

# Town of Emerald

## Local Conditions and Trends Summary

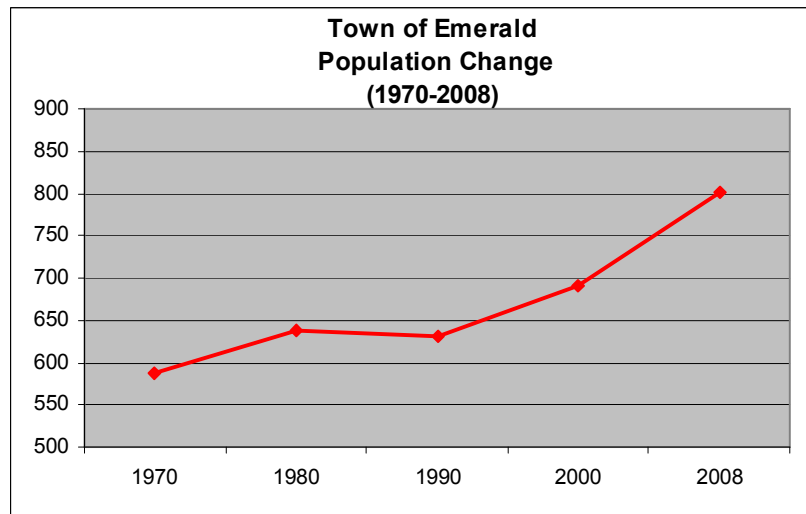
compiled by West Central Wisconsin Regional Planning Commission, 11/17/08

The *St. Croix County Comprehensive Plan Conditions and Trends Report* provides a compilation of background information for the State-required comprehensive planning. While that report identifies significant information and trends, it often does so in the broad context of the region as a whole and greater St. Croix County and does not always identify trends specific to individual communities.

This summary offers a brief synopsis of the significant information and trends for the Town of Emerald from the *Conditions and Trends Report* and the U.S. Census Bureau's American FactFinder Fact Sheet (<https://factfinder.census.gov>) for the community. The reader can review the *Conditions and Trends Report* if desiring a more detailed look into the community than is provided by the identified trends below. As needed, this information can be further supplemented during the planning process with data and information unique to the community, its facilities, and its issues.

### **DEMOGRAPHIC OVERVIEW**

- The Town of Emerald's population has been growing since 1970. But the pace of growth has quickened since 2000, increasing 15.9 percent between 2000 and 2008.
- The Wisconsin Department of Administration estimates that the 2008 population for the Town of Emerald was 801, which is 110 more than the 2000 Census.
- The Wisconsin Department of Administration population projections issued in 2008 predict the Town will increase in population by 491 (or +71.1%) between 2000 to 2030.
- The Town of Emerald population increased in median age from 30.7 years in 1990 to 35.3 years in 2000; St. Croix County's median age in 2000 was 35.0 years.
- Between 1990 and 2000, the Town of Emerald saw a small increase in the number of individuals that are 65 years of age and older. In 2000, 7.4 percent of residents were 65 years of age and older. The number of residents under the age of five decreased between 1990 and 2000.



- Town of Emerald residents saw improvements in educational attainment with 87 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 79.3 percent in 1990.
- By 2000, approximately 44.2 percent of Emerald residents over 25 years of age had at least some post-secondary education compared to 27.4 percent in 1990.
- In 2000, 3.7 percent of persons and 3.9 percent of families in the Town of Emerald were below the poverty level.

### ***HOUSING INFORMATION***

- While the Town's population increased by only 9.7 percent between 1990 and 2000, the number of housing units increased by 20.2 percent.
- In 2000, 55.7 percent of the Town of Emerald' housing stock was built before 1970, while 19.8 percent was built since 1990.

#### **Housing Characteristics - 1980 to 2000**

<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	189	203	244
Total Seasonal	0	2	2
Total Vacant	11	12	8
Total Occupied Units	178	191	236
Owner Occupied Units	157	154	215
Renter Occupied Units	21	37	21
Single Family Units	166	177	227
Multi-Family Units	4	2	10
Mobile Homes	19	24	15

Source: U.S. Census.

#### **Housing Value of Specified Owner Occupied Units - 2000**

<b>Less than \$50,000</b>	<b>\$50,000 - \$99,999</b>	<b>\$100,000 - \$149,000</b>	<b>\$150,000 - \$199,999</b>	<b>\$200,000 - \$299,999</b>	<b>\$300,000 - \$499,999</b>	<b>\$500,000 or more</b>	<b>Town Median Value</b>	<b>County Median Value</b>	<b>State Median Value</b>
15	14	14	22	9	0	0	\$133,300	\$139,500	\$113,400

Source: U.S. Census

#### **Contract Rent (Renter Occupied Units) - 2000**

<b>Less than \$200</b>	<b>\$200 - \$299</b>	<b>\$300 - \$499</b>	<b>\$500 - \$749</b>	<b>\$750 - \$999</b>	<b>\$1,000 or more</b>
3	0	3	4	0	0

Source: U.S. Census

#### **Owner Occupied Housing Costs as a Percentage of Household Income - 1999**

<b>Less than 15%</b>	<b>15.0% - 19.9%</b>	<b>20.0% - 24.9%</b>	<b>25.0% - 29.9%</b>	<b>30.0% - 34.9%</b>	<b>35.0% or more</b>	<b>Town % not affordable</b>	<b>County % not affordable</b>
19	11	10	5	7	22	39.2%	17.5%

Source: U.S. Census

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

**Renter Occupied Housing Costs as a Percentage of Household Income• 1999**

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
4	0	5	0	0	1	10%	30.6%

Source: U.S. Census

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

***TRANSPORTATION INFORMATION***

- The major transportation function in the Town is maintaining the 46.5 miles of Town roads with the PASER system for town road pavement management.
- US Highway 63 and five County highways (CTH “D”, “DD”, “G”, “O”, and “S”) also transverse the Town of Emerald.
- USH 63 just north of its intersection with 170<sup>th</sup> Avenue had a 2006 average daily traffic volume of 4,300 vehicles, increasing to 4,700 vehicles north of CTH “DD”. Some 2004 traffic counts are also available for the county highways.
- The number of crashes in the Town has ranged from 26 to 36 annually in 2003 through 2007.
- The Town of Emerald owns fourteen bridges, none of which have been identified as functionally obsolete by Wisconsin DOT. A bridge given a functionally obsolete status does not mean it is unsafe for travel and a deficiency may have little impact on the bridge’s overall safe function.
- Of employed residents in 2000, 17.4 percent worked within the Town of Emerald<sup>1</sup>. 54.7 percent commuted to locations outside the Town, but within St. Croix County. 19.4 percent commuted to locations in Minnesota.
- Of the 391 workers 16 years and over in 2000, 78 percent drove alone to work, with the remaining carpooling, walking, or using other means. 11.0% worked at home. Mean travel time to work was 27.5 minutes.
- The *St. Croix County Parks and Recreation Bicycle and Pedestrian Plan* adopted in 2008 recommends potential bicycle routes in the Town.
- The Canadian National railroad crosses a portion of the Town in the northeast.

***UTILITIES AND COMMUNITY FACILITIES INFORMATION***

- The Town Hall and associated maintenance structures are the primary community facilities located within the Town of Emerald.
- Portions of the Town are provided sanitary sewer by the Emerald/Glenwood Sanitary District #1. All other buildings and homes within the Town are served by private, on-site septic systems. No municipal water is available in the Town.
- The Town of Emerald lies within the Glenwood City, Baldwin-Woodville Area, and New Richmond School Districts.

---

<sup>1</sup> Includes residents working at home and on family farms.

- Ambulance services are provided by the Glenwood City, New Richmond, and Baldwin Zone 1 ambulance district. Fire response services are provided by the Glenwood City and United Fire & Rescue fire districts.
- Public park facilities within Emerald are limited. The County and State do not own any significant outdoor recreation lands or wildlife areas in the Town, though some private lands may be available for hunting under the Managed Forest Law rules.
- Many community facilities (e.g., library, senior housing, parks) and other services used by residents are located in the nearby City of Glenwood City.

### ***AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INFORMATION***

- Agricultural assessed acreage in the Town of Emerald declined by 18.2 percent between 1990 and 2007, decreasing from 19,371 to 15,837 acres. This is below the 26.5 percent County-wide decline in agricultural acres for the same time period.
- Emerald had the most acres assessed as agriculture in the County in 2007. In 1990, it was the fourth highest, but the other three towns (Forest, Hammond, and Erin Prairie) lost agricultural land at a faster rate since that time.
- The majority of the Town has soils which are classified by the County as prime farmlands.
- Emerald almost entirely falls within the Upper Willow River Watershed, which has surface water quality concerns due to nutrient and sediment runoff.
- 100-year floodplains in the Town are primarily limited to areas immediately adjacent to the rivers and creeks of the Town (e.g., Hutton, Dry Run, Willow). Wetlands are relatively limited overall and tend to be located in close proximity to the surface waters as well. Some areas of the Town have high groundwater tables, posing challenges to new development and limiting the construction of basements.
- There are relatively few pockets of steep slopes in the Town of Emerald, which are primarily located along surface waters.
- Forested areas are scattered, often located along streams and in areas of wetlands.
- Some of the soils in the Town have the potential for sand and/or gravel deposits.
- There are eleven historic structures in the Town of Emerald on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places. The historic structures include the United Methodist Church, the Town Hall, a tavern, the Interstate Lumberyard/Mill, five houses, a farm structure, and another retail structure. Additional structures of historic value undoubtedly exist in the Town, but not have been officially inventoried or recorded.

## ***ECONOMIC DEVELOPMENT INFORMATION***

- The number of Emerald residents in the potential labor force increased from 341 to 409 from 1990 to 2000. Unemployment decreased from 4.4 percent to 2.7 percent during this timeframe.
- In 2000, the largest percentage of working Town residents was employed manufacturing sector (25.6%). Education, health, and social services at 19.1 percent made up the next largest percentage of employment by industry in 2000.
- In 2000, only 15 working residents age 16 and over were employed as farmers, farm managers, or in a farming, fishing, or forestry occupation, down from 80 in 1990.
- There has been a significant increase in the percentage of the workforce in the Town that is employed in the education, health, and social services industries from 12.3 percent in 1990 to 19.1 percent in 2000. Agriculture, forestry, fishing, hunting, and mining employment decreased from 26.7 percent of the workforce to 15.6 percent during this timeframe.
- In 2000, 37.4 percent of the Town's working residents were employed in professional and technical occupations compared to 10.1 percent in 1990. 27.1 percent of working residents were machine operators, assemblers, laborers, and transportation, and 18.6 percent were employed in sales and administrative support jobs.
- In 2000, most of the Town's workforce (70.6%) was employed by private firms. Self-employed workers in a non-incorporated business (including farmers) constituted 13.8 percent, while 12.8 percent were employed by government entities.
- The median household income in the Town of Emerald increased 69.6 percent between 1989 and 1999, above the County and State averages of 49.6 and 47.1 percent, respectively. The median household income in 1989 was \$38,889 and in 1999 it was \$65,938, compared to the 1999 County average household income of \$54,930.
- As of April 2008, two leaking underground storage tanks (one with status open and one closed) are located within the Town according to the WisDNR Bureau of Remediation and Redevelopment Tracking System.

## ***LAND-USE INFORMATION***

- The Town of Emerald is heavily agricultural, with 73 percent of its land assessed as agricultural.
- The number of assessed agricultural parcels increased from 612 to 775 (or +26.65%) between 1987 and 2007. Assessed agricultural acreage decreased from 19,289 to 15,837 acres (or -17.9%).
- The number of assessed forest parcels increased from 126 to 268 (or +112.7%) between 1987 and 2007. Assessed forested acreage increased from 1,971 to 3,499 acres (or +77.5%).
- The Town experienced a 162 percent increase in improved residential parcels since 1990 and a 300 percent increase in assessed residential acreage.
- The unincorporated hamlet of Emerald is located in the Town.

**Land-use Acreage and Assessed Value Per Acre – 1990 and 2007**

	<b>Agricultural</b>	<b>Forest</b>	<b>Ag. Forest</b>	<b>Undeveloped/ Swamp &amp; Waste</b>	<b>Residential</b>	<b>Commercial</b>	<b>Manufacturing</b>	<b>Other</b>	<b>Total</b>
<b>1990</b>									
Acres	19,371	1,757	-	197	177	18	0	-	21,520
Value per Acre	\$406	\$203	-	\$35	\$1,407	\$1,472	\$0	-	\$395
<b>2007</b>									
Acres	15,837	1,500	1,999	1,334	709	18	45	261	21,703
Value per Acre	\$150	\$2,328	\$1,075	\$805	\$6,383	\$4,800	\$3,198	\$3,667	\$682
<b>Difference</b>									
Acres	-3,534	-257	1,999	1,137	532	0	45	261	183
Value per Acre	(\$273)	\$2,125	\$1,075	\$770	\$4,976	\$3,328	\$3,198	\$3,667	\$287

Source: Wisconsin Department of Revenue