintenance and replacement of older systems as a means to protect ground water quality.

TOWN OF STANTON

Goal: Community utilities, town facilities and services will focus on preserving the quality of life and satisfying core needs for public safety, health, education, social services, recycling and recreation to support the town goals for land use, growth management and natural resources.

Objectives:

1. Coordinate community facilities and utility systems planning with land use, transportation and natural resources planning.
2. Provide a limited level of public facilities and services within the town to maintain a low tax levy.
3. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future needs.
4. Encourage quality and accessible recreational facilities and services for all town residents.

Policies:

1. Consider the objectives and policies of this plan to determine whether new town services or expansions may be appropriate in the future.
2. Provide support to local volunteer and community organizations through use of the town facilities.
3. Continue to provide a recycling drop-off center for town residents
4. Provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.
5. Protect the lives, property and rights of all residents through intergovernmental cooperation in providing law enforcement, fire and ambulance services.
6. Work with adjoining municipalities to develop appropriate recreational facilities within the town if feasible.

TRANSPORTATION

The transportation system of St. Croix County is a major factor in both promoting and sustaining the growth and development occurring in the county. Each of the towns in the Heartland project is impacted by a segment of the transportation system. A trend analysis of this evolving transportation system provides insight into the impacts and future transportation needs of these towns.

AIR

- St. Croix County has one publicly owned airport located in the City of New Richmond. The New Richmond Regional Airport (NRRA) opened in 1964; it is the fourth largest in the State of Wisconsin by number of aircraft. It is one of the fastest growing in the Midwest. Over 130 aircraft are based in privately owned hangars. There is a seaplane base with 15 seaplanes in use. In 2004 the airport is scheduled to reconstruct the runway, expand the existing hangar area and add a corporate hangar area. There is no scheduled passenger service at this facility.
- NRRA is home to eight businesses and several business aircraft. The airport contributes over six million dollars per year to the New Richmond area economy.
- State statutes allow the City of New Richmond to utilize its zoning ordinance, subdivision ordinance and building code authority to regulate land use and structure height in areas within a three-nautical-mile radius from the NRRA. The Town of Stanton is impacted by the regulation of airspace surrounding the airport.
- The Minneapolis-St. Paul International Airport, which is approximately 22 miles from the west St. Croix County line and 16 miles from the Hammond exit to Interstate 94, provides scheduled commercial air service.
- The Minneapolis-St. Paul International Airport will continue to provide the primary scheduled passenger air service for the Heartland towns.
- There are a variety of privately owned airstrips throughout the project area.

RAIL

- St. Croix County is served by two railroads with east-west routes, the Union Pacific (UP) and Canadian National (CN).
- The UP Railroad operates the former Chicago-Northwestern (CNW) mainline between Minneapolis-St. Paul and Chicago. This line travels through the towns of Baldwin and Hammond and serves the communities of Hudson, Roberts, Baldwin, Hammond, Woodville and Wilson.
- The CN Railroad operates the former Milwaukee Road/Soo Line, a branch line that provides shipper connections in Minnesota and to the east for the communities of Somerset and New Richmond. The CN traverses the town of Cylon. Utilizing a railroad spur, the train makes one stop in Cylon at the Precision Ag fertilizer plant for freight deliveries on a request basis.
- The mainline connections of the UP route between Minneapolis-St. Paul and Chicago will continue to ensure rail service to communities along this route.

- The availability of service provided by the regional CN rail line is dependent upon the level of shipping generated by individual communities along this route and by access to larger rail systems to the west and east.

PUBLIC TRANSIT

- Existing park and ride lots for cars and van pools are located to provide connections for commuter transit to the Minneapolis-St. Paul Metropolitan Area. The continued growth of the St. Croix County commuting work force warrants investigation of whether additional park and ride lots are needed and where they should be located.
- Park and ride lots serving the Heartland towns are described in the following chart and shown on the map. All lots have security lights and telephones.

Car and Van Pool Lots 2002

LOT	# PAVED STALLS
I-94 - Carmichael Road Interchange	168
I-94/USH 65 Interchange	40
I-94/STH 63 Interchange	33
USH 63/STH 64 East Intersection	15
Total	256

Source: Wisconsin Department of Transportation

- Special transportation services for the elderly and disabled are coordinated through the St. Croix County Department on Aging with their site transportation vans or through volunteer transportation to medical appointments. The 2002 total number of one-way trips was 29,149. These break down in the Heartland towns as follows:

Special Transportation Services 2002

COMMUNITY	ONE-WAY TRIPS
Deer Park	777
New Richmond	6,595
Village of Hammond	398
Village of Baldwin	3,709
Village of Woodville	4,857
Glenwood City	3,196
City of Hudson	6,566
Village of Somerset	2,611
County-wide volunteer transport to medical appointments	440
Total	29,149

Source: St. Croix County Office on Aging

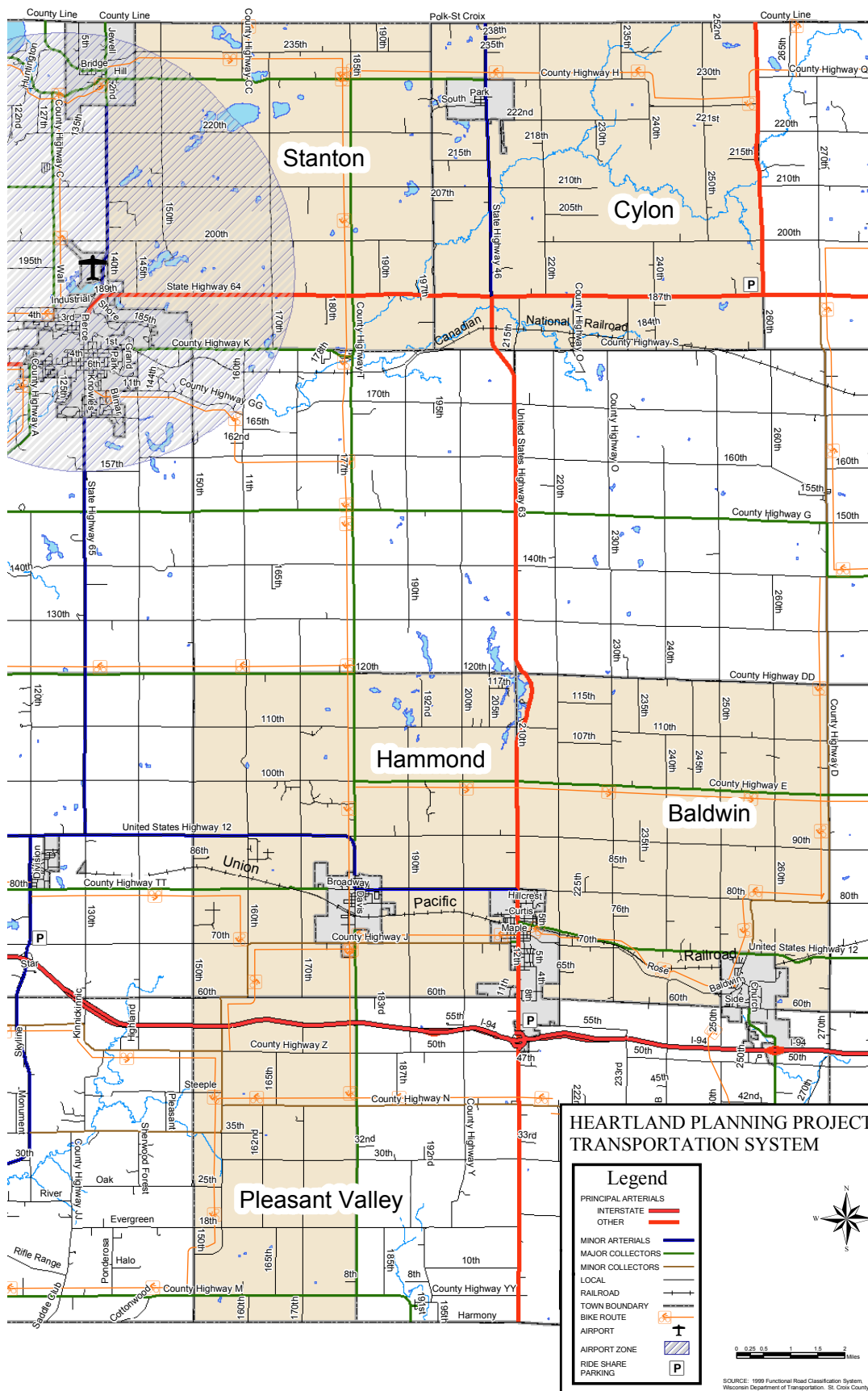
- The City of New Richmond also sponsors a shared-ride taxi service that operates within and up to five miles outside of the city limits, which includes portions of the town of Stanton. The taxi service provided 9,241 rides in 2002 and 4,699 rides in the first six months of 2003.

- The service providers explained that they receive about two requests per day to go beyond the five miles but are prohibited by state program rules from providing a more extensive service. The company is considering offering a county-wide private taxi service, but it may not be cost effective.
- Another service available in St. Croix County is the New Richmond Transport Service that provides non-emergency medical transport between Hudson, New Richmond, River Falls and some hospitals in the Twin Cities. This service is available to anyone for private pay, which can be fairly expensive, or to anyone on medical assistance. The service is not always available due to limited number of vans and the number of calls in an area.
- St. Croix County contributes to the support of the River Falls Shared-Ride Taxi Service, which operates within and up to a five-mile radius outside the city limits of the City of River Falls. In 2002 annual rides were approximately 13,161 in Pierce County and 9,304 in St. Croix County.
- The growing elderly population in St. Croix County will continue to place increasing demands on special transportation services.

BIKEWAY SYSTEM

- St. Croix County prepared a 1995-2015 bicycle transportation plan that proposes a bikeway system of 258 miles throughout the county. This plan should be updated and local communities should participate regarding recommended routes through their communities.
- The proposed bikeway system includes County and town roads in the towns of Baldwin, Cylon, Hammond, Pleasant Valley and Stanton. County-wide it would consist of 187 miles of shared roadways, 52 miles of paved shoulders and 19 miles of bicycle paths/trails.
- The recommended routes in the Heartland Towns are either shared roadways or paved shoulders based on traffic levels, pavement condition and width and shoulder width. Bicycle traffic is allowed on most roadways, but these are recommended as the most direct routes to between locations.
- The recommended bicycle routes are signed but not all improvements have been made. Please see the map.
- Recommended routes through Stanton and Cylon on 235th Street, County Roads H and C/CC connect Star Prairie and Deer Park with New Richmond. Routes on County Road T, E, J and D, and Rose Lane connect Stanton, Cylon, Hammond, Baldwin and Woodville. Routes on 160th, County Roads TT, J, N, W, M and Z connect Pleasant Valley with Roberts and Hammond.
- Only one section of roadway in the Heartland towns was identified as needing improvement. County Road T from STH 64 to County Road J, south of the Village of Hammond should have three to four foot paved shoulders added and signed for bicycle use.
- Because of the increasing popularity of the use of the bicycle for recreational and commuting purposes and the population growth in St. Croix County, the county should pursue the implementation of the proposed bikeway system.

- Given the increase in traffic on county and state roads, the Towns in the Heartland Project should encourage the County to revisit the bicycle transportation plan and reevaluate the safety of the recommended routes. The towns may want to encourage the county to provide signed, paved shoulders when ever county roads are upgraded and where existing facilities can accommodate them to improve the safety and functionality of the system.



COMMUTING PATTERNS

St. Croix County Residents Commuting Patterns By Place of Work

PLACE OF WORK	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990-2000
Minnesota Counties:					
Dakota	549	2.17%	1,025	2.98%	476
Hennepin	1,590	6.28%	2,869	8.33%	1,279
Ramsey	4,261	16.82%	5,173	15.03%	912
Washington	3,302	13.04%	5,245	15.24%	1,943
All Others	238	0.94%	649	1.89%	411
Wisconsin Counties					
Dunn	238	0.86%	306	0.89%	68
Pierce	857	3.38%	1,272	3.69%	415
Polk	359	1.42%	658	1.91%	299
All Others	244	0.96%	368	1.07%	124
Other States	103	0.41%	102	0.30%	-1
Subtotal Outgoing Commuters	11,720	46.28%	17,847	51.84%	5,926
St. Croix County	13,606	53.72%	16,579	48.68%	2,973
Total	25,326	100.00%	34,426	100.00%	8,899

Source: 1990, 2000 U.S. Census.

Commuters to St. Croix County By Place of Residence

PLACE OF RESIDENCE	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990-2000
Minnesota Counties:					
Dakota	75	0.40%	244	0.93%	169
Hennepin	124	0.67%	424	1.62%	300
Ramsey	310	1.66%	524	2.00%	214
Washington	590	3.17%	958	3.66%	368
All Others	179	0.96%	581	2.22%	402
Wisconsin Counties					
Dunn	697	3.74%	1,347	5.15%	650
Pierce	1,836	9.86%	3,154	12.05%	1,318
Polk	842	4.52%	1,542	5.89%	700
All Others	300	1.61%	539	2.06%	239
Other States	68	0.37%	107	0.41%	39
Subtotal Incoming Commuters	5,021	26.96%	9,600	36.67%	4,399
St. Croix County	13,606	73.04%	16,579	64.02%	2,973
Total	18,627	100.0%	26,179	100.0%	7,372

Source: 1990, 2000 U.S. Census

- St. Croix County residents are commuting to jobs outside the county in steadily increasing numbers.
- The number of residents commuting to the Twin Cities Metropolitan Area increased by slightly over 5,900 residents since 1990.
- In 2000, there were more residents working outside St. Croix County than inside.
- From 1990 to 2000, St. Croix County added over 7,000 new jobs within the county. However county residents fill less than half of those jobs. Workers from outside St. Croix County fill over 4,000 of those jobs.

***Heartland Towns Commuting 1990-2000
By Place of Work***

TOWN	YEAR	ST. CROIX COUNTY	% OF TOTAL	OTHER WISCONSIN COUNTIES	% OF TOTAL	WORKED OUTSIDE WISCONSIN	% OF TOTAL	TOTAL
Baldwin	1990	390	79.4	18	3.7	83	16.9	491
Baldwin	2000	384	73.7	23	4.4	114	21.9	521
Cylon	1990	210	66.2	41	12.9	66	20.8	317
Cylon	2000	200	61.2	53	16.2	74	22.6	327
Hammond	1990	354	76.3	7	1.5	103	22.2	464
Hammond	2000	344	63.2	38	7.0	162	29.8	544
Pleasant Valley	1990	114	59.7	8	4.2	69	36.1	191
Pleasant Valley	2000	131	60.4	25	11.5	61	28.1	217
Stanton	1990	379	69.0	34	6.2	136	24.8	549
Stanton	2000	383	66.3	37	6.4	158	27.3	578
St. Croix County	1990	13,606	53.7	1677	6.6	10,043	39.7	25,326
St. Croix County	2000	16,759	48.7	2604	7.6	15,065	43.8	34,428

Source: 1990, 2000 U.S. Census

- From 1990 to 2000, the number of residents commuting to jobs in St. Croix County decreased slightly in the towns of Baldwin, Cylon and Hammond and increased in Stanton and Pleasant Valley.
- The number of residents commuting to jobs in St. Croix County is significantly higher for the Heartland towns than it is for the County as a whole.
- From 1990 to 2000, the number of residents commuting to jobs in other Wisconsin Counties increased slightly in the towns of Baldwin, Cylon and Stanton and increased significantly in Hammond and Baldwin.
- In 2000, the number of residents commuting to jobs outside Wisconsin was very similar to the rate for the whole county.
- During the 1990-2000 timeframe, the number of residents commuting to jobs outside Wisconsin increased in all the Heartland Towns, except Pleasant Valley.
- In 2000, the number of residents commuting to jobs outside Wisconsin was about 10 to 20 percent lower in the Heartland Towns than the rate for all of St. Croix County.

STATE & REGIONAL TRANSPORTATION PLANNING

FUNCTIONAL/JURISDICTIONAL STATUS LOCAL HIGHWAYS

The functional and jurisdictional status of the roadways in the Heartland Project are shown on the map above. The WisDOT determines arterial and major and minor collector road status.

- Principal arterials include Interstate Highway 94, U.S. Highway 63 and State Highway 64.
- Minor arterials include U.S. Highway 12 from Hammond to Baldwin, and State Highways 65 and 46.
- Major collectors include U.S. Highway 12 from Baldwin to Woodville and beyond and County Highways H, T, K, G, E, TT, and M.
- Minor collectors include County Highways D, J and N.
- All other county and town roads have local functional status regardless of which municipality has jurisdictional status.

AVERAGE DAILY TRAFFIC AND TRAFFIC FORECASTS

Heartland Towns AADT 1994-2000 By Roadway Segment

Roadway	Average Daily Traffic		
	1994	1997	2000
I-94, Pleasant Valley	25,000	26,000	36,000
I-94, Baldwin	26,000	25,000	30,000
USH 63, Baldwin/Hammond	4800	5400	6100
USH 63, Cylon	3300	3200	3200
USH 12, Baldwin	2500	2900	2700
USH 12, Hammond	2100	2700	3300
STH 64, Cylon	3800	4100	4400
STH 64, Stanton	5000	4000	5400
STH 65, Star Prairie	5100	4600	4200
STH 46, Deer Park	3600	3900	3900
STH 46, Cylon	3000	3000	3400
CTH D, Baldwin	700	800	900
CTH H, Stanton	1200	1200	1600
CTH J, Hammond	960	1200	1200
CTH K, Stanton	1200	1100	1100
CTH T, Stanton	1100	1600	1800
CTH T, Hammond	1300	1500	1800
CTH T, Pleasant Valley	1000	1300	1300

Source: Wisconsin Highway Traffic Volume Data 1994, 1997 and 2000.

- Annual Average Daily Traffic counts for federal, state and county roadways within the Heartland project are shown on the map below. These traffic counts are taken from the

Wisconsin Department of Transportation's 2002 Wisconsin Highway Traffic Volume Data, published May 2003. The data was collected from the years 2000, 2001 and 2002. In St. Croix County the data is from 2000. Please see the map below.

- After Interstate 94, USH 63 is the most heavily traveled route in the Heartland project. Annual Average Daily Traffic (AADT) on USH 63 ranges from a high of 12,000 vehicles through the Village of Baldwin to a low of 3200 vehicles north of STH 64.
- Traffic on STH 64 is also busy ranging from 5400 AADT east of New Richmond to 1100 east of USH 63.
- The most heavily traveled county road is T, with a high of 3100 AADT at the I-94 exit to 1000 AADT in Pleasant Valley below CTH N.
- DOT traffic projections for the USH 63 corridor from Baldwin to the St. Croix County line increase approximately 1.7% annually. Traffic numbers are expected to reach 3500 to 6600 AADT in 2005, 4100 to 7700 in 2015 and 4700 to 8700 AADT in 2025.
- DOT traffic projections for the STH 64 corridor from New Richmond to U.S. 63 North increase approximately 1.5% to 1.7% annually, according to WDOT STH 64 Corridor Study prepared by Strand Associates Inc. Traffic is projected to reach 5300 to 6600 AADT in 2012 and 6400 to 7800 AADT in 2022.

HIGHWAY INVESTMENTS

Highway projects that are currently programmed by State and County Highway Departments to address highway improvement needs reflect a substantial investment in the highway infrastructure in St. Croix County and the Heartland Towns.

- Wisconsin Department of Transportation (WDOT) has spent the last year evaluating and creating a 15 to 20 year improvement and corridor preservation plan for United States Highway (USH) 63 from Interstate 94 to State Trunk Highway (STH) 64. The study scope includes short-term improvements such as passing lanes, and long-term improvements, such as conversion to a four-lane expressway and/or freeway and construction of a new segment of roadway to bypass the Village of Baldwin. Alternative locations for a potential bypass are being evaluated and the DOT is working with the Village of Baldwin and Town of Baldwin on alternatives to preserve a bypass corridor, once one is selected.
- WDOT is investigating potential long-term improvements to the STH 64 corridor from STH 65 to CTH D and for the USH 63 corridor from STH 64 to the Polk County line. The main purpose of the study is to preserve and enhance the regional mobility of the study corridors.
- DOT has been working with the Village of Roberts and Town of Warren to identify a preferred route for a possible relocation of STH 65, which would bypass Roberts on its east side. The village and town are considering various methods of corridor preservation.
- Conversion of STH 35/64 to a four-lane expressway is underway for completion by 2006 from the Stillwater Bridge approach to Somerset to New Richmond. WIS 64 is a major east-west travel corridor in St. Croix County. It joins WIS 35 near Somerset to serve interstate, interregional and local traffic between Houlton, Somerset and New Richmond.
- A traffic study will evaluate the need for two more traffic lanes on Interstate 94 from USH12 to STH 65.

- During 2003/2004 four lanes will be added to USH 12 from Interstate 94 to CTH U.
- In 2004 the I-94 St. Croix River westbound bridge will be resurfaced and expanded to include an additional lane. The bicycle/pedestrian sidewalk will be relocated to the eastbound bridge.
- A diamond interchange will be constructed at the High Ridge Road intersection on STH 35 in Town of Troy in 2004, with traffic circles scheduled for 2005.
- The St. Croix County Highway Department's six-year highway improvement program identifies about \$9.5 million for countywide highway work to be performed between 2004 and 2010. These projects include widening, minor reconstruction, major reconstruction and simply base improvement.
- County trunk highway projects identified as needing improvements within the Heartland towns include: CTH H from Star Prairie to CTH CC, CTH K from New Richmond to CTH T, the south half of CTH GG, CTH E from CTH T to USH 63, and CTH D from CTH DD to CTH E.

TRUCKING & WATER TRANSPORTATION

Trucking transportation services were not dealt with separately by the Heartland Towns as they are covered by the town, county and state road systems. There are no water transportation services in any of these towns or in St. Croix County. The nearest is the Mississippi River.

REGIONAL TRANSPORTATION SYSTEMS

All state and regional transportation system plans have been taken into account and evaluated by the affected Heartland Town or Towns.

TRANSPORTATION GOALS, OBJECTIVES & POLICIES**TOWN OF BALDWIN**

Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.

Objectives:

1. Ensure transportation system improvements are coordinated with land development desires.
2. Maintain a cost effective level of service.
3. Continue to support agricultural use of the transportation system.
4. Coordinate multi-jurisdictional transportation system improvements and maintenance.

Policies:

1. Continue to update and implement the Pavement Assessment Surface Evaluation Report (PASER) program to provide for the upgrading and maintenance of town roads.
2. Work, both as a town and with the county, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.
4. Continue posting weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.
5. Work with county, state and private landowners in ensuring that road-right-of-ways are clear of visual obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.
6. Consider requiring developers to provide bonds to repair damage to town roads caused by construction traffic.
7. Remove the signs and recommended bike route from Rose Lane because of safety concerns and work with the county and adjoining municipalities to find an alternate route.
8. Continue to communicate and work with the Wisconsin DOT on the USH 63 corridor preservation project.

TOWN OF CYLON

Goal: Cylon's transportation system should provide for the efficient and safe movement of people and goods; serve the planned land use pattern; minimize negative impacts such as congestion, noise and air pollution and meet the needs of multiple users and transportation modes.

Objectives:

1. Ensure that transportation system improvements are coordinated with land development desires.
2. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Cylon area.
3. Provide for adequate road capacities and road conditions.
4. Consider the development of transportation system improvements for biking, hiking and other transportation modes.
5. Preserve the scenic value along certain roadways to protect and enhance Cylon's rural character.



Scenic roads such as this are an important element in Cylon's rural character.

Policies:

1. Continue to work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of town roads.
2. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Work with the county, state and private landowners in ensuring that road right-of-ways are clear of visual obstacles, particularly at road intersections.
4. Continue posting weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.
5. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.
6. Discourage large amounts of "side of the road" development on State and County highways to prevent congestion and preserve rural character.
7. Encourage bicycle traffic to utilize less traveled town and county roadways.

8. Consider moving the recommended bike route from CTH H between 200th Street, Deer Park and 220th Street to 200th Street going south to South Street West and into the Village of Deer Park. From the Village of Deer Park consider moving the bicycle route to 222nd Avenue to the west and to 220th Street to the north. The recommended bicycle route would continue on CTH H at 220th Street. These changes would provide a better, safer connection into and out of the Village of Deer Park than CTH H and STH 46.
9. Request that the Village of Deer Park consider placing bicycle signage on South Street West to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park. This signage would coordinate with the changes to the Town's recommended bicycle route.
10. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
11. Consider improvements such as a paved shoulder and signage to provide a north-south bike route in the town. The Town should consider the route on 250th Street to 200th Avenue to 240th Street. If the town decided to pave these roads, at that time, the plan commission and town board could evaluate the cost and desirability of providing bicycle improvements.
12. Update, as necessary, standards for development of local and county roads to safely serve multiple functions while retaining rural character.
13. Plan for the extension of town roads and other arterial and collector streets as necessary to complete connections, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas.
14. Consider planning and implementing a network of interconnected new roads to control highway access, preserve rural character, improve access to new development, minimize extensive road construction and decrease road maintenance costs.
15. If appropriate, consider implementing town road impact fees for new development projects that place a burden on or require the upgrading of town roads.



TOWN OF HAMMOND

Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.

Objectives:

1. Ensure transportation system improvements are coordinated with land development desires.
2. Provide for adequate road capacities and road conditions.
3. Support the development of facilities that accommodate biking, hiking, and other modes of transportation.

Policies:

1. Continue to update and implement the Pavement Assessment Surface Evaluation Report (PASER) program to provide for the upgrading and maintenance of town roads.
2. Work, both as a town and with the county, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.
4. Discourage “side of the road” residential and commercial development on State and County highways to prevent congestion and preserve rural character.
5. Work with county, state and private landowners in ensuring that road-right-of-ways are clear of visual obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.
6. Enforce weight restrictions on existing town roads and consider weight limits when reviewing development proposals.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.

Objectives:

1. Ensure transportation system improvements are coordinated with land development desires.
2. Provide for adequate road capacities and road conditions.
3. Support the development of facilities that accommodate biking, hiking, and other modes of transportation appropriate to the character of Pleasant Valley.

Policies:

1. Continue to update and implement the PASER program to provide for the upgrading and maintenance of town roads.
2. Work, both as a town and with the county, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.
4. Support access control and rural character objectives by encouraging development design that is screened from public road view.
5. Accommodate bicycle traffic on town and county roadways.
6. Work with county, state and private landowners in ensuring that road-right-of-ways are clear of visual obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.
7. Enforce weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.

TOWN OF STANTON

Goal: Stanton's transportation system should provide for the efficient and safe movement of people and goods serving the planned land use pattern and minimize negative impacts such as congestion, noise and air pollution.

Objectives:

1. Ensure transportation system improvements are coordinated with land development objectives.
2. Provide for safe and adequate road capacities and road conditions.
3. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Stanton area.
4. Encourage the development of facilities that accommodate biking, hiking, and other modes of transportation appropriate to the character of Stanton.

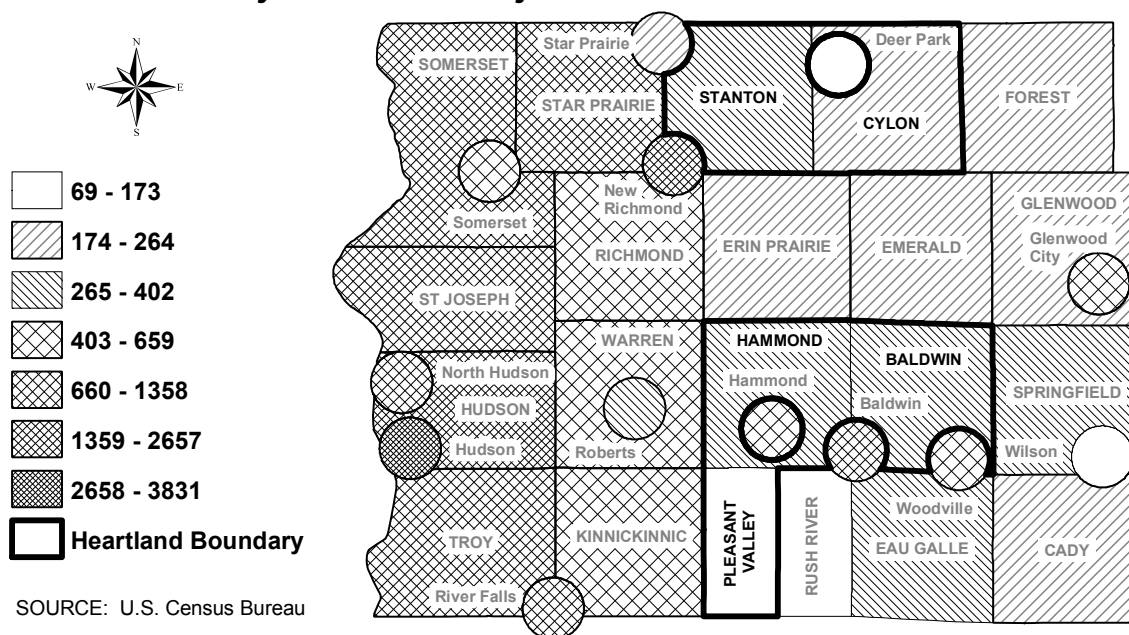
Policies:

1. Continue to work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of town roads.
2. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Require developers to provide bonds to repair damage to town roads caused by construction traffic.
4. Attempt to minimize the negative impacts of proposed transportation facility expansions by implementing town road impact fees for any new development projects that place a burden on or require the upgrading of town roads or create a need for new town roads.
5. Consider moving the recommended bike route from CTH H between CTH T to 200th Street to 235th Street and 200th Street going into Deer Park.
6. Request that the Town of Cylon also consider relocating their recommended bicycle route to 200th Street and coordinate any signage changes with the Town of Cylon and Village of Deer Park.
7. Work with WisDOT on its efforts to limit access onto Highway 64/63, without limiting access over or under that highway.

HOUSING

HOUSING SUPPLY

Total Housing Units - 2000 St. Croix County - Heartland Project

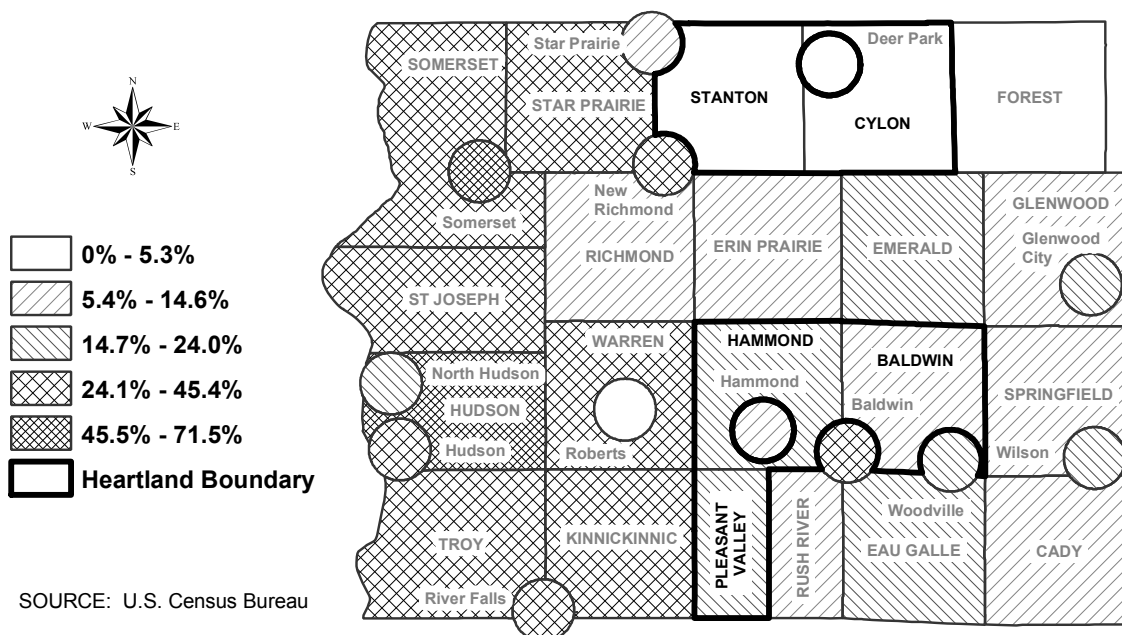


Total Housing Units - 1970 to 2000 Heartland Towns and Neighboring Communities

TOWN	1970	1980	1990	2000	AVG PER Yr 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
Baldwin	250	278	288	315	2.2	11.2	3.6	9.4
Cylon	181	228	227	232	1.7	26.0	-0.4	2.2
Hammond	200	251	271	318	3.9	25.5	8.0	17.3
Pleasant Valley	87	110	128	150	2.1	26.4	16.4	17.2
Stanton	263	340	353	363	3.3	29.3	3.8	2.8
Eau Galle	210	280	269	320	3.7	33.3	-3.2	19.0
Emerald	163	191	203	244	2.7	17.2	6.3	20.2
Erin Prairie	128	197	208	234	3.5	53.9	5.6	12.5
Rush River	119	153	151	173	1.8	28.6	-1.3	14.6
V. Baldwin	522	678	822	1144	20.7	29.9	21.2	39.2
V. Deer Park	79	90	98	94	0.5	13.9	8.9	-4.1
V. Hammond	267	367	406	438	5.7	37.5	10.6	7.9
C. New Richmond	1223	1665	2025	2657	47.8	36.1	21.6	31.2
V. Star Prairie	122	163	201	215	3.1	33.6	23.3	7.0
St. Croix	10,376	14,710	18,519	24,265	463.0	41.8	25.9	31.0

Source: U.S. Census Bureau 1970-2000 Summary File 1

Percent Change in Total Housing Units - 1990 to 2000
St. Croix County - Heartland Project



- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 units per year was constructed in St. Croix County.
- The Heartland Towns experienced the fastest housing growth in the 1970's and the lowest in the 1980's. This can generally be attributed to cyclical economic trends during those decades.
- During the 1970's, the housing unit growth rates in the Heartland Towns was below the County's but still strong, especially in the towns of Cylon, Hammond, Pleasant Valley and Stanton.
- During the 1980's the housing unit growth rates in the Heartland Towns dropped significantly, except Pleasant Valley where it dropped but the decrease was not as great.
- During the 1990's the housing unit growth rates climbed in two of the Heartland Towns, Baldwin and Hammond and stabilized in Pleasant Valley. The rates stayed very low in Cylon and Stanton.
- Overall the housing unit growth rates in the Heartland towns generally reflect changes in the farm population, a decline in large farm families, an increase in farm size and an aging farming population.

Housing Unit Types as a Percent of Total Units - 1990 to 2000
Heartland Towns

TOWN	YEAR	PERCENT OF TOTAL UNITS		
		SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME
Baldwin	1990	94.4%	0.3%	5.2%
Baldwin	2000	97.4%	0.0%	2.6%
Cylon	1990	88.5%	0.9%	10.6%
Cylon	2000	94.4%	1.3%	4.3%
Hammond	1990	92.3%	3.0%	4.8%
Hammond	2000	97.6%	1.8%	0.6%
Pleasant Valley	1990	88.3%	9.4%	2.3%
Pleasant Valley	2000	88.1%	9.1%	2.8%
Stanton	1990	82.4%	2.5%	15.0%
Stanton	2000	88.9%	1.5%	9.5%
St. Croix County	1990	76.0%	18.0%	6.0%
St. Croix County	2000	76.7%	18.6%	4.7%

Source: U.S. Census Bureau Summary File 3.

- Approximately 88 percent or more of housing in the Heartland Towns is single family; this is 15 percent higher than the county as a whole.
- From 1990 to 2000, the percentage of single family increased to over 97 percent in Baldwin and Hammond; Cylon increased to 94 percent, while Pleasant Valley stayed close to the same and Stanton increased slightly to 89 percent.
- From 1990 to 2000 the percentage of single-family housing has increased relative to multifamily and mobile homes in the Heartland towns, while it has generally remained constant in the whole county.
- During this period the percentage of multi-family structures generally decreased slightly in all the towns except Cylon and Pleasant Valley and the percentage of mobile homes has decreased significantly in all the towns except Pleasant Valley.
- The mobile home units were probably replaced with single-family housing during this timeframe.

HOUSING OCCUPANCY

Occupied Housing Unit by Tenure – 2000 *Heartland Towns*

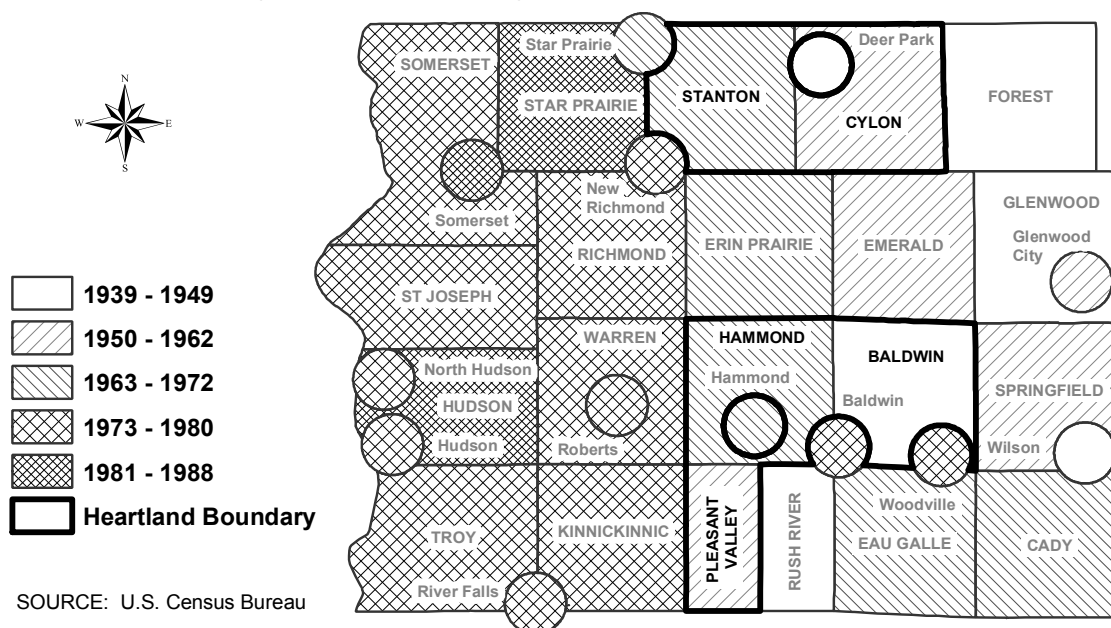
TOWN	OCCUPIED HOUSING UNITS			PERCENT OF TOTAL UNITS		VACANT UNITS
	TOTAL	OWNER	RENTER	OWNER OCCUPIED	RENTER OCCUPIED	
Baldwin	307	291	16	94.8%	5.2%	8
Cylon	227	202	25	89.0%	11.0%	5
Hammond	314	286	28	91.1%	8.9%	4
Pleasant Valley	145	109	36	75.2%	24.8%	5
Stanton	352	303	49	86.1%	13.9%	11
All County Towns	11,017	10,027	990	91.0%	9.0%	426
St. Croix County	23,410	17,881	5,529	76.4%	23.6%	855

Source: U.S. Census Bureau Summary File 1

- In the Towns of Cylon, Hammond and Stanton, rental units account for about 10 percent of the total housing stock.
- The Town of Stanton has the greatest number of rental units with 49.
- Town of Baldwin has the fewest rental units available of the towns in the Heartland project.
- Pleasant Valley with the fewest number of housing units available has the second largest number and the highest percentage of rental units. The Town's percentage is slightly higher than St. Croix County.
- Except for Pleasant Valley the percent-of-owner occupied housing units for the Heartland Towns is similar to percent-of-owner occupied housing for all towns in the County.
- Most of the towns have very few vacant housing units; only the Town of Stanton has a significant number with 22, which is about 6 percent of the Town's total housing supply.
- Towns have a higher percentage of owner-occupied housing than the county as a whole.

HOUSING STOCK ASSESSMENT

Median Year Housing Units Built - 2000 St. Croix County - Heartland Project



Percent of Housing Units by Year of Construction – 2000 Heartland Towns

TOWN	MEDIAN	PERCENT OF TOTAL UNITS				
		PRE 1960	1960-1969	1970-1979	1980-1989	1990-1999
Baldwin	1947	52.6	10.2	15.1	8.6	13.5
Cylon	1962	48.5	7.8	19.5	8.6	15.6
Hammond	1967	45.1	6.7	17.1	11.9	19.2
Pleasant Valley	1959	50.3	3.5	17.5	8.4	20.3
Stanton	1967	37.5	17.3	29.4	3.0	12.8
St. Croix	1977	28.5	8.0	19.8	16.6	27.1

Source: U.S. Census Bureau 1970-2000 Summary File 3

- In 2000, the median construction year for housing units throughout St. Croix County was 1977.
- The median housing age countywide is approximately 10 years more recent than most of the Heartland Towns. The difference is due to the greater amount of new construction in the western half of the county.
- Based on the median age, the majority of the housing in the Town of Baldwin was constructed prior to 1950. Baldwin's housing is generally older than that found in the surrounding communities.
- As shown by the median age and percentage, the majority of housing in Cylon and Pleasant Valley was constructed prior to 1960.

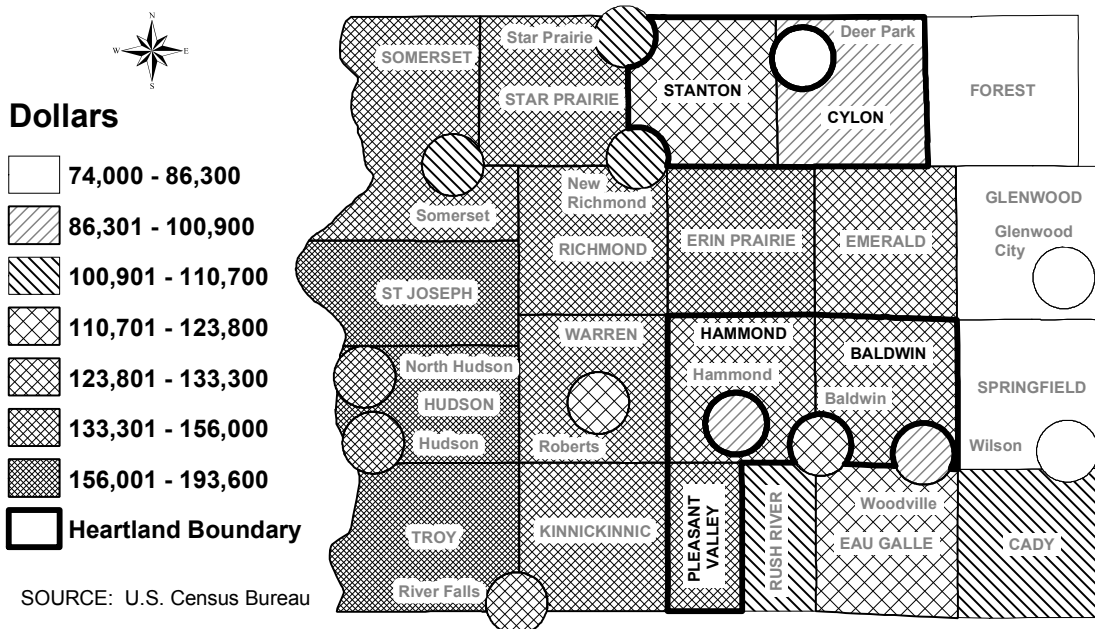
- As shown by the median age and percentage, the majority of the housing in the towns of Hammond and Stanton was constructed prior to 1970.
- The housing starts in all the Heartland Towns decreased significantly in the 1980's. This was probably due to higher interest rates.
- The Town of Stanton saw the single highest increase in housing with about 29 percent, during the 1970's.
- The Town of Pleasant Valley had the slowest decade during the 1960's, when about 4 percent were constructed.

***Housing Value Owner-occupied Units -- 2000
Heartland Towns***

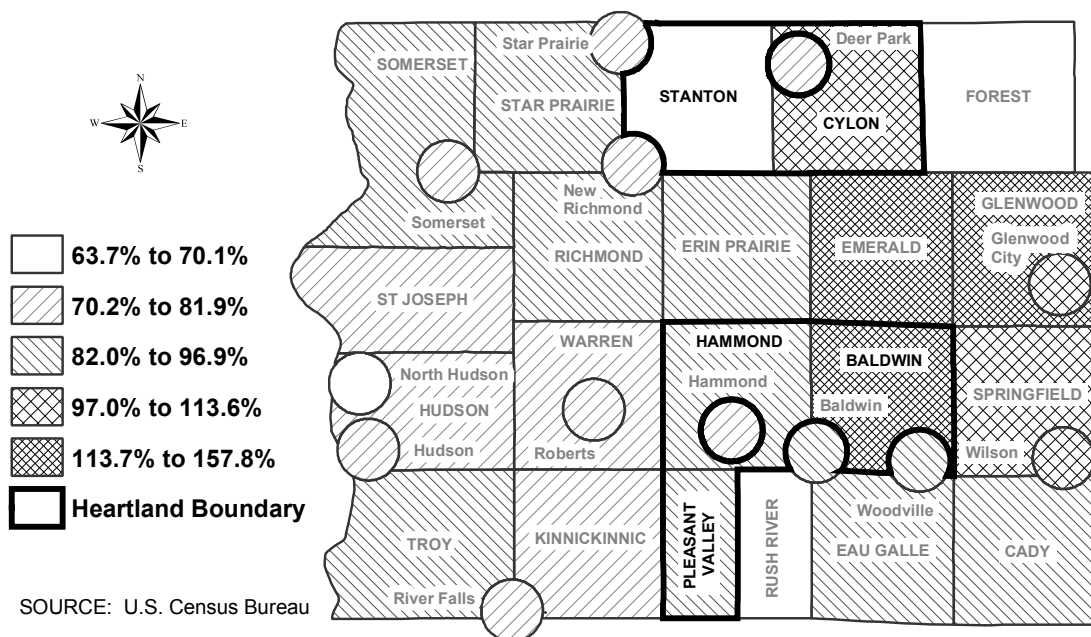
TOWN	PERCENT OF TOTAL UNITS						
	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 TO \$199,999	\$200,000 TO \$299,999	\$300,000 TO \$499,999	\$500,000 OR MORE
Baldwin	3.6%	20.0%	44.5%	23.6%	8.2%	0.0%	0.0%
Cylon	13.4%	35.8%	46.3%	4.5%	0.0%	0.0%	0.0%
Hammond	3.3%	18.2%	41.4%	27.1%	7.2%	1.1%	1.7%
Pleasant Valley	6.7%	3.3%	46.7%	23.3%	20.0%	0.0%	0.0%
Stanton	3.3%	23.9%	49.4%	15.6%	7.8%	0.0%	0.0%
St. Croix County	2.0%	19.7%	35.6%	23.8%	14.0%	4.1%	0.7%

Source: U.S. Census Bureau Summary File 3 Specified

***Median Housing Unit Value - 2000
St. Croix County - Heartland Project***

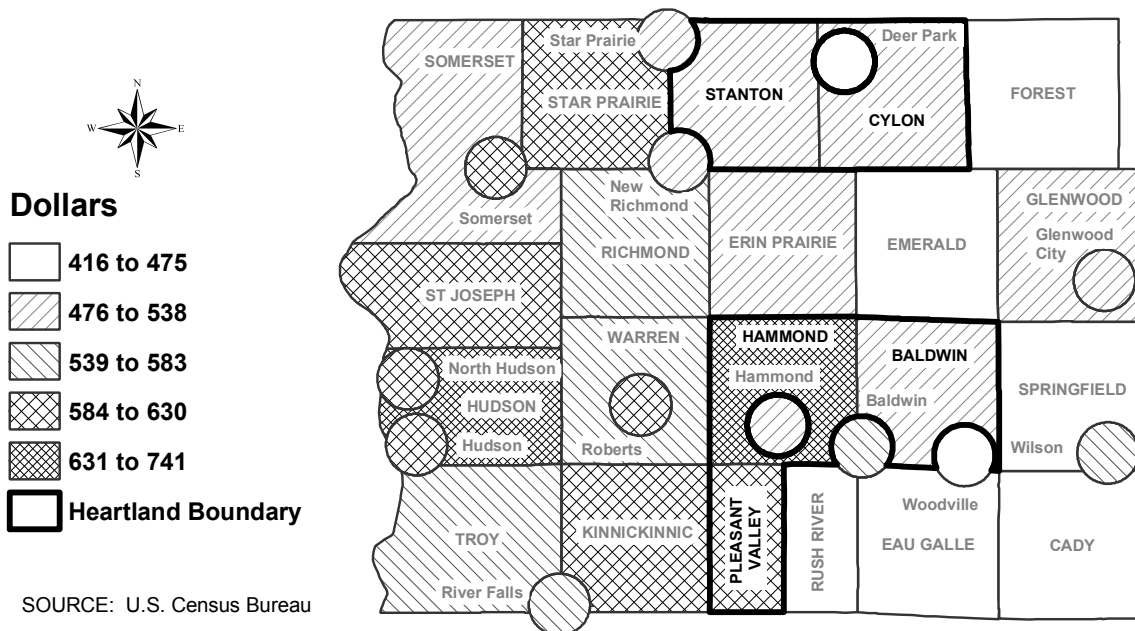


**Percent Change Median Housing Unit Value - 1990 to 2000
St. Croix County - Heartland Project**



- The median housing unit value in St. Croix County in 2000 was \$139,500.
- The Towns of Hammond, Baldwin, Cylon and Stanton are generally below the County median value for 2000.
- The Town of Pleasant Valley is quite a bit higher than the County median.
- From 1990 to 2000, housing unit values changed dramatically in the Towns of Baldwin and Cylon where the actual changes were over 100 percent.
- However, there were significant increases in value in all the Heartland towns with even the lowest increase, Stanton, being over 65 percent.
- Baldwin and Cylon saw the greatest percentage increases in housing values because of lower housing values in 1990 and greater demand for housing since 1990.

Median Housing Unit Rent - 2000
St. Croix County - Heartland Project

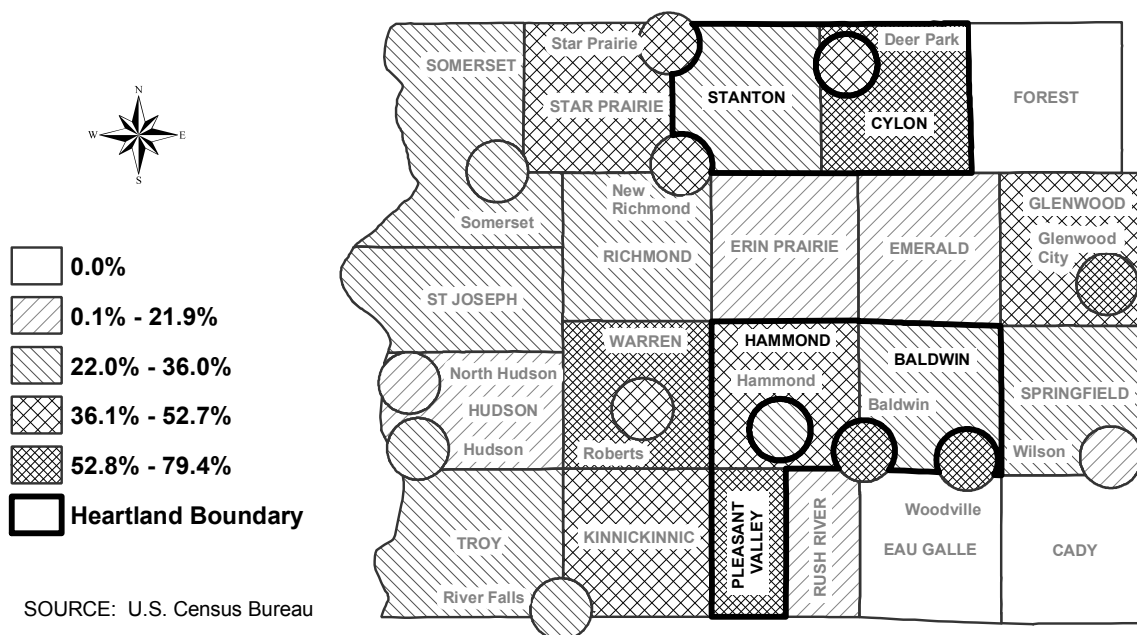


Gross Rent Costs Per Housing Unit -- 2000
Heartland Towns

TOWN	MEDIAN	PERCENT OF TOTAL UNITS					
		<\$200	\$200 TO \$299	\$300 TO \$499	\$500 TO \$749	\$750 TO \$999	\$1,000 OR MORE
Baldwin	\$506	18.2%	0%	27.3%	36.3%	0.0%	18.2%
Cylon	\$525	0.0%	16.7%	33.3%	50.0%	0.0%	0.0%
Hammond	\$675	0.0%	10.0%	35.0%	10.0%	35.0%	10.0%
Pleasant Valley	\$592	0.0%	0.0%	26.3%	73.3%	0.0%	0.0%
Stanton	\$528	0.0%	0.0%	36.4%	63.6%	0.0%	0.0%
St. Croix County	\$587	4.8%	7.4%	19.5%	46.2%	16.6%	5.0%

Source: U.S. Census Bureau Summary File 3

**Percent Change Median Housing Unit Rent - 1990 to 2000
St. Croix County - Heartland Project**



- The County median housing unit gross rent is \$587, which is higher than Stanton, Baldwin and Cylon. It is close to Pleasant Valley's and lower than Hammond's.
- The Town of Hammond has the highest median housing unit rent, \$675, and the Town of Pleasant Valley has the second highest, \$592, for 2000.
- Generally the rental costs in the Town of Hammond reflect the fact that the majority of rental units are larger, older homes with acreage that may be more costly to rent, heat and maintain than a newer or smaller rental unit within a duplex or larger structure.
- These rental costs generally reflect the proximity to the interstate highway system and the job market.
- Rental costs have increased substantially in St. Croix County and also in the Heartland Towns.
- Between 1990 and 2000, the towns of Pleasant Valley and Cylon saw the greatest increase in rental cost, well over 50 percent.
- The Towns of Baldwin and Stanton had the slowest rental increases, around 30 percent, during the same timeframe.
- The increasing costs of rentals have affected the affordability and availability of housing in all the Heartland towns.

HOUSING AFFORDABILITY

Monthly Ownership Costs as a Percent of Household Income – 1999 **Heartland Towns**

TOWN	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY						NOT COMPUTED*
	<15%	15.0%- 19.9%	20.0%- 24.9%	25.0%- 29.9 %	30.0%- 34.9%	35.0% OR >	
Baldwin	42.7%	20.0%	20.9%	5.5%	3.6%	7.3%	0.0%
Cylon	32.8%	35.8%	6.0%	11.9%	0.0%	13.4%	0.0%
Hammond	33.7%	9.9%	18.8%	7.7%	9.4%	18.8%	1.7%
Pleasant Valley	40.0%	40.0%	13.3%	6.7%	0.0%	0.0%	0.0%
Stanton	35.2%	26.4%	13.2	12.1%	1.1%	11.0%	1.1%
All County Towns	32.4%	22.1%	18.3%	9.5%	5.3%	12.4%	0.0%
St. Croix County	33.5%	21.2%	17.1%	10.5%	5.6%	11.9%	0.1%
State of Wis.	36.8%	19.7%	15.5%	9.8%	5.8%	12.0%	0.0%

Source: U.S. Census Bureau Summary File 3 Specified

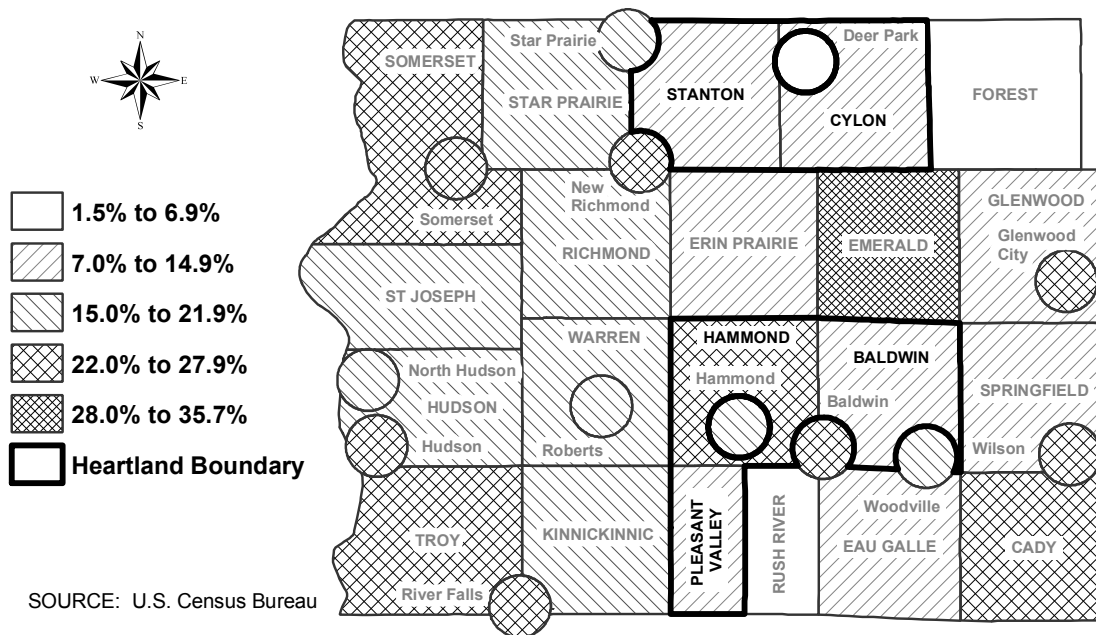
Gross Rent as a Percent of Household Income – 1999 **Heartland Towns**

TOWN	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY						NOT COMPUTED*
	<15%	15.0%- 19.9%	20.0%- 24.9%	25.0%- 29.9 %	30.0%- 34.9%	35.0% OR >	
Baldwin	30.7%	38.5%	0.0%	15.4%	0.0%	0.0%	15.4%
Cylon	23.1%	19.2%	15.4%	11.5%	0.0%	0.0%	30.8%
Hammond	29.2%	8.3%	12.5%	8.3%	8.3%	16.7%	16.7%
Pleasant Valley	26.9%	11.5%	11.5%	0.0%	15.4%	7.7%	26.9%
Stanton	17.9%	30.8%	0.0%	15.4%	5.1%	10.3%	20.5%
All County Towns	26.4%	15.7%	9.0%	9.3%	5.6%	21.4%	12.6%
St. Croix County	21.7%	16.9%	15.4%	11.2%	6.7%	24.0%	4.2%
State of Wis.	21.1%	16.7%	14.2%	10.6%	6.9%	25.4%	5.2%

Source: U.S. Census Bureau Summary File 3 Specified

*Not Computed refers to

**Percent of Total Occupied Households Spending 30 Percent or More
Income on Housing Costs - 1999
St. Croix County - Heartland Project**



- Generally, housing costs in the Towns of Stanton, Cylon, Pleasant Valley and Baldwin are more affordable because between 7 and 15 percent of households spend 30 percent or more of their income on a mortgage or rent.
- Generally housing costs in the Town of Hammond are less affordable because approximately 25 percent of households must spend 30 percent or more of monthly income on a mortgage or rent. This is generally higher than most of the surrounding communities.
- It is probable that an inadequate supply of housing has increased housing ownership costs causing more households to spend over 30 percent of their income for housing.

HOUSING PROGRAMS

Several regional, state and federal programs and funding sources are available to assist towns and residents in providing housing maintenance and rehabilitation.

The West Central Wisconsin Community Action Agency, Inc., (WEST CAP) provides assistance with housing issues in Barron, Chippewa, Dunn, Pepin, Pierce, Polk and St. Croix counties. The agency is located in Glenwood City. WEST CAP works through two main programs, Families In Transition (FIT) and HomeWorks Community Housing Development (CHD). FIT deals with the problems of families in housing crisis and seeks to stabilize housing situations. HomeWorks CHD deals with the development, construction and management of affordable rental housing.

The following list provides a brief description of the WESTCAP and state and federal programs and funding sources that are available:

- ***Families In Transition (FIT):*** The Families in Transition program carries out West CAP's strategies to help the persons-- individuals and families -- who are struggling with the effects of the housing crisis. These are people who are at risk of eviction or foreclosure, families experiencing homelessness and families needing assistance to maintain permanent housing. WEST CAP's goal is housing stability through:
 - Rent Assistance: One-time partial payment of rent, mortgage or utilities of households at risk of eviction, foreclosure or shut-off.
 - Short-term case management, including budget counseling and housing stabilization plans: Case management assistance to families receiving rent assistance, focused on immediate financial remedies, referrals to supportive services and planning to achieve housing stability.
 - Transitional Housing: Through enrollment in the Supportive Housing Program and residency in either short-term transitional apartments maintained by WEST CAP or long-term housing leased by West CAP, up to 18 months.
 - Supportive Services: Help with issues of health, physical and mental, including AODA; transportation; childcare; and employment.
 - Long-term Case Management: Regular, consultative meetings with SHP clients supporting planning and actions to develop financial and housing stability.
 - Section 8 Housing Assistance Payments: Housing certificates to help clients pay Fair Market Rents for housing that meets HUD Housing Quality Standards (HQS). The program conducts inspections to assure HQS. Certificates pay the difference between 30 percent of income and the Fair Market Rent.)
 - Family Self-Sufficiency Certificates in the Section 8 Program: For clients who voluntarily enroll in a program to freeze housing assistance and save increases in payment responsibility that would normally occur.
 - First-time Homebuyer Assistance: Grants or loans of \$3,000 for down-payment assistance and/or closing costs for first-time home purchases financed through cooperating financial institutions.
- ***HomeWorks Housing Preservation Program:*** The Housing Preservation Program originated as the Weatherization Program in 1974 and has evolved over 29 years to become the whole-house energy conservation, repair and lead hazard reduction program now known as Housing Preservation. It is West CAP's strategy to help families reduce housing costs, maintain their assets and for elderly homeowners to maintain residency in their homes. Housing Preservation performs all of the following services:

- Housing Audits, including depressurization testing, to determine baseline energy performance and identify specific needs;
 - Work orders, specifications and material lists;
 - Installation of energy conservation materials and equipment, including insulation, caulking, windows, furnaces, refrigerators and lighting;
 - Lead-hazard reduction in pre-19** homes where children are present;
 - Housing rehabilitation for health and safety purposes, including accessibility for persons with disabilities; and
 - Homeowner education.
 - The Housing Preservation program maintains an inventory of frequently used materials. A fleet of trucks is used to transport technicians and materials to work sites.
- *Community Development Block Grant (CDBG)*: The CDBG program provides grants to local governments for housing rehabilitation programs that primarily benefit low and moderate-income households. Using CDBG funds, communities may establish rehabilitation loans or grants to assist owner occupants with repairs. In Wisconsin the Department of Administration's Bureau of Housing administers the CDBG program. Any Wisconsin rural county, city, village or town with a population of less than 50,000 residents is eligible to apply for grant funding. In 2000, the estimated funding amount for the CDBG program was approximately \$7.5 million. The application deadline is typically in September.
 - *Home Investment Partnership Program (HOME)*: The HOME program tries to expand the supply of affordable housing, especially rental housing, to very-low income and low-income families. In Wisconsin, the Department of Administration's Bureau of Housing administers the HOME program. Grant awards typically find down payment assistance for home buyers, weatherization related repairs, rental rehabilitation, accessibility improvements and rental housing development. In 2000, the estimated funding amount for the HOME program was approximately \$12.5 million. The application deadline is typically in May.
 - *Low Income Energy Assistance Program (LIEAP)*: This state-administered program provides payments to utility companies or individuals upon billing to help pay for home heating costs in winter. This program is funded by both the state and federal governments, and is only available to individuals below 150 percent of the federal poverty level. Funds are administered through an application process.
 - *Property Tax Deferral Loan Program (PTDL)*: This State-administered program provides loans to low and moderate income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.
 - *Low Income Housing Tax Credit Program*: This program is administered by the Wisconsin Housing and Economic Development Authority (WHEDA). The program encourages affordable housing development by providing private investors with income tax credits when they invest in low-income housing development. Tax credits are allocated to housing projects on a competitive basis. Local government support is an important factor in the award of tax credits.
 - *Housing Cost Reduction Initiative (HCRI)*: This state-administered program provides funding to local public and non-profit agencies throughout Wisconsin to reduce housing costs for low- and moderate-income households. Funds are administered through an application process, which is competitive. Eligible activities can include emergency rental aid, down payment assistance, homeless prevention efforts and related housing initiatives.

In 2000, the estimated funding amount was approximately \$2.8 million. Applications are typically due in February.

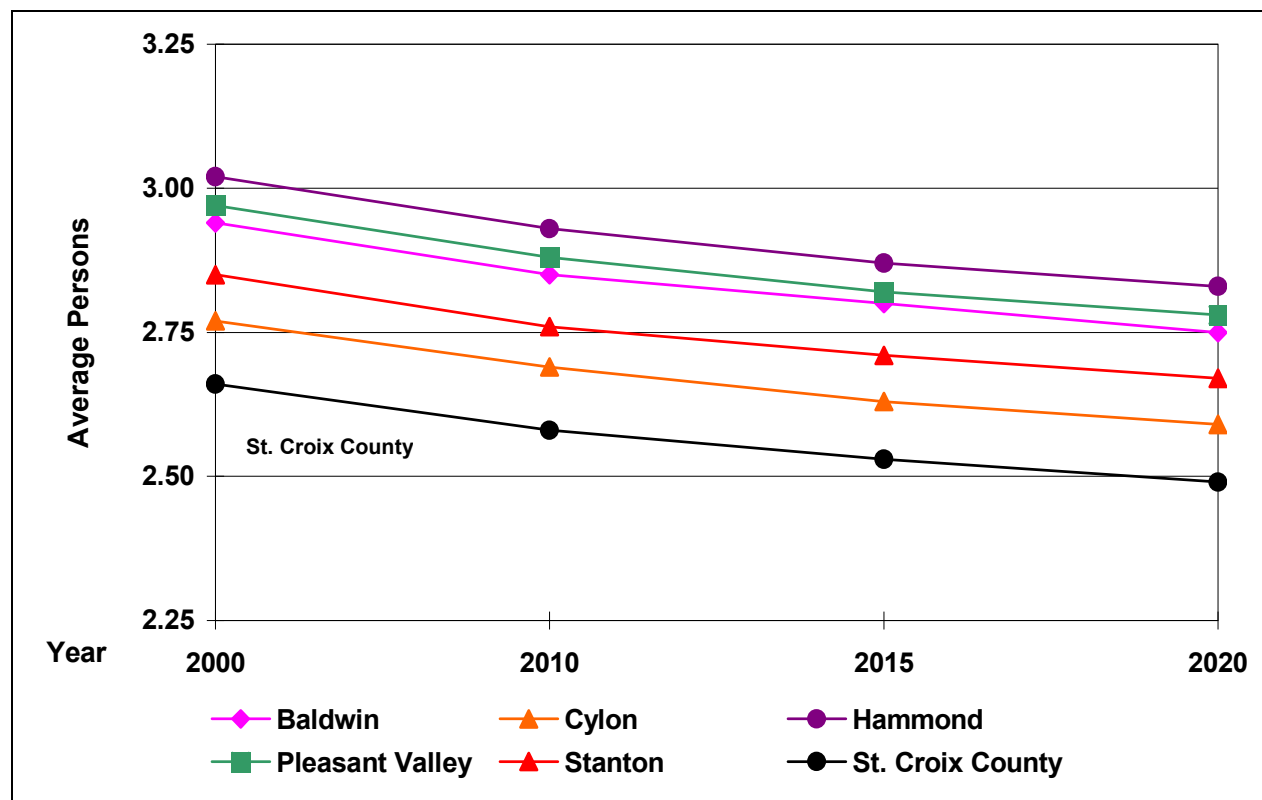
- *Local Housing Organization Grants (LoHOG):* This state-funded and administered program provides grants to local housing organizations to help support staff salaries, administrative costs and operating expenses associated with the provision of affordable housing and housing counseling for low-income households. Funds are administered through an application process. In 2000, the estimated funding amount was approximately 4500,000. Applications are typically due in November.
- *Easy-Close Option Loan Program:* This state-administered program assists low-income households in payment of closing costs to purchase a home. Qualifying households must have a total income of less than \$35,000. A non-competitive application is required for this program.
- *Lease-Purchase Assistance Program:* This state-administered program provides financial assistance to governmental or non-profit agencies to acquire, rehabilitate or construct affordable housing to be initially leased to a low-income family. The ultimate intent of the program is to sell the property to the family within three years. A non-competitive application process is required for this program.
- *Section 8 Program:* This federal program provides rent assistance to eligible low-income families based on family size, income and fair market rents. Typically, the tenants' share of the total rent payment does not exceed 30 percent of annual income under this program.
- *Multi-family Mortgage Program:* This state-administered program provides construction and/or permanent financing in the form of below-market interest loans to private nonprofit groups and for-profit entities for the development of multi-family rental units.

HOUSING GROWTH PROJECTIONS

Persons Per Housing Unit – 2000-2025 Heartland Towns

Town	2000	PROJECTIONS			
		2010	2015	2020	2025
Baldwin	2.94	2.85	2.80	2.75	2.72
Cylon	3.06	2.97	2.91	2.86	2.83
Hammond	3.02	2.93	2.87	2.83	2.79
Pleasant Valley	2.97	2.88	2.82	2.78	2.75
Stanton	2.85	2.76	2.71	2.67	2.64
St. Croix County	2.66	2.58	2.53	2.49	2.46

Source: U.S. Census Bureau and Wisconsin Department of Administration



***Housing Growth Estimates 2000-2003
Heartland Towns***

TOWN	2000	ESTIMATED ADDITIONAL UNITS			TOTAL	10-YR AVERAGE
		2001	2002	2003		
Baldwin	315	12	7	10	344	7
Cylon	232	6	1	4	243	4
Hammond	318	56	62	83	519	27
Pleasant Valley	150	3	5	5	163	4
Stanton	363	5	1	2	371	4
All Towns in St. Croix County	11,443	648	632	724	13,447	464

Source: U.S. Census Bureau 2000 Summary File 1 and St. Croix County Planning Department

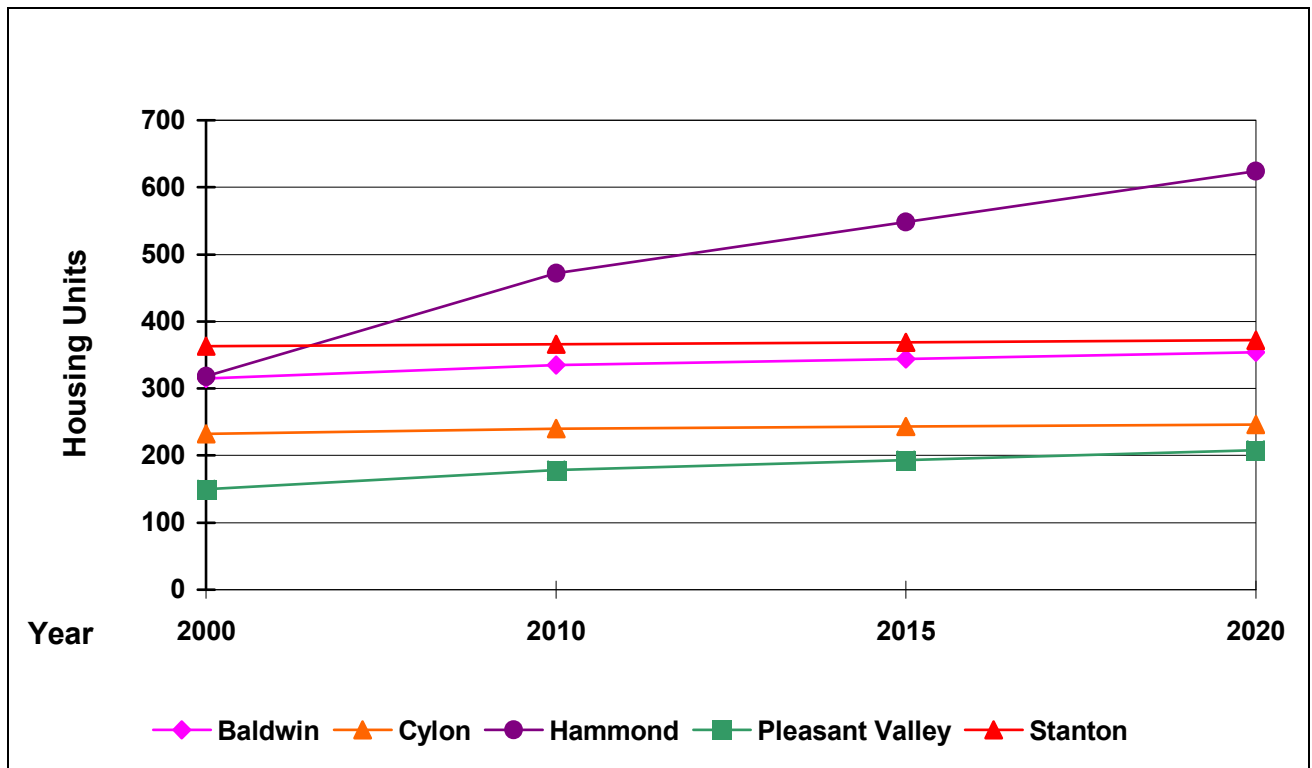
- Housing growth has remained fairly constant in four of the Heartland towns over the past 10 years.
- Housing growth in the Town of Hammond saw a dramatic increase beginning in 2001.

***Housing Unit Projections - 2000 - 2025
St. Croix County***

MUNICIPALITY	CENSUS		PROJECTIONS			PERCENT CHANGE			
	2000	2010	2015	2020	2025	00-10	10-15	15-20	20-25
Baldwin	315	336	346	356	360	6.7	3.0	2.9	1.1
Cylon	232	240	244	248	246	3.4	1.7	1.6	-0.8
Hammond	318	472	548	625	688	48.4	16.1	14.1	10.1
Pleasant Valley	150	179	194	209	220	19.3	8.4	7.7	5.3
Stanton	363	367	371	375	372	1.1	1.1	1.1	-0.8
St. Croix County	24,265	30,814	34,222	37,655	40,269	27.0	11.1	10.0	6.9

Source: U.S. Census Bureau 1970-2000 Summary File 1 and Wisconsin Department of Administration.

- The housing projections provided by the Wisconsin Department of Administration are based on historic growth trends in each of the towns and are heavily weighted towards the most recent decade.
- Most of the recent housing growth in the Town of Hammond was not reflected in the April 1, 2000 census and therefore the population projections for the town are significantly behind the actual growth which has taken place in the last three years.



HOUSING GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Safe, quality housing for all Town of Baldwin residents.

Objectives:

1. All housing should be located and sited to enhance and maintain rural character.
2. All housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Multi-family or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town. Multi-family, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.

Policies:

1. Plan for developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.
2. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
3. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
4. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.

TOWN OF CYLON

Goal: Safe, quality housing for all Town of Cylon residents while maintaining a predominantly rural residential character.

Objectives:

1. All housing should be located and sited to enhance and maintain rural character.
2. All housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Multi-family or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town. Multi-family, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.

Policies:

1. Plan for developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.
2. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
3. To ensure high quality construction, encourage all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
4. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential or commercial properties.
5. Encourage use of the Community Development Block Grant (CDBG) funds, and other housing program funds, to provide, maintain and rehabilitate housing.
6. Update land use regulations to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.
7. Work to update land use ordinances to require the following standards in manufactured or mobile home development:
 - Each unit shall be located on a freestanding, separate parcel.
 - A minimum width and living space area for each unit.



- Secure the unit to a permanent, frost-free foundation.
 - A shingled, pitched roof on each unit.
 - Mobile homes must have the wheels and towing hitch removed and adequate, permanent skirting must blend the dwelling with the foundation.
8. Mobile home parks and multi-family or multi-unit dwellings should not be allowed in the town.



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Major subdivisions do not fit Cylon's rural character and the vision of Cylon's residents.

TOWN OF HAMMOND

Goal: Safe, affordable housing for all Town of Hammond residents.

Objectives:

1. Support housing sites in the Town of Hammond that meet the needs of persons within all income levels, age groups, and special needs.
2. Support new developments that are primarily single-family homes or two-family homes.
3. Encourage high quality construction standards for new housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Discourage multi-family or multiple-dwelling housing, as it is not compatible with the rural character of the town. Multi-family or multiple-dwelling housing consists of three or more units in a structure or on a lot.

Policies:

1. Plan for a sufficient supply of developable land for housing development, in areas consistent with town policies, and of densities and types consistent with this plan.
2. Work with St. Croix County to address violations of applicable land use ordinances on existing residential or commercial properties.
3. Enforce the Uniform Dwelling Code.
4. Multi family developments need proportionally larger lot sizes.
5. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are properly maintained to provide safe, quality housing.
6. The maximum gross density for development shall be 1 dwelling unit per 1.5 acres.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Safe, affordable housing for all Town of Pleasant Valley residents.

Objectives:

1. Encourage development of single family housing sites in the town that meet the needs of persons within a variety of income levels and age groups.
2. Encourage maintenance and rehabilitation of the existing housing stock.
3. Encourage high quality construction standards for new housing.
4. Discourage multi-family or multiple-dwelling housing, as it is not compatible with the rural character of the town. Multi-family or multiple-dwelling housing consists of two or more units in a structure or on a lot.

Policies:

1. Plan for a sufficient supply of developable land for housing development, in areas consistent with town policies, and of densities and types consistent with this plan.
2. Work with St. Croix County to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.
3. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.
4. Multi family developments need proportionally larger lot sizes.
5. In order to make mobile home parks and multi-family housing compatible with the rural character of Pleasant Valley they must meet lot size and density standards as defined in Pleasant Valley's subdivision ordinance.
6. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.

TOWN OF STANTON

Goal: Safe, affordable, quality housing for all Town of Stanton residents.

Objectives:

1. Encourage development of single family housing sites in the town that meet the needs of persons within a variety of income levels and age groups.
2. Maintain or rehabilitate the town's existing housing stock.
3. Encourage high quality construction standards for new housing.
4. Ensure that home sites are safe from seasonal flooding or ponding.

Policies:

1. Plan for managed growth on developable land for housing development, in areas consistent with town policies, and of densities and types consistent with this plan.
2. Work with St. Croix County to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.
3. Guide development away from hydric and alluvial soils (which are formed under conditions of saturation, flooding or ponding.)
4. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
5. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.



ECONOMIC DEVELOPMENT

The economy of a community can be an important determining factor driving land use and development. The incomes of Heartland Town residents are directly related to employment and other economic opportunities, and employment is dependent on the local and county economies. Property values and taxation rates can reveal economic trends and relative differences between communities.

LABOR FORCE

Employment of Town of Baldwin Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	148	83	70	31.22%	16.90%	13.18%	-43.9%	-15.7%
Construction	20	24	55	4.22%	4.89%	10.36%	20.0%	129.2%
Manufacturing	104	137	130	21.94%	27.90%	24.48%	31.7%	-5.1%
Trans, Utils. & Comm.	21	30	24	4.43%	6.11%	4.52%	42.9%	-20.0%
Wholesale/Retail	71	87	70	14.98%	17.72%	13.18%	22.5%	-19.5%
Finance, Ins. & Real E.	13	14	21	2.74%	2.85%	3.95%	7.7%	50.0%
Services	93	104	131	19.62%	21.18%	24.67%	11.8%	26.0%
Government	4	12	15	0.84%	2.44%	2.82%	200.0%	25.0%
Information	*	*	15	*	*	2.82%	*	*
Total	474	491	531	100%	100%	100%	3.6%	8.1%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Cylon Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	114	68	34	38.00%	21.45%	10.27%	-40.4%	-50.0%
Construction	13	23	30	4.33%	7.26%	9.06%	76.9%	30.4%
Manufacturing	75	101	105	25.00%	31.86%	31.72%	34.7%	4.0%
Trans., Utils. & Comm.	9	19	11	3.00%	5.99%	3.32%	111.1%	-42.1%
Wholesale/Retail	46	31	34	15.33%	9.78%	10.27%	-32.6%	9.7%
Finance, Ins. & Real E.	4	8	17	1.33%	2.52%	5.14%	100.0%	112.5%
Services	34	64	92	11.33%	20.19%	27.79%	88.2%	43.8%
Government	5	3	8	1.67%	0.95%	2.42%	-40.0%	166.7%
Information	*	*	0	*	*	0.00%	*	*
Total	300	317	331	100%	100%	100%	5.7%	4.4%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Hammond Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag. Forestry & Mining	74	89	49	17.83%	19.10%	8.88%	20.3%	-44.9%
Construction	13	36	43	3.13%	7.73%	7.79%	176.9%	19.4%
Manufacturing	89	69	126	21.45%	14.81%	22.83%	-22.5%	82.6%
Trans, Utils. & Comm.	35	27	38	8.43%	5.79%	6.88%	-22.9%	40.7%
Wholesale/Retail	90	66	59	21.69%	14.16%	10.69%	-26.7%	-10.6%
Finance, Ins. & Real E.	19	45	33	4.58%	9.66%	5.98%	136.8%	-26.7%
Services	86	115	181	20.72%	24.68%	32.79%	33.7%	57.4%
Government	9	19	14	2.17%	4.08%	2.54%	111.1%	-26.3%
Information	*	*	9	*	*	1.63%	*	*
Total	415	466	552	100%	100%	100%	12.3%	18.5%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Pleasant Valley Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	71	53	37	46.4%	34.6%	24.2%	-25.4%	-30.2%
Construction	12	0	16	7.8%	0.0%	10.5%	-100.0%	100.0
*Manufacturing	35	41	30	22.9%	26.8%	19.6%	17.1%	-26.8%
Trans, Utils. & Comm.	5	14	11	3.3%	9.2%	7.2%	180.0%	-21.4%
Wholesale/Retail	17	16	25	11.1%	10.5%	16.3%	-5.9%	56.3%
Finance, Ins. & Real E.	1	14	7	0.7%	9.2%	4.6%	1300.0%	-50.0%
Services	10	55	86	6.5%	35.9%	56.2%	450.0%	56.4%
Government	2	0	11	1.3%	0.0%	7.2%	-100.0%	*
Information	*	*	1	*	*	0.7%	*	*
Total	153	193	224	100.0%	100%	100%	26.1%	16.1%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Town of Stanton Residents - 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	81	117	27	15.82%	21.12%	4.57%	44.4%	-76.9%
Construction	20	29	41	3.91%	5.23%	6.94%	45.0%	41.4%
Manufacturing	147	127	167	28.71%	22.92%	28.26%	-13.6%	31.5%
Trans., Utils. & Comm.	28	30	32	5.47%	5.42%	5.41%	7.1%	6.7%
Wholesale/Retail	97	114	95	18.95%	20.58%	16.07%	17.5%	-16.7%
Finance, Ins. & Real E.	10	14	27	1.95%	2.53%	4.57%	40.0%	92.9%
Services	122	113	180	23.83%	20.40%	30.46%	-7.4%	59.3%
Government	7	10	10	1.37%	1.81%	1.69%	42.9%	0.0%
Information	*	*	12			2.03%	*	*
Total	512	554	591	100%	100%	100%	8.2%	6.7%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction and services industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.
- The towns in the Heartland project saw similar trends with slight differences. In three of the four towns there was also a decrease in the transportation, utilities and communications industry.
- Despite declining numbers, agricultural remains one of the largest categories of employment in the Heartland towns. Agriculture is part of the towns' fabric.
- The other two largest employment areas are manufacturing and services, which are generally not located within the towns themselves.

Education Level by Minor Civil Division - 2000
Heartland Towns

TOWN	HIGH SCHOOL OR LESS	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Baldwin	81.8%	13.9%	4.3%
Cylon	72.2%	23.1%	4.6%
Hammond	71.1%	26.0%	2.9%
Pleasant Valley	62.8%	29.2%	7.9%
Stanton	73.1%	21.1%	5.8%
St. Croix County	64.8%	28.2%	7.0%

Source: U.S. Census Bureau 2000

- Education levels in the Town of Pleasant Valley are somewhat higher, especially for post-secondary degrees, than the rest of St. Croix County.
- Education levels in the towns of Cylon, Hammond and Stanton are slightly lower than the rest of St. Croix County.
- Education levels in the Town of Baldwin are significantly lower than the rest of St. Croix County.

TYPES OF LOCAL EMPLOYMENT

Commercial/Industrial Operations & Employment - 2003 ***Town of Baldwin - Heartland Towns***

BUSINESS	ESTIMATED EMPLOYMENT	PRODUCT
B/W Machine	2	General Machining Job Shop
Building Contractor	35	Construction
Landscaping	5	Construction
Restaurant / Tavern	3-5	Food Service
Egg / Dairy Wholesaler	10-15	Food
Electrician	2	Electrical
Salvage / Rental	2-5	Salvage
Tree Farm / Nursery	2-5	Nursery
Total	61-69	

Source: Baldwin Plan Commission Members

Commercial/Industrial Operations & Employment - 2003 ***Town of Cylon - Heartland Towns***

BUSINESS	ESTIMATED EMPLOYMENT	PRODUCT
St. Croix Truck/Trailer	5	Transport
Electrician	8	Electrical
Mini-Storage	1	Storage Facilities
Motorcycle Sales & Repair	1	Automotive Services
Restaurant	12-15	Food Service
Convenience Store/Gas Stations	10-15	Gas & Food
Chiropractor	3	Medical Services
Precision Ag Services	5 full-time, 20 seasonal	Fertilizer Mixing
Total	65-73	

Source: Cylon Plan Commission Members

Commercial/Industrial Operations & Employment - 2003 ***Town of Hammond - Heartland Towns***

BUSINESS	ESTIMATED EMPLOYMENT	PRODUCT
Profab Machines Inc.	2	Gears and Gear Boxes
Baldwin Dairy	15-20	Milk
Excavating	15	Construction
Implement Dealer	10	Farm Machinery
Body Shop	4	Auto Body Repair
Woodworking	10	Cabinets
Well Drilling	2-5	Well / Water Supply
Fertilizer / Seed Dealer	2	Agricultural Supply
Trucking	5-10	Transport
Game Farm / Dog Trainer	3-5	Game Birds
Baldwin Airport	2	Recreation
Silage Bags	2	Farm Products
Golf Course	10-15	Recreation
Total	72-102	

Source: Hammond Plan Commission Members

Commercial/Industrial Operations & Employment - 2003
Town of Pleasant Valley - Heartland Towns

BUSINESS	ESTIMATED EMPLOYMENT	PRODUCT
Machining / Manufacturing	2	General Machining
Welding / Manufacturing	2	Manufacturing
Nursery / Tree Farm	2	Nursery Products
Berry Patch	2	Produce
Implement Dealer	2	Farm Equipment
Total	10	

Source: Pleasant Valley Plan Commission Members

Commercial/Industrial Operations & Employment - 2003
Town of Stanton - Heartland Towns

BUSINESS	ESTIMATED EMPLOYMENT	PRODUCT
Supper Club	15	Food Service
Restaurant & Tavern	6	Food Service
Excavating	3	Construction
Building Contractor	1	Construction
Tank Farm & Mini Storage	2	Fuel & Personal Storage
Proto Type Machine	4	Custom Machining
Total	31	

Source: Stanton Plan Commission Members

***Commuters from Town of Baldwin
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Baldwin	144	27.6%
V. Baldwin	70	13.4%
V. Hammond	24	4.6%
V. Woodville	48	9.2%
C. New Richmond	14	2.7%
In County Other	84	16.1%
Out of County MN	107	20.5%
Out of County WI	23	4.4%
Total	521	100.0%

Source: Census 2000

***Commuters from Town of Cylon
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Cylon	48	14.7%
T. Stanton	2	0.6%
V. Baldwin	4	1.2%
V. Deer Park	7	2.1%
V. Hammond	7	2.1%
V. Star Prairie	2	0.6%
V. Woodville	9	2.8%
C. New Richmond	80	24.5%
In County Other	41	12.5%
Out of County MN	74	22.6%
Out of County WI	53	16.2%
Total	327	100.0%

Source: Census 2000

***Commuters from Town of Hammond
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Baldwin	8	1.5%
T. Hammond	88	16.2%
V. Baldwin	82	15.1%
V. Hammond	24	4.4%
V. Woodville	10	1.8%
C. New Richmond	34	6.3%
In County Other	98	18.0%
Out of County MN	162	29.8%
Out of County WI	38	7.0%
Total	544	100.0%

Source: Census 2000

***Commuters to Town of Baldwin
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Baldwin	144	22.5%
T. Hammond	8	1.3%
T. Pleasant Valley	2	0.3%
V. Baldwin	81	12.7%
V. Hammond	13	2.0%
V. Woodville	39	6.1%
In County Other	157	24.5%
Out of County MN	2	0.3%
Out of County WI	194	30.3%
Total	640	100.0%

Source: Census 2000

***Commuters to Town of Cylon
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Cylon	48	45.3%
In County Other	36	34.0%
Out of County MN	8	7.5%
Out of County WI	14	13.2%
Total	106	100.0%

Source: Census 2000

***Commuters to Town of Hammond
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Hammond	88	44.7%
V. Baldwin	17	8.6%
V. Hammond	19	9.6%
V. Woodville	2	1.0%
C. New Richmond	2	1.0%
In County Other	30	15.2%
Out of County WI	39	19.8%
Total	197	100.0%

Source: Census 2000

***Commuters from Town of Pleasant Valley
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Baldwin	2	0.9%
T. Hammond	2	0.9%
T. Pleasant Valley	45	20.7%
V. Baldwin	5	2.3%
V. Hammond	11	5.1%
V. Woodville	3	1.4%
C. New Richmond	8	3.7%
In County Other	55	25.3%
Out of County MN	61	28.1%
Out of County WI	25	11.5%
Total	217	100.0%

Source: Census 2000

***Commuters from Town of Stanton
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Stanton	53	9.2%
V. Baldwin	13	2.2%
V. Deer Park	3	0.5%
V. Hammond	7	1.2%
V. Woodville	7	1.2%
C. New Richmond	209	36.2%
In County Other	91	15.7%
Out of County MN	158	27.3%
Out of County WI	37	6.4%
Total	578	100.0%

Source: Census 2000

***Commuters to Town of Pleasant Valley
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Pleasant Valley	45	60.8%
V. Baldwin	6	8.1%
V. Hammond	4	5.4%
V. Woodville	2	2.7%
In County Other	2	2.7%
Out of County MN	2	2.7%
Out of County WI	13	17.6%
Total	74	100.0%

Source: Census 2000

***Commuters to Town of Stanton
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Stanton	53	50.0%
T. Cylon	2	1.9%
C. New Richmond	17	16.0%
In County Other	8	7.5%
Out of County MN	8	7.5%
Out of County WI	18	17.0%
Total	106	100.0%

Source: Census 2000

- There is a strong economic link between the Heartland towns and nearby communities.
- The Town of Baldwin is the most popular employment destination for Town of Baldwin residents. Part of this may be accounted for by farm laborers.
- The City of New Richmond is the most popular employment destination for both Town of Cylon and Town of Stanton residents.
- The Twin Cities is the most popular employment destination for both the Town of Hammond and Pleasant Valley.
- Also, while not the most popular, a significant number of commuters from Baldwin, Cylon and Stanton drive to the Twin Cities job market.
- There are also a significant number of residents from all the Heartland Towns who commute to other urban sites within St. Croix County.
- The distance people are willing to commute seems to be very similar regardless of the political boundaries of their community.
- Most of the towns have a low level of employment within their borders. Farm owners, operators and laborers generally make up a significant portion of the job opportunities.

- The Town of Baldwin had an unusually high number of people commuting into the town. Several of these job opportunities have since been closed down.
- Economic opportunity in neighboring villages and cities is important to provide employment opportunities for the Heartland towns' residents.

ECONOMIC BASE

Economics and Labor Impact of Agriculture St. Croix County

ITEM	1987	1992	1997	2002
Total Sales	\$87,214,000	\$91,849,00	\$89,852,000	\$97,863,000
Total Sales Average per Farm	\$85,840	\$105,816	\$119,009	\$52,502
Total Farm Production Expenses	\$69,510,00	\$78,990,000	\$74,569,000	\$85,449,000
Total Farm Production Expenses Average per Farm	\$44,105	\$56,786	\$49,059	\$45,695
Hired Farm Labor (farms)	NA	607	468	297
Hired Farm Labor (workers)	NA	1,817	1,591	1,210
Hired Farm Labor (wages)	NA	\$6,164,000	\$6,122,000	\$9,805,000
Total Government Payments	\$6,678,000	\$4,457,000	\$5,240,556	\$5,677,000
Government Payments Average per Farm	\$8,305	\$6,794	\$3,146	\$5,632

Source: US Census of Agriculture, Farms with sales Greater than \$10,000

Economic Impacts of Farm Operations by Minor Civil Division - 1990 Heartland Towns

TOWN	1997 ESTIMATED NUMBER OF FARMS	PERCENTAGE OF TOTAL		
		EMPLOYED ADULTS WORKING ON FARMS	HOUSEHOLDS W/ ANY FARM INCOME	INCOME IN TOWNS FROM FARMING
Baldwin	117	14.9%	25.5%	10.1%
Cylon	58	21.1%	24.5%	10.7%
Hammond	103	16.3%	25.6%	6.7%
Pleasant Valley	50	26.4%	35.0%	7.5%
Stanton	60	19.7%	21.3%	9.6%
St. Croix County	1,630	18.2%	15.6% (All Towns)	4.0%

Source: Census of Agriculture 1997 and 1990 Census

Top 100 Counties in Nation St. Croix County

CATEGORY	1992		1997		2002	
	VALUE NUMBER	NATIONAL RANK	VALUE NUMBER	NATIONAL RANK	VALUE NUMBER	NATIONAL RANK
Value of Dairy Products Sold	\$55,507,000	60	\$49,650,000	80	\$51,181,000	73
Inventory of Dairy Cows	28,651	55	22,372	80	23,800	NA

Source: US Census of Agriculture

- Ag is the primary economic base in each of the towns in the Heartland project.
- The dairy industry continues to be one of the main sources of farm income in the County.

**Land and Improvement Equalized Valuations
Town of Baldwin – 1994-2003**

REAL ESTATE CLASS	EQUALIZED VALUATION				% CHANGE		
	1994	1997	2000	2003	94-97	97-00	00-03
Residential	\$10,481,200	\$15,522,700	\$30,633,800	\$40,655,500	32.5	49.3	24.7
Commercial	\$736,400	\$789,700	\$1,199,100	\$2,152,100	6.7	34.1	44.3
Manufacturing	\$1,171,900	\$1,172,500	\$1,099,200	\$0	0.1	-6.7	-100.0
Agricultural	\$12,999,300	\$7,842,600	\$6,933,600	\$1,773,500	-65.8	-13.1	-291.0
Swamp/Waste	\$13,000	\$14,400	\$69,300	\$12,052,100	9.7	79.2	99.4
Forest	\$501,000	\$949,700	\$407,900	\$1,702,500	47.2	-132.8	76.0
Ag Bldgs/Sites	NA	\$8,203,300	\$4,806,700	\$9,549,900	N/A	-70.7	49.7
Total	\$25,902,800	\$34,494,900	\$45,149,600	\$67,885,600	24.9	23.6	33.5

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

**Land and Improvement Equalized Valuations
Town of Cylon – 1994-2003**

REAL ESTATE CLASS	EQUALIZED VALUATION				% CHANGE		
	1994	1997	2000	2003	94-97	97-00	00-03
Residential	\$8,274,100	\$11,793,500	\$18,723,100	\$29,380,500	29.8	37.0	36.3
Commercial	\$847,600	\$908,300	\$1,531,400	\$1,747,900	6.7	40.7	12.4
Manufacturing	\$16,300	\$16,300	\$2,181,200	\$1,842,800	0.0	99.3	-18.4
Agricultural	\$7,981,600	\$5,663,700	\$5,058,300	\$1,805,000	-40.9	-12.0	-180.2
Swamp/Waste	\$56,300	\$82,800	\$691,400	\$1,290,300	32.0	88.0	46.4
Forest	\$1,276,000	\$2,150,500	\$4,067,500	\$7,674,900	40.7	47.1	47.0
Ag Bldgs/Sites	NA	\$3,835,200	\$5,221,100	\$6,473,900	N/A	26.5	19.4
Total	\$18,451,900	\$24,450,300	\$37,474,000	\$50,215,300	24.5	34.8	25.4

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

**Land and Improvement Equalized Valuations
Town of Hammond – 1994-2003**

REAL ESTATE CLASS	EQUALIZED VALUATION				% CHANGE		
	1994	1997	2000	2003	94-97	97-00	00-03
Residential	\$13,903,200	\$21,940,300	\$34,330,200	\$85,133,000	36.6	36.1	59.7
Commercial	\$1,245,000	\$1,475,600	\$1,974,600	\$2,520,600	15.6	25.3	21.7
Manufacturing	\$0	\$96,800	\$97,700	\$106,000	100.0	0.9	7.8
Agricultural	\$18,179,100	\$12,754,100	\$8,202,800	\$2,675,100	-42.5	-55.5	-206.6
Swamp/Waste	\$5,600	\$7,600	\$546,200	\$3,174,500	26.3	98.6	82.8
Forest	\$292,600	\$484,000	\$981,100	\$3,295,700	39.5	50.7	70.2
Ag Bldgs/Sites	NA	\$8,105,000	\$11,224,600	\$9,259,800	N/A	27.8	-21.2
Total	\$33,625,500	\$44,863,400	\$57,357,200	\$106,164,700	25.0	21.8	46.0

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

**Land and Improvement Equalized Valuations
Town of Pleasant Valley – 1994-2003**

REAL ESTATE CLASS	EQUALIZED VALUATION				% CHANGE		
	1994	1997	2000	2003	94-97	97-00	00-03
Residential	\$6,375,600	\$8,578,300	\$14,690,600	\$22,221,400	25.7	41.6	33.9
Commercial	\$280,400	\$299,000	\$434,500	\$524,500	6.2	31.2	17.2
Manufacturing	\$0	\$0	\$0	\$0	0	0	0
Agricultural	\$8,213,200	\$6,203,800	\$4,009,100	\$1,401,600	-32.4	-54.7	-186.0
Swamp/Waste	\$7,600	\$8,200	\$475,200	\$1,054,400	7.3	98.3	54.9
Forest	\$247,500	\$461,100	\$816,400	\$1,737,100	46.3	43.5	53.0
Ag Bldgs/Sites	NA	\$3,445,200	\$3,905,800	\$4,634,700	N/A	11.8	15.7
Total	\$15,124,300	\$18,995,400	\$24,331,600	\$31,573,700	20.4	21.9	22.9

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

**Land and Improvement Equalized Valuations
Town of Stanton – 1994-2003**

REAL ESTATE CLASS	EQUALIZED VALUATION				% CHANGE		
	1994	1997	2000	2003	94-97	97-00	00-03
Residential	\$16,080,700	\$24,391,600	\$35,191,100	\$48,762,200	34.1	30.7	27.8
Commercial	\$527,600	\$650,300	\$812,400	\$831,200	18.9	20.0	2.3
Manufacturing	\$0	\$0	\$0	\$133,300	0	0	100.0
Agricultural	\$13,177,300	\$8,463,400	\$7,035,000	\$2,433,200	-55.7	-20.3	-189.1
Swamp/Waste	\$16,500	\$27,800	\$968,700	\$1,231,400	40.6	97.1	21.3
Forest	\$1,054,900	\$1,490,000	\$2,757,600	\$5,139,300	29.2	46.0	46.3
Ag Bldgs/Sites	NA	\$4,272,200	\$5,746,500	\$5,712,100	N/A	25.7	-0.6
Total	\$30,857,000	\$39,295,300	\$52,511,300	\$64,242,700	20.4	21.9	22.9

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

- One way to evaluate the economic base in the Heartland Towns is to look at property taxation and the distribution of land and improvements in the economic categories of agriculture, commercial and manufacturing.
- Beginning in 2000, the swamp and waste category included road right-of-ways.
- The effect of use-value assessment can be seen beginning in 1998 when agricultural land value went down and the agricultural buildings and sites category was added.
- Use-value was to be implemented at 10 percent per year for 10 years. However, in 2002 use-value was accelerated to full implementation.
- Use-value assessment separates the value of agricultural land from residential, commercial and manufacturing.
- Agricultural land values are based on a formula that includes the price of corn.
- In 2003, the use-value formula, which is tied to the price of corn, accelerated a dramatic drop in ag land values due to decreased corn prices.
- Use-value has shifted the tax burden from agricultural land to the other assessment categories.

BROWNFIELDS IN THE HEARTLAND TOWNS

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

At the national, state and local levels, the interest in cleaning up and returning brownfields to productive use has transformed this environmental issue into a major public policy initiative. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent.

These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located. In the Heartland towns brownfields generally include former town dumps, abandoned gas stations and abandoned service stations or similar type uses. The list below identifies the potential brownfields in the Heartland towns.

Town of Baldwin

- Former garage door manufacturing facility.
- Former fertilizer plant.

Town of Cylon:

- Former gas station southwest corner of the four corners at STHs 64/46.
- Former gas station site at the northeast corner of the four corners at STHs 64/46.
- Former garage at the park site in the unincorporated hamlet of Cylon.
- Former feed mill in the unincorporated hamlet of Cylon.

Town of Hammond

- None

Town of Pleasant Valley

- None

Town of Stanton

- Former tank farm, 145th Street.

The Wisconsin Brownfields Redevelopment And Reuse Initiative

There have been two major legislative initiatives in Wisconsin to deal with brownfields properties. The first set of brownfields initiatives were contained in the 1994 Land Recycling Law. This law took the initial steps to clarify the liability of lenders, municipalities and purchasers of property, so long as they meet certain statutory requirements for investigation and cleanup of contaminated properties.

The next set of brownfields initiatives were passed as part of the state's 1997-99 biennial budget. These incentives greatly expanded the brownfields initiatives in the Land Recycling Law, including the creation of the Wisconsin Brownfields Grant Program that is administered by the Department of Commerce.

As part of the 1997-99 budget, the Legislature created the Brownfields Study Group to help provide direction for the future of brownfields cleanup and redevelopment in Wisconsin. The Study Group, which has been meeting since 1998, consists of state and local officials, private parties, consultants, environmental attorneys and academicians.

In the past five years, Study Group members have made more than 150 recommendations to the Legislature -- including the Brownfields Site Assessment Grant Program -- to enhance and expand the state's financial and liability initiatives for brownfields. Based on these recommendations, the Wisconsin Brownfields Initiative was expanded further in the 1999-2001 budget and the 2001-2003 budget.

The DNR's Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, businesses, lenders, and others to clean up and redevelop brownfields in Wisconsin. Staff in the DNR's Madison office and regional offices around the state are available to meet with community leaders, bankers, developers and private individuals to discuss their brownfield projects.

The links above provide information on each of these tools, in addition to links to other state agencies and federal brownfields funding and programs

COUNTY, REGIONAL, STATE/FEDERAL ECONOMIC DEVELOPMENT

Several county, regional and state/federal agencies and organizations provide assistance with development, training, funding and other elements of economic development to cities, villages, towns and residents. The following list provides a brief description of the resources that are available:

COUNTY RESOURCE ASSESSMENT

St. Croix Economic Development Corporation (SCEDC)

SCEDC encourages and assists economic development and capital investment, to enhance tax base, to create jobs, and to assist businesses in expansion, retention and/or location within the economic development area. The SCEDC manages the following programs:

- **I-94 Corridor Technology Zone (SCEDC), St. Croix County**
High Technology Businesses in the I-94 Corridor Technology Zone (Chippewa, Dunn, Eau Claire, Pierce, Polk and St. Croix Counties) may be eligible for state tax credits, through the Department of Commerce and the Department of Revenue, based on their ability to create jobs and investments that support the development of high-tech industries in the region.
- **St. Croix County Revolving Loan Fund (SCEDC), St. Croix County**
The St. Croix County Business Loan Fund is a flexible source of supplemental financing for businesses expanding or locating in St. Croix County. The purpose is to encourage the creation of quality jobs and to increase the tax base.

St. Croix County Job Center, New Richmond

website: wisconsinjobcenter.org/wjc

Wisconsin Job Centers provide a 'one-stop' service for employers to meet their workforce needs and job seekers to get the career planning, job placement and training services they need to get jobs.

St. Croix County UW-Extension Office, Baldwin

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

County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development.

Extension specialists work on UW System campuses where they access current research and knowledge. Cooperative Extension partners with local, county, state and federal government to address public issues. Faculty and staff plan and carry out programs with a wide array of community partners-- volunteers, business and educational groups and advisors.

REGIONAL RESOURCE ASSESSMENT**Chippewa Valley Technical College Employment Services, River Falls**

website: www.chippewa.tec.wi.us/business/employer/index.htm

Services offered: post job vacancies to entire CVTC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

University of Wisconsin River Falls Career Services, River Falls

website: www.uwrf.edu/ccs

Career Services provides comprehensive planning and job search assistance to UWRF students at all levels of study. Employers who are seeking qualified candidates for permanent positions can:

- Arrange an on campus interview;
- Request an information table in the Student Center;
- Attend the annual Career Fair (held every October);
- Submit job openings to an on-line vacancy listing, updated weekly (www.uwrf.edu/ccs under "Employers");
- Request referrals from a database of student resumes; and/or
- View placement statistics for recent graduates.

Wisconsin Indianhead Technical College Employment Services (WITC), New Richmond

website: www.witc.edu/jobs/index.htm

Services offered: post job vacancies to entire WITC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

UW-River Falls Small Business Development Center (SBDC), River Falls

website: www.uwex.edu/sbdc

The SBDC is a statewide network providing business education services throughout Wisconsin. SBDC professionals analyze the needs of each client and provide a link the knowledge, tools and resources essential for business success.

The SBDC consists of the Lead Center or State Office, which is administered by the unit of Business and Manufacturing Extension at UW-Extension, and a network of service centers located at 12 of the four-year UW institutions.

University of Wisconsin-Extension, Eau Claire and River Falls

website: www.uwex.edu

UW-Extension is the "Wisconsin Idea" -- the people's University connection. Through its programming divisions of Cooperative Extension, Broadcasting and Media Innovations, Continuing Education Extension, and its collaborative relationships with the 26 UW universities and colleges, the 72 Wisconsin counties, and countless local, state, and federal agencies and groups, Extension provides a spectrum of lifelong learning opportunities for Wisconsin citizens. Extension education extends the knowledge and resources of the University of Wisconsin to people by applying university research, knowledge and resources to the needs of Wisconsin people.

Forward Wisconsin, Eau Claire

website: <http://www.forwardwi.com/index2.html>

Forward Wisconsin is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state.

Forward Wisconsin provides business cost comparisons, building and site locations, financial information and a variety of other business consulting services to prospective expanding businesses. Forward Wisconsin services are provided on a confidential, no- cost basis.

Northwest Manufacturing Outreach Center (NWMOC), Eau Claire

website: <http://nwmoc.uwstout.edu>

NWMOC is a non-profit organization which is part of the national network of centers in the US Department of Commerce's Manufacturing Extension Partnership. It teams University of Wisconsin and Wisconsin Technical College System Institutions to assist small and Medium size manufacturers to modernize and streamline their operations.

Service Corps of Retired Executives (SCORE), Eau Claire and St. Paul

website: <http://www.score.org>

The SCORE Association (Service Corps of Retired Executives) is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the Small Business Administration (SBA). Working and retired executives and business owners donate their time and expertise as volunteer business counselors and provide confidential counseling and mentoring free of charge.

West Central Wisconsin Regional Planning Commission (WCWRPC), Eau Claire

website: www.wcwrpc.gov

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To accomplish this mission, the Commission conducts area-wide planning and provides technical assistance to local governments.

**West Central Wisconsin Workforce Resource (WCWWR), Menomonie
Workforce Resource, New Richmond**

website: www.workforceresource.org

WCWWR provides resources for job seekers and employers, and information on training and labor market statistics.

Wisconsin Business Development (WBD) Finance Corporation, Eau Claire

website: www.wbd.org

WBD is a business lender, and technical assistance firm specializing in economic development lending activities leading to the formation, retention and growth of successful businesses.

Wisconsin Department of Commerce, Eau Claire office

website: www.commerce.state.wi.us

The Wisconsin Department of Commerce is the state's primary agency for the delivery of integrated services to businesses. Commerce's purpose is to:

- Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
- Foster and promote economic business, export and community development; and
- Promote the public health, safety and welfare through effective and efficient regulations, education and enforcement.

Area Development Managers assist business expansions, promote business retention, and help local development organizations. Using their knowledge of federal, state, and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies.

STATE/FEDERAL RESOURCE ASSESSMENT

Department of Workforce Development, Madison

website: www.dwd.state.wi.us

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

WBA TEAM Network, Madison

website: http://www.wisbank.com/Public/Team_Net.htm

The WBA TEAM Network is a low cost program designed to assist commercial loan applicants. The TEAM staff works with you in the early stages of the creation or expansion of your business. The Wisconsin Bankers Association developed the WBA TEAM Network to help financial institutions across the state to respond effectively to business applicants.

Wisconsin Bankers Association (WBA), Madison

website: www.wisbank.com

The Wisconsin Bankers Association (WBA) represents 350 financial institutions of all sizes in Wisconsin. The WBA is the states largest financial institution trade association.

Wisconsin Housing Economic Development Authority (WHEDA), Madison

Website: www.wheda.com

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

Wisconsin SBA Office, Madison and Milwaukee

website: <http://www.sba.gov/wi/>

The Wisconsin SBA office is responsible for the delivery of SBA's many programs and services to the 72 counties of Wisconsin. SBA Wisconsin assists several hundred businesses each year by providing financial assistance through the 7(a) and 504 loan programs.

US Small Business Administration (SBA)

website: www.sba.gov

The SBA provides financial, technical and management assistance to help Americans start, run, and grow their businesses. SBA is the nation's largest single financial backer of small businesses. The SBA also plays a major role in the government's disaster relief efforts by making low-interest recovery loans to both homeowners and businesses.

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Support economic development activities that strengthen the local economy while maintaining commitment to the environmental needs of the community.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Retain and help existing farms and businesses grow.
4. Support home-based businesses where there will be no impact on surrounding properties.

Policies:

1. Work with businesses to maintain and protect the air quality, water quality and rural character of Baldwin.
2. Support the continued operation and/or expansion of existing farms and businesses in Baldwin.
3. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
4. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Baldwin.
5. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.

TOWN OF CYLON

Goal: Encourage rural economic development opportunities appropriate to the resources, character and service levels in the Town of Cylon. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town plan.
4. Retain and help grow existing farms and businesses.
5. Encourage the redevelopment and reuse of the town's existing commercial sites.
6. Discourage unplanned, continuous strip commercial development along major roadways.
7. Support home-based businesses where there will be no impact on surrounding properties.

Policies:

1. Work with large-scale farms to maintain and protect the air quality, water quality and rural character of Cylon.
2. Support the continued operation and/or expansion of existing farms and businesses in Cylon.
3. Identify the 4-corners at the intersection of State Trunk Highways 63/64 and 46 as a commercial planning area and direct new commercial development to this area.
4. Work with the Village of Deer Park to site appropriate commercial and industrial businesses, which will benefit both the Town and Village.
5. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
6. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Cylon.
7. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.



Farm operations will continue to expand and grow in Cylon.

8. Work with private landowners to clean up contaminated sites that threaten the public health, safety and welfare.
9. Permit home-based businesses where there will be no impact on surrounding properties.



TOWN OF HAMMOND

Goal: Support economic development activities that strengthen the local economy while maintaining commitment to the environmental needs of the community.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town plan.

Policies:

1. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
2. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Hammond.
3. Support the economic health of production agriculture in the Town of Hammond.
4. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.
5. Support home-based businesses in farming areas where there will be no impact on surrounding properties.
6. Work with large-scale farms to maintain and protect the air quality, water quality and current character of the town.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Support economic development activities that strengthen the local economy while maintaining commitment to the environmental needs of the community.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town plan.

Policies:

1. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
2. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Pleasant Valley
3. Support the economic health of production agriculture in the Town of Pleasant Valley.
4. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.
5. Support home-based businesses in farming areas where there will be no impact on surrounding properties.
6. Discourage factory large-scale farms such as confinement hog, poultry, and others that have the potential to degrade the air quality, water quality and current character of the town.

TOWN OF STANTON

Goal: Stanton will encourage a variety of economic development opportunities appropriate to the resources and character of the town. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers. Rural economic development should be focused on agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Encourage the redevelopment and reuse of the town's existing commercial sites.
4. Prevent unplanned commercial development along major roadways.
5. Support home-based businesses where there will be no impact on surrounding properties.

Policies:

1. Support the continued operation of existing farms and businesses in Stanton.
2. Encourage greenhouses and fruit, vegetable and tree farms in the town designed to supply food to local farmers markets and grocery stores.
3. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Stanton.
4. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.
5. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
6. Support and allow home-based businesses where there will be no impact on surrounding properties.



AGRICULTURAL RESOURCES

There are many different aspects of agriculture which could be evaluated as part of a discussion of this resource, farming practices, economic impacts, rural interaction, and aesthetics just to name a few. However, in evaluating those which can be influenced by local decision-makers it becomes immediately apparent that state and national policies have more impact on the future of agriculture than local land-use decisions. In spite of state and national influences, agriculture is still very important at the local level, whether as a “way of life,” due to job impact, as a tax base or because of the aesthetic values of the rural scene. Therefore this section will look at the status of agriculture in the Heartland Towns and discuss the ways in which local policy decisions can have an impact on this industry and resource.

It must also be noted, that in an evaluation of the agricultural data available there is very little reported at the town level. However, because the five towns in the Heartland project have extensive agricultural resources and because these resources represent the majority of the agricultural resources in St. Croix County it can be deduced that county-wide agricultural data is representative of the towns in the Heartland Project. In fact the data may slightly under represent the significance of agriculture rather than over represent it. Therefore county-wide data is used when town level data is not available.

RECENT TRENDS IN ST. CROIX COUNTY AGRICULTURE

Lee Milligan, St. Croix County Agriculture Agent, provided the following analysis of recent trends in agriculture in St. Croix County.

The agricultural sector in St. Croix County is estimated to generate \$95 to \$100 million in gross receipts from the marketing of commodities such as meat, milk, crops, vegetables and timber. It is an industry that is undergoing changes, as is every other sector of the local economy.

How is production agriculture changing in St. Croix County? The changes are summarized in the following list:

Value of Agricultural Sales	Stable
Farm Numbers	Stable
Avg. Size of Farm	Decreasing
Livestock Numbers	Decreasing
Cash Grain Acreage	Increasing
Dairy Cow Numbers	Decreasing
Avg. Milk Production/Cow	Increasing
Avg. Dairy Herd Size	Increasing

As noted earlier, annual agricultural sales in St. Croix County are about \$95 to \$100 million. This value does not include the economic impact of the farm supply and agricultural product processing industry. The sales have been consistent in recent years as they have in Polk and Pierce counties. Barron and Dunn Counties have seen a decline in agricultural sales in recent

years. The chart below shows a comparison of agricultural sales in St. Croix County and surrounding counties based on the 2002 Census of Agriculture data.

Value of Agricultural Sales – 1997, 2002

YEAR	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
1997	\$170,632,000	\$117,939,000	\$77,780,000	\$70,546,000	\$96,151,000
2002	\$149,918,000	\$103,519,000	\$72,329,000	\$72,492,000	\$97,863,000

Source: Census of Agriculture 2002.

The chart below shows the total annual agricultural sales for St. Croix County and surrounding counties. Approximately 70% of the total sales in St. Croix County are from the dairy and livestock industry and 30% from crops and greenhouse/nursery industry. Dairy sales represent over 52% of the total agricultural sales and about 73% of the total livestock sales. Grain sales represent about 20% of the total agricultural sales and 68% of the total crop/greenhouse/nursery sector.

Annual Agricultural Sales – 2002

PRODUCT	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
Total Value Crops, Greenhouse & Nursery	\$31,172,000	\$34,048,000	\$23,911,000	\$19,434,000	\$28,618,000
Total Value Livestock, Poultry & Their Products	\$118,746,000	\$69,532,000	\$48,418,000	\$53,058,000	\$69,245,000

Source: Census of Agriculture 2002.

The chart below indicates that the declining trend in farm numbers in St. Croix County and many of the surrounding counties reversed in the 1990's. In 1987 there were 1,576 farms and by 2002 1,864. Farm numbers have stabilized between 1997 and 2002.

Farm Numbers – 1969 to 2002

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	2,306	2,026	1,652	2,101	1,845	
1978	1,876	1,759	1,498	1,823	1,734	
1987	1,659	1,515	1,240	1,467	1,576	
1997	1,681	1,701	1,523	1,642	1,895	79,541
2002	1,647	1,683	1,510	1,659	1,864	77,131

Source: Census of Agriculture 1969 - 2002

The reason for the significant increase in farm numbers in the 1990s was the rapid increase in the number of small farms and an improvement in how the National Agricultural Statistics Service collects the data. A farm is defined by the National Agricultural Statistics Service as "any establishment from which \$1,000 or more of agricultural products were sold or would normally be sold during the year." This includes livestock and livestock products, fruit, vegetables, crops, greenhouse and nursery products, Christmas trees, and government program payments. In St. Croix County there are a growing number of people purchasing smaller acreages that qualify as a farm. At the same time the number of large farms is growing and the number of midsize farms is declining. This is also occurring across the United States.

Size and Number of Farms – 1997, 2002

ACRES	COUNTIES									
	BARRON		DUNN		PIERCE		POLK		ST. CROIX	
	1997	2002	1997	2002	1997	2002	1997	2002	1997	2002
1-99	603	697	611	712	673	830	695	863	922	1103
100-179	321	326	366	333	309	241	378	357	370	294
180-259	289	189	205	229	211	165	197	135	231	164
260-499	358	281	358	244	227	181	262	177	257	184
500-999	87	120	117	108	73	60	91	90	84	82
1000-1999	18	27	34	39	25	23	19	33	23	26
2000 +	5	7	10	18	5	10	0	4	8	11

Source: Census of Agriculture 2002.

The chart above illustrates the shift to smaller and larger farms between 1997 and 2002. The number of farms between the acreage of 1 to 99 acres increased by 181 and over 1,000 acres increased by 6 between 1997 and 2002. The number of farms between 100 to 999 acres declined by 218 during that time. Surrounding counties are also showing this general pattern.

The average size of a farm in St. Croix County is declining. In 1990 the average size reached a high of 211 acres and declined to 166 acres in 2000. This is a trend seen in the surrounding counties of Barron, Polk, Dunn and Pierce and across the state. See the chart below.

Average Size of Farms (Acres) – 1969 to 2002

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	178	207	187	180	192	183
1978	210	239	208	200	211	201
1987	226	264	217	215	212	221
1997	214	239	190	184	181	204
2002	214	237	177	177	166	204

Source: Census of Agriculture 1969 - 2002.

Crop acres in St. Croix County have declined approximately 9,000 acres since 1990. However, crop acres are over 6,000 acres greater than 1970. St. Croix County has the same amount of crop acres as Barron County and 9,000 fewer acres than Dunn County. The chart below illustrates the number of crop acres in St. Croix County in 1971 and 2002 and comparison with surrounding counties. Crop acres are defined as the sum of the acres of corn, soybeans, barley, oats and all hay. It excludes the 2002 Conservation Reserve Program enrollment of 30,591 acres, other small grains (3,200 acres), vegetable crops (3,000+ acres) and nursery crops grown in 2002.

Harvested Crop Acres in Area Counties– 1971, 2000, 2002

COUNTY	1971	2000	2002
Barron	166,750	177,500	187,700
Dunn	163,800	193,500	196,900
Pierce	149,200	159,600	164,300
Polk	132,250	158,700	149,500
St. Croix	181,550	196,600	187,900

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of acres of specific crops has changed dramatically over the years. The most dramatic change has been the huge reduction in the acres of oats grown and a corresponding increase in soybean acreage. In the early 1970's over 40,000 acres of oats was grown and only 3,000 acres of soybeans. In 2002, over 31,000 acres of soybeans were grown and only 12,600 acres of oats. The amount of hay grown has declined reflecting a decrease in livestock numbers and a shift to row crops. Please see the chart below.

St. Croix County Crop Acres – 1970, 1990, 2002

CROP	1970	1990	2002
Corn	51,800	84,800	86,000
Oats	47,000	29,100	12,600
Barley	850	1,700	1,000
Soybeans	2,600	16,300	31,000
All Hay	79,300	64,700	57,300

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Yields of corn and soybeans have changed dramatically over the years. The chart below shows the changes in yields between 1971 and 2002. St. Croix County has large areas of well drained, silt loam soils that are very productive. Yields declined significantly due to dry weather in 2003. St. Croix County has large areas of very productive, well drained, silt loam soils. Yields have increased significantly in recent years due to improvements in crop genetics and management practices. There has also been favorable weather in recent years that has been an important factor in the increased yields.

Average Yield in Area Counties (Bushels/Acre) – 1970, 1990, 2002

COUNTY	CORN			SOYBEANS		
	1970	1990	2002	1970	1990	2002
Barron	85	103	142	17	35	48
Dunn	85	120	141	20	37	46
Pierce	89	117	160	20	38	51
Polk	87	106	145	19	34	45
St. Croix	79	115	150	20	37	49

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The dairy industry is the largest single enterprise in St. Croix County's agricultural sector. It will typically account for 55 to 65 percent of the total cash farm receipts in the county. There are about 23,000 dairy cows on 228 dairy farms in St. Croix County as of June 2004. Since 1995 cow numbers have been slowly declining from 26,500 to 23,000 cows. See the chart below.

Dairy Cow Numbers Area Counties – 1975 to 2003

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	48,800	41,000	26,300	35,200	35,400	1.81 million
1985	49,700	43,800	28,500	34,700	36,900	1.88 million
1995	37,500	32,000	21,500	24,000	26,500	1.49 million
2000	29,000	21,500	18,400	18,100	24,200	1.29 million
2003	27,000	21,000	18,000	17,500	23,000	1.26 million

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The average milk production per cow in St. Croix County is frequently in the top ten counties in the state according to the National Agricultural Statistics Service. The average milk production is consistently above the state average. See the chart below. This is a reflection of the dairy producers management abilities with cows and producing, harvesting and/or purchasing quality feeds. There is also a strong support of agricultural equipment and input suppliers, livestock health care, dairy nutrition and education professionals in St. Croix County.

Average Production Per Cow (Lbs) – 1975 to 2003

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	10,200	10,200	10,600	10,300	10,600	10,430
1985	13,000	13,200	13,000	12,800	13,700	13,166
1995	14,900	15,800	15,300	15,300	16,200	15,397
2000	16,300	16,500	17,200	16,700	18,400	17,182
2003	16,300	16,900	17,300	17,400	18,500	17,728

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of cattle and calves in St. Croix County has declined from 104,500 in 1975 to 60,000 in 2003. This number includes beef and dairy cattle. Please see the chart below. This is a consistent trend reflected in surrounding counties and across the state.

Cattle & Calves in Area Counties – 1975 to 2003

COUNTY	1975	1985	1995	2003
Barron	111,000	102,000	80,000	69,000
Dunn	105,400	105,000	77,000	62,000
Pierce	88,000	85,000	63,000	53,000
Polk	100,800	80,100	57,000	48,500
St. Croix	104,500	95,000	72,000	60,000

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Swine numbers have also declined. There are about four or five major producers in the county and several farms with small numbers of swine.

Technology use in agriculture is also changing. It is becoming more diverse. For example, the production of milk may be done via grazing, confinement housing and stored feeds, or a combination of both methods. A producer may choose to be certified to produce the crops, milk, or meat organically. Crop producers have the option of selecting genetically modified seed that has a level of resistance to specific herbicides or insects. Equipment is becoming more precise. Yields are being monitored as the combine crosses a field using yield monitors and global positioning equipment.

In summary, the St. Croix County agricultural sector annually generates approximately \$95 to \$100 million in annual gross cash receipts depending on yields and commodity prices. There are large areas of very productive, well drained silt loam soils in St. Croix County that are the basis to the dairy and livestock and cash crop industries of St. Croix County. There are changes occurring in the agricultural sector that are reflected in surrounding counties. These include slowly declining dairy and livestock numbers and crop acres. The number of farms under 100 acres and farms over 1,000 acres are increasing. These changes are similar to what is occurring across the state and nationally. Technology is becoming more diverse. Producers are using various forms of technology to meet their personal and business goals.

AGRICULTURAL INVENTORY

Acres in Farmland - 1978 to 2002 St. Croix County

	1978	1982	1987	1992	1997	2002
Acres	365,832	352,472	334,028	308,460	312,076	310,178
% of County Land Area	78.4%	75.5%	73.7%	66.1%	66.8%	66.4%
Total Cropland	281,165	267,724	262,347	244,807	237,069	232,792

Source: U.S. Census of Agriculture, 1978-2002

- From 1978 to 2002 there has been a steady decline in total acres of farmland in St. Croix County. During that timeframe approximately 12 percent or 56,000 acres of land have been shifted to other uses. Farmland includes crops, pasture, woodland, land in the Conservation Reserve (CRP) and Wetland Reserve programs (WRP) and rented land.
- Cropland has seen a similar decrease. From 1978 to 2002, 10 percent or 48,000 acres of cropland have been shifted to other uses.

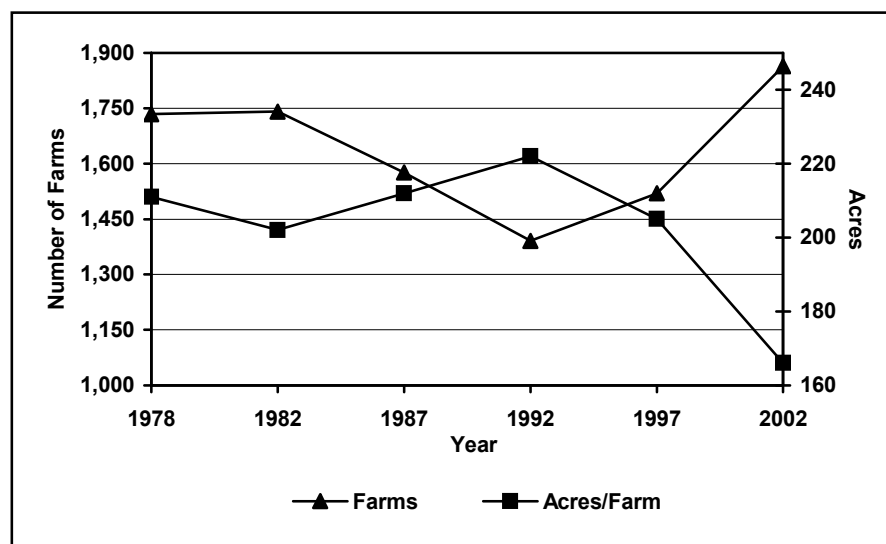
Acres of Farmland on Tax Rolls Including Improvements - 1997 - 2002 Heartland Towns

TOWN	1990	1997	2003*	% CHANGE 90-97	AREA OF EACH TOWN	% CHANGE 97-02	% OF TOWN LAND TAXED AS FARMLAND IN 1997	% OF TOWN LAND TAXED AS FARMLAND IN 2003
Baldwin	18,601	18,545	14,466	-0.3%	20,448	-21.9%	90.7%	70.7%
Cylon	15,039	14,355	12,622	-4.6%	22,584	-12.1%	63.5%	55.9%
Hammond	20,064	19,498	16,653	-2.8%	22,154	-14.6%	88.0%	75.2%
Pleasant Valley	10,577	10,299	9,286	-2.6%	11,530	-9.8%	89.3%	80.5%
Stanton	17,594	16,682	15,126	-5.2%	21,973	-9.3%	75.9%	68.8%
All Towns	343,301	319,670	260,646	-6.9%	437,792	-18.5%	73.0%	59.5%

Source: Wisconsin Agricultural Statistics, 1990-1997, 2003.

- The acres of farmland on the tax rolls have decreased in each of the Heartland Towns.
- Some of this decrease has been due to the conversion of farmland to other uses; however, the majority has been caused by reclassification of land from farmland to swamp and waste and the increase in land classified as farmland because of the tax advantages of use-value assessment.
- Farmland continues to be the predominant land use in each of the Heartland Towns.
- Cylon and Stanton, which have the lowest percentage of land in farmland, also have the most acreage owned by U.S. Fish and Wildlife or Department of Natural Resources for wildlife habitat.

Number and Size of Farms - 1978 to 2002
St. Croix County



Source: U.S. Census of Agriculture, 1978 – 2002

- The number of farms was steadily declining and the average size of farms was steadily increasing until the mid 1990's.
- From 1992 to 1995 there was a slight reversal of these trends. Then from 1997 to 2002 there was a sharp shift to smaller acreages and more farms. Several things caused these trends reversals.
- A general increase in affluence in the metropolitan area caused an influx of people who purchased small acreage farmettes in St. Croix County.
- Wisconsin adopted use-value assessment; this greatly decreased the holding cost of land and encouraged people to purchase additional acres when they could be identified as a farm.

Farms by Type - 1978 to 1992
St. Croix County

FARM TYPE	1978	1982	1987	1992	1997	2002
Livestock	454	498	422	397	392	398
Dairy	734	762	630	511	338	228
Other Animal & Poultry	84	86	88	103	101	216
Cash Grains	264	231	226	182	489	280
Field Crops (other than cash grains)	96	83	125	115	147	664
Other Crop	102	81	85	83	53	78
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864

Source: U.S. Census of Agriculture, 1978 - 2002

Farms by Size - 1978 to 2002
St. Croix County

FARM SIZE	1978	1982	1987	1992	1997	2002
1-9 Acres	54	88	64	66	47	100
10-49 Acres	225	277	247	218	316	566
50 to 179 Acres	631	615	565	480	585	731
180 to 499 Acres	701	641	571	496	460	348
500 to 999 Acres	106	99	107	109	82	82
1000 or More Acres	17	21	22	22	30	37
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864

Source: U.S. Census of Agriculture, 1978 - 2002

Farms by Value of Sales - 1978 to 2002
St. Croix County

SALES	1978	1982	1987	1992	1997	2002
\$0 to \$4,999	427	459	392	374	624	1,088
\$5000 to \$9,999	208	178	168	149	141	138
\$10,000 to \$24,999	228	172	220	192	199	200
\$25,000 to \$49,999	265	194	197	144	132	105
\$50,000 to \$99,999	468	472	299	221	164	116
\$100,000 to \$249,999	122	226	263	246	185	137
\$250,000 to \$499,999	13	39	29	51	55	53
\$500,000 or more	3	1	8	14	20	27
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864

Source: U.S. Census of Agriculture, 1978 - 2002

- From 1978 to 1997, livestock, dairy and poultry farms were generally decreasing in farm numbers while crop farming was increasing in farm numbers.
- However, between 1997 and 2002 all types of farms have increased in number along with the general increase in farm numbers.
- There has been a steady increase in the number of smaller farms and larger farms while mid-size farms, the more traditional sizes, have been steadily declining over the past two decades.
- Also over the past two decades, there has been a steady increase in the number of farms in the lower sales brackets and in the upper sales brackets while there has been a steady decrease in the number of farms in the middle sales brackets. These trends correspond to the increase in smaller acreage farm and possibly relate to the increase in farm operators who are not principal operators.

Farm Operator Characteristics - 1978 to 2002
St. Croix County

	1978	1982	1987	1992	1997	2002
Total Farms	1,734	1,741	1,576	1,391	1,520	1,864
Ownership						
Individual/Family Farms	1,537	1,505	1,346	1,193	1,341	1,672
Partnerships	167	178	175	127	99	109
Corporation-Family	23	50	51	59	54	64
Corporation-Other	1	1	2	5	7	3
Other (Coop, trust, etc.)	6	7	2	7	19	16
Principal Occupation Farming	1,107	1,076	974	819	733	941
Principal Occupation Other	627	665	602	572	787	923
Average Years on Present Farm	16	16	19	21	22	21
Male Operators	1,689	1,682	1,528	1,317	1,386	1,643
Female Operators	45	59	48	74	134	221
Average Age	48	47	49	50	51	53

Source: Census of Ag, 1978 - 2002

- Farm ownership has not varied much in St. Croix County over the past 20 years. Family farms continue to predominate.
- The number of farmers whose principal occupation is farming has remained very constant over the past 20 years.
- However the number of farmers claiming a different principal occupation has increased steadily over the past 20 years. This increase correlates to the increase in smaller acreage farms and the increase in the total number of farms in St. Croix County.
- The number of years on the present farm and the average age of the owner/operator have been steadily increasing over the past 20 years.
- There has been a steady increase in the number of female operators since 1992.

AGRICULTURAL PRODUCTION

Farm Crop Production - 1978 to 2002 ***St. Croix County***

HARVESTED CROPS	1978	1982	1987	1992	1997	2002
Corn for Grain (bushels)	7,015,000	5,019,000	7,269,000	5,875,900	9,844,000	8,593,600
Corn for Silage (tons)	204,000	283,000	162,400	211,100	206,500	240,900
Wheat (bushels)	64,500	39,400	31,600	20,700	16,000	202,900
Barley (bushels)	47,600	48,100	95,900	87,900	131,400	25,700
Oats (bushels)	1,569,000	1,402,000	896,400	726,900	536,000	351,000
Soybeans (bushels)	127,000	221,000	370,300	360,600	709,100	1,451,100
Forage All - Hay, Haylage, Silage & Green Chop (tons)	NA	293,500	237,300	183,300	243,700	194,900

Source: National Agricultural Statistics Service, 1978-1997, U.S. Census of Agriculture, 1987, 1992, 1997, 2002

- Crop production has shifted dramatically over the past 20 years.
- Corn and soybean production have increased while oats, barley and hay have all decreased.
- Wheat has increased considerably in just the last five years.

Farm Livestock Production - 1978 to 2002 ***St. Croix County***

Livestock	1978	1982	1987	1992	1997	2002
Milk Cows	35,500	36,800	35,500	29,600	24,000	23,800
Milk (1000 pounds)	415,350	474,720	521,860	461,760	415,200	428,400
Milk Per Cow	11,700	12,900	14,700	15,600	17,300	18,000
Cattle & Calves	91,000	94,900	92,000	79,000	62,800	59,800
Hogs and Pigs Sold	31,863	35,593	35,900	22,400	11,100	13,700

Source: National Agricultural Statistics Service 1978 - 2002

- Despite a decreasing number of milk cows, production per cow has continued to climb so that in general milk production in St. Croix County has remained relatively constant over the past 20 years.
- Other livestock categories have decreased dramatically over the same timeframe.

State and National Ranking by County -- 2002
St. Croix County

CATEGORY	QUANTITY	STATE RANK	NATIONAL RANK
Oats (acres)	6,446	10 of 71	51 of 2,215
Grain, oilseeds, dry beans and drypeas	\$19,477,000	14 of 72	689 of 2,871
Soybeans (acres)	31,823	15 of 67	706 of 2,076
Nursery, greenhouse, floriculture & sod	\$3,265,000	19 of 70	608 of 2,708
Corn for grain (acres)	59,978	17 of 69	420 of 2,592
Corn for silage (acres)	13,533	21 of 71	98 of 2,307
Vegetables, melons, potatoes, & sweet potatoes	\$3,542,000	21 of 71	390 of 2,747
Other crops & hay	\$2,141,000	21 of 72	589 of 3,046
Total Value Of Crops Incl. Nursery & Greenhouse	\$28,618,000	22 of 72	898 of 3,070
Quail Inventory	6,819	1 of 40	113 of 1,412
Turkeys Inventory	Not Available	6 of 69	Not Available
Horses, ponies, mules, burros & donkeys	\$462,000	7 of 69	428 of 3,014
Pheasants Inventory	8,928	10 of 60	62 of 1,541
Poultry & eggs	\$3,921,000	12 of 71	669 of 2,918
Hogs & Pigs Inventory	8,146	19 of 72	780 of 2,926
Hogs & Pigs Sold	\$1,006,000	20 of 71	876 of 2,919
Milk & other dairy products	\$51,191,000	22 of 69	73 of 2,493
Total Value Of Livestock And Their Products	\$69,245,000	25 of 72	359 of 3,070
Total Value Of All Ag Products Sold	\$97,863,000	26 of 72	529 of 3,075

Source: US Census of Agriculture National Agricultural Statistics Service Top 10 Bold, Top 100 Bold.

- The chart above shows St. Croix County's rank for the top commodities. Rankings in the top 10 counties for the state of Wisconsin and top 100 counties for the nation are marked in bold.
- Quail, turkey and pheasant production are among the highest in the state. Horse production is also near the top.
- Nationally, St. Croix County ranks highest in oats and corn for silage relative to crop production.
- Despite a decline in the number of dairy farms, St. Croix ranks 73 nationwide in the value of milk and other dairy products sold.

Commodity Values (in Millions) - 1978 to 2002
St. Croix County

CATEGORY	1978	1982	1987	1992	1997	2002
All Livestock, Poultry & Products	\$55.6	\$82.8	\$75.2	\$79.1	\$65.8	\$69.2
Dairy Products	\$37.6	\$59.4	\$53.5	\$55.5	\$49.7	\$51.2
Cattle and Calves	\$10.4	\$13.9	\$14.0	\$17.8	\$11.4	\$12.1
Poultry & Eggs	\$4.3	\$5.4	\$3.9	\$3.1	\$2.2	\$3.9
Hogs & Pigs	\$2.8	\$3.8	\$3.4	\$2.2	\$1.3	\$1.0
All Crops	\$11.4	\$10.8	\$14.0	\$14.5	\$25.8	\$28.6
Corn for Grain	\$6.8	\$6.8	\$8.6	\$8.6	\$14.4	
Soybeans	NA	\$1.1	\$1.6	\$1.9	\$4.0	\$19.5*
Oats	NA	\$0.5	0.4	\$0.3	\$0.3	
Hay, Silage	\$2.2	\$1.2	\$2.0	\$2.0	\$2.8	\$2.1
Nursery & Greenhouse	\$0.1	N/A	\$0.4	\$0.6	\$2.4	\$3.3
Vegetables, Melons	\$0.9	\$0.7	\$0.8	\$0.9	\$1.7	\$3.5
Total All Sales	\$67.0	\$93.7	\$89.2	\$93.6	\$91.6	\$97.9

*Categories combined for 2002. Source: U.S. Census of Agriculture, 1978 - 2002

- Commodity values reflect the decreasing importance of livestock farming in the County and the increasing importance of crop farming, especially corn and soybeans. Also gaining significant market share are nursery and greenhouse and vegetable and melon farming.

Farm Income - 1978 to 2002
St. Croix County

	1978	1982	1987	1992	1997	2002
Average Sales/Farm	\$38,638	\$53,799	\$56,625	\$67,295	\$60,267	\$52,502
Average Expense/Farm	NA	NA	\$44,105	\$56,786	\$49,059	\$45,695
Average Net Cash Return on Ag Sales/Farm	NA	NA	\$12,230	\$12,877	\$10,455	\$10,795
Average Net Cash Return on Ag Sales/Farms > \$10,000 in Sales	NA	NA	\$20,894	\$39,386	\$40,772	NA*

Source: U.S. Census of Agriculture, 1978 - 2002 * The information will be available in 2005.

- Overall, farm income has decreased in the past 15 years.
- However, farm income for farms with ag sales greater than \$10,000 has increased over the past 15 years. This dichotomy may be due to the increase in farm numbers, many of which are probably hobby farms.

AGRIBUSINESS ACTIVITY

Types of Agribusinesses - 1978 to 1992 *St. Croix County*

Type	1978	1982	1987	1992	1997	2002
Agricultural Services	12	15	23	28	41	60
Animal Product Support	NA	NA	NA	NA	6	6
Veterinary	NA	NA	NA	NA	12	16
Landscape & Horticulture	NA	NA	NA	NA	23	38
Manufacturing	9	10	10	11	14	15
Food & Kindred	8	9	9	10	12	13
Farm/Garden Machinery	1	1	1	1	2	2
Wholesale Trade	22	26	17	19	21	18
Farm/Garden Machinery/Equipment	11	15	6	6	9	9
Farm Product Raw Material	NA	NA	NA	NA	3	4
Farm Supplies	11	11	11	13	9	5
Total Agribusinesses	43	51	50	58	76	93
Total Businesses	736	793	1,041	1,247	1,584	1,895

Source: U.S. Census, County Business Patterns, 1978 – 2002

- From 1978 to 2002 agribusiness services have continued to increase in number.
- There have been related increases in the manufacturing industry.
- However during this same timeframe the wholesale services related to the agricultural industry have decreased in number.

The reuse, maintenance and redevelopment of existing farm structures is growing as more and more traditional farms are consolidated into larger or smaller operations. The existing farm buildings are an important economic and cultural resource in the rural areas and should continue to be utilized. Many of these structures are used for covered storage of seasonal equipment such as boats, recreational vehicles, snowmobiles, etc. These structures have also been converted to other uses such as a meeting hall, recreation facility or clubhouse. The reuse and maintenance of these structures has been and will continue to be encouraged by the Heartland Towns.

AGRICULTURAL LANDS

Prime farmland is the land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland or other land, but it is not existing urban and built-up land, or water areas. The soil qualities, growing season, and moisture supply are factors needed for a well-managed soil to produce a sustained high-yield of crops in an economic manner. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. Historically, soils that fall into classes I, II, and III of the Soil Conservation Service's capability unit classification system are considered prime agricultural lands. The value of these lands for agriculture is associated with not only their soil class, but also with their size, present use and any regulatory framework for their protection.

SUITABILITY FOR AGRICULTURE

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) in establishing a uniform, national identification of productive farmlands created a soil classification system that categorizes soils by their relative agricultural productivity. There are two categories of highly productive soils, national prime farmland and farmland of statewide significance. National prime farmland is well suited for the production of food, feed, forage, fiber and oilseed crops, and has the soil qualities, available moisture and growing season required to produce economically sustained high yields of crops when properly managed. Farmland of statewide significance are those lands in addition to national prime farmland which are of statewide importance for the production of food, feed, forage, fiber and oilseed crops. Soils that fall into classes I, II, and III of the Natural Resources Conservation Service's capability unit classification system are considered prime agricultural lands.

In 1981, NRCS developed a new system for evaluating agricultural lands, "Land Evaluation and Site Assessment," (LESA) which uses more detailed considerations of soil capability and potential yields, and provides for the assessment of factors beyond soil productivity in the determination of agricultural potential. The system is now widely used throughout the U.S. The LESA system presents the opportunity to define agricultural lands that have the most productive potential.

LAND EVALUATION AND SITE ASSESSMENT FOR AGRICULTURE

The Land Evaluation and Site Assessment (LESA) system is a point-based approach that is generally used for rating the relative value of agricultural land resources. In basic terms, a given LESA model is created by defining and measuring two separate sets of factors. The first set, **Land Evaluation**, includes factors that measure the inherent soil-based qualities of land as they relate to agricultural suitability. The second set, **Site Assessment**, includes factors that are intended to measure social, economic and geographic attributes that also contribute to the overall value of agricultural land. While this dual rating approach is common to all LESA models, the individual land evaluation and site assessment factors that are ultimately utilized and measured can vary considerably, and can be selected to meet the local or regional needs and conditions a LESA model is designed to address. The LESA methodology lends itself well to adaptation and customization in individual states and localities. Also in addition to ranking soils for agricultural potential, the LESA system can provide a systematic and objective way to evaluate and numerically rank soils for their relative value for any specific use.

The Land Evaluation and Site Assessment (LESA) system is an analytical tool used to assist decision makers in comparing agricultural sites based on their agricultural value. The LESA system provides an objective and consistent tool to aid decision-makers in evaluating the relative importance of specific sites for continued agricultural use. In this sense, it is a tool for determining the best use of a site. While in some cases the best use may be some type of development, there are many other situations where the best use is to remain in agriculture. Also, there may be instances where the land is not suitable for agriculture, but neither is it a suitable location for development. In such situations the LESA system is a valuable tool for determining the use with the least detrimental impact to the environment, economy and aesthetics.

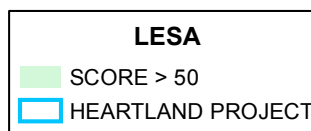
As noted earlier, there are two components to the LESA system; the **Land Evaluation (LE)** portion of the system, which is based on soils and their characteristics, and the **Site Assessment (SA)** portion of the system, which rates other attributes affecting a site's relative importance for agricultural use. The Land Evaluation portion is stable and unchanging because the soils do not change and the data relative to those soils takes a long time to accumulate. The Site Assessment is dynamic and changes on a continual basis because there are regular changes in development, property ownership, roadway improvements, sewer expansions, etc. happening throughout an area.

A LESA system was developed for St. Croix County by a committee consisting of members of the Land and Water Conservation and Planning and Zoning committees; citizens; town officials; county staff from the Land and Water Conservation, Zoning and Planning departments; and NRCS staff. A detailed manual describing how the County's LESA system works and how it was developed is available from the St. Croix County Land Conservation Department. As an appropriate base of information for the agricultural productivity of land in the Heartland Towns only the Land Evaluation component of LESA is discussed here.

Many physical and chemical soil properties are considered in the LE rating, either directly or indirectly, including soil texture and rock fragments, slope, wetness and flooding, soil erodibility, climate, available water capacity, pH (alkalinity versus acidity), and permeability. Three soil property indexes are combined to produce the LE soil component rating, Productivity Index for corn and alfalfa, Land Capability Class and National Prime Farmland. This produces a rating that reflects the most important soil considerations for agricultural use in St. Croix County. Higher numbers mean greater value for agriculture. LE ratings reflect this productivity potential, as well as the economic and environmental costs of producing a crop. Possible LE ratings range from 0 to 100.

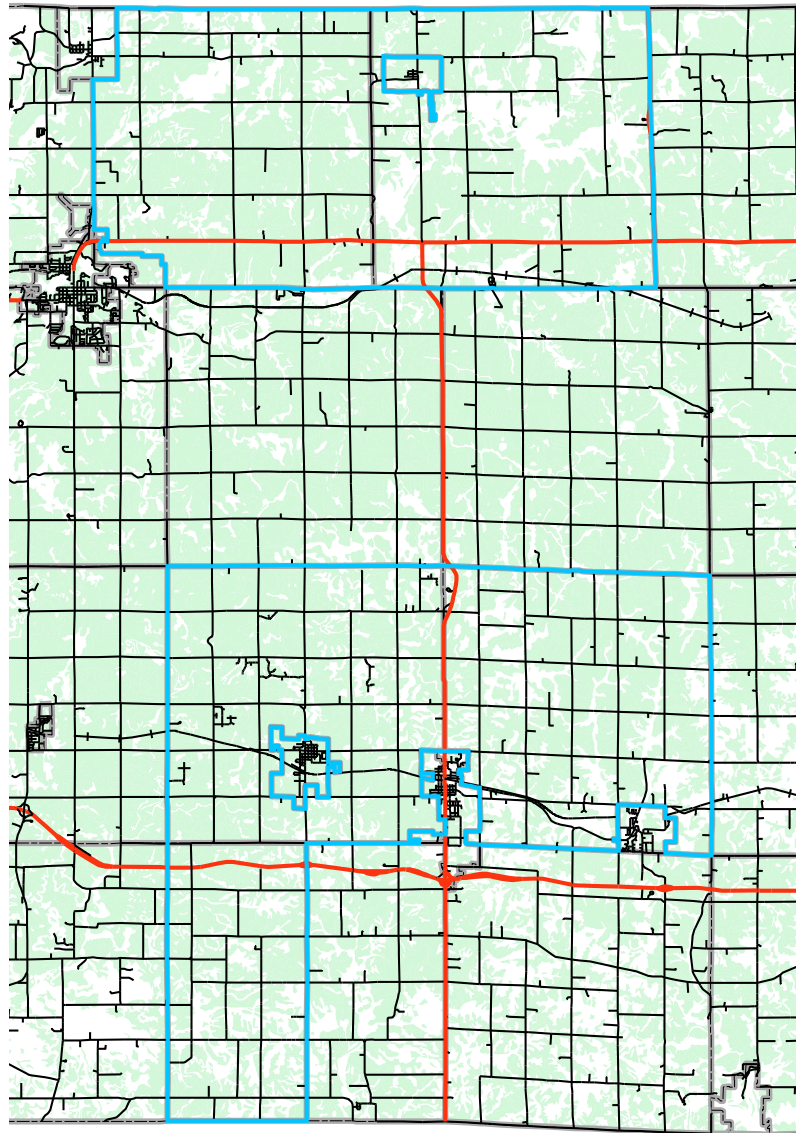
The LESA Committee with assistance from the St. Croix County Land Conservation Department and the District NRCS Soil Scientist selected soils with a score of 50 or more as the soils with agricultural production potential. The Potentially Productive Agriculture Map of the Physical Features map series depicts the LESA Agricultural Soils with a score of 50 or more. Please see the map below.

Potentially Productive Agriculture Land Heartland Project



0 1 2 3
Miles

SOURCE: NRCS



The LESA system is very flexible. It could be adapted to fit the needs of decision-makers at the local level. Procedures, and information on developing entire LESA systems, are in guidebooks, manuals and other literature, which are available from the NRCS. Local decision-makers can use the guidance to develop a LESA system, which evaluates land, based on local objectives for preservation and management. The Heartland Towns may want to address potential application of the LESA system in their goals, objectives and policies and may want to explore and evaluate its potential use within a town as part of the implementation section.

FARMLAND PRESERVATION & EXCLUSIVE AG ZONING

This section would not be complete without a discussion of farmland preservation and exclusive ag zoning in St. Croix County. In 1980 the St. Croix County Board of Supervisors adopted a Farmland Preservation Plan. The Plan was intended to guide development away from the most valuable agricultural resources in the County. The plan was written with extensive input from citizens and local officials, especially towns. The Farmland Preservation plan identified several tools for farmland protection. The only tool that was implemented was exclusive ag zoning. The other tools, identifying growth areas and setting development density in conjunction with smaller lot sizes, were not accepted. The plan was developed between 1978 and 1980 as a result of development pressures that had been accelerating since 1975. A Farmland Planning Advisory Committee was formed in September 1977. This committee met monthly for two years to apply for a grant, and develop the farmland preservation plan.

It is interesting that 25 years ago citizens were concerned with the same issues that are discussed today. The following are quotes from the Farmland Preservation Plan that illustrate some of the discussions and conclusions.

“Alarmed by rapid changes in the landscape, residents have expressed concern for controlling development.”

“The survey results confirm popular support for land use planning to preserve farmlands.”

“Development in rural areas has resulted in repeated conflicts between farm and nonfarm neighbors—complaints by nonfarm residents about odor and noise, increased valuations on farmland which can’t be offset by increased production, dogs running loose bothering livestock—to name a few.”

“A farming area can comfortably withstand a certain amount of development. However, when the balance shifts away from agriculture, farmers left in the area often lose the alternative to continue farming. Farm service businesses move out of local communities and farmers find themselves having to drive several miles to replace parts, repair machinery and obtain supplies.”

“There are also social and environmental costs of rural nonfarm development.”

“From an environmental standpoint, land, once developed, is essentially lost forever to agriculture. ... Land being a finite resource, wise stewardship would dictate that the most productive land be saved to produce food for this and future generations.”

“In St. Croix County, there is still time to take measures to protect land and guarantee an agricultural community for future generations.”

“Throughout the last five years (from 1975 to 1980) citizen interest has been the key moving force behind the concern over loss of farmland, and the planning process.”

“The entire farmland preservation issue was initiated by citizens. Citizens have fostered measures to preserve agricultural land through the Task Force and the Advisory Committee.”

“There are many hard questions to be answered. The public good must be weighed against the presumed right of owners to use the land however they, as individuals, see fit.”

In a review of the community input from that time, it is clear that a substantial majority of rural residents supported protection of agricultural resources. Prior to 1974 St. Croix County ordinances required public sewer and water for all lots between one and five acres in size. In 1974, the County enacted a new set of ordinances that allowed one acre unsewered lots and set distinct requirements for minor and major subdivisions. As a result of these changes rural residential lot creation rose dramatically between 1975 and 1979. As a result, many towns took several steps to slow residential development.

Of the Heartland towns, Cylon, Stanton and Baldwin adopted subdivision ordinances prohibiting major subdivisions unless they were located on municipal sewer and water. The towns of Cylon, Stanton, Baldwin, and Pleasant Valley adopted larger lot size provisions in subdivision ordinances. Finally, four Heartland Towns implemented exclusive agricultural zoning, in conjunction with the County. In one case the adoption of exclusive ag zoning occurred even before the Farmland Preservation Plan was adopted by St. Croix County. The Heartland towns adopting exclusive ag zoning were Pleasant Valley in 1977, Stanton in 1982, Baldwin in 1983 and Cylon in 1985.

Historically there has been some confusion about the difference between exclusive agricultural zoning, farmland preservation contracts and the income tax incentive associated with each. The farmland preservation contracts are a contract between the farmer or landowner and the state, in return for agreeing not to develop his land the owner gets tax rebates based on a formula. The tax rebates are increased if a farmland preservation plan is adopted and certified by the state. The farmland preservation plan was certified by the state for most of the towns in St. Croix County, including the five towns in the Heartland project. Under the contract the landowner can not get 100 percent of the formula, he can only get 50 or 70 percent.

Exclusive ag zoning is also based on the farmland preservation plan, it is adopted by ordinance enacted by both the town and county. With exclusive ag zoning a landowner may receive tax rebates at 100 percent of the formula.

The chart below shows the amount of land in exclusive agricultural zoning in the Heartland towns.

Acres in Exclusive Ag Zoning - 2004
St. Croix County

TOWN	EXCLUSIVE AG		AG/RES	
	ACRES	% OF TOWN	ACRES	% OF TOWN
Baldwin	14,936	72.3%	5,218	25.3%
Cylon	14,731	65.1%	4,841	21.4%
Hammond	NA	NA	21,272	99.8%
Pleasant Valley	8,841	76.7%	2,494	21.6%
Stanton	17,938	84.4%	1,190	5.6%

Source: St. Croix County Planning & Zoning 2004

AGRICULTURE GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Preserve the town's agricultural character while allowing limited residential development.

Objectives:

1. Allow development in location, forms and densities, which supports the preservation of agriculture and rural character.
2. Encourage land preservation programs.
3. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.
4. Discourage land uses, which conflict with agriculture.

Policies:

1. Support land use measures, which discourage non-farm development in Agricultural Preservation Areas.
2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
4. Require that new residents receive a copy of a 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents.
5. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
6. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
7. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.

TOWN OF CYLON

Goal: Protect agricultural resources and farming as an occupation in the Town of Cylon.

Objectives:

1. Preserve productive farmlands for continued agricultural use.
2. Maintain agriculture as the major economic activity and way of life within the town.
3. Discourage land uses that conflict with agriculture.
4. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
5. Encourage land preservation programs.
6. Support preexisting farm operations in conflict with non-farm uses.

Policies:

1. Support land use measures, which discourage non-farm development in Agricultural Preservation Areas.
2. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
3. Promote use of the forestry “best management practices” as minimum standards for logging.
4. Encourage forest landowners to enroll in the State’s Managed Forest Land Program.
5. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
6. Restrict residential and commercial development to areas least suited for agricultural purposes because it is unproductive soils, there is no history of farming or it is inaccessible.
7. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fencerows, or existing vegetation wherever possible.
8. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
9. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
10. Require that new residents receive a copy of a ‘Rural Living Guide’ that outlines the traditional community norms and expectations for rural residents.



Agriculture is the main economic activity and part of a way of life in Cylon.

11. Delineate, refine and protect “environmental corridors as a composite of the County most sensitive natural areas.
12. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first.
13. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
14. Undertake concerted efforts to improve water quality in the most impacted watersheds.
15. Protect and restore natural shoreline areas in the town.



Cylon is a farming area with associated noise, dust and smell.

TOWN OF HAMMOND

Goal: Preserve/maintain/encourage the town's agricultural rural character.

Objectives:

1. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
2. Encourage land preservation programs.
3. Protect existing farm operations from conflicts with non-farm uses.
4. Protect surface and groundwater quality

Policies:

1. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
2. Establish a Right-to-Farm ordinance to protect farmers from frivolous lawsuits.
3. Require that new residents receive a copy of a "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.
4. Promote conservation subdivision design as a method to preserve open agricultural ground.
5. Encourage the County to study a voluntary purchase of development rights program.
6. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Preserve the town's agricultural character while allowing limited residential development.

Objectives:

1. Allow development in location, forms and densities, which supports the preservation of agriculture and rural character.
2. Encourage land preservation programs.
3. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.
4. Discourage land uses, which conflict with agriculture.

Policies:

1. Support land use measures, which discourage non-farm development in Agricultural Preservation Areas.
2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
4. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
5. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
6. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.

TOWN OF STANTON

Goal: Preserve farming as the economic base of the Town of Stanton while allowing limited residential development.

Objectives:

1. Allow residential development in location, forms and densities, which supports the preservation of agriculture and rural character.
2. Encourage land preservation programs.
3. Discourage land uses, which conflict with agriculture.

Policies:

1. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
2. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
3. Direct development away from environmentally sensitive areas and productive farm and forest lands.



Farming is the primary economic activity in the Town of Stanton.



NATURAL RESOURCES

The towns in the Heartland project have a rich natural history, which is the basis for their present physical characteristics. Over 100 years of human settlement and resource use have altered these physical characteristics of the landscape. The people who reside in it value the natural environment and the physical influences that make up the rural landscape. Natural features are important to consider when planning for future uses. The rural character of the Heartland towns is an important consideration as well. This inventory of the physical features of the towns describes the impacts of development on those features, and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

RESOURCE ASSESSMENT

GEOLOGY

SURFACE GEOLOGY AND PHYSIOGRAPHY

The surface geology of the Heartland Towns has been influenced by several periods of glaciation. Landforms produced by glacial deposition include end moraine, ground moraine and outwash plains. The first glacier covered the entire county, including all of the Heartland towns, while the second, the Wisconsin Stage, covered only the land northwest of the Willow River, the towns of Stanton and Cylon.

End moraines are formed by deposition at the margin of a glacier during a standstill of the glacial front, when the rate of melting equals the rate of glacial advance. They form either at the point of maximum ice advance or during the recession of the glacier. The Towns of Stanton and Cylon, north of the Willow River, are covered by end moraine from the Superior lobe of the Wisconsin Age of glaciation. This end moraine consists of unsorted glacial material ranging in size from clay to boulders. Typically, the topography is rugged to rolling or hummocky with deep stream gorges and kettles (pits), which may contain lakes or marshes.

The majority of the rest of the Heartland Towns are covered by ground moraine deposited previous to the Wisconsin stage of glaciation. The material deposited was unsorted and results in a gently rolling topography.

Ground moraine is deposited under glacial ice as a blanket of unsorted rock debris, which ranges widely in size. Early-Wisconsin or pre-Wisconsin Age glaciers deposited the ground moraine. A gently rolling topography, meandering streams and few lakes characterize this ground moraine. The topography here is a gently undulating plain with moderate relief and no definite alignment of undulation.

Immediately adjacent to the leading edges of the end moraine deposited by the Superior lobe (south of the Willow River in Stanton and Cylon) is a pitted outwash plain of stratified layers of sand, gravel, silt, and clay. The outwash plain was deposited by running water from melting glaciers. Kettles developed in the plain from the melting of buried blocks of ice. The St. Croix River Valley, along the western extreme of the county, was a major glacial drainageway as the glaciers melted and receded.

BEDROCK GEOLOGY

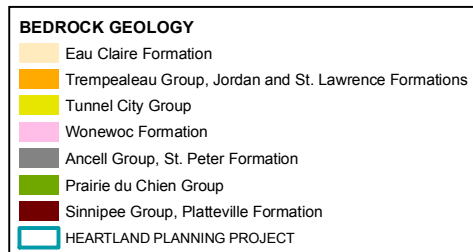
Glacial drift overlies bedrock throughout almost the entire county. The bedrock, from oldest to youngest in age, includes Precambrian igneous, metamorphic and sedimentary rocks, Cambrian sandstone, and Ordovician dolomite and sandstone.

Igneous, metamorphic and sedimentary rocks of the Precambrian age underlie all of St. Croix County. Precambrian red shale and rhyolite have been identified in the Hudson area. Cambrian rocks overlie the Precambrian rocks and are present under the entire county. They are primarily sandstone but include subordinate shale, siltstone and dolomite. Predominant formations of the Cambrian include Mt. Simon, Eau Claire, Galesville, Franconia and Trempealeau.

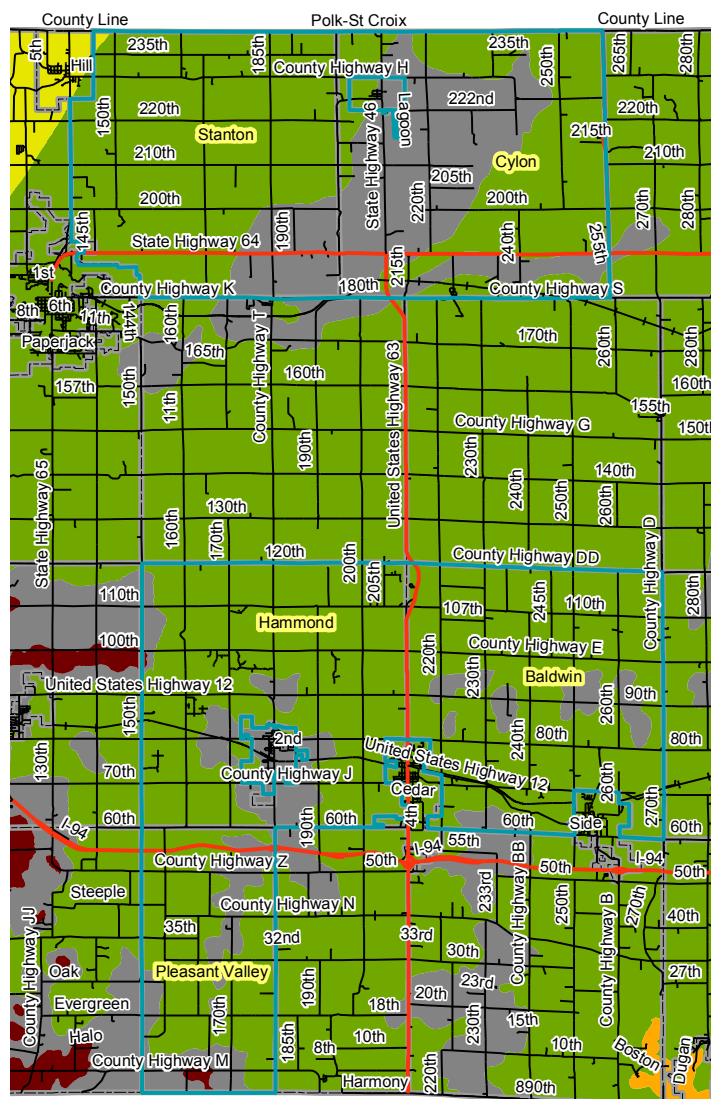
Ordovician sedimentary rocks in St. Croix County are sandstones, shales and dolomites, and include the Prairie du Chien group, St. Peter Sandstone, Platteville Formation and Decorah Formations, undifferentiated, and Galena Dolomite.

The Bedrock Geology of the Heartland Towns is depicted in the map below from the Physical Features map series.

Bedrock Geology Heartland Project



SOURCE: Bedrock Geology of Wisconsin Map



TOPOGRAPHIC FEATURES

The Heartland Towns are part of larger geographic structures sharing some common characteristics or conditions. Physically, St. Croix County is part of the "western upland" region of Wisconsin. This region extends parallel to the Mississippi and St. Croix Rivers from Polk County to the Illinois border and to the east from 30 to 75 miles. Surface topography in the western upland ranges from gently rolling to very steep with ridges separating deeply incised stream valleys. The southern two-thirds of the region is characterized by rugged topography, while the northern third tends to have a smoother surface in most areas. The western upland is higher in elevation than the central plain region to the east, but is lower in elevation than the northern highland region that extends northward from Polk County.

The topography ranges from gently rolling to hilly and rough. Much of the Town of Hammond and part of the Town of Baldwin are in an undulating plain, while in the Town of Pleasant Valley mesas and resistant dolomite formations break the plain. Areas of more rugged topography are found along the Willow River drainage system in the towns of Stanton and Cylon.

The Topographic Elevation of the Heartland Towns is depicted in the Topographic map from the Physical Features map series which was provided as large-scale maps to each of the towns.

SOILS

Soil properties are an important factor in how land is used. They indicate how productive farmland is, where sand and gravel is, and limitations for development. Indeed, the types of soils in an area often dictate the best use of the land. Hence, soil suitability interpretations for specific urban and rural land uses are essential for physical development planning and determining the best use of the soils on a site.

St. Croix County through the United States Department of Agriculture Natural Resources Conservation Service (NRCS) produced a digital soil survey that provides detailed soils mapping for the county at a scale of one-inch equals 1000 feet. In addition, the survey has produced information on the physical, chemical and biological properties of the soils, and provided soil property interpretations for agricultural, engineering, planning and resource conservation activities.

MAJOR SOIL ASSOCIATION GROUPS

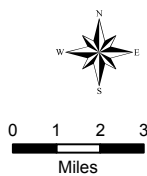
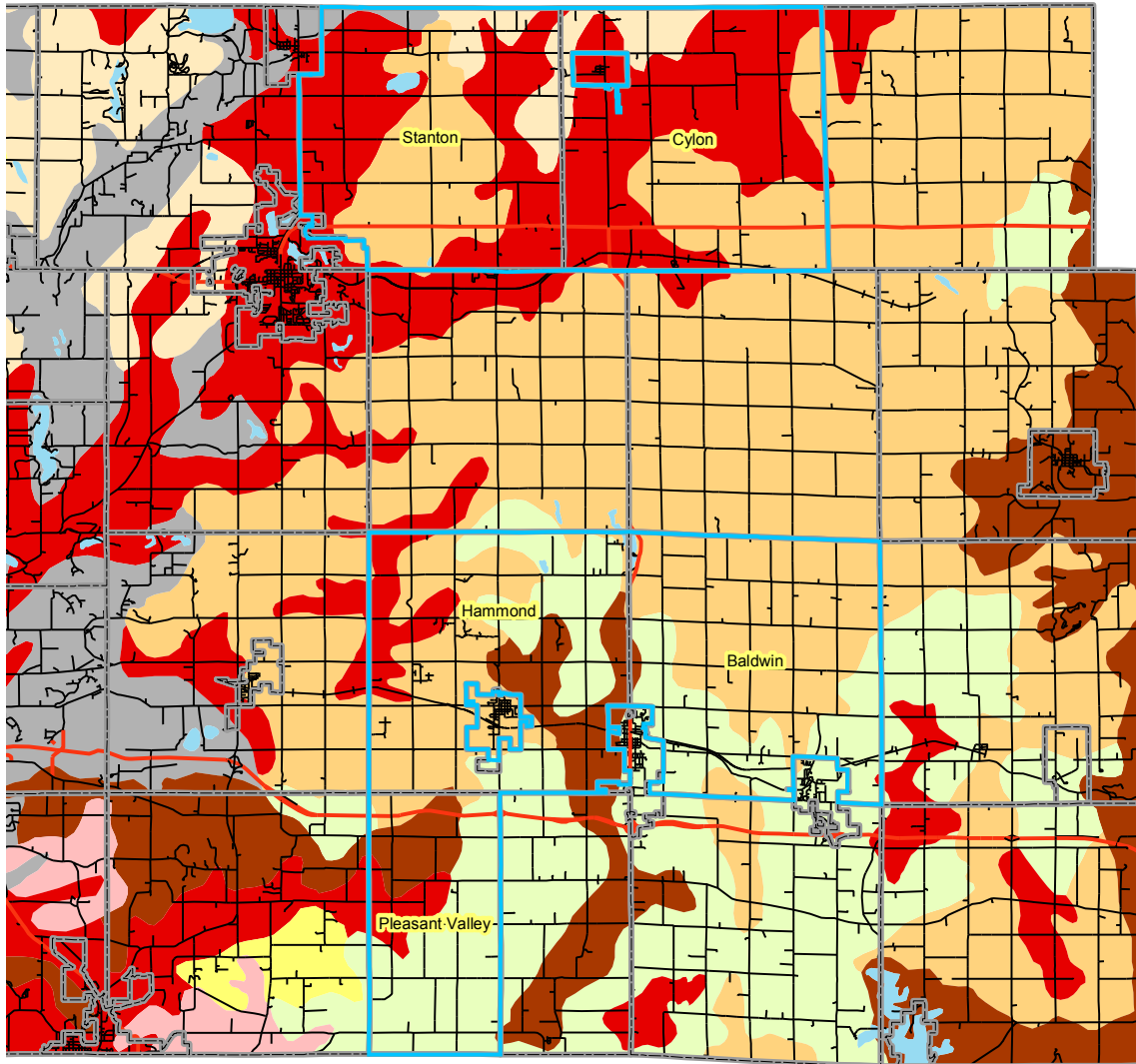
The Heartland Towns have a wide variety of soils ranging from heavy, poorly drained to light and droughty. Soils that are generally excessively drained and well drained are found in the western half of the county. The moderately drained and somewhat poorly drained soils predominate in the county's eastern half. However, both extreme soil conditions are found throughout much of the county, making management difficult.

Widely varying soil types and complex slopes make the application of some best management practices troublesome. There are many areas with poorly drained soils on relatively steep slopes, which combine erosion with drainage problems.

The General Soil Map shows the soil associations in the Heartland towns. Soil associations are landscapes that have distinctive patterns of soils in defined proportions. They typically consist of one or more major soils and at least one minor soil, and are named for the major soils.

The General Soils of the Heartland Towns is depicted in the map below from the Physical Features map series. It provides general soils information for the Heartland Towns and is not intended to provide information for site-specific applications.

General Soils Heartland Planning Project



SOIL ASSOCIATIONS		
MODERATE TO SLOW PERMEABILITY	MODERATE TO VERY RAPID PERMEABILITY	WATER
 Santiago-Otterholt-Arland	 Amery-Cromwell	 Lakes & Rivers
 Ritchey-Derinda-Whalen	 Burkhardt-Chetek-Sattre	
 Santiago-Jewett-Magnor	 Sattre-Pilot-Antigo	
 Vlasaty-Skyberg	 Plainfield-Boone	

SOURCE: Soil Survey of St. Croix County, 1978.

SOIL SUITABILITY INTERPRETATIONS

The soil survey provides important information about the suitability of land for different rural and urban uses. The interpretation of soils involves assessing the characteristics of soils that affect a specific use and predicting the various limitations those soils place on a land use. In the Heartland Towns the available soil suitability interpretations of importance are those regarding septic tank absorption fields, agriculture, potential sand and gravel deposits, bedrock at or near the surface, and water table depth.

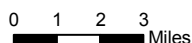
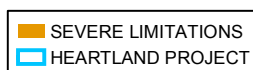
SUITABILITY FOR PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS

Private Onsite Wastewater Treatment Systems (POWTS) are subsurface systems of perforated pipe, which distribute effluent from septic tanks to the soil. Soil between 18 inches and six feet is evaluated for properties that affect absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to bedrock and water table, and susceptibility to flooding. The layout and construction of a system is affected by soil conditions related to slope, erosion potential, lateral seepage, and downslope flow of effluent. Soils with characteristic large rocks and boulders present additional problems, and increase the costs of system construction.

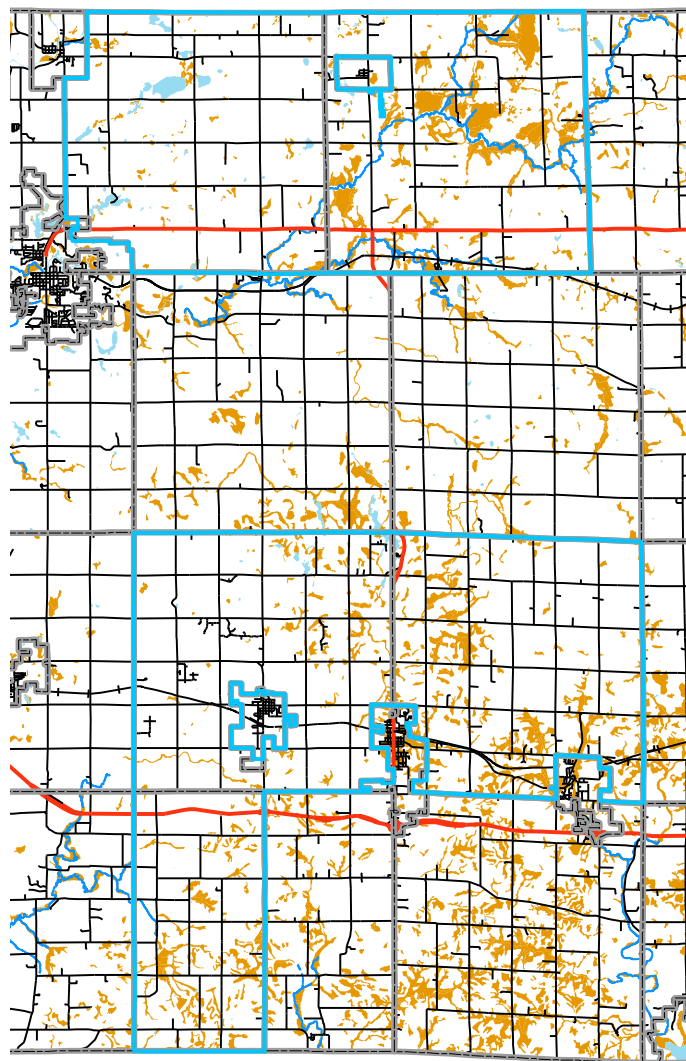
The state requirements for septic system siting are specified in COMM 83 of the Wisconsin Administrative Code. This code relies heavily on the ability of the soil to effectively treat the effluent discharged from the POWTS drainfield. The original soil survey suitability interpretations for St. Croix County were reviewed and updated by County staff to include information on suitability for POWTS based on COMM 83 soils criteria, public sanitary sewer or alternative treatment. The NRCS soil interpretations for septic tank absorption fields consider most excessively drained soils occurring over fractured bedrock or high water tables a severe limitation to septic system development because effluent in these situations can be readily transported to the groundwater and be detrimental to groundwater quality.

The Soils Limitations of the Heartland Towns is depicted in the map below from the Physical Features map series. It shows soils with severe limitations based on the updated interpretation for POWTS.

Limitations for POWTS Heartland Project



SOURCE: Soil Survey of St. Croix County, 1978.

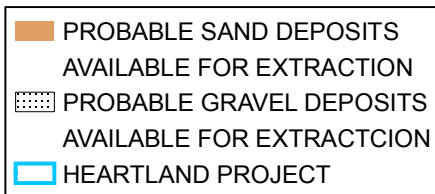


SUITABILITY FOR EXTRACTION OF MINERALS (NON-METALLIC)

The Heartland Towns have significant supplies of sand and gravel. The soils amongst glacial outwash are the most likely source for sand and gravel as the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel in this area. Where the bedrock is at or near the surface of the ground are areas, which are probably most suited for quarrying stone.

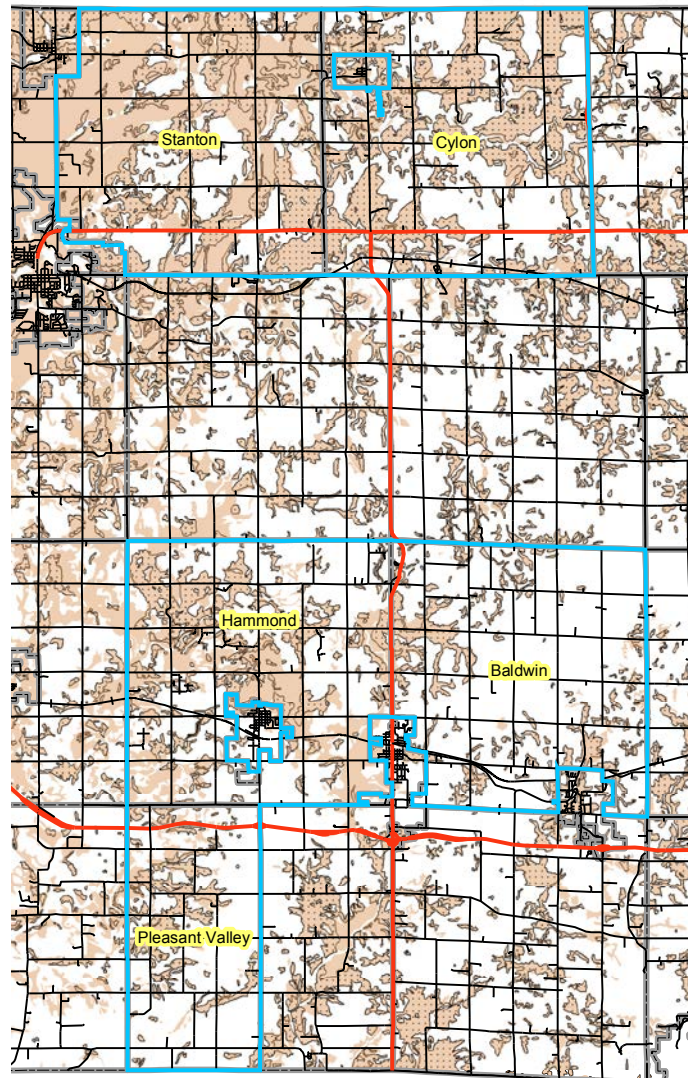
The Potential Sand and Gravel Map of the Heartland Towns, which shows probable locations for sand and gravel deposits, is provided below. .

Potential Sand & Gravel Heartland Project



0 1 2 3
Miles

SOURCE: NRCS Soil Survey of St. Croix County.



WATER RESOURCES

SURFACE WATER

Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways make up the surface waters of the Heartland Towns. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainageways that collect and channelize overland rainwater or snowmelt runoff. Natural drainageways are characterized by intermittent streams, threads, rills, gullies and drywashes that periodically contribute water to first-order streams. There are also many artificial drainageways where the natural drainageways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them.

The surface waters of the Heartland Towns occupy two major drainage systems of northwestern Wisconsin; the St. Croix River and Lower Chippewa River basins are both part of the Mississippi River basin. The St. Croix River system includes the Willow River, which is found in the towns of Stanton and Cylon, the Kinnickinnic River, which is found in the Towns of Hammond and Pleasant Valley and several minor creeks. The Lower Chippewa River Basin includes the Eau Galle River, which is found in the Town of Baldwin. The Rush River, also found in the Town of Baldwin, flows directly into the Mississippi River Basin. In each of these basins there are also numerous dry washes and other surface drainage features that carry water only during spring runoff or during extreme storm events.

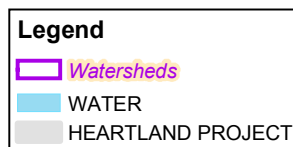
Although the entire county was subjected to glacial action, the topography has since been eroded and worn so that it is now a well-drained area. The most recent glaciation (Wisconsin Stage) only covered the land northwest of the Willow River. Here, the end moraine left many kettle hole lakes, but these have all but disappeared and are now seen as wet depressions. Most of the remaining surface waters are some relatively larger lakes, streams and artificial impoundments.

The Heartland Towns' water resources include: the upper and lower Willow rivers in the Town of Cylon; the upper and lower Willow rivers and Oakridge Lake in the Town of Stanton; the Kinnickinnic River, the south branch of the Kinnickinnic, Girard's Creek, Rush River, and Pine and Bushnell Lakes in the Town of Hammond; the Rush River and Carr Creek in the Town of Baldwin; and branches of the Rush and Kinnickinnic Rivers in the Town of Pleasant Valley.

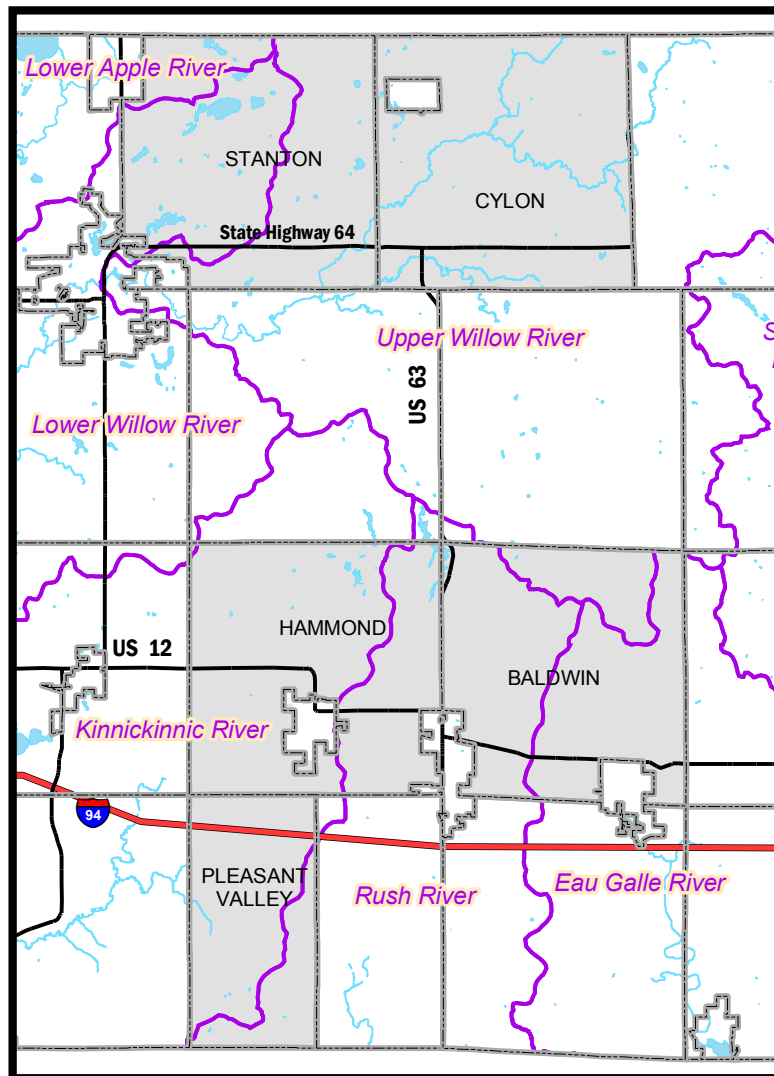
The Surface Water and Drainage of the Heartland Towns is depicted in the map below from the Physical Features map series.

The lakes, rivers and wetlands of the towns are impacted by land use practices in the watersheds that drain to them. Most of the pollutants that enter surface water resources are carried in runoff from many diffuse or nonpoint sources. The major pollutants of concern are sediment carried from areas with bare soil such as crop fields and construction sites and phosphorus attached to soil particles or dissolved in water from fertilizers and livestock operations. There are four watersheds in the Heartland Towns, the Upper Willow River, the Kinnickinnic River, the Rush River and the Eau Galle River. Please see the Watershed Map below.

Watersheds Within the Heartland Project



SOURCE: St. Croix County Planning / Land Information

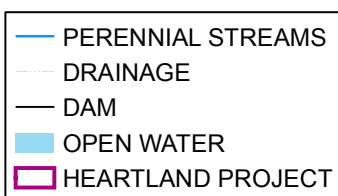


SURFACE WATER QUALITY

- The streams and rivers in the county meet fish and aquatic life and recreational use standards. The Kinnickinnic, Willow and Eau Galle rivers in the Heartland Towns are classified as trout waters.
- The Kinnickinnic River is classified as an outstanding resource water and is considered one of the most outstanding Class I trout streams in the state.
- Pine Lake in the Town of Hammond has excellent water quality. It is part of the St. Croix Lakes priority watershed project.
- In general, water quality in the St. Croix River Basin, which includes the Willow and Kinnickinnic rivers, and the Lower Chippewa River Basin, which includes the Rush and Eau Galle rivers, is mostly good to excellent.
- Water quality and aquatic habitat in the streams are threatened by non-point source pollution from agricultural land use, urban development and rural residential development.

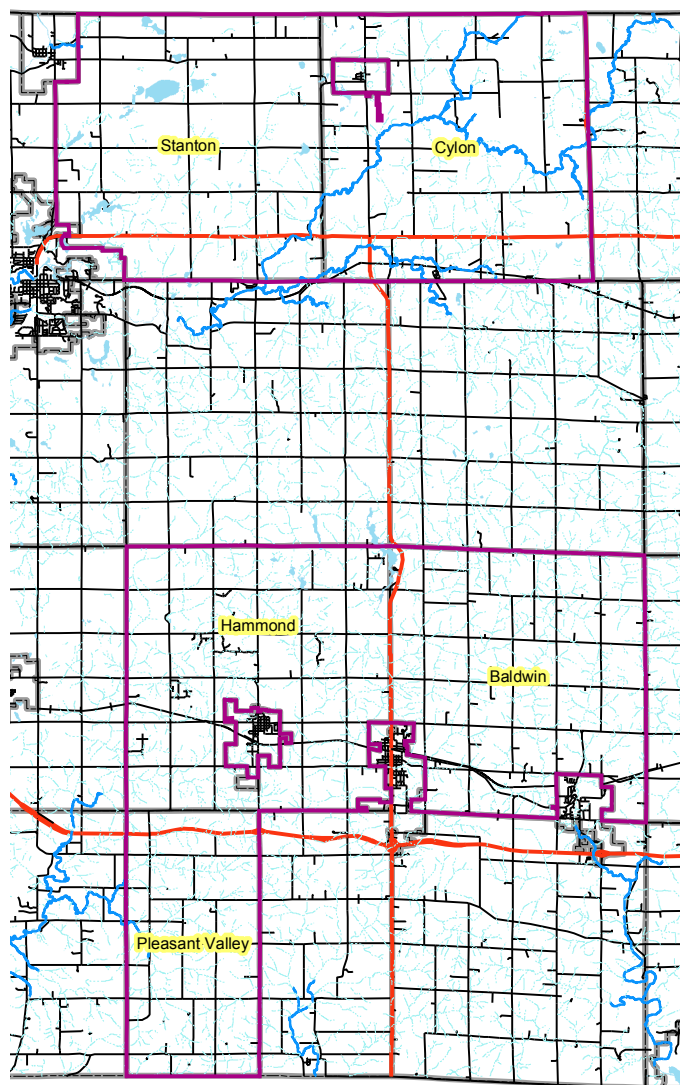
- Issues in the Upper Willow River Watershed include sedimentation, groundwater contamination by surface water entering through sinkholes and livestock waste entering streams.
- The effects of polluted runoff from barnyards and feedlots, stream bank grazing and flooding threaten the many trout streams in the Eau Galle watershed.
- The Eau Galle River is threatened by turbidity, natural erosion and stream bank grazing.

Surface Water & Drainage Heartland Project



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Miles

SOURCE: NRCS Soil Survey of St. Croix County.



GROUNDWATER

The sand and gravel aquifer and the sandstone aquifer is the source of all potable water in St. Croix County including the Heartland Towns. The sand and gravel aquifer consists of unconsolidated sand and gravel in glacial drift and alluvium. These deposits occur throughout about one-fourth of the county, either at the land surface or buried under less permeable drift. The sand and gravel aquifer can yield sufficient water yield for private residential water supplies. The sandstone aquifer includes all sedimentary bedrock younger than the Precambrian age. Precambrian rocks generally have low permeability and mark the lower limit of groundwater movement. The sandstone aquifer is continuous over the county and includes, from youngest to oldest rock formations, the Galena-Platteville unit of the Ordovician age, St. Peter Sandstone, the Prairie du Chien Group, and sandstones of the Cambrian age.

The Prairie du Chien Group and the Cambrian sandstones are the major water-yielding rocks in the sandstone aquifer. The Prairie du Chien Group is the uppermost-saturated bedrock in much of the county and is used extensively for private residential water supplies. The ability of the Cambrian sandstone to store and yield water, and its generally great thickness makes it the principal source of municipal water supplies. The Galena-Platteville unit is mostly unsaturated; the St. Peter Sandstone is found in a small area and is partly saturated and yields some water to wells.

The source of all groundwater recharge in St. Croix County including the Heartland Towns is precipitation. Between one and ten inches of precipitation per year infiltrates and recharges the groundwater aquifers. The amount infiltrated depends mainly on the type of rock material at the land surface. Most groundwater moves through the unconsolidated material and bedrock units and then discharges to surface waters.

The groundwater elevation map, of the Physical Features map series, shows the elevation of the top of the zone of saturation in the Heartland Towns. The elevation of the water table ranges from more than 1,100 feet in several places in the eastern quarter of the county to just over 675 feet along the St. Croix River. The water table is under the glacial drift and within the bedrock in about half of the county.

The Depth to Groundwater of the Heartland Towns is depicted in the map below from the Physical Features map series.

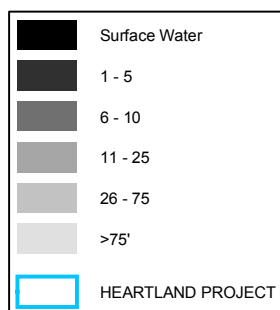
AREAS WITH HIGH RELATIVE SUSCEPTIBILITY TO GROUNDWATER POLLUTION

Groundwater supplies potable (drinkable) water to the residents of the Heartland Towns. Some land areas, because of inherent physical resource characteristics, do not attenuate (lessen the impact of) pollutants very well, which may be introduced into the environment. These areas should be protected from certain high-risk land uses and have best management practices and monitoring established, especially when in proximity to any wells that supply drinking water.

Groundwater can be adversely affected when contaminants are released into or spilled upon the ground. Some factors influencing an aquifer's susceptibility to pollution are depth to groundwater and bedrock, type of bedrock, sub-surface permeability, and the soil's ability to lessen the impact of pollutants.

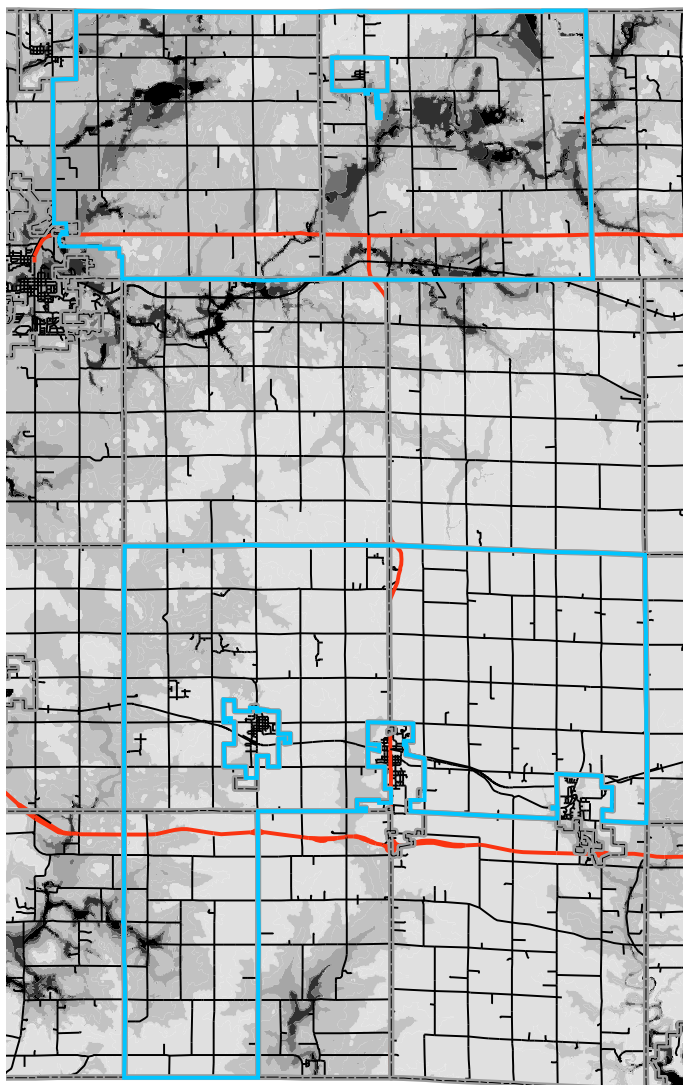
- High-risk activities-such as industries using hazardous materials- pose serious threats to groundwater and should be kept out of the immediate recharge areas of public and private wells.

Depth to Groundwater Heartland Project



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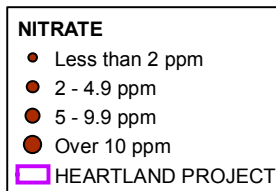
SOURCE: USGS



GROUNDWATER QUALITY

- The sandstone aquifer underlies all of St. Croix County, including the Heartland Towns, and is the principal source of water for residential, municipal and industrial supplies.
- The quality of groundwater in the Heartland Towns is generally good. However, some water has chemical characteristics that make it objectionable or unsuitable for domestic or industrial uses.
- Groundwater in St. Croix County, including the Heartland Towns, is classified as hard or very hard due to the presence of calcium and magnesium.
- Iron and manganese are found in water from all of St. Croix County's aquifers. Concentrations greater than the recommended limits are common.
- Nitrate concentrations in the water are localized but are becoming more of a problem throughout the county.
- Nitrates greater than 10 parts per million have been identified in wells in Hammond, Stanton and Pleasant Valley. The largest concentration of wells with nitrates was found in Hammond Township. Please see the Nitrates in Groundwater Map below.

Nitrate in Groundwater Heartland Project

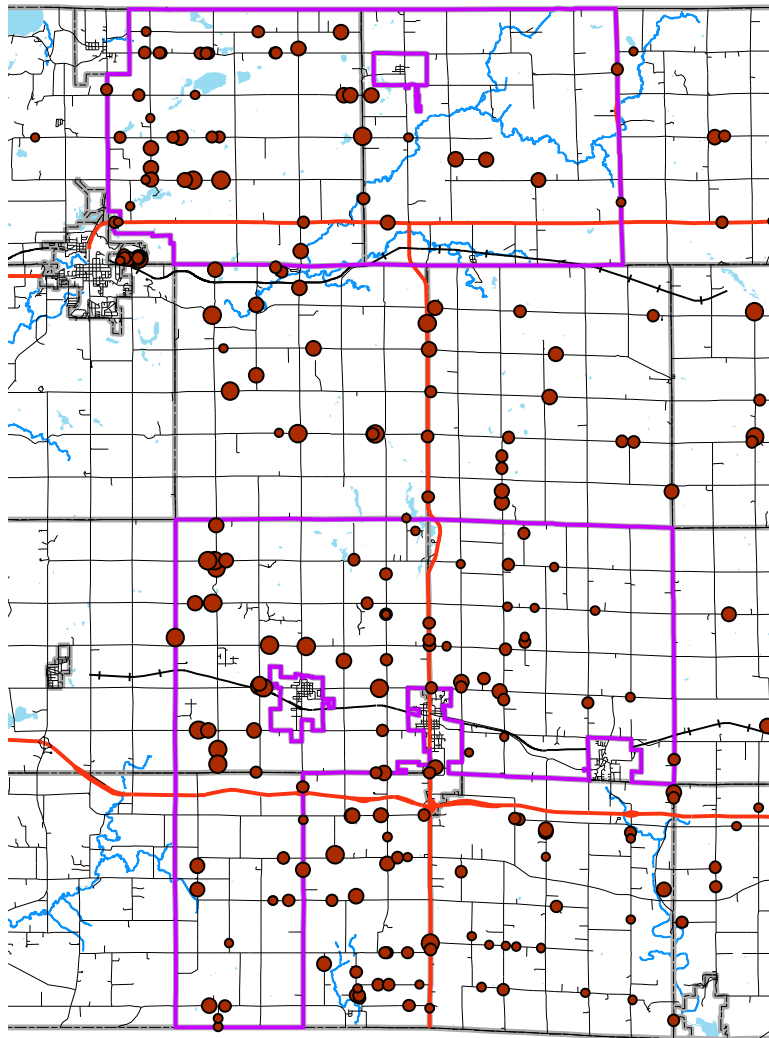


Note: Nitrate levels over 2 ppm indicate human impact on groundwater. Levels over 10 ppm exceed the DNR drinking water standard.



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Miles

SOURCE: Drinking Water Program,
UW Extension and LWCD, 1999-2001



ISSUES AFFECTING WATER QUALITY

- The internally drained closed depressions and their corresponding high water tables are very sensitive to runoff and septic system effluent.
- The increased number and density of Private Onsite Wastewater Treatment Systems (POWTS) can lead to nitrates in the groundwater if these systems are improperly installed or are not maintained.
- Along with rural residential development come problems such as storm water control and soil erosion.
- Increased lakeshore development has occurred in St. Croix County, causing increased runoff into the lakes, which can lead to water quality degradation.
- Agricultural runoff into the lakes and streams of the county has contributed to the degradation of water quality in some areas.

WELLHEAD PROTECTION AREAS

Municipal water suppliers are required by state administrative code to establish wellhead protection measures for new wells. It is also appropriate to establish protection measures for existing public water supply wells to protect the public health, safety and welfare, and to reduce public costs should a pollution event occur. Because it is difficult to adequately react to a pollution event that occurs in proximity to a well strict prohibitions of certain high-risk land uses should be established for that area (within the 30-day time of travel of contributing groundwater to a well). Certain high-risk land uses should be limited, and best management practices and monitoring established in the area between the 30-day and five-year time of travel of contributing groundwater to a public water supply well.

ENVIRONMENTALLY SENSITIVE RESOURCES

FLOODPLAINS

Wisconsin Statute 87.30(1) (59.692) requires counties, cities and villages to implement floodplain zoning. The purpose of Wisconsin Administrative Code NR116, Floodplain Management Program, is the protection of property and public investments from the effects of flooding. Federal Emergency Management Agency 100-year floodplain maps are usually used to delineate flood hazard areas. Counties are required to adopt reasonable and effective floodplain zoning ordinances within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. St. Croix County has adopted and implemented a floodplain ordinance into the county zoning ordinance. This ordinance was revised in 2001. This ordinance is effective in all towns.

SHORELANDS

Lands within 1000 feet of the ordinary high water mark of a lake or pond and 300 feet past the ordinary high water mark or landward edge of the floodplain, whichever is greater, of a river or stream are designated shorelands. Shorelands are usually considered prime residential building areas because of their scenic beauty. However, shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation. Shorelands also act as buffers and thus serve to protect water quality.

Wisconsin requires counties to protect and prevent the loss and erosion of these valuable resources by adopting and enforcing a shoreland ordinance. The authority to enact and enforce this provision comes from Wisconsin Statutes 59.971 and 144.26. Wisconsin Administrative Code NR115 dictates the shoreland management program. County ordinances can be more, but not less, stringent than NR115. Town approval is not required. Counties may permit only certain uses in wetlands of five acres or more within the shoreland zone.

The state requirement of shoreland zoning were adopted by St. Croix County and incorporated as part of the county's zoning ordinance. Shoreland zoning requirements in St. Croix County's ordinance permit only certain uses in wetlands of three acres or more within the shoreland zone. This ordinance is effective in all towns.

WETLANDS

Wetlands are defined by State Statute as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers and streams cleaner, drinking water safer and also provide valuable habitat for both aquatic and terrestrial animals and vegetation. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months. Groundwater discharged through wetlands can contribute to high quality water in lakes and streams.

The federal government and the DNR restrict development in wetlands through Section 404 of the Clean Water Act and NR103, respectively. If landowners and developers are not notified

of or do not follow these restrictions, wetlands can be damaged, resulting in costly fines and/or restoration.

Even though the DNR has an inventory of wetlands of two acres and larger, all wetlands, no matter how small, which meet the state definition, are subject to DNR regulations. Even if state regulations do not apply, federal regulations may, making it necessary to review all wetlands against these regulations before their disturbance. Particular attention must be given wetlands within shorelands to ensure protection from development.

Development in wetlands by either draining or filling removes their natural functions of storing and filtering pollutants, cleaning lakes, rivers and streams, making drinking water safer, providing valuable habitat for both aquatic and terrestrial animals and vegetation, replenishing groundwater supplies and the groundwater discharge from wetlands, which maintains stream flows, especially during dry months.

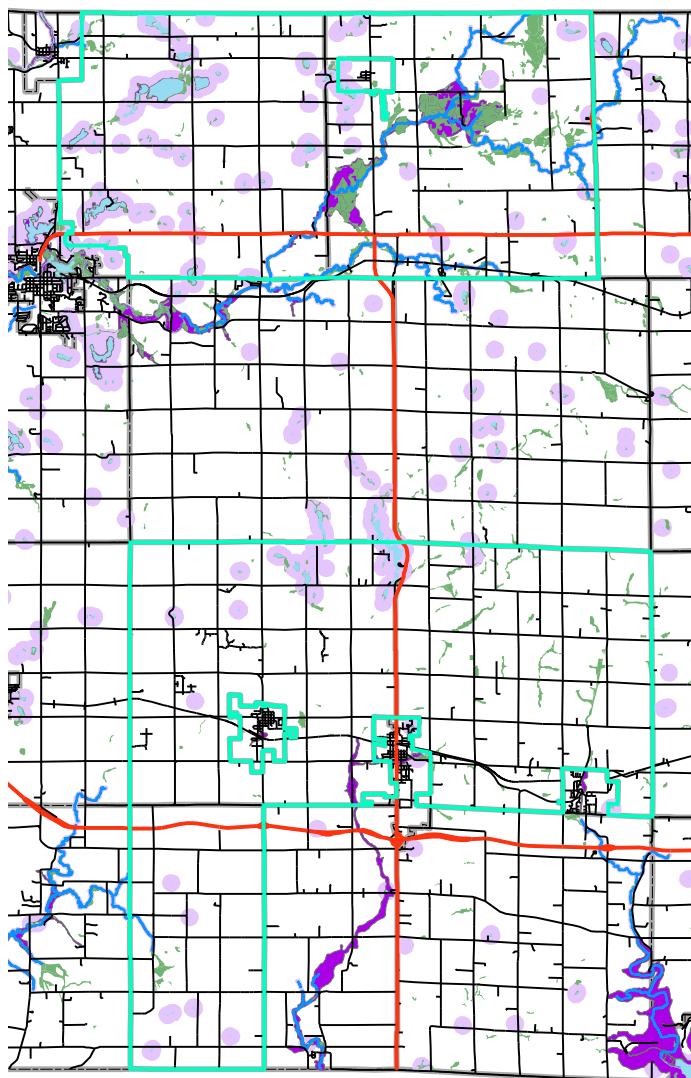
The Wetlands, Floodplains and Shorelands of the Heartland Towns are depicted in the map below from the Physical Features map series. Site investigation is required to ensure compliance with federal and state regulations.

WETLAND, FLOODPLAIN SHORELAND HEARTLAND PROJECT



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SOURCE: FIRM/FEMA, 1976; WISCONSIN DNR



CLOSED DEPRESSIONS

Closed depressions are extremely sensitive land features because of their close association with the groundwater. The release of pollutants into or near closed depressions is almost certain to reach groundwater immediately. The Closed Depressions of the Heartland Towns is depicted in the Closed Depression map from the Physical Features map series which was provided as large-scale maps to each of the towns.

Closed Depressions

Closed depressions are common features in St. Croix County. They have formed through two quite different geological processes: karst development and glaciation. Karst development occurs in regions with highly soluble bedrock and results in distinctive landforms such as sinkholes. St. Croix County is covered by several rather thick, soluble carbonate units, and has particularly well developed karst, especially in the eastern half of the county. Glacial action can also result in topography marked by closed depressions known as kettles or kettleholes. Kettles develop when large blocks of glacier ice are buried within glacial deposits and subsequently melt. Many of the depressions in the western and northwestern portions of the county are kettles that developed in the St. Croix moraine after it was deposited during the Wisconsin glacialation.

Baker, Hughes, Huffman and Nelson, Closed Depression Map of St. Croix County, Wisconsin, 1991

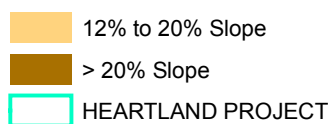
STEEP SLOPES

Steep slopes are any area where the gradient of the land is 12 percent or greater (each percent of slope is measured as one unit in elevation for every 100 horizontal units). One category of steep slope is 12% to less than 20% slope, of any soil type. It has been demonstrated that 12% slope is a threshold at which impacts from development become apparent. To allow development on these slopes one should avoid direct runoff into streams or rivers; follow state approved construction site erosion control standards; and institute best management practices, monitoring and maintenance to control on-site runoff and pollution. Steep slopes of 20% or greater are subject to erosion impacts even from slight land cover disturbances. Development on these slopes results in high construction costs and severe erosion with resultant negative impacts to surface waters. Therefore, development on slopes, 20% or greater, should be prohibited.

Steep Slopes of the Heartland Towns are depicted in the map below from the Physical Features map series.

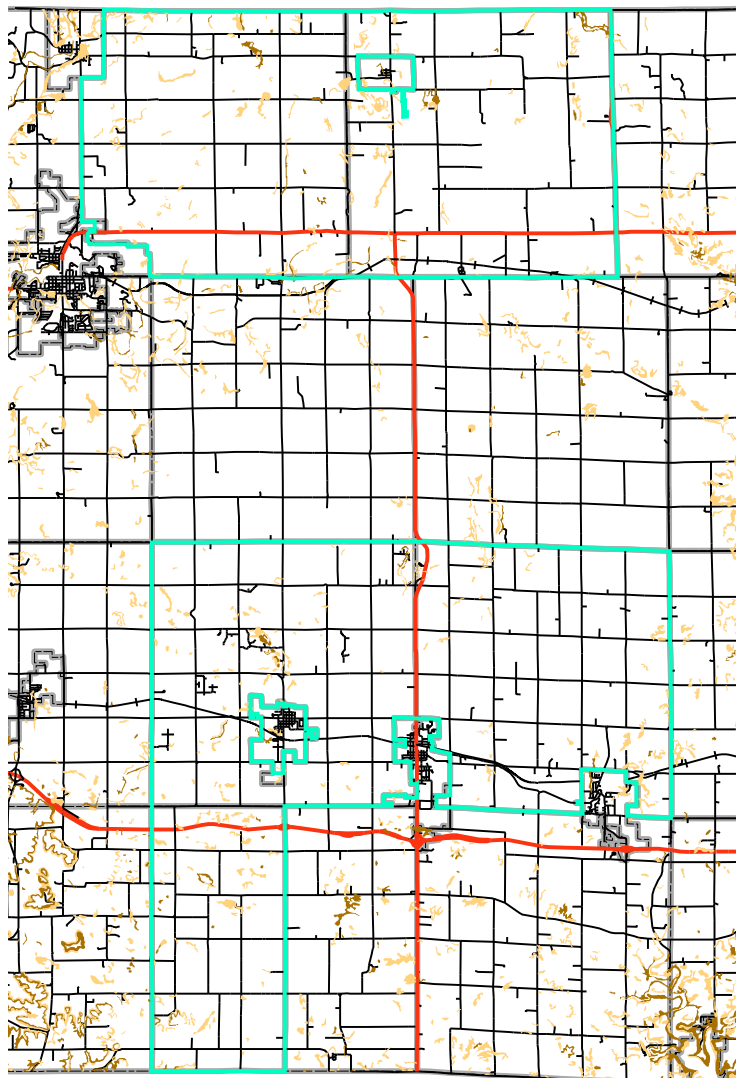
Steep Slopes Heartland Project

Legend



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SOURCE: NRCS, 1995 St. Croix County Soil Survey.



WOODLANDS

Woodlands provide habitat for a variety of plants and animals, as well as adding scenic beauty to the landscape. The largest, continuous blocks of forested land are important habitat for a variety of plants and animals.

Woodlands should be protected from conversion to other uses. Woodlands managed according to approved forest management practices can support varying and sometimes complementary objectives, such as timber production or wildlife habitat. On the other hand, strict preservation of a woodland would be unusual and reserved for the most rare and unique stands in the county, if they even exist. Pine plantations, which are cultivated and managed, offer little in the way of natural habitat. However, they are important in providing wood products, windbreaks and erosion control.

Development can destroy a woodland's capacity to provide wood products, habitat for a variety of plants and animals, and scenic beauty. Because of their value for habitat, production and scenery, woodlands should be protected from conversion to other uses. Considerations for

open space when development occurs can accomplish the preservation of woodland values while managing how that development occurs.

The Woodlands of the Heartland Towns are depicted in the map below from the Physical Features map series.

Woodlands Heartland Project

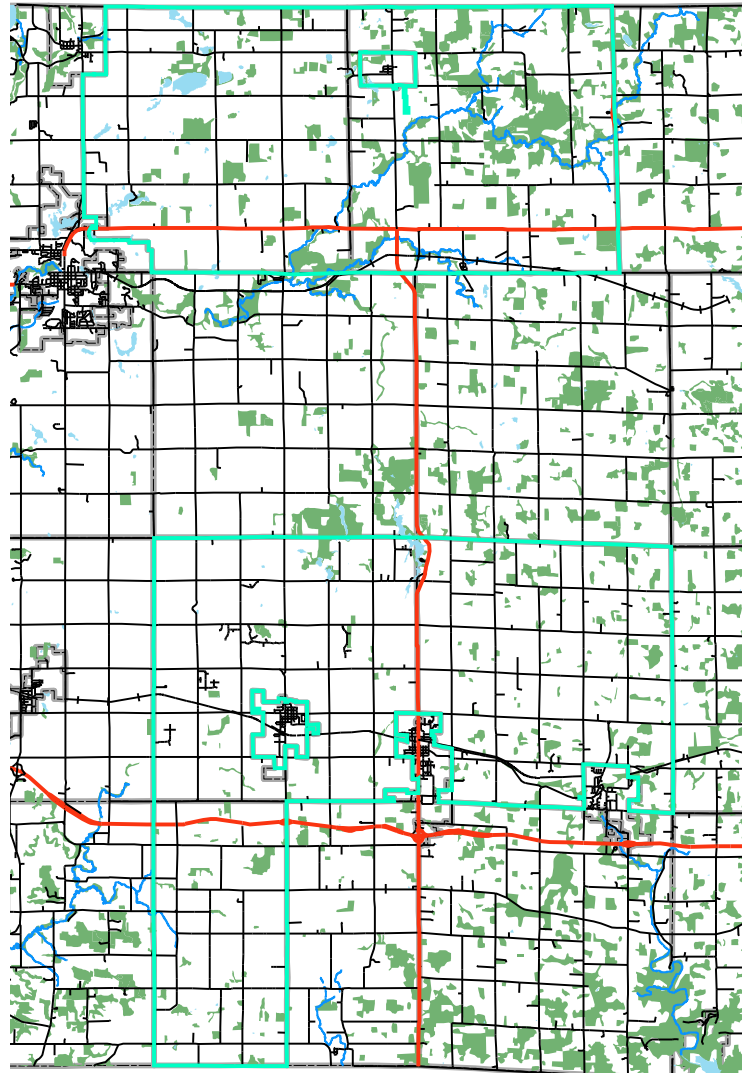
Legend

- Woodlands
- HEARTLAND PROJECT



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SOURCE: Minnesota/Wisconsin Area Boundary Commission.
(1973 SCS & 1991 Aerial Photography)



PRAIRIE AND OTHER GRASSLANDS

The majority of the towns of Hammond and Pleasant Valley and parts of the Town of Stanton and most of the towns of Hammond and Pleasant Valley were originally covered by prairie, most of which does not remain today. Prairie is the term used to describe the grassland type that predominated in Wisconsin prior to Euro-American settlement. Prairies, which are dominated by grasses and sedges, lack trees and tall shrubs, and are home to a rich variety of plants and animals. Within the prairie designation there are variations due to soils and climate.

Prairies continue to be a threatened plant community in Wisconsin, as only about 13,000 acres (0.5 percent) of the original 3.1 million acres remain. The decimation of prairie in

Wisconsin means that an estimated 20 percent of the original grassland plants are considered rare in the state.

The drastic changes in prairie habitat over the past 150 years have had negative impacts on many plants and animals because of direct loss of the ecosystem and indirect impacts due to fragmentation of remaining parcels from development and related disturbances.

Many species of plants associated with Wisconsin prairies are endangered, threatened or of special concern, and two are known to no longer exist in the state. Many grassland birds face similar circumstances as indicated by a growing list of special concern species and the declining numbers of birds once considered common in the state, such as several species of sparrows and the meadowlark.

Although the majority of prairie mammals have been able to adapt to the loss of prairie habitat, some are no longer present in the state, some are of special concern and there are others that will most likely not adapt to continuing changes in agricultural practices and land use. Prairie-associated reptiles and amphibians have been affected as well. About half have apparently adapted to the loss of prairie, while three reptiles are on the state's endangered species list. One is listed as threatened, and two are of special concern.

Little is known about the invertebrates of Wisconsin's native prairies. Indeed, there are probably many grassland insects that are extinct, no longer found in the state, or have not yet been discovered.

Degraded areas that were once prairie can often be restored with moderate effort to yield a habitat suitable for most of the associated plant and animal species. Even certain managed agricultural and livestock practices can accommodate the maintenance of the open habitats needed by many grassland species.

Grasslands can be restored and maintained through preserving a certain amount of open space for this type of cover as development occurs. It is estimated that restoration of a minimum of three percent to four percent of the original prairie acreage may be required to maintain the biodiversity of grassland ecosystems. Hence, development can occur in such a way that it can maintain sufficient grasslands for its habitat value while preserving the rural character of the landscape.

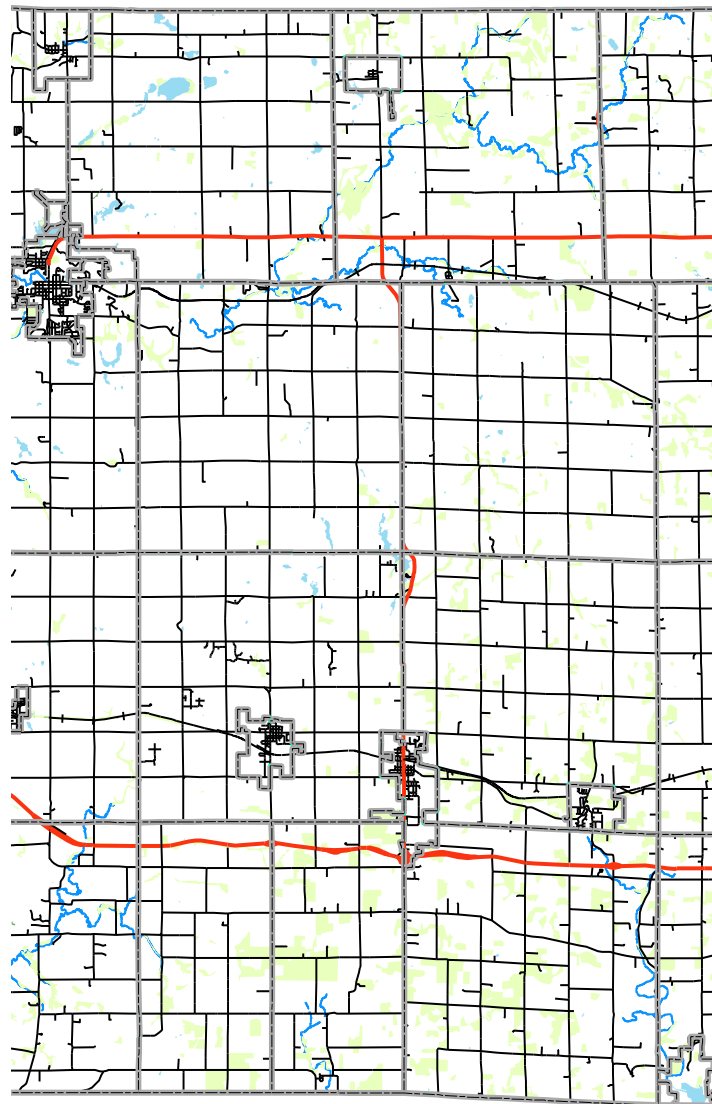
The scarcity of prairie makes any further loss to development, critical. The Grasslands and Prairie Remnants of the Heartland Towns are depicted in the map below from the Physical Features map series.

Grasslands & Prairie Remnants Heartland Project



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Miles

SOURCE: Minnesota/Wisconsin Area Boundary Commission.
(1973 SCS & 1991 Aerial Photography)
DNR and Heritage Areas of St. Croix County by UW-Extension



OAK SAVANNA

Portions of the towns of Baldwin and Pleasant Valley were originally covered by oak savanna. Only scant remnants of the complete ecosystem exist today. Oak savanna is the ecosystem that historically was a part of a larger complex bordered by the prairies of the west and the forests of the east. Savannas, considered to be the middle of the continuum between prairie and forest, were a mosaic of plant types maintained by wildfire and possibly large ungulates such as bison and elk.

Oak savanna was home to an abundant variety of plants and animals, and was probably optimum habitat for many game species, as well as songbirds. However, presently oak savanna is one of the most threatened plant communities in the world. In Wisconsin, less than 500 acres is listed in Wisconsin's Natural Heritage Inventory as having a mix of plants similar to an original oak savanna.

Any identified oak savanna remnants should be protected. There has been no inventory of oak savanna remnants in St. Croix County. However, some of the identified grasslands have the potential for savanna restoration by the Department of Natural Resources and conservation groups. Certain marginal agricultural lands which were once oak savanna can be restored economically and often still accommodate light to moderate cattle grazing.

WILDLIFE AND FISHERIES HABITAT OR AREAS

All existing federal, state and local wildlife and fisheries areas, including private conservancy areas are mapped. These areas are managed to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. They also provide a recreational and open space function to local communities.

- The largest public hunting and fishing area in St. Croix County, the 3,000-acre Cylon Wildlife Area, is located in the Town of Cylon.
- The Oakridge Waterfowl Production Area is the second largest public hunting and fishing area in the County, it is located in the Town of Stanton.

NATURAL AND SCIENTIFIC AREAS

All existing federal, state and local natural and scientific areas are mapped. The WisDNR, Bureau of Endangered Resources conducts data searches for natural and scientific areas of national, state or local significance. The Bureau urges special notice be taken to protect any and all natural or scientific areas from development.

RARE OR ENDANGERED SPECIES AND COMMUNITIES

Rare or endangered species and communities are very sensitive to certain kinds of encroachment in their surroundings. Development on or near the locations of rare or endangered species can further threaten their status and survival.

The WisDNR, Bureau of Endangered Resources conducts data searches for endangered plants and animals. The Bureau urges special notice be taken to protect any and all endangered resources from development. To protect them from disturbance, the exact locations of the endangered resources can only be used for analysis and review purposes. Therefore, these locations will be incorporated as environmental resources, but will not be specifically revealed.

RECREATION AND OPEN SPACE

Recreation and open space areas provide natural resource based recreation, open space and scenic amenities. They also are valuable to preserve unique physical features, certain plant communities and quality wildlife habitat for natural interpretation. Natural resource based outdoor recreation, park, open space and scenic areas are designated for low intensity uses. The uses do not include golf courses, ball diamonds, soccer fields, high intensity or service campgrounds, etc., as these uses are better suited to previously disturbed uplands which can be converted.

The Fisheries; Wildlife Areas; Rare and Endangered Resources; and Recreation, Scenic and Open Space Areas of the Heartland Towns are shown on the map below of the Physical Features map series.

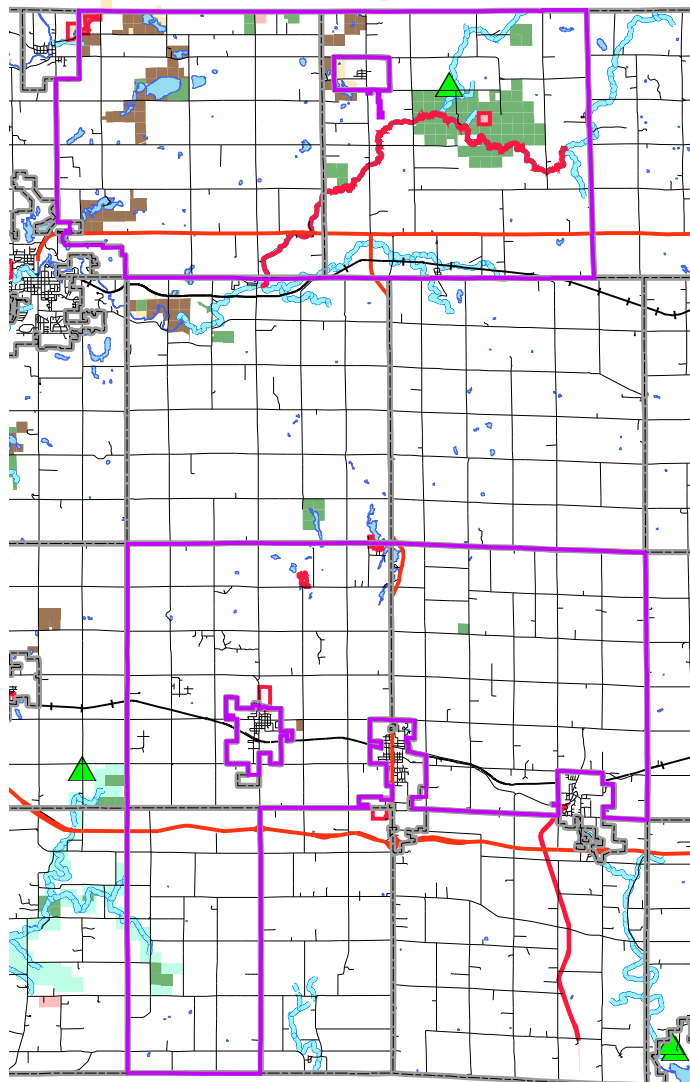
Fisheries, Wildlife Areas,
Rare and Endangered Resources
Recreation, Scenic
and Open Space Areas

Heartland Project



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Miles

SOURCE: DNR \ US Fish and Wildlife Service\ St. Croix County



THE IMPACTS OF DEVELOPMENT ON ENVIRONMENTAL RESOURCES

Several of the previously described resources are involved in the impacts of development on surface water quality and quantity. Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; and, Wildlife and Fisheries Areas are directly affected by surface water impacts.

Urbanization, development and other human activities disrupt the natural course of water as it moves across a watershed. Removing vegetation and constructing impervious surfaces such as roads, parking lots, driveways, sidewalks, rooftops and to some extent lawns greatly increases the amount and rate of stormwater runoff. As this increased stormwater runoff crosses the urbanized or developed landscape it also picks up contaminants and sediments which affect water quality.

In rivers and streams the changes brought by development are: increased water level fluctuations manifested by lower base flow and increased stormwater flow which can lead to flooding; decreased oxygen levels; increased water temperatures; greater channel erosion; muddying of waters from increased sediment; and, pollution from fertilizers, pesticides, debris,

salt, oil, grease and toxic substances. In effect, urbanization and development can turn a clear, cool, brisk-running trout stream, which does not breach its banks every spring into a muddy, warm, slow-moving stream which swells over its embankment with every heavy rain.

Lakes, ponds and reservoirs can also be impacted by development. All lakes decline in water quality over time if left in their natural state. However, development can accelerate the decline in lake water quality, so what once took thousands of years can occur in decades. As with rivers and streams, the detrimental impacts from development to lakes are caused by stormwater runoff, erosion and pollution.

Shorelands and the vegetation they contain are the natural buffer which helps protect surface waters from overland runoff and contaminants. If they are disturbed their ability to slow runoff and filter contaminants is reduced. Shoreland is also critical habitat for a variety of plants and animals and preserves the aesthetic quality of water bodies if left undisturbed.

Development within areas that are prone to flooding can cause adverse impacts on not only the waterway but also on the development itself. Altering the floodplain landscape by filling or building levees or structures can exacerbate flooding conditions. The filling of wetlands in floodprone areas has been proven to increase the likelihood of flooding. These alterations divert water from where it once flowed or was stored in during spring runoff or storm events, which usually increases the area of the floodplain. The accumulation of development in floodplains can cause more severe flooding in other areas within the floodplain or newly created floodplain. In addition, development within floodplains is always subject to damage from flooding.

Development on steep slopes causes erosion by introducing impervious surfaces to areas where water does not infiltrate readily. Increased erosion impacts surface waters by increasing runoff quantity and the sediment it carries. Development on these slopes results in high construction costs as special construction techniques must be employed for structures, hillsides are cut and filled, and attempts are made to stabilize hillsides through building terracing. Terraces may appear to stabilize these slopes, but if they are not rigorously maintained the forces of gravity and water eventually deteriorate them.

ENVIRONMENTAL CORRIDORS

Environmental corridors are significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. These areas are often evident to people in the area and they identify with them as significant natural areas in their surroundings. Independent resources are non-continuous open space, physical features, environmentally sensitive lands, and natural or cultural resources that also can be adversely impacted by development.

The adverse impacts caused by development in these areas can create undue costs on society in the attempt to alleviate those problems. Managing development in these areas either eliminates or reduces the adverse impacts from development. Management cannot overcome the impacts of developing in some of these areas, and in those areas it is prudent to prohibit development. In managing the development in those areas that can accommodate it, the costs associated with the adverse impacts of development can be shifted from society as a whole to those who choose to develop in them. This is accomplished by ensuring development occurs using engineering, site design, construction and management practices that address potential adverse impacts.

ENVIRONMENTAL CORRIDOR CRITERIA

This system of identifying environmental corridors was developed as part of the St. Croix County Development Management Plan. The system was created with a great deal of input and consideration from similar systems in the state. It is a way to inventory and organize environmental features. The environmental corridors incorporate the following environmental and historical resources: Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; Geologic Formations and Physiographic Features; Highly Erodible Soils; Wet, Poorly Drained Organic Soils; Closed Depressions; Wellhead Protection Areas; Woodlands; Prairie; Rare or Endangered Species and Communities; Historical and Archeological Sites; and, Scenic Areas.

The following are the criteria used to designate environmental corridors and resources:

PRIMARY ENVIRONMENTAL CORRIDOR

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature
- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

SECONDARY ENVIRONMENTAL CORRIDOR

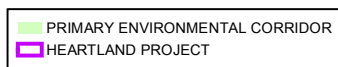
- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

INDEPENDENT ENVIRONMENTAL RESOURCES

- At least one valued resource present
- No minimum size
- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

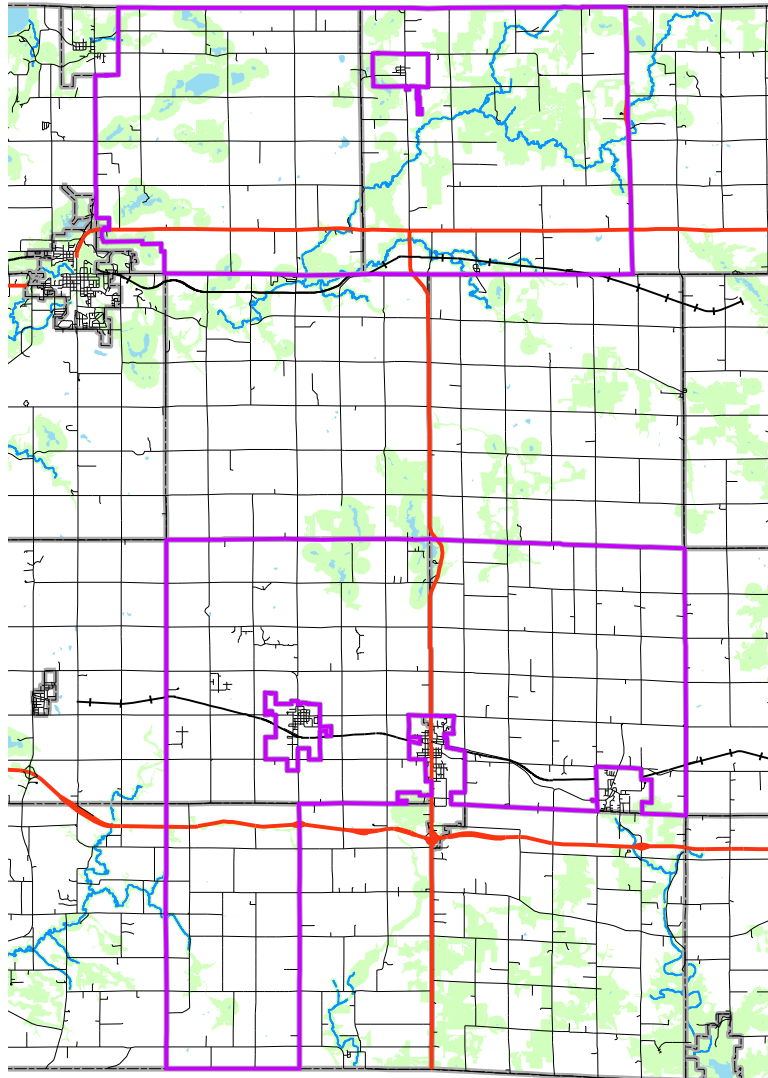
The Primary Environmental Corridors of the Heartland Towns is depicted in the map below from the Physical Features map series. The Primary Environmental Corridors map identifies the areas in the towns with the most significant environmental features. Town residents are most likely to identify these areas as significant environmental areas.

Primary Environmental Corridors Heartland Project



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SOURCE: WCWRPC.



There are environmental resources throughout the towns, not just in primary environmental corridors, which should be considered when determining the impacts of development.

COMPREHENSIVE ENVIRONMENTAL RESOURCE PROTECTION

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

The environmental corridors mechanism does not address retaining agriculture and rural character, managing stormwater better, preserving or creating a sense of place, and reducing infrastructure costs.

Rural residential development has the potential for creating the greatest impacts on the landscape of the Heartland Towns. There are development patterns which are sensitive to the environmental resources and unique landscape contained in potential development sites which

can address other issues, such as retaining agriculture and rural character, preserving or creating a sense of place, and reducing infrastructure costs.

Existing subdivision controls and zoning only provide for the distribution of roughly equal sized lots, which consume virtually the entire site, leaving no open space. Conventional subdivisions developed under these existing regulations are typically characterized by houses with mostly views of other houses.

Open Space or Conservation Design Subdivision is an alternative site design technique which takes into account the individual environmental and landscape characteristics of the site, provides the same number of housing units built on smaller lots, and accommodates a variety of desirable objectives, including setting aside substantial amounts of open space, protecting environmental features and wildlife habitat, preserving rural character and scenic views, accommodating better stormwater management, preserving agricultural land, allowing shared wells and on-site wastewater treatment, creating a sense of place, and reducing the amount of roads and other infrastructure.

Through the management or, where necessary, prohibition of development in environmental corridors, and the flexibility of open space or conservation site design, there is the potential to dramatically reduce the negative impacts of development on the towns' natural resource base, scenic quality and rural character.

NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Protect natural resource features in the Town of Baldwin.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface and groundwater within the town.
3. Identify and protect unique natural resources such as floodplains, wetland, steep slopes, and woodlands.
4. Encourage the use of soil conservation practices and the management of woodlands.

Policies:

1. Encourage the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and agriculture.
2. Development shall only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.
3. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
4. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
5. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
6. Encourage conservation subdivision design development for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.

TOWN OF CYLON

Goal: To preserve, conserve, enhance and carefully use precious natural resources in the Town of Cylon

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface water, groundwater and shoreline within the town.
3. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies.
4. Encourage the use of soil conservation practices and the management of woodlands.
5. Preserve Cylon's most important and sensitive natural resources and areas.
6. Direct development away from environmentally sensitive areas, natural resources and forest lands.
7. Utilize intergovernmental cooperation to protect natural resources.



Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.
2. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat and to restore degraded resources where possible.
3. Protect natural landscape features such as woodlands, wetlands, floodplains, streams, lakes and steep slopes and emphasize their value to the community as potential focal points of natural beauty and recreation.
4. Discourage and where possible, prevent the filling or developing of wetlands and floodplains.
5. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
6. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
7. Delineate, refine and protect "environmental corridors" as a composite of Cylon's most sensitive natural areas.

8. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
9. Protect and restore natural shoreline areas in the Town of Cylon.
10. Encourage natural landscaping, especially along shorelines, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
11. Promote the proper placement of new on-site wastewater systems and appropriate maintenance and replacement of older systems as a means to protect ground-water quality.
12. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
13. Support the continued identification and protection of key natural resources in Cylon.
14. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
15. Coordinate and work with other governmental agencies such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.



<i>TOWN OF HAMMOND</i>

Goal: Protect natural resource features in the Town of Hammond.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface and groundwater within the town.
3. Identify and protect unique natural resources such as floodplains, wetland, steep slopes, and woodlands.
4. Encourage the use of soil conservation practices and the management of woodlands.

Policies:

1. Encourage the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and agriculture. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
2. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
3. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
4. Encourage conservation subdivision design development for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Protect natural resource features in the Town of Pleasant Valley.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface and groundwater within the town.
3. Identify and protect unique natural resources such as floodplains, wetland, steep slopes, and woodlands.
4. Encourage the use of soil conservation practices and the management of woodlands.

Policies:

1. Encourage the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and agriculture.
2. Support and work with the county on slope disturbance standards to promote best management practices for erosion and sediment control and storm water management.
3. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
4. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
5. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
6. Before approving any changes in land use, consider the impact on wildlife habitat, potential locations of rare plant and animal species, and archeological sites.

TOWN OF STANTON

Goal: To preserve, conserve, enhance and carefully use precious natural resources in the Town of Stanton

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources.
2. Protect and enhance the quality of the surface water, groundwater and shoreline within the town.
3. Encourage the use of soil conservation practices and the management of woodlands.
4. Preserve Stanton's most important and sensitive natural resources and areas.
5. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.
6. Preserve the Town's scenic beauty, heritage and archeological resources.
7. Engage in intergovernmental cooperation to protect natural resources.

Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands, stormwater and prairie.
2. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat and to restore degraded resources where possible.
3. Protect natural landscape features such as woodlands, wetlands, floodplains, streams, lakes and steep slopes and emphasize their value to the community as potential focal points of natural beauty and recreation.
4. Discourage and where possible, prevent the filling or developing of wetlands and floodplains.
5. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
6. Encourage forest landowners to enroll in the State's Managed Forest Land Program.



The Willow River is an important natural feature in the Town of Stanton.

7. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
8. Delineate, refine and protect “environmental corridors” as a composite of Stanton’s most sensitive natural areas.
9. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
10. Protect and restore natural shoreline areas in the town.
11. Encourage natural landscaping, especially along shorelines, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
12. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
13. Coordinate and work with other governmental agencies to protect natural resources, especially those that cross political boundaries such as rivers.



The Town of Stanton has numerous wildlife areas that support wildlife and protect water resources.



Water resources in the Town of Stanton are important to the residents and should be protected.

CULTURAL RESOURCES

Preservation of historic, archeological, and cultural resources in the Heartland towns will foster a sense of pride in a community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

HISTORIC RESOURCES

The historic resources map depicts historic sites that are listed on the State or National Register of Historic Places and archeological sites that are included in the Wisconsin Archeological Site Inventory database. The list provided by the State is fairly short and was created in 1983; since then several resources have been lost. The Plan Commission members in each community identified additional sites. The sites are listed below.

Baldwin:

- Baldwin Cemetery now located within the Village of Baldwin
 - Immanuel Lutheran Church & Immanuel Lutheran Cemetery
 - Christian Reformed Church
 - Bade House - Two-Story Cube House
 - Richard & Janice Traynor Farm – Granary
 - Steven & Tina Guerlink Farm - Outbuilding
- Recognition of Century Farms and Lands as listed in Memories: Town of Baldwin 125 year anniversary published in 1998. Some of these farms and land may have change ownership since 1998
- Thomas Webb 140 years.
 - Douglas and Carol (Wernlund) Van Damme 133 years.
 - Paul and Geri Lokker 121 years.
 - Earl Simmelink 121 years
 - Wayne & Phyllis Willink (1863-1982) sold to Joe & Anna Kusilek, 119 years.
 - Richard & Clarice Fern 114 years.
 - Marvin, Angie & Dan Luckwaldt 114 years.
 - Paul & Lila (Klanderman) Hambleton 112 years.
 - Leonard and Shirley Erickson 110 years.
 - Steve and Barbara Simmon 108 years.
 - Hans W. Hulback 100 plus.
 - Byron R. & Lee & Janet Hanson 100 plus.
 - Joe & Bruce Achterhof 100 plus.
 - Paul and Roxi Wakeen 100 years.
 - Kenneth & Ruth Klanderman 100 years.
 - Douglas and Andrea Albrightson 99 years-

Cylon:

- Calvary Cemetery, Section 18, STH 46.
- Holy Rosary Cemetery, Section 34,
- Betsy Erin Appleton Smith Gravesite, Section 17.
- Methodist Church and Cemetery, also know as the Cylon Church, Section 29, STH 64, now used as a chiropractor's office.

- 4 Klatt Family Gravesites at the site of the former German Methodist Church, Section 18 on STH 46, about 160 rods or 2,640 feet south of the Calvary Cemetery.
- Unnamed Gravesites, former stagecoach stop, Section 30, STH 46 and 64.
- Goodrich Farms, Section 28 and 29, STH 64.
- John & Mary Lou Peterson Farm, Section 6, Deer Park Road.
- James & Esther Thompson Farm, Section 5, STH 46.
- Henry & Doris Weeks Farm, Section 32.
- Former Cheese Plant, now a single-family residence, Section 33, CTH O.
- Former Cheese Plant, now a single-family residence, Section 17, STH 46.
- Sears-Roebuck Catalog House, Section 22, 200th Ave.

Hammond:

- Former Catholic Church was moved from the site of the Hawkins Cemetery and is now a barn, Section 30.
- Hawkins Cemetery, Section 31, 70th Ave.
- Old House Farm – large old farmhouse moved from the Foster farm, Section 17, US 12.
- Other older barns and farmhouses that are part of the rural character.

Pleasant Valley:

- Pleasant Valley Cemetery (AKA Britton's Corners Cemetery), Section 18, corner of CTH J & W.
- Unnamed Cemetery, Section 31
- Town Hall-Front Gabled
- Gambrel Barn and Bungalow House
- Gabled Ell House
- Multi-gabled Ell House
- Mary Behling & John Afdahl Farm, Section 18, CTH W.
- Leon Anderson Farm, Section 28.
- James Hendrickson Farm, Section 4.
- George & Ethel McLaughlin Farm, Section 6.
- Carl & Alice Peterson Farm, Section 33.
- Harlen & Eldon Ramberg Farm, Section 29.
- Arnold & Evelyn Roen Farm, Section 32.

Stanton:

- Unnamed Site, workshop and campsite/village Section 29
- St. Bridget's Cemetery Section 11
- Unnamed Cemetery Section 23, East of CTH T.
- Former hamlet of Stanton store & post office now a single-family home, Section 15, 170th Street.
- Meadowdale Schoolhouse now a single-family home, Section 28, 170th Street.
- Grandview Schoolhouse now will become the new town hall, Section 11, CTH T.
- Prairie View School now the present town hall and a preschool, Section 30, 145th Street.
- John A. Gillis House and Barn each over 100 years old, Section 26, STH 64.
- Jim Cody House, Section 34, STH 64, was built around the time of the Civil War.
- Grace & Frank McNamara Farm, Section 21, 200th Ave.
- Kruschke Farm, Section 18, 220th Ave.
- Morris Larson Barn, Section 18.
- Stanton Station School Foundation, Section 16, 170th Street, next to former railroad tracks.

- Neutral ground for two warring Indian tribes, generally in the Willow River Watershed, along CTH H from STH 46 West to Oakridge Lake.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance. Each town should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

The Heartland towns should work with the developers, the county and the state to preserve each community's historic farmsteads, barns and outbuildings that contribute to each town's agricultural heritage, rural character and aesthetic beauty and create a unique community.

Additional historic or archeological resources could be identified in each town through an individual or joint effort to create a countywide survey of historic and archeological resources. The State Historical Society provides survey funding on an annual basis, with applications due in November. There is presently no local match requirement.

HISTORIC RESOURCE PROGRAMS

Once resources are identified, they can be protected through a variety of techniques. One option is listing in the National Register of Historic Places and/or the State Register of Historic Places programs. There are several benefits that come with being listed, such as eligibility for state and federal income tax credits for rehabilitation, use of a special historic building code and protective negotiations when government-funded or assisted projects (i.e. roads) threaten the resources. They can also be valued elements in agriculture-related tourism.

The "Barn Again!" program of the National Trust for Historic Preservation and Successful Farming magazine has been a successful and visible program for recognizing, rewarding and encouraging the preservation of historic farm buildings.

A popular new program, the Barns Preservation Initiative, to help owners rehabilitate and preserve Wisconsin's barns was begun in 1994 by the Wisconsin Historical Society, the University of Wisconsin Extension and the Wisconsin Trust for Historic Preservation. The new program recognizes the importance of the state's agricultural heritage as embodied in barns, farmhouses, outbuildings and landscapes and has initiated steps to help owners and organizations to preserve and reuse those cultural resources. Workshops that address the preservation of barns have been conducted, informational and technical materials have been prepared, and plans to make additional resources available and to address other rural preservation topics are underway.

Each town can continue to promote the community's farming heritage by supporting local festivals, fairs, markets, farm tours or farm breakfasts.

SCENIC RESOURCES

Scenic beauty is an important cultural resource in the Heartland towns. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, each Town Plan Commission has identified areas of high scenic value where there should be some efforts at preservation.

Scenic Resources by Minor Civil Division Heartland Towns

TOWN	SITE	LOCATION & SIZE
Baldwin	Ray Wildlife Area	Section 8 40 Acres
Cylon	Cylon Wildlife Area	Sections 9, 10, 11, 14, 15, 16, 22, & 23 2285 Acres
Cylon	Cylon Marsh Wildlife Area The largest stand of tamarack left in St. Croix County	Section 2 513 Acres
Cylon	Kostka Waterfowl Production Area	Section 6 221 Acres
Cylon	Deer Park Waterfowl Production Area	Section 7 200 Acres
Cylon	Oden Memorial Wildlife Area	Section 19 165 Acres
Cylon	North and South Forks of the Willow River, scenic and fishing resources	Across north and south parts of town
Cylon	Native Prairie Remnants along old railroad grade	Sections 31 & 32
Cylon	Endangered Species	Section 9 & 16
Cylon	Scenic Resources	Along 210 th Ave.
Hammond	Hammond Waterfowl Production Area	Section 27 26 Acres
Hammond	Hammond Cemetery Prairie A somewhat disturbed, but highly significant remnant of dry-mesic prairie, given the nearly total destruction of deep-soil prairie in this region. A small portion of the cemetery is manicured but most has been left uncut.	Section 31 2 Acres
Hammond	Kinnickinnic River	Across the town
Pleasant Valley	Kinnickinnic River Fishery Area	Section 19 120 Acres
Stanton	Oakridge Wildlife Area	Sections 8, 9, 10, 15, 16 900 Acres
Stanton	Erickson Waterfowl Production Area	Sections 29 & 30 486 Acres
Stanton	Bierbrauer Waterfowl Production Area	Section 4 & 5 335 Acres

TOWN	SITE	LOCATION & SIZE
Stanton	Amschler Waterfowl Production Area	Section 17 308 Acres
Stanton	Star Prairie Waterfowl Production Area	Section 6 126 Acres
Stanton	Western Prairie Habitat Restoration Area	Section 1 124 Acres
Stanton	St. Croix County Forest & Western Prairie Habitat Restoration Area Lands	Section 2 120 Acres
Stanton	Hanten Waterfowl Production Area	Section 4 80 Acres
Stanton	Western Prairie Habitat Restoration Area	Section 19 77 Acres
Stanton	Limestone Outcrop on the North Fork of the Willow River	Section 36, south of STH 64

Sources: *Heritage Areas of St. Croix County*, UW-Extension 1976, *Natural Area Inventory*, West Central Wisconsin 1976 and Town Plan Commissions 2003

SCENIC RESOURCE PROGRAMS

One technique for preservation of scenic views is to require a viewshed analysis at the time of development. Amendments to the each community's subdivision ordinance would be necessary. A viewshed analysis would identify the places from where the new development could be seen from other locations and the impact of the view that would result if development occurred in the manner proposed. New development should be designed, located and landscaped in a manner that does not detract from these scenic views.

A second technique for preservation of scenic views is the state and federal "rustic road" and "scenic byway" programs to preserve and celebrate particularly scenic road corridors. State "rustic roads" designations would be best suited for scenic town roads. To qualify, a roadway must be substantially undeveloped and have outstanding natural features, including native vegetation, abundant wildlife, open areas or agricultural vistas that make the area unique. The federal "scenic byway" program may be best suited for state or county highways. The towns should work with the county to explore possibilities, advantages and disadvantages of these programs.

CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES***TOWN OF BALDWIN***

Goal: Enhance and maintain the Town of Baldwin's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
3. Encourage the preservation of historically and architecturally significant structures in the Town of Baldwin.
4. Protect scenic roadways in the Town.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, and other surrounding communities on a comprehensive survey of historic and archeological resources in the town.
2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources when specific sites are proposed for development.
3. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses.
4. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.
5. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.

TOWN OF CYLON

Goal: Enhance and maintain the Town of Cylon's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Discourage incompatible land uses.
3. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
4. Encourage the preservation of historically and architecturally significant structures in the Town of Cylon.
5. Encourage the preservation of scenic resources in the Town of Cylon.

Policies:

1. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.
2. Encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
3. Encourage local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
4. Continue to support the Deer Park Public Library as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.
5. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses.



Barns, silos and other rural structures make up the landscape that provides Cylon with its own unique rural character.



Historic structures can be converted to other uses and remain an important part of Cylon's rural landscape.

TOWN OF HAMMOND

Goal: Enhance and maintain the Town of Hammond's cultural resources and rural character.

Objectives:

1. Preserve the town's agricultural, cultural, historic, and archeological resources that celebrate the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic and archeological resources.
3. Prohibit incompatible land uses from locating within or next to residential areas.
4. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
5. Encourage the preservation of historically and architecturally significant structures in the Town of Hammond.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, and other surrounding communities on a comprehensive survey of historic and archeological resources in the town.
2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources when specific sites are proposed for development.
3. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
4. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Enhance and maintain the Town of Pleasant Valley's cultural resources and rural character.

Objectives:

1. Preserve the town's agricultural, cultural, historic, and archeological resources that celebrate the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic and archeological resources.
3. Encourage the preservation of historically and architecturally significant structures in the Town of Pleasant Valley.
4. Protect scenic roadways in the town.

Policies:

1. Cooperate with the State Historic Society, St. Croix County, and other surrounding communities on a comprehensive survey of historic and archeological resources in the town.
2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources when specific sites are proposed for development.
3. Adhere to the land use recommendations contained in this comprehensive plan.
4. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses.
5. Prohibit incompatible land uses from locating within or next to residential areas.
6. Work with the county to enforce property maintenance codes to maintain rural residential quality.

TOWN OF STANTON

Goal: Promote and maintain the Town of Stanton's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
3. Encourage the preservation of historically and architecturally significant structures and sites in the Town of Stanton.
4. Encourage the preservation of scenic resources in the Town of Stanton.

Policies:

1. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.
2. Encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
3. Encourage events that promote the town's historical past and rural heritage.



Historic farm sites are part of the rural character that the Town of Stanton values and would like to see retained.

INTERGOVERNMENTAL COOPERATION

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This section explores the relationships between the Heartland Towns and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

HEARTLAND TOWNS EXISTING CONDITIONS

St. Croix County

Their relationship with St. Croix County is the most important intergovernmental relationship the Heartland Towns have at this time.

- All five Heartland Towns adopted County Zoning and share that responsibility with the County. The Towns rely on county staff reports to provide information about zoning change requests, interpretations, variances, and ongoing enforcement.
- In 2000, St. Croix County adopted a county-wide Development Management Plan. The county plan is a broad-based planning framework which addresses county-wide issues but also recommends, as part of its implementation program, that each town develop a local plan. The County Plan commits the county to work with the towns to coordinate and develop consistent goals and policies for comprehensive planning. The County Plan provides basic guidance on land uses and encourages the towns to further refine and expand upon that guidance. Throughout the goals, objectives, policies and implementation program of the County Plan, there are strong incentives that encourage towns to develop local plans. Once those local plans are developed it is the county's intent to adopt those plans and work to implement them through the county's zoning and subdivision ordinances.

Existing Conflicts

- Existing conflicts between the towns and county are primarily over the enforcement of County zoning, zoning changes, and how zoning is administered. The intent of the Land Use Element of this plan is to make clear each town's policies regarding zoning changes.

Potential Conflicts

- Potential conflicts are the interpretation of Town policies regarding rezoning.
- Another potential conflict is the difference in Town and County subdivision ordinances. A Town's subdivision ordinance may have a different minimum lot size while the county has two-acre average and one and a half acre minimum lot size. Generally, a Town's ordinance is the applicable standard because it is more restrictive. As a result of this plan the Towns will likely be implementing new

subdivision ordinances, which should remove many of the potential conflicts. The County is in the process of adopting a conservation design development ordinance allowing smaller lot sizes and clustering to preserve open space.

Conflict Resolution

- The Town and County would hold joint meetings and negotiations to resolve conflicts. The Heartland Towns will continue to rely on County zoning staff reports for information about zoning change requests.

City of New Richmond

The City of New Richmond is in the process of developing and adopting a new Comprehensive Plan. The City of New Richmond has experienced several boundary expansions in recent years. Annexation, plat review, and zoning can all be contentious at municipal boundaries. It is in the best interests of the affected municipalities to enter into joint planning initiatives including service and boundary agreements to prevent problems before they become controversial.

The towns of Cylon and Stanton contract with the City of New Richmond for ambulance service and Stanton also contracts for fire services.

Village of Baldwin

The Towns of Hammond and Baldwin may soon face extraterritorial zoning and annexation issues in regards to the Village of Baldwin.

Existing Conflicts

- There are none.

Potential Conflicts

- Potential conflicts are the Village of Baldwin annexing town land and exercising extraterritorial zoning in the towns.

Conflict Resolution

The Towns and Village would hold joint meetings and negotiations to resolve conflicts.

Village of Deer Park

- The Town of Cylon and Village of Deer Park work very closely together on several shared services, including the Deer Park Community Center, the Deer Park Fire Department, the Deer Park First Responders, the Recycling Drop Off Center and the Deer Park Library. Historically, they have found intergovernmental cooperation to be very beneficial and fiscally responsible to all their residents. Their positive relationship is not anticipated to change during the timeframe of this plan. As they have shown in the past, if any conflict were to occur between the Town and Village they would meet to discuss and negotiate a solution.

Village of Hammond

The Towns of Hammond and Pleasant Valley may soon face extraterritorial zoning and annexation issues in regards to the Village of Hammond.

Existing Conflicts

- There are none.

Potential Conflicts

- Potential conflicts are the Village of Hammond annexing town land and exercising extraterritorial zoning in the towns.

Conflict Resolution

- The Towns and Village would hold joint meetings and negotiations to resolve conflicts.

Village of Star Prairie

- The Town of Stanton and the Village of Star Prairie have a very good relationship and do not anticipate that relationship changing during the timeframe of this plan. If there were any conflict the Town and Village would meet to discuss and negotiate a solution.

Village of Woodville

The Towns Baldwin soon face extraterritorial zoning and annexation issues in regards to the Village of Woodville.

Existing Conflicts

- There are none.

Potential Conflicts

- Potential conflicts are the Village of Woodville annexing town land and exercising extraterritorial zoning in the towns.

Conflict Resolution

The Town and Village would hold joint meetings and negotiations to resolve conflicts.

Surrounding Towns

The towns surrounding the Heartland Towns are in various stages of considering, developing, adopting or implementing comprehensive plans and subdivision ordinances. The Town of Warren has a plan completed jointly with the Village of Roberts. The Town of Rush River has an adopted comprehensive plan. The Town of Erin Prairie is considering comprehensive planning alternatives. The Town of Emerald is exploring options for developing a Comprehensive Plan. The Town of Star Prairie has established a Plan Commission and is exploring options for developing a Comprehensive Plan.

Conflicting land use policies between adjacent towns can effect land use patterns and have desirable or undesirable effects. The Heartland Towns will notify neighboring towns when major policy changes occur, and encourage neighboring towns to consider comprehensive planning and develop joint solutions to issues of mutual concern.

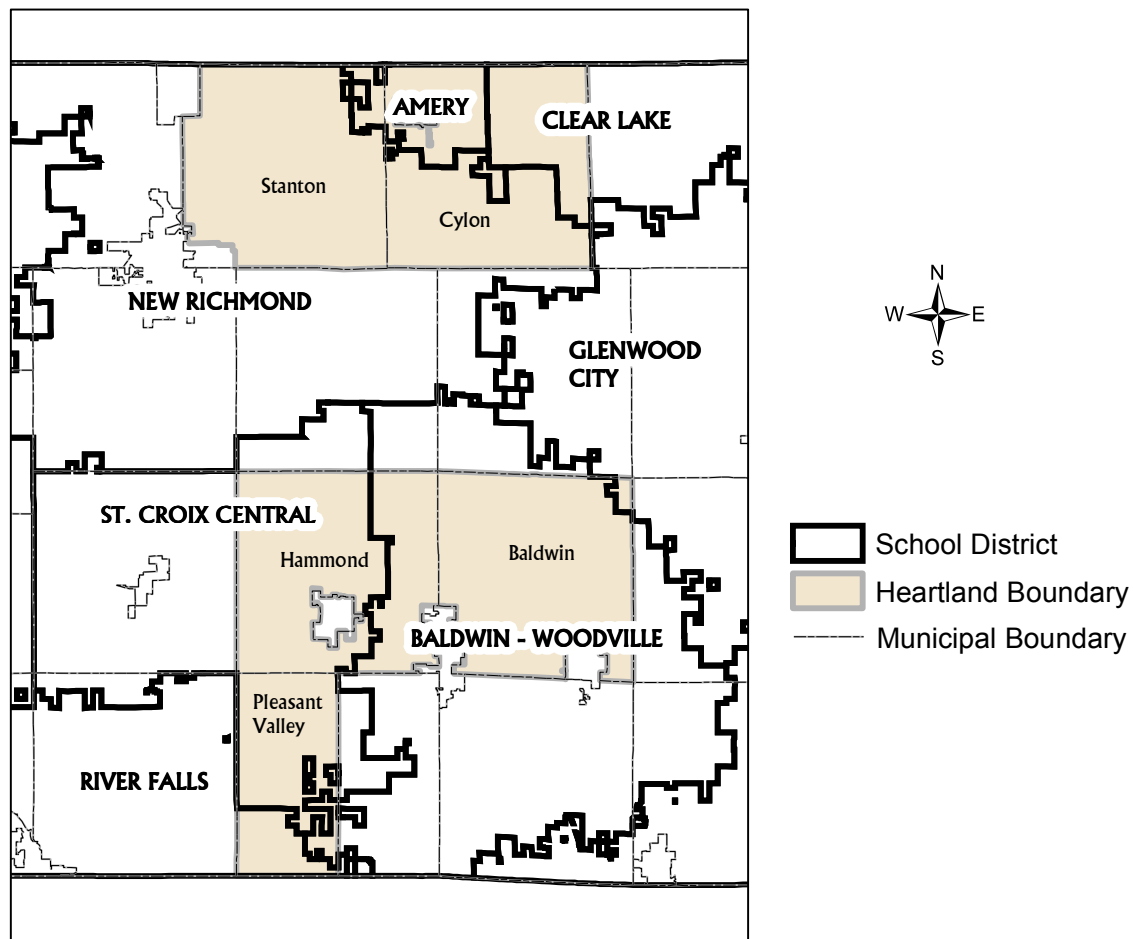
School Districts

Each of the Heartland Towns is served by a different school district or districts as shown in the map below. There are seven public school districts in the Heartland Towns.

- The Town of Baldwin school districts include Glenwood City and Baldwin-Woodville.
- The Town of Cylon school districts include Amery, Clear Lake, and New Richmond.
- The Town of Hammond school districts include Baldwin-Woodville and St. Croix Central.
- The Town of Pleasant Valley school districts include Baldwin-Woodville, River Falls and St. Croix Central.
- The Town of Stanton school districts include Amery and New Richmond.

Many of the school districts have recently completed long range plans and have contacted Town officials concerning anticipated land use decisions. The Towns will continue this communication and make this comprehensive plan available to the school districts. The towns will work with the schools to encourage multiple uses of school facilities for town residents.

HEARTLAND PLANNING PROJECT SCHOOL DISTRICTS



SOURCE: ST. Croix County Planning / Land Information

West Central Wisconsin Regional Planning Commission

The West Central Wisconsin Regional Planning Commission located in Eau Claire serves all of St. Croix County. The WCWRPC provides a variety of services to local governments including preparation of town plans, plan and ordinance amendments and special studies. The Heartland Towns would continue to work with and support the regional planning commission when applicable.

State of Wisconsin Agencies

Various Wisconsin agencies including DOT, DNR, DILHR, DATCP, and others provide services to the Heartland Towns. The Heartland towns will continue to work with and support these agencies when applicable.

ANNEXATION

In Wisconsin, cities and villages cannot initiate annexations. Town landowners have to petition for annexation; then cities and villages have to determine whether or not they are willing to annex those parcels.

If towns are concerned about annexations, the towns should study **why residents decide to petition for annexation:**

- Do residents want services the town is unable to provide?
- Does annexation increase the marketability and value of their property?
- Is the annexing municipality more willing than the town to address their concerns?
- What other issues are involved?

Once the issues have been identified, a town needs to determine what measures it can, and is willing, to take to address the issues.

Boundary agreements, shared tax revenue, or other forms of intergovernmental agreement can be pursued by the towns to protect boundaries from annexation. Likewise, an effort must be made to educate residents about the benefits and downfalls of annexation.

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES**TOWN OF BALDWIN**

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
3. Continue and enter into shared public service agreements where such agreements will provide improved services at lower costs.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Baldwin Plan where appropriate.
2. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
3. Continue to keep channels of communication open between the Town and Special Purpose Districts such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.
4. Work with the Wisconsin Department of Transportation to ensure that the Town of Baldwin's transportation system is coordinated with surrounding systems and that Baldwin's interests are well served when major transportation facility improvements are proposed and constructed.
5. Encourage land use and boundary agreements to formalize cooperative plans between adjoining villages and towns.
6. Continue the cooperative understanding with adjoining towns for road maintenance.
7. Continue to utilize County Sheriff for law enforcement.
8. Continue to contract with United Fire and Rescue for emergency services.
9. Provide a copy of this comprehensive plan to all surrounding local governments.

TOWN OF CYLON

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
3. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
4. Engage in intergovernmental cooperation to protect natural resources.
5. Continue and enter into shared public service agreements where such agreements will provide improved services at lower costs.
6. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Cylon area.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Cylon Plan where appropriate.
2. Provide a copy of this comprehensive plan to all surrounding local governments.
3. Encourage the Village of Deer Park and other interested governmental units to consider this Comprehensive Plan and recommendation of the town officials in making future decision about land use within or affecting the town.
4. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
5. Cooperate with other units of government on natural resources that are under shared authority or cross government boundaries.
6. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.
7. Continue to keep channels of communication open between the Town and Special Purpose Districts such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.
8. Work with the Wisconsin Department of Transportation to ensure that the Town of Cylon's transportation system is coordinated with surrounding systems and that Cylon's interests are well served when major transportation facility improvements are proposed.
9. The town will encourage residents to use the Deer Park Community Center and the Deer Park Library for public meetings and recreation when appropriate.

10. Continue to support and participate in the Deer Park Fire Department and the Deer Park First Responders.
11. Continue to utilize County Highway Department for road maintenance and to implement the Town Road Improvement Programs (TRIPs) for road upgrades.
12. Continue the cooperative understanding with adjoining towns for road maintenance.
13. Continue to utilize County Sheriff for law enforcement.
14. Continue to contract with New Richmond for ambulance services.
15. Encourage land use and boundary agreements to formalize cooperative plans between adjoining villages and towns.

TOWN OF HAMMOND

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, and school districts on land use and community development issues of mutual concern.
2. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
3. Promote and enter into shared public service agreements where such agreements will provide improved services at lower costs.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Hammond Plan where appropriate.
2. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
3. Continue to utilize County Highway Department for road maintenance.
4. Continue to utilize County Sheriff for law enforcement.
5. Continue to contract with United Fire and Rescue for emergency services.
6. Continue the cooperative understanding with adjoining towns for road maintenance.
7. Provide a copy of this comprehensive plan to all surrounding local governments.

<i>TOWN OF PLEASANT VALLEY</i>

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, and school districts on land use and community development issues of mutual concern.
2. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
3. Promote and enter into shared public service agreements where such agreements will provide improved services at lower costs.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Pleasant Valley Plan where appropriate.
2. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
3. Continue to utilize County Highway Department for road maintenance.
4. Continue to utilize County Sheriff for law enforcement.
5. Continue to contract with River Falls Fire and United Fire and Rescue for emergency services.
6. Continue the cooperative understanding with adjoining towns for road maintenance.
7. Provide a copy of this comprehensive plan to all surrounding local governments.

TOWN OF STANTON

Goal: Establish mutually beneficial intergovernmental relations with other governmental jurisdictions including surrounding county, state and federal levels.

Objectives:

1. Work with other local governments, state agencies, and school districts on land use and community development issues of mutual concern.
2. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
3. Continue to utilize and promote shared public service agreements where such agreements provide improved services at lower costs.
4. Encourage the City of New Richmond to enter into a joint planning initiative, including intergovernmental land use, service and boundary agreement with the Town of Stanton.
5. Engage in intergovernmental cooperation to protect natural resources.
6. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
7. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Stanton area.

Policies:

1. Work with St. Croix County, adjacent towns and the regional planning commission to identify and resolve potential conflicts between the Town Plan and other plans.
2. Provide a copy of the Town Plan to all surrounding local governments.
3. Encourage the use of land use and boundary agreements to formalize cooperative plans between adjoining cities and towns.
4. Continue to encourage and support towns that have not yet adopted Town Land Use Plans to do so in consultation with adjoining local governments.
5. The town will encourage residents to use school facilities for public meetings and recreation when appropriate.
6. Continue to utilize County Highway Department for road maintenance and to implement the Town Road Improvement Programs (TRIPs) for road upgrades.
7. Continue to utilize County Sheriff for law enforcement.
8. Continue to contract with New Richmond Ambulance Service and New Richmond and Deer Park Fire Departments for emergency services.
9. Coordinate and work with other governmental agencies to protect natural resources, especially those that cross political boundaries such as rivers.
10. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.

LAND USE

EXISTING LAND USE REGULATIONS

The Heartland Towns have adopted a variety of regulations that effect land use in each town. The chart below summarizes the regulations that each town has adopted, the year the regulation was adopted or last updated and additional land use regulations available to the town.

Regulation by Minor Civil Division - 2004 Heartland Towns

REGULATION	BALDWIN	CYLON	HAMMOND	PLEASANT VALLEY	STANTON
COUNTY ZONING	Yes '75	Yes '77	Yes '76	Yes '75	Yes '75
Exclusive Ag Zoning	Yes '83	Yes '85	No	Yes '77 & '83	Yes '82
Standards to zone out of Exclusive Ag	Yes	Yes	No	Yes	Yes
TOWN SUBDIVISION ORDINANCE	Yes '81	Yes '78	No	Yes '97	Yes '96
Minimum Lot Size	Yes, 1 acre**	Yes, 2 acres	No	Yes, 5 acres	Yes, 2 acres
Allow Majors w/ POWTS*	No	No	Yes	Yes	No
Allow Minors w/ POWTS*	Yes, 2 lots in 5 years	Yes	Yes	Yes	Yes, 2 lots in 5 years
Monies in Lieu of Dedication	No	No	No	No	No
Village Powers Adopted	Yes '58	Yes '78	Yes '02	Yes '02	Yes '77
Official Map Ordinance	No	No	No	No	No
Agricultural Shoreland Management Ordinance	No	No	No	No	No
Historic Preservation Ordinance	No	No	No	No	No
Town Mobile Home Park Ordinance	Yes	No	No	No	Yes '84
Development Impact Fees	No	No	No	No	No
Utility District	No	No	No	No	No
Reinvestment Neighborhoods	No	No	No	No	No
Business Improvement District	No	No	No	No	No
Architectural Conservancy Dist.	No	No	No	No	No
Sanitary District	No	No	No	No	No
Cooperative Boundary Agreement	No	No	No	No	No

*POWTS-- Private Onsite Wastewater Treatment Systems

**The County's Subdivision Ordinance may be more restrictive than a town's, in which case the County's standards would be followed.

Source: Heartland Town Ordinances, St. Croix County Development Management Plan, 2000

Four of the five towns in the Heartland project have adopted exclusive ag zoning as one of the tools used to regulate land use. The decision to adopt exclusive ag zoning generally came from information provided in the St. Croix County Farmland Preservation Plan which was adopted in 1980 by the St. Croix County Board of Supervisors.

What is not well known is that the Farmland Preservation Plan was a very thorough and well thought out document. It covered farmland preservation, but it also looked at other land uses and the need for growth in St. Croix County. The following quotes from the Farmland Preservation Plan provides insight into the thinking behind the plan, the justification for creating the plan, the concepts behind the land use designations in the plan and the comprehensive approach to land use that was part of the plan:

“St. Croix County has grown considerably in the last 30 years and some population growth is expected to continue. Provisions must be made to accommodate this growth for residential commercial and industrial uses as well as agricultural.

“In order that good agricultural land remain in agriculture and sprawl development be discouraged the *Farmland Preservation Plan* identifies areas around incorporated centers where residential, industrial and commercial development should occur.

“Detailed land use planning decisions for incorporated and extraterritorial areas will remain the responsibility of the cities, villages and townships. The plan will further identify transitional areas where low-density development may be encouraged.

“By identifying prime agricultural lands and by delineating urban service areas and low density rural areas the plan should serve as a tool to guide growth and divert development from prime agricultural areas.”

“St. Croix County has developed a rationale for farmland preservation based on three premises:

“The land at our disposal should be scrutinized to determine its capabilities and consideration should be given to its best use for present and future generations—whether it be development or preservation for farmland.

A certain degree of regional self-sufficiency is a wise goal for metropolitan areas. Planning for growth is necessary and desirable for all sectors of society.”

The Farmland Preservation Plan took a comprehensive approach to land use regulation, however the actual implementation of the plan was not comprehensive and much of what was in the plan was never used.

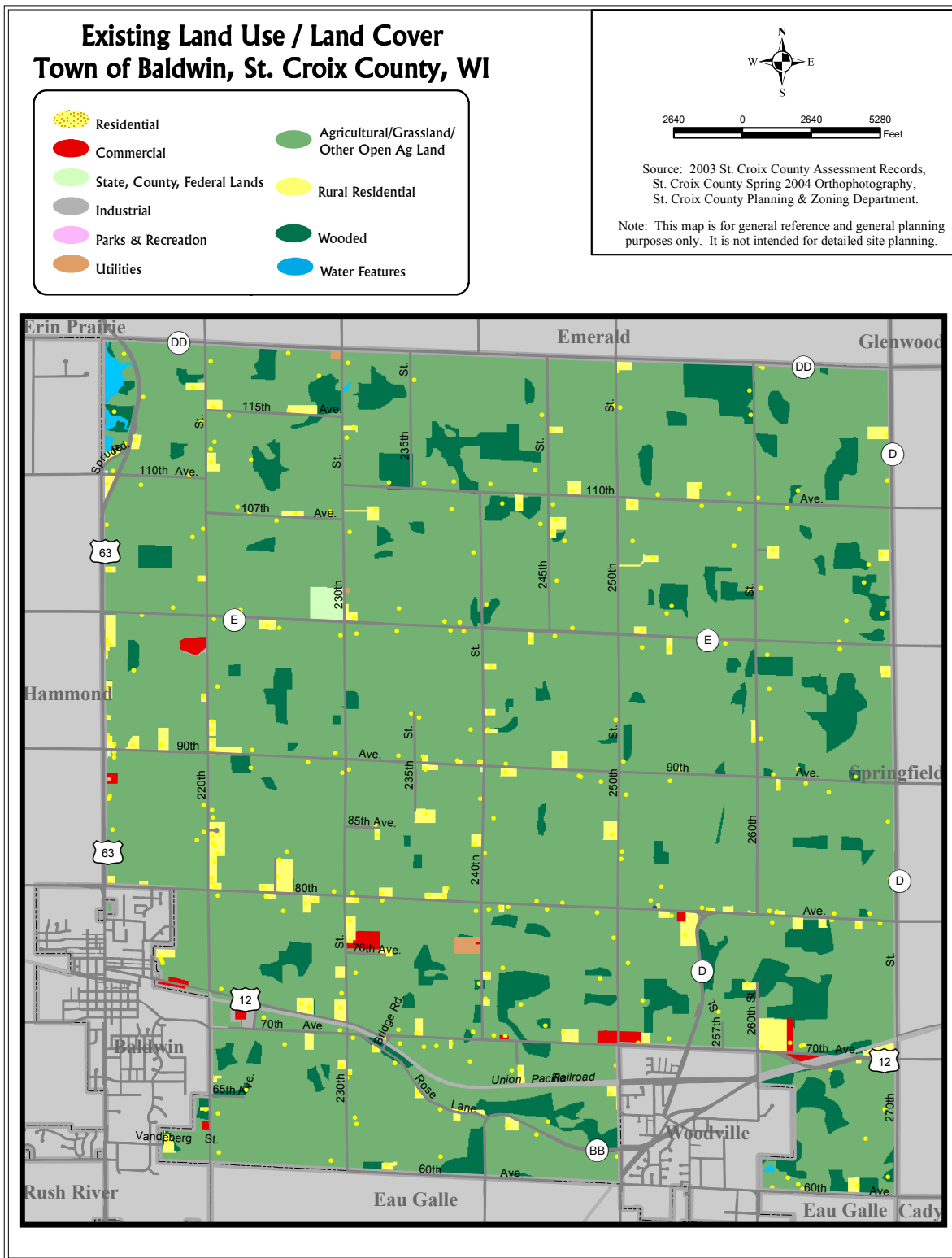
In addition to the regulations identified in the table above, the following County regulations are also in effect in the Heartland Towns. These regulations are adopted by the County and are in effect in all unincorporated areas of St. Croix County; no town adoption or action is required.

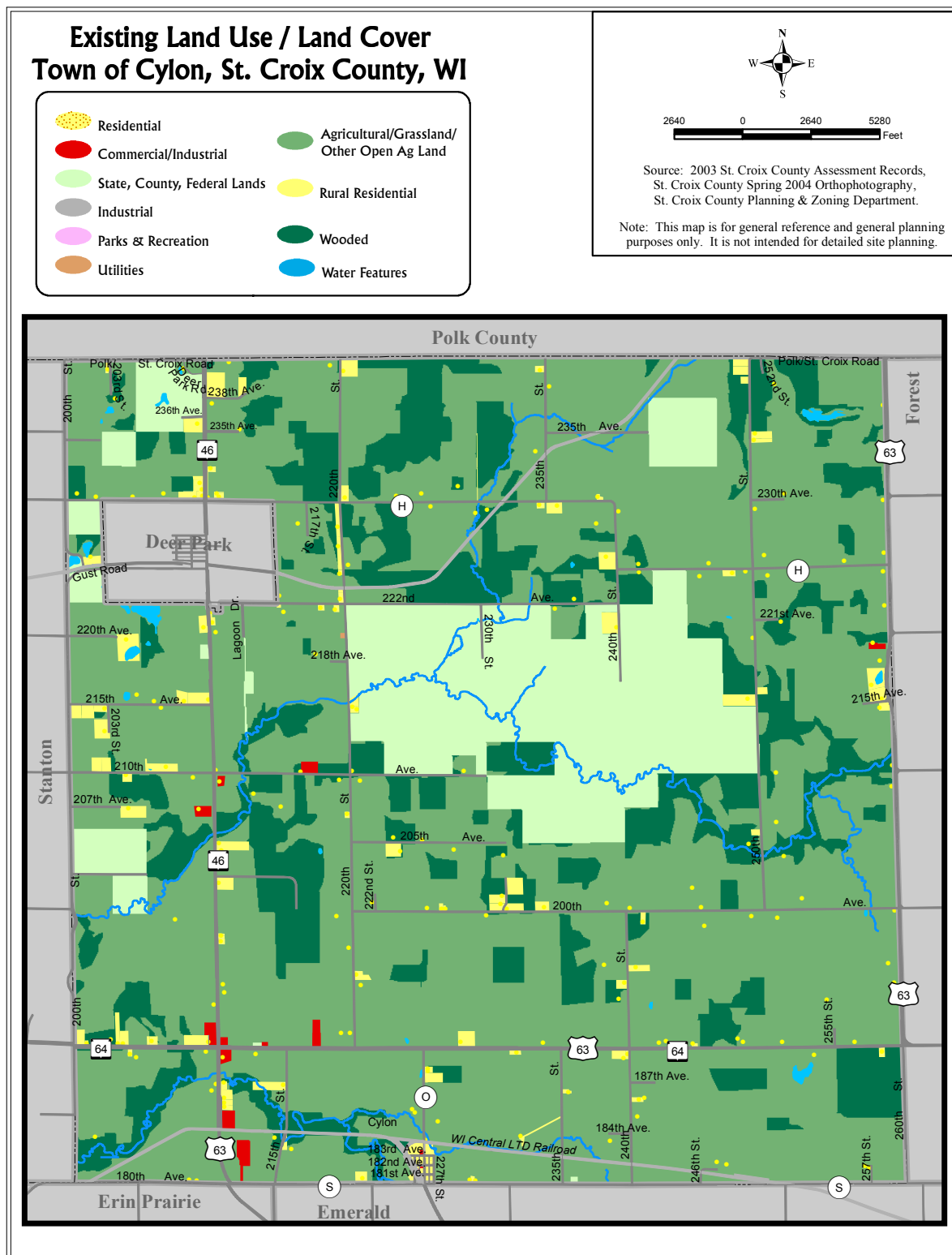
- St. Croix County Development Management Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix County Agriculture Preservation Plan
- St. Croix County Erosion Control Plan
- St. Croix County Solid Waste Management Plan
- St. Croix County Land and Water Conservation Plan
- St. Croix County Sanitary Ordinance
- St. Croix County Subdivision Ordinance
- St. Croix County Shoreland/Wetland District Regulations
- St. Croix County Floodplain District Regulations

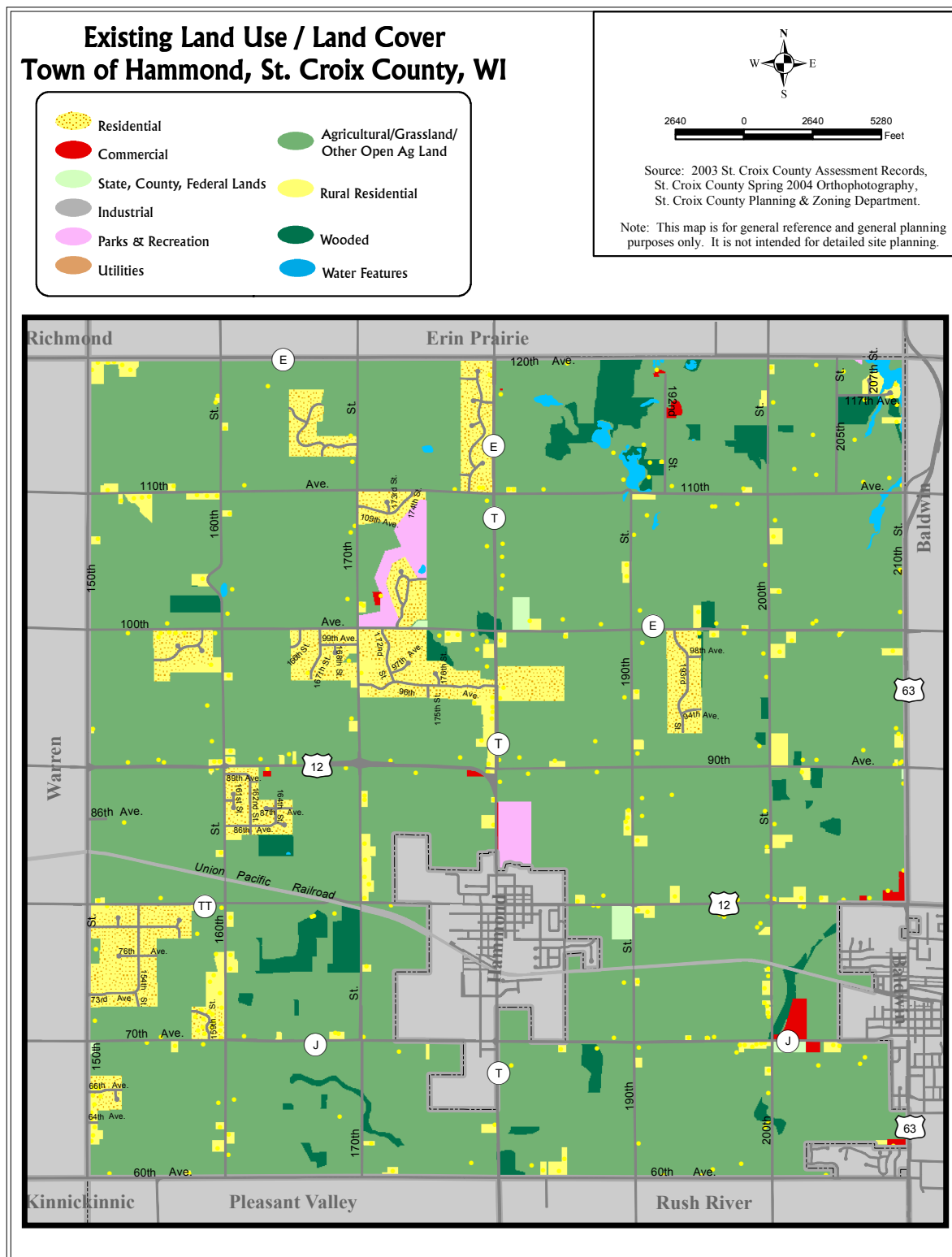
- St. Croix County Erosion Control/Stormwater Management Regulations
- St. Croix County Nonmetallic Mining Regulations
- St. Croix County Animal Waste Regulations
- St. Croix County Tire Management Regulations

EXISTING LAND USES

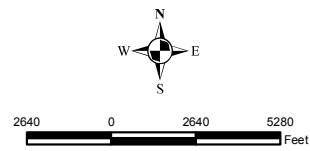
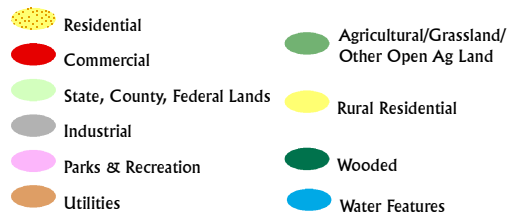
The existing land uses in the Heartland Towns are shown on the following maps. These maps were created by combining the 1993 land use and land cover maps from the St. Croix County Development Management Plan with the 2003 data from the Real Property Lister's office on parcel assessment and 2004 aerial photography.





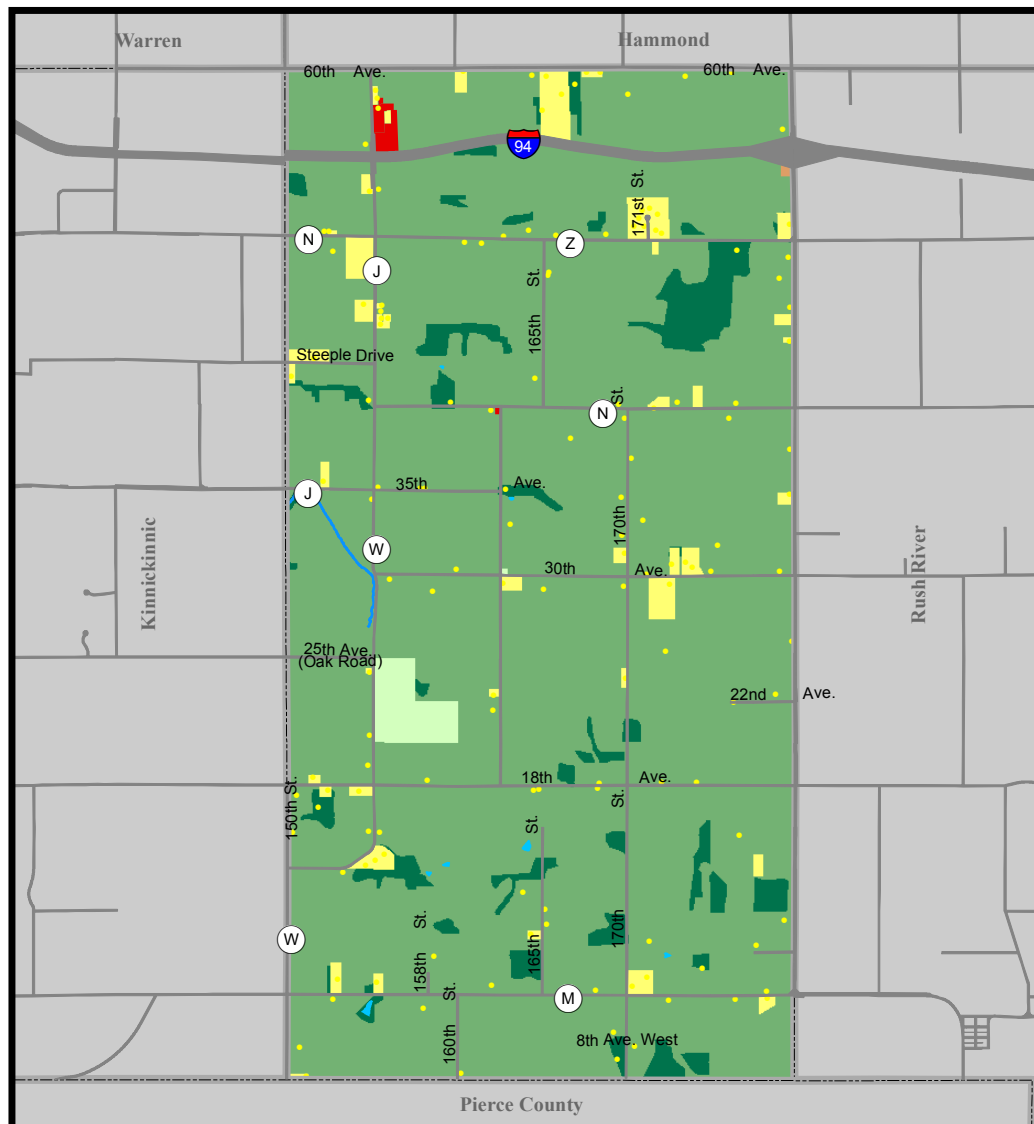


Existing Land Use / Land Cover Town of Pleasant Valley, St. Croix County, WI










Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



Existing Land Use / Land Cover Town of Stanton, St. Croix County, WI

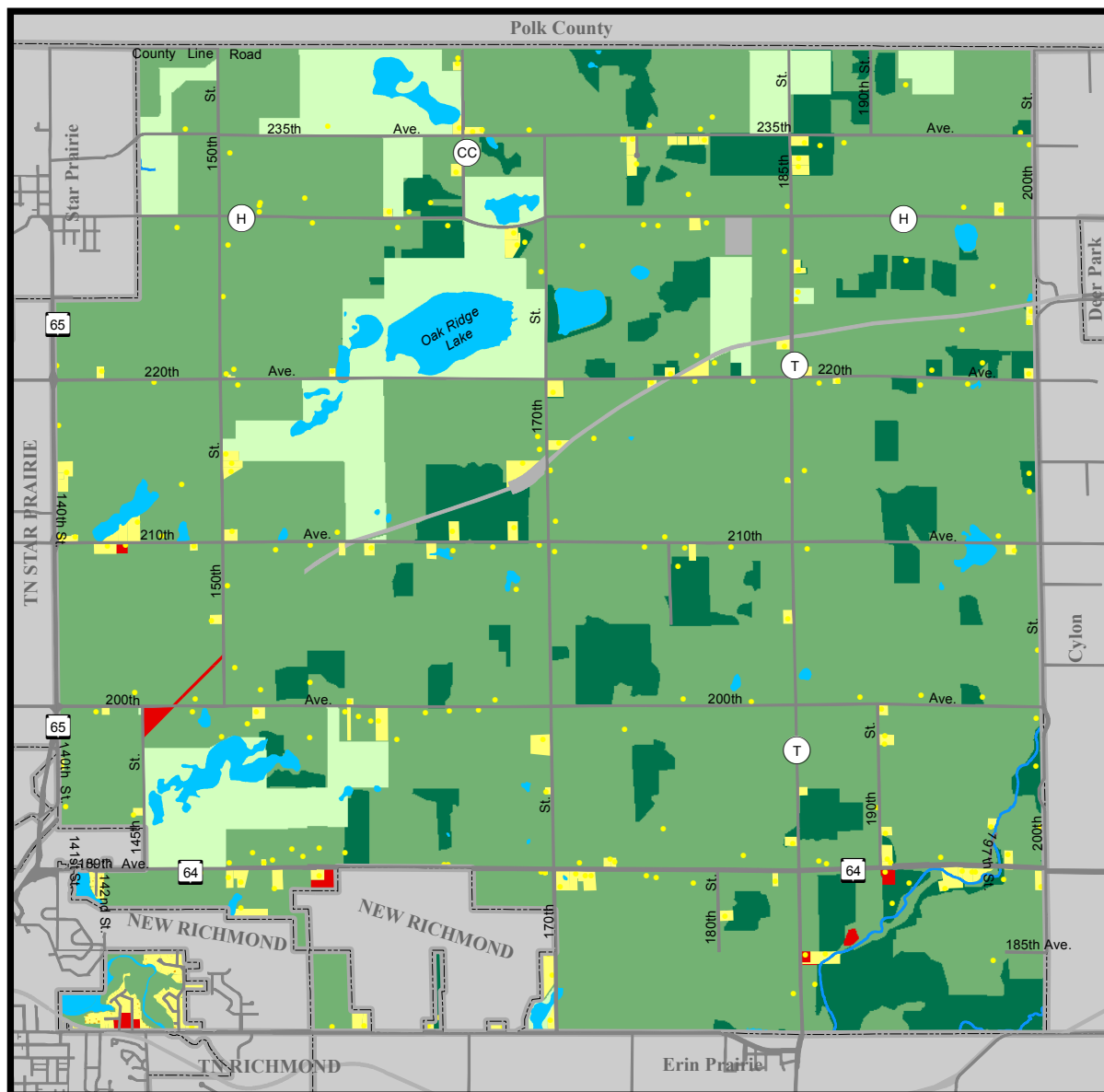
- | | |
|--|---|
|  Residential |  Agricultural/Grassland/
Other Open Ag Land |
|  Commercial |  Rural Residential |
|  State, County, Federal Lands |  Wooded |
|  Industrial |  Water Features |
|  Parks & Recreation | |
|  Utilities | |



2640 0 2640 5280
Feet

Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



LAND USE TRENDS

Town of Baldwin – 1994-2003

REAL ESTATE CLASS	1994		1997		2000		2003	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Residential	603	3%	682	3%	785	4%	828	4%
Commercial	43	0%	45	0%	45	0%	98	0%
Manufacturing	14	0%	14	0%	14	0%	0	0%
Agricultural	18,679	93%	18,423	92%	17,788	88%	14,466	71%
Swamp & Waste	2	0%	53	0%	556	3%	3,804	19%
Forest	703	4%	790	4%	838	4%	970	5%
Ag Bldg./Sites	N/A	N/A	122	1%	174	1%	182	1%
Exempt Acres	N/A	N/A	N/A	N/A	N/A	N/A	100	0%
Totals	20,044	100%	20,129	100%	20,200	100%	20,448	100%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

Town of Cylon – 1994-2003

REAL ESTATE CLASS	1994		1997		2000		2003	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Residential	651	3%	719	4%	696	4%	719	3%
Commercial	46	0%	47	0%	41	0%	41	0%
Manufacturing	31	0%	31	0%	94	0%	94	0%
Agricultural	14,403	74%	14,285	73%	12,462	65%	12,622	56%
Swamp & Waste	665	3%	653	3%	1,665	9%	1,657	7%
Forest	3,699	19%	3,693	19%	4,091	21%	4,165	18%
Ag Bldg./Sites	N/A	N/A	70	0%	146	1%	150	1%
Exempt Acres	N/A	N/A	N/A	N/A	N/A	N/A	3,144	14%
Totals	19,495	100%	19,498	100%	19,195	100%	22,583	100%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

Town of Hammond – 1994-2003

REAL ESTATE CLASS	1994		1997		2000		2003	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Residential	745	3%	818	4%	1138	5%	1,440	6%
Commercial	162	1%	162	1%	113	1%	111	1%
Manufacturing	0	0%	2	0%	2	0%	2	0%
Agricultural	19,797	92%	19,251	90%	17,018	81%	16,654	75%
Swamp & Waste	55	0%	55	0%	1647	8%	1,716	8%
Forest	775	4%	767	4%	1001	5%	1,086	5%
Ag Bldg./Sites	N/A	N/A	247	1%	183	1%	181	1%
Exempt Acres	N/A	N/A	N/A	N/A	N/A	N/A	964	4%
Totals	21,534	100%	21,302	100%	21102	100%	22,154	100%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

Town of Pleasant Valley – 1994-2003

REAL ESTATE CLASS	1994		1997		2000		2003	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Residential	201	2%	240	2%	426	4%	449	4%
Commercial	24	0%	24	0%	24	0%	25	0%
Manufacturing		0%	0	0%	0	0%	0	0%
Agricultural	10,440	92%	10,170	91%	9,337	83%	9,286	81%
Swamp & Waste	39	0%	44	0%	582	5%	703	6%
Forest	610	5%	612	5%	715	6%	697	6%
Ag Bldg./Sites	N/A	N/A	129	1%	127	1%	125	1%
Exempt Acres	N/A	N/A	N/A	N/A	N/A	N/A	246	2%
Totals	11,314	100%	11,219	100%	11,211	100%	11,531	100%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

Town of Stanton -- 1994-2003

REAL ESTATE CLASS	1994		1997		2000		2003	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Residential	511	3%	618	3%	681	3%	724	3%
Commercial	54	0%	55	0%	47	0%	45	0%
Manufacturing	0	0%	0	0%	0	0%	40	0%
Agricultural	17,390	87%	16,540	83%	15,548	79%	15,126	69%
Swamp & Waste	642	3%	630	3%	1,527	8%	1,269	6%
Forest	1,470	7%	1,897	10%	1,841	9%	2,240	10%
Ag Bldg./Sites	N/A	N/A	142	1%	153	1%	166	1%
Exempt Acres	N/A	N/A	N/A	N/A	N/A	N/A	2,363	11%
Totals	20,067	100%	19,882	100%	19,797	100%	21,973	100%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000 & 2003 Wisconsin Department of Revenue

- Exempt acres in the charts above generally includes institutional land uses.
- Although there seems to be a significant decrease in the amount of land in the agricultural real estate classification from 1994 to 2003, there actually was only a slight decrease in this category. Use value assessment, which was implemented

between 1996 and 2000, shifted land uses from the agricultural real estate classification to the swamp and waste and ag buildings and sites classifications.

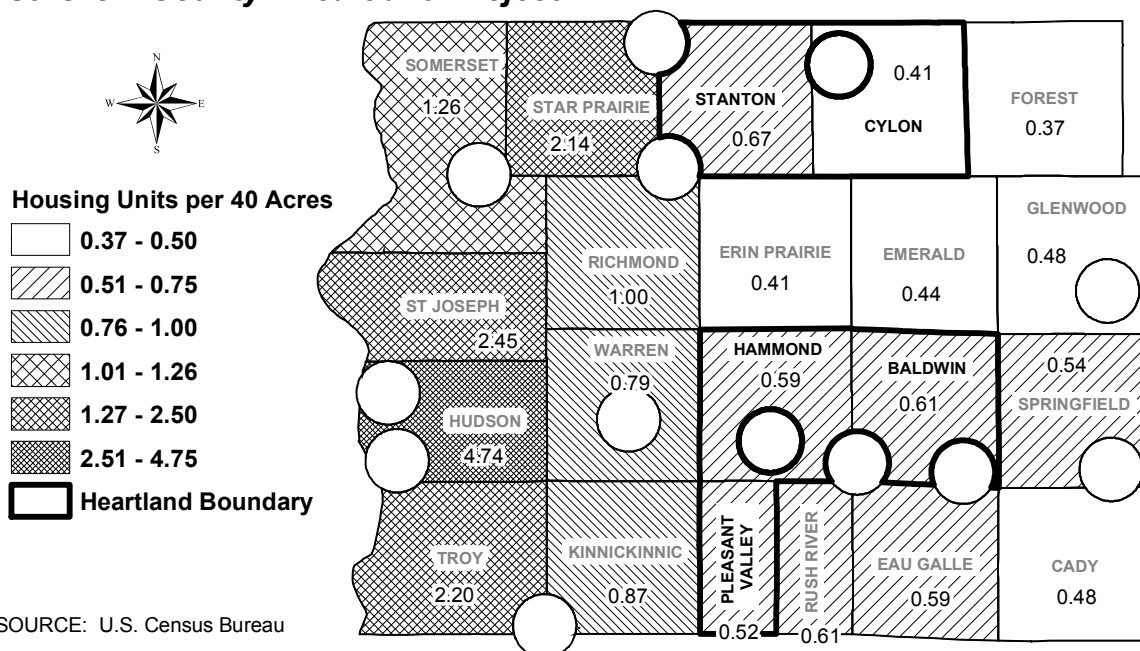
DENSITIES

Housing Unit Density - 2000 *Heartland Towns*

TOWN	HOUSING UNITS PER SQ. MILE	HOUSING UNITS PER 40 ACRES
Baldwin	9.8	0.61
Cylon	6.6	0.41
Hammond	9.5	0.59
Pleasant Valley	8.3	0.51
Stanton	9.7	0.67
St. Croix County	33.6	2.1

Source: U.S. Census Bureau 2000

Housing Units Per 40 Acres - 2000 *St. Croix County - Heartland Project*



- The low housing units per 40 acres in the Heartland towns are indicative of the rural nature of these communities.
- The higher density in the west and lower density in the east shows the influence of the Twin Cities on housing preferences.

SUPPLY & DEMAND

The supply, demand and price of land affect the location, type and intensity of land use. The tables above show that the existing land uses in the Heartland Towns are primarily agriculture and open land. One method of analyzing supply, demand and price for agricultural open land is to review data compiled by the Department of Revenue Fielded Sales System. The Fielded Sales System tracks parcels sold greater than 35 acres remaining in agriculture and those parcels that are converted out of agriculture. The System tracks only “arms length transactions” or those transactions to non-family members.

Town of Baldwin Fielded Sales Data

YEAR	ACRES OUT	VALUE OUT	ACRES IN	VALUE IN
1997	169	\$997	427	\$998
1998	78	\$1,280	396	\$1,096
1999	222	\$1,230	225	\$1,013
2000	194	\$2,117	144	\$1,791
2001	0		131	\$1,977
2002	150	\$2,162	314	\$1,532
2003	230	\$3,007	0	
Total	1043	\$1,799	1637	\$1,401

Source: WI Department of Revenue 2004

Town of Cylon Fielded Sales Data

YEAR	ACRES OUT	VALUE OUT	ACRES IN	VALUE IN
1997	58	\$1,155	316	\$501
1998	122	\$1,403	192	\$1,108
1999	98	\$595	98	\$759
2000	0		75	\$1,751
2001	0		199	\$1,591
2002	542	\$1,843	0	
2003	239	\$2,228	124	\$1,548
Total	1059	\$1,445	1004	\$1,210

Source: WI Department of Revenue 2004

Town of Hammond Fielded Sales Data

YEAR	ACRES OUT	VALUE OUT	ACRES IN	VALUE IN
1997	331	\$1,484	37	\$1,543
1998	172	\$1,815	74	\$1,367
1999	156	\$2,219	513	\$1,468
2000	81	\$2,660	1077	\$1,879
2001	104	\$6,124	211	\$3,808
2002	347	\$4,208	0	
2003	291	\$3,848	0	
Total	1482	\$3,194	1912	\$2,013

Source: WI Department of Revenue 2004

***Town of Pleasant Valley
Fielded Sales Data***

YEAR	ACRES OUT	VALUE OUT	ACRES IN	VALUE IN
1997	0		72	\$1,133
1998	152	\$951	280	\$1,505
1999	100	\$1,425	155	\$1,497
2000	0		114	\$2,018
2001	42	\$2,000	0	
2002	243	\$3,457	0	
2003	154	\$3,365	276	\$3,512
Total	691	\$2,240	897	\$1,933

Source: WI Department of Revenue 2004

***Town of Stanton
Fielded Sales Data***

YEAR	ACRES OUT	VALUE OUT	ACRES IN	VALUE IN
1997	48	\$1,177	351	\$777
1998	67	\$914	54	\$1,244
1999	14	\$1,635	57	\$1,677
2000	37	\$19,208	200	\$1,182
2001	255	\$5,061	0	
2002	60	\$3,381	0	
2003	70	\$3,415	239	\$2,107
Total	551	\$4,970	901	\$1,397

Source: WI Department of Revenue 2004

Fielded sales data for 2004 will not be available until the end of 2005. Individual parcel sales information for 2004 can be tracked using the Register of Deeds Transfer Return information. For 2004, Transfer Return information shows that large tracts in the Heartland Towns were selling for a range of prices as shown below.

***Heartland Towns
Anecdotal Transfer Return Data - 2004***

TOWN	\$PER ACRE
Baldwin	\$2,000-\$4,000
Cylon	
Hammond	\$6,120-\$9,200
Pleasant Valley	\$3,700-\$5,500
Stanton	\$1,700-\$2,200

Source: St. Croix County Planning Department 2004

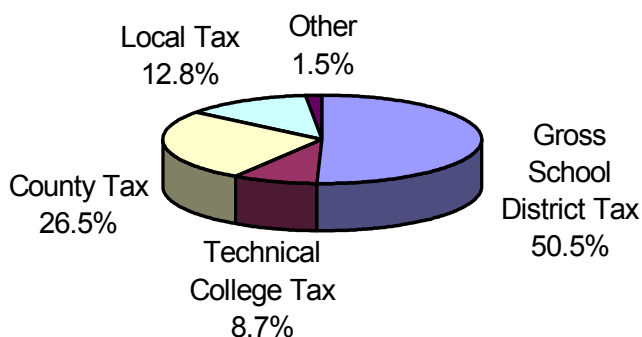
The land values indicate a difference in location, features of the property and intended future use. Future uses include agriculture, large lot residential and residential subdivisions.

PROPERTY TAXES

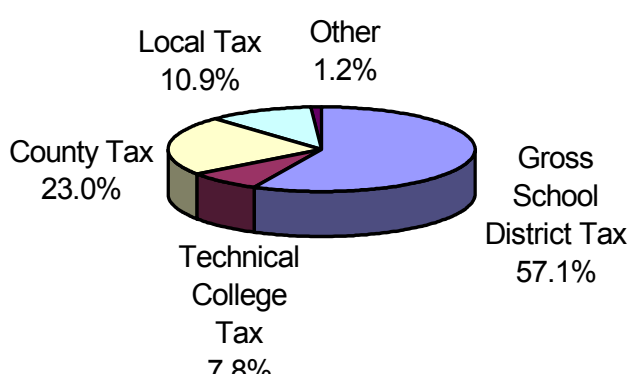
Property taxes can have a significant impact on land use and land use decisions. The state's use value assessment of agricultural land is a good example of how taxation can impact decisions. Because the holding cost of agricultural land has been decreased by use value assessment, there are more opportunities for investors in the agricultural land market.

Taxation is analyzed for each town based on the 2002 taxes using Department of Revenue data and tax analysis software. The first set of graphs looks at the breakdown of each municipality's tax bill.

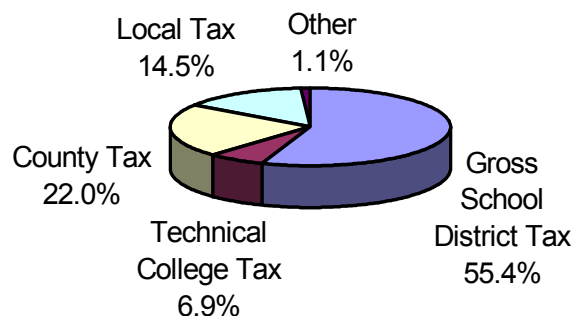
**Property Taxes by Source – 2002
All Wisconsin Towns**



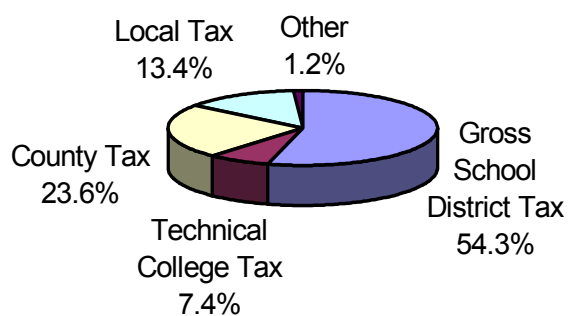
**Property Taxes by Source – 2002
All St. Croix County Towns**



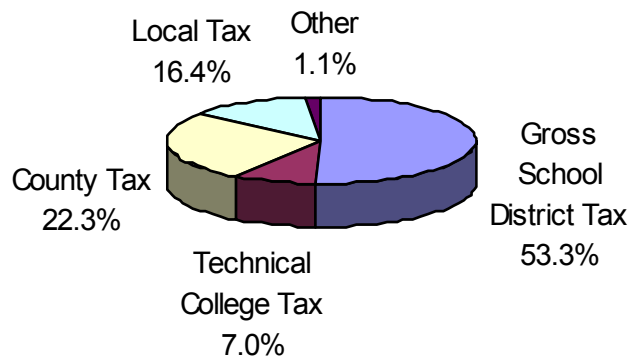
**Property Taxes by Source – 2002
Town of Baldwin**



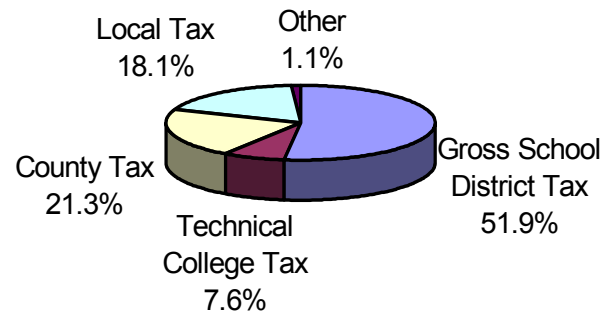
**Property Taxes by Source - 2002
Town of Cylon**



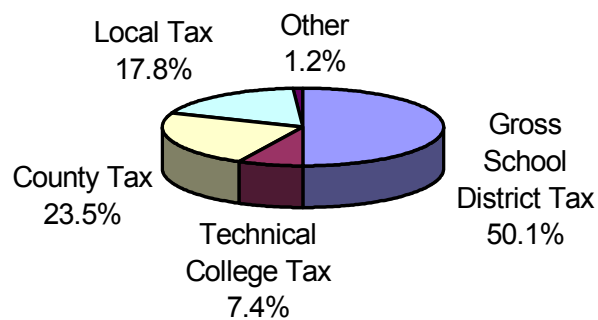
Property Taxes by Source – 2002 Town of Hammond



Property Taxes by Source - 2002 Town of Pleasant Valley



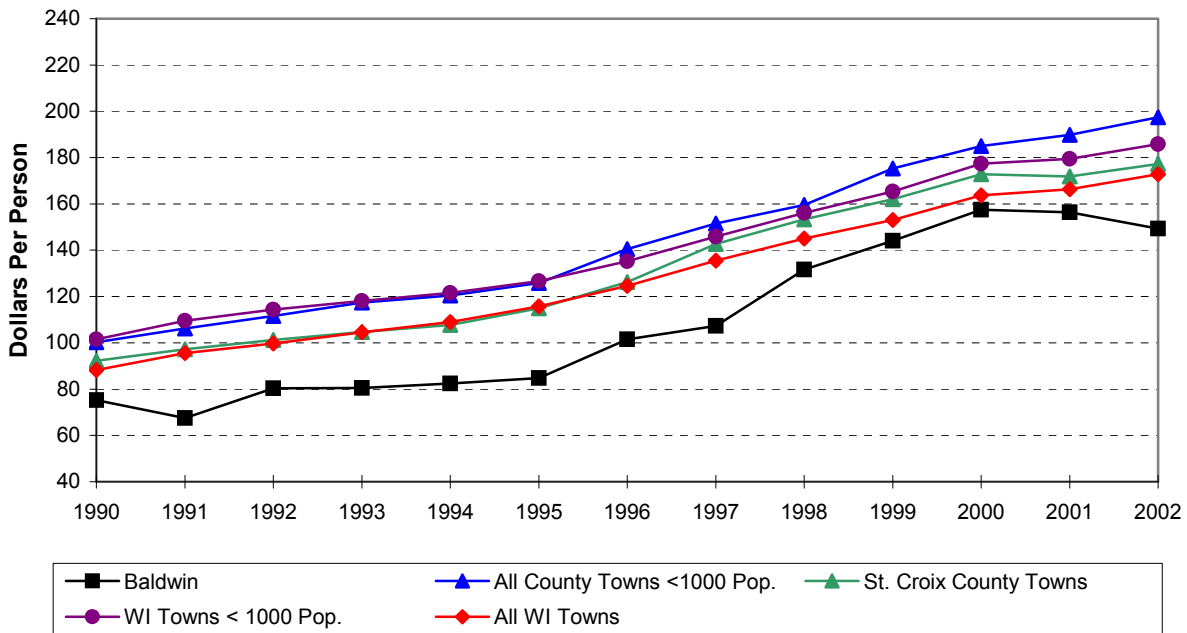
Property Taxes by Source - 2002 Town of Stanton



- Generally, the local schools account for approximately 50 percent of all property taxes.
- The property tax breakdown between schools, county, and local taxes remains consistent regardless of a town's population.

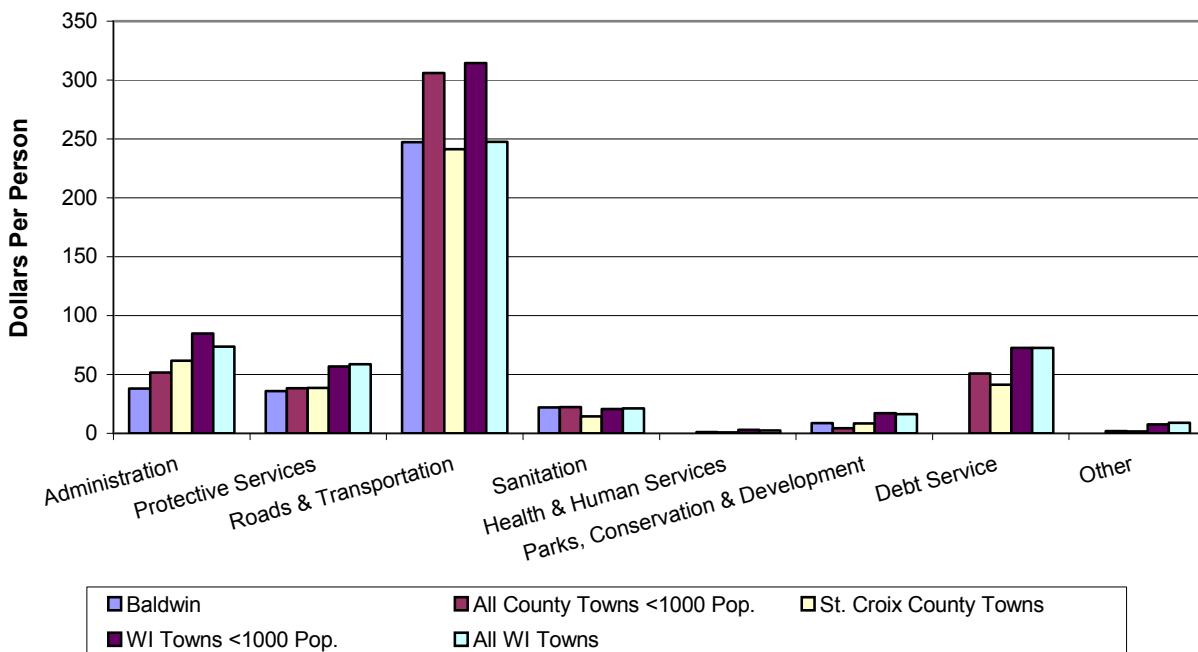
The next set of graphs shows how taxes per citizen have changed over a 12-year timeframe. The local taxes per capita are then broken down by budget categories for each town in 2002. Between 1990 and 2002, taxes have increased steadily in all towns in the Heartland project. However, the Heartland towns have generally had tax rates below the rates for all towns and towns in a similar population category. Taxes for each town are analyzed below.

Per Capita Local Tax Town of Baldwin

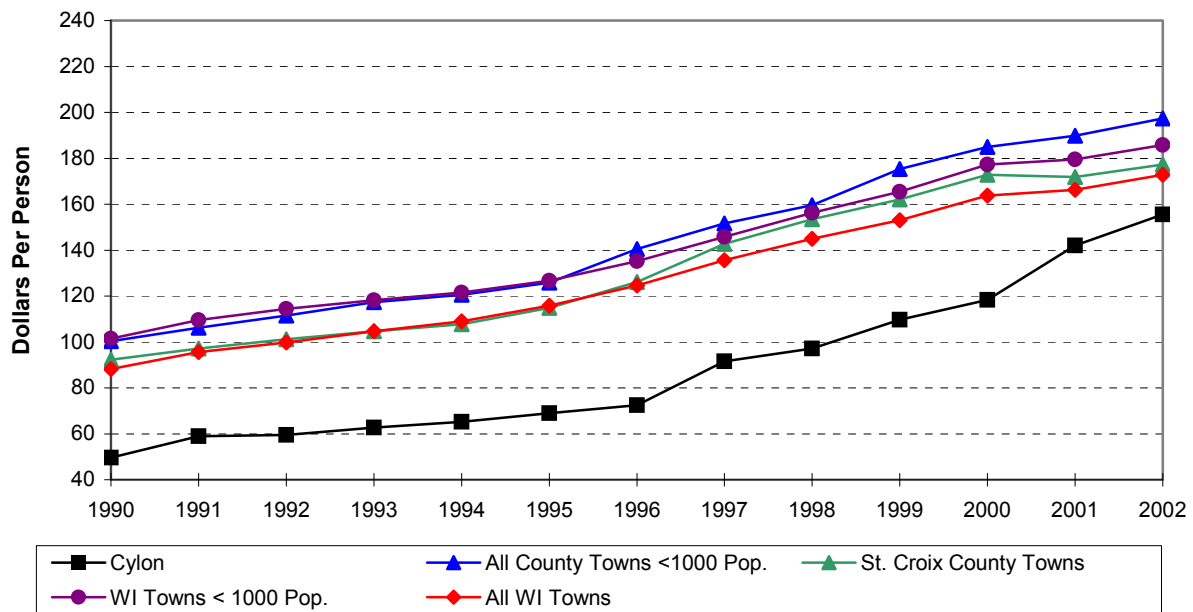


- The Town of Baldwin's per capita tax rate has remained below the per capita tax rate for similar sized towns and for all towns in St. Croix County.
- Taxes per capita in the Town of Baldwin doubled from 1990-2002.
- In 2002, Baldwin's largest local expense was town roads. It was approximately 5 times the cost of all other budget items.

Per Capita Expenditures of Town Revenues - 2002 Town of Baldwin

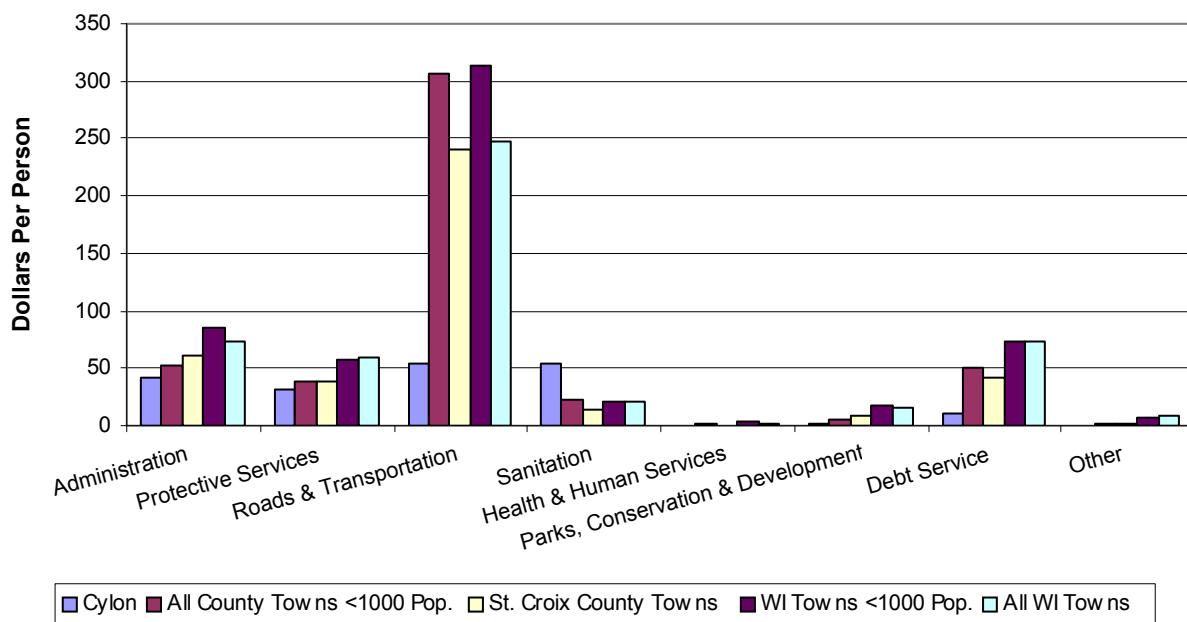


Per Capita Local Tax Town of Cylon

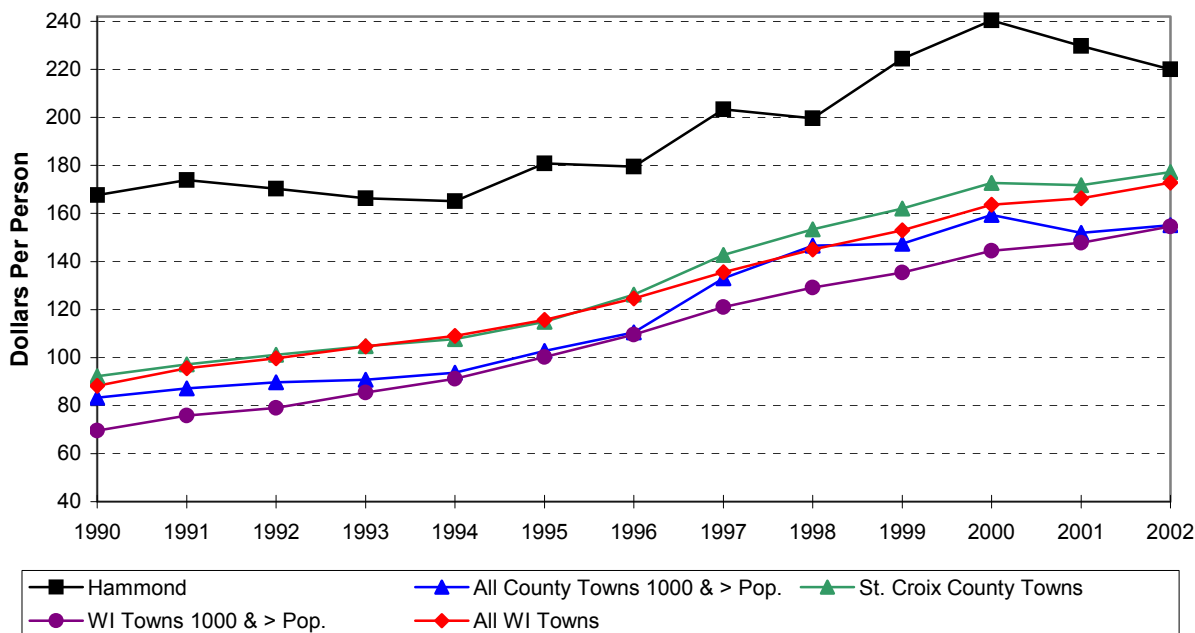


- The Town of Cylon's per capita tax rate has remained well below the per capita tax rate for similar sized towns and for all towns in St. Croix County.
- Taxes per capita in the Town of Cylon tripled from 1990-2002.
- In 2002, Cylon's largest local expenses were town roads and sanitation. Both were significantly less than similar sized communities and all towns in the County.

Per Capita Expenditures of Town Revenues - 2002 Town of Cylon

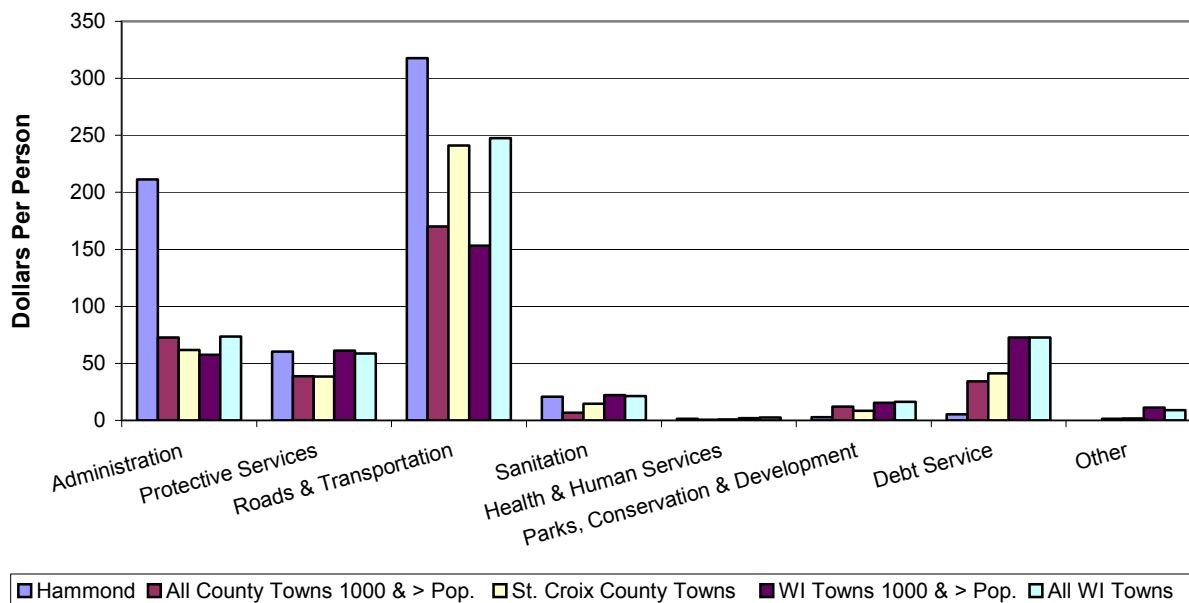


Per Capita Local Tax Town of Hammond

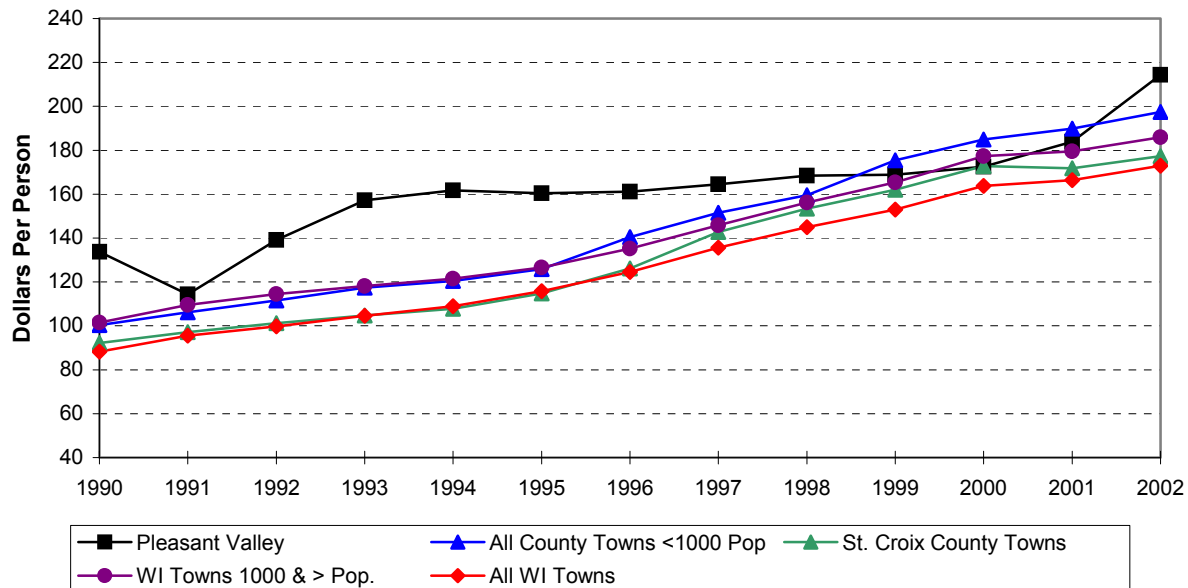


- The Town of Hammond's per capita tax rate has remained well above the per capita tax rate for similar sized towns and for all towns in St. Croix County.
- Taxes per capita in the Town of Hammond increased by about 1/3 from 1990-2002.
- In 2002, Hammond's largest local expenses were town roads and administration. Both are higher than similar sized communities and all towns in the County.

Per Capita Expenditures of Town Revenues - 2002 Town of Hammond

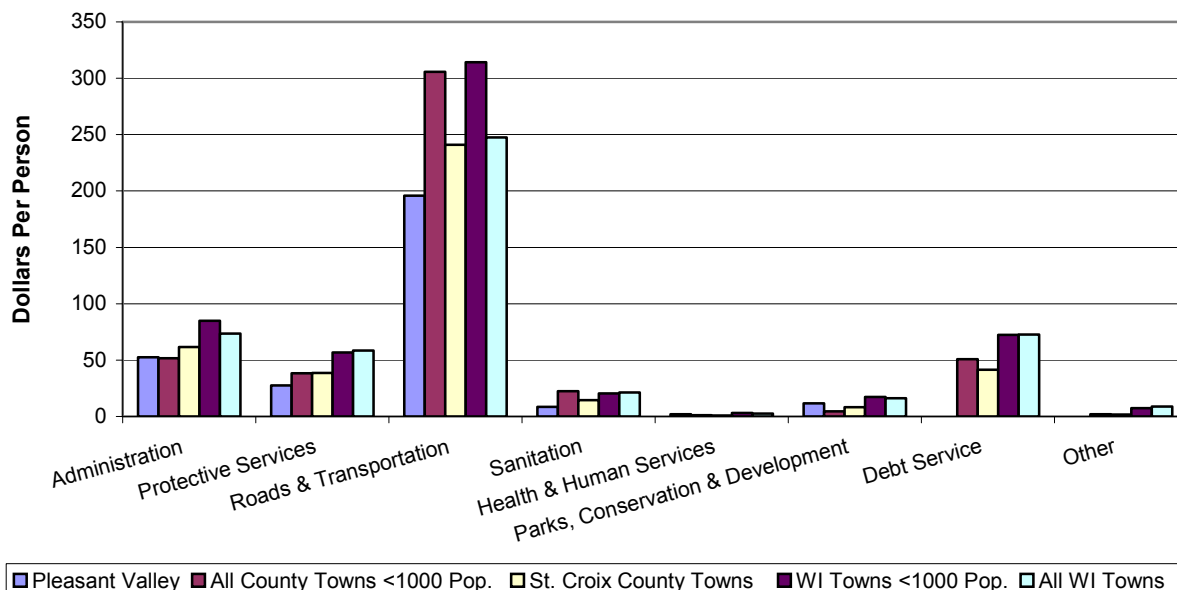


Per Capita Local Tax Town of Pleasant Valley

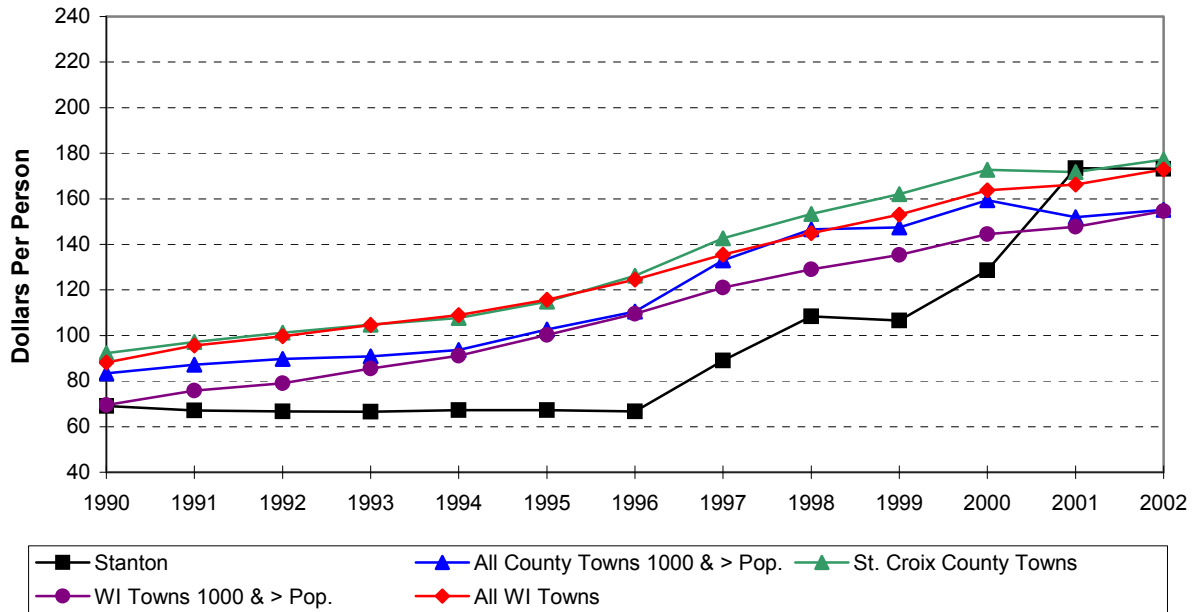


- The Town of Pleasant Valley's per capita tax rate is similar to the per capita tax rate for similar sized towns and is higher than the rate for all towns in the County.
- Taxes per capita in the Town of Pleasant Valley increased by about 2/3 from 1990-2002.
- In 2002, Pleasant Valley's largest local expense was town roads. It was approximately 4 times the cost of all other budget items. Generally expenses are less than similar sized communities and all towns in the County.

Per Capita Expenditures of Town Revenues - 2002 Town of Pleasant Valley

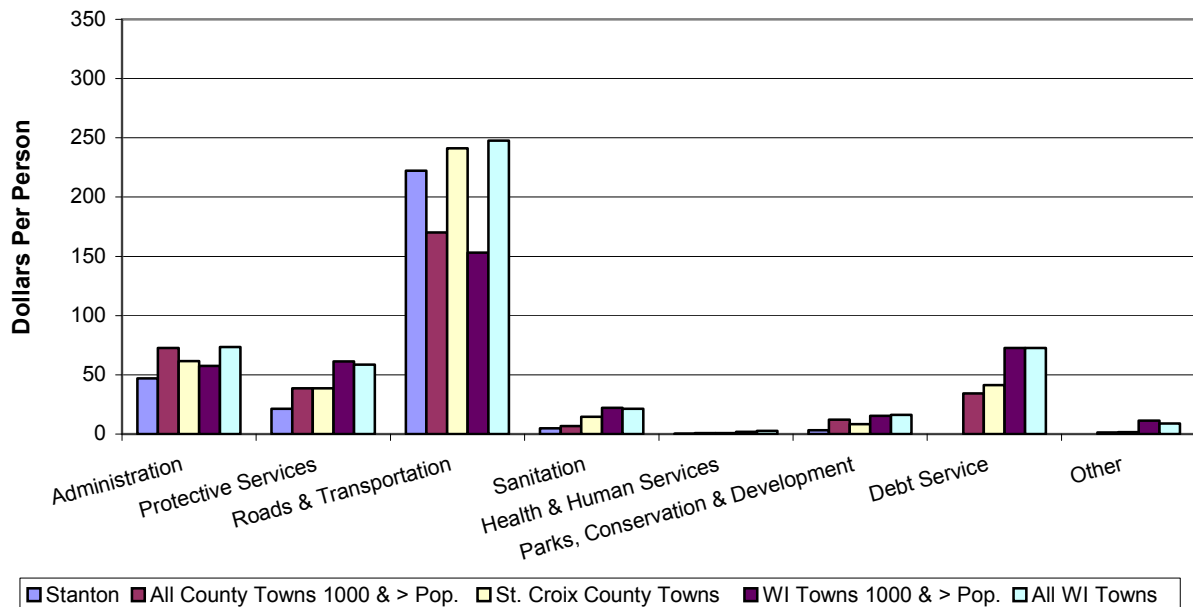


Per Capita Local Tax Town of Stanton



- Until 2000, the Town of Stanton's per capita tax rate remained below the per capita tax rate for similar sized towns and for all towns in St. Croix County. In 2000 and 2002, the per capita rate climbed dramatically.
- Taxes per capita in the Town of Stanton tripled from 1990-2002.
- In 2002, Stanton's largest local expense was town roads. It was approximately 4 times the cost of all other budget items.

Per Capita Expenditures of Town Revenues - 2002 Town of Stanton



CONFLICTING USES

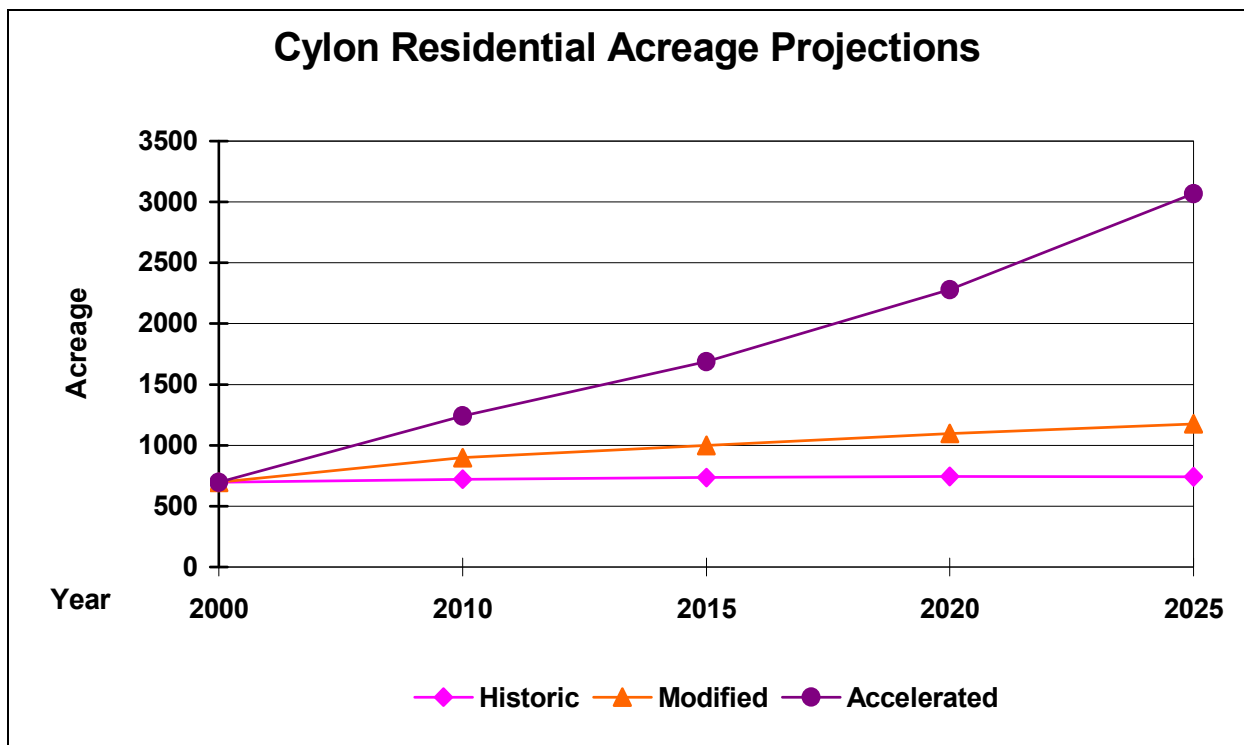
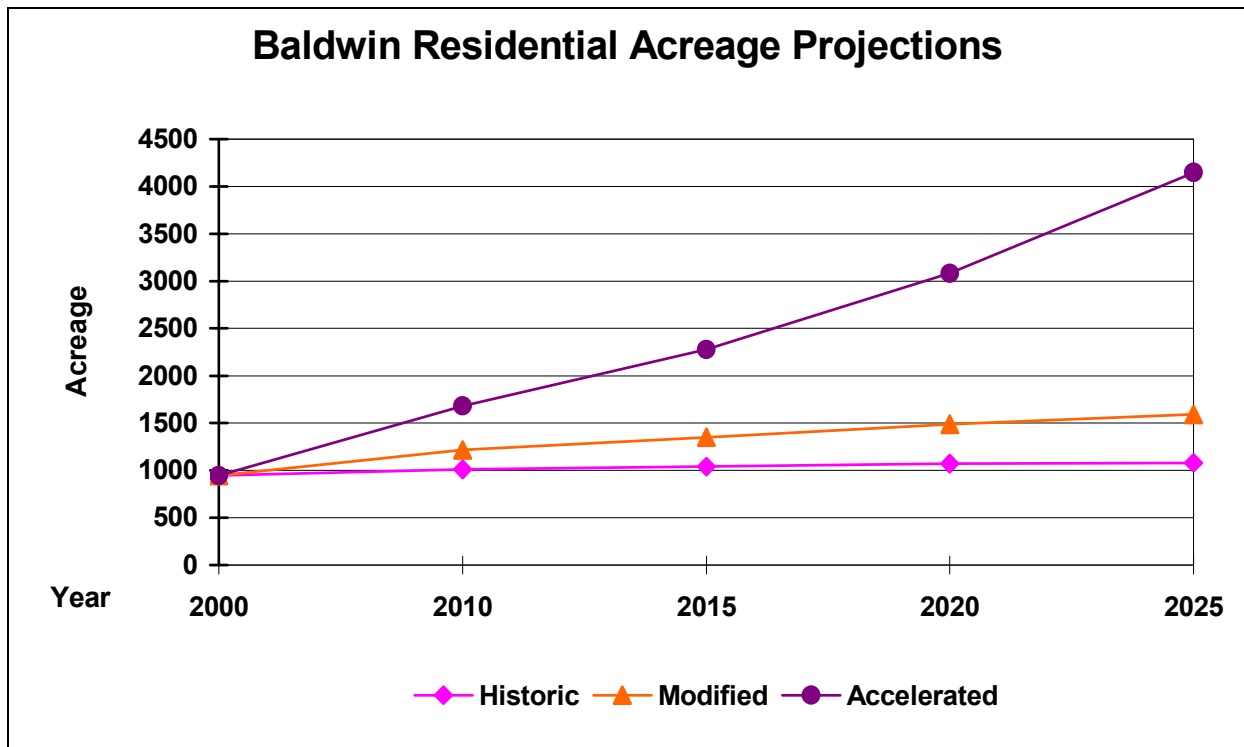
Conflicting land uses in the Heartland Towns are related to the largely agricultural nature of the towns. Generally conflicts can be seen between some residential uses, and agricultural uses, especially those related to large-scale farming operations both animal and crop. There are also conflicts from non-metallic mining operation and residential uses whether in conjunction with agricultural operations or rural residential housing. Other possible conflicts stems from the diverse expectations of those people moving to the country and long-time residents. A final conflict is seen in the limited commercial, industrial and home occupation activities which occur in rural areas. The lack of convenient access to commercial facilities can be viewed very differently by rural residents.

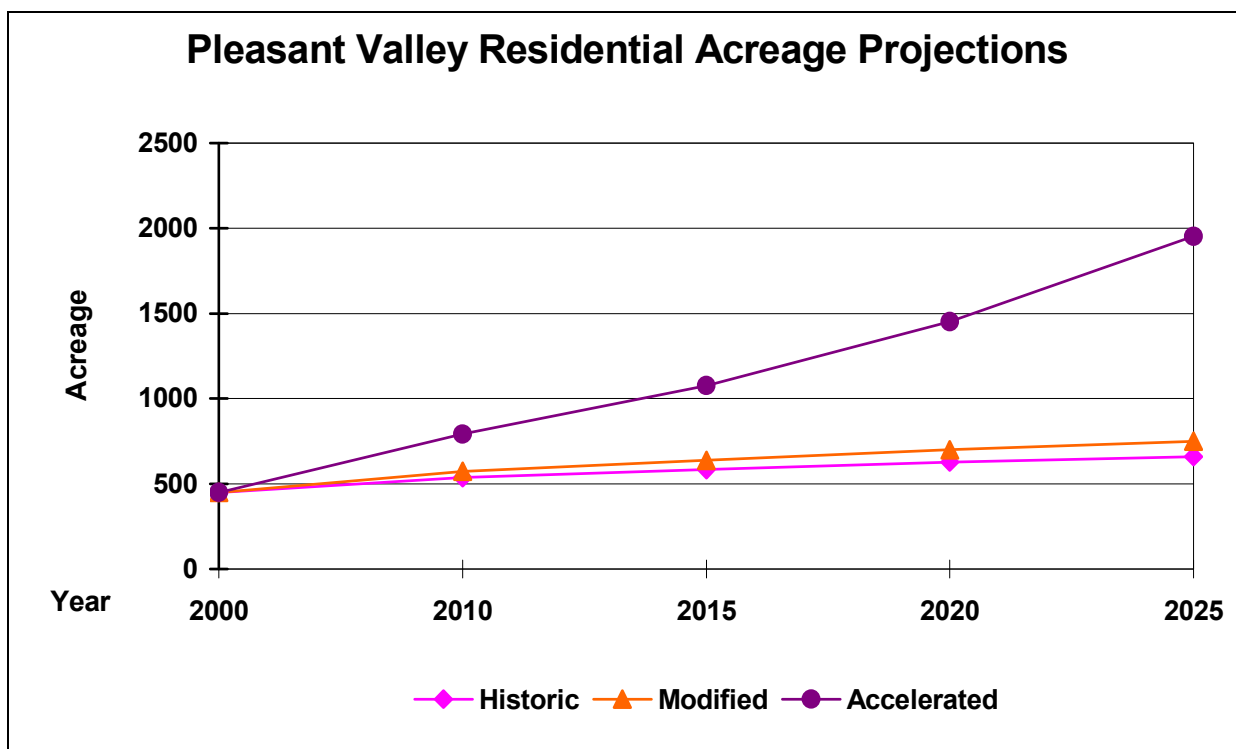
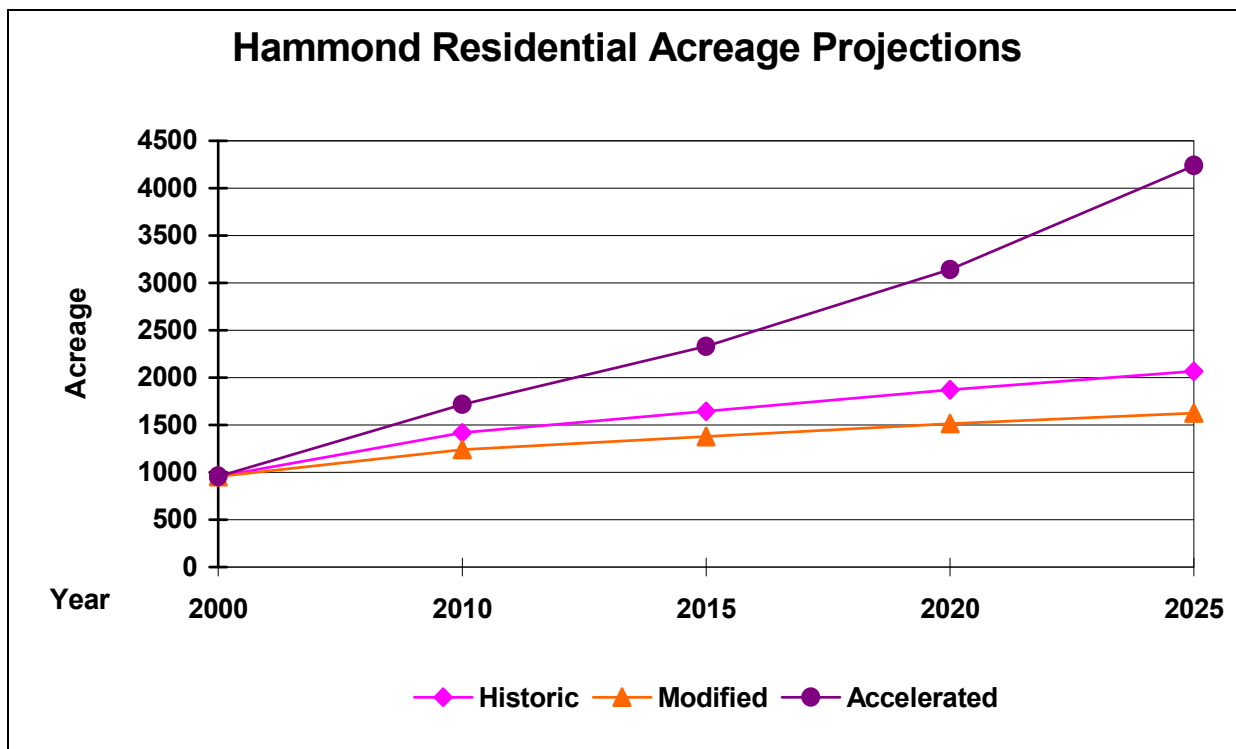
Generally the Heartland Towns find that information is one of the best ways to decrease or control conflicts. A rural living guide to help educate new rural residential residents about what to expect when choosing to live in a rural agricultural community should improve understanding about conflicting uses.

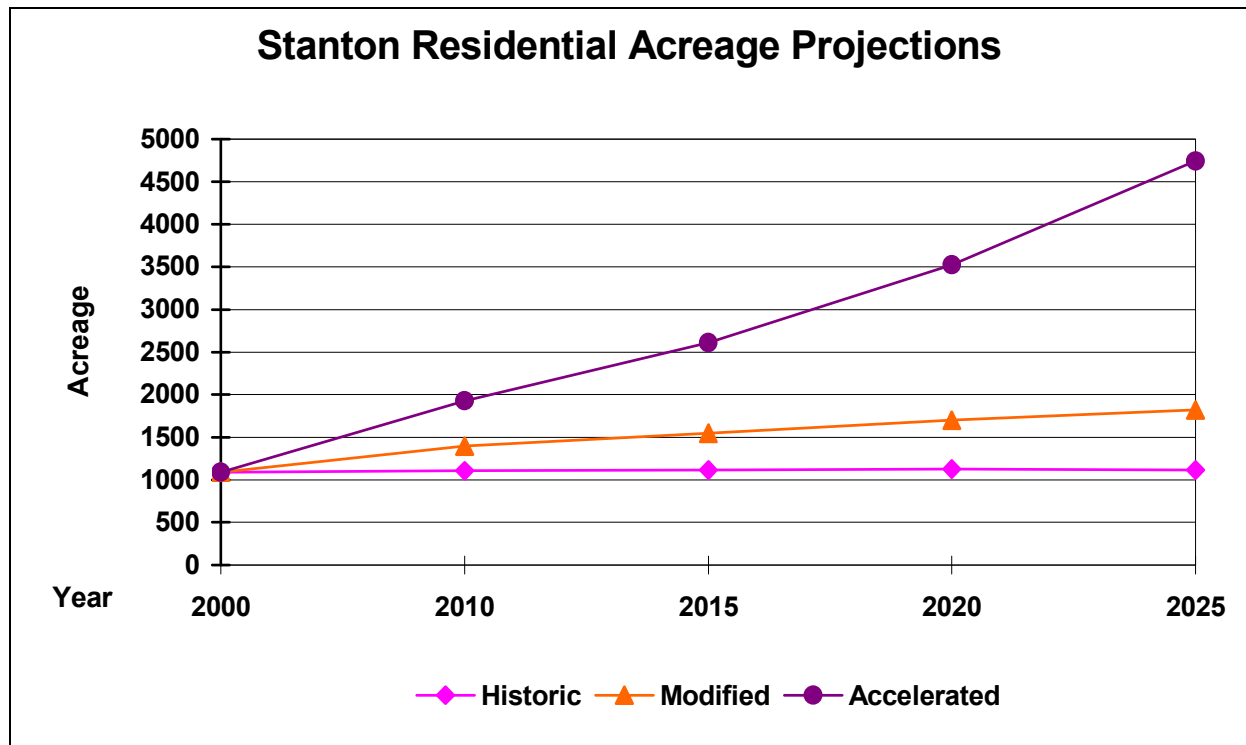
LAND USE PROJECTIONS

RESIDENTIAL PROJECTIONS

The residential land use projections for the Heartland Towns were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference. The Acreage Projections are based on an average of three acres per housing unit. The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.







Residential Acreage Projections Historic Trends- 2000-2025
Heartland Towns

TOWN	2000	2010	2015	2020	2025
Baldwin	945	1,009	1,038	1,070	1,080
Cylon	696	722	735	745	741
Hammond	954	1,417	1,646	1,870	2,067
Pleasant Valley	450	538	583	627	660
Stanton	1089	1,105	1,116	1,125	1,115

Source: U.S. Census Bureau and Wisconsin Department of Administration

Residential Acreage Projections Modified Growth - 2000-2025
Heartland Towns

TOWN	2000	2010	2015	2020	2025
Baldwin	945	1,215	1,348	1,485	1,590
Cylon	696	897	999	1,098	1,177
Hammond	954	1,240	1,379	1,513	1,625
Pleasant Valley	450	573	637	699	749
Stanton	1089	1,394	1,547	1,699	1,819

Source: U.S. Census Bureau and St. Croix County Planning Department.

Residential Acreage Projections Accelerated Growth - 2000-2025
Heartland Towns

TOWN	2000	2010	2015	2020	2025
Baldwin	945	1,681	2,276	3,082	4,145
Cylon	696	1,241	1,688	2,280	3,068
Hammond	954	1,715	2,329	3,141	4,238
Pleasant Valley	450	792	1,076	1,452	1,952
Stanton	1089	1,928	2,612	3,526	4,743

Source: U.S. Census Bureau and St. Croix County Planning Department.

AGRICULTURAL PROJECTIONS

The towns in the Heartland Project generally expect modest changes in the amount of agricultural land use in their towns. The amount of change will be directly related to the amount of residential land use that occurs in each of the towns. Agriculture is and will continue to be the primary land use in most of the Heartland Towns. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics. They were created by subtracting the Historic Trends, Modified Growth and Accelerated Growth residential land use projections from the existing agricultural land use statistics.

Agricultural Acreage Projections Historic Trends - 2000-2025
Heartland Towns

TOWN	2000	2003	2010	2015	2020	2025
Baldwin	17,788	14,466	14,402	14,373	14,341	14,331
Cylon	12,462	12,622	12,596	12,583	12,573	12,577
Hammond	17,018	16,654	16,191	15,962	15,738	15,541
Pleasant Valley	9,337	9,286	9,198	9,153	9,109	9,076
Stanton	15,548	15,126	15,110	15,099	15,090	15,100

Source: St. Croix County Statistical Report of Property Values 2000 & 2003 Wisconsin Department of Revenue and St. Croix County Planning Department Projections 2010, 2015, 2020, 2025.

Agricultural Acreage Projections Modified Growth - 2000-2025
Heartland Towns

TOWN	2000	2003	2010	2015	2020	2025
Baldwin	17,788	14,466	14,196	14,063	13,926	13,821
Cylon	12,462	12,622	12,421	12,319	12,220	12,141
Hammond	17,018	16,654	16,368	16,229	16,095	15,983
Pleasant Valley	9,337	9,286	9,163	9,099	9,037	8,987
Stanton	15,548	15,126	14,821	14,668	14,516	14,396

Source: St. Croix County Statistical Report of Property Values 2000 & 2003 Wisconsin Department of Revenue and St. Croix County Planning Department Projections 2010, 2015, 2020, 2025.

Agricultural Acreage Projections Accelerated Growth - 2000-2025
Heartland Towns

TOWN	2000	2003	2010	2015	2020	2025
Baldwin	17,788	14,466	13,730	13,135	12,329	11,266
Cylon	12,462	12,622	12,077	11,630	11,038	10,250
Hammond	17,018	16,654	15,893	15,279	14,467	13,370
Pleasant Valley	9,337	9,286	8,944	8,660	8,284	7,784
Stanton	15,548	15,126	14,287	13,603	12,689	11,472

Source: St. Croix County Statistical Report of Property Values 2000 & 2003 Wisconsin Department of Revenue and St. Croix County Planning Department Projections 2010, 2015, 2020, 2025.

COMMERCIAL & INDUSTRIAL PROJECTIONS

The towns in the Heartland Project generally do not foresee very much change in the amount of commercial or industrial land uses in their towns. The towns are generally recommending that the majority of new commercial and industrial development will be located in neighboring cities or villages. The existing commercial and industrial land uses consist of 0 to 1 percent of the total land use in the towns. While the towns would consider some limited additional commercial or industrial land uses the increases would not expand these percentage ranges of 0 to 1 percent for these land uses. Extensive commercial and industrial development would not be consistent with the rural character and community goals of the Heartland towns in the project. Based on the recommendations in the Heartland Towns' goals, objectives and policies regarding location and amounts of expansion of commercial and industrial land uses, it is not realistic to develop projections for these types of land uses at this time. Therefore there are no 20-year projections for commercial or industrial land uses in the Heartland Town plans.

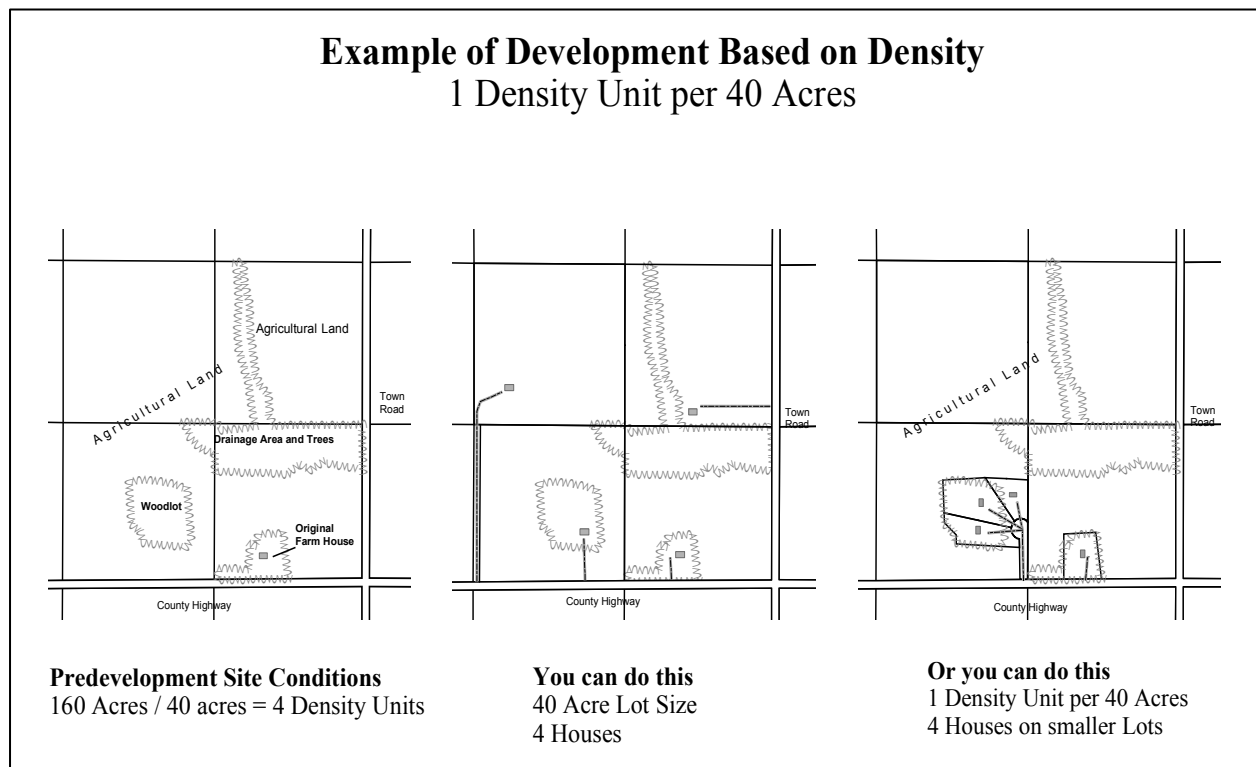
NATURAL LIMITATIONS TO DEVELOPMENT

Decisions on land use are based on a variety of factors both internal and external to a particular site. Some factors are beyond a property owner's control, i.e. government regulation, the economy, interest rates and market demand. Other factors such as management, are completely controlled by the property owner. However, these factors can and will change over time, whereas the natural physical features of the site are usually unchangeable or change is severely limited. Physical features, such as soil type, soil productivity, slope, wastewater treatment capacity, depth to groundwater, depth to bedrock, environmental sensitivity, etc., can direct or limit land use alternatives for a property owner. For specific details on the natural physical features that can impact land use alternatives and decisions please see the Natural Resources Section, beginning on page 153.

LAND USE ALTERNATIVES

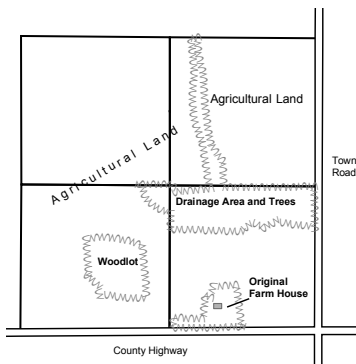
Density Based Development Regulation

Density based development regulation is a tool to allow communities to regulate the amount of development and the size of lots separately from each other. Historically, communities have set the amount of development (maximum density) and the minimum lot size at the *same* number, i.e. 35 acre minimum lot size = 1 house every 35 acres, 5 acre minimum lot size = 1 house every 5 acres. With a density-based approach these two standards are separated. Minimum lot size regulations set how big individual homesites or lots must be. Maximum density regulations set how many homesites or lots can be divided from a larger parcel regardless of how big individual homesites or lot size must be. Establishing maximum density standards in addition to minimum lot sizes is density based development regulation. The figures below illustrate this concept.

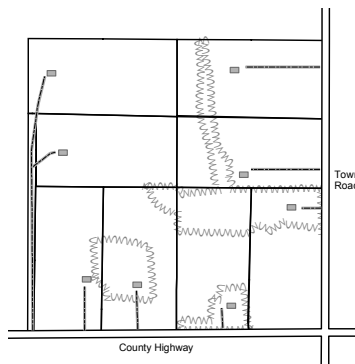


Examples of Development Based on Lot Size or Density

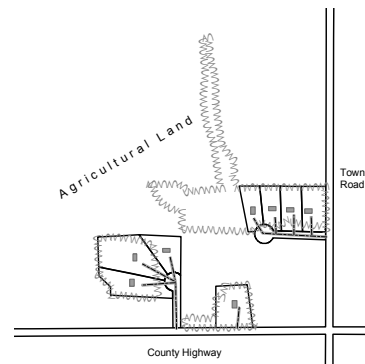
20 Acre Lot Size or 1 per 20 Acre Density



Predevelopment Site Conditions
160 Acres



Lot Size Development Option
20 Acre Minimum Lot Size
8 Houses



Density Development Option
1 House per 20 Acres (with Smaller Lots)
8 Houses

Advantages:

- Often provides low to medium income housing.
- Enables the developer to earn a greater return on their investment.
- Focus increased development density within selected portions of the community.
- Can achieve environmental, agricultural and social benefits of greater variety of housing types, required open space, agricultural preservation and protection of environmentally sensitive areas.

Disadvantages:

- Limits flexibility on what can be constructed and where.
- Focuses more development in rural areas where land is readily available and relatively inexpensive.
- Consumers may not want development.
- Occasionally promotes monotonous development patterns.

Transfer of Development Rights

Transfer of Development Rights (TDR) is an incentive-based tool used by some communities to help achieve land use goals – generally at little or no public expense. TDR is usually used in concert with other land use tools such as zoning and subdivision regulations. Although it is used to achieve community objectives, the concept of TDR is fundamentally linked to private property rights. All owners of private property in the United States hold with it an interest in a “bundle of rights.” Sticks in the bundle may include the right to maintain the present land use, the right to mine or excavate and the right to build or subdivide. These rights may be limited through laws like zoning enacted by government. TDR suggests that the right to develop property can be transferred from one property owner’s bundle to another owner’s bundle.

TDR programs can be modest or broad in scope they can include a few or nearly all property owners. However there are some essential features shared by nearly all TDR programs.

TDR programs allow the transfer of one or more rights to develop from properties that a community desires to preserve or prefers not to see developed to properties where a community is willing to accept development. A community can identify and designate areas to preserve or limit development for a variety of reasons including protecting productive farmland, environmentally sensitive areas, open spaces, scenic areas, historic buildings, etc. Landowners in these areas are restricted from developing their land to its maximum economic use through zoning and other regulation. However these landowners can move, send or sell their development rights to areas where the community encourages development.

- The sale (“transfer”) of one parcel’s development rights (the “sending” parcel) to the owner of another parcel (the “receiving” parcel) allows more development on the receiving parcel while reducing or preventing development on the sending parcel. A conservation easement or deed restriction is placed on the sending parcel to prevent further development in either the short term or long term depending on the adopted regulations.

When a land owner sells development rights, development of that property is prevented through a deed restriction or conservation easement. All other rights remain with the property. For example, a farmer who transfers a development right retains title to the land and may continue farming. Through the sale of development rights, TDR allows property owners to achieve some to all of the economic gain that could otherwise be realized through actual development of their property.

Landowners may purchase development rights from other landowners. Communities usually designate on a land use map where new or additional development is appropriate. Criteria for determining areas where development should be located could include: good access to transportation networks, poorer farm lands, access to public sewer and water systems.

Typically the use of transferred development rights allows the areas where development is acceptable to develop at higher densities than would otherwise be allowed. For example, a land owner may be permitted to building only 1 house under her property's base zoning but with the use of transferred development rights, the property owner may be able to develop 4, 6, etc. houses. The system must be constructed so that landowners that purchase development rights can enjoy a greater economic return on their properties by purchasing and using development rights than by developing under the standard rules.

Development rights or TDRs are bought and sold in a private market much like real estate. Their price, therefore, is dictated by the laws of supply and demand. Public involvement and expanse is generally limited once a program is established.

Advantages:

- Provides landowners with options.
- Can protect large tracts of sensitive areas, such as endangered resources, viable agricultural soils and drinking water supplies.
- Provides financial incentives for landowners in both sending and receiving areas.
- Can allow developers in receiving areas to build increased density developments above and beyond normal zoning regulations.
- Provides certainty about where development will happen.
- Creates incentive for developers to buy development rights.
- Creates a competitive market between buyers and sellers.

Disadvantages:

- Complex and difficult to administer.
- For this program to work there must be development pressures in both sending and receiving areas.

A conservation easement is:

- A less-than-fee, non-possessory interest in a parcel of land, recorded by a real estate deed.
- Acquired by public agencies or private conservation organizations through purchase or donation
- The holder of the underlying possessory interest retains certain rights to the land (e.g., the right to sell, the right to farm, the right to hunt)
- The holder of the easement has the right to prevent certain activities on the land consistent with the terms of the easement
- May prohibit all ground-disturbing activity on a parcel
- May last for a specified term or be a perpetual restriction on the use of land.

A deed restriction is: A limitation recorded against a deed and filed in the Register of Deeds Office.

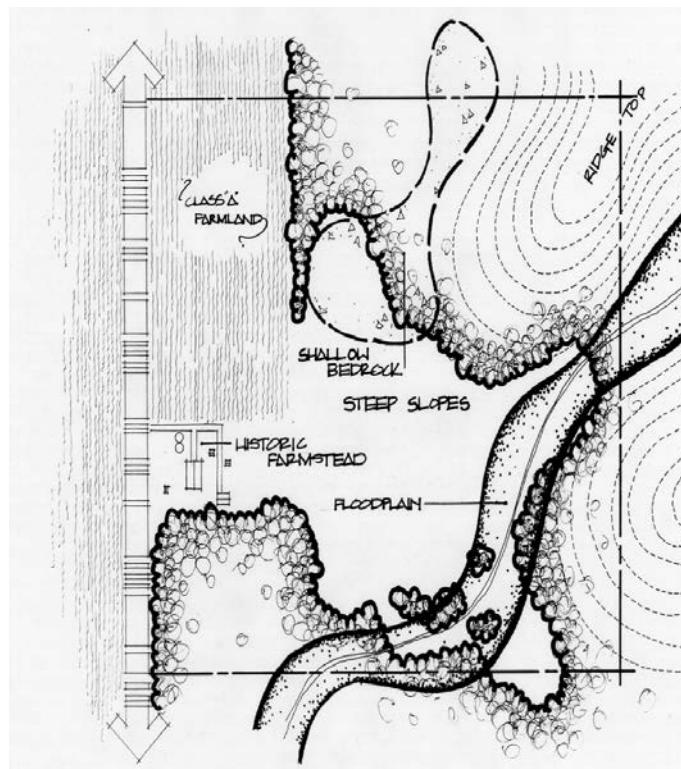
Conservation Design Subdivisions

Conservation design development, or conservation design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land used for the house lots and necessary roads. The open space is permanently preserved through conservation easements. It is important to note **that a conservation design subdivision provides the developer with the same number, or possibly more, lots than could be accomplished through a conventional subdivision.**

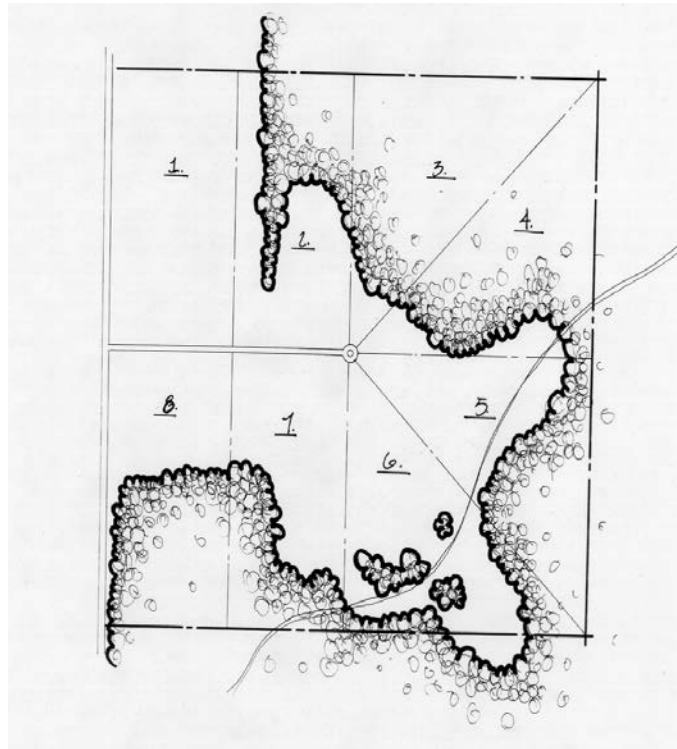
As a method for maintaining desired rural character in towns that allow major subdivisions, the conservation design development concept can be a key tenet of the comprehensive plan. This technique can help Towns preserve many of the natural and agricultural features that first attracted new residents by improving the design of future residential developments.

The conservation design example below uses the same number of house lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland. The following sketches are from “A Model Ordinance for a Conservation Subdivision” prepared by the University of Wisconsin Extension.

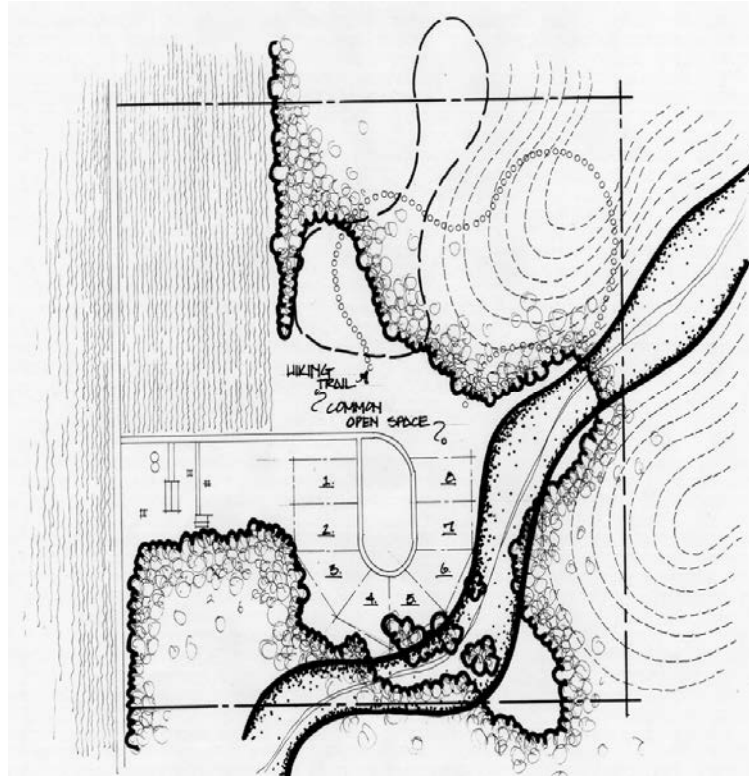
Step 1: Inventory and mapping of existing resources for a hypothetical 40-acre site.



Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 40-acre site and assuming a 5-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.



Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.



The following are some observations from comparing the conventional subdivision to the conservation design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own five-acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian-ways unless sidewalks are included in the construction of the roads.
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.
- Conservation layout – central green area can include children's play area, shelter, or other amenities.

Given the strong desire of residents to retain rural character and preserve natural features and farmland, conservation design subdivisions offer a preferable alternative to typical subdivisions with large house lots blanketing entire tracts of land.

There are several recommendations relating to conservation design developments.

They include:

- Conservation design should be the preferred method for future major residential subdivisions.
- Require a minimum of 50 percent or more of the acreage of the conservation design subdivision to be dedicated to open space, natural areas, or agricultural uses. The 50 percent or more requirement can include undevelopable land, such as wetlands, creeks, and other water features, in the calculation.
- Prime agricultural land, in addition to natural resource features, such as wetlands, steep slopes, and floodplains, should be included within the preserved open space to the greatest extent possible. Additional features that the Town feels adds to its rural character, such as blocks of upland woods, should be identified as secondary conservation areas and are preferred for the balance of the open space areas, if needed.
- The open space within the conservation design subdivisions should be owned by any of the following four entities: land trust, homeowners association, individual landowner, or Town and should be spelled out and agreed upon in writing before the subdivision is approved.

LAND USE GOALS, OBJECTIVES & POLICIES

TOWN OF BALDWIN

The following goal statements were developed by the Plan Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey and the existing land use policies that have historically been followed in the Town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the existing policies have worked well and should be continued with only minor adjustments and changes. The Plan Commission felt that incremental changes enhancing land use options without creating significant change would best fit the future needs, growth and preferences of Baldwin's residents.

Goal: Encourage land uses that will maintain the town's rural character and agricultural heritage.
 Promote the continuation of agriculture as the primary land use.
 Minimize nonagricultural development on prime agricultural soils.
 Maintain the integrity of zoning districts by considering distinct uses and separation.
 Direct land uses to designated areas to improve compatibility and decrease conflicts.
 Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Objectives:

1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Baldwin.
2. Allow residential development that preserves prime agricultural soils, open space and rural character
3. Continue to encourage small lots.
4. Discourage residential development on prime agricultural soils.
5. Direct more intense land use around the Villages of Baldwin and Woodville.
6. Allow limited residential and commercial development along major transportation intersections.
7. Discourage development that is incompatible with the rural character and agricultural heritage of the Town of Baldwin.
8. Discourage development that would cause land use conflicts and negative impacts to agricultural and natural resources.
9. Encourage higher density residential development to locate in the Villages of Baldwin and Woodville where public utilities are available.
10. Encourage reuse of existing commercial sites.

11. Encourage limited commercial and industrial activities that support agriculture and are compatible with neighboring land uses.

Policies:

1. Continue to use Agriculture zoning to promote agriculture as the economic base and major land use in the Town of Baldwin.
2. Continue to allow zoning changes from Agriculture to Agriculture Residential for residential minor subdivisions.
3. Rezone only the part of the parcel needed for the residential development.
4. Allow minor subdivisions of four lots in five years on a parcel of land zoned agriculture residential.
5. Continue to follow the town's subdivision ordinance policy which historically prevents major subdivisions.
6. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
7. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fence rows, or existing vegetation wherever possible.
8. Rezoning will occur only in response to a proposal for an immediate change in land use.



TOWN OF CYLON

Goals: The following goal statements were developed by the Planning Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey and the existing land use policies that have historically been followed in the Town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the existing policies have worked well and should be continued with only minor adjustments and changes. The Plan Commission felt that incremental changes enhancing land use options without creating significant change would best fit the future needs, growth and preferences of Cylon's residents.

Encourage land uses that will maintain the town's rural character and agricultural heritage.

Promote the continuation of agriculture as the primary land use.

Minimize nonagricultural development on prime agricultural soils.

Maintain the integrity of zoning districts by considering distinct uses and separation.

Encourage limited residential development to keep housing affordable.

Direct land uses to designated areas to improve compatibility and decrease conflicts.

Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Ensure that a desirable mix of land uses consistent with Cylon's agricultural character is achieved.

Objectives:

1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Cylon.
2. Continue to allow limited conversion of agricultural land for residential development.
3. Continue to encourage small lots to conserve agricultural land and natural resources.
4. Encourage the use of density, rather than minimum lot size, to allow limited growth and development while protecting agriculture.
5. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
6. Promote very limited residential and commercial development along major transportation corridors and coordinate with Wisconsin Department of Transportation's highway plans.
7. Highly discourage changes to zoning classification on land classified as Class I, II or III by the Soil Conservation Service.

8. Discourage commercial or industrial development that is not compatible with the agricultural economy of the Town of Cylon.
9. Discourage development that is incompatible with the rural character and agricultural heritage of the Town of Cylon.
10. Discourage development that would cause land use conflicts and negative impacts to agricultural and natural resources.
11. Encourage higher density residential development to locate in the Village of Deer Park where public utilities are available.
12. Encourage reuse of existing commercial sites.
13. Encourage limited commercial and industrial activities that support agriculture and are compatible with neighboring land uses.
14. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.

Policies:

1. Continue to use exclusive agriculture zoning to promote agriculture as the economic base and major land use in the Town of Cylon.
2. To reduce the conversion of prime agricultural land to other uses request that St. Croix County amend the County zoning ordinance so that the exclusive agriculture-zoning district would regulate based on both density and lot size rather than just lot size.
3. Set the Town of Cylon's development density to one lot per quarter –quarter or "platted 40" on land zoned exclusive agriculture.
4. Continue to allow small-lot residential development of two to five acres to promote rural character and protection of agricultural and natural resources.
5. Continue to follow the town's subdivision ordinance, which prohibits major subdivisions to limit the design and rate of residential development.
6. Continue to permit only minor subdivisions on land zoned ag residential to limit the rate of residential development.
7. Limit minor subdivisions to 2 lots in 5 years on a parcel zoned ag residential to match the historic rate of development.



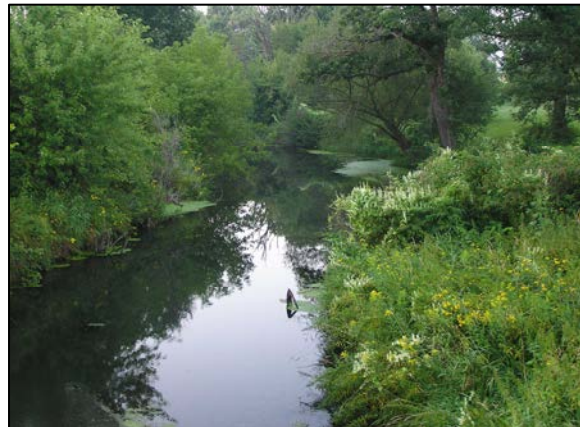
Continue to support agriculture as the town's economic base and major land use.



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Major Subdivisions do not fit Cylon's rural character and the vision of Cylon's residents.

8. Use transfer of development rights to promote rural residential development on the most suitable lands, such as nonprime agriculture land.
9. Allow minor subdivisions totaling 4 lots in 5 years on land zoned ag residential only in conjunction with transfer of development rights thereby discouraging scattered development and encouraging protection of agricultural land.
10. Over the next 10 to 20 years, require new non-farm residential lots to be grouped to preserve larger tracts of agricultural land, protect natural resources and reduce visibility of development.
11. Encourage grouping of minor subdivisions in conjunction with transfer of development rights and designs similar to major subdivisions to improve the design, layout and functionality of development.
12. Guide residential and commercial development to areas least suited for agricultural purposes because it is unproductive soils (Soil Conservation Service Class IV through VIII), there is no history of farming or it is inaccessible.
13. Before approving any changes in land use, consider the impacts on wildlife habitat, locations of rare plant and animal species and archeological sites.
14. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.
15. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
16. Consider implementing a buffer zone in addition to the existing setback for the Willow River to minimize negative impacts of development on the river and mitigate conflicts between users of the resource and property owners.
17. Strongly encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
18. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses.
19. Promote the proper placement of new, on-site wastewater systems and appropriate maintenance and replacement of older systems as a means to protect ground-water quality.
20. Continue to discourage construction of new roads associated with new development to limit the financial burden of new development.
21. Require town approval prior to any change to an existing driveway or creation of a new driveway.



Cylon has an abundance of natural resources that are valued by residents and help make Cylon a unique community.

22. Joint or shared driveways can be allowed where beneficial, but the shared amount should be the least amount necessary.
23. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
24. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fence rows, or existing vegetation wherever possible.
25. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.
26. Identify the 4-corners at the intersection of State Trunk Highways 63/64 and 46 as a commercial planning area and direct new commercial development to this area.
27. Discourage large amounts of “side of the road” development on State and County highways to prevent congestion and preserve rural character.
28. Update, as necessary, standards for development of local and county roads to safely serve multiple functions while retaining rural character.
29. Plan for the extension of town roads and other arterial and collector streets as necessary to complete connections, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas.
30. Consider planning and implementing a network of interconnected new roads to control highway access, preserve rural character, improve access to new development, minimize extensive road construction and decrease road maintenance costs.
31. If appropriate, consider implementing town road impact fees for new development projects that place a burden on or require the upgrading of town roads.
32. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.



Gravel roads, telephone poles and woods are part of Cylon's rural character that residents want to preserve.



Rural scenes are attractive but also have associated noise, dust and smell that new residents need to realize are part of living in a rural community.

33. Require that new residents receive a copy of a 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents.
34. Rezoning will occur only in response to a proposal for an immediate change in land use.
35. Strongly discourage rezoning requests for Ag II zoning classification as the 20-acre lot size is not appropriate to the town's continued agricultural economy and it is not compatible with the town's preference for limited small-lot rural residential development.
36. Continue to allow limited rezoning of land from Exclusive Agriculture to Agriculture Residential for two to five acre parcels that meet the following rezoning criteria:
 - a. A parcel is too small to be economically used for agricultural purposes, or, which is inaccessible to farm machinery needed to produce and harvest agricultural products.
 - b. The parcel has not had a history of economically viable farming activities.
 - c. Consideration has been given to the preservation of woodlands and wildlife areas.
 - d. Land that is less productive and the soils are in Soil Conservation Service classes IV-VIII.
 - e. Land that does not require the development of a public road.
37. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road.



TOWN OF HAMMOND

Goal: Protect the town's abundant and high quality agricultural and natural resources to maintain the town's rural atmosphere and community character.
The Town of Hammond will encourage land uses that will maintain the town's rural character and agricultural heritage.

Objectives:

1. Encourage land uses that will maintain the town's rural character and agricultural heritage.
2. Preserve tracts of agricultural land.
3. Promote conservation design subdivisions as the preferred method for rural residential development.
4. Minimize the visual impact of development to maintain rural, undeveloped character and feeling.
5. Retain rural features to protect rural character.
6. Ensure that future commercial and industrial development is compatible with existing land uses and future needs of the community.
7. Provide for adequate regulatory controls for new development.

Policies:

1. Promote conservation design major subdivisions and common septic systems to preserve agricultural soils and rural character as well as to improve the design, layout and functionality of development.
2. Review St. Croix County's Land Division Ordinance for conservation design subdivisions to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the Town's needs work with the St. Croix County Planning and Zoning Department in the development of the town subdivision ordinance.
3. Continue to encourage small lots.
4. When possible, new homes should not be placed in the middle of open farm fields.
5. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered on the edges of farm fields.
6. Where clustering of homes will yield open space that can remain actively farmed or protect wildlife habitat or open space, its use should be explored.
7. Tree lines should be preserved.
8. Provide for site design standards for new development and ensure that developers follow their initial development plan proposed to the Town during the course of development.
9. Encourage intensive commercial and industrial land uses to locate in the Villages of Hammond and Baldwin where municipal services are available.
10. Research and implement development impact fee.

TOWN OF PLEASANT VALLEY

Goal: Preserve the town's agricultural character while allowing limited residential development.

Objectives:

1. Continue to manage the rate of development to maintain a distinctive rural community in the Town.
2. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.
3. Use density and minimum lot size, to allow limited growth and development while protecting agriculture.
4. Allow small-lot residential development to promote rural character and protection of agriculture resources.
5. Allow development in location, forms and densities, which supports the preservation of agriculture and rural character.
6. Encourage land preservation programs.
7. Discourage commercial or industrial development that is not compatible with the agricultural economy of the Town.
8. Discourage land uses, which conflict with agriculture.



Continue to support agriculture as the town's economic base and major land use.

Policies:

1. Continue to use exclusive agriculture zoning to promote agriculture as the economic base and major land use in the Town of Pleasant Valley.
2. Within the Town of Pleasant Valley, allow new residential development at a density of two (2) residential dwelling unit per $\frac{1}{4}$ - $\frac{1}{4}$ (40 acres) of contiguous ownership for land zoned Agricultural and 4 (4) residential dwelling units per $\frac{1}{4}$ - $\frac{1}{4}$ (40 acres) of contiguous ownership for land zoned Agricultural/Residential as of the date of this plan, using the approved parcel ownership map, as a guide to ownership for that year and the most accurate source of parcel size information available. The following policies will apply when calculating the permitted number and size of residential development sites:
 - a. The number of dwelling units permitted shall be based on the acreage of contiguous ownership as of the date of this plan. For the purposes of this policy, contiguous ownership is defined as all parcels under single ownership on the date of this plan, which share a common boundary. Parcels in single ownership, which are directly across public roads, public

or rail right-of-way, or easements, along with parcels that meet only at a corner, shall be considered contiguous.

- b. The number of $\frac{1}{4}$ - $\frac{1}{4}$'s (forty's) owned, as of the date of this plan, will determine the number of dwelling units allowed. Remaining acreage of contiguous ownership not constituting a full $\frac{1}{4}$ - $\frac{1}{4}$ will be divided by 20 for land zoned Agriculture and divided by 10 for land zoned Agricultural-Residential, the quotient will decide the number of additional dwelling units allowed, with no consideration of fractions.
 - c. Allow for one density unit on all free standing parcels which are vacant and less than 20 acres in size for land zoned Agriculture and 10 acres in size for land zoned Agricultural-Residential as long as the parcel meets minimum lot size standards.
 - d. The number of dwelling units permitted shall run with the land as parceled and owned on the date of this plan. Changes and reconfigurations in ownership do not trigger new allotments of dwelling units per the density policy. A dwelling unit or number of dwelling units *shall/may* go with the purchased parcel. A contract of sale stipulating the exact number of dwelling units going to the purchased parcel and the exact number of dwelling units staying with the remaining parcel shall be prepared. Such a stipulation should be recorded with the Register of Deeds and notice should be provided to the Town Board.
 - e. When rezoning is required, rezone only the part of the parcel required for the development.
 - f. Whenever a rezoning, parcel split or other land use approval results in reaching the maximum number of dwelling units or other buildings available to the ownership parcel under the density provision of this section, the town shall, as part of the rezoning, subdivision or other approval, require that the balance of the parcel be deed restricted to prevent further development.
- 3. The minimum lot size for residential development shall be three (3) acres.
 - 4. Establish a voluntary, market driven transfer of development rights program to promote rural residential development on the most suitable lands for development and direct development away from and preserve our best agricultural lands.
 - 5. Continue to allow major subdivisions; defined as the creation of five or more lots on the same parcel of land within a five-year period.
 - a. Major subdivisions shall be conservation design, defined as the same number of lots as in a conventional subdivision but with reduced lot size to preserve rural character, open space, and agricultural land.

- b. The minimum lot size for conservation design major subdivisions will be 1 acre.
 - c. The land remaining after the reduction in lot size will become common open space within the subdivision.
 - d. The minimum amount of common open space shall be 65% of the total site area.
 - e. Common open space shall be restricted in perpetuity from further development by conservation easement.
 - f. The common open space can be owned singly or in combination by any of the following: a homeowners association, condominium, original landowner, or other agency approved by the town board.
 - g. All major subdivisions will be required to have one or more common private onsite wastewater treatment systems and common water distribution systems.
6. Other development criteria which shall be met for residential development are as follows:
- a. Locate non-farm development on sites least disruptive to agricultural uses.
 - b. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fencerows, or existing vegetation wherever possible. Joint or shared driveways should also be encouraged where possible.

TOWN OF STANTON

Goal: Encourage land uses that will maintain the town's rural character and agricultural heritage.

Promote the continuation of agriculture as the primary land use.

Minimize nonagricultural development on prime agricultural soils.

Maintain the integrity of zoning districts by considering distinct uses and separation.

Encourage limited residential development to keep housing affordable.

Direct land uses to designated areas to improve compatibility and decrease conflicts.

Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Ensure that a desirable mix of land uses consistent with Stanton's agricultural character is achieved.

Objectives:

1. Continue to control the rate of development to maintain a distinctive rural community in the Town of Stanton.
2. Continue to allow limited conversion of agricultural land for residential development.
3. Continue to encourage small lots.
4. Encourage the use of density, rather than minimum lot size, to allow limited growth and development while protecting agriculture.
5. Promote limited residential development around the Village of Star Prairie.
6. Negotiate and adopt a boundary agreement with the City of New Richmond to allow appropriate residential development in the Town and within the City's extraterritorial plat approval jurisdiction.
7. Prevent unplanned commercial development along major roadways.
8. Allow very limited residential and commercial development along major transportation corridors and coordinate with Wisconsin Department of Transportation's highway plans.
9. Allow residential development in location, forms and densities, which supports the preservation of agriculture and rural character.
10. Discourage development on prime agricultural soils.
11. Discourage commercial or industrial development that is not compatible with the agricultural economy of the Town of Stanton.
12. Discourage development that is incompatible with the rural character and agricultural heritage of the Town of Stanton.
13. Discourage land uses that would cause land use conflicts and negative impacts to agricultural and natural resources.
14. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.

15. Encourage land preservation programs.
16. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
17. Encourage higher density residential development to locate in the Village of Star Prairie or City of New Richmond where public utilities are available.
18. Encourage the redevelopment and reuse of the town's existing commercial sites.
19. Encourage limited commercial and industrial activities that support agriculture and are compatible with neighboring land uses.

Policies:

1. Continue to use exclusive agriculture zoning to promote agriculture as the economic base and major land use in the Town of Stanton.
2. To reduce the conversion of prime agricultural land to other uses request that St. Croix County amend the County zoning ordinance so that the exclusive agriculture-zoning district would regulate based on both density and lot size rather than just lot size.
3. Set the Town of Stanton's development density to one lot per quarter –quarter or "platted 40" on land zoned exclusive agriculture.
4. Continue to allow small-lot residential development of 2 to 3.9 acres to promote rural character and protection of agriculture resources.
5. Continue to follow the town's subdivision ordinance, which prohibits major subdivisions to limit the design and rate of residential development.
6. Continue to permit only minor subdivisions on land zoned ag residential to limit the rate of residential development.
7. Continue to limit minor subdivisions to 2 lots in 5 years on a parcel zoned ag residential to match the historic rate of development.
8. Use transfer of development rights to promote rural residential development on the most suitable lands, such as nonprime agriculture land, defined as Soil Conservation Service Classification System soils Class IV thru Class VIII.
9. Allow minor subdivisions of 4 lots in 5 years in conjunction with transfer of development rights to reduce the conversion of prime agricultural land.



Continue to support agriculture as the town's economic base and major land use.



Major subdivisions do not fit Stanton's rural character and the vision of Stanton's residents.

10. Over the next 10 to 20 years time, require new non-farm residential lots to be grouped to preserve larger tracts of agricultural land, protect natural resources and reduce visibility of development.
11. Encourage grouping of minor subdivisions in conjunction with transfer of development rights and designed as major subdivisions to improve the design, layout and functionality of development.
12. Restrict residential and commercial development to areas least suited for agricultural purposes because it is unproductive soils, there is no history of farming or it is inaccessible.



Impacts on wetlands, floodplains, shorelands and other sensitive features should be evaluated when considering land uses.

13. Before approving any changes in land use, consider the impacts on wildlife habitat, locations of rare plant and animal species and archeological sites.
14. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.
15. Consider protection and enhancement of sensitive natural resources, open and

recreational space, large blocks of forestland and scenic vistas when reviewing development proposals.

16. Encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
17. Promote the proper placement of new, on-site wastewater systems and appropriate maintenance and replacement of older systems as a means to protect ground-water quality.
18. Continue to discourage construction of new roads associated with new development to limit the financial burden of new development, except when new roads are created in conjunction with the grouping of minor subdivisions to improve design, layout and functionality of development.



Historic farm sites are part of the rural character that the Town of Stanton values and would like to see retained.

19. Joint or shared driveways can be allowed where beneficial, but the shared amount should be the least amount necessary.
20. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
21. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fencerows, or existing vegetation wherever possible.
22. Discourage large amounts of “side of the road” development on State and County highways to prevent congestion and preserve rural character.
23. Update, as necessary, standards for development of local and county roads to safely serve multiple functions while retaining rural character.
24. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
25. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
26. Direct development away from environmentally sensitive areas and productive farm and forest lands.
27. Require that new residents receive a copy of a ‘Rural Living Guide’ that outlines the traditional community norms and expectations for rural residents.
28. Rezoning will occur only in response to a proposal for an immediate change in land use.



Appropriately screened structures and driveways will maintain Stanton's rural character and landscape.

FUTURE LAND USE MAPS***TOWN OF BALDWIN***

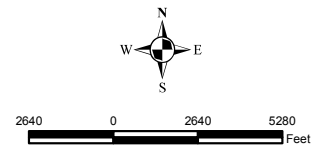
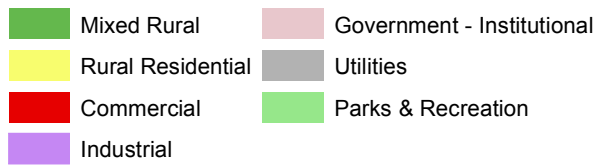
The Town of Baldwin's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are three future land use categories: Mixed Rural, Commercial and Industrial. They are described as follows:

Mixed Rural: The existing primary land use in the Town of Baldwin that will continue to occupy the majority of the landscape. It is characterized by large scale agriculture operations, hobby farms and very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This land use is presently zoned both Exclusive Ag and Ag Residential. Based on population projections and the expected rate of development not all of this area will be needed for rural residential development. The rate of this development will occur through the minor subdivision process.

Commercial: Infill commercial development that is compatible with and supports the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

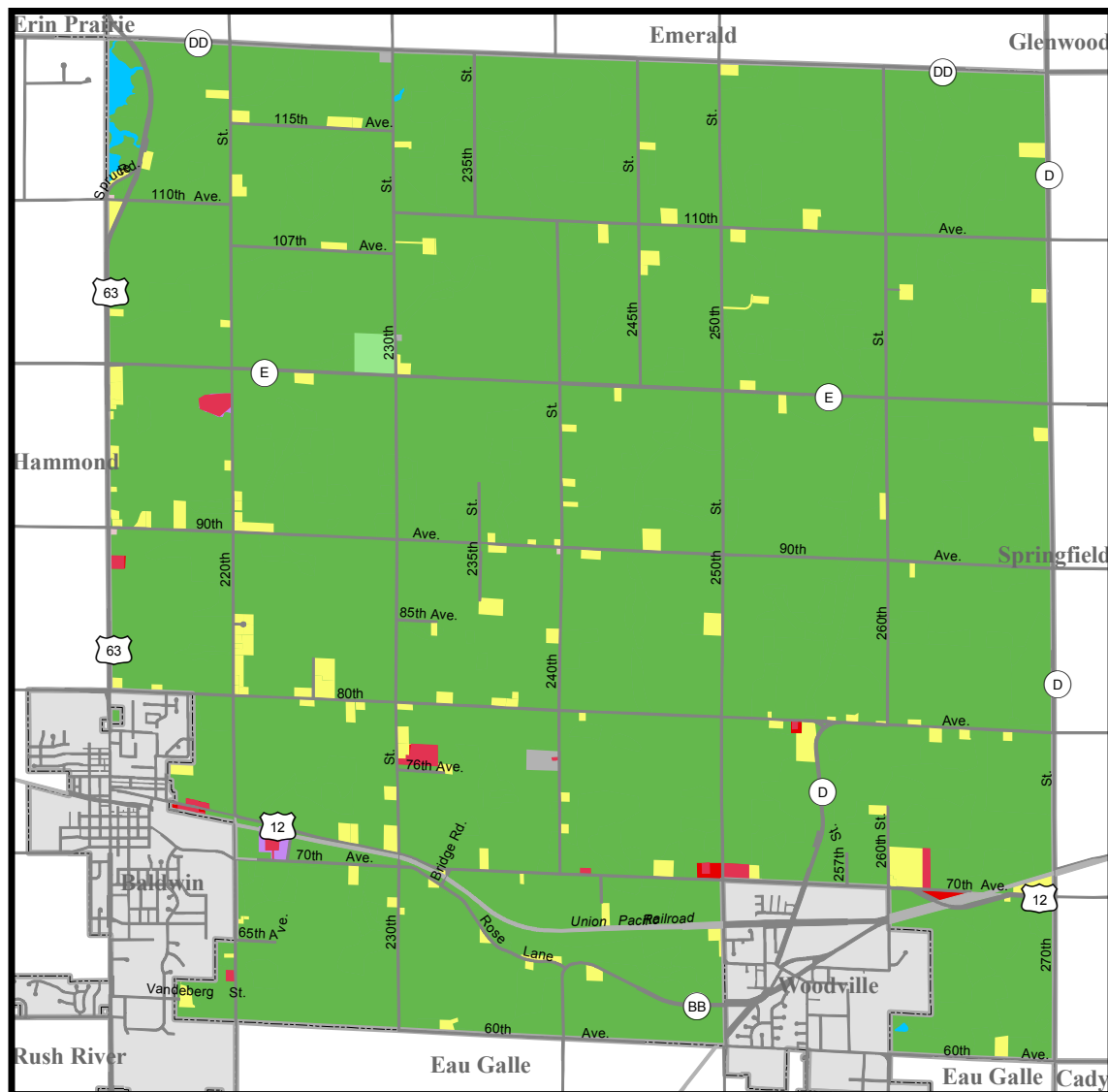
Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Baldwin and does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

Future Land Use Town of Baldwin, St. Croix County, WI



Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



TOWN OF CYLON

The Town of Cylon's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are four future land use categories:

Agricultural/Forest/Grasslands, Mixed Rural, Commercial and Industrial. They are described as follows:

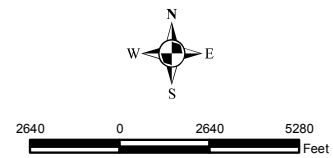
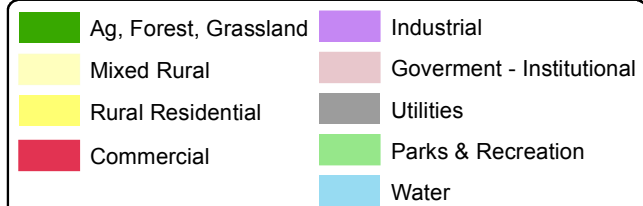
Agricultural/Forest/Grasslands: The existing primary land use in the Town of Cylon that will continue to occupy the majority of the landscape. These areas include lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag.

Mixed Rural: Very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of expected development in the Town of Cylon, these are the locations where the development could occur. However, based on the population projections and expected development in the Town not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential. The rate of this development will occur through minor subdivision creation and use of transfer of development rights from land zoned Exclusive Ag. Some of the area will remain in agricultural uses.

Commercial: Infill commercial development that is compatible with and supports the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Additional commercial development should generally be located at the 4-corners area of STH 46 and 64 /USH 63 and should be east up to the Methodist Cemetery, west about the same distance, north and south to infill only and northeast for slight expansion and infill. This location is where the existing commercial development in the town is located and should continue to be located.

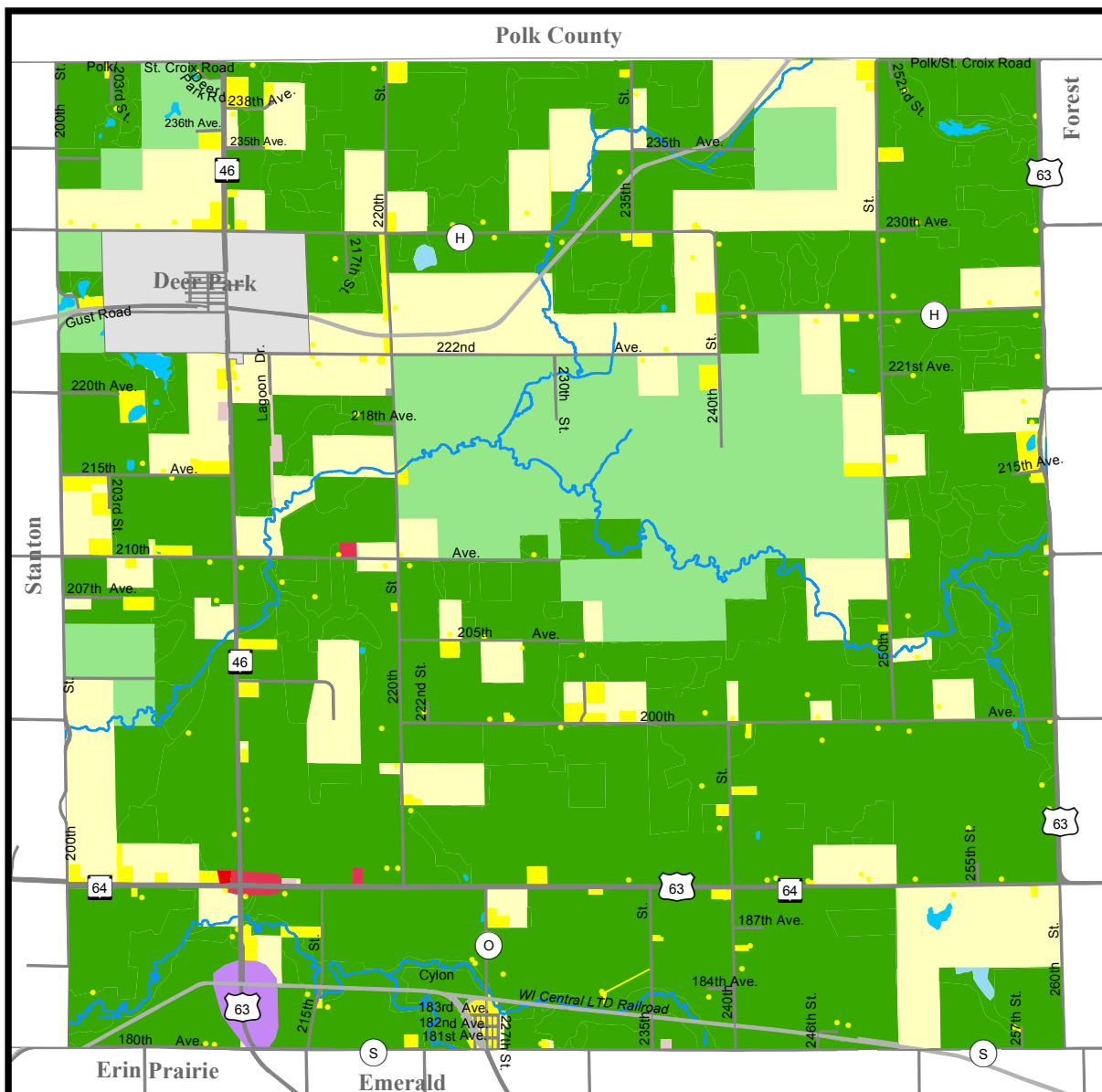
Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Cylon and does not negatively impact prime farmland, environmental areas, drainage areas or waterways. It should generally be located to infill the existing industrial complex around the intersection of STH 46 and USH 63. This is the existing principal, ag-related industrial use in the town. This existing use directly supports agriculture in the town, is the kind of use that the town wants and is where it should continue to be located.

Future Land Use: 2005-2025 Town of Cylon, St. Croix County, WI



Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



TOWN OF HAMMOND

The Town of Hammond's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are six land use categories: Mixed Rural, Rural Residential, Commercial, Industrial, Government – Institutional, Utilities, Parks & Recreation. They are described as follows:

Mixed Rural: This area includes all lands currently used for agricultural production, farms, and scattered home sites and is generally compatible with agriculture. This is the existing primary land use in the Town of Hammond that will continue to occupy the majority of the landscape. The Mixed Rural land use is zoned Ag Residential and may transition to Rural Residential for residential major subdivisions.

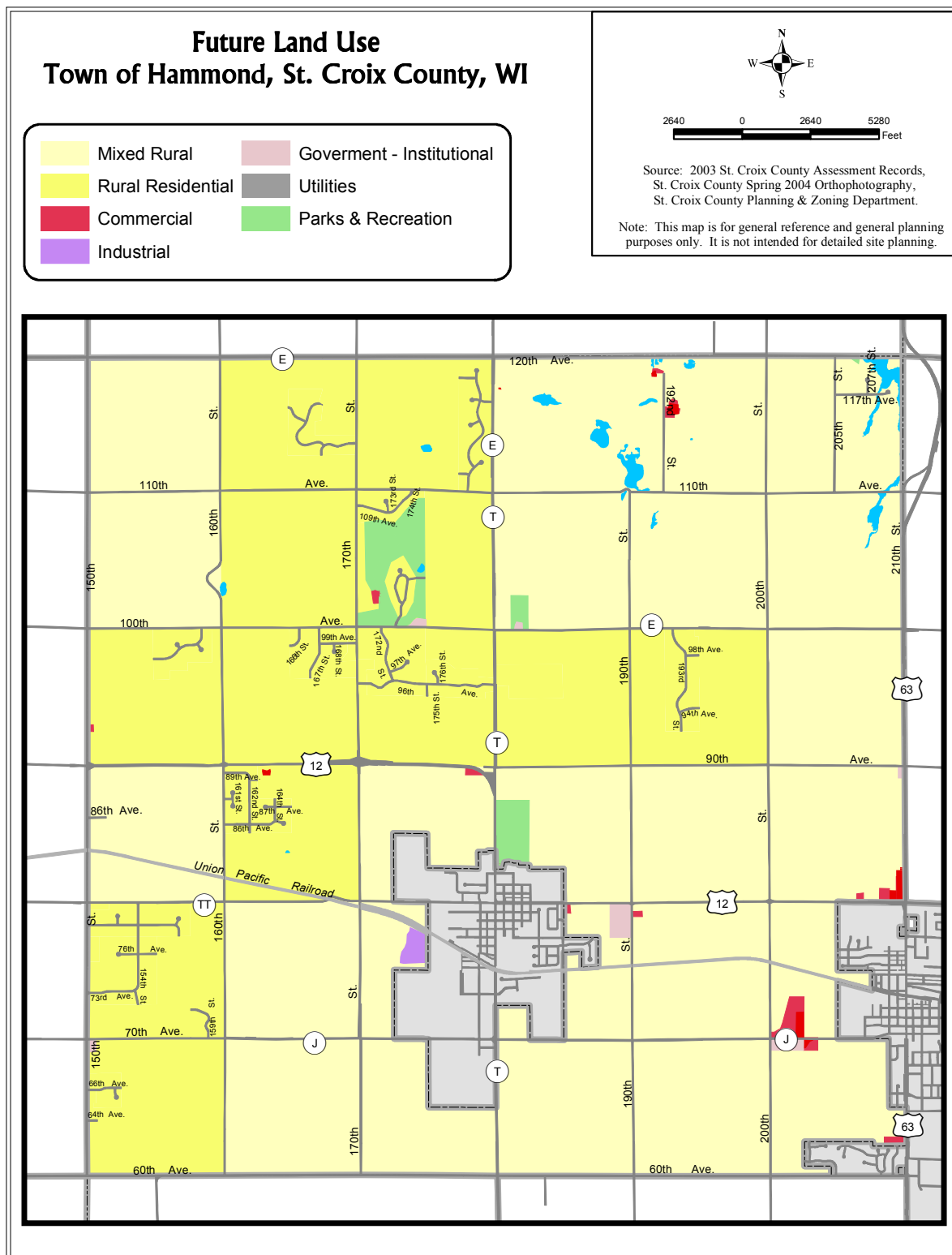
Rural Residential: Medium-density, small-lot rural residential development that is generally comprised of residential subdivisions. These areas are presently adjacent to existing residential subdivisions with existing infrastructure such as road connections. The residential subdivisions in this area are encouraged to be conservation design to preserve open space and rural character.

Commercial: Commercial land use in the Town of Hammond is generally limited to the existing commercial areas, no new areas where commercial development is encouraged are planned. Commercial development will be reviewed and encouraged to locate near or in the Village's of Hammond and Baldwin where urban services are present.

Industrial: Industrial land use in the Town of Hammond is generally limited to the existing industrial areas, no new areas where industrial development is encouraged are planned. Industrial development will be reviewed and encouraged to locate near or in the Village's of Hammond and Baldwin where urban services are present.

Government - Institutional: This land use area includes the Town Hall, Town solid waste and recycling site, and the wildlife area east of the Village of Hammond on US 12. No new sites are planned.

Parks & Recreation: This land use area is comprised of the Town Hall Park site, Pine Lake County Park and the two golf courses. No new sites are planned at this time however additional recreation opportunities may become important as the town grows.



TOWN OF PLEASANT VALLEY

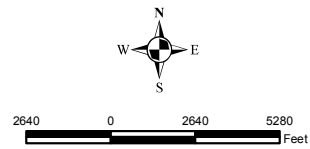
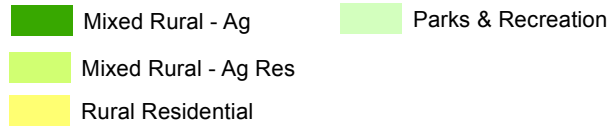
The Town of Pleasant Valley's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are three future land use categories: Mixed Rural - Agriculture, Mixed Rural - Ag Residential, and Rural Residential. They are described as follows:

Rural - Agriculture: Low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Pleasant Valley and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This area includes all lands currently used for agricultural production, farms, and scattered home sites and is generally compatible with agriculture. This is the existing primary land use in the Town of Pleasant Valley that will continue to occupy the majority of the landscape. The Rural - Agriculture land use is zoned Exclusive Agriculture and may transition to Mixed Rural - Ag Residential under the two dwelling units per 40 residential density policy or for a conservation design subdivision. Land in this category requires rezoning to Ag Residential for the use of the permitted density.

Rural - Ag Residential: Low-density, small-lot rural residential development that is generally compatible with the agricultural economy of the Town of Pleasant Valley and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This area includes lands currently used for agricultural production, farms, scattered home sites, and major subdivisions and is generally compatible with agriculture. The Mixed Rural - Agriculture land use is zoned Ag Residential and is subject to the four dwelling units per 40 residential density policy. Land in this category has more permitted uses than land in Mixed Rural - Agriculture.

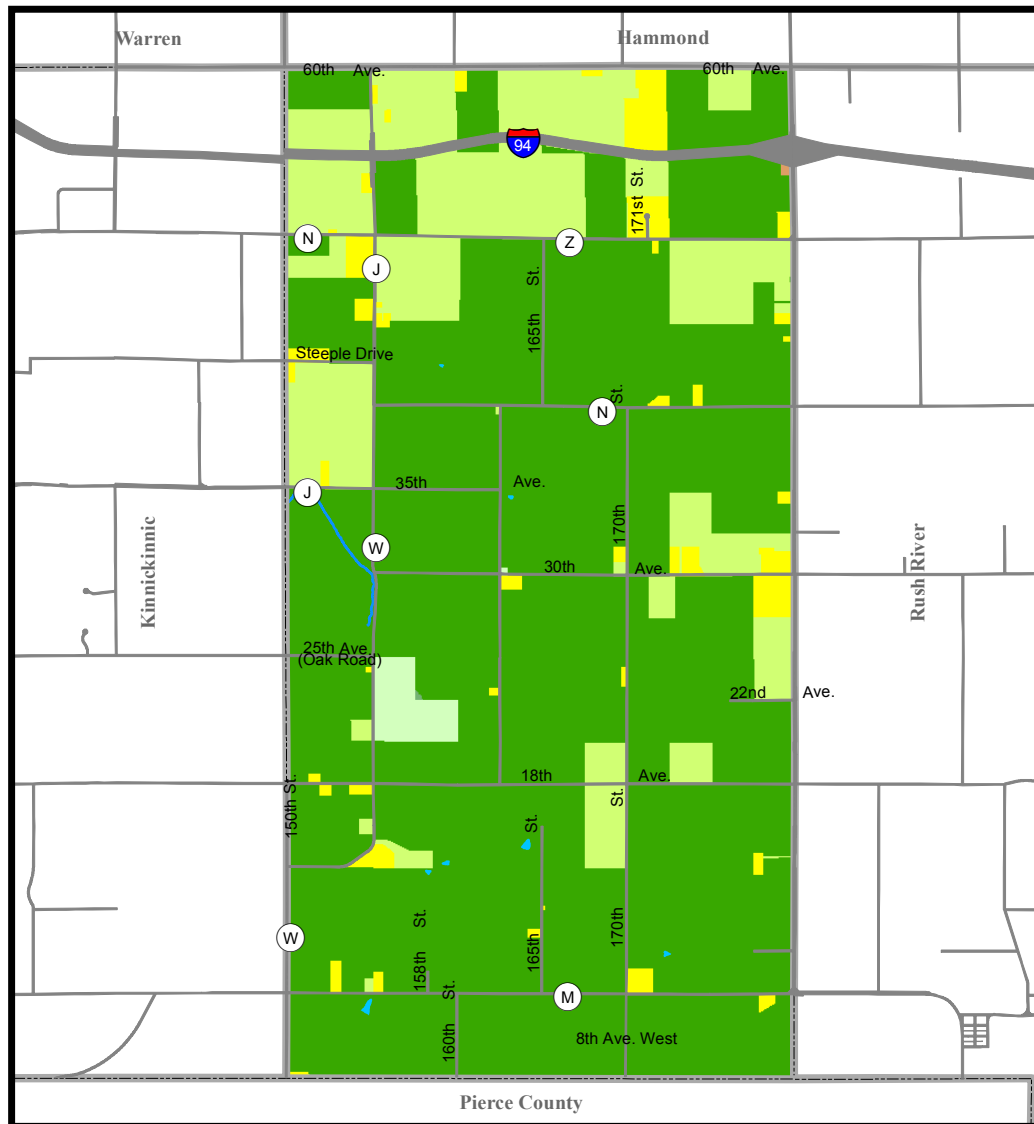
Rural Residential: Medium-density, small-lot rural residential development that is generally comprised of residential subdivisions. These areas are presently existing residential subdivisions. The residential subdivisions in this category shall be conservation design to preserve open space and rural character.

Future Land Use Town of Pleasant Valley, St. Croix County, WI



Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning purposes only. It is not intended for detailed site planning.



TOWN OF STANTON

The Town of Stanton's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are five future land use categories:

Agricultural/Grasslands/Wooded, Limited Hobby Farm, Possible Rural Residential, Commercial and Industrial. They are described as follows:

Agricultural/Grasslands/Wooded: The existing primary land use in the Town of Stanton that will continue to occupy the majority of the landscape. These areas include lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag.

Limited Hobby Farm: There will be some limited conversion of land to the Ag II zoning category. It will generally be very poor farm ground and it will be in locations that provide a good buffer to wildlife areas and where lower-density, larger-lot development is appropriate and can buffer various agricultural uses from the ***Rural Residential*** areas. Other than existing sites, these areas are not shown on the map because their future location is very site and use specific.

Possible Rural Residential: Very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Stanton and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of expected development in the Town of Stanton, these are the locations where the development could occur. However, based on the population projections and expected development in the Town not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential. The rate of this development will occur through minor subdivision creation and use of transfer of development rights from land zoned Exclusive Ag.

Commercial: Only commercial development that is compatible with and supports the agricultural economy of the Town of Stanton and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways should be allowed. Specific locations would depend on the nature of the ag-related commercial activity and its exact relationship to agriculture in the town. Additional commercial development should be expansion of the existing commercial sites. These are the existing, historical commercial developments in the town and are where they should continue to be located and operated.

Industrial: The existing industrial development in the town, which is compatible with and supports the agricultural economy of the Town of Stanton and does not negatively impact prime farmland, environmental areas, drainage areas or waterways, will continue to operate. There should not be any addition or expansion of industrial uses in the town.

Future Land Use Town of Stanton, St. Croix County, WI

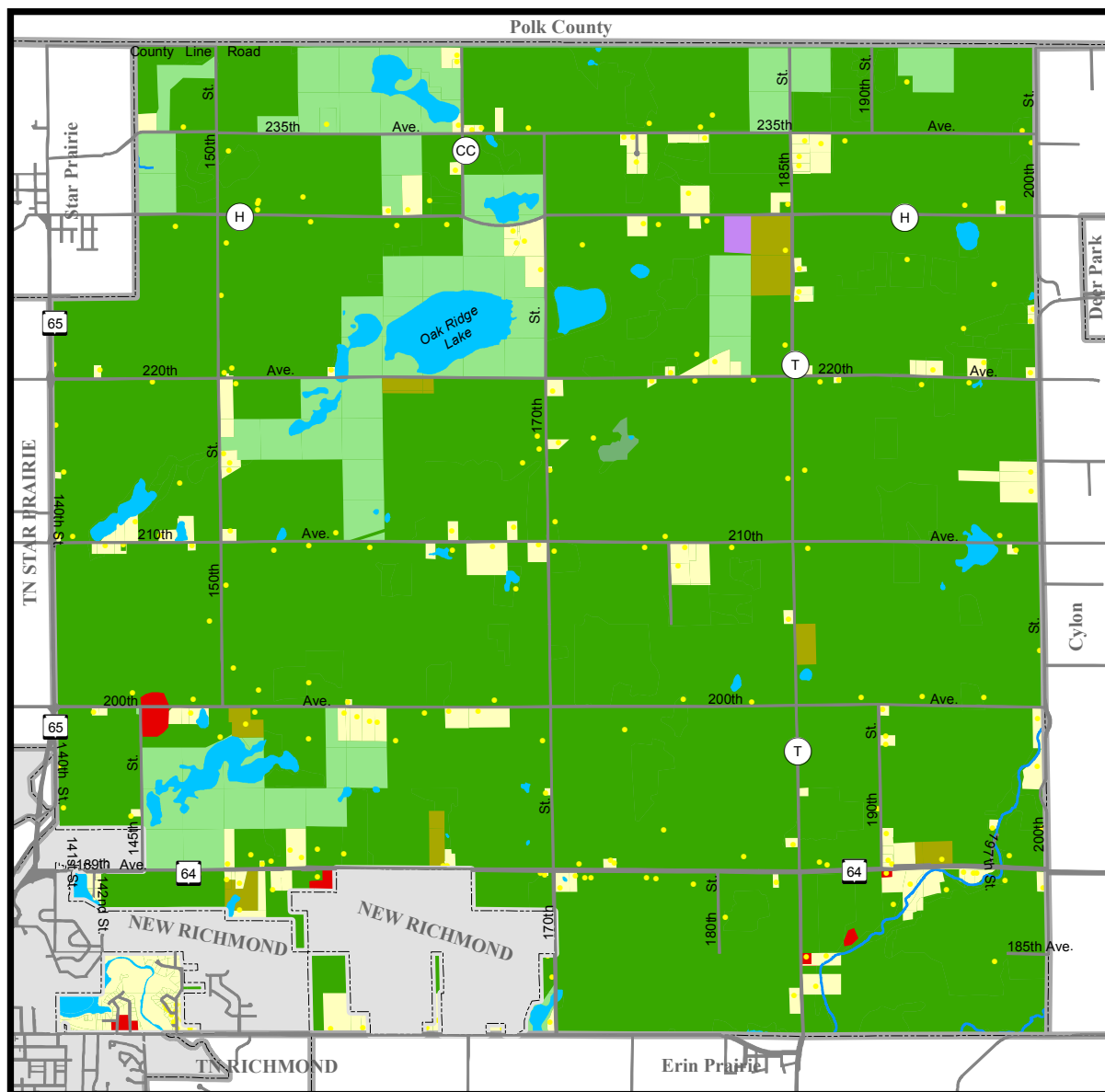
- | | |
|---|--|
|  Ag, Forest, Grassland |  Industrial |
|  Limited Hobby Farms |  Utilities |
|  Mixed Rural |  Open Space & Recreation |
|  Commercial |  Existing Residential Sites |



2640 0 2640 5280
Feet

Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration. The third step is to hold a public hearing. Each of the towns in the Heartland project held a public hearing on the comprehensive plan. Amendments to the plans were made based on comments provided at the hearings. The final step is for each town board to adopt an ordinance adopting the plan. Copies of five town ordinances adopting the 2006 Heartland Comprehensive Plan are provided in the Appendix.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for each of the towns in the Heartland project. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

Implementation Schedule Town of Baldwin

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<i>Agriculture</i>	1. Develop a Rural Living Guide and provide copies to all new residents.	2006-Ongoing
	2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
<i>Natural Resources</i>	1. Encourage the location and design of development to minimize any adverse impact on natural resources.	Ongoing
	2. Monitor changes to state and county sanitary, floodplain and shoreland regulations to ensure compliance with the goals, objectives and policies of this plan	Ongoing
<i>Cultural Resources</i>	1. Encourage the preservation of historically and architecturally significant structures in the Town of Baldwin.	Ongoing
	2. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses..	Ongoing
	3. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.	Ongoing
<i>Land Use</i>	1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Baldwin.	Ongoing
	2. Make the following amendments to Baldwin's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Change from 2 lots in 5 years to 4 lots in 5 years for land zoned Ag Residential. • Permit only minor subdivisions, not majors. • Add driveway location standards. 	2006-2007
	3. Research and review options for protection of rural character through grouping of lots, protection of traditional structures and maintenance of the natural landscape.	2008-2009
	4. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing
<i>Transportation</i>	1. Continue to communicate and work with the Wisconsin DOT on the USH 63 Corridor preservation project by adopting an official map.	2006-Ongoing
	2. Work with St. Croix County to provide an alternative bike route to Rose Lane because of safety concerns.	2006-Ongoing
	3. Research and review options to implement town road impact fees.	2007
<i>Utilities & Community Facilities</i>	1. Continue to provide only limited services for the residents, including, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
	3. Provide and support public recreation opportunities.	Ongoing
Housing	1. Update the town land use regulations to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.	2006-2007
	2. Update the town land use regulations regarding manufactured or mobile home development to bring it into compliance with the goals, objectives and policies of this plan.	2006-2007
Economic Development	1. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas..	Ongoing
	2. Focus economic development efforts on farming and farm-related businesses.	Ongoing
Intergovernmental Cooperation	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing

Implementation Schedule Town of Cylon

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agriculture	1. Develop a Rural Living Guide and provide copies to all new residents.	2006-Ongoing
	2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
Natural Resources	1. Research and review options for implementing a buffer zone around public lands and the Willow River.	2007-2008
	2. Research and review options for defining and protecting environmental corridors.	2008-2009
	3. Monitor changes to state and county sanitary, floodplain and shoreland regulations to ensure compliance with the goals, objectives and policies of this plan.	Ongoing
Cultural Resources	1. Support the Deer Park Library's role as a repository for historical materials from around Cylon.	Ongoing
Land Use	1. To protect prime agricultural land, request that St. Croix County amend the county zoning ordinance so that the exclusive agriculture-zoning district would be regulated based on density and lot size in conjunction with transfer of development rights.	2006
	2. Work with St. Croix County to implement a Transfer of Development Rights program within the County zoning and subdivision regulations.	2006-2007
	3. Make the following amendments to Cylon's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> Set a density goal of 1 lot per quarter-quarter of land zoned exclusive agriculture. Permit only minor subdivisions, not majors. Limit minors to two lots in five years. Allow minors of up to four lots in five years with transfer of development rights and site planning for grouped lot design. Add driveway location standards. 	2006-2007
	4. Develop a driveway ordinance.	2008
	5. Research and review options for protection of rural character through grouping of lots, protection of traditional structures and maintenance of the natural landscape.	2008-2009
	6. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.	2008-2009
	7. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Transportation	1. Consider moving the recommended bike route from CTH H between 200 th Street, Deer Park and 220 th Street to 200 th Street going south to South Street West and into the Village of Deer Park. From the Village of Deer Park consider moving the bicycle route to 222 nd Avenue to the west and to 220 th Street to the north. The recommended bicycle route would continue on CTH H at 220 th Street.	2006-2007
	2. Meet with the Village of Deer Park to discuss placing bicycle signage on South Street West to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.	2006-2007
	3. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage for a separation as a bike lane.	2007-2008
	4. Research and review options to develop a town road plan.	2010
	5. Research and review options to implement town road impact fees.	2010
	6. Consider improvements such as a paved shoulder and signage to provide a north-south bike route in the town. The Town should consider the route on 250 th Street to 200 th Avenue to 240 th Street.	When road improvements occur.
	7. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.	Ongoing
Utilities & Community Facilities	1. Research and review implementing town impact fees for town facilities.	2010
	2. Continue to provide limited services for the residents, including recycling, public road maintenance, snow plowing on town roads and emergency services (fire, police & ambulance).	Ongoing
	3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.	Ongoing
Housing	1. Update the town subdivision ordinance to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.	2006-2007
	2. Update the town subdivision ordinance regarding manufactured or mobile home development to bring it into compliance with the goals, objectives and policies of this plan.	2006-2007
	3. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential or commercial properties.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Economic Development	1. Amend town regulations to require disclosure of contaminated sites and to work with property owners to clean up contaminated sites.	2006-2007
	2. Work with the Village of Deer Park to site appropriate commercial and industrial businesses, which will benefit both the Town and Village.	Ongoing
Intergovernmental Cooperation	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing

Implementation Schedule Town of Hammond

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agriculture	1. Develop a Right-to-Farm ordinance	2006-2007
	2. Develop a "Rural Living Guide" and require that new residents receive a copy as part of the building permit / inspection process.	2006-2007
Natural Resources	1. Monitor changes to state and county wetland and floodplain regulations.	Ongoing
Cultural Resources	1. Encourage the preservation of historically and architecturally significant structures in the Town of Hammond.	Ongoing
Land Use	1. Review St. Croix County's Land Division Ordinance for conservation design subdivisions to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the Town's needs work with the St. Croix County Planning and Zoning Department in the development of the town subdivision ordinance.	2006
	2. Provide for site design standards for new development and ensure that developers follow their initial development plan proposed to the Town during the course of development.	Ongoing
	3. Research and implement development impact fee.	Ongoing
	4. Encourage intensive commercial and industrial land uses to locate in the villages of Hammond and Baldwin where municipal services are located.	Ongoing
Transportation	1. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.	2006-2007
	2. Encourage the development of non-motorized trails within developments.	Ongoing
Utilities & Community Facilities	1. Expand the recreation facilities at the town hall.	Ongoing
	2. Continue to work with neighboring communities to provide recreation facilities and opportunities for town residents.	Ongoing
	3. Continue to provide the appropriate level of services while striving for a low tax levy.	
Housing	1. Develop land use regulations that require multi family developments to have proportionally larger lot sizes.	2006-2008
	2. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are properly maintained to provide safe, quality housing.	2006-2008
	3. Develop land use regulations that require the maximum gross density for development be 1 dwelling unit per 1.5 acres.	2006-2008
Economic Development	1. Review and encourage commercial and industrial land use to locate around the village perimeter where utilities are available.	Ongoing
Intergovernmental Cooperation	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing

Implementation Schedule Town of Pleasant Valley

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agriculture	1. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.	Ongoing
	2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	2006/Ongoing
	3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.	2006/Ongoing
Natural Resources	1. Encourage the location and design of development to minimize any adverse impact on natural resources.	Ongoing
	2. Direct Proposed development in areas where soil characteristics are compatible with the proposed development.	Ongoing
Cultural Resources	1. Encourage the preservation of historically and architecturally significant structures in the Town of Pleasant Valley.	Ongoing
	2. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses.	Ongoing
Land Use	1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Pleasant Valley.	Ongoing
	2. Make the following changes to Pleasant Valley's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Allow new residential development at a density of 2 residential dwelling units per ¼ - ¼ (40 acres). • Require major subdivisions to be conservation design. • Allow for the voluntary transfer of density. 	2006-2007
	3. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing
Transportation	1. Support the development of facilities that accommodate biking, hiking, and other modes of transportation appropriate to the character of Pleasant Valley.	Ongoing
	2. Support access control and rural character objectives by encouraging development design that is screened from public road view.	Ongoing
	3. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.	2006-2007
Utilities & Community Facilities	1. Continue to provide limited services for the residents, including recycling, public road maintenance, snow plowing on town roads and emergency services (fire, police & ambulance).	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Housing	1. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.	Ongoing
	2. Review land use regulations regarding lot size and density standards for multi-family housing.	2007
Economic Development	1. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.	Ongoing
	2. Support the economic health of production agriculture in the Town of Pleasant Valley.	Ongoing
	3. Focus economic development efforts on farming and farm-related businesses.	Ongoing
Intergovernmental Cooperation	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing

Implementation Schedule Town of Stanton

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agriculture	1. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	2006
Natural Resources	1. Research and review options for defining and protecting environmental corridors. 2. Monitor changes to state and county shoreland, wetland and floodplain regulations to ensure compliance with the goals, objectives and policies of this plan.	2007-2010 Ongoing
Cultural Resources	1. Encourage town residents to share historical resources and artifacts with the New Richmond Preservation Society.	Ongoing
Land Use	1. To protect prime agricultural land, request that St. Croix County amend the county zoning ordinance so that the exclusive agriculture-zoning district would be regulated based on density and lot size in conjunction with transfer of development rights.	2006-2007
	2. Work with St. Croix County to implement a Transfer of Development Rights program within the County zoning and subdivision regulations.	2006-2007
	3. Negotiate a boundary agreement with the City of New Richmond.	2008
	4. Make the following amendments to Stanton's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> Set a density goal of 1 lot per quarter-quarter of land zoned exclusive agriculture. Set a minimum and maximum lot size for land zoned ag residential. Permit only minor subdivisions, not majors. Add driveway location standards. Develop a transfer of development rights process in conjunction with minor subdivisions. 	2006-2007
	5. Research and review options for protection of rural character through grouping of lots, protection of traditional structures and maintenance of the natural landscape.	2007-2008
	6. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.	2008-2009
	7. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing
Transportation	1. Consider moving the recommended bike route from CTH H between CTH T to 200 th Street to 235 th Street and 200 th Street going into Deer Park. 2. Research and review options to implement town road impact fees.	2006 2006-2007

ELEMENT	RECOMMENDATIONS	TIMEFRAME
	3. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.	Ongoing
Utilities & Community Facilities	1. Work to provide information on town services such as clean up day, recycling, road plowing, emergency services, etc. to new and existing residents through a variety of sources such as notices, newsletters, websites and a rural living guide.	Ongoing
	2. Continue to provide limited services for the residents, including recycling, public road maintenance, snow plowing on town roads and emergency services (fire, police & ambulance).	Ongoing
	3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.	Ongoing
Housing	1. Amend the town subdivision ordinance to require that relocated houses, manufactured housing and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code.	2006-2007
	2. Develop an amendment to the town subdivision ordinance to prevent development on hydric and alluvial soils. Encourage St. Croix County to adopt the same regulations.	2006-2007
	3. Work with St. Croix County to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.	Ongoing
Economic Development	1. Research and develop regulations for business signage, landscaping and lighting that is compatible with Stanton's rural character. Encourage St. Croix County to adopt amendments to the zoning regulations.	2007-2008
	2. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
Intergovernmental Cooperation	1. Negotiate and adopt a boundary agreement with the City of New Richmond.	2008
	2. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing
	3. Participate in an intergovernmental council with neighboring communities to discuss issues of mutual concern.	Ongoing
	4. Monitor changes to state and county regulations to ensure compliance with the goals, objectives and policies of this plan.	Ongoing

PLAN MONITORING, AMENDMENTS, AND UPDATE

The Heartland Towns should regularly evaluate their progress towards achieving the recommendations of their plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The Towns should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every three years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the town use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats., need to be followed. The Heartland Towns should work with the County in monitoring the new state law for any changes that may clarify the amendment process. Before town adoption, any plan amendment should be forwarded to neighboring municipalities and the County for review and comment.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of the Heartland Plan were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements.

APPENDIX***PUBLIC PARTICIPATION PLAN*****Towns of Baldwin, Cylon, Hammond, Pleasant Valley & Stanton
Comprehensive Planning Project
Public Participation Plan****Introduction**

Public participation is the process through which people who will be affected by or interested in a decision by a governmental body have an opportunity to influence its content before the decision is made.

The concept of citizens participating in government decision-making is fundamental to the functioning of a democratic system of government. While it is true that the United States is a democratic republic, where government officials are elected to represent citizens, it is also true that elected officials need to inform, be informed by, and interact with the public in an ongoing basis if their representation is to be meaningful. Public involvement in government through electing government representatives every two or four years clearly is insufficient to enable true representation. Successful public participation results in higher quality decisions because it taps the energies, knowledge, special insights, and resources of citizens in addition to reflecting their needs, values, and concerns.

Public participation goes beyond public information. The purpose of public participation is to inform the public as well as to solicit input and responses on public needs, values, and evaluation of proposed actions.

While public information is a key component to helping the citizenry become aware of background information and alternatives being considered by the governmental body, effective public participation is two-way communication. If the members of the public are to have the opportunity to influence the content of a decision, they need to be able to have input into the process and to respond to proposed actions.

Town governments in Wisconsin have a rich tradition of grassroots democracy based on the powers granted to the citizenry through the Town Meetings of colonial America and reflected in the modern-day Annual Meeting. In the preparation of the Comprehensive Plan for the Town of Hammond, the Town Board is committed to the continuation of this tradition by providing on-going opportunities for public participation throughout the planning process.

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for

written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

Levels of public participation may be classified along a continuum as described below. The level of participation increases from left to right.

Public Awareness	Public Education	Public Input	Public Interaction	Public Partnership
Objective: Increase public awareness of the comprehensive planning process	Objective: Provide public with balanced and objective information and to assist them in understanding the problem, alternatives and/or solutions	Objective: Obtain public feedback on issues, alternatives, and/or decisions	Objective: To work directly with the public to ensure that public issues and concerns are consistently understood and considered	Objective: To place decision-making responsibilities in the hands of the public
Example:* News releases Direct mail	Example:* Displays/exhibits Public presentations	Example:* Opinion surveys	Example:* Public forums Open houses	Example:* Plan Commission

Adapted from the *International Association for Public Participation*

*Not all methods fall neatly into one category. News releases may be used to increase public awareness or be written to emphasize a public educational objective. An open house may contain public education activities, public input activities, and offer public interaction in the same session.

PUBLIC PARTICIPATION ACTIVITIES

Stage 1: Start-up

In order to create public partnership the Town will create a Plan Commission to develop a comprehensive plan for recommendation to the Town Board.

Stage 2: Issues and Opportunities

The town will organize an Issues and Opportunities Workshop to which the public will be invited through a direct mailing to all town residents. This activity is an example of public interaction. Participants will identify and prioritize those issues and opportunities that they believe ought to be addressed in the comprehensive planning process. The items will be listed by topics corresponding to the required elements of a comprehensive plan. The direct mail flyer will contain a postage-paid mailer, which residents unable to attend the workshop may use to return their list of items to be included in the prioritization voting.

The Town Board will contract with the Survey Research Center at UW-River Falls to conduct a random sample Public Opinion Survey of town residents regarding land use and development issues. The data from this survey reflects public views about various issues related to comprehensive planning and will be incorporated as public input for consideration by the Plan Commission.

Stage 3: Plan Elements

As the various elements of the comprehensive plan are drafted, three open houses will be scheduled for public participation. Dates and times of open houses will be announced by news releases and direct mail to town residents. The topics of each open house will depend on the actual sequence of completion of the draft elements. That sequence will be dependent on the timing of relevant data availability, which is not yet known. The open house format will be designed to feature opportunities for public education, public input, and public interaction.

- **Public education.** County Planning Department staff and UW-Extension educators will present information about the elements under consideration at each open house. Presentations will include data, trends, maps, goals, objectives, policies, and programs. News releases will be used for public awareness and education, to provide updates on the planning process, and to communicate the content included in the above presentations. Materials will be posted on the County's Internet web site with an e-mail response form. Members of the Planning Department and UW-Extension will be available upon request to give presentations to community groups.
- **Public input and public interaction.** Citizens attending the open houses will be able to make comments, ask questions, and engage in a dialogue with Town Plan Commissioners and Planning Department staff. Written comments and questions will be accepted during the open house. In addition, comments and questions may be submitted at any time during the planning process via surface mail, electronic mail, telephone, and FAX. Direct responses will be made to those who request it or where a response is appropriate. A record of all comments and questions will be retained and analyzed for similar content; the analysis will be presented to the Plan Commission for consideration.
- **Public partnership** in Stage 3 will be accomplished through Plan Commission review and modification of draft analyses and alternatives prepared by the Planning Department. If appropriate, the Plan Commission may implement additional public participation activities following any of the open houses, particularly if public input and interaction results in substantial modifications to earlier documents, maps, proposals, or policies.

Stage 4: Plan Review and Adoption

News media will be used to inform and educate the public about the proposed comprehensive plan prior to adoption. Copies of the proposed plan will be available for review in the local public libraries and on the County's Internet web site. Information will be provided to describe how to request additional information or how to make comments.

Chapter 66.1001(4)(d) of the Wisconsin Statutes requires a public hearing prior to the Town Board vote regarding adoption of the proposed comprehensive plan. Notice of the hearing will be published at least 30 days before the hearing in the official town newspaper. In addition to the published notice town residents will be directly notified by mail. The notice must contain the date, time and location of the hearing; a summary of the proposed plan, the name of a person to contact for additional information; details relating to where or when the proposed plan may be inspected; and how a copy may be obtained for review.

Planning is a continuous process that does not end with the adoption of the plan. As future planning issues arise, the Plan Commission may organize additional public participation activities as it considers specific planning issues and amendments to the comprehensive plan.

2006 HEARTLAND PLAN ADOPTION ORDINANCES

AN ORDINANCE TO ADOPT THE TOWN OF BALDWIN – 2006 HEARTLAND COMPREHENSIVE PLAN Ordinance No. 01 – (2006)

The Town Board of the Town of Baldwin does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Baldwin 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.

The town board of the Town of Baldwin 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.

The Plan Commission of the Town of Baldwin, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF BALDWIN – 2006 HEARTLAND COMPREHENSIVE PLAN" containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

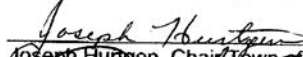
The Town has held a public hearing on this ordinance, in compliance with the requirements of sections 60.80(1) and 66.1001(4)(d) of the Wisconsin Statutes.

The Town Board of the Town of Baldwin, does by the enactment of this ordinance formally adopt the document entitled, "TOWN OF BALDWIN – 2006 HEARTLAND COMPREHENSIVE PLAN" public hearing draft dated 1-05-06 and the amendments identified in the attached list of Recommended Amendments, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

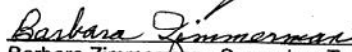
The Town Board by the enactment of this ordinance also adopts any additional amendments to the 2006 Heartland Comprehensive Plan specific to each town's individual goals, objectives, policies and implementation schedule for each element that are or may be recommended by the Town Boards of the Towns of Cylon, Hammond, Pleasant Valley and Stanton as a result of each town's public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

ADOPTED this 4th day of May 2006.


Joseph Hungen, Chair Town of Baldwin Town Board


Don L. Johnson, Supervisor Town of Baldwin Town Board


Barbara Zimmerman, Supervisor Town of Baldwin Town Board

Published: May 9, 2006
(Date)

Approved: May 4, 2006
(Date)

Attest: 
Kenneth Klanderma, Clerk Town of Baldwin Town Board

**AN ORDINANCE TO ADOPT
THE TOWN OF CYLON – 2006 HEARTLAND COMPREHENSIVE PLAN**
Ordinance No. 03-08-2006

The Town Board of the Town of Cylon does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Cylon 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.

The town board of the Town of Cylon 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.

The Plan Commission of the Town of Cylon, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF CYLON – 2006 HEARTLAND COMPREHEHSIVE PLAN" containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.


The Town has held a public hearing on this ordinance, in compliance with the requirements of sections 60.80(1) and 66.1001(4)(d) of the Wisconsin Statutes.

The Town Board of the Town of Cylon, does by the enactment of this ordinance formally adopt the document entitled, "TOWN OF CYLON – 2006 HEARTLAND COMPREHENSIVE PLAN" public hearing draft dated 1-05-06 and the amendments identified in the attached list of Recommended Amendments, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

The Town Board by the enactment of this ordinance also adopts any additional amendments to the 2006 Heartland Comprehensive Plan specific to each town's individual goals, objectives, policies and implementation schedule for each element that are or may be recommended by the Town Boards of the Towns of Baldwin, Hammond, Pleasant Valley and Stanton as a result of each town's public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

ADOPTED this 8th day of March 2006.


Tom Dorsey, Chairperson, Town of Cylon

Published: 3-16-06
(Date)

Approved: 3-8-06
(Date)

Attest: 
Sharleen M. Croes, Clerk Town of Cylon

**AN ORDINANCE TO ADOPT
THE TOWN OF HAMMOND – 2006 HEARTLAND COMPREHENSIVE PLAN**
Ordinance No. ____ (2006)

The Town Board of the Town of Hammond does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Hammond 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.

The town board of the Town of Hammond 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.

The Plan Commission of the Town of Hammond, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF HAMMOND – 2006 HEARTLAND COMPREHENSIVE PLAN" containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town has held a public hearing on this ordinance, in compliance with the requirements of sections 60.80(1) and 66.1001(4)(d) of the Wisconsin Statutes.

The Town Board of the Town of Hammond, does by the enactment of this ordinance formally adopt the document entitled, "TOWN OF HAMMOND – 2006 HEARTLAND COMPREHENSIVE PLAN" public hearing draft dated 1-05-06 and the amendments identified in the attached list of Recommended Amendments, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

The Town Board by the enactment of this ordinance also adopts any additional amendments to the 2006 Heartland Comprehensive Plan specific to each town's individual goals, objectives, policies and implementation schedule for each element that are or may be recommended by the Town Boards of the Towns of Baldwin, Cylon, Pleasant Valley and Stanton as a result of each town's public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

ADOPTED this 18 day of April 2006.

Kenneth Peterson
Kenneth Peterson, Chair Town of Hammond Town Board

Lory Hawkins
Lory Hawkins, Supervisor Town of Hammond Town Board

Gregory J. Gillis
Gregory J. Gillis, Supervisor Town of Hammond Town Board

Kent Wynveen
Kent Wynveen, Supervisor Town of Hammond Town Board

Paulette Anderson
Paulette Anderson, Supervisor Town of Hammond Town Board

Published: 5-16-06
(Date)

Approved: 5-18-06
(Date)

Attest: Scott Heinbuch - clerk
Scott Heinbuch, Clerk Town of Hammond Town Board

**AN ORDINANCE TO ADOPT
THE TOWN OF PLEASANT VALLEY – 2006 HEARTLAND COMPREHENSIVE PLAN**
Ordinance No. *2006-01*

The Town Board of the Town of Pleasant Valley does ordain as follows:

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Pleasant Valley 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.

The town board of the Town of Pleasant Valley 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.

The Plan Commission of the Town of Pleasant Valley, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF PLEASANT VALLEY – 2006 HEARTLAND COMPREHENSIVE PLAN" containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Town Board of the Town of Pleasant Valley, does by the enactment of this ordinance formally adopt the document entitled, "TOWN OF PLEASANT VALLEY – 2006 HEARTLAND COMPREHENSIVE PLAN" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

ADOPTED this 14th day of March 2006.

James Freeman
James Freeman, Chairperson Town of Pleasant Valley

Published: 19th April 2006
(Date)

Approved: 14th March 2006
(Date)

Attest: Deborah Volkert
Deborah Volkert, Clerk Town of Pleasant Valley

**AN ORDINANCE TO ADOPT
THE TOWN OF STANTON – 2006 HEARTLAND COMPREHENSIVE PLAN**
Ordinance No. 2006-01 (2006)

The Town Board of the Town of Stanton does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Stanton 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.

The town board of the Town of Stanton 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.

The Plan Commission of the Town of Stanton, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF STANTON – 2006 HEARTLAND COMPREHENSIVE PLAN" containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town has held a public hearing on this ordinance, in compliance with the requirements of sections 60.80(1) and 66.1001(4)(d) of the Wisconsin Statutes.

The Town Board of the Town of Stanton, does by the enactment of this ordinance formally adopt the document entitled, "TOWN OF STANTON – 2006 HEARTLAND COMPREHENSIVE PLAN" public hearing draft dated 1-05-06 and the amendments identified in the attached list of Recommended Amendments, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

The Town Board by the enactment of this ordinance also adopts any additional amendments to the 2006 Heartland Comprehensive Plan specific to each town's individual goals, objectives, policies and implementation schedule for each element that are or may be recommended by the Town Boards of the Towns of Baldwin, Cylon, Hammond and Pleasant Valley as a result of each town's public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

ADOPTED this 9th day of March 2006.

Richard Hesselink
Richard Hesselink, Chair Town of Stanton Town Board

Walter E. Anderson
Walter Anderson, Supervisor 1 Stanton Town Board

Steve Hoogheem
Steve Hoogheem, Supervisor 2 Stanton Town Board

Published: March 23, 2006
(Date)

Approved: March 9, 2006
(Date)

Attest: Sharon L. Balcerek
Sharon Balcerek, Clerk Town of Stanton Town Board