

Town of Rush River



Comprehensive Plan

TOWN OF RUSH RIVER COMPREHENSIVE PLAN

Adopted by the
Town Board of Rush River
October 14, 2003

Members of the Town Board of Rush River:

Chairman-----Donald Schumacher
Supervisor-----William Findlay
Supervisor-----Randy Stilling
Clerk-----Dolores Vrieze
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Legal Advisor—Robert Loberg, Attorney at Law

TOWN OF RUSH RIVER COMPREHENSIVE PLAN

**Revised Plan Adopted by the
Town Board of Rush River
October 12, 2010**

Members of the Town Board of Rush River:

**Chairman-----Donald Schumacher
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Committee Member-----Donald Schumacher**

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Town Engineer: Humphrey Engineering

TOWN OF RUSH RIVER COMPREHENSIVE PLAN

Revised Plan Adopted by

Town of Rush River

April 21, 2021

Members of the Town Board of Rush River

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The current Board of the Town of Rush River along with the current Comprehensive Planning Board would like to Thank and Acknowledge the following people who were instrumental in creating the original Comprehensive Plan for the Town of Rush River. The original Comprehensive Plan was started on December 11, 2001 and was completed and approved by the Board on October 19, 2003.

The DNR

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Dahn Borh, Forestry	Ed Affolter
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If any persons have been omitted the current Planning Commission sincerely apologizes.

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PREFACE

This Comprehensive Plan was created pursuant to Section 66.1001, Wis. Stats., utilizing Town surveys conducted in 1998 and 2001. These surveys conveyed the basic desires of a majority of Town residents and the vision they held for the future of our Town. The wishes and desires of Town residents were the primary factors in guiding the authors of this plan.

A group of dedicated Town residents worked many months to write this plan. The Planning Commission meetings dates, times, and agendas were published monthly in the Baldwin Bulletin. These meetings were open to the public and Town residents were encouraged to attend and voice their opinions and suggestions on the topics and subjects discussed at each and every meeting.

The Planning Commission used the most current charts and maps available.

The planning committee of the Town of Rush River being duly appointed by the Town Board of Rush River embarks on a mission to preserve the natural wonder and beauty of our community. We seek to accomplish this charter by preserving all Town lands in current or similar usage. We also wish to keep our property taxes at a minimum by limiting as much future residential development as is possible. Any amount of new housing development will make tax-increasing issues such as road maintenance, road improvement, town water wells, sewer treatment, and paid administrative salaries a reality in the very near future. Any new housing will also increase our school taxes, EMT services, police services and fire department services. We do not believe the additional taxes we would be sure to pay, would be offset by any substantial improvement in the quality of our lives.

Surveys conducted in 1998 and 2001 determined that as a community a great majority of our residents believe we should preserve the Town as it exists today. This is also the majority view of the past and present Planning Committee. We propose to preserve this beauty by preserving all Town lands in current or similar usage and not seek additional development. Our Town is unique in resources and quality of residents currently residing here. The goal of this committee is to assure that our residents continue to enjoy the unique benefits of life in rural small-town America.

Due to the unique location of our Town and our proximity to a large urban area there has been and will continue to be great adverse pressures upon the peaceful, quiet, pristine nature of our Town. We would like to be among the first in our county to preserve "an oasis of green" amongst the rooftops that surround us. We would be the first to embrace the old adage, "we like it here" and also add "we like it just as it is." Why must we embrace development? We do not believe we are stewards of these lands, resting here a short time on a journey through life, and entrusted with an unselfish obligation to protect resources for generations to come.

Being stewards, however, does not mean we must sacrifice economic opportunity. If we limit the commodity of our land, supply and demand will prove that our land will be enhanced value. Our dream is that our lands would be desired by many but acquired by few. In this manner we could pass a quality of life to our sons and daughters that we ourselves enjoyed during our stay in Rush River.

Considering the desires of our current residents, we will attempt to limit as much future residential development as is possible, except on properties that would not affect our agricultural land. If we will not have additional housing parcels available in the Town, our existing properties will command greater value. This will aid the preservation of the green spaces and agricultural nature of our Town.

We have witnessed in other Towns in St Croix County the granting of rights to new housing developments increase taxes of the existing neighboring landowners who have resided in the peaceful undeveloped countryside for many years. Our goal is to place the

rights of our existing residents and landowners before the rights of those newcomers who would like to change our way of life.

We wish to place a major emphasis on protecting our groundwater resources and river cleanliness. We would be in favor of implementing the necessary steps that would allow us to preserve the cleanliness and quality of our wells and streams. If pollution points exist in our Town, we must identify them and initiate steps to remedy the problem. Good clean water is a rare commodity in our world today. If we currently enjoy the benefits of clean fresh water, we wish to do all in our power to preserve this precious resource for tomorrow. As a Town, we should continue testing our wells to determine the quality of our groundwater. This will allow us to track any loss of water quality in the future.

We believe subdivisions of farm parcels will have a negative impact upon the Town and its residents. We must be concerned not only with immediate cash rewards, but also our sons and daughters, our friends, and our neighbors. If a farm is developed into small parcels, who will pay for this development in the future? Taxes will increase, as more services are demanded to support the additional roads, school, police, fire and EMT services. Our sons and daughters will pay these taxes and suffer the loss of richness of life by exposure to suburban dwellers that by their sheer numbers could negatively impact our rural way of life.

Our Town should support farming operations that comply with approved animal density requirements, and proper dispersal and disposal of animal waste. We must maintain an acceptable level of animals' units per acre as per the St Croix County Ordinance Chapter 17 sub paragraph 17.09 dictates to preserve the quality of life of all occupants of the Town. The Town encourages the sale and marketing of homegrown produce by local farms. Agricultural use is the most productive use of our land. We need to assure that those people who market home-grown agricultural produce are not harassed by restrictive county ordinances.

Any effort to maintain a superior quality of life in our Town must include provisions for the type of businesses we wish to welcome into our community. As we are predominately an agricultural group, we

believe it is important to give Ag related business the opportunity to thrive amongst us. Our Ag related businesses would share our tax burden and enable us to realize our goal of keeping our Town a “green oasis.” Ag related businesses would provide for the welfare and common good of our residents. This type of business development has the added benefit of not requiring a preponderance of additional Town services, thus keeping our taxes to a minimum.

Everyone wants a “quiet piece of heaven in the country” that is close to a major metropolitan area. Limiting the available supply of that “piece of heaven” will only increase the value of what we now own. We can benefit financially, yet enjoy a quiet, peaceful, quality of life that few others realize.

The Plan will be revised every ten years from the date of its implementation.

TOWN OF RUSH RIVER COMPREHENSIVE PLAN

Introduction

The Town of Rush River is located in the County of St. Croix, in Western Wisconsin approximately 16 miles east of the St. Croix River. Interstate 94 passes through the northern portion of our Town, which lies approximately mid-way between Hudson and Menomonie on the Interstate. Comprised predominately of gently rolling hills and fertile prairie, the terrain of Rush River is also interspersed with deciduous forest. Primary uses of land within the Town are dedicated to agricultural endeavors such as dairy, corn, soybeans, alfalfa, and grazing pastureland. The lands of the Town are drained by the Rush River, which is naturally, recognized as one of the most productive and picturesque trout streams in the Midwest.

Rush River was first organized as a Town in 1851. It is the second oldest Town in the County, following only the organization of Hudson within the County. Norwegians were the first settlers in Rush River and were a major influence in the establishment of the early churches and schools in the Town. In the early days, Rush River was an important resting stop for the Old Hudson and Prairie du Chien stage route. When first organized, residents of Rush River owned 300 horses, 1030 head of cattle, 160 sheep, and 60 swine. The importance of agriculture manifested itself early in the history of the Town, as a motion was made and carried during the first Town meeting that all horned cattle, horses, sheep, and swine that were peaceable, shall be allowed to run at large. Early accounts given by landowners describe the Town as having large and fertile prairies, with a number of rivers and creeks, which were rich in fish.

Rush River Town is on the border of what was historically a large block of prairie to the north and west, and forested land to the south and east. At the time of the original land survey, approximately fifty percent of the Town was native prairie and 40 percent was wooded. A buffer of shrubs and young aspen (ten percent) was found between the prairie and the forest. Most of the forested land was found in the Southeast corner of the Town, with one single block of forest in section 10. The forested land consisted of the following tree species: Aspen, Red Oak, White Oak, White Maple, Red Maple, Sugar Maple, Ash, Basswood, Elm, Ironwood. This combination of tree species, except for the Aspen, makes up the Northern Hardwood timber type. These

tree species are capable of growing on wetter soils and can perpetually regenerate in the shade of older trees.

When initially organized, the residents of Rush River considered agriculture to be the economic strength of the community. This tradition continued throughout the years, and today agriculture continues to be the primary economic factor in the utilization of Town resources. In the mid 1970's 80% of the Town adopted a 35-acre minimum lot size and approved the zoning designation of Exclusive Agricultural, making same eligible for State Farmland Preservation tax credits. A recent survey of Town landowners and residents in 1998 and 2001 has indicated a strong desire to maintain the 35-acre minimum lot size, to continue with Farmland Preservation, and ensure that agriculture and wildlife habitat will be the primary use of land within the next 20 years.

The goal of agriculture and wildlife preservation within the Town is being threatened by great pressure from external sources to develop land for low, medium, and high-density housing. Rush River is located only 35 minutes from St Paul, Minnesota, in St Croix County, one of the fastest growing counties in the State of Wisconsin. Due to its geographic position the Town may face severe housing and associated development pressures in the near future. This type of development pressure is in direct opposition to the desires of the vast majority of residents in the Town. Therefore, the primary emphasis of the comprehensive plan for the Town will be to prohibit new development by developing our own zoning sub-division ordinances, in areas reserved for agriculture and the preservation of wildlife habitat. In a further attempt to preserve the cleanliness of the headwaters of the Rush River and protect the quality of groundwater in the Town, this comprehensive plan will also limit the introduction of new septic systems in soils that are unsuitable for such, and restrict the numbers of animals allowed on a given acre unit to one thousand pounds per acre. This plan will also regulate development on lands surrounding or adjoining agricultural or wildlife uses so as to minimize conflict with the latter. The goals as outlined above for the future use of Town lands are overwhelmingly supported by a recent 1998 survey of Town residents:

- a. 64 percent of survey respondents believe that land use regulations and policies should emphasize the preservation of the rural and agricultural character of the Town.
- b. 58 percent of survey respondents would have concern over the conversion of farmland to non-farm uses.

- c. 63 percent of survey respondents strongly believe that the Town should preserve as much farmland as possible.
- d. 80 percent of survey respondents desire that zoning and other land use regulations should be used to protect and preserve environmental areas and corridors.
- e. 66 percent of respondents do not support any type of mobile home parks in the Town.

Issues and Opportunities Element.

The Town of Rush River is governed by a Town Board consisting of three supervisors, one of whom is Town Chair. These are elected position. A Town Clerk and Treasurer are appointed. Appointed for Clerk, Treasurer are done every 3 years in odd numbered years. Elected Officials must be residents. Appointed positions do not have to be residents of the Town.

The Town electors authorized the Town Board to exercise powers of a Village Board under Section 60.22(3), Stats., pursuant to Section 60.10(2)(c), State., on April 8th, 1997. The resolution so authorizing the Board to exercise powers of the Village Board is a general and continuing resolution. As such, the Town Board is authorized to enact ordinances. The Town Board was authorized by the electors to adopt the County zoning ordinances under section 61.35 Wis. Stats., pursuant to section 60.62(2) Wis. States. on May 7th, 1975. Approximately three fourths of all the Towns in St Croix County chose to adopt County Zoning ordinances at that time. On June 14th, 1983 the Town of Rush River adopted exclusive ag zoning. This made individuals eligible to participate in the farmland preservation program for tax relief purposes.

The Town Board adopted a Plan Commission Ordinance on December 11, 2001 to establish a Planning Commission, pursuant to section 62.23(1)(a) Wis. Statutes. The Planning Commission is comprised of five citizen members who are appointed by the Town Board Chair, and two elected officials. The Town Chair appoints a presiding officer. All members are required to take the official oath of office before serving on the commission pursuant to section 19.01 Wis. Statutes.

The Town Hall site is located at 2008 County Road N.

The purpose of this element is to provide a statement of overall objectives, policies, goals, and programs of the Town to guide future development and redevelopment of the local governmental unit over a twenty-year planning period. Below follows a history of the Town furnishing background in these areas and a summary of surveys taken of Town residents.

The population of the Town of Rush River in the year 2000 stands at 454 residents. In 2010 our population was approximately 532 residents. In 2020 our population was 500. In keeping with the agricultural traditions and wishes of the community, it is important to recognize that the population has declined from a total of 582 in 1905. The last hundred years has seen a history of landowners attempting to dedicate more of the Town's land to agricultural production and less into housing, thus the population decline. It is the express intent of current landowners and residents to continue this tradition of agricultural utilization and maintain the current level of housing in the Town.

Employment opportunities within the Town exist predominately within the agricultural framework that the community enjoys. As the Town is able to preserve its agricultural lands and wildlife habitat the Town will experience small job growth in areas such as dairy production, beef and pork production, organic vegetable farming, greenhouses and nursery developments, bison ranching, environmental, natural, and bird specialists, and direct on-the-farm marketing of agricultural produce. The members of the Planning Commission have identified a substantial increase in the number of farmers willing to offer the fruits of their labor from an on-the-farm store. The committee believes it is in the best interest of the Town to support such direct farm marketing. Continued support of direct farm marketing will provide a reasonable level of job growth within the community as well as achieve the additional goal of preservation of the rural and agricultural nature of the Town.

Additional employment opportunities within the Town are contingent upon future commercial development along the two major transportation corridors, I-94, and US Hwy 63. The Town expects limited commercial development to occur along these two major transportation corridors. It is the intent of the Town to restrict commercial development to lands within 950 feet of the border of either of these two corridors.

The results of a Town survey conducted in 1998 & 2001 indicate that approximately one third of the residents of the Town are ages 25 or less, one third are ages 25-44, and one third are in the age group of 45 plus. A full 96 percent of Town residents own their own homes. 84 percent of the homes are located on one or more acres. Approximately 26 percent of Town residents hold a college degree and 14 percent have completed vocational or technical training. Of those residents responding to the income section of the survey conducted in 2001, the responses indicate that 21 percent of Town residents have incomes between \$15,000.00 and \$40,000.00 and 15 percent have incomes between \$40,001.00 and \$55,000.00.

In 2001 the Rush River Planning Commission mailed a survey to all Town residents to solicit opinions regarding future planning of the Town. The survey indicated that an overwhelming majority of residents preferred the Town adopt its own ordinances and detach from the current County ordinance structure. Complaints centered on the county being in direct conflict with the wishes of the residents pertaining to topics such as factory farms, direct farm marketing, and sign ordinances. 86% of residents surveyed believe the Town should develop its own ordinances as soon as possible or were unsure as to the benefits of staying with county zoning supervision over zoning issues.

As a result of the strong indication of the will of the populace regarding County Zoning, this Commission will work diligently to move forward and ensure that the Town does not continue to be subject to County Zoning ordinances. The Town will incorporate and institute its own zoning ordinances which will more effectively serve the needs of the residents of Rush River.

Summary

Based upon the clear majority position of Town residents the objective of the plan is to maintain the rural and agricultural character of the Town and to ensure the Town is not enveloped by high density development. To assure the agricultural and rural culture of the Town are preserved it is recommended the Town establish as its policy the protection of the strong resource base the Town now has, to-wit, agricultural and recreational lands designed to protect the land, water and quality of life. To attain this goal the Town has adopted this plan and that it specifically adopts ordinances designed to implement it.

HOUSING ELEMENT

The Town of Rush River has a highly unique status among Towns in the State of Wisconsin. It is one of a very limited number of Towns that form the headwaters of a pristine trout stream. The Rush River is highly desirable resource that is known nationally for its most abundant residents, the Rainbow Trout, Brown Trout, and Brook Trout. It attracts visitors from all parts of the United States that wish to match their guile with the elusive trout.

Our goal is to preserve this most precious resource for the benefit of generations to follow. We recognize that housing and development within the Town would be a serious threat to the quality of the Rush River. All types of housing, low income, median income, and that without income restriction would require the installation of additional septic systems. The County of St. Croix has identified more than 95% of Town lands to be unsuitable for the use of a drain field. The installation of septic systems in Town lands may have an immediate and detrimental impact on the quality of this important river.

Most lands in the Town drain into the Rush River watershed. Additional detriment to the cleanliness of the river waters would be the runoff of fertilizers, phosphates, and herbicides that are applied to land. This incessant source of pollution will find its way into the river and contaminate the precious resource that has been preserved by our ancestors. It is increasingly apparent that Town residents have concerns regarding the pollutants created upriver that flow into a direct Rush River tributary. The Town Board may appoint a committee to study the problem and recommend solutions. The Town Board along with the DNR & St. Croix County Land & Water Development Department encourages farmers to leave a grass filter strip along riverbanks. Some government programs will pay for these strips. ("Equips")

Existing housing stock will continue to support the housing needs of existing and future residents of our Town. As Town lands will continue to be utilized by agriculture and wildlife pursuits, we recognize no need to provide or

ensure any type of additional housing developments, and, indeed, believe same would in fact contradict the long term plan of the Town.

The current housing stock of the Town of Rush River is rich in diversity. There are many occupied homes within the Town that date to the 1800's. In addition, the Town is well served by the existence of many new dwellings that have arisen in the last 10 years. 96 per cent of Town residents currently own their homes. The value of most homes in Rush River are influenced by the land on which they reside. Location along the river or easy access to Interstate 94 has a direct impact on home values in the Town. Most homes in the Town have relatively modest value when compared to median value of homes in Towns in St. Croix County.

Almost all Town residents have benefited from the rich array of housing opportunities available to them. As the Town will seek to regulate additional developments within its boundaries, and as lands continue to be employed for agricultural uses and wildlife habitat, the Planning Commission identifies no trend in which additional housing stock will be required. The housing needs of all levels on income are presently being adequately serviced and will continue to be available in the years to follow. Exhibit H4, from the St. Croix County Development Management Plan, SCCDMP, identifies the trend in Rush River in the last 30 years toward very little change, if any, in the number of housing units within the Town. This is consistent with other trends the Rush River Planning Commission, (RRPC), has identified in terms of the minimal, population growth within the Town in the next 20 years. (See Exhibit H5)

These factors establish that current and future housing needs in the Town are more than adequate to support our population for the next 20 years. As older residents retire, and move closer to villages and cities, younger residents will establish themselves in the existing housing units.

There are currently no programs or policies within the housing framework of the Town that promote land for development or redevelopment. As addressed above, the Town is not in support of any type of urban land development. We wish to preserve the land for agricultural and recreational uses.

“There is no specific policy or program in the Town to maintain or rehabilitate the Town's existing housing stock. It is believed the recurring

pattern of rehabilitation of older homes via remodeling and, in extreme cases, tear down of older structures by private farmers, owners, ranchers and landowners does and will continue to serve the housing needs of those who wish to live and work in the area. The existing stock of homes does currently meet the needs of persons of all income levels and of all age groups.”

Summary

The objective is to maintain the current stock of housing in the Town. The Town clearly has an adequate housing supply at present to meet the needs of Town residents. There is no substantial forecasted increase in housing demand in the future. The Town can thus ensure less destructive development of agricultural lands, forests, and wood lots.

TRANSPORTATION ELEMENT

Rush River residents are satisfied with the availability and condition of Town roads, most of which are hard surfaced. Farm to market needs are well served by the existing road infrastructure in the Town. Residents express a desire to keep traffic levels to a minimum, therefore the Town is not planning any improvements to Town roads in the foreseeable future. For reasons of safety the Town has adopted a 45-mph speed limit on Town roads. Major highways and roads in the Town of Rush River, which serve the needs of heavy truck traffic, automobile movement and local commerce requirements, are identified as follows:

- a. Interstate 94, in the northern sector of the Town, carries traffic east and west through the Town
- b. U.S. Hwy 63, forms the eastern boundary of the Town and runs north and south.
- c. County road T, provides the western boundary of Rush River and also runs north and south.
- d. County roads N, Y. and YY offer additional east and west routes through Town.
- e. Many Town roads exist in addition to the above-mentioned Federal, State and County roads and highways to serve community needs.

The Town of Rush River currently shares two park and ride facilities with neighboring Towns. These facilities are located at each of the Interstate 94 exits that exist in Rush River. Scenic bicycle trails run

through the Town on County roads. There are no specifically designated walking trails in Rush River, however the low traffic Town roads provide excellent opportunities for walking. The Town does have designated ATV/UTV routes on Town Roads Only. Rush River has no rail line passing through the Town and there are no public airstrips within Town boundaries. Commercial air transportation needs of Town residents are served by the Minneapolis-St Paul International airport, approximately 45 minutes from Rush River. Private pilots are able to find landing strips in the nearby towns of New Richmond, Lake Elmo and Memomonie. There does not exist a commercially navigable waterway in Rush River.

The Commission believes that the existing highway infrastructure is adequate to support the needs of the community both in the present and the foreseeable future. In terms of maintaining the existing infrastructure in a safe and usable condition, the transportation plans of the Town of Rush River seem to be in harmony with state and regional transportation plans.

“Most Town roads have reasonably low traffic-density patterns. Therefore, persons with disabilities, bicycles and assistive mobility devices, and those desiring to walk, jog or run on the public ways, are able to do so on or near the shoulder of Town roads. The Town has a low tax base. That tax base does not allow the development of bicycle or walking paths adjacent to Town roads. Furthermore, the nature of Town roads (generally being bordered on either side by ditches) makes the development of bicycle or walking paths even more cost prohibitive. While the Town supports the development of walking and bicycle paths and trails it is believed the development of these trails is best left to the State and County. It is anticipated the Town would develop such trails only in the event State and Federal funding were available to do so.” Developers will be required to develop new roads and build them to county standards. The Town will accept only paved roads.

Summary

“The Town has an adequate supply of roads with asphalt overlayment which well serves the needs of the Town residents. While in the past many Towns have accepted dedications of long “driveways” serving only one or two farms or residences, such dedications will be discouraged because they do not serve the general needs of any large segment of the population and the

cost of maintaining the roads far exceeds any financial benefits to the Town. There is no necessity foreseen to develop specific transportation systems for persons with disabilities, bicycles, personal assistive mobility devices or for those who wish to walk or jog. The Town roads are sufficient for these purposes.”

UTILITIES AND COMMUNITY FACILITIES ELEMENT

St. Croix Electric and Xcel Energy provide electrical service within the Town. Both firms are responsible for constructing, operating, and maintaining wires and equipment used in connection with the providing of energy. Each firm is to provide their utilities in a safe manner and are not to interfere with services provided by other public utilities. Telephone services are provided by and maintained by Baldwin Light stream and CenturyLink Telephone. Internet access, cable and other privately contracted utilities can also be accessed through Baldwin Lightstream or any source with the ability to connect. The Town has an agreement with St. Croix County for all road repairs and maintenance. Solid waste management is provided by privately contracted waste management services The Town operates a recycling center and solid waste disposal center.

Each Town resident has a privately owned well water system and is responsible for its maintenance. Residents also have their own septic system, either a conventional or mound system, which must operate under state guidelines and be properly maintained.

The Town of Rush River does not maintain a police and fire protection agency. Police protection is provided by the St. Croix County Sheriff’s Department or by dialing 911. United Fire and Rescue in Baldwin, Wisconsin, provides fire protection for the Town.

There are currently no wastewater systems, waterworks, sanitary sewers, surface storm water systems, water heat mains, or Town sewage systems in Rush River. Since Rush River does not recognize a need to provide or ensure any type of housing development other than single family homes, we do not anticipate a need for public waterworks, sanitary sewer systems, surface storm water drains, heat mains, or sewage systems to support any such development, in the foreseeable future.

Rush River does have a public park in New Centerville. The Town provides the equipment. The New Centerville Methodist Church provides land and maintenance.

It is anticipated by the Commission that the commercially zones area north of I-94 may change in the future and the Town will continue to develop the appropriate utilities required to accommodate these changes. Surveys of Town residents in 1998 and again in 2001 indicate that the populace of the town prefers to preserve its agricultural lands and continue to utilize these acres in the farming industry. While traditional family farms have declined, the trend for more alternative methods of farming continues to grow. We foresee older generations retiring and moving closer to urban areas and new generations moving in and cultivating the land in a variety of agricultural methods. The current trend is for small acreage farmers to grow and market their own produce. The Town has been widely supportive of these alternative methods of farming and direct marketing and we foresee a growth in this industry. Rush River has both the land and the housing available to support this growth.

Rush River and its beautiful scenery and abundant fishing continue to attract people from various locales. As the demand for organic and natural foods continues to grow, it is recognized that Rush River has the means and the logistics to support these demands. People from surrounding villages, cities and states are eager to cross the border into our Town to purchase these products.

SUMMARY

The only public facilities located in the Town are the Town Hall, Recycling Center and Town Park. It is not anticipated the Town will require any other public facilities during the term of this Plan. Police, Fire and Rescue facilities are located outside of the Town and those services are contracted by the Town. Libraries, Schools, and other governmental facilities (e.g., County Government Center) are located outside of the Town and the residents have ready access to them.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

Rush River Town Water Resources: A Plan for the Future

The Rush River is located within the Chippewa River Basin, which drains to the Upper Mississippi River Basin. The Rush River is primarily a ground water driven system with saturated overland flow occurring during wet climatic conditions and intense storm events. The movement of water is influenced by land-use practices in the watershed. Constituents carried in the water are as important as the pathway of water movement. For example, urbanizing areas will typically result in more surface runoff, which can transport constituents (nutrients, organics, or heavy metals) to the surface waters. The over application of fertilizers or pesticides can travel quickly through soil macro-pores into bedrock aquifers and then move toward domestic water wells or eventually discharge into the Rush River. The landscape terrain is sensitive and unforgiving to adverse land-use practices. The soils have a limited ability to attenuate materials which exceed their physical, chemical, and biological buffering capacity. Further, because of the relatively thin soil profile over the underlying bedrock, the time needed to remedy a pollutant spill is short. The incipient karst topography, which is forming in dolomite, disperses ground water in a manner that can be difficult to predict. As the Town develops with more demand upon the aquifers, the risk of pollutant migration to domestic water well users become magnified.

Ground Water in Rush River Town

Groundwater supplies all potable water available to the residents of the Town of Rush River. The principal source of those potable water supplies are the sand and gravel aquifer known as the Prairie du Chien group (see attached Bedrock Geology map). This sand and gravel aquifer can yield sufficient water for all our residents if we maintain reasonable population densities and if it remains pure.

The sandstone aquifer includes all dolomite and sandstone bedrock younger than the Pre-Cambrian age. Pre-Cambrian rocks generally have low permeability and mark the lower limit of ground water movement. The Prairie du Chien dolomite is the uppermost, saturated bedrock in much of St. Croix County and is used extensively for private residential water supplies.

Much of the county is recharge area for this shallow aquifer. The ability of the Cambrian sandstone to store and yield water and its thickness make the principal source of municipal water supply for the county.

The source of all ground water recharge in the St. Croix County is precipitation. Between one and ten inches of precipitation infiltrates and recharges the groundwater aquifers each year. The amount infiltrated water depends mainly on the type of rock material at the land surface. (See attached maps: Bedrock Geology and Depth to Groundwater). The surface waters of St. Croix County occupy two major basins of Northwestern Wisconsin. The St. Croix basin covers the western two thirds of the county. The Chippewa River basin covers the remaining third of the county. Both the St. Croix and Chippewa River basins are part of the Mississippi River basin. The Rush River watershed is within the Lower Chippewa River basin. In the watershed, there are numerous intermittent streams or dry washes and other surface drainage features that carry water only during spring runoff or during extreme storm events. Most of the pollutants that enter these surface water resources are carried in runoff from many diffuse, or non-point, sources. The major pollutants of concern are sediments 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. Direct entry of liquid waste from field applications has recently become a major and frequent concern.

Also, characteristically Rush River terrain is quite hilly in many areas and has numerous "sinkholes" on the surface of the land that are entrance points for pollutants directly into the groundwater aquifer. These sinkholes are numerous and often difficult to pinpoint. They become inactive when the climate is dryer, and their presence on the surface shifts in response to changes in the ground water flow caused by road construction, gravel pits, dynamiting, etc. Concentrations of contaminants undesirable in potable water should be carefully isolated from any area containing these entry points.

According to the Wisconsin Department of Natural Resource's statewide watershed rankings in Nonpoint Source Watershed and Lake List finalized in Feb. 1998, the Rush River water bodies have a "high" basin plan rating.

CONCLUSIONS

We have tried to describe in detail the surface and groundwater conditions in the Town of Rush River. We are very anxious to preserve our precious life-giving resources, which allow us to continue to offer an excellent lifestyle to our residents. Protecting ground water is a critical issue for the residents of this Town. We do not have the existing infrastructure to deal with such sewage in other ways and the cost to put in sewer systems is prohibitive, as is the cost of installing local water purification and supply lines.

Among the gently rolling hills of the eighteen square mile Town, flows the beautiful river called "The Rush" and its many tributaries. Wisconsin is known for its many wonderful trout streams, and the "Rush" is by reputation one of the very best. In the face of increasing population pressure and industrialization, we need to maintain the quality of this waterway, one of the major assets of our community. We need to identify ways to assist all of our residents to limit runoff and other damage to these waterways.

In order to preserve our agricultural community, we must prevent the dilution of Town resources and tax dollars for high impact intensive industrial practices. Examples of high impact practices include heavy volumes of truck traffic on roads, hazardous spills, and poorly contained concentrations of industrial wastes, increased traffic and population, and unplanned small subdivision lands for residential use. All these practices require a substantial increase in capital expenditures and policing to maintain the infrastructure and the peace. This increase in expenditure cannot be sustained by the current population and will lead to irresistible pressure to further industrialize and subdivide.

The traditional rural/residential nature of the Town can be preserved through small owner operated farm businesses, in the tradition of self-determination and self-support typical of this agricultural community. Farms and pasture operations, diversified family farm businesses, and direct marketing of local agricultural produce should work well here. The traditional distribution of manure across the land by the grazing animal combined with effective husbandry of the soil allows the manure to naturally reincorporate into the soil. This minimizes any concentrated accumulation, which can run off or contaminate ground water.

To avoid the need to install sewers, typical residences should be surrounded by significant acreage, traditionally 40 acres in our largely exclusive agricultural zoned Town

The residents of this Town believe that the economic prosperity of this Town goes hand in hand with preserving our water supplies, small agricultural business base, and the rural spaces and natural waterways. We are planning for a future compatible with existing geology and present lifestyles. The natural extension of existing businesses in this community is not industrialization, but rather owner managed direct marketing of local production.

Prime Farmland

Prime farmland is the land best suited for food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland or other land or water areas, but is not existing urban and developed land, protected land, or water areas. The soil qualities, growing season and moisture supply are factors needed for 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. Farming it results in the least damage to the environment. Soils that fall into classes I, II and III of the Soil Conservation Service's capability unit classification system are considered prime agricultural land.

Introduction

The Town of Rush River has historically been and continues to be a rural farming community with at least 90% of its area utilized as farmland. In a recent survey, the residents of the Town have expressed a desire to develop Town ordinances to control land use. It is recognized that housing and industrial development enrich a few individuals (many of them not residents of the community). High density housing developments stress infrastructure and community services beyond design limits and ultimately lead to higher taxes and deterioration of quality of rural life. There are a number of industrial parks in surrounding communities (Baldwin, Hammond, Hudson, River Falls) which are developed below capacity. There is ample room for growth and economic development in these established areas for the foreseeable future.

Goals and Objectives

Goal 1: Preserve the prime farmland of the Town of Rush River

Objectives:

1. Prevent development of farmland
2. Maintain a high quality of rural environment
3. Protect the natural beauty of the Town
4. Avoid visual pollution caused by poor design or mis- management of animal confinement structures.

Floodplains

Wisconsin Statute 87.30(1) 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.

Map 13 of the Physical Features map shows the floodplains that exist in the Town. It is the intent of the Town of Rush River to comply with all rules and regulations pertaining to floodplain usage and preservation.

Environmentally Sensitive Areas in the Town of Rush River

The Rush River traverses from the east side of Rush River Town, then to the center of Town, and thence southward. The river was recently proclaimed “the jewel of Wisconsin Streams” by the DNR because of its great abundance of trout. In the preceding years, many thousands of brown, brook, and rainbow trout have been planted. During the summer of 2000, brown trout hatched out for the first time in history. The stream began as a low warm-water three rating and now has been proclaimed a number one stream in Wisconsin.

This wonderful trout stream is blessed with three fine tributaries. One beginning in the southwest part of section 11, one originating just north of the village of Baldwin, in section one and the other originating from the east side, entering the river through section 24. In the stream from the northwest, in section 22, the Fish and Wildlife Dept. constructed a beautiful pond. In this pond, and in the surrounding streams, is found an abundance of wildlife,

fish, such as sheep head, sunfish, and bullheads, geese, two types of clams, crayfish, numerous birds, beaver, and many types of wild grasses.

The majority of the Town of Rush River lies in the Rush River watershed, very sensitive environmental corridor. The Wisconsin DNR maintains “The condition of the headwaters determines the health of the river.” The fact that the groundwater depth is close to the surface, and the sub-strata are saturated dolomite dotted with many sinkholes, establishes our Town as a “highly sensitive” area.

The river and also our drinking water are being threatened by too much hazardous waste run off. The wild trout in the Rush River may survive the excess phosphorus and nitrogen run off but these chemicals are hazardous for human consumption. The natural level of phosphorus in most agricultural lands is quite high and most farmers are not required to apply it for crop production, hence the pollution to our river may be originating from the Village of Baldwin. Local Village residents wishing for attractive lawns and gardens may be using excessive fertilizers that may run off into the storm sewer systems and eventually end up in the Rush River during heavy rains. Fertilizer that is applied to lawns and gardens is usually surface applied, whereas farmers work these elements into the soil. Buffer zones need to be constructed along the Rush River and its tributaries to contain hazardous run off from reaching the surface waters. Town and state officials must be persuaded to eliminate phosphorus as an ingredient in fertilizers used in residential applications. The State of Minnesota has recently enacted legislation that addresses this issue. It is desired by this Board that the State of Wisconsin follow suit.

The Plan Commission is not aware of any threatened or endangered species that exist in the Town. As information is provided which would enlighten the Town as to any threatened or endangered species, the Town will act in an appropriate manner to comply with the endangered species act.

CONCLUSION

The Town of Rush River is not suited, and residents do not desire high density housing developments which would require additional sewers and large population concentrated feedlots in order to keep our streams healthy. Buffer zones need to be constructed along the river to protect our groundwater. The Town needs lagoons that do not leak and a monitoring

system that will detect any such leakage. We also need the cooperation of neighboring Towns and Villages to maintain safe sewer systems. All the drinking water in Wisconsin comes from the previous rains.

Forests

As stated in the introduction to this comprehensive plan, 40% of the land in the Town of Rush River when originally surveyed was wooded, primarily of the hardwood timber type. The balance of the land in the Town was 50% native prairie, and 10% shrubs and young aspen.

Aspen is a shade intolerant tree species and needs full sunlight to regenerate. Aspen pockets existed only where prairie fires burned through woodlands or where tornadoes and straight-line winds blew forests down.

Much of the woodland in the Town of Rush River has been harvested then pastured. The prairies were used as agricultural lands since they were the easier to plow.

The DNR first established an office in St. Croix County in the late 1950's. DNR foresters provided services and cost share programs centered on fencing out cattle and other livestock from woodlands.

They also aided with tree planting projects, and timber management. Timber stand improvement was important to eliminate weed trees from the forest. Most of the weed trees at the time were ironwood, aspen, and box elder. Aspen is no longer considered a "weed" because aspen markets have been subsequently developed. Aspen is now a valuable tree species for timber products and wildlife habitat.

Forested land has increased in Rush River Town over the past 13 years due to a reversion of marginal agricultural land to forested land. Natural seeding of wooded pastures and tree planting projects on cropland are the main reasons for this increase. Over recent years native pine acreage has decreased due to natural seeding and planting, and Aspen acreage has decreased due to aggressive natural hardwood regeneration.

The acreage of land in private forest ownership has remained somewhat constant in recent years. However, the number of individuals owning woodlands has increased. Fragmentation of forest is a statewide phenomenon, as landowners sell smaller parcels. Many new forest

landowners buy forested properties with the intent of building homes, thus converting the forest from a commercial forest to a residential site. This trend is likely to continue throughout St. Croix County, however, it is the intent of the residents in the Town of Rush River to resist this trend and preserve forested lands in larger parcels throughout the Town as much as possible through zoning.

Many programs are available to landowners to manage their woodlands, grasslands, and wetlands. A variety of options are available from the DNR, Forestry, and Fish and Wildlife Programs. Because much of the Town of Rush River was historically prairie, it is included in the Western Prairie Habitat Restoration Area, a landscape scale project with a goal of preserving and restoring prairie and wetlands across much of St. Croix County.

Forested land in Rush River Town may continue to increase. Government programs are encouraging wetlands, highly erodable lands and other hard to farm areas to be set aside for forestry and wildlife habitat.

Northern hardwoods are the final timber types in the natural conversion process of prairie to forest. Northern hardwoods are shade tolerant and can regenerate in the shade of older and taller trees. Sugar maple is the most shade tolerant of the northern hardwoods in this area.

The DNR Forestry Programs have been popular and will continue to be popular. As more landowners ask for assistance, the DNR may not be able to keep up with requests. As a result, private consulting and industrial foresters may become more prominent in the Town of Rush River. Many private consulting and industrial foresters have signed agreements to work with the DNR in managing private woodlands. A rule implemented in the early 1990's prohibits DNR Foresters from setting up timber sales on parcels 40 acres or less in size if a landowner is selling pulpwood, (20 acres or less in size if a landowner is selling saw logs) unless he or she is unable to secure services of a private consulting or industrial foresters. DNR foresters will be involved with all other timber sales, especially those under the forestry tax law programs. The DNR involvement will change from actually marking trees to approving timber sales marked by the cooperating foresters. Development of management plans, assisting with tree-planting projects and timber stand improvement projects, and processing cost share requests, will continue to be a service provided by DNR foresters.

Lands subdivided into smaller units are too small to be a working, commercial forest. Landowners with less than 10 acres are unable to enter into the Managed Forest Law Program or receive cost sharing under the Wisconsin Forest Landowner Grant Program.

Recent history has shown landowners that buy small parcels upon which to build their homes are interested in their forest and may ask for assistance with management. However, these people are less likely to follow through with recommendations when they lose the ambition to cut down trees & keep invasive species in check.

There is a potential risk of forest fragmentation in Rush River if proper procedures are not implemented to eliminate this risk. Forests are very appealing to homeowners for their beauty, privacy, noise reduction, and peace and solitude. The forest environment also allows for the close-range viewing of wildlife from the house. People, who purchase forested land upon which to build, often sell off portions to pay for their initial purchase. Forest fragmentation is occurring in the Town of Rush River as homes, yards, driveways, gardens, etc. break up a continuous forest. This practice has been controlled by Town ordinances in the Town of Rush River. Wildlife species dependant upon large blocks of continuous forest will become less numerous as their habitat declines in acreage. Wildlife species that require a variety of timber and grassland types will increase in numbers. Deer and wild turkeys are the most notable examples of this phenomenon.

The Town of Rush River is fortunate to have many wooded areas, some several hundred acres in size. Most woods consist of the Northern Hardwoods common to this area. Several large Pine and Spruce tree plantations have been planted for future harvesting. The wooded areas provide a variety of beautiful landscapes during each season. They are also home for most wild animals and bird's native to this area and are also used for hiking, riding, wildlife observation, and hunting. The wooded areas provide owners with a source of income from timber harvest, firewood cutting, and maple syrup production.

Clear cutting harvesting techniques will not be allowed in the Town of Rush River, except conditions relating to pine tree & aspen tree plantations. A qualified forester must select and mark all trees to be harvested. Woodlands sold for residential home sites shall be restricted as outlined in the governing

Town ordinances. The Town of Rush River must hear, deliberate, and approve any request for a residential building site in the wooded area.

Wetlands

Wisconsin statutes define a wetland as “an area where water is at, near, or above the surface long enough to be capable of supporting aquatic or hydrophytic (water loving) vegetation and which has soils indicative of wet conditions.” S. 23.32(1), Wis. Stats.

Wetlands are a very valuable asset in the Town of Rush River. If a farmer, rancher, or contractor finds it necessary to drain, fill or alter wetland area, they must secure permission in writing from various governmental agencies, such as the Wisconsin DNR, Fish and Wildlife Service, or the Farm Service Agency.

Prior to any work on the original wetland, a new wetland area shall be established of an equal or greater size. This work will be performed at the expense of the person(s) wishing to disturb the original wetland. A DNR or Fish and Wildlife technician will be required to advise, and the landowner required retaining, a licensed design organization in developing a substitute wetland area and monitoring the construction process. The new wetland must not interfere with the use of the lands surrounding it.

Wetlands contribute to the social, economic, and environmental health of our nation in many ways:

- . By filtering pollutants, nutrients and sediment, wetlands protect water qualities in lakes, rivers, streams, and wells.
- . By storing runoff from heavy rains and snowmelts, wetlands reduce flood damage.
- . By providing essential habitat for fish, waterfowl, and other wildlife, wetlands provide recreational opportunities for state residents and visitors
- . By acting as a shoreline buffer, wetlands protect against erosion from waves and currents
- . By providing beautiful open spaces, wetlands enhance quality of life, and private property values

Many of these attributes were not widely appreciated until the 1970's and 80's. By then, more than half of the nations' marshes, swamps, bogs, and prairie potholes were destroyed. Many continue to be threatened by development.

There are many types of wetlands. Some are listed as follows:

- . Emergent wetlands, (marshes) are usually dominated by grass-like plants such as cattails, sedges, or bulrush.
- . Forested and scrub-shrub wetlands, usually referred to as swamps. Some may be flooded for long periods during a given year, or even years. Some are only flooded for short periods each year.
- . Floodplains provide numerous benefits to society, not the least of which is their capacity to check flood events. In the event a river is constricted to a channel, the height and velocity of its water will rise rapidly. However, as soon as a river's water has exceeded it's banks and enters a floodplain, it spreads out, losing most of its velocity and capacity for rising, in the process.
- . Bogs, develop in poorly drained depressional areas which contain mineral and nutrient poor rainwater. Bogs usually have a surface comprised of dense mats of sphagnum moss. Bog vegetation is often diverse and shelters a variety of strange and beautiful plants such as lady slipper orchids and carnivorous plants.

The Town of Rush River recognizes the importance of wetlands and encourages the additional development of wetlands within the Town provided the development does not cause a hardship or adverse environmental impact on neighboring landowners.

A property owner planning to build or develop near wetlands must contact the Town Board and the DNR, to adhere to and regulations concerning the protection of wetlands.

Summary

Development of wetlands by either draining or filling eliminates their natural function of storing and filtering pollutants, cleaning lakes, rivers and streams, making drinking water safer, providing valuable habitat for aquatic

and terrestrial animals and vegetation, replenishing groundwater and maintenance of stream flows, especially during dry months.

The Town of Rush River shall not permit destruction of wetlands for agricultural, domestic, or commercial development.

Wildlife Habitat

The Town of Rush River presently harbors several federally funded Fish and Wildlife nature area. The Town is interested in preserving existing Fish and Wildlife habitat. Our Town is home to all native species common to this vicinity of Wisconsin. Our fields, forest, and prairies are an important habitat for the preservation of these native species. In keeping with our community goal of open lands, we encourage residents to assist in the preservation of all species that call our Town home.

Parks and Open Areas

The Town of Rush River currently hosts one public park. The rural and “park like” atmosphere of our Town is such that there has been no community demand for public park facilities. Park is located in New Centerville.

Historical and Cultural Resources

Rush River is the home to two circa 1880’s Community churches. The two churches are Peace Lutheran and the New Centerville United Methodist Church. Churches in Rush River have served the community and cultural needs of local residents since the inception of the Town. These churches continue to meet most of the religious, cultural and community designs of Rush River residents. One church formally known as our Savior Lutheran Church built in 1888 has been remodeled & renamed to Historic Woodside Place and is now used for social gathering or Town function. It is now privately owned.

Our Town is also home to many hand-hewn barns that date to the 1800’s. These barns are still in use today and can be observed on a drive down nearly any of our rustic, picturesque Town roads.

Recreational and Other Natural Resources

The Town of Rush River is the headwaters to one of the pre-eminent trout streams in Wisconsin. Our woods and fields provide numerous hiking, snowmobiling, hunting, horseback riding and biking opportunities. Recreational opportunities exist due to the generous community spirit of the residents, as most of these endeavors are preformed on private lands.

Metallic and Non-Metallic Mineral Resources

St. Croix County regulates commercial non-metallic mining activities within the Town. The county requires a restorative/revegetation plan with any permit for the excavation of sand, gravel, and any other nonmetallic materials.

The southern two thirds of the Town have certain area potentially rich in sand and gravel that would be suitable for extraction. The soils that exist in these regions are rich in sand and gravel due to the historical glacial outwash that occurred over time. The melting waters of Wisconsin glaciers were instrumental in depositing high quality sand and gravel in the Town.

In certain areas of the Town bedrock is at or near the surface. These areas are most suited for quarrying stone. The bedrock includes Precambrian igneous, metamorphic, and sedimentary rocks, Cambrian sandstone and Ordovician dolomite and sandstone.

Currently there is one operational commercial nonmetallic mine in Rush River, located on the eastern edge of the Town, 2 miles south of I-94.

The authors of this plan are not aware of any metallic resources that exist in the Town.

Economic Development Element

The results of a 1998 Town survey indicate approximately one third of the residents of the Town are ages 25 or less, one third are ages 25-44, and one third are in the age group of 45 plus. A full 96 percent of Town residents own their own homes, of which 84 percent of the homes are located on one

or more acres. Approximately 26 percent of Town residents hold a college degree and 14 percent have completed vocational or technical training.

The primary factor influencing the economic base of the Town is the use of the agricultural lands within the Town. Future economic development in the Town will occur along the two major highway corridors in the Town, Interstate 94, and US Highway 63. Beyond these corridors the Town does not encourage future commercial development. Within these corridors, the Town encourages only the development of environmentally responsible agricultural related businesses.

Employment opportunities within the Town exist predominately within the agricultural framework that the community enjoys. As the Town is able to reserve its agricultural lands and wildlife habitat the Town will experience small job growth. The members so the Planning Committee have identified a substantial increase in the number of farmers willing to offer the fruits of their labor from an on the farm store. The committee believes it is in the best interest of the Town to support this type of direct farm marketing. Continued support of direct farm marketing will provide a reasonable level of job opportunities within the community as well as achieve the additional goal of preservation of the rural and agricultural nature of the Town.

The Town of Rush River does not harbor a known environmentally contaminated site within the Town.

Summary

The primary interest of the Town is to attract and retain only agricultural related businesses. The Town recognizes its strengths in retaining these types of businesses in the quality of its soil, and the level of average rainfall. The natural quality of the soil designates a majority of Town lands as potential sites for such agricultural related businesses. The Town is not encouraging sites for non-agricultural related businesses and industries. As of this date the Town recognizes the existence of four or five non-agricultural related businesses within Town boundaries. These businesses are recognized as pre-existing and will retain the support of the Town.

Intergovernmental Cooperation Element

The Town supports three local school districts through tax revenues: Baldwin-Woodville, St. Croix Central, and River Falls. Schools in the three school districts are not physically located in the Town of Rush River. The Town also supports two Vocational Institutions of higher learning. These two unites are the Wisconsin Technical Institute, located in New Richmond, Wisconsin, and the Chippewa Valley Technical Institute, in Eau Claire, Wisconsin.

“The Town is party to an intergovernmental cooperation agreement under Section 66.0301 with the United Fire Department at Baldwin, Wisconsin. This department furnishes both fire and ambulance services to Town residents. The Town is not party to a Cooperative Boundary Line Plan under Section 66.0307 or a Regional Planning Commission under Section 66.039, Wis. Stats.”

The Town maintains an ongoing relationship with neighboring governmental units. Lines of communication are continually maintained between these units to enhance the functionality and ability to serve the needs of the Town.

Resources of the regional, state, and other governmental entities are utilized by the Town to enhance the ability of the Town to serve the needs of its citizens.

Potential conflicts presently exist between the Town of Rush River and other governmental units. The conflicts relate directly to annexation, county sign ordinances, and the desire of Town residents to embrace direct farm marketing. Several Town residents have also been unduly harmed through irreconcilable differences between Town farmers who wish to advertise and direct market farm produce and the county of St. Croix, which attempts to severely restrict this activity.

“The Town adjoins the Village of Baldwin. The Village has undertaken various annexations of Town lands in the past several years. The Town will strive to limit annexation as annexation is likely to lead to dilution of the goals and priorities established by this Comprehensive Plan because of the attendant loss of agricultural land and its replacement with high-density housing, commercial and industrial uses.”

Normal avenues of conflict resolution and mediation will be pursued in order to resolve issues between the Town and surrounding governmental units.

Land Use Element

Approximately 75% of land in the Town of Rush River is zoned Ag 1, 22% is zoned agricultural/residential and the balance consists of small parcels of Ag II, Residential and Commercial. There are no lands in Rush River zoned Industrial or set aside in a Conservancy.

The greatest density of residential use exists in the Southern quadrant of the Town, near the old settlement of New Centerville. Throughout the other boundaries of Rush River there does not exist any type of residential density or intensity equal to that in New Centerville.

Almost all soils of sufficient quality and suitable erosion characteristics are being utilized for crop farming or grazing in the Town of Rush River.

There does not exist a sector with an intense industrial or commercial presence. The one parcel currently zoned commercial is located along I94, to the North at Exit 16.

Identifiable trends are a) continued demand for agricultural use land, b) pressure by outside residential developers to establish medium, high or low density residential single family or multi family complexes, c) requests by interested parties for additional commercial development along major and minor home occupation businesses.

It is planned that the supply of agricultural land will remain constant in Rush River as a balance is achieved with future farming interests desiring to maximize available acres for crop farming or grazing, and other interests in the Town seeking to preserve existing forests and wetlands.

There will be a continued effort by Town Residents to manage residential development within the Town in the foreseeable future. While, certain lands may be suitable for residential development, Town residents spoke out in a 1999 survey and emphasized their desire to preserve open lands within the Town, It is anticipated that future pressure exerted by potential residential

developers will be resisted by a majority of residents and Town leaders. Existing farmers and ranchers seek to preserve the rural and agricultural character of Town lands, and existing owners of smaller parcels desire the rural nature the Town currently offers.

As population centers increase in density and intensity surrounding the Town, Rush River will receive inquiries from commercial interests seeking to develop areas of commercial activity along the I-94 and US 63 corridors. The goal of this plan is to restrict future commercial development to businesses related to agriculture and embrace major and minor home occupations of various pursuits.

Rush River Planning Committee members have observed other governmental units place an inordinate emphasis on the needs and desires of non-residents to lands in St. Croix County. Accordingly, the Rush River Planning Commission will instead emphasize concern of existing residents in the Town of Rush River. We are not looking to change our Town; we are seeking to preserve it as it currently exists.

Under this Comprehensive Plan the Town Board is urged to implement the following changes:

- A) Rural Residential land, will require a minimum lot size of 20 Acres. Existing smaller parcels of less than 20 acres are grandfathered into this plan, which will allow one residence on less than 20 acres. The following examples will provide a framework for residential allowances on Rural Residential land. An existing 35-acre parcel can be divided into one 20-acre parcel and one 15-acre parcel with one residence allowed on each parcel. The grandfathered minimum lot size for existing isolated small parcels of Rural Residential land will be 2 acres on a 2-acre parcel. Existing 12-21-acre parcels are built able with one residence. An existing 22-acre parcel with an existing house can be divided into one 20-acre parcel and one 2-acre parcel with one residence on each parcel. A 63-acre parcel can be divided into two 20-acre parcels and one 23-acre parcel.

- B) On lands zoned as Ag 1, the minimum build able lot size shall be 35 acres.

C) An owner of Ag 1 land (farm A) may acquire an Additional existing parcel of Ag 1 land (farm B but may only consolidate the open lands of farm B into his existing farm. The land upon which the buildings on farm B are located may remain a separate parcel and will remain zoned Ag 1. This separate parcel from farm B cannot be further subdivided into smaller parcels.

D) (one) land division separating existing residence and existing out-buildings into a minimum of a 5-acre parcel. Parcel could not be further sub divided and must stay in Ag-1 zoning.

The supply of all types of land, including farm and residential land, are not expected to increase during the next 20 years, however the supply and development of wetlands are expected to increase as the writers of this document and Town leaders identify an environmentally sound need to establish new wetlands in our Town.

Implementation Element

All elements of this plan will serve to preserve the agricultural and forest integrity of the Town, and place limits upon residential and commercial development. Additional emphasis will be placed on the establishment of new wetland areas in the Town. The Town will look favorably upon individuals and families seeking to direct market farm products from their homes and farms in the Town.

Future decisions by Town Leaders regarding housing issues, employment, transportation needs, utility and community facilities, natural and cultural resources, economic policies, and land use, shall be guided by the policies and goals, specified herein, consistent with all the elements of this comprehensive plan. Changes to specific issues and zoning ordinances are likely to occur. Specifically, these changes include, but are not limited to:

1. Specification of minimum lot size for all construction in exclusive ag and ag residential lands. The Town will begin to implement subdivision ordinances consistent with the objectives, policies, and plans contained in previous paragraphs of this plan.
2. Guides for farming operations
3. Sign regulations more flexible than County ordinances.

4. Hazardous material accidents
5. Updating of official maps.
6. Guides for home-based businesses.
7. Guides for erosion control for new building and road construction. At this time, there are no existing storm sewers in the Town. The Town Board does not have any immediate plans to enact storm water control ordinances.
8. The Town Board does not have any immediate plans to enact historic preservation ordinances, site plan regulations, design review codes, or sanitary codes.
9. The Town Board plans to consider future forest and wetland ordinances.

Upon adoption of this plan work will begin immediately on development of ordinances for the Town Board to implement, relating to issues of this plan.

This plan will be a cohesive implementation of all interrelated elements of the entire plan. Each element of this plan will be integrated and made consistent with other elements of the plan through active management and review by the Planning Commission and the Town Board.

The Town proposes to receive a report every year at the annual Town meeting from the Rush River Planning Committee regarding the progress achieved in implementing policies of this comprehensive plan. This commission will measure the progress of the Town of Rush River in achieving the goals set in this plan and report the results to the Town Board. Reports that indicate a deviation from stated initial goals of the plan should initiate immediate response by the Town Board to insist plan progress meet plan goals. The planning commission recognizes that much of the information conveyed on attached exhibits at the end of this plan are 12 years of age or more. Due to the date of this information it is suggested that one of the stated goals of future Plan Commissions shall be to provide more current exhibits and data.

Future Plan Commission meetings will be convened upon notice from the Planning Commission Chair or the Town Chair.

This plan shall be updated no more than ten years from initial implementation. Prior to the ten-year anniversary of the implementation of

the plan, the Town Board will grant authority to the Planning Commission to deliver an updated version of the plan at the next annual meeting.

This concludes the stated policies and goals of the Town of Rush River Comprehensive Plan.

Approved this 21st day of April 2021

Town of Rush River Planning Commission

Sandi Hazer

Sandi Hazer

Planning Commission Chairman

Passed and adopted this 21st day of April 2021

Town of Rush River

St Croix County, Wisconsin

By:

Donald E. Schumacher

Donald E. Schumacher

Town Chairman

Randy Stillings

Randy Stillings

Supervisor

Attest:

Sandi Hazer

Sandi Hazer

Town Clerk

Janie DuBois

Janie DuBois

Supervisor

I, Sandi Hazer, upon adoption of the Comprehensive Plan by the Town Board, did on the 22nd of April 2021, posted at the Town Hall and published to the Town Website.

Sandi Hazer

Sandi Hazer, Clerk

Table 1.3
St. Croix County Historical Population and Population Change, 1960 to 2008, by MCD

	Year						Percent Change				
	1960	1970	1980	1990	2000	2008	'60-'70	'70-'80	'80-'90	'90-'00	'00-'08
Towns											
Baldwin	833	890	943	911	903	965	6.8%	6.0%	-3.4%	-0.9%	6.9%
Cady	762	670	724	643	710	815	-12.1%	8.1%	-11.2%	10.4%	14.8%
Cylon	614	620	717	639	629	672	1.0%	15.6%	-10.9%	-1.6%	6.8%
Eau Galle	717	720	897	756	882	1,077	0.4%	24.6%	-15.7%	16.7%	22.1%
Emerald	647	588	638	630	691	801	-9.1%	8.5%	-1.3%	9.7%	15.9%
Erin Prairie	499	516	661	647	658	683	3.4%	28.1%	-2.1%	1.7%	3.8%
Forest	674	649	631	614	590	642	-3.7%	-2.8%	-2.7%	-3.9%	8.8%
Glenwood	835	764	715	700	755	871	-8.5%	-6.4%	-2.1%	7.9%	15.4%
Hammond	773	764	822	819	947	1,693	-1.2%	7.6%	-0.4%	15.6%	78.8%
Hudson	649	925	2,012	3,692	6,213	7,931	42.5%	117.5%	83.5%	68.3%	27.7%
Kinnickinnic	667	755	1,051	1,139	1,400	1,688	13.2%	39.2%	8.4%	22.9%	20.6%
Pleasant Valley	310	330	360	384	430	497	6.5%	9.1%	6.7%	12.0%	15.6%
Richmond	701	1,091	1,338	1,400	1,556	2,883	55.6%	22.6%	4.6%	11.1%	85.3%
Rush River	403	439	476	419	498	529	8.9%	8.4%	-12.0%	18.9%	6.2%
St. Joseph/Houlton	1,068	1,357	2,180	2,657	3,436	3,884	27.1%	60.6%	21.9%	29.3%	13.0%
Somerset	976	1,185	1,833	1,975	2,644	3,447	21.4%	54.7%	7.7%	33.9%	30.4%
Springfield	814	811	816	772	808	930	-0.4%	0.6%	-5.4%	4.7%	15.1%
Stanton	640	975	1,083	1,042	1,003	1,004	52.3%	11.1%	-3.8%	-3.7%	0.1%
Star Prairie	1,015	1,390	1,900	2,098	2,944	3,544	36.9%	36.7%	10.4%	40.3%	20.4%
Troy	845	1,517	2,326	2,850	3,661	4,534	79.5%	53.3%	22.5%	28.5%	23.8%
Warren	614	622	897	1,008	1,320	1,541	1.3%	44.2%	12.4%	31.0%	16.7%
sub-total	15,056	17,578	23,020	25,795	32,678	40,631	16.8%	31.0%	12.1%	26.7%	24.3%
Villages											
Baldwin	1,184	1,399	1,620	2,022	2,667	3,568	18.2%	15.8%	24.8%	31.9%	33.8%
Deer Park	221	217	232	237	227	222	-1.8%	6.9%	2.2%	-4.2%	-2.2%
Hammond	645	768	991	1,097	1,153	1,638	19.1%	29.0%	10.7%	5.1%	42.1%
North Hudson	1,019	1,547	2,218	3,101	3,463	3,700	51.8%	43.4%	39.8%	11.7%	6.8%
Roberts	308	484	833	1,043	969	1,554	57.1%	72.1%	25.2%	-7.1%	60.4%
Somerset	729	778	860	1,065	1,556	2,300	6.7%	10.5%	23.8%	46.1%	47.8%
Spring Valley*	0	0	0	0	2	4	-	-	-	-	100.0%
Star Prairie	331	362	420	507	574	645	9.4%	16.0%	20.7%	13.2%	12.4%
Wilson	140	130	155	163	176	205	-7.1%	19.2%	5.2%	8.0%	16.5%
Woodville	430	522	725	942	1,104	1,328	21.4%	38.9%	29.9%	17.2%	20.3%
sub-total	5,007	6,207	8,054	10,177	11,891	15,164	24.0%	29.8%	26.4%	16.8%	27.5%
Cities											
Glenwood City	835	822	950	1,026	1,183	1,218	-1.6%	15.6%	8.0%	15.3%	3.0%
Hudson	4,325	5,049	5,434	6,378	8,775	11,865	16.7%	7.6%	17.4%	37.6%	35.2%
New Richmond	3,316	3,707	4,306	5,106	6,310	7,981	11.8%	16.2%	18.6%	23.6%	26.5%
River Falls*	625	991	1,498	1,769	2,318	2,843	58.6%	51.2%	18.1%	31.0%	22.6%
sub-total	9,101	10,569	12,188	14,279	18,586	23,907	16.1%	15.3%	17.2%	30.2%	28.6%
Total	29,164	34,354	43,262	50,251	63,155	79,702	17.8%	25.9%	16.2%	25.7%	26.2%

source: U.S. Census Bureau; 2008 Wisconsin Department of Administration Estimate

*Portion of Spring Valley and River Falls located in St. Croix County only.

**Table 1.7
Population by Age and Sex by Municipality – 2000 St. Croix County**

	Baldwin (T)	Cady (T)	Cylon (T)	Eau Galle (T)	Emerald (T)	Erin Prairie (T)	Forest (T)	Glenwood (T)	Hammond (T)	Hudson (T)	Kinnickinnic (T)	Pleasant Valley (T)	Richmond (T)	Rush River (T)
Total	903	710	629	882	691	658	590	755	947	6,213	1,400	430	1,556	498
Median Age	39.0	36.5	37.3	37.8	35.3	36.6	36.8	34.9	37.1	34.2	37.0	34.0	35.1	38.7
Male	444	365	339	459	356	334	318	404	489	3,188	694	218	799	259
Female	459	345	290	423	335	324	272	351	458	3,025	706	212	757	239
Male														
Under 5 years	19	24	31	18	25	19	21	23	26	242	44	19	58	14
5 to 9 years	22	25	25	42	24	27	27	32	40	296	61	16	63	20
10 to 14 years	39	30	22	36	30	26	23	43	47	314	68	23	79	21
15 to 17 years	37	20	17	32	21	15	27	29	31	213	26	11	51	18
18 and 19 years	10	12	7	11	10	14	6	17	17	96	18	5	18	11
20 years	4	7	1	6	5	3	4	0	3	23	8	3	6	4
21 years	6	1	7	2	5	6	4	4	7	20	2	4	8	1
22 to 24 years	11	10	14	9	8	9	10	6	8	70	17	6	27	3
25 to 29 years	19	24	15	19	19	18	15	20	19	144	20	10	40	5
30 to 34 years	16	16	23	29	23	12	20	27	22	228	45	15	50	15
35 to 39 years	43	38	26	43	32	41	25	29	51	336	68	15	76	24
40 to 44 years	57	26	26	35	32	35	27	51	37	335	66	19	77	35
45 to 49 years	43	39	28	41	39	25	22	37	54	295	70	26	66	19
50 to 54 years	40	22	28	31	17	25	21	19	31	251	76	12	64	16
55 to 59 years	19	25	17	34	18	25	17	13	26	155	39	6	32	12
60 and 61 years	9	2	8	6	8	6	5	8	10	42	8	3	10	6
62 to 64 years	12	4	10	16	11	5	10	9	6	38	9	4	13	5
65 to 69 years	12	11	14	22	9	8	13	11	20	53	18	7	31	11
70 to 74 years	13	13	10	11	6	7	7	12	15	17	17	7	14	10
75 to 79 years	10	9	7	10	8	4	6	5	12	10	8	4	11	3
80 to 84 years	2	4	3	4	4	2	7	5	4	5	4	3	2	5
85 years and over	1	3	0	2	2	2	1	4	3	5	2	0	3	1
Female														
Under 5 years	19	21	13	25	25	20	17	17	23	229	46	15	47	14
5 to 9 years	36	33	14	34	31	30	22	27	29	279	49	17	55	15
10 to 14 years	39	24	27	44	29	30	18	43	56	328	70	21	77	23
15 to 17 years	33	19	19	24	17	22	14	30	37	160	45	13	46	14
18 and 19 years	22	8	4	8	9	7	8	7	16	63	23	6	23	6
20 years	3	2	3	3	6	6	1	6	0	24	7	2	8	1
21 years	3	5	1	1	1	2	2	0	4	22	10	3	13	1
22 to 24 years	15	11	9	8	5	5	7	1	9	52	16	4	14	7
25 to 29 years	14	15	19	15	21	20	14	21	16	123	20	14	38	6
30 to 34 years	23	21	21	33	27	19	20	26	26	285	42	14	55	19
35 to 39 years	34	29	27	41	25	25	16	32	47	333	73	17	73	26
40 to 44 years	55	35	23	42	37	39	32	31	34	346	65	24	76	25
45 to 49 years	54	22	25	30	32	19	15	29	50	274	75	23	71	17
50 to 54 years	24	21	23	27	20	23	23	11	26	209	57	9	49	11
55 to 59 years	24	26	20	26	19	18	13	16	24	141	34	9	25	17
60 and 61 years	9	6	6	11	2	5	9	3	8	39	7	2	12	4
62 to 64 years	5	6	11	5	7	6	8	6	8	32	13	3	14	2
65 to 69 years	18	15	9	20	4	7	8	18	18	35	16	8	25	13
70 to 74 years	13	12	5	11	9	6	10	10	8	21	14	3	13	10
75 to 79 years	8	5	5	5	6	6	12	9	6	10	14	3	15	3
80 to 84 years	3	6	4	9	1	6	2	5	9	12	7	1	2	3
85 years and over	5	3	2	1	2	3	1	3	4	8	3	1	6	2

Table 1.7 continued on next page

**Table 1.10
Population Projections – 2000 to 2030 – St. Croix County by Minor Civil Division**

Municipality	Census 2000	Estimate 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030	% Change 2000-2030
Towns								
Baldwin	903	958	999	1,058	1,116	1,164	1,202	33.1%
Cady	710	785	846	921	997	1,064	1,124	58.3%
Cylon	629	671	696	735	772	803	826	31.3%
Eau Galle	882	995	1,100	1,209	1,318	1,419	1,507	70.9%
Emerald	691	781	851	939	1,027	1,109	1,182	71.1%
Erin Prairie	658	672	691	723	754	777	793	20.5%
Forest	590	627	651	687	722	750	773	31.0%
Glenwood	755	856	931	1,026	1,121	1,210	1,287	70.5%
Hammond	947	1,523	1,871	2,265	2,675	3,074	3,453	264.6%
Hudson	6,213	7,533	8,941	10,533	12,178	13,767	15,259	145.6%
Kinnickinnic	1,400	1,629	1,829	2,068	2,312	2,542	2,752	96.6%
Pleasant Valley	430	480	523	579	634	684	730	69.8%
Richmond	1,556	2,441	2,974	3,580	4,210	4,822	5,401	247.1%
Rush River	498	526	560	604	649	688	721	44.8%
St. Joseph	3,436	3,716	4,095	4,561	5,035	5,477	5,873	70.9%
Somerset	2,644	3,252	3,750	4,334	4,936	5,513	6,048	128.7%
Springfield	808	916	991	1,085	1,181	1,268	1,344	66.3%
Stanton	1,003	1,014	1,033	1,062	1,087	1,101	1,105	10.2%
Star Prairie	2,944	3,495	3,973	4,539	5,121	5,675	6,185	110.1%
Troy	3,661	4,385	5,011	5,748	6,503	7,224	7,889	115.5%
Warren	1,320	1,540	1,747	1,990	2,238	2,474	2,691	103.9%
Subtotal:	32,678	38,795	44,063	50,246	56,586	62,605	68,145	108.5%
Villages								
Baldwin	2,667	3,441	4,044	4,746	5,470	6,170	6,824	155.9%
Deer Park	227	224	225	229	232	234	232	2.2%
Hammond	1,153	1,649	1,951	2,300	2,661	3,009	3,337	189.4%
North Hudson	3,463	3,693	3,988	4,374	4,763	5,120	5,432	56.9%
Roberts	969	1,362	1,585	1,849	2,123	2,386	2,631	171.5%
Somerset	1,556	2,204	2,681	3,225	3,790	4,339	4,860	212.3%
Spring Valley*	574	634	693	768	842	912	974	69.7%
Star Prairie	2	3	3	3	2	3	3	50.0%
Wilson	176	194	209	229	249	267	282	60.2%
Woodville	1,104	1,292	1,436	1,630	1,830	2,018	2,191	98.5%
Subtotal:	11,891	14,696	16,815	19,353	21,962	24,458	26,766	125.1%
Cities								
Glenwood City	1,183	1,227	1,303	1,405	1,506	1,597	1,672	41.3%
Hudson	8,775	11,432	13,473	15,865	18,337	20,725	22,967	161.7%
New Richmond	6,310	7,566	8,638	9,917	11,230	12,485	13,643	116.2%
River Falls*	2,318	2,549	2,831	3,179	3,533	3,866	4,167	79.8%
Subtotal:	18,586	22,774	26,245	30,366	34,606	38,673	42,449	128.4%
St. Croix County	63,155	76,265	87,123	99,965	113,154	125,736	137,360	117.5%

source: U.S. Census Bureau & Wisconsin Department of Administration, Demographic Services Center, January 2008.

*Portion located in St. Croix County only.

Table 1.11
Household Projections - 2000 to 2030 – St. Croix County by Minor Civil Division

Municipality	Census 2000	Estimate 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030	% Change 2000-2030
Towns								
Baldwin	307	327	345	368	392	411	430	40.1
Cady	255	283	308	338	370	397	425	66.7
Cylon	227	243	255	271	287	301	314	38.3
Eau Galle	307	347	389	431	473	513	553	80.1
Emerald	236	267	295	328	362	394	425	80.1
Erin Prairie	227	233	242	255	268	278	288	26.9
Forest	203	217	227	242	256	268	280	37.9
Glenwood	254	289	318	353	389	422	456	79.5
Hammond	314	507	630	769	915	1,059	1,206	284.1
Hudson	1,925	2,349	2,822	3,349	3,903	4,443	4,994	159.4
Kinnickinnic	483	564	641	730	822	911	1,000	107.0
Pleasant Valley	145	163	180	199	220	239	259	78.6
Richmond	524	827	1,019	1,236	1,466	1,691	1,920	266.4
Rush River	171	182	196	212	230	245	261	52.6
St. Joseph	1,193	1,295	1,445	1,621	1,804	1,977	2,149	80.1
Somerset	927	1,145	1,336	1,554	1,785	2,007	2,233	140.9
Springfield	285	324	355	392	430	464	499	75.1
Stanton	352	357	368	381	394	401	408	15.9
Star Prairie	1,006	1,205	1,387	1,596	1,815	2,025	2,239	122.6
Troy	1,250	1,503	1,738	2,008	2,290	2,561	2,837	127.0
Warren	426	499	573	657	744	829	914	114.6
Subtotal:	11,017	13,126	15,069	17,290	19,615	21,836	24,090	118.7
Villages								
Baldwin	1,115	1,454	1,729	2,045	2,375	2,698	3,026	171.4
Deer Park	91	90	92	94	96	98	98	7.7
Hammond	433	627	750	891	1,039	1,184	1,332	207.6
North Hudson	1,315	1,407	1,538	1,699	1,866	2,019	2,172	65.2
Roberts	392	553	651	766	886	1,002	1,120	185.7
Somerset	635	903	1,111	1,347	1,596	1,839	2,089	229.0
Spring Valley*	212	235	260	290	321	350	378	78.3
Star Prairie	1	2	2	2	2	2	2	100.0
Wilson	66	73	80	88	97	104	112	69.7
Woodville	446	525	590	675	763	848	933	109.2
Subtotal:	4,706	5,869	6,803	7,897	9,041	10,144	11,262	139.3
Cities								
Glenwood City	460	479	515	559	604	646	685	48.9
Hudson	3,687	4,826	5,758	6,830	7,952	9,053	10,175	176.0
New Richmond	2,561	3,105	3,588	4,151	4,737	5,303	5,876	129.44
River Falls*	979	1,101	1,237	1,399	1,568	1,727	1,887	92.7
Subtotal:	7,687	9,511	11,098	12,939	14,861	16,729	18,623	142.3
St. Croix County	23,410	28,506	32,970	38,126	43,517	48,709	53,975	130.6

source: U.S. Census Bureau & Wisconsin Department of Administration, Demographic Services Center, January 2008.

*Portion located in St. Croix County only.

**Table 1.12C
St. Croix County Race Characteristics - 2000**

Municipality	Total Population	White	% White	Black/African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Other Race	Two or More Races	% Other Race
Towns										
Baldwin	881	846	96	0	3	3	0	0	29	4.0
Cady	713	701	98	0	3	0	0	0	9	1.7
Cylon	599	595	99	0	0	0	0	2	2	0.7
Eau Galle	906	900	99	0	0	0	2	2	2	0.7
Emerald	701	684	98	12	0	4	0	0	1	2.4
Erin Prairie	667	667	100	0	0	0	0	0	0	0.0
Forest	589	585	99	0	0	2	0	2	0	0.7
Glenwood	761	736	97	0	3	4	0	13	5	3.3
Hammond	973	953	98	0	8	0	0	0	12	2.1
Hudson	6,433	6,286	98	46	10	27	2	7	55	2.3
Kinnickinnic	1,417	1,391	98	0	0	7	0	0	19	1.8
Pleasant Valley	409	398	97	0	8	3	0	0	0	2.7
Richmond	1,585	1,573	99	0	0	0	0	8	4	0.8
Rush River	506	496	98	0	3	0	0	0	7	2.0
St. Joseph/Houlton	3,416	3,392	99	13	3	0	0	0	8	0.7
Somerset	2,732	2,653	97	5	16	20	0	0	38	2.9
Springfield	790	781	99	0	0	6	0	0	3	1.1
Stanton	1,054	1,012	96	0	7	31	0	0	4	4.0
Star Prairie	3,019	2,899	96	90	13	0	0	0	17	4.0
Troy	3,668	3,573	97	45	0	14	0	36	0	2.6
Warren	1,323	1,309	99	0	0	6	0	2	6	1.1
Villages										
Baldwin	2,665	2,616	98	3	5	10	0	0	31	1.8
Deer Park	263	263	100	0	0	0	0	0	0	0.0
Hammond	1,132	1,126	99	4	2	0	0	0	0	0.5
North Hudson	3,443	3,372	98	6	0	35	0	5	25	2.1
Roberts	976	952	98	0	4	8	0	9	3	2.5
Somerset	1,488	1,426	96	7	3	0	0	11	41	4.2
Star Prairie	519	513	99	4	0	0	0	0	2	1.2
Wilson	188	188	100	0	0	0	0	0	0	0.0
Woodville	1,113	1,101	99	0	0	0	0	10	2	1.1
Cities										
Glenwood City	1,181	1,164	99	0	5	0	0	0	12	1.4
Hudson	8,508	8,188	96	79	79	75	0	17	70	3.8
New Richmond	6,192	6,105	99	0	0	8	0	0	79	1.4
River Falls*	2,345	2,306	98	19	15	0	0	0	5	1.7
St. Croix County	63,155	61,750	98	333	190	263	4	124	491	2.2

Source: U.S. Census

*Portion of River Falls located in St. Croix County only.

Table 1.13 continued
Educational Attainment Levels – 1990 and 2000 – St. Croix County Municipal Units

	Educational Level	1990		2000	
		Number	Percent	Number	Percent
Town of Kinnickinnic	Persons 25 Years and Over	744	100.0	890	100.0
	Less than high school diploma	102	13.7	36	4.0
	High school graduate	255	34.3	268	30.1
	Some college, no degree	164	22.0	218	24.5
	Associate degree	34	4.6	98	11.0
	Bachelor's degree or higher	189	25.4	296	33.3
	High school graduate or higher	642	86.3	854	96.0
Town of Pleasant Valley	Persons 25 Years and Over	205	100.0	253	100.0
	Less than high school diploma	25	12.2	23	9.1
	High school graduate	77	37.6	88	34.8
	Some college, no degree	40	19.5	48	19.0
	Associate degree	18	8.8	36	14.2
	Bachelor's degree or higher	45	22.0	72	28.5
	High school graduate or higher	180	87.8	230	90.9
Town of Richmond	Persons 25 Years and Over	795	100.0	973	100.0
	Less than high school diploma	130	16.4	97	10.0
	High school graduate	348	43.8	367	37.7
	Some college, no degree	136	17.1	247	25.4
	Associate degree	58	7.3	72	7.4
	Bachelor's degree or higher	123	15.5	190	19.5
	High school graduate or higher	665	83.6	876	90.9
Town of Rush River	Persons 25 Years and Over	291	100.0	328	100.0
	Less than high school diploma	46	15.8	30	9.1
	High school graduate	138	47.4	137	41.8
	Some college, no degree	57	19.6	97	29.6
	Associate degree	23	7.9	35	10.7
	Bachelor's degree or higher	27	9.3	29	8.8
	High school graduate or higher	245	84.2	298	90.0
Town of St. Joseph/Houlton	Persons 25 Years and Over	1,632	100.0	2,268	100.0
	Less than high school diploma	54	3.3	83	3.7
	High school graduate	574	35.2	669	29.5
	Some college, no degree	307	18.8	575	25.4
	Associate degree	160	9.8	202	8.9
	Bachelor's degree or higher	407	24.9	739	32.6
	High school graduate or higher	1,448	88.7	2,185	96.3

Table 1.14 continued
Labor Force – 1990 and 2000 – St. Croix County Municipal Units

	Persons 16 and over	# in Labor Force	% in Labor Force	Employed	Unemployed	% Unemployed
Town of Pleasant Valley						
1990	264	195	73.9	193	2	1.0
2000	295	233	79.0	224	9	3.9
Town of Richmond						
1990	994	818	82.3	785	33	4.0
2000	1,186	913	77.0	895	18	2.0
Town of Rush River						
1990	318	226	71.1	217	9	4.0
2000	400	305	76.3	297	8	2.6
Town of St. Joseph/Houlton						
1990	1,919	1,515	78.9	1,459	56	3.7
2000	2,497	1,997	80.0	1,918	79	4.0
Town of Somerset						
1990	1,423	1,078	75.8	1,022	56	5.2
2000	2,054	1,605	78.1	1,540	65	4.0
Town of Springfield						
1990	543	392	72.2	373	19	4.8
2000	616	474	76.9	450	24	5.1
Town of Stanton						
1990	730	580	79.5	554	26	4.5
2000	787	607	77.1	591	16	2.6
Town of Star Prairie						
1990	1,537	1,009	65.6	949	60	5.9
2000	2,273	1,633	71.8	1,592	41	2.5
Town of Troy						
1990	2,206	1,819	82.5	1,777	42	2.3
2000	2,684	2,094	78.0	2,068	26	1.2
Town of Warren						
1990	707	564	79.8	549	15	2.7
2000	969	784	80.9	772	12	1.5
Village of Baldwin						
1990	1,549	1,000	64.6	947	53	5.3
2000	2,091	1,466	70.1	1,407	59	4.0

Table 1.16 continued
Employment By Industry – 1990 and 2000 – St. Croix County Municipal Units
(yellow shading indicates combined categories)

	1990		2000	
	Number	Percent	Number	Percent
Town of Richmond				
Agriculture, forestry, fishing, hunting & mining	95	12.1	69	7.7
Construction	49	6.2	46	5.1
Manufacturing	247	31.5	231	25.8
Wholesale trade	26	3.3	22	2.5
Retail trade	85	10.8	72	8.0
Transportation, warehousing and utilities	34	4.3	55	6.1
Information	1	0.1	5	0.6
Finance, insurance, real estate, rental & leasing	35	4.5	54	6.0
Professional, scientific, management, administrative and waste management services	42	5.4	55	6.1
Educational, health and social services	115	14.6	158	17.7
Arts, entertainment, recreation, accommodation and food services	42	5.4	74	8.3
Other services, except public administration			21	2.3
Public administration	14	1.8	33	3.7
Total Employment (16 years and over)	785	100.0	895	100.0
Town of Rush River				
Agriculture, forestry, fishing, hunting & mining	54	24.9	32	10.8
Construction	4	1.8	23	7.7
Manufacturing	51	23.5	73	24.6
Wholesale trade	4	1.8	8	2.7
Retail trade	31	14.3	13	4.4
Transportation, warehousing and utilities	13	6.0	21	7.1
Information	1	0.5	3	1.0
Finance, insurance, real estate, rental & leasing	10	4.6	23	7.7
Professional, scientific, management, administrative and waste management services	12	5.5	11	3.7
Educational, health and social services	18	8.3	44	14.8
Arts, entertainment, recreation, accommodation and food services	7	3.2	21	7.1
Other services, except public administration			13	4.4
Public administration	12	5.5	12	4.0
Total Employment (16 years and over)	217	100.0	297	100.0

Table 1.17 continued
Employment By Occupation – 1990 and 2000 – St. Croix County Municipal Units
(yellow and green shading indicates combined categories)

	1990		2000	
	Number	Percent	Number	Percent
Town of Richmond				
Executive, administrative and managerial	67	8.5	278	31.1
Professional	84	10.7		
Technician	16	2.0		
Sales	72	9.2	217	24.2
Administrative support, including clerical	89	11.3		
Service	99	12.6	96	10.7
Farming, forestry, fishing	82	10.4	25	2.8
Construction, extraction and maintenance			100	11.2
Precision production, craft and repair	96	12.2	179	20.0
Machine operators, assemblers and inspectors	96	12.2		
Transportation and material moving	41	5.2		
Handlers, equipment cleaners, helpers & laborers	43	5.5		
Total Employment (16 years and over)	785	100.0	895	100.0
Town of Rush River				
Executive, administrative and managerial	31	14.3	86	29.0
Professional	10	4.6		
Technician	8	3.7		
Sales	12	5.5	73	24.6
Administrative support, including clerical	23	10.6		
Service	27	12.4	42	14.1
Farming, forestry, fishing	46	21.2	10	3.4
Construction, extraction and maintenance			22	7.4
Precision production, craft and repair	21	9.7	64	21.5
Machine operators, assemblers and inspectors	16	7.4		
Transportation and material moving	13	6.0		
Handlers, equipment cleaners, helpers & laborers	10	4.6		
Total Employment (16 years and over)	217	100.0	297	100.0
Town of St. Joseph/Houlton				
Executive, administrative and managerial	191	13.1	763	39.8
Professional	225	15.4		
Technician	50	3.4		
Sales	144	9.9	485	25.3
Administrative support, including clerical	196	13.4		
Service	176	12.1	186	9.7
Farming, forestry, fishing	61	4.2	0	0
Construction, extraction and maintenance			214	11.2
Precision production, craft and repair	212	14.5	270	14.1
Machine operators, assemblers and inspectors	119	8.2		
Transportation and material moving	44	3.0		
Handlers, equipment cleaners, helpers & laborers	41	2.8		
Total Employment (16 years and over)	1,459	100.0	1,918	100.0

Data Tables and Map

Table 2.1
Housing Units – 1980 to 2000 – St. Croix County Municipalities

Municipality	1980	1990	2000	Percent Change	
				1980-90	1990-00
Towns					
Baldwin	274	288	315	5.1%	9.4%
Cady	248	240	264	-3.2%	10.0%
Cylon	229	227	232	-.9%	2.2%
Eau Galle	286	269	320	-5.9%	19.0%
Emerald	189	203	244	7.4%	20.2%
Erin Prairie	193	208	234	7.8%	12.5%
Forest	199	207	218	4.0%	5.3%
Glenwood	221	239	263	8.1%	10.0%
Hammond	250	271	318	8.4%	17.3%
Hudson	595	1,144	1,962	92.3%	71.5%
Kinnickinnic	336	364	492	8.3%	35.2%
Pleasant Valley	111	128	150	15.3%	17.2%
Richmond	385	467	530	21.3%	13.5%
Rush River	154	151	173	-1.9%	14.6%
St. Joseph	759	974	1,259	28.3%	29.3%
Somerset	583	722	963	23.8%	33.4%
Springfield	267	268	299	.4%	12.0%
Stanton	340	353	363	3.8%	2.8%
Star Prairie	631	761	1,079	20.6%	41.8%
Troy	795	1,033	1,328	29.9%	28.6%
Warren	250	327	437	30.8%	33.6%
Villages					
Baldwin	678	822	1,144	21.2%	39.2%
Deer Park	92	98	94	6.5%	-4.1%
Hammond	367	406	438	10.6%	7.9%
North Hudson	753	1,122	1,358	49.0%	21.0%
Roberts	281	389	402	38.4%	3.3%
Somerset	318	417	659	31.1%	58.0%
Spring Valley*	1	0	0	-100%	0.0%
Star Prairie	165	201	215	21.8%	7.0%
Wilson	58	57	69	-1.7%	21.1%
Woodville	282	371	460	31.6%	24.0%
Cities					
Glenwood	379	418	491	10.3%	17.5%
Hudson	2,055	2,634	3,831	28.2%	45.4%
New Richmond	1,665	2,025	2,657	21.6%	31.2%
River Falls**	535	715	1,002	33.6%	40.1%
St. Croix County	14,924	18,519	24,263	24.1%	31.0%

source: U.S. Census.

* Portion of Spring Valley located in St. Croix County only. **Portion of River Falls located in St. Croix County only.

Table 2.10
Housing Unit Projections – 2000 to 2030 – St. Croix County Municipalities

Municipality	2000	Proj. 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030	% Change 2000-2030
Towns								
Baldwin	315	336	354	378	402	422	441	40.0
Cady	264	293	319	350	383	411	440	66.7
Cylon	232	248	261	277	293	308	321	38.4
Eau Galle	320	362	405	449	493	535	576	80.0
Emerald	244	276	305	339	374	407	439	79.9
Erin Prairie	234	240	249	263	276	287	297	26.9
Forest	218	233	244	260	275	288	301	38.1
Glenwood	263	299	329	366	403	437	472	79.5
Hammond	318	513	638	779	927	1,073	1,221	284.0
Hudson	1,962	2,394	2,876	3,414	3,978	4,529	5,090	159.4
Kinnickinnic	492	575	653	744	837	928	1,019	107.1
Pleasant Valley	150	169	186	206	228	247	268	78.7
Richmond	530	836	1,032	1,250	1,483	1,710	1,942	266.4
Rush River	173	184	198	214	233	248	264	52.6
St. Joseph	1,259	1,367	1,525	1,711	1,904	2,086	2,268	80.1
Somerset	963	1,189	1,388	1,614	1,854	2,085	2,320	140.9
Springfield	299	340	372	411	451	487	523	74.9
Stanton	363	368	379	393	406	414	421	16.0
Star Prairie	1,079	1,293	1,488	1,712	1,947	2,172	2,402	122.6
Troy	1,328	1,597	1,846	2,133	2,433	2,721	3,014	127.0
Warren	437	512	588	674	766	850	938	114.6
Villages								
Baldwin	1,144	1,492	1,774	2,098	2,437	2,768	3,105	171.4
Deer Park	94	93	95	97	99	101	101	7.4
Hammond	438	634	759	901	1,051	1,198	1,347	207.5
North Hudson	1,358	1,453	1,588	1,755	1,927	2,085	2,243	65.2
Roberts	402	567	668	786	909	1,028	1,149	185.8
Somerset	659	937	1,153	1,398	1,656	1,908	2,168	229.0
Spring Valley*	0	0	0	0	0	0	0	0
Star Prairie	215	238	264	294	326	355	383	78.1
Wilson	69	74	84	92	101	109	110	59.4
Woodville	460	541	608	696	787	875	962	109.1
Cities								
Glenwood	491	511	550	597	645	690	731	48.9
Hudson	3,831	5,015	5,983	7,097	8,263	9,407	10,573	180.7
New Richmond	2,657	3,221	3,722	4,306	4,914	5,502	6,096	129.4
River Falls*	1,002	1,110	1,247	1,410	1,581	1,741	1,902	89.8
St. Croix County*	24,263	29,546	34,173	39,517	45,105	50,487	55,944	130.6

source: U.S. Census.

Portion of Spring Valley located in St. Croix County only. **Portion of River Falls located in St. Croix County only.

Table 2.11
Household Projections – 2000 to 2030 – St. Croix County Municipalities

Municipality	2000	Proj. 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030	% Change 2000-2030
Towns								
Baldwin	307	327	345	368	392	411	430	40.1
Cady	255	283	308	338	370	397	425	66.7
Cylon	227	243	255	271	287	301	314	38.3
Eau Galle	307	347	389	431	473	513	553	80.1
Emerald	236	267	295	328	362	394	425	80.1
Erin Prairie	227	233	242	255	268	278	288	26.9
Forest	203	217	227	242	256	268	280	37.9
Glenwood	254	289	318	353	389	422	456	79.5
Hammond	314	507	630	769	915	1,059	1,206	284.1
Hudson	1,925	2,349	2,822	3,349	3,903	4,443	4,994	159.4
Kinnickinnic	483	564	641	730	822	911	1,000	107.0
Pleasant Valley	145	163	180	199	220	239	259	78.6
Richmond	524	827	1,019	1,236	1,466	1,691	1,920	266.4
Rush River	171	182	196	212	230	245	261	52.6
St. Joseph	1,193	1,295	1,445	1,621	1,804	1,977	2,149	80.1
Somerset	9271	1,145	1,336	1,554	1,785	2,077	2,233	140.9
Springfield	285	324	355	392	430	464	499	75.1
Stanton	352	357	368	381	394	401	408	15.9
Star Prairie	1,006	1,205	1,387	1,596	1,815	2,025	2,239	122.6
Troy	1,250	1,503	1,738	2,008	2,290	2,561	2,837	127.0
Warren	426	499	573	657	744	829	914	114.6
Subtotal:	11,017	13,126	15,069	17,290	19,615	21,836	24,090	118.7
Villages								
Baldwin	1,115	1,454	1,729	2,045	2,375	2,698	3,026	171.4
Deer Park	91	90	92	94	96	98	98	7.7
Hammond	433	627	750	891	1,039	1,184	1,332	207.6
North Hudson	1,315	1,407	1,538	1,699	1,866	2,019	2,172	65.2
Roberts	392	553	651	766	886	1,002	1,120	185.7
Somerset	635	903	1,111	1,347	1,596	1,839	2,089	229.0
Spring Valley*	1	235	260	290	321	350	378	78.3
Star Prairie	212	2	2	2	2	2	2	100.0
Wilson	66	73	80	88	97	104	112	69.7
Woodville	446	525	590	675	763	848	933	109.2
Subtotal:	4,706	5,869	6,803	7,897	9,041	10,144	11,262	139.31
Cities								
Glenwood	460	479	515	559	604	646	685	48.9
Hudson	3,687	4,826	5,758	6,830	7,952	9,053	10,175	176.0
New Richmond	2,561	3,105	3,588	4,151	4,737	5,303	5,876	129.4
River Falls*	979	1,101	1,237	1,399	1,568	1,727	1,887	92.7
Subtotal:	7,687	9,511	11,098	12,939	14,861	16,729	18,623	142.27
St. Croix County*	23,410	28,506	32,970	38,126	43,517	48,709	53,975	130.6

source: Wisconsin Department of Administration, Demographic Services Center, October 2008.
 Projections are Pre-Release Version for Research and Analysis Only.

Table 3.3 – Local Road mileage by Municipality and Jurisdiction

Municipality Name	Gross Road Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
T. Baldwin	67.32	14.60	52.72		10.28	4.32			52.72
T. Cady	57.38	11.45	45.93		6.75	4.70			45.93
T. Cylon	47.31	9.30	38.01		0.65	8.65			38.01
T. Eau Galle	65.68	17.49	48.19		11.46	6.03			48.19
T. Emerald	64.16	17.71	46.45		8.94	8.77			46.45
T. Erin Prairie	65.21	18.04	47.17		14.95	3.09			47.17
T. Forest	61.54	15.29	46.25		6.10	9.19			46.25
T. Glenwood	64.34	18.00	46.34		13.26	4.74			46.34
T. Hammond	74.68	16.20	58.48		16.20				58.48
T. Hudson	109.06	10.62	98.44	5.41	4.90	0.31	4.08	10.45	83.91
T. Kinnickinnic	64.65	21.42	43.23	0.51	13.35	7.56			43.23
T. Pleasant Valley	36.80	17.95	18.85		12.08	5.87			18.85
T. Richmond	82.61	15.79	66.82	2.97	12.82		0.20	1.10	65.52
T. Rush River	34.73	13.46	21.27		9.36	4.10			21.27
T. Somerset	115.69	15.00	100.69		11.83	3.17		6.75	93.94
T. Springfield	57.11	22.85	34.26		10.69	12.16			34.26
T. Stanton	55.66	13.06	42.60	0.11	11.92	1.03	0.03		42.57
T. Star Prairie	81.84	19.57	62.27	2.06	17.51		0.08	1.00	61.19
T. St. Joseph	86.17	21.21	64.96	0.27	20.94			11.41	53.55
T. Troy	102.85	14.96	87.89	6.71	4.16	4.09	0.06	12.72	75.11
T. Warren	53.06	6.13	46.93		6.13			3.03	43.90
Village of Baldwin	23.64	0.18	23.46		0.18			0.88	22.58
V. Deer Park	3.65	0.62	3.03		0.37	0.25			3.03
V. Hammond	12.40	0.00	12.40					2.29	10.11
V. North Hudson	17.45	0.00	17.45					3.80	13.65
V. Roberts	12.86	0.03	12.83		0.03			2.06	10.77
V. Somerset	16.78	0.00	16.78					2.81	13.97
V. Spring Valley	1.27	0.98	0.29			0.98			0.29
V. Star Prairie	6.97	2.07	4.90		2.07				4.90
V. Wilson	4.33	0.00	4.33						4.33
V. Woodville	11.30	0.46	10.84			0.46		2.11	8.73
C. Glenwood Spring	9.79	1.06	8.73		1.06			0.25	8.48
C. Hudson	70.64	0.19	70.45	0.19			11.62	6.84	51.99
C. New Richmond	58.38	2.27	56.11	1.42	0.69	0.16	3.55	5.11	47.45
C. River Falls	21.53	0.68	20.85	0.36		0.32	1.32	0.83	18.70
TOTALS	1718.84	338.64	1380.20	20.01	228.68	89.95	20.94	73.44	1285.82

source: Wisconsin Information System for Local Roads, WisDOT, January 1, 2008.

Highway Projects in the County

Various construction and repair projects are programmed for the State highways in St. Croix County between 2008 and 2013. A total of 102 miles are scheduled for improvement over this six-year period (See Table 3.4).

Cemeteries

Table 4.11 lists the cemeteries in St. Croix County as identified at the St. Croix County USGenWeb site (<http://www.rootsweb.ancestry.com/~wiSt. Croix/>) and in the book *Cemetery Locations in Wisconsin* compiled by Linda Herrick and Wendy Uncapher. This list does not necessarily include all smaller cemeteries, family plots, or Native American burial sites. Further, some of these cemeteries may be no longer in use. As needed, each individual community plan may identify any additional known cemeteries and any issues, needs, or policies related to those cemeteries in their community.

Table 4.11 – St. Croix County Cemeteries

Towns	Cemeteries
Baldwin	Immanuel Evangelical Lutheran
Cady	Wilson
	Saint Michael
Cylon	Holy Rosary
	Cylon Methodist
Eau Galle	Brookville
Emerald	Greenwood
Erin Prairie	Saint Patrick's Catholic
Forest	Forest
	Immanuel
	Saint John's Lutheran
Glenwood	St. Johns (may be in City)
Hammond	Catholic
Hudson	Saint Patrick's Catholic
Kinnickinnic	Kinnickinnic
Pleasant Valley	Pleasant Valley
Richmond	Boardman
Rush River	North Rush River
	Woodside
	Mt. Olivet (part in Pierce Co.)
St. Joseph	Houlton
	Pioneer
Somerset	German Lutheran Emmanuel
Springfield	Oakwood
Stanton	Stanton Township Catholic
Star Prairie	St. Croix Co. Poor Farm & Asylum
	Oakland
Troy	German Settlement/Schwalen
	Mann
Warren	Warren

traditional farms, the 12 percent of total farms can also be defined as misleading, since many farms are not traditional crop producing operations. However, the 66 percent reduction of dairy farms over a 15 year time span is extremely significant.

Table 5.3 Assessed Agricultural Parcels and Acreage by Municipality – 1990 and 2007 – St. Croix County

	Total Parcels			Total Acres			
	1990	2007	# Change	1990	2007	# Change	% Change
TOWNS							
Baldwin	649	589	-60	18,601	14,325	-4,276	-23.0
Cady	558	587	29	16,266	14,408	-1,858	-11.4
Cylon	503	458	-45	15,039	12,179	-2,860	-19.0
Eau Galle*	669	585	-84	17,703	11,704	-5,999	-33.9
Emerald	614	589	-25	19,371	15,837	-3,534	-18.2
Erin Prairie	597	539	-58	19,770	16,831	-2,939	-14.9
Forest	564	538	-26	20,108	15,238	-4,870	-24.2
Glenwood	617	621	4	19,152	13,972	-5,180	-27.0
Hammond	642	644	2	20,064	15,652	-4,412	-22.0
Hudson	334	122	-212	8,136	2,524	-5,612	-69.0
Kinnickinnic	664	637	-27	17,907	14,196	-3,711	-20.7
Pleasant Valley	338	313	-25	10,577	8,942	-1,635	-15.5
Richmond	588	479	-109	18,092	12,063	-6,029	-33.3
Rush River	341	330	-11	10,088	8,188	-1,900	-18.8
Saint Joseph	426	312	-114	11,340	7,328	-4,012	-35.4
Somerset	738	483	-255	17,706	10,408	-7,298	-41.2
Springfield	610	519	-91	18,408	12,899	-5,509	-29.9
Stanton	563	494	-69	17,594	14,087	-3,507	-19.9
Star Prairie	535	311	-224	14,230	7,054	-7,176	-50.4
Troy	634	477	-157	16,840	12,124	-4,716	-28.0
Warren	621	524	-97	18,764	13,678	-5,086	-27.1
TOTALS	11,805	10,151	-1,654	345,756	253,637	-92,119	-26.6
VILLAGES							
Baldwin	25	16	-9	305	264	-41	-13.4
Deer Park	10	11	1	326	196	-130	-39.9
Hammond	18	30	12	513	690	177	34.5
North Hudson	0	0	0	0	0	0	n/a
Roberts	0	16	16	0	56	56	n/a
Somerset	16	2	-14	259	29	-230	-88.8
Star Prairie	34	29	-5	800	496	-304	-38.0
Spring Valley**	n/a	4	4	n/a	64	n/a	n/a
Wilson	37	19	-18	935	222	-713	-76.3
Woodville	16	12	-4	315	135	-180	-57.1
TOTAL	156	139	-17	3453	2152	-1,301	-37.7
CITIES							
Glenwood City	39	15	-24	805	315	-490	-60.9
Hudson	11	0	-11	270	0	-270	-100.0
New Richmond	7	36	29	136	1,444	1,308	961.8
River Falls	20	8	-12	286	107	-179	-62.6
TOTAL	77	59	-18	1497	1866	369	24.6
COUNTY TOTAL	12038	10349	-1689	350,706	257,655	-93,051	-26.5

Source: Wisconsin Department of Revenue

* Eau Galle did not have information available for 1990, so 1989 data was used.

** Spring Valley did not have information available for 1989, 1990, and 1991.

use conservation design techniques in order to allow for development and preserve the environmental and aesthetic value.

Table 5.7 - Assessed Forest and AG Forest Parcels and Acreage by Town - 1990 - 2007 – St. Croix County

Town	Total Parcels				Total Acres			
	1990	2007*	Change #	1990 - 2007 % Change	1990	2007*	Change #	1990 - 2007 % Change
Baldwin	109	175	66	60.6	882	1,747	865	98.1
Cady	215	200	-15	-7.0	3,649	3,060	-589	-16.1
Cylon	264	253	-11	-4.2	3,753	3,542	-211	-5.6
Eau Galle**	54	388	334	618.5	702	4,045	3,343	476.2
Emerald	126	268	142	112.7	1,757	3,499	1,742	99.1
Erin Prairie	75	119	44	58.7	993	1,651	658	66.3
Forest	127	296	169	133.1	2,434	4,999	2,565	105.4
Glenwood	116	333	217	187.1	1,273	3,240	1,967	154.5
Hammond	33	152	119	360.6	319	787	468	146.7
Hudson	54	38	-16	-29.6	694	372	-322	-46.4
Kinnickinnic	241	271	30	12.4	2,332	2,901	569	24.4
Pleasant Valley	109	88	-21	-19.3	543	620	77	14.2
Richmond	98	99	1	1.0	928	1,013	85	9.2
Rush River	46	79	33	71.7	449	772	323	71.9
Saint Joseph	192	190	-2	-1.0	2,340	2,233	-107	-4.6
Somerset	374	255	-119	-31.8	5,116	3,664	-1,452	-28.4
Springfield	99	221	122	123.2	1,839	3,258	1,419	77.2
Stanton	176	152	-24	-13.6	1,395	1,567	172	12.3
Star Prairie	110	244	134	121.8	1,594	3,200	1,606	100.8
Troy	189	174	-15	-7.9	2,209	1,905	-304	-13.8
Warren	95	139	44	46.3	965	2,068	1,103	114.3
TOTALS	2,902	4,134	1,232	42.5	36,166	50,143	13,977	38.6

Source: Wisconsin Department of Revenue

* Between 2003 and 2007, the Department of Revenue changed the classification system and included the category "AG Forest". This alteration has in most cases influenced the comparison of 2007 data and the data from the previous three years.

** 1990 data was not available, so 1996 data was used.

Grasslands and Prairie

Many parts of St. Croix County were originally covered by prairie, most of which does not remain today. Existing grassland areas are spread throughout the county (Map 5.12). The northwestern part of the county has larger patches of grassland which are intermingled with forests and woodlands.

Prairie is the term used to describe the grassland type that predominated Wisconsin prior to Euro-American settlement. Prairies 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. The reduction of prairie in the state means that an estimated 20 percent of the original grassland plants are considered rare in the state. Consequently, many species of plants and animals associated with Wisconsin prairies are endangered, threatened or of special concern.

Land Use Tables

Table 7.6

Assessed Residential Acres by Municipality • 1987, 1997 and 2007

St. Croix County

Town	Total Acres			87-07 Percent Change	97-07 Percent Change
	1987	1997	2007		
Baldwin	450	682	873	94.00%	28.01%
Cady	379	689	623	64.38%	-9.58%
Cylon	354	719	770	117.51%	7.09%
Eau Galle	917	582	1,148	25.19%	97.25%
Emerald	139	529	709	410.07%	34.03%
Erin Prairie	295	478	777	163.39%	62.55%
Forest	170	266	404	137.65%	51.88%
Glenwood	170	378	610	258.82%	61.38%
Hammond	431	818	2,034	371.93%	148.66%
Hudson	3,609	5,783	7,936	119.89%	37.23%
Kinnickinnic	908	2,260	2,722	199.78%	20.44%
Pleasant Valley	157	240	653	315.92%	172.08%
Richmond	707	1,182	3,233	357.28%	173.52%
Rush River	210	342	498	137.14%	45.61%
St. Joseph	3,500	4,737	6,318	80.51%	33.38%
Somerset	3,148	4,718	7,328	132.78%	55.32%
Springfield	233	394	709	204.29%	79.95%
Stanton	412	618	740	79.61%	19.74%
Star Prairie	1,708	3,164	4,183	144.91%	32.21%
Troy	2,878	3,700	5,395	87.46%	45.81%
Warren	914	2,139	2,437	166.63%	13.93%
TOTAL	21,689	34,418	50,100	130.99%	45.56%
Villages					
Baldwin	25	22	91	264.00%	313.64%
Deer Park	34	39	31	-8.82%	-20.51%
Hammond	NA	121	202	--	66.94%
North Hudson	9	13	31	244.44%	138.46%
Roberts	NA	NA	53	--	--
Somerset	51	55	187	266.67%	240.00%
Star Prairie	193	251	267	38.34%	6.37%
Spring Valley +	NA	0	42	--	42,000%
Wilson	25	28	75	200.00%	167.86%
Woodville	55	165	240	336.36%	45.45%
TOTAL	393	694	1,219	210.18%	75.65%
Cities					
Glenwood City	30	123	372	1140.00%	202.44%
Hudson	NA	NA	561	--	--
New Richmond	NA	52	302	--	480.77%
River Falls +	NA	23	92	--	300.00%
TOTAL	30	198	1,327	4323.33%	570.20%
COUNTY TOTAL	22,112	35,300	52,646	138.09%	49.14%

Source: WI DOR + Portion in St. Croix County.

Table 7.7

Assessed Commercial Acres by Municipality • 1987, 1997 and 2007
St. Croix County

Town	Total Acres			87-07 Percent Change	97-07 Percent Change
	1987	1997	2007		
Baldwin	38	45	115	202.63%	155.56%
Cady	19	37	46	142.11%	24.32%
Cylon	24	47	47	95.83%	0.00%
Eau Galle	70	59	24	-65.71%	-59.32%
Emerald	16	32	18	12.50%	-43.75%
Erin Prairie	6	6	7	16.67%	16.67%
Forest	22	23	29	31.82%	26.09%
Glenwood	24	4	19	-20.83%	375.00%
Hammond	137	162	253	84.67%	56.17%
Hudson	565	730	442	-21.77%	-39.45%
Kinnickinnic	89	76	49	-44.94%	-35.53%
Pleasant Valley	26	24	11	-57.69%	-54.17%
Richmond	76	64	350	360.53%	446.88%
Rush River	11	7	7	-36.36%	0.00%
St. Joseph	206	200	282	36.89%	41.00%
Somerset	419	654	500	19.33%	-23.55%
Springfield	19	51	53	178.95%	3.92%
Stanton	57	55	44	-22.81%	-20.00%
Star Prairie	124	329	379	205.65%	15.20%
Troy	97	257	460	374.23%	78.99%
Warren	14	183	242	1628.57%	32.24%
TOTAL	2,059	3,045	3,377	64.01%	10.90%
Villages					
Baldwin	20	100	141	605.00%	41.00%
Deer Park	19	3	5	-73.68%	66.67%
Hammond	NA	23	64	--	178.26%
North Hudson	8	22	23	187.50%	4.55%
Roberts	39	52	98	151.28%	88.46%
Somerset	52	132	201	286.54%	52.27%
Star Prairie	4	7	11	175.00%	57.14%
Spring Valley +	NA	0	0	--	0%
Wilson	NA	1	NA	--	--
Woodville	12	19	69	475.00%	263.16%
TOTAL	154	359	612	297.40%	70.47%
Cities					
Glenwood City	10	40	45	350.00%	12.50%
Hudson	NA	NA	847	--	--
New Richmond	50	27	76	52.00%	181.48%
River Falls +	NA	58	102	--	75.86%
TOTAL	60	125	1,070	1683.33%	756.00%
COUNTY TOTAL	2,273	3,529	5,059	122.57%	43.36%

Source: WIDOR + Portion in St. Croix County.

Table 7.8
Assessed Industrial Acres by Municipality • 1987, 1997 and 2007
St. Croix County

Town	Total Acres			87-07 Percent Change	97-07 Percent Change
	1987	1997	2007		
Baldwin	14	14	0	-100.00%	-100.00%
Cady	116	118	86	-25.86%	-27.12%
Cylon	32	31	58	81.25%	87.10%
Eau Galle	0	0	0	0%	0%
Emerald	0	0	45	0%	0%
Erin Prairie	0	0	0	0%	0%
Forest	0	0	0	0%	0%
Glenwood	0	0	0	0%	0%
Hammond	5	2	2	-60.00%	0.00%
Hudson	134	183	183	36.57%	0.00%
Kinnickinnic	0	0	0	0%	0%
Pleasant Valley	0	0	0	0%	0%
Richmond	83	83	90	8.43%	8.43%
Rush River	0	0	0	0%	0%
St. Joseph	4	11	4	0.00%	-63.64%
Somerset	0	0	0	0%	0%
Springfield	0	0	0	0%	0%
Stanton	0	0	40	0%	40,000%
Star Prairie	46	51	148	221.74%	190.20%
Troy	63	26	4	-93.65%	-84.62%
Warren	58	12	1	-98.28%	-91.67%
TOTAL	555	531	661	19.10%	24.48%
Villages					
Baldwin	32	112	124	287.50%	10.71%
Deer Park	NA	NA	NA	--	--
Hammond	4	11	24	500.00%	118.18%
North Hudson	5	7	1	-80.00%	-85.71%
Roberts	NA	NA	59	--	--
Somerset	32	46	65	103.13%	41.30%
Star Prairie	NA	NA	0	--	--
Spring Valley +	NA	0	0	--	0%
Wilson	0	0	0	0%	0%
Woodville	17	31	59	247.06%	90.32%
TOTAL	90	207	332	268.89%	60.39%
Cities					
Glenwood City	NA	4	10	--	150.00%
Hudson	57	117	119	108.77%	1.71%
New Richmond	117	162	172	47.01%	6.17%
River Falls +	20	51	75	275.00%	47.06%
TOTAL	194	334	376	93.81%	12.57%
COUNTY TOTAL	839	1,072	1,369	63.17%	27.71%

Source: WI DOR + Portion in St. Croix County.

Table 7.9

Assessed Agricultural Parcels and Acreage by Municipality • 1987, 1997 and 2007
St. Croix County

Town	Total Parcels			Total Acres			1987-2007	1997-2007
	1987	1997	2007	1987	1997	2007	Acres % Change	Acres % Change
Baldwin	646	622	451	18,606	18,423	14,325	-23.01%	-22.24%
Cady	559	559	508	16,382	15,390	14,408	-12.05%	-6.38%
Cylon	504	482	527	15,160	14,285	12,179	-19.66%	-14.74%
Eau Galle	669	649	194	17,910	14,470	11,704	-34.65%	-19.12%
Emerald	612	610	775	19,289	18,769	15,837	-17.90%	-15.62%
Erin Prairie	598	587	375	19,990	19,092	16,831	-15.80%	-11.84%
Forest	565	551	670	20,158	17,937	15,238	-24.41%	-15.05%
Glenwood	605	603	588	19,356	16,233	13,972	-27.82%	-13.93%
Hammond	638	631	679	20,149	19,251	15,652	-22.32%	-18.70%
Hudson	380	259	677	9,562	6,200	2,524	-73.60%	-59.29%
Kinnickinnic	658	641	798	18,094	16,530	14,196	-21.54%	-14.12%
Pleasant Valley	327	335	291	10,571	10,170	8,942	-15.41%	-12.07%
Richmond	585	584	418	18,391	16,994	12,063	-34.41%	-29.02%
Rush River	347	347	110	10,157	9,880	8,188	-19.39%	-17.13%
St. Joseph	425	406	559	11,552	9,772	7,328	-36.57%	-25.01%
Somerset	730	652	412	18,034	16,188	10,408	-42.29%	-35.71%
Springfield	594	570	129	18,603	15,982	12,899	-30.66%	-19.29%
Stanton	560	550	375	17,676	16,540	14,087	-20.30%	-14.83%
Star Prairie	539	449	358	14,796	11,941	7,054	-52.32%	-40.93%
Troy	645	598	487	17,581	15,607	12,124	-31.04%	-22.32%
Warren	620	535	629	18,848	16,491	13,678	-27.43%	-17.06%
TOTAL	11,806	11,220	10,010	350,865	316,145	253,637	-27.71%	-19.77%
Villages								
Baldwin	29	39	16	350	530	264	-24.57%	-50.19%
Deer Park	10	12	11	331	314	196	-40.79%	-37.58%
Hammond	18	20	30	518	452	690	33.20%	52.65%
North Hudson	0	0	0	0	0	0	0%	0%
Roberts	0	1	16	0	65	378	65,000%	481.54%
Somerset	17	13	2	273	167	29	-89.38%	-82.63%
Star Prairie	31	36	29	745	777	496	-33.42%	-36.16%
Spring Valley +	0	0	4	NA	0	64	--	64,000%
Wilson	36	35	19	935	914	222	-76.26%	-75.71%
Woodville	16	18	12	329	268	135	-58.97%	-49.63%
TOTAL	157	174	139	3,481	3,487	2,474	-28.93%	-29.05%
Cities								
Glenwood City	42	52	15	893	817	315	-64.73%	-61.44%
Hudson	0	0	0	0	0	0	0%	0%
New Richmond	8	0	36	216	0	1,144	429.63%	1,144,000%
River Falls +	15	0	8	199	45	107	-46.23%	137.78%
TOTAL	65	52	59	1,308	862	1,566	19.72%	81.67%
COUNTY TOTAL	12,028	11,446	10,208	355,654	320,494	257,677	-27.55%	-19.60%

Source: WI DOR + Portion in St. Croix County.

Table 7.10
Assessed Forest Parcels and Acreage by Town • 1987, 1997 and 2007
St. Croix County

Town	Total Parcels					Total Acres					
	1987	1997	2007	1987-2007 % Change	1997-2007 % Change	1987	1997	2007	1987-1997 % Change	1997-2007 % Change	1987-2007 % Change
Baldwin	106	57	175	65.09%	207.02%	841	790	1,747	-6.06%	121.14%	107.73%
Cady	214	223	200	-6.54%	-10.31%	3,663	3,834	3,060	4.67%	-20.19%	-16.46%
Cylon	261	246	253	-3.07%	2.85%	3,945	3,693	3,542	-6.39%	-4.09%	-10.22%
Eau Galle	55	406	388	605.45%	-4.43%	716	4,161	4,045	481.15%	-2.79%	464.94%
Emerald	126	138	268	112.70%	94.20%	1,971	2,081	3,499	5.58%	68.14%	77.52%
Erin Prairie	76	77	119	56.58%	54.55%	1,022	982	1,651	-3.91%	68.13%	61.55%
Forest	127	216	296	133.07%	37.04%	2,434	4,213	4,999	73.09%	18.66%	105.38%
Glenwood	120	314	333	177.50%	6.05%	1,379	3,932	3,240	185.13%	-17.60%	134.95%
Hammond	34	134	152	347.06%	13.43%	328	767	787	133.84%	2.61%	139.94%
Hudson	62	48	38	-38.71%	-20.83%	758	567	372	-25.20%	-34.39%	-50.92%
Kinnickinnic	237	227	271	14.35%	19.38%	2,286	2,363	2,901	3.37%	22.77%	26.90%
Pleasant Valley	110	89	88	-20.00%	-1.12%	576	612	620	6.25%	1.31%	7.64%
Richmond	45	109	99	120.00%	-9.17%	598	1,163	1,013	94.48%	-12.90%	69.40%
Rush River	60	45	79	31.67%	75.56%	463	456	772	-1.51%	69.30%	66.74%
St. Joseph	192	219	190	-1.04%	-13.24%	2,327	2,755	2,233	18.39%	-18.95%	-4.04%
Somerset	382	321	255	-33.25%	-20.56%	5,351	4,807	3,664	-10.17%	-23.78%	-31.53%
Springfield	96	236	221	130.21%	-6.36%	1,896	3,676	3,258	93.88%	-11.37%	71.84%
Stanton	177	199	152	-14.12%	-23.62%	1,350	1,897	1,567	40.52%	-17.40%	16.07%
Star Prairie	114	124	244	114.04%	96.77%	1,661	1,938	3,200	16.68%	65.12%	92.66%
Troy	206	186	174	-15.53%	-6.45%	2,526	2,094	1,905	-17.10%	-9.03%	-24.58%
Warren	98	110	139	41.84%	26.36%	995	1,471	2,068	47.84%	40.58%	107.84%
TOTALS	2,898	3,724	4,134	42.65%	11.01%	37,086	48,252	50,143	30.11%	3.92%	35.21%

Source: WI DOR

Table 7.13
Land Use Acreage by Municipality • 2007*
St. Croix County

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Forest +	Other	Total
Baldwin	873	115	0	14,325	2,830	1,747	237	20,127
Cady	623	46	86	14,408	2,015	3,060	179	20,417
Cylon	770	47	58	12,179	2,193	3,542	138	18,927
Eau Galle	1,148	24	0	11,704	2,090	4,045	164	19,175
Emerald	709	18	45	15,837	1,334	3,499	261	21,703
Erin Prairie	777	7	0	16,831	1,454	1,651	144	20,864
Forest	404	29	0	15,238	1,397	4,999	197	22,264
Glenwood	610	19	0	13,972	2,517	3,240	160	20,518
Hammond	2,034	253	2	15,652	1,576	787	168	20,472
Hudson	7,936	442	183	2,524	862	372	67	12,386
Kinnickinnic	2,722	49	0	14,196	881	2,901	162	20,911
Pleasant Valley	653	11	0	8,942	820	620	119	11,165
Richmond	3,233	350	90	12,063	1,846	1,013	156	18,751
Rush River	498	7	0	8,188	1,167	772	134	10,766
St. Joseph	6,318	282	4	7,328	1,305	2,233	142	17,612
Somerset	7,328	500	0	10,408	3,235	3,664	45	25,180
Springfield	709	53	0	12,899	3,121	3,258	221	20,261
Stanton	740	44	40	14,087	1,195	1,567	161	17,834
Star Prairie	4,183	379	148	7,054	2,367	3,200	134	17,465
Troy	5,395	460	4	12,124	1,141	1,905	75	21,104
Warren	2,437	242	1	13,678	888	2,068	147	19,461
TOTAL	50,100	3,377	661	253,637	36,234	50,143	3,211	397,363
Villages								
Baldwin	91	141	124	264	55	15	0	690
Deer Park	31	5	NA	196	53	66	2	353
Hammond	202	64	24	690	84	7	2	1,073
North Hudson	31	23	1	0	34	0	0	89
Roberts	53	98	59	378	56	42	0	686
Somerset	187	201	65	29	369	5	0	856
Star Prairie	267	11	0	496	43	202	7	1,026
Spring Valley #	42	0	0	64	84	64	0	254
Wilson	75	NA	0	222	560	89	1	947
Woodville	240	69	59	135	109	100	2	714
TOTAL	1,219	612	332	2,474	1,447	590	14	6,688
Cities								
Glenwood City	372	45	10	315	68	156	0	966
Hudson	561	847	119	0	0	0	0	1,527
New Richmond	302	76	172	1,144	99	11	2	1,806
River Falls #	92	102	75	107	6	15	0	397
TOTAL	1,327	1,070	376	1,566	173	182	2	4,696
COUNTY TOTAL	52,646	5,059	1,369	257,677	37,854	50,915	3,227	408,747

Source: WI DOR * Based on assessment records. + Includes Forest and Ag Forest. # Portion in St. Croix County.

TABLE 7.15
Forested Land Sales • 1998, 2001, 2005, and 2007
St. Croix County

Year	Forested land continuing in forest land			Forested land being diverted to other uses			Total of all forested land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
2007	9	252	2,925	9	140	4,971	18	392	3,656
2005	11	158	3,881	18	404	14,430	29	562	11,464
2001	31	745	2,339	30	643	7,755	61	1,388	4,848
1998	40	567	1,430	34	1,099	1,657	74	1,666	1,580

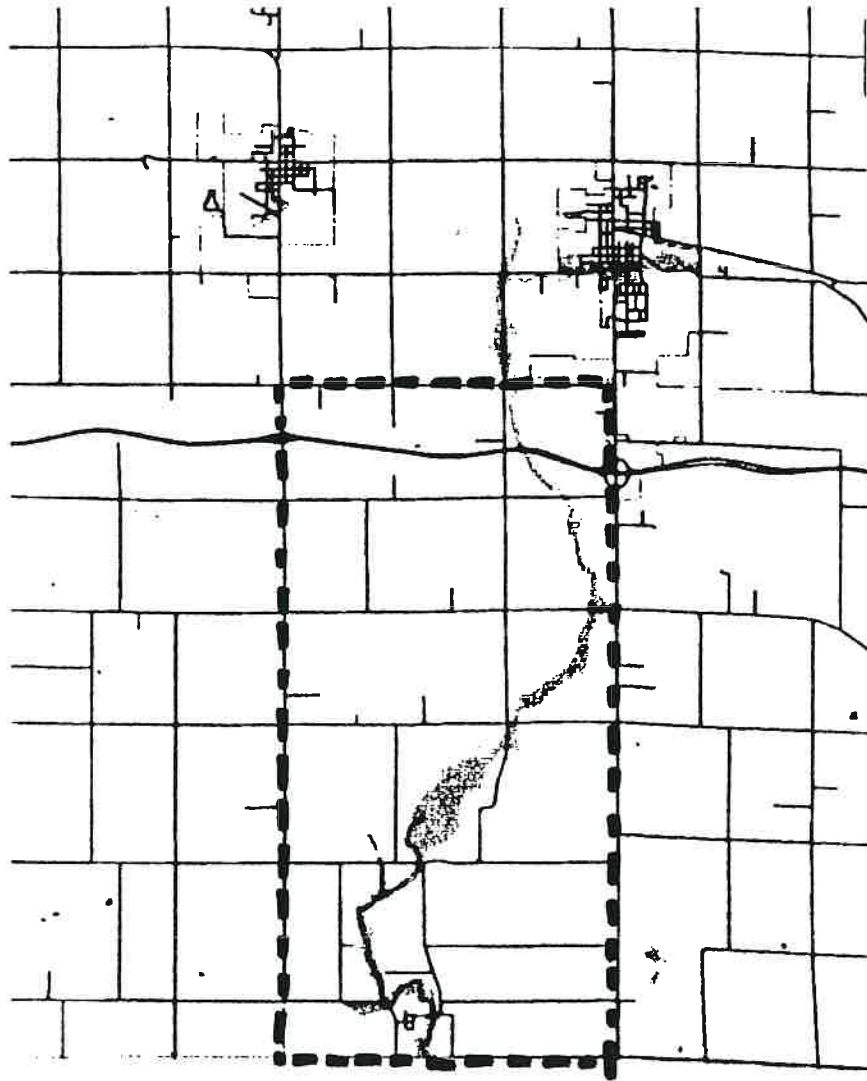
Source: USDA

Table 7.16
Land Assessed Value per Acre by Town (dollars) • 2007*
St. Croix County

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Baldwin	9,286	4,514	0	169	1,032	1,611	3,076
Cady	11,162	12,309	893	136	561	1,502	2,995
Cylon	10,201	13,298	1,353	152	726	1,529	3,163
Eau Galle	8,676	17,154	0	100	416	545	1,237
Emerald	6,383	4,800	3,198	150	805	1,075	2,328
Erin Prairie	11,671	12,800	0	185	817	1,423	2,961
Forest	6,462	4,776	0	137	678	959	1,833
Glenwood	10,492	7,216	0	140	1,238	1,464	2,941
Hammond	12,256	3,962	6,050	121	800	1,130	4,551
Hudson	29,541	34,721	7,248	119	2,306	3,250	7,602
Kinnickinnic	18,148	10,102	0	128	2,474	3,097	6,007
Pleasant Valley	15,411	10,809	0	181	1,201	2,194	5,145
Richmond	15,068	8,181	2,123	139	1,574	1,265	2,840
Rush River	10,396	22,629	0	165	1,347	1,732	3,436
St. Joseph	28,559	20,623	8,850	144	1,593	1,579	6,554
Somerset	13,258	8,933	0	96	1,747	2,001	4,021
Springfield	13,111	10,473	0	154	1,186	1,738	4,752
Stanton	8,913	6,045	2,920	179	764	1,069	2,112
Star Prairie	17,555	11,011	289	158	1,839	2,449	4,664
Troy	37,865	9,765	7,850	160	1,830	2,601	6,249
Warren	10,358	6,101	10,300	143	877	1,426	2,750
Average for all Towns	14,513	11,439	4,643	146	1,229	1,697	3,867

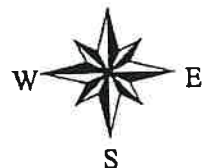
Source: WI DOR * Based on assessment records.

Town of Rush River—Floodplains

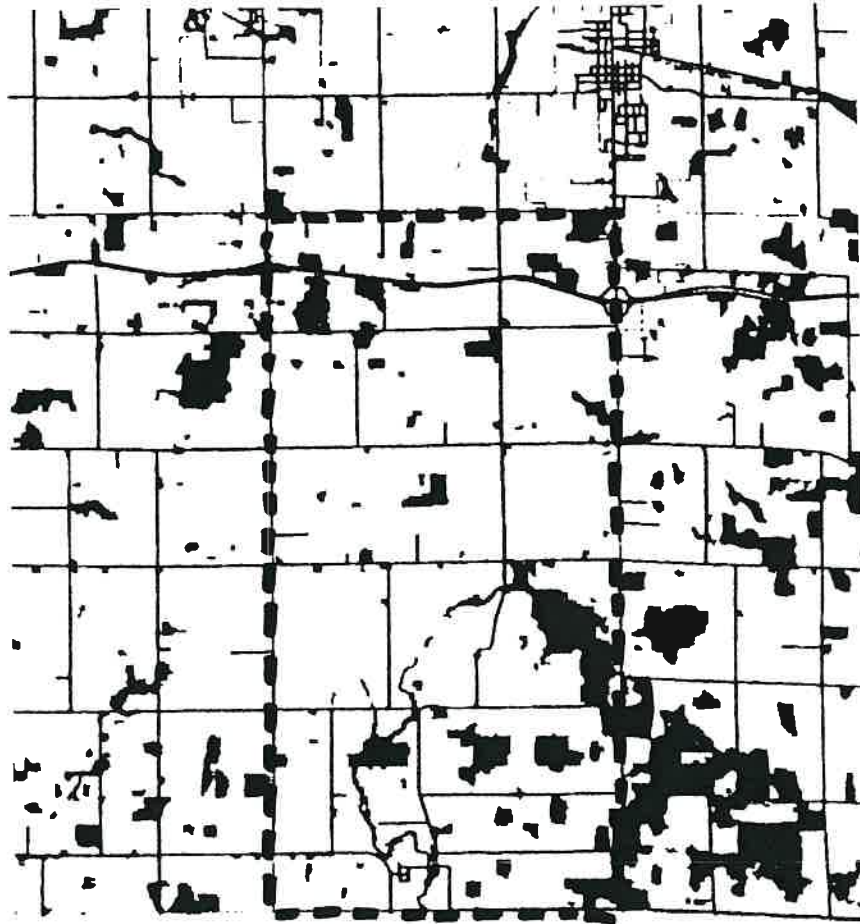


----- dotted lines delineate town boundaries

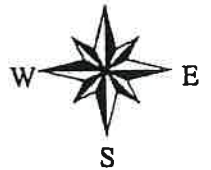
-  Floodplain
-  Municipal Boundaries
-  Highways & Roads
-  Rivers & Lakes

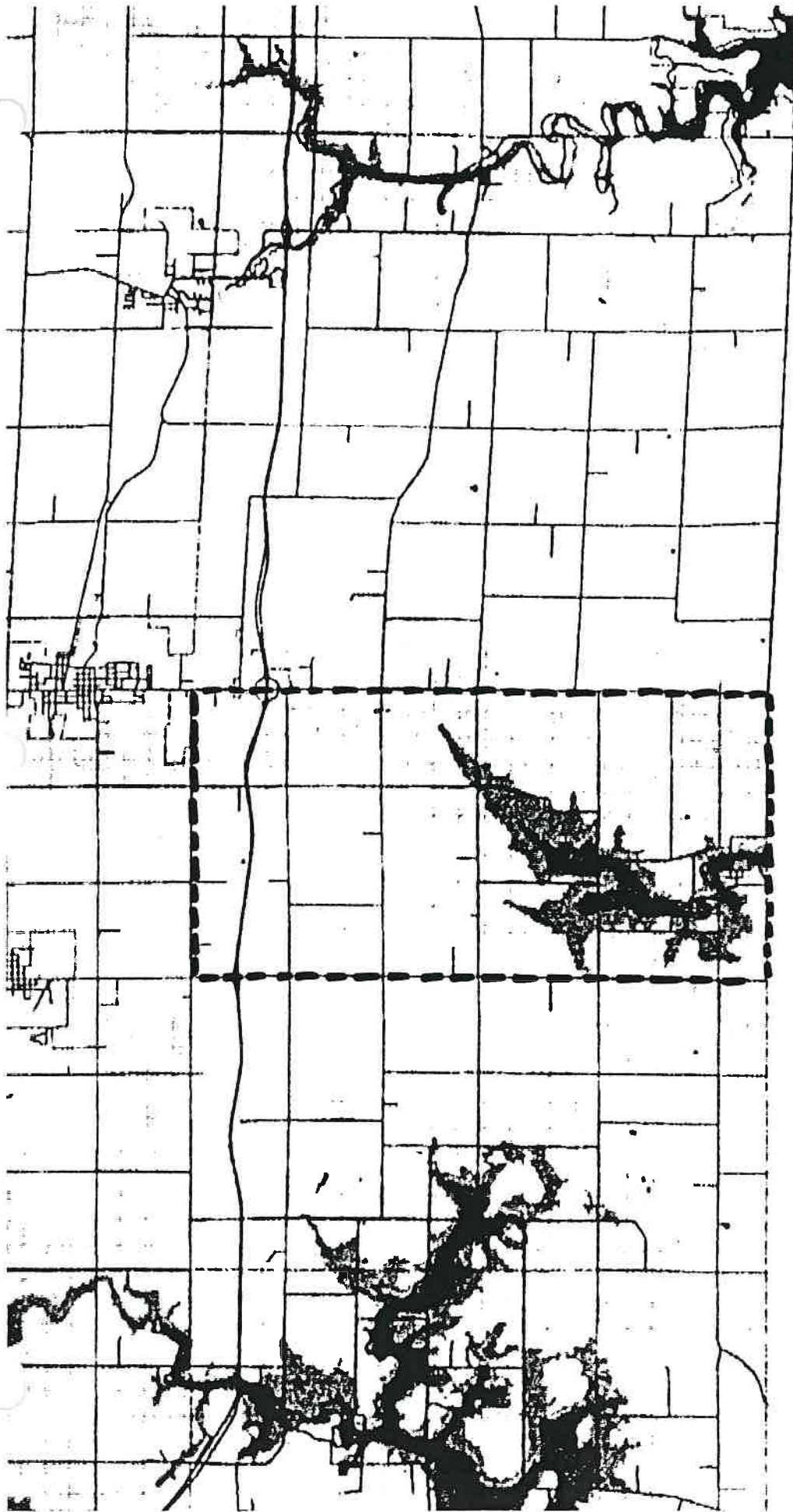


Town of Rush River—Woodlands



----- dotted lines delineate town boundaries



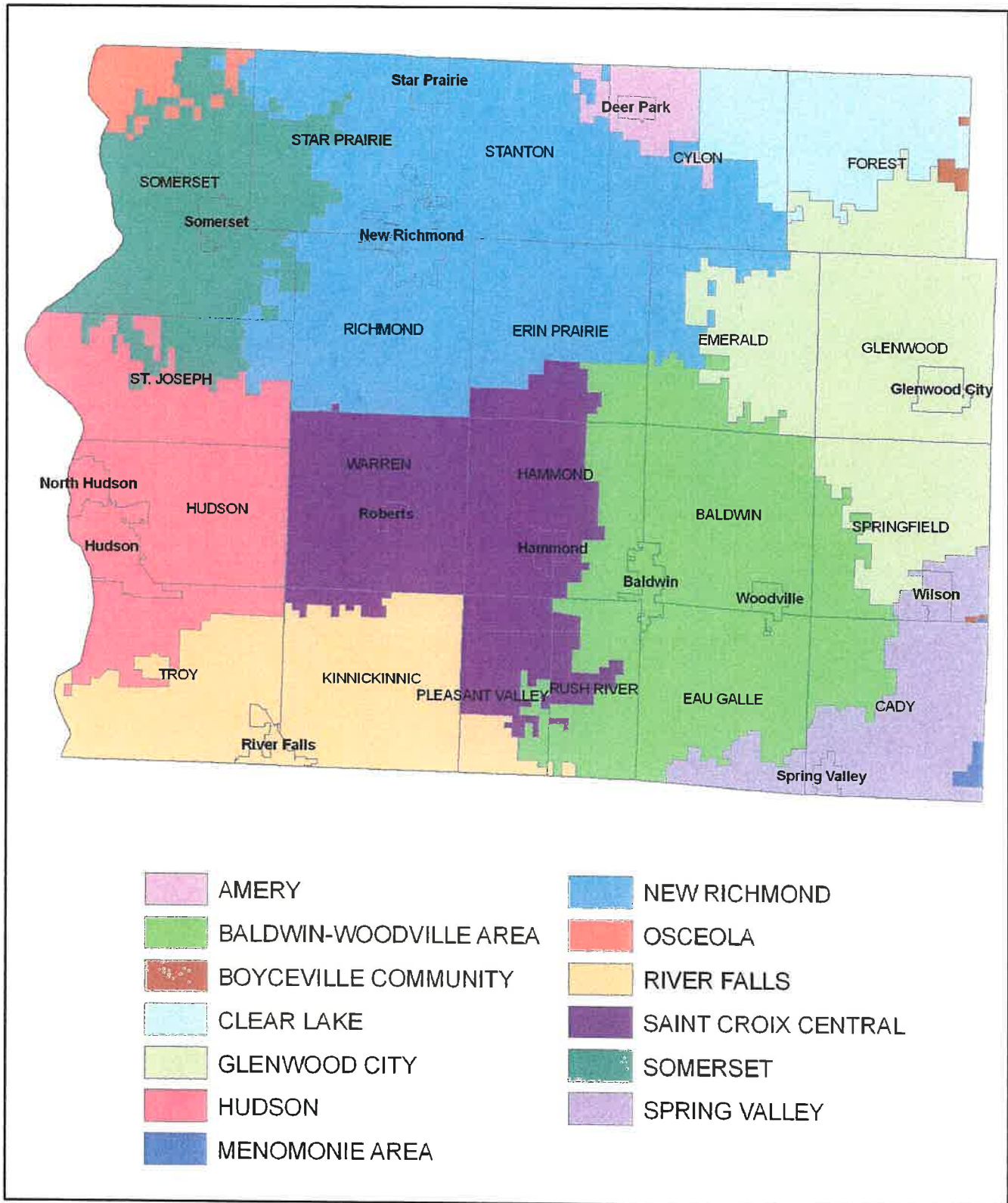


Town of Rush River Depth to Groundwater

----- dotted lines delineate town boundaries

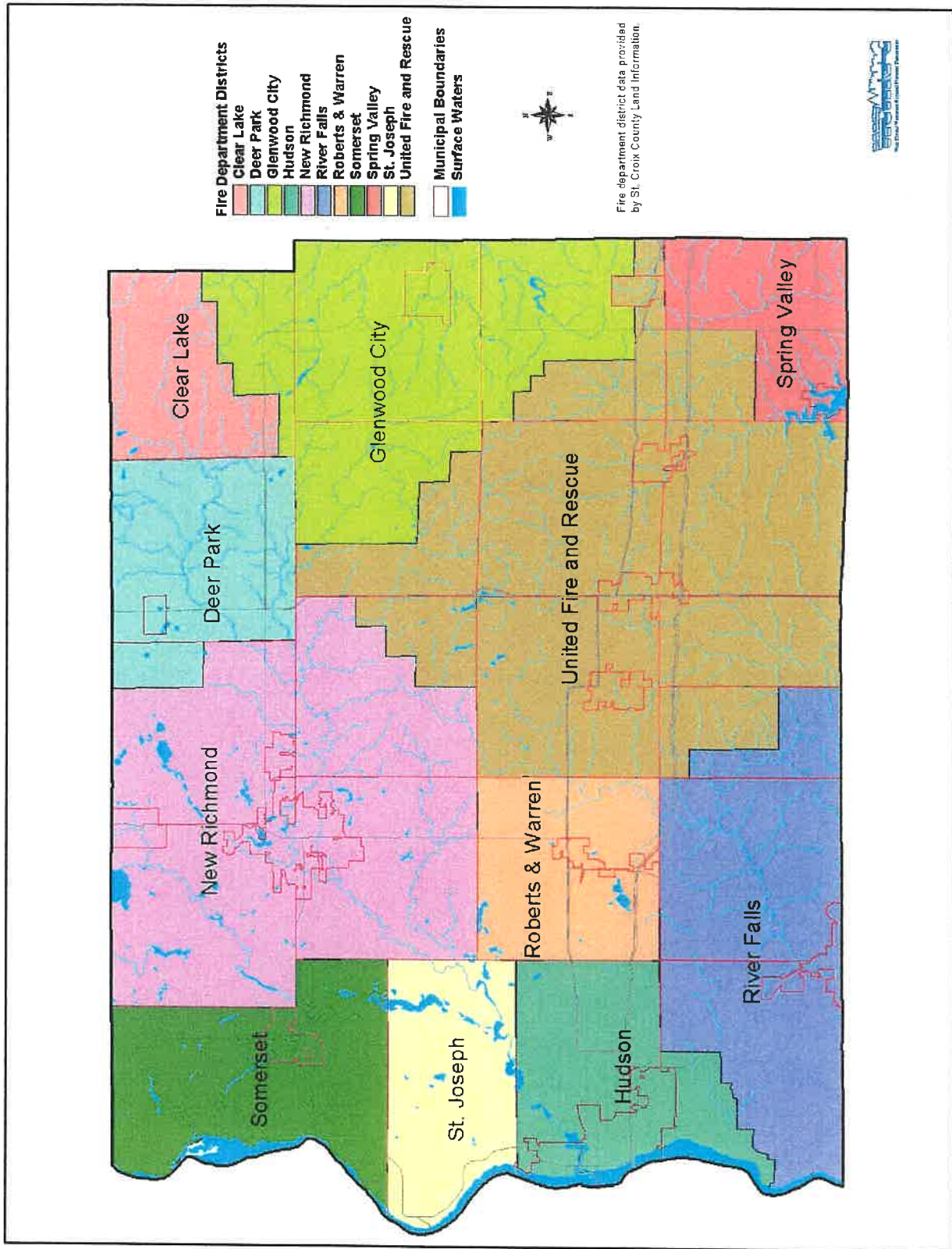


Map 4.4 – St. Croix County School Districts

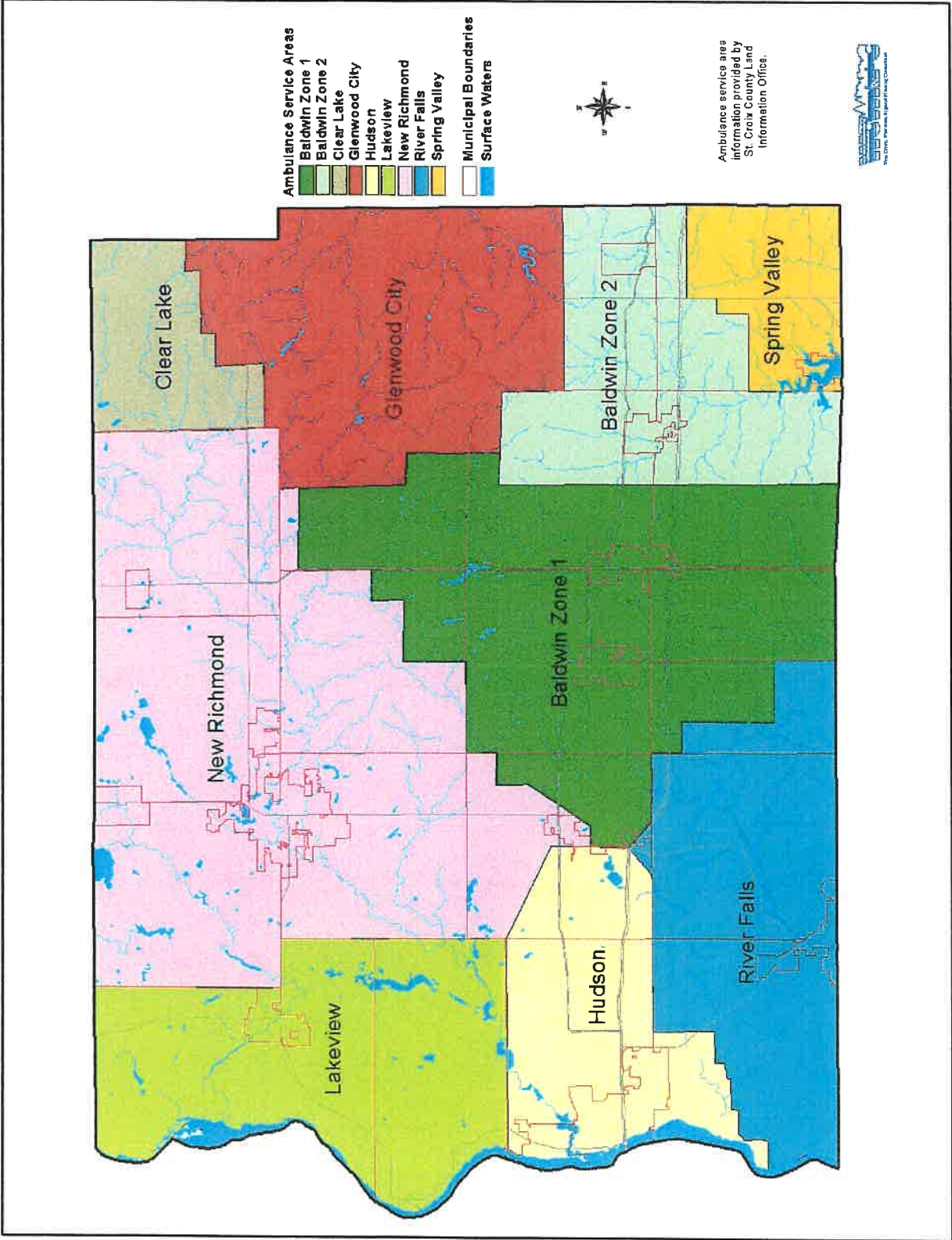


source: U.S. Census TIGER Files, 2000

Map 4.5 – St. Croix County Fire Districts

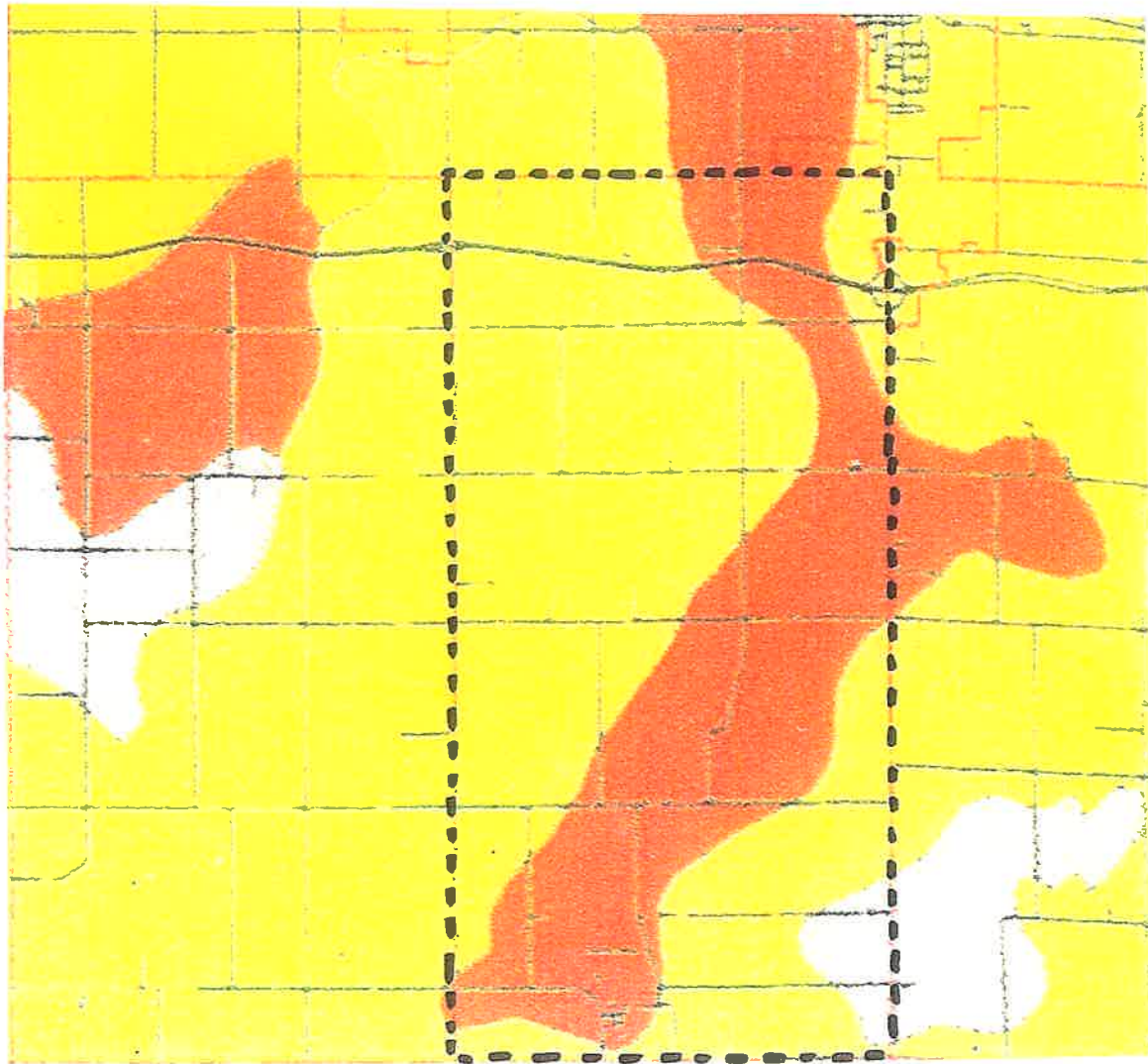


Map 4.6 – St. Croix County Ambulance Service Areas



source: St. Croix County Land Information Office

Town of Rush River General Soils



-----dotted lines delineate Town Boundaries

SOIL ASSOCIATIONS

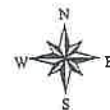
MODERATE TO VERY RAPID PERMEABILITY

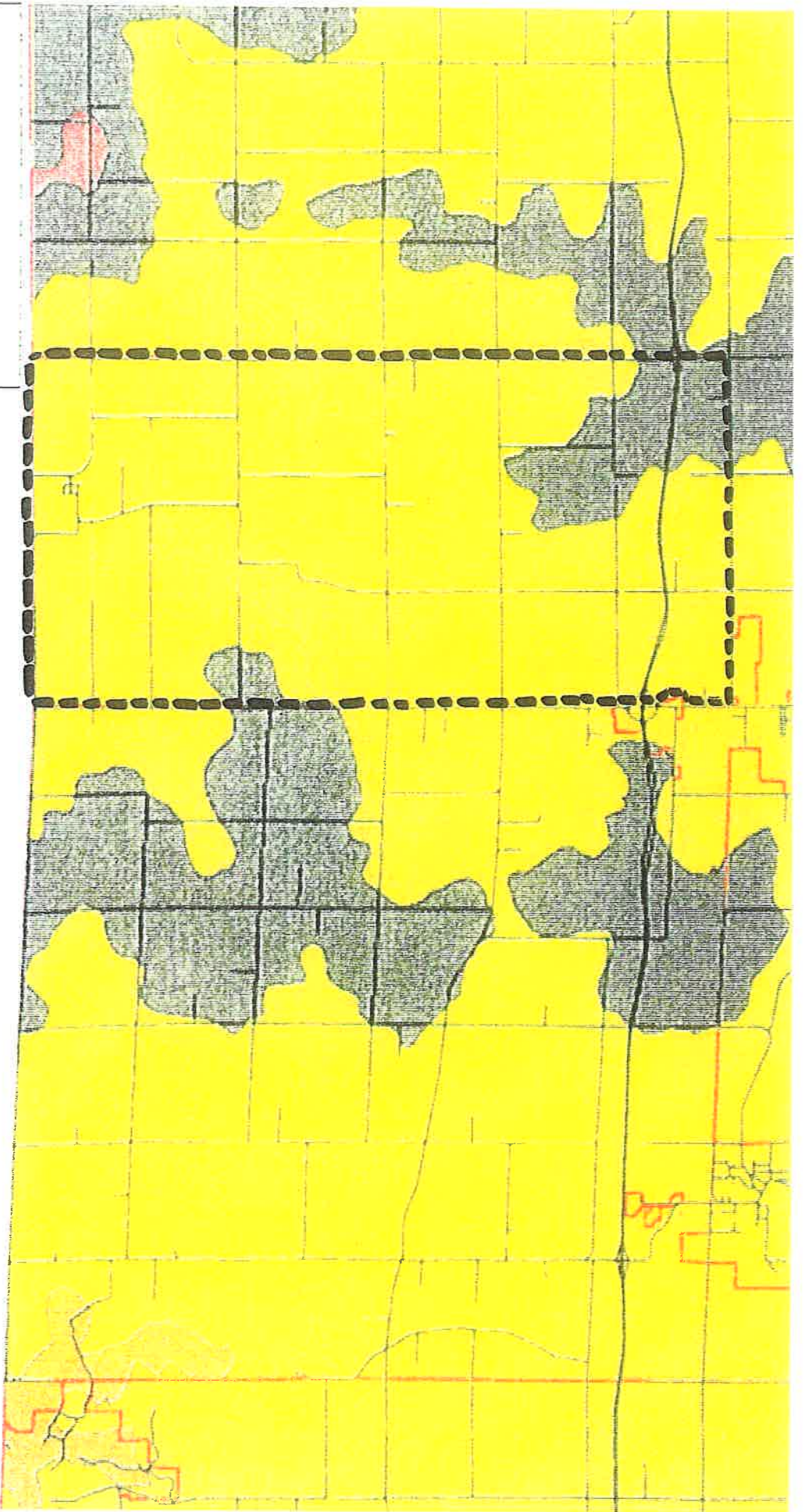
- Amery-Cromwell
- Burkhardt-Chetek-Satre
- Satre-Pilot-Antigo
- Plainfield-Boone

MODERATE TO SLOW PERMEABILITY

- Santiago-Otterholt-Arland
- Ritchey-Derinda-Whalan
- Santiago-Jewett-Magnor
- Vlasaty-Skyberg

- Lakes & Rivers
- Municipal Boundaries
- Highways & Roads

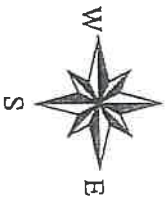




Bedrock Geology

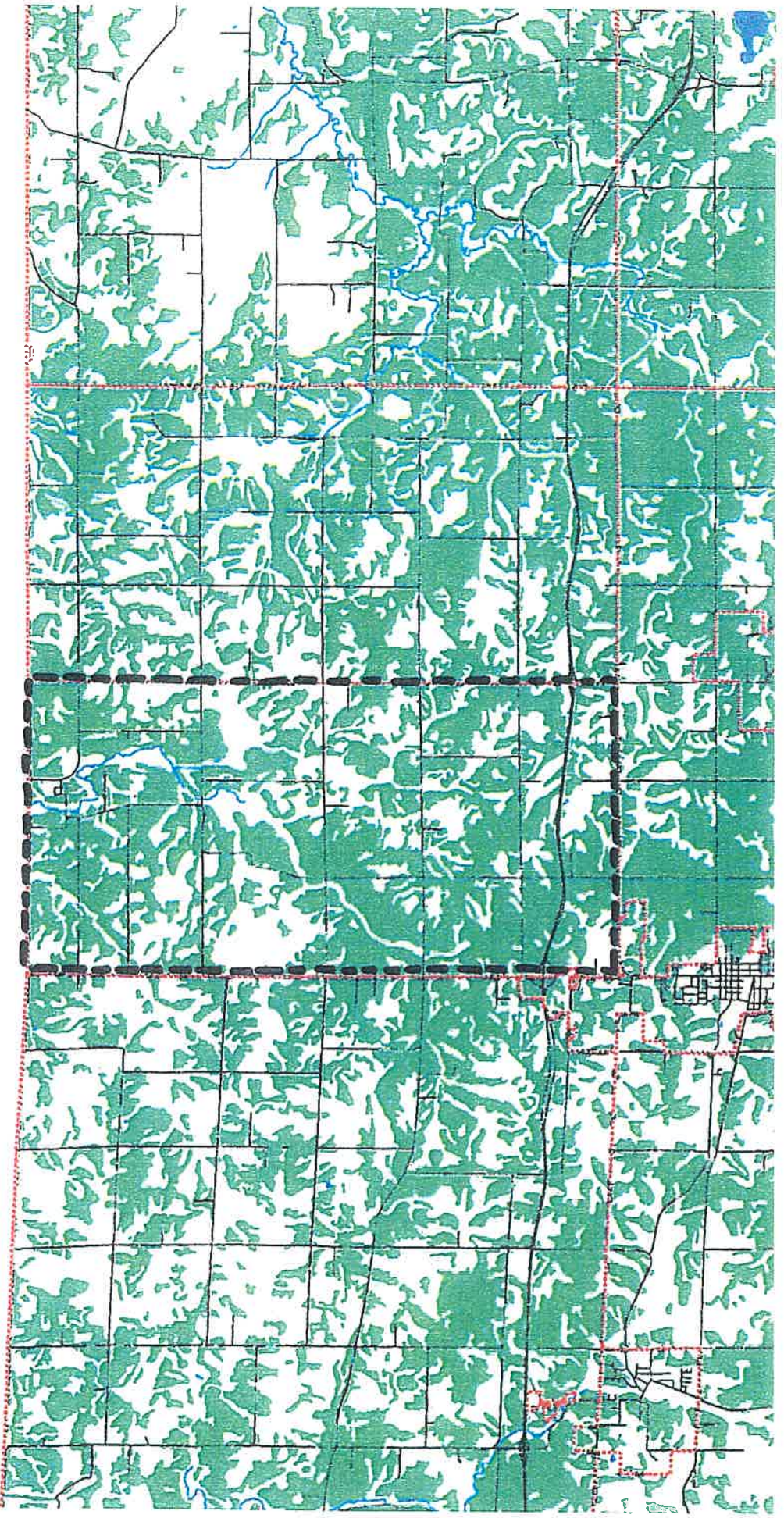
- | Eau Claire Formation
- | Trempealeau Group, Jordan and St. Lawrence Formations
- | Tunnel City Group
- | Wonehoc Formation
- | Anzell Group, St. Peter Formation
- | Prairie du Chien Group
- | Sinipsee Group, Platteville Formation

- Municipal Boundaries
- Hic' s & Roads



Town of Rush River Bedrock Geology

----- dotted lines delineate town boundaries

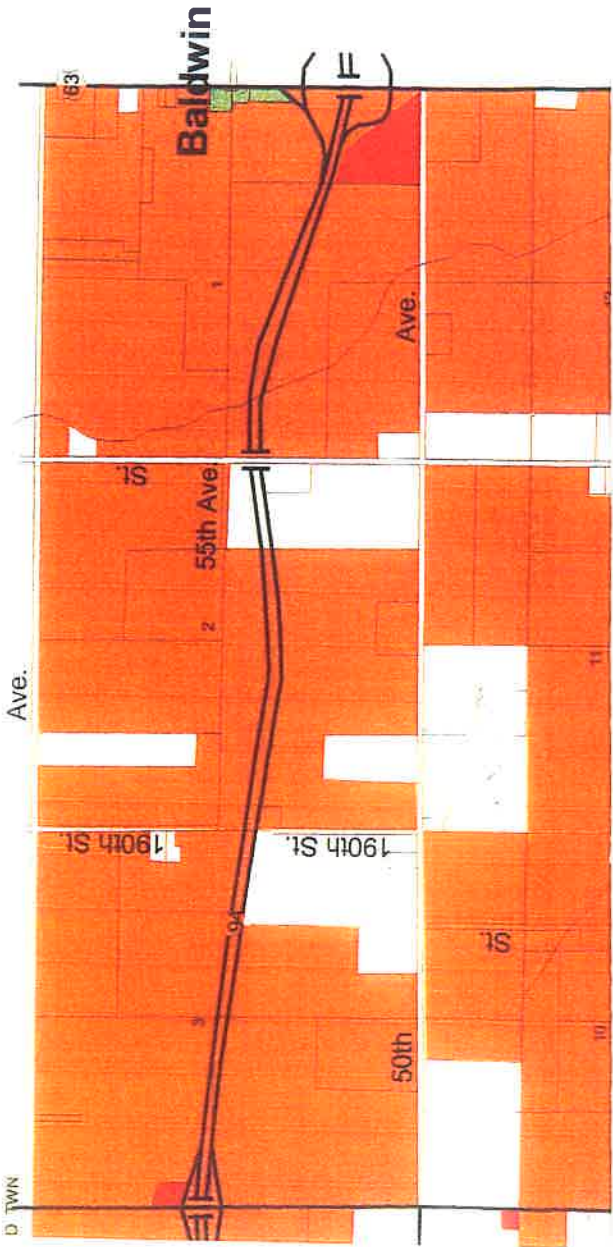


Town of Rush River Land Cover

----- dotted lines delineate town boundaries

	Municipal Boundaries
	Highways and Roads
	Lakes and Ponds
	Rivers and Streams
	Potentially Productive Agricultural Lands





Official Final Estimates, 1/1/2020, Wisconsin Minor Civil Divisions, with Comparison to Census 2010

(An * in the Split column indicates that the municipality also has territory in one or more other counties)

Source: Wisconsin Demographic Services Center

DOA Code	Place Name	Split	County Name	Final Estimate 2020	Census 2010	Numeric Change	Percent Change	Voting Age Estimate 2020	Voting Age Census 2010
56002	T Baldwin		St. Croix	957	928	29	3.13%	744	712
56004	T Cady		St. Croix	871	821	50	6.09%	681	633
56006	T Cylon		St. Croix	695	683	12	1.76%	537	521
56008	T Eau Galle		St. Croix	1,245	1,139	106	9.31%	909	820
56010	T Emerald		St. Croix	867	853	14	1.64%	641	622
56012	T Erin Prairie		St. Croix	678	688	- 10	- 1.45%	513	513
56014	T Forest		St. Croix	620	629	- 9	- 1.43%	481	481
56016	T Glenwood		St. Croix	791	785	6	0.76%	595	582
56018	T Hammond		St. Croix	2,359	2,102	257	12.23%	1,633	1,435
56020	T Hudson		St. Croix	8,689	8,461	228	2.69%	6,047	5,808
56022	T Kinnickinnic		St. Croix	1,818	1,722	96	5.57%	1,386	1,295
56024	T Pleasant Valley		St. Croix	547	515	32	6.21%	404	375
56026	T Richmond		St. Croix	3,782	3,272	510	15.59%	2,631	2,245
56028	T Rush River		St. Croix	500	508	- 8	- 1.57%	398	399
56030	T St. Joseph		St. Croix	4,119	3,842	277	7.21%	3,138	2,887
56032	T Somerset		St. Croix	4,401	4,036	365	9.04%	3,193	2,888
56034	T Springfield		St. Croix	988	932	56	6.01%	768	715
56036	T Stanton		St. Croix	892	900	- 8	- 0.89%	692	689
56038	T Star Prairie		St. Croix	3,622	3,504	118	3.37%	2,686	2,563
56040	T Troy		St. Croix	5,398	4,705	693	14.73%	3,930	3,379
56042	T Warren		St. Croix	1,773	1,591	182	11.44%	1,318	1,167
56106	V Baldwin		St. Croix	3,993	3,957	36	0.91%	2,917	2,851
56116	V Deer Park		St. Croix	209	216	- 7	- 3.24%	171	174
56136	V Hammond		St. Croix	1,868	1,922	- 54	- 2.81%	1,339	1,359

DOA Code	Place Name	Split	County Name	Final Estimate 2020	Census 2010	Numeric Change	Percent Change	Voting Age Estimate 2020	Voting Age Census 2010
56161	V North Hudson		St. Croix	3,847	3,768	79	2.10%	2,888	2,790
56176	V Roberts		St. Croix	1,872	1,651	221	13.39%	1,338	1,164
56181	V Somerset		St. Croix	2,939	2,635	304	11.54%	2,022	1,788
56182	V Star Prairie		St. Croix	552	561	- 9	- 1.60%	410	411
56184	V Spring Valley	*	St. Croix	12	6	6	100.00%	12	6
56191	V Wilson		St. Croix	186	184	2	1.09%	142	139
56192	V Woodville		St. Croix	1,330	1,344	- 14	- 1.04%	969	966
56231	C Glenwood City		St. Croix	1,210	1,242	- 32	- 2.58%	899	910
56236	C Hudson		St. Croix	14,091	12,719	1,372	10.79%	10,671	9,501
56261	C New Richmond		St. Croix	9,741	8,375	1,366	16.31%	7,295	6,187
56276	C River Falls	*	St. Croix	3,487	3,149	338	10.73%	2,792	2,487

DOA Code	Census CoCode	Census Code	MCD Type and Name	Split	County Name	2010 Census	1/1/2013 Estimate	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
55016	107	31775	T Grow		Rusk	427	424	420	405	395	380	365	345
55018	107	33300	T Hawkins		Rusk	153	156	155	150	150	145	145	140
55020	107	36125	T Hubbard		Rusk	204	200	200	195	195	195	190	185
55022	107	42950	T Lawrence		Rusk	311	308	315	320	330	335	340	340
55024	107	49625	T Marshall		Rusk	688	696	700	695	705	705	710	690
55026	107	55175	T Murry		Rusk	277	278	275	270	270	265	260	250
55028	107	67600	T Richland		Rusk	232	236	240	245	255	260	265	265
55030	107	70275	T Rusk		Rusk	525	544	555	570	595	615	630	630
55032	107	74975	T South Fork		Rusk	120	118	115	115	110	110	105	100
55034	107	77775	T Strickland		Rusk	280	288	290	290	290	295	295	285
55036	107	77850	T Stubbs		Rusk	579	582	580	570	570	565	555	535
55038	107	79575	T Thornapple		Rusk	774	783	785	770	775	765	760	730
55040	107	80950	T True		Rusk	296	298	300	295	295	290	285	275
55042	107	83675	T Washington		Rusk	339	345	350	355	360	370	370	370
55044	107	87125	T Wilkinson		Rusk	40	39	35	35	30	30	25	25
55046	107	87175	T Willard		Rusk	505	511	510	505	510	505	500	485
55048	107	87450	T Wilson		Rusk	106	109	110	115	120	125	130	130
55106	107	10500	V Bruce		Rusk	779	777	775	750	740	720	700	670
55111	107	16775	V Conrath		Rusk	95	96	95	90	90	85	85	80
55131	107	29475	V Glen Flora		Rusk	92	90	90	85	80	75	70	65
55136	107	33275	V Hawkins		Rusk	305	300	295	280	265	250	240	220
55141	107	36925	V Ingram		Rusk	78	79	80	75	75	75	75	70
55181	107	73175	V Sheldon		Rusk	237	234	230	220	210	200	190	175
55186	107	80225	V Tony		Rusk	113	113	115	110	110	110	110	105
55191	107	86450	V Weyerhaeuser		Rusk	238	229	220	205	190	175	155	140
55246	107	40850	C Ladysmith		Rusk	3,414	3,384	3,350	3,205	3,105	2,985	2,860	2,675
56002	109	04425	T Baldwin		Saint Croix	928	927	930	965	980	990	980	960
56004	109	11775	T Cady		Saint Croix	821	824	840	895	940	980	995	1,000
56006	109	18300	T Cylon		Saint Croix	683	683	690	720	740	755	755	750
56008	109	22400	T Eau Galle		Saint Croix	1,139	1,160	1,200	1,325	1,430	1,525	1,590	1,635
56010	109	23925	T Emerald		Saint Croix	853	847	860	925	970	1,010	1,030	1,035
56012	109	24275	T Erin Prairie		Saint Croix	688	682	685	705	720	725	715	700
56014	109	26525	T Forest		Saint Croix	629	629	630	660	675	685	680	670
56016	109	29600	T Glenwood		Saint Croix	785	784	790	825	845	860	855	845

DOA Code	Census CoCode	Census Code	MCD Type and Name	Split	County Name	2010 Census	1/1/2013 Estimate	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
56018	109	32350	T Hammond		Saint Croix	2,102	2,136	2,240	2,555	2,830	3,095	3,290	3,440
56020	109	36275	T Hudson		Saint Croix	8,461	8,499	8,820	9,820	10,660	11,470	12,010	12,410
56022	109	39825	T Kinnickinnic		Saint Croix	1,722	1,733	1,775	1,930	2,055	2,170	2,235	2,275
56024	109	63425	T Pleasant Valley		Saint Croix	515	518	530	570	600	630	645	650
56026	109	67650	T Richmond		Saint Croix	3,272	3,339	3,505	3,995	4,430	4,845	5,140	5,385
56028	109	70200	T Rush River		Saint Croix	508	503	505	525	535	545	540	530
56030	109	70825	T St. Joseph		Saint Croix	3,842	3,851	3,920	4,200	4,410	4,600	4,680	4,710
56032	109	74700	T Somerset		Saint Croix	4,036	4,077	4,250	4,770	5,220	5,650	5,945	6,175
56034	109	75950	T Springfield		Saint Croix	932	938	955	1,020	1,070	1,115	1,135	1,140
56036	109	76675	T Stanton		Saint Croix	900	895	890	905	905	900	875	840
56038	109	76850	T Star Prairie		Saint Croix	3,504	3,518	3,605	3,920	4,170	4,400	4,530	4,610
56040	109	80800	T Troy		Saint Croix	4,705	4,759	4,910	5,400	5,805	6,185	6,425	6,590
56042	109	83400	T Warren		Saint Croix	1,591	1,603	1,645	1,790	1,910	2,015	2,080	2,115
56106	109	04400	V Baldwin		Saint Croix	3,957	3,939	4,075	4,510	4,885	5,230	5,455	5,615
56116	109	19325	V Deer Park		Saint Croix	216	212	210	215	215	215	205	200
56136	109	32325	V Hammond		Saint Croix	1,922	1,914	1,985	2,210	2,400	2,580	2,700	2,790
56161	109	58050	V North Hudson		Saint Croix	3,768	3,770	3,815	4,030	4,175	4,300	4,325	4,305
56176	109	68475	V Roberts		Saint Croix	1,651	1,644	1,700	1,890	2,045	2,195	2,290	2,360
56181	109	74675	V Somerset		Saint Croix	2,635	2,642	2,760	3,115	3,430	3,725	3,935	4,100
56182	109	76825	V Star Prairie		Saint Croix	561	556	555	570	575	580	570	555
56184	109	76300	V Spring Valley	*	Saint Croix	6	6	5	5	5	10	10	10
56191	109	87475	V Wilson		Saint Croix	184	185	185	195	195	200	200	195
56192	109	89025	V Woodville		Saint Croix	1,344	1,349	1,375	1,485	1,570	1,645	1,680	1,700
56231	109	29625	C Glenwood City		Saint Croix	1,242	1,226	1,230	1,285	1,310	1,330	1,320	1,300
56236	109	36250	C Hudson		Saint Croix	12,719	13,187	13,800	15,650	17,260	18,810	19,920	20,780
56261	109	57100	C New Richmond		Saint Croix	8,375	8,533	8,830	9,770	10,560	11,300	11,780	12,130
56276	109	68275	C River Falls	*	Saint Croix	3,149	3,181	3,290	3,635	3,925	4,200	4,380	4,505
57002	111	04650	T Baraboo		Sauk	1,672	1,678	1,700	1,760	1,815	1,850	1,835	1,800
57004	111	05600	T Bear Creek		Sauk	595	598	615	655	695	730	750	755
57006	111	19550	T Dellona		Sauk	1,552	1,567	1,640	1,815	1,995	2,150	2,260	2,335
57008	111	19675	T Delton		Sauk	2,391	2,408	2,495	2,725	2,940	3,130	3,250	3,320
57010	111	24675	T Excelsior		Sauk	1,575	1,578	1,620	1,730	1,840	1,920	1,960	1,975
57012	111	24900	T Fairfield		Sauk	1,077	1,068	1,090	1,145	1,195	1,235	1,245	1,240
57014	111	27350	T Franklin		Sauk	652	650	655	665	675	680	665	640

In the year 2035, St. Croix County is an economically vibrant, scenic, clean, healthy and safe place to live, work, and prosper.

It is a place that recognizes its history and agricultural heritage. St. Croix County has committed to maintaining a high quality of life for its residents through education, viable economic opportunities that include agricultural services and manufacturing. There are plenty of recreational opportunities, a full complement of natural resources, and efficient and affective transportation.

The county and towns allow development with minimal impact on the overall land use by focusing development along multi-modal transportation corridors that maximize mobility, connectivity, livability, and economic development throughout the county.

Each of its vibrant cities and villages has maintained its small town charm and are proud of their heritage and many community events. The cities and villages cooperate to provide municipal services to the citizens and they use tools, such as cooperative boundary and service agreements to save operating expenses.

County Vision

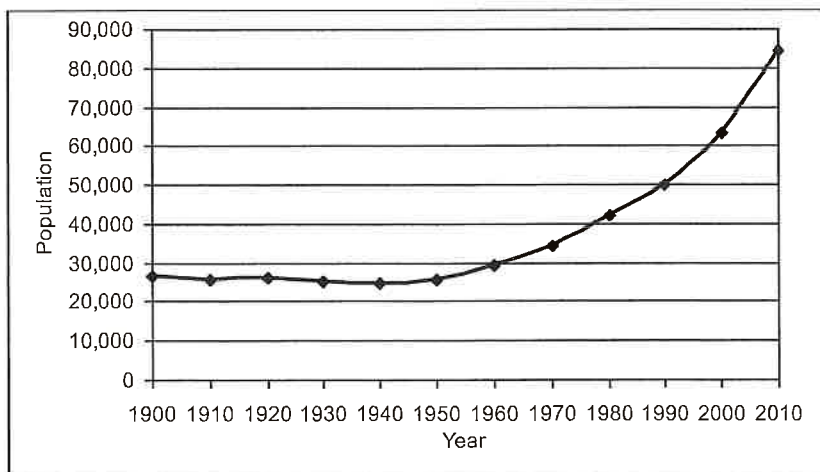
The vision statement above was developed from the Visioning Workshops that were held as part of the public participation plan for St. Croix County. Numerous residents and elected officials from around the county worked together to develop an overall vision to guide St. Croix County's future. The vision was further refined by the Community Development Committee, and used throughout development of this plan. In addition, a more detailed vision statement was crafted for each element of the plan. These are provided at the beginning of each element section in both volumes 1 and 2.

County Forecasts Summary

Population

Between 1900 and 1950, St. Croix County's population remained fairly steady, with small declines in the decades of the 1900s, 1920s and 1930s, and small increases in the decades of the 1910s and 1940s. In the decades between 1940 and 1980, the county's population increased at an accelerating rate, ultimately resulting in the county's second highest growth decade in the 1970s (26%). The population growth rate declined somewhat in the 1980s (16.2%) only to have the 1990s (25.7%) almost

Figure 1.1 St. Croix County Historical Population 1900 to 2010



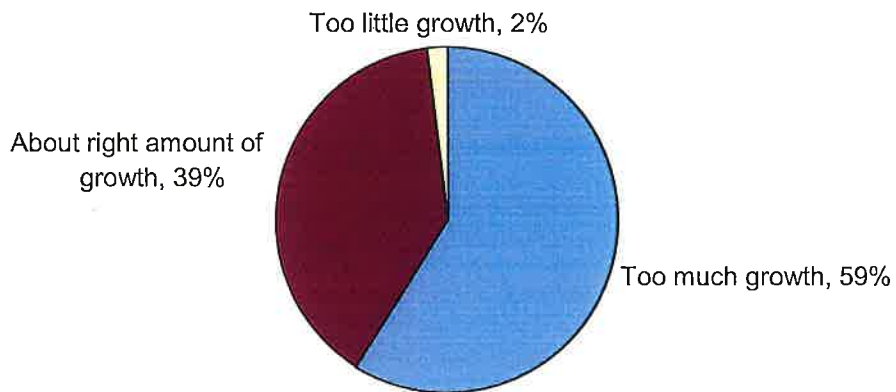
source: U.S. Census Bureau; Wisconsin Department of Administration

match the growth of the 1970s. Recently between 2000 and 2010, the County's population increased by 21,190 people, or 33.6 percent.

Since 1970, St. Croix County has experienced some of the fastest population growth in the state; however, being part of the Minneapolis/St. Paul metropolitan area it is clear its future is linked to the vitality of the area. Since 1960, there has been an explosion of rural non-farm residents. Indeed, amongst the rural population there has been a transformation from a largely farm population to a rural non-farm population. Since 1960 St. Croix County has seen fairly constant natural increase in population with two periods where in-migration exceeded natural increase (1970-1980 and 1990-2000). It is clear that the national trend of an aging population is reflected in St. Croix County. Large numbers of people will be achieving retirement age over the next 20 years. While the St. Croix County population will be aging, it will also be changing its racial and ethnic characteristics. The County's Asian and Hispanic populations can be expected to continue to increase significantly.

One of the questions in the 2008 public opinion survey asked for respondent's opinions about the recent rate of population growth in St. Croix County. As shown in Figure 1.2, a majority (59%) said the County's 26 percent population growth between the years 2000 and 2008 was too much. About four in ten said that rate was about right, while two percent would like to see more growth. This concern was reflected in the open-ended question at the end of survey that asked respondents to list one thing they would like to change about the County; a desire for less growth and development was second only to reduction of property taxes.

Figure 1.2 - Opinions About Recent Population Growth



Source: St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008

Housing

The Wisconsin Department of Administration's population projections indicate a 117.5 percent increase in St. Croix County's population (about 58,000 more residents) from 2000 to 2030. In addition, the U.S. Census Bureau's housing projections predict that St. Croix County will have a total of 55,944 housing units by the year 2030, a 131 percent increase from 2000. This is an increase of 31,681 housing units, or approximately 1,056 housing units per year. The most recent population projections for St. Croix County are based on the 2000 census and population estimates from 2001-2005. They do not take into account the downturn in the economy and the housing foreclosure crisis of the second half of the decade. As such the projections reported in this plan are probably too aggressive. Revised projections will not become available soon enough to be utilized in this plan.

In the Survey, St. Croix County respondents were asked if additional units of assorted types of housing are needed in St. Croix County. As shown in Figure 1.3, St. Croix County residents expressed differing opinions about the need for various housing types. More than half of

respondents agreed or strongly agreed there is a need for more senior housing, single family housing, and affordable housing in St. Croix County. Support was particularly strong for senior housing (72%), followed by single family housing (66%).

FIGURE 1.3 - ADDITIONAL HOUSING NEEDS IN ST. CROIX COUNTY

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Senior housing	486	19%	53%	9%	2%	17%
Single family housing	479	16%	50%	18%	6%	10%
Affordable housing	486	16%	36%	25%	11%	11%
Housing subdivisions	481	3%	25%	39%	21%	12%
Duplexes (2 units)	480	3%	22%	44%	15%	15%
Condominiums, apartments	483	3%	18%	47%	18%	14%
Seasonal and recreational homes	480	1%	17%	42%	21%	20%
Mobile home parks	489	2%	7%	35%	47%	9%
Freestanding mobile homes	486	1%	6%	41%	45%	7%

Source: *St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008*

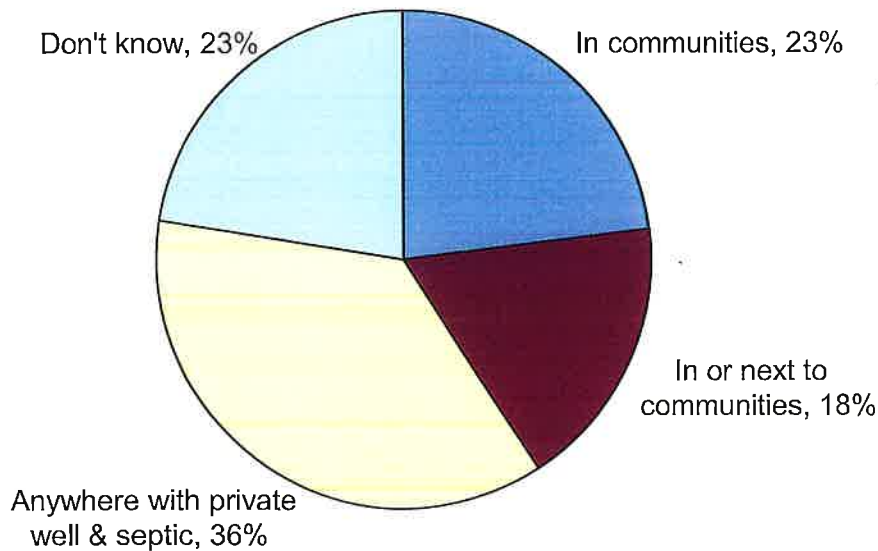
Among the demographic groups:

- Support for senior housing was stronger among long-term residents, retirees, households without children, and households with annual income under \$50,000.
- Renters were more likely to say there is a need for more duplex units and affordable housing.
- Residents of the western portion of the County were less likely to see a need for additional condos/apartments and were more strongly opposed to mobile homes and mobile home parks.

St. Croix County residents had split opinions regarding whether they prefer new housing to be built in or near existing communities where public water and sewer is available or could be made available. As shown in Figure 1.4, about four in 10 said they favor focusing new home developments in such locations. Nearly as many (36%) said homes could be built anywhere in the County where a well and private onsite sewage treatment (e.g., septic system) could be sited. Nearly a quarter of respondents said they “don’t know.”

Women were much more likely to have responded “don’t know” to this question.

Figure 1.4 - Location of New Residential Development



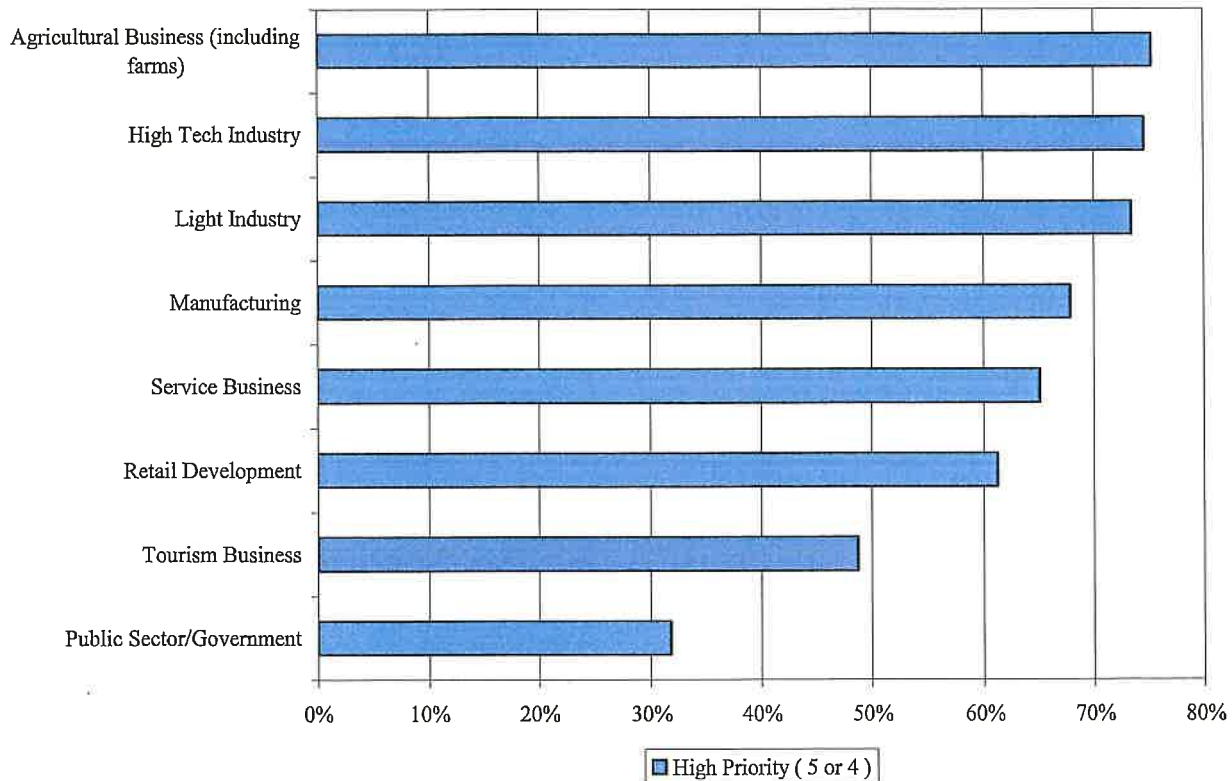
Source: *St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008*

Economic Development

While the segment of the population eligible for the labor force in St. Croix County grew by nearly 30 percent between 1990 and 2000, the actual number in the labor force increased by 33.8 percent. The employed residents in the labor force increased by 35.8 percent over the same period, while the percentage of unemployed residents decreased by one and a half percentage points. Based on these statistics, it appears that a growing number of County residents had been finding employment opportunities in the 1990s. The economic downturn early in the decade starting in 2000 makes it uncertain how the labor force and employment has been affected in St. Croix County.

A suggestion of the types of businesses respondents would like to see recruited to the County is provided by Chart 18. Residents were asked their level of agreement regarding types of businesses to pursue as listed in the chart. Seven business categories were listed along with the non-business category of public sector/government. Figure 1.5 shows the percentage that gave each item a "5" or a "4" high priority rating. The results indicated that St. Croix County residents want the County to pursue a variety of business types. Of the seven business types listed, a majority gave the two highest priority ratings to six types of businesses. Three types were grouped together at the top of the priorities: agricultural (75%), high technology industry (75%), and light industry (73%). In addition, a majority, ranging between 61% and 68%, gave a rating of five or four to pursuing manufacturing, service businesses, and retail development. Respondents had split opinions about recruiting tourism-based businesses. While a plurality (49%) gave it a high priority (four or five), 30 percent gave it a priority rating in the middle (3). The only item on the list for which a majority of respondents were not supportive was the group of residents who listed reduction of property taxes as their top priority in a later question.

Figure 1.5 – High Priority Businesses to Attract



Source: *St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008*

There were the following demographic differences:

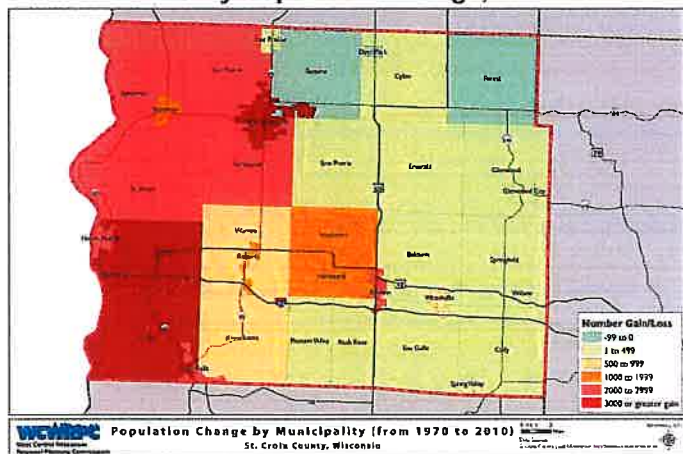
- Agricultural businesses were rated more importantly by residents from the eastern portion of the County.
- Respondents from the western portion of the County more strongly favored high technology industry. Renters gave a higher proportion of “don’t know” responses regarding high technology industry.
- Long term residents were less supportive of tourism development, while residents in the western portion of the County were slightly more supportive than those from the eastern portion.
- Residents from the western portion of the county and city/village residents were more supportive of additional retail development.

A. Conditions, Forecasts, & Issue Prioritization

Conditions & Forecasts

- Most of St. Croix County's population growth has occurred on the west side of the County.
- St. Croix County is expected to add 53,000 people by 2030.
- St. Croix County's population is aging and becoming more diverse.
- St. Croix County is expected to add 21,000 new housing units by 2030.
- 31 of 35 municipalities have plans; many plans and ordinances overlap in jurisdiction and contain conflicting policies and regulations.

St. Croix County Population Change, 1970-2010

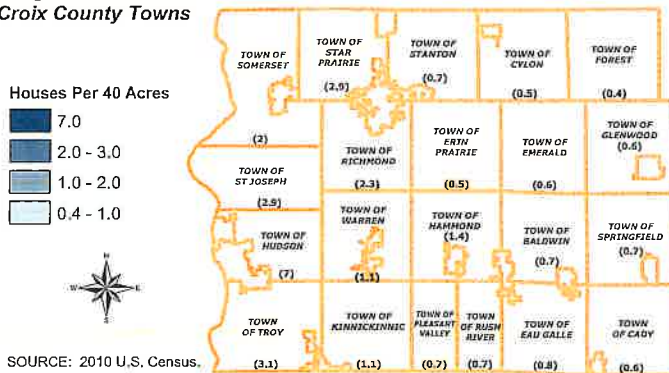


Source: West Central Wisconsin Regional Planning Commission

Top Issues

- Uneven growth in the County has created challenges when developing county wide land use policies.
- Coordinated planning and minimized conflict among adjacent communities.
- Coordinated provision of services and cost sharing among adjacent communities.
- Recruitment of agricultural and high tech industry.
- School districts will be challenged to maintain educational standards in the face of declining budgets.

Housing Units Per 40 Acres - 2010
St. Croix County Towns



SOURCE: 2010 U.S. Census.

Implications

- Communities should use coordination and joint planning to promote land-use compatibility, conserve resources, and establish infrastructure linkages and systems. It is important to streamline procedures and review processes with greater emphasis on consistency between communities.
- Intergovernmental cooperation will increase as State, County, and local budgets become more restrictive and partnerships are pursued.
- St. Croix County's population will continue to grow and housing will increase to meet the need. Economic development should occur to provide jobs and secure a high quality of life. County residents will be challenged to meet competing interests.

Summary

Certain trends become apparent after reviewing the countywide demographic and economic information. Studying these trends and their implications on local quality of life is useful in guiding public decision making. Since 1970, St. Croix County has experienced some of the fastest population growth in the state; however, being part of the Minneapolis/St. Paul metropolitan area it is clear its future is inked to the vitality of the region.

Since 1960, there has been an explosion of rural non-farm residents. Indeed, amongst the rural population there has been a transformation from a largely farm population to a rural non-farm population. Significant rural development may be curtailed because of the developing energy situation with a continuing shift occurring in the urban/rural mix, with an increasing percentage of the County's inhabitants living in or near the urban areas.

Since 1960 St. Croix County has seen fairly constant natural increase in population with two periods where in-migration exceeded natural increase (1970-1980 and 1990-2000).

It is clear that the national trend of an aging population is reflected in St. Croix County. Large numbers of people will be reaching retirement age over the next 20 years. While the St. Croix County population will be aging, it will also be changing its racial and ethnic characteristics. The County's Asian and Hispanic populations can be expected to continue to increase significantly.

Overall, the forecasts and trends analyzed here and in Issues and Opportunities –Population & Demographics Vol. 2 reveal that St. Croix County will continue to be vigorous with continued dramatic growth in population, housing and employment, and its communities will face several challenges as a result. These challenges that affect St. Croix County communities will be explored further in the element sections of the plan, both Vol. 1 and Vol. 2. With further analysis of these sections it is hoped that a clear picture of where St. Croix County has been, and is now, will emerge. This has helped the county frame the issues it faces, the changes that are likely to impact the county and the ways it can address those changes.

UTILITIES AND COMMUNITY FACILITIES VISION

By 2035, St. Croix County has worked with the utility companies to ensure appropriate utility corridors for electrical transmission, fiber optics and future technological possibilities. The County has worked with the DOT in Minnesota and Wisconsin to identify future lands appropriate for different types of public transportation, such as rail. The County is leading the way for its residents by making sure its existing buildings are energy efficient and use a LEED process in any new county construction of buildings. The County has reworked its rules to allow for solar and wind generation for private residences and have ensured the right to solar and wind access from adjacent properties.

St. Croix County has community and cultural centers that provide programs for all residents in particular older retirees and youth, and promote ways that active seniors can give their time and knowledge to their communities. The County works with St. Croix's municipalities to make sure that a range of community services are both available and accessible within a reasonable distance of municipal boundaries. The County has worked with municipalities to create a county-wide bicycle path that is useable in many sections in all seasons.

St. Croix County is known for its strong UW-RF and WITC campuses as well as the K-12 school districts. These institutions are known for their innovative teachers and for providing exceptional educational opportunities for all. The schools produce well educated students who are good citizens and involved in many community issues.

Introduction

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities include sanitary sewer, storm sewer and water systems, and electricity, natural gas, telecommunications, and solid waste disposal systems. Community facilities include parks, schools, health and safety services, and libraries, among other things. Utilities and community facilities contribute to the quality of life in St. Croix County and affect the community's ability to attract and retain residents, visitors, businesses, and industries.

The State of Wisconsin Comprehensive Planning Law (§66.1001) requires that comprehensive plans include a "compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit".



Facilities located in the City of River Falls and Village of Spring Valley, are generally not included here given that these communities are largely located in Pierce County.

Conditions, Trends, and Issue Prioritization

Conditions & Trends

- 2010, there were 16,568 private wastewater treatment systems in St. Croix County. This is an increase of 41 percent in total number of systems over 2000.
- All POWTS are required to be inspected every three years, and most will need to be pumped at that time.
- Since 1999, county staff has worked with towns and households to test drinking water, nearly 3,200 households have participated, that is about 20 percent of the private wells in the county.
- Recyclable materials collected in the County have increased by over 60% from 2000 to 2010.
- St. Croix County has a variety of assisted living facilities. Total capacity in the county as of 2008 was 893 beds.



Hudson Town Hall

Top Issues

- Unique subsurface geologic conditions in St. Croix County may increase the susceptibility of groundwater to contamination in some areas.
- Stormwater flooding has been an increasing concern in St. Croix County.
- Gaps exist for access to broadband and providing fiber optic services.
- Improving emergency services dispatch/response time is always important. Problems with duplicate road names may have to be addressed in the future.
- With the County's aging population, the availability of assisted living facilities, nursing home, and other related services could be a potential issue for the future.

CLINICS AND HOSPITALS IN ST. CROIX COUNTY

LOCATION	FACILITY NAME	APPROX. CAPACITY
Baldwin	Baldwin Area Medical Center	25 beds
	Baldwin Clinic	
Hudson	Hudson Hospital (and Specialty Clinic)	25 beds
	Hudson Physicians (WWMA)	
New Richmond	Westfields (Holy Family) Hospital	25 beds
	Cancer Center Clinic	
	Family Medical Surgical Center	
	New Richmond Clinic (WWMA)	
Somerset	Somerset Clinic (Stillwater Medical Group)	

source: St. Croix County Emergency Management, Wisconsin Department of Health Services

Implications

- It is becoming increasingly important that communities and local service providers consider alternatives and cooperative opportunities to provide needed services. Partnerships are crucial given that many critical community services are provided by private sector or non-profit entities.
- The effectiveness of many services can be improved through county-wide coordination and multi-jurisdictional approaches, such as emergency management planning, recreation planning, and shared public infrastructure.
- Increasing growth will result in increasing demand for services. As municipalities grow and change, the infrastructure, essential services, and related community facilities must evolve as well.

Special Subsections

Review of Existing Facilities

Numerous local, county and regional utilities and community facilities exist within St. Croix County. These utilities and facilities (e.g., health care, emergency services, recycling facilities, telecommunications, electric utilities, child care, libraries, parks, and schools) are listed and discussed in the *St. Croix County Conditions and Trends Report* as well as the *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin*.

The rural towns in the County have limited community facilities, often times only a town hall, town shop, cemetery and/or recycling center. Rural towns and small communities often work together or with their larger neighbors to provide emergency services such as ambulance, fire and first responders. The majority of the County's rural population travel to neighboring communities to utilize community services, such as health care, schools and libraries. In addition, many residents in small villages travel to larger incorporated communities or cities to utilize those facilities.

Assessment of Future Needs

As the population is growing fast in the County, there are increasing demands for services and facilities. Moreover, many utilities and community facilities in the County will need to be improved and/or replaced in the near future. This is a result of many aging facilities, new and expanding technology that can upgrade construction, and a focus on more sustainable design. An example of this is an increasing need for senior housing due to the aging population of the County. Opportunities for greater local, county or regional approaches, for various facilities are addressed in the Intergovernmental Cooperation Element of this plan.

Goals and Objectives

Goal 1: *Protect public health and land and water resources through proper wastewater treatment, stormwater management and management and disposal of solid waste and recycling.*

Objectives:

- 1.1 Protect the county's public health, natural environment, groundwater and surface water resources, air, land and other natural resources through proper siting and regulation of private onsite wastewater disposal systems and stormwater management in accordance with town, county and state laws and regulations.
- 1.2 Provide coordination, information, education and assistance to local municipalities in managing municipal solid waste, reduction, reuse, recycling, and proper disposal of hazardous materials.
- 1.3 Conserve our waters, air, prime farmlands, and other natural resources.

Goal 2: *Provide adequate access to quality educational and recreational facilities for all county residents.*

Objectives:

- 2.1 Support local school districts, technical colleges, universities and community libraries in their efforts to increase community education opportunities and accessibility.
- 2.2 Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.

Goal 3: *Utilities, community facilities, and related services will be provided in a cost-efficient and coordinated manner to maintain high quality infrastructure, county facilities and service delivery to meet the needs of residents.*

Objectives:

- 3.1 Provide road maintenance, emergency services including sheriff's patrol and investigation, emergency management and dispatch, and related health and human services programs in a fair, cost-effective manner that meets the growing and changing needs of all residents.
- 3.2 Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
- 3.3 Plan for utilities and community facilities concurrently with land use development to ensure efficiency and avoid conflicts.
- 3.4 Explore alternative funding sources for the maintenance and enhancement of our utilities and community facilities.

***St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:***

- The top services/facilities rated as excellent or good were:
 - County office facilities (76 percent)
 - County parks (75 percent), and
 - Public schools (71 percent).
- These facilities are utilized by most county residents, with only 10-13 percent providing a "don't know" response.

- 3.5 Provide the appropriate level of community services, facilities and practices within the county, while striving for a low tax levy and maintaining the rural character of the county.
- 3.6 Ensure a state-of-the-art electrical, technological and communication infrastructure necessary to sustain a diverse economy and to support our communities, schools, emergency responders, services, and residents.
- 3.7 Encourage public and private utilities to site, construct and maintain utilities in cooperation with local municipalities and in a manner that is compatible with community plans and expectations.

Policies

General Utility and Community Facility

- 1.1 When development occurs, it should be done in a manner that allows for the most cost-effective and efficient provision of infrastructure and services by the municipality and/or county.
- 1.2 Broaden local government knowledge of official mapping as a means of preserving rights-of-way for future roads, parks, utilities, and public infrastructure.
- 1.3 Pursue the provision of joint services with local municipalities and neighboring counties when it will result in better services and/or cost savings.

County Facilities

- 2.1 Continue to provide public facilities and equipment that meet the county's needs and provide adequate service to the public.

Water/Wastewater

- 3.1 Work with local municipalities and state agencies to promote the proper approval process, placement, and monitoring of new and replacement on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
- 3.2 Preserve existing private on-site wastewater systems by continuing the maintenance program which tracks pumping records and notifies owners for required inspections and/or pumping.
- 3.3 Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.
- 3.4 Support local development and updates to sewer service area plans for municipalities as required by WI Department of Natural Resources.
- 3.5 Encourage local wellhead protection ordinances, based on sound engineering practices.
- 3.6 Identify areas with critical water quality issues and support appropriate regulation and remediation efforts.
- 3.7 Encourage water/sewer planning for large subdivisions in rural areas, which considers the potential for future connections, densification, and common on-site wastewater treatment facilities. Develop alternatives and models for large rural developments.

Stormwater Management

- 4.1 Keep local communities abreast of changing stormwater management planning requirements and encourage communities to prepare management plans.
- 4.2 Continue to study and address stormwater flooding, road washout problems, and ice damming as identified in *St. Croix County's All Hazards Mitigation Plan's* vulnerability assessment.
- 4.3 Pursue hazard mitigation funding to acquire or relocate structures and properties most at risk of major flood damage when the opportunity arises and/or following a flood event in which significant damage occurs.

Solid Waste and Recycling

- 5.1 St. Croix County will continue to serve as the Responsible Unit for its 26 member municipalities to implement the state recycling laws, expand education, information, special collections and related services for recycling.
- 5.2 Local municipalities and/or residents will continue to be responsible for private curbside or drop-off sites for solid waste and recycling collection and disposal. The county will continue to provide support.
- 5.3 Promote continuation and strengthening of recycling and household hazardous waste collection programs.
- 5.4 Support establishment of municipal composting programs.

Communication and Power Distribution

- 6.1 Encourage regional and local discussion and planning for telecommunications, broadband availability, network connectivity, and other related technologies, with the impact on public safety and Next Generation 911 demands.
- 6.2 Continue to involve and coordinate agencies, organizations and municipalities in emergency communication planning, training and exercises for the County; further define their role during a disaster as part of established Emergency Operations Planning procedures.
- 6.3 Increase preparedness of campgrounds and resorts to severe weather by: (a) promoting use of all hazards (weather) radios; (b) requiring the provision of emergency information to patrons; and (c) requiring new campgrounds or resorts to identify a severe weather shelter.
- 6.4 Continue to work toward countywide compliance with the National Incident Management System for emergency service providers and municipalities in the County. Explore options to integrate NIMS into local emergency operating planning efforts if feasible.
- 6.5 Continue public education efforts regarding emergency preparedness planning.
- 6.6 Encourage local utilities to pursue hazard mitigation funding to replace aging power lines and add substations to further mitigate the potential of power outages and increase the dependability of power service.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Emergency dispatch (59 percent) ranked as excellent or good
- The dispatch service had a 33 percent rate of "don't know" responses indicating about a third of county residents have not needed dispatch services.

Education

- 7.1 Engage school districts, CESAs, and other educational institutions in the comprehensive planning process.
- 7.2 Promote and assist in the development of Safe Routes to School (SRTS) plans and their implementation.
- 7.3 Encourage coordination between educational institutions to foster the sharing of data and the pursuit of common goals.
- 7.4 Encourage the continued coordination of community education in the County.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Public libraries (58 percent) ranked as excellent or good
- Public libraries had a low 10 percent rate of "don't know" responses indicating the majority of county residents have visited the libraries.

Parks and Recreation

- 8.1 The County, consistent with the St. Croix County Outdoor Recreation Plan and Bicycle and Pedestrian Plan, will maintain a system of parks, trails and natural and recreation areas which together with federal, state and local parks, and natural and recreation areas provide accessible outdoor recreation and open space systems for county residents.
- 8.2 Encourage and support projects involving citizens and government, non-profit or other private organizations such as Kinnickinnic Land Trust, US Fish & Wildlife Service, Pheasants Forever, etc., that conserve and protect the use and conservation of outdoor recreation resources.
- 8.3 Increase public and local government knowledge of St. Croix County's many recreational resources and related plans, so these assets can be reflected in planning, tourism, and marketing efforts.

Public Safety

- 9.1 Provide efficient and cost-effective public road maintenance and snow plowing, sheriff's patrol and investigation and emergency management and dispatch services for county residents.
- 9.2 Continue to promote formal mutual aid agreements between communities and agencies for public safety and response, including the provision of public works support and policies pertaining to billing rates, required training, and liabilities.
- 9.3 Maintain and periodically update the St. Croix County All Hazards Mitigation and pursue grant funding for multi-jurisdictional hazard mitigation and emergency preparedness projects, such as communication and warning systems, specialized mapping, flood mitigation, educational efforts, and sheltering.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Other well-regarded services rated good or excellent in the County include:
 - Sheriff services (64 percent)
 - Recycling programs (61 percent) and
 - County road maintenance (61 percent)
- Road maintenance had the lowest percent of "don't know" responses, only 1 percent. Indicating a high level of familiarity and satisfaction with the county road system.
- At 8 percent, recycling had the second lowest level of "don't know" responses, indicating a high level of familiarity with those programs also.

- 9.4 Encourage partnerships between the private and public sectors for emergency preparedness to identify and protect essential resources while ensuring our businesses and organizations are prepared.
- 9.5 Develop and maintain maps of hazard risks and critical facilities in the County for hazard mitigation, emergency response, and recovery planning.
- 9.6 Encourage inter-state emergency response and law enforcement agreements between Wisconsin and Minnesota to ensure our residents and communities are receiving the fastest, most affordable services available.
- 9.7 Continue to encourage coordination between Wisconsin and Minnesota so that related health emergency policies and procedures are consistent and compatible, such as the manner in which pharmaceuticals will be distributed if a pandemic flu outbreak should occur.
- 9.8 Update County mobile home regulations to require new mobile home parks to identify per formal agreement a storm shelter or construct a new storm shelter for residents. Require new and encourage existing mobile home parks in unincorporated areas to have emergency plans which will be on-file with the County.
- 9.9 Promote the use of the storm shelter/safe room initiative which subsidizes the installation of safe rooms or shelters for mobile homes and mobile home parks.
- 9.10 Continue annual review of the emergency action plans for the County dams and ensure that the contact and telephone lists are up-to-date. Whenever updates, send copies of the emergency action plan to the local municipalities to help keep residents informed. Copies of the Glen Hills Dam plans should be sent to Dunn County Emergency Management and the Village of Downing.
- 9.11 Develop and maintain a resource directory for use in times of disaster by coordinating agencies (e.g., Aging and Disability Resource Center coordinates transportation services). Such a directory could be expanded to include standard requirements for the sharing of equipment and billing rates.

Health and Human Services

- 10.1 Provide support to adults, people who have a disability and their families through the Aging and Disability Resource Center which serves as a central source of information, assistance, support and access to community resources.
- 10.2 Provide high quality, timely alcohol/drug abuse and mental health services to individuals and their families within the County.
- 10.3 Provide treatment, rehabilitation, therapy and support to County residents with chronic mental illnesses supplemented by information, referral and resource programs.
- 10.4 Support efforts by Public Health to maintain St. Croix County's excellent health rating among Wisconsin counties. Support Public Health initiatives such as health choices and healthy lifestyles.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Several services had lower excellent or good ratings but also high percentages of "don't know" responses; these services are not generally used by all of the general public
- Among those who did respond most rated these services as excellent or good
- County court services (41 percent; 45 percent "don't know")
- Public health (39 percent; 46 percent "don't know")
- Aging/disability resources (27 percent; 56 percent "don't know")
- County nursing home (21 percent; 61 percent "don't know")

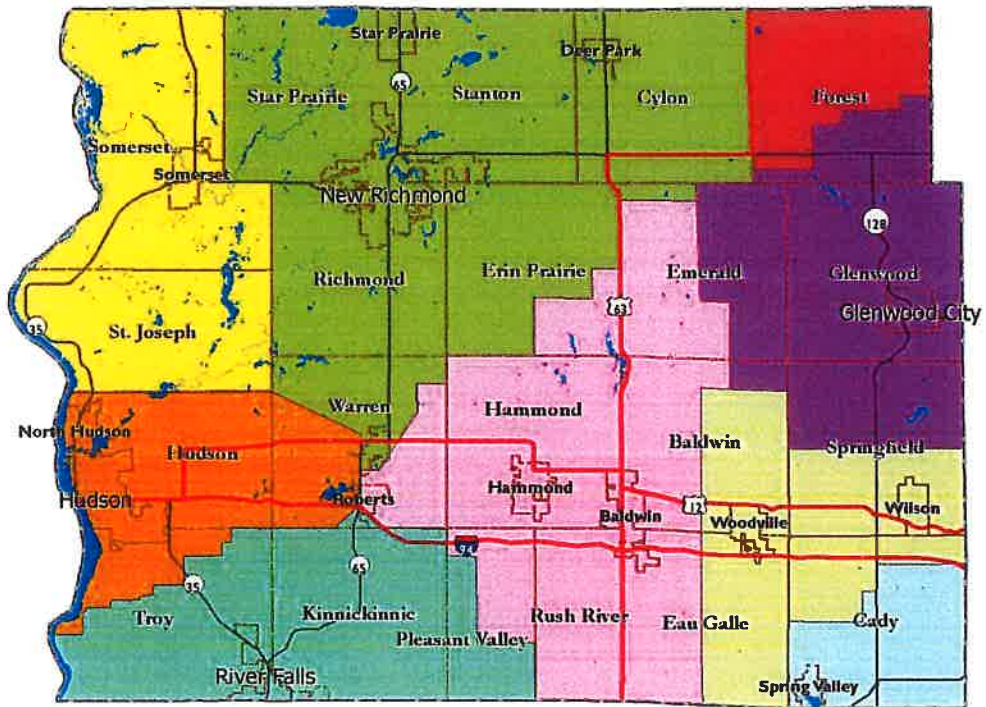
County Facility Maps

Ambulance Service Areas

Figure 3.17

Ambulance Service Areas

- Baldwin Zone 1
- Baldwin Zone 2
- Clear Lake
- Glenwood City
- Hudson
- Lakeview
- New Richmond
- River Falls
- Spring Valley
- Highways
- Major Roads
- Water
- Municipal Boundaries

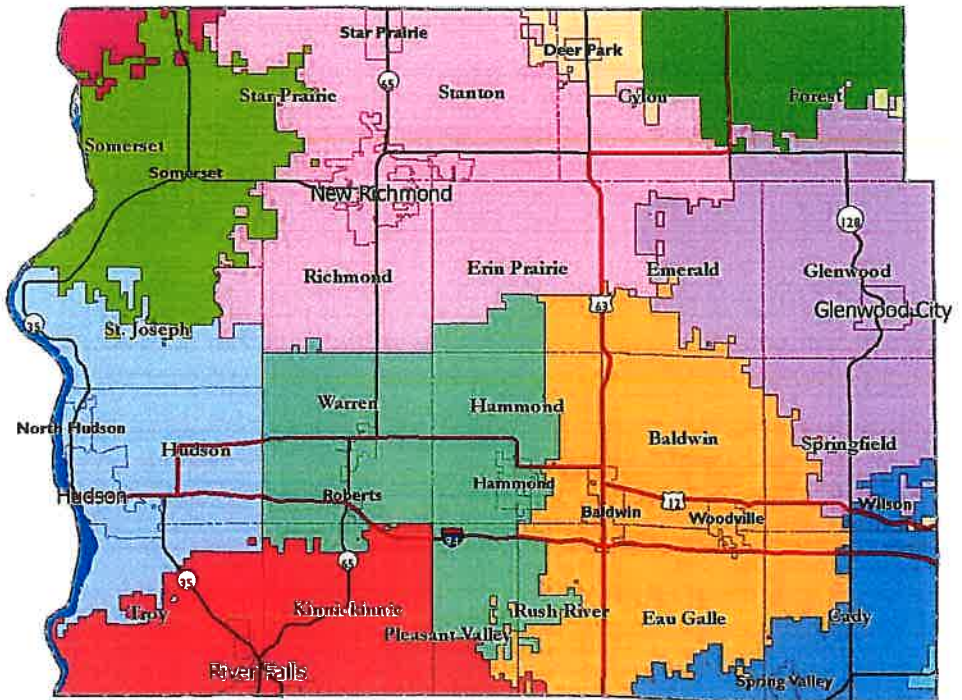


source: St. Croix County Land Information Office

School Districts

School Districts

- Amery
- Baldwin/Woodville
- Boyceville
- Clear Lake
- Glenwood
- Hudson
- Menomonie Area
- New Richmond
- Osceola
- River Falls
- Somerset
- Spring Valley
- St. Croix Central
- Water
- Municipal Boundaries



TRANSPORTATION VISION

By 2035, St. Croix County has an efficient, economical, comprehensive, multi-modal transportation network that includes on-demand transit available between all villages and cities. St. Croix County consistently maintains and improves the county road system to meet identified needs. The County has worked with St. Croix municipalities to identify safe roads to establish bike lanes. The County works with municipalities to plan for residential growth and transportation access in tandem. The County is exploring options to provide and adapt to individual transportation choices including various modes of mass transit in addition to bike and pedestrian options. County residents are utilizing the new St. Croix River Crossing from Houlton to Stillwater. Local and county land use plans and ordinances address existing and future land uses related to the crossing. Transportation routes are efficient and well-planned providing good connections between St. Croix River bridges and the rest of the county.

Introduction

Transportation facilities have a significant influence on land use, development, and quality of life for County residents. This section includes a review of transportation facilities found in St. Croix County, including highways, rail, airports, bike facilities, pedestrian facilities, and transit. Transportation types primarily off-road and recreational in nature, such as snowmobile, ATV, and hiking trails, are not discussed in this section, but can be found in the community facilities and natural resources sections.

St. Croix County, its local municipalities, and the State of Wisconsin together provide nearly the entire roadway infrastructure for inter-county movements, intra-city movements, and the demands of new growth. This road system also allows the movement of buses, bicycles, and pedestrians. A well-maintained and planned transportation system can aid in economic development, support a variety of land uses, provide links among community facilities, and facilitate the provision of various public and emergency services.

This element will function as a guide to identifying the County's existing and proposed road network, identifying major transportation needs, and supporting the goals and objectives of the other elements of the St. Croix County Comprehensive Plan.



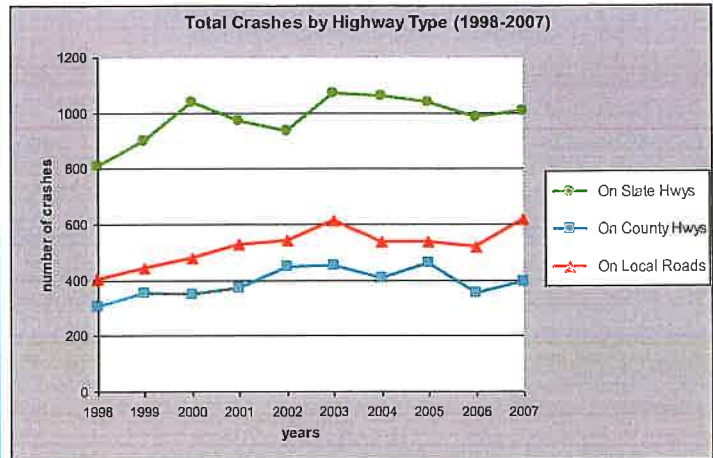
supporting the goals and objectives of the other elements of the St. Croix County Comprehensive Plan.

This section was drafted in the context of regional, state, and national transportation planning guidelines and principles. Numerous existing State and local transportation plans of regional significance are considered in the development of this plan. Transportation issues, needs, and strategies specific to individual communities will be addressed in their respective plans.

Conditions, Trends & Issue Prioritization

Conditions & Trends

- Traffic volumes in St. Croix County have been generally increasing, and numerous improvements have been made or are planned.
- The County's portion of Interstate 94 is the second most heavily travelled segment of interstate highway in the State of Wisconsin, with projections exceeding 85,000 vehicles per day at the St. Croix River bridge by 2020.
- Vehicle crashes on public roadways increased nearly 33 percent from 1998 to 2007. Crashes on local roads (not State or County highways) increased approximately 53 percent. However crashes on state and federal highways have steadily declined since 2003,
- Despite numerous transit services for elderly and disabled clients, the demand is growing and will be challenging to meet in upcoming years.
- More residents work outside St. Croix County than inside. Only 18.7 percent of employed residents work in the same town, village, or city where they live.
- The New Richmond Regional Airport is the 5th largest municipal airport in Wisconsin.



Top Issues

- 86% of county residents are satisfied with the current road network, but 66% feel increasing traffic volumes are a problem.
- Over 55% of survey respondents would like expanded public transit options. Expanded commuter rail (Twin Cities to Eau Claire) is a potential transit option.
- Residents are divided on commuter facilities, with 40% saying they are adequate, 30% indicating they are not and 25% in the "don't know" category.
- Construction of the St. Croix River Bridge crossing is an issue of continuing concern to many St. Croix County residents.

Implications

- The availability of other modes of transportation such as transit, bicycle, and pedestrian facilities may need to be modified as more people use these modes out of necessity, environmental concerns, convenience, or for health reasons.
- Key to the future of transportation in and around St. Croix County over the next several decades is increasing commuter traffic, aging of the population, the rising cost of operating a vehicle and changing technology.
- All incorporated communities currently have a State highway which passes through their communities. With increasing traffic volumes on most of these highways, the potential for pedestrian-vehicle accidents is increasing.
- The growing elderly population in St. Croix County will continue to place increasing demands on specialized transportation services.

Special Subsections

Transportation related analysis, programs and policies applicable to the County are identified within the *St. Croix County Conditions and Trends Report*.

Goals & Objectives

Goal 1: Provide a St. Croix County transportation system that is safe, convenient, efficient, accessible, and sustainable while meeting the multi-modal needs of residents and the traveling public and enhancing their quality of life.

Objectives:

- 1.1 Support multiple modes of transportation, appropriately address user conflicts, protect our resources, and improve the quality of life of residents through the planning and development of transportation projects, facilities, and policies.
- 1.2 Provide affordable and accessible transportation and transit services in an economically sustainable manner for all residents.
- 1.3 Consider freight rail, passenger rail, and airports as important parts of our transportation network.
- 1.4 Continue to strive for a safe, accident-free transportation network.
- 1.5 Integrate the county and local road system with planned federal and state highway improvements for an efficient road network.
- 1.6 Manage the overall road system with a variety of techniques to maintain capacity at or above projected traffic volumes and limit traffic congestion.
- 1.7 Control access throughout the road system in areas of higher traffic volumes to ensure the access, mobility and safety of affected road segments.
- 1.8 Continue to foster and support the economic goals of our county in the planning and development of our transportation system.
- 1.9 Recognize greater energy savings and fuel efficiency as a crucial component of the transportation network.

Goal 2: Provide neighborhoods and communities in our county that are efficiently connected with each other and the region, moving people and freight through a variety of transportation modal options.

Objectives:

- 2.1 Integrate alternative transportation modes, as appropriate, including pedestrian, biking, ride-share, transit, freight rail, passenger rail, and airports etc., as an important part of services.
- 2.2 Integrate the planning and design of major transportation facilities and surrounding land uses to protect the functionality and safety of the transportation improvements and to develop sound land use patterns.
- 2.3 Encourage intergovernmental cooperation, at all appropriate levels, and planning as crucial to ensuring a connected, consistent, safe, accessible, and effective transportation network.

- 2.4 Coordinate and cooperate in the provision of transportation services with municipalities within and surrounding the County and with neighboring counties, the states of Wisconsin and Minnesota.
- 2.5 Develop transportation modal options for commuters and other riders in our county to efficiently and sustainably connect neighborhoods, development areas, and communities within the county and region, as well as better connecting our county to the Twin Cities, the West Central Region and the Midwest.
- 2.6 Work with local communities and state and federal agencies to implement the St. Croix County Bicycle and Pedestrian Plan.
- 2.7 Provide for the safe and efficient movement of commercial freight and long-haul truck traffic through St. Croix County and local municipalities.

Goal 3: St. Croix County will work to maintain, sustain, and enhance our multi-modal transportation infrastructure and services in an economical manner.

Objectives:

- 3.1 Maintain, preserve and enhance the county's existing transportation infrastructure and services, including highways, railways, bike, pedestrian, transit, air and water systems.
- 3.2 Continue to develop and maintain a functional and jurisdictional classification system to ensure overall highway system performance.
- 3.3 Keep the highways in St. Croix County clear of obstructions for safe travel and maintenance.
- 3.4 Explore alternative funding sources for the maintenance and enhancement of our transportation network.
- 3.5 Strive for consistency between transportation decisions and the provisions of all applicable short- and long-term land use and development plans, considering the effects of each on the other.
- 3.6 Strive to protect property values along transportation corridors.
- 3.7 Continue to support the New Richmond airport as an alternative transportation hub.

Policies

Intergovernmental Cooperation

- 1.1 The St. Croix County Transportation Committee will provide guidance and oversight to implementation of this plan.
- 1.2 The county will work with the local governments, neighboring counties and the states of Wisconsin and Minnesota to determine, and plan for, necessary improvements to the transportation system in St. Croix County.
- 1.3 In cooperation with WisDOT, MNDOT and other units of government the county will identify and preserve reasonably needed transportation corridors, to avoid future conflicts between land use and transportation needs.
- 1.4 The Transportation Committee and Highway Department will seek input from public stakeholders and other entities regarding transportation issues.

- 1.5 The county will continue to incorporate state standards for defining functional and jurisdictional classification of highways and consider jurisdictional transfers when appropriate.
- 1.6 The county will encourage the state to consider local planning findings, goals, objectives and policies when planning major transportation facilities.
- 1.7 The county will strive to maintain appropriate levels of service on highways under its jurisdiction and will encourage other jurisdictions to maintain adequate levels of service.
- 1.8 The county will coordinate and encourage regular, ongoing discussions between the county, towns, cities and villages on strategies and actions to correct and prevent road name and address duplication to improve emergency response time and service.
- 1.9 The county will work with economic development agencies on transportation issues.

Highway

- 2.1 The St. Croix County Highway Department will continue to utilize programming, planning and budgeting to develop and update the multi-year highway improvement plan for the county–trunk system.
- 2.2 The St. Croix County Highway Department will continue to update its construction, maintenance and safety plan to guide the department in ongoing management of the county–trunk system.
- 2.3 Continue to utilize required federal, state, county and local standards, manuals and criteria for planning, inspection, evaluation and construction of roads and bridges.
- 2.4 Continue to follow Wisconsin statutes and federal, state, county and local standards, manuals and criteria when managing highway right-of-way encroachments and safety issues.
- 2.5 Continue to work with the St. Croix County Planning and Zoning Department in the development and enforcement of ordinances regulating driveways, highway setbacks, signage, access and safety issues.
- 2.6 Continue to work with the St. Croix County Planning and Zoning Department to consider developing and adopting an official map to assist in planning for, designating and protecting roadway corridors for planned road expansions and extensions.

Commercial Freight/Agricultural Equipment

- 3.1 Truck routes should be on the most appropriate roads in order to minimize truck noise and safety impacts and reduce wear on roads that are not suited to heavy vehicle traffic while connecting to commercial activity centers.
- 3.2 Keep truck traffic and related industries on identified truck routes.
- 3.3 Consider the commercial freight industry in the design of intersections and roads connecting to designated truck routes to support the freight industry.
- 3.4 Agricultural equipment will continue to utilize roadways and will likely continue to increase in size and width. To facilitate safe and courteous travel for both vehicles and agricultural equipment the County should educate by providing information and signage regarding agricultural equipment travel on roadways, safe passing actions and limitations regarding size and weight of equipment. Information should be provided utilizing tools such as the County's rural living guide, website, public access cable channels and other electronic media.

Rail

- 4.1 Encourage and support improved safety at rail crossings by implementing rail-crossing improvements when recommended by the Wisconsin Railroad Commission.
- 4.2 Work with the Western Wisconsin Passenger Rail Coalition and the Midwest Regional Rail Initiative to promote the development of high-speed passenger rail service to western Wisconsin.

Transit/Commuting

- 5.1 The county will stay informed and work with regional efforts to provide transit options to workers commuting from St. Croix County to the greater metropolitan centers.
- 5.2 The county will continue to support and actively promote the construction of the new St. Croix River Crossing at Houlton.
- 5.3 The county, working through the Aging and Disability Resource Center, will continue to support and provide transportation services for elderly and disabled residents and explore opportunities to expand these services.
- 5.4 Continue to support and encourage park and ride lot and carpooling program development in appropriate locations.
- 5.5 Explore transit options to include telecommuting and the expansion of current levels of service and to reduce the current levels of commuting.

Bicycle/Pedestrian/All-Terrain Vehicles (ATV)

- 6.1 The county will continue to encourage implementation of the St. Croix County Bicycle and Pedestrian Plan.
- 6.2 Develop the county bikeway system with varied facilities according to traffic volumes, road conditions and available trail routes.
- 6.3 There is no County authority to allow All-Terrain Vehicles on county roads, so ATVs are not allowed on county roads except to travel across them and when licensed as a piece of farm equipment.

Air

- 7.1 The county will continue to promote and encourage use of federal and state funding to provide freight and passenger air services at the public and private air facilities.
- 7.2 The county will consider the commercial air passenger and freight industry in the design of intersections and roads connecting to the airport facilities.

Multimodal

- 8.1 Encourage the establishment of sustainable local funding sources.
- 8.2 Conduct county-wide transportation planning activities in a comprehensive, highly coordinated fashion to maximize connectivity, efficiency, and integration in land use and development plans.
- 8.3 Consider all transportation modes in design, review and development and ordinance writing and updates.
- 8.4 Support the use of energy-efficient vehicles by County Departments.

8.5 Support educational and enforcement efforts for multimodal and energy usage options by county departments.

Transportation System

Transportation System



Housing Vision

In 2035 St. Croix County, has a stock of affordable and moderate income housing for its residents. In particular, the County has paid attention to the need for affordable and appropriate housing for its aging population. The County has aimed to control sprawling residential development. When and where possible, the County encourages development into cities and villages or in conservation subdivisions in rural areas where shared septic systems are allowed. In addition, homeowners and developers use the Leadership in Energy and Environmental Design (LEED) process to build new homes.

Introduction

Quality housing is an essential component to healthy and vibrant communities, and striving to provide safe and cost-effective housing is an important community development goal. An analysis of housing conditions will help St. Croix County gain a better understanding of the changes that have occurred over the past 20 to 25 years. It will also provide insight into future changes that can be anticipated.

The most recent population projections for St. Croix County are based on the 2000 census and population estimates from 2001-2005. They do not take into account the downturn in the economy and the housing foreclosure crisis of the second half of the decade. As such the projections reported in this plan are probably too aggressive. Revised projections will not become available soon enough to be utilized in this plan. The Wisconsin Department of Administration's population projections indicate a 117.5 percent increase in St. Croix County's population (about 58,000 more residents) from 2000 to 2030. In addition, the U.S. Census Bureau's housing projections predict that St. Croix County will have a total of 55,944 housing units by the year 2030, a 131 percent increase from 2000. This is an increase of 31,681 housing units, or approximately 1,056 housing units per year.

Even if these projections are unrealistically high, St. Croix County will still have dramatic population growth and a need for safe and sanitary housing over the next two decades. The County will face several challenges as a result of this growth. Further analysis of housing conditions will create a foundation from which decisions regarding future housing development can be based.

Conditions, Trends, and Issue Prioritization

Conditions & Trends

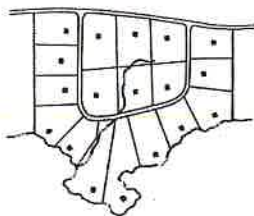
- Between 1980 and 2010, twenty-two municipalities saw an increase in housing units of over 50 percent. The town of Hudson had the largest housing unit growth at 365 percent.
- It is projected that by the year 2030 St. Croix County will contain 55,944 housing units. This represents an increase of 131 percent from 2000. This is an average of 1,056 additional housing units per year for the period.
- The majority of housing in St. Croix County (36 percent) is valued between \$100,000 and \$149,000. The median housing value in the County of \$139,500 is significantly higher than the state median of \$112,200.
- Owner-occupied housing accounts for 78 percent of all housing in the County; rentals account for 22 percent.

ST. CROIX COUNTY HOUSING UNITS

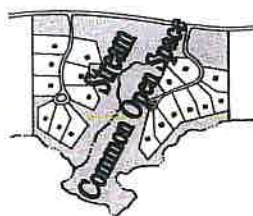
	1980	1990	2000	2010
Total Housing Units	14,924	18,519	24,263	33,983
Total Seasonal	211	270	281	460
Total Vacant	554	881	853	2,184
Total Occupied Units	14,159	17,638	23,410	31,799
Owner Occupied Units	10,795	13,212	17,881	24,754
Renter Occupied Units	3,364	4,426	5,529	7,045
Single Family Units*	11,415	13,907	18,613	N/A
Multi-Family Units	2,493	3,310	4,519	N/A
Mobile Homes	805	1,302	1,131	N/A

St. Croix County Comprehensive Plan Public Opinion Survey Report Results, 2008: Preferred Rural Housing Layout

23%



77%



Top Issues

- There is a need for more senior housing, single family housing, and affordable housing in the County.
- Increase opportunities to improve the external appearance of residences in neighborhoods.
- Decrease the impact of development in environmentally sensitive areas.
- Smaller individual lots with preserved open space are preferred layout for rural housing development.

Implications

- The higher vacancy rate in 2010 may indicate that it has become easier for households to find suitable housing to own or rent. In other words, people seeking housing in aggregate will have more choices, and the price of housing will decrease as a result.
- A wide variety of programs and organizations are available to help St. Croix County communities ensure they have an adequate supply of housing to meet a diverse array of current and future demands.
- As the number of households and housing units continues to grow, there is a resulting need for local units of government to provide additional public facilities and services, as well as to develop and enforce additional regulations and ordinances.
- The County contains an older housing stock that is in need of rehabilitation and energy efficiency improvements. Continuation of programs to address these issues is of importance.

B. Additional Information

More detailed housing related analysis, programs and policies applicable to the County are identified within the *St. Croix County Housing Element Volume 2* as well as *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin*.

Goals and Objectives

Goal 1: Provide for a range of affordable, attractive, efficient housing options that provide a safe, healthy living environment and are compatible with surroundings.

Objectives:

- 1.1 Encourage a mix of housing options and neighborhoods to meet the needs of all residents.
- 1.2 Encourage green and energy-efficient construction and renovation methods and materials.
- 1.3 Design, site, and construct housing and residential developments in a manner which mitigates the potential impacts of man-made and natural hazards and other health and safety concerns.
- 1.4 Housing organizations, programs, and services will work cooperatively to best assist residents and utilize limited resources.
- 1.5 Encourage new housing development to be economically efficient in terms of its relationship to necessary services, facilities, and infrastructure.
- 1.6 Housing development will occur in a manner that considers and protects natural resources and minimizes conflicts with adjacent uses.
- 1.7 The development pattern of new housing in rural, unincorporated areas should be compatible with the rural character of its surroundings and preserve working lands.

Goal 2: Maintain existing housing stock and preserve traditional residential neighborhoods.

Objectives:

- 2.1 Encourage the maintenance and renovation of the existing housing stock and the County's historic homes.
- 2.2 Identify and promote the preservation and revitalization of our traditional residential neighborhoods and housing in urban areas.

Goal 3: Plan for new housing types and densities that are consistent and compatible with local comprehensive plans and meet the forecasted housing needs of residents.

Objectives:

- 3.1 Encourage diversity of housing choices and at higher densities where services are available.
- 3.2 Housing should be located and sited to enhance and maintain rural character.
- 3.3 Plan for a sufficient supply of developable land for housing in areas consistent with local policies and of densities and types consistent with this plan
- 3.4 Discourage isolated non-agriculture commercial and industrial uses in agricultural areas.

Policies

Research & General Outreach

- 1.1 Provide county-level housing resource information on the county website to increase resident and local government knowledge of the wide variety of housing assistance programs available to residents and encourage local governments to incorporate these housing resources into their planning and development efforts.
- 1.2 Continue to update and provide copies of St. Croix County's Rural Living Guide to local communities. The guide outlines the traditional community norms and expectations for rural residents. Encourage local municipalities to provide copies to all new residents as part of the building permit/inspection process.
- 1.3 To ensure high quality housing, the county supports the Uniform Dwelling Code which requires inspection of new structures and repair of unsafe and unsanitary housing conditions. Through the county website The county will provide information and connection to the State of Wisconsin Uniform Dwelling Code and local building inspectors.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- 90 percent of respondents agree that the external appearance of residences in their neighborhoods is important to them.
- Respondents preferred small individual residential lots that preserved open space rather than a traditional rural housing development with large lots.

Planning, Location & Supply

- 2.1 Update St. Croix County 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.
- 2.2 Work with local municipalities to improve St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and solid waste. Work to maintain a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.
- 2.3 Work with local municipalities to update the County's land use regulations to require that relocated houses and new manufactured houses 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.
- 2.4 Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding. Guide

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Respondents were split on whether they preferred new housing to be built where public water and sewer were available vs. homes being built anywhere in the County where a well and private septic system could be sited.
- 59 percent of respondents support increasing the minimum lot size in environmentally sensitive areas; 51 percent supported reducing the lot size for residential development near local communities; 50 percent supported reducing the minimum lot size for residences where small scale sewage treatment systems are available.

development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.

- 2.5 Allow for and promote a mix of housing types and affordability options, including rental, multi-family, and manufactured housing, which eliminates barriers to fair housing choices.
- 2.6 As the County's population ages, and demand warrants, advocate for a mix of affordable housing and assisted living choices (e.g., nursing care, assisted living, in-home respite) which are sited in close proximity to related goods and services, and contributes to keeping our older citizens as active members of our communities. Encourage new homes to be barrier free for any disability and for persons in all stages of life, while exploring opportunities to support the adaptive rehabilitation of existing homes.
- 2.7 The County will allow for manufactured housing, secured to permanent frost-proof foundations, in any location where conventionally built housing is allowed.
- 2.8 As stated in the County All Hazards Mitigation Plan, pursue grant funding for a manufactured/mobile home anchoring project which encourages the anchoring of older mobile homes.
- 2.9 As recommended in the County All Hazards Mitigation Plan, conduct an inventory of the location, condition, anchoring, and emergency plans of mobile home parks in the County, including availability of shelters and warning systems.
- 2.10 Given the relationship of housing development to many different comprehensive plan elements, implement those strategies found in other sections of this plan in a manner consistent with and supportive of the housing goals and objectives, while ensuring that housing is developed in a manner which is appropriate and compatible with its surroundings.

Multi-Jurisdictional and Collaborative Efforts

- 3.1 Encourage communities and housing service providers in the County to provide input to State and Federal agencies on housing needs and existing or proposed housing programs.
- 3.2 Work cooperatively with West Cap and local municipalities to pursue community development block grant funding and other housing assistance resources which encourage the development, renovation, and maintenance of safe, healthy, energy-efficient, and affordable housing stock.
- 3.3 The County's housing authorities in Hudson, New Richmond and River Falls; planning agencies and related services providers should meet periodically to discuss housing trends, gaps in services, opportunities for resource sharing, and strategies for the St. Croix County housing needs of elderly, special needs and low-income residents.
- 3.4 Develop and provide copies of a St. Croix County Small Town Living Guide to local communities. The guide should outline the traditional community norms and expectations

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

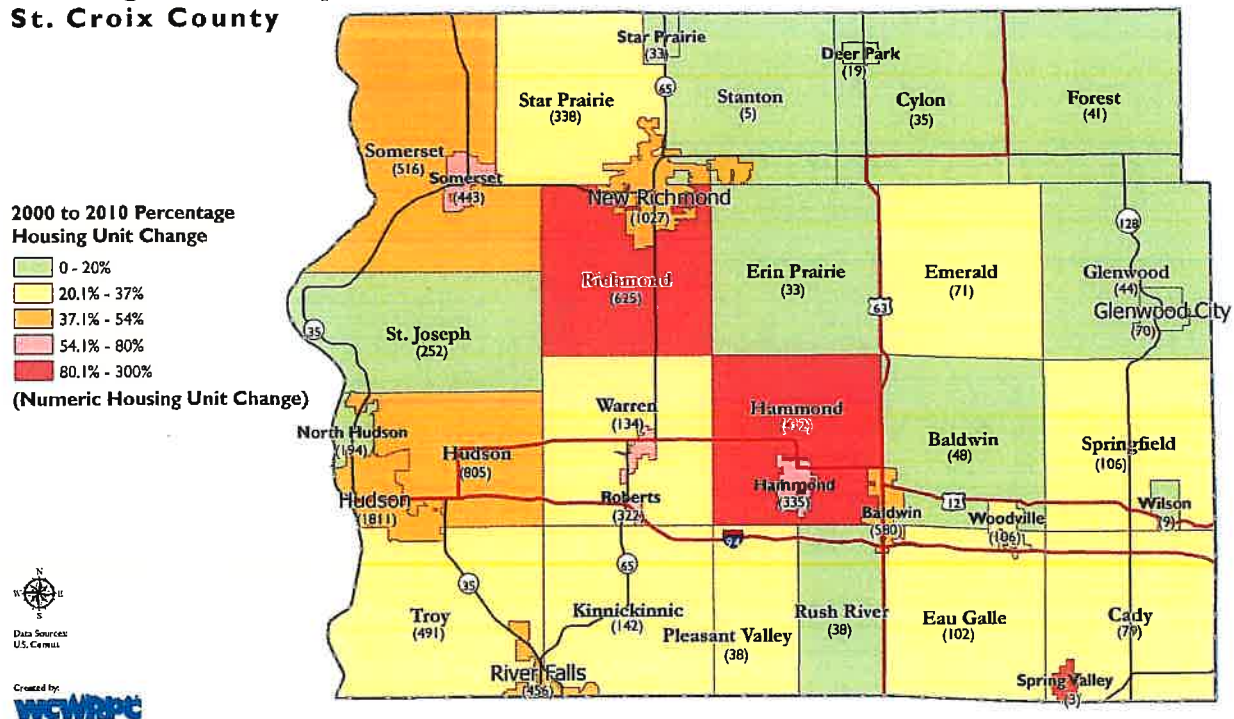
- 72 percent of survey respondents agreed there is a need for more senior housing; 66 percent agreed there is a need for more single family housing.
- Less than 25 percent of respondents supported housing subdivisions, multiple-family housing (duplexes, apartments, and condos), and seasonal housing received little support; over 80 percent of survey respondents agreed that more mobile homes, whether freestanding or in a mobile home park, are **not** needed in the County.

for small town residents. Encourage local realtors to provide copies to all perspective residents and local municipalities to provide copies to all new residents as part of the building permit/inspection process.

- 3.5 Provide local governments with the tools, resources, alternatives, and related benefits of preserving the character of historic residential areas; increasing the use of traditional neighborhood design techniques within or adjacent to established residential or incorporated areas; and, prioritizing infill development and encouraging rehabilitation and adaptive reuse.
- 3.6 Encourage utilization of non-profit housing organizations, such as West Cap or Habitat for Humanity, that build, rehabilitate and work to preserve affordable housing through collaboration.

Housing Unit Change – 2000-2010

**Housing Unit Change 2000 to 2010
St. Croix County**



Economic Development Vision

By 2035, St. Croix County has innovative, productive, well-paying jobs in our municipalities and rural areas. St. Croix County has worked with cities, villages, and towns to guide commercial uses to areas where services are available. This discussion has happened with municipal cooperation. The County Economic Development Corporation and local communities have developed strong ties and an understanding of the costs and benefits of economic development. That county-wide effort has resulted in identification of core businesses, key new food production and emerging industry clusters. The County has achieved high-end, value-added product processing that includes production, processing, packing and distribution that supports our strong fabrication, and agricultural sectors. Local businesses and our education facilities have worked together to supply knowledge workers to meet local skill demands. These activities have created a strong local economy.

Introduction

Economic development as part of comprehensive planning is the process by which the St. Croix County community initiates and generates solutions to local economic problems. The primary purpose of economic development initiatives is to promote the stabilization, retention, or expansion of the economic base and to provide quality employment opportunities in the region. This includes assisting existing businesses, encouraging business expansion, and recruiting new businesses. Economic development can also include building a culture of trust and entrepreneurship, and strategically planning important capital improvements and related infrastructure expenditures. Such endeavors should be guided by the vision and goals in county plans to encourage efficiency and ensure a positive impact on the community.

These efforts collectively build long-term economic capacity so the local economy is more self-sufficient and resilient. Successful economic development strengthens and diversifies local economies. In addition, local businesses may locate in close proximity to the primary industry that they support. These secondary or support businesses take advantage of economic spillovers of the primary industry. A local example of this is the close relationship between the existing agriculture and food processing industries.

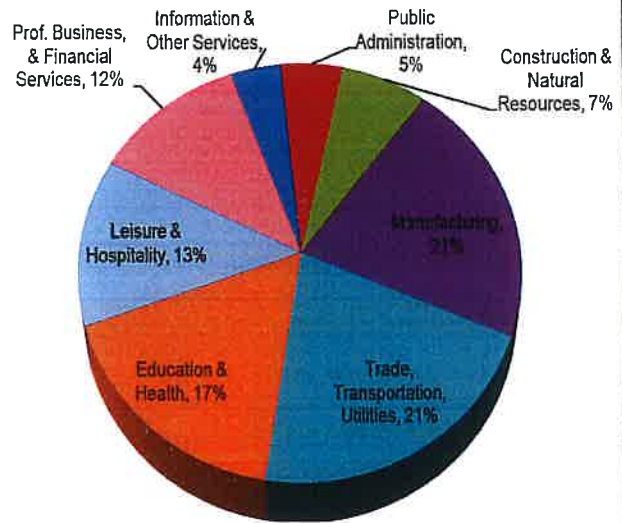
This information should also be considered in the context of the economic development programs, plans, and tools at work in St. Croix County and its communities which are identified in the *Addendum: Inventory of Programs, Plans, and Land Use Policies in West Central Wisconsin* compiled by WCWRPC as part of the regional plan.

Conditions, Trends & Issue Prioritization

Conditions & Trends

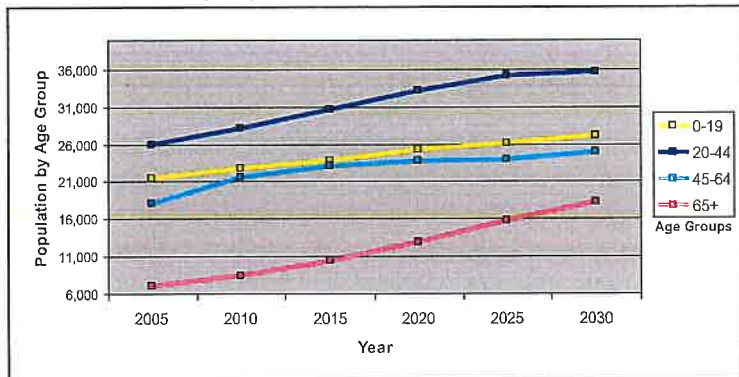
- Only 18.7 percent of the County's resident labor force works within the community in which they live. 45.3 percent of the County's resident labor force works in Minnesota, according to the American Community Survey.
- St. Croix County's unemployment has most often been below the State average during the past twenty years.
- Tourism in St. Croix County ranks 34th in the State for traveler spending.
- Agricultural provides 3,600 jobs and accounts for \$532 million in business sales. It contributes \$158 million to County income.
- The education and health services industry is expected to have the largest increase in jobs (+22 percent) from 2004 to 2014.

St. Croix County Employment by Industry (2006)



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

St. Croix County Age/Labor Force Projection (2005-2030)



Source: Wisconsin Department of Administration

Top Issues

- The County's aging population is a concern for future resource allocation.
- The foreclosure crisis starting in 2006 has had a negative impact on St. Croix County. The housing market will take multiple years to recover.
- There is increasing demand for skilled workers in the region.
- The average commuting time is increasing for County residents.

Implications

- The education, health, agriculture and tourism industries will continue to be significant to the St. Croix County's economy.
- The County's labor force is expected to tighten considerably as the baby boomer generation retires. Likewise, this group will require goods and services, potentially opening the door to new economic opportunities.
- The County is linked economically to the Twin Cities. The County's location on the Interstate 94 corridor and proximity to the Twin Cities make it well positioned to retain existing businesses and attract new ones to relocate here.

Special Subsections

Local Economic Development Plans and Programs

The County has several local, county, regional, State, and Federal economic development programs identified in *Economic Development Element Volume 2* and the *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin*.

New Businesses or Industry Desired

It is envisioned that the County will continue to promote industries that are currently prosperous. The Wisconsin Department of Workforce Development – Office of Economic Advisors compiles existing industry concentrations in the County, though some industries (e.g. self-employed, agricultural) are not reported or are underreported. Manufacturing industries, consisting of companies that produce plastics, refrigeration products, electronic motors, fabricated metals and machining, windows and doors, and packaging materials, remained the largest industry by employment in 2007. The second largest industry was retail and wholesale trade. The third largest employment sector was education and health.

By analyzing the existing employment trends and County's vision, the following additional guidance on desired businesses and industry for St Croix County are identified:

- Agriculture will remain a significant portion of the County's economy. Farmland preservation is important for agriculture's continued growth and development.
- Due to the growth of its aging population, quality health services and senior housing may be potential opportunities for job growth and investment.
- There is a desire to increase agricultural tourism which includes the production, consumption, and customer experience associated with sourcing food and related products locally. This can result in a more diverse and resilient local economy.

Strengths and Weaknesses

The County has a variety of strengths.

- Located in close proximity to the Twin Cities, the County offers advantages by providing access to valuable business resources.
- The County has a strong road transportation network with Interstate 94, several State and Federal highways, and two St. Croix River crossings. The St. Croix River Crossing project will replace the Stillwater Lift Bridge with a new four-lane bridge expected to begin construction in 2014 and completed in 2016.
- The County's economy does not rely on one specific resource or industry sector. The diversity of the landscape, varying community sizes, proximity to large metropolitan areas and assorted economies are strengths for the County.
- Proximity to the number of colleges and universities is another major strength. Wisconsin Indianhead Technical College has a regional campus in New Richmond, and nearby in Pierce County is UW-River Falls and a Chippewa Valley Technical College campus. Moreover, it is very close to various institutions in the Twin Cities metro area.
- The County has strong economic development network and financial programs to help businesses grow and create jobs.
- Agriculture, precision metal fabrication, plastic extrusion and molding, and manufacturing are strong industries for the County's economy.

On the other hand, the county has a number of weaknesses.

- The County lacks large employers or corporate headquarters.
- Due to the growth pressure from the Twin Cities, the County's transportation network and infrastructure will need to improve and expand to meet future needs.
- The County does not have a public transportation system.
- Poor communication between local, county and regional economic development service providers can be a barrier for future economic coordination and cooperation.
- The high cost of living in parts of the County makes it less affordable for people to live and/or relocate here.
- The population growth in the County has placed additional burden upon the environment. Land use conflicts may arise when trying to protect the agricultural, scenic, recreational, cultural, and natural resources of the County while supporting and accommodating new developments.
- The Twin Cities area has high quality-of-life amenities and often is the destination for new graduates and younger professionals. The County is competing against the metropolitan area to attract businesses, highly educated and skilled employees, and the post-high school population.

Opportunities for Brownfield Redevelopment

There are some sites in St. Croix County that are currently underutilized and/or vacant that have contamination issues (e.g., underground storage tanks, areas where dumping has occurred). Many of these areas are conducive to brownfield redevelopment. Local comprehensive planning efforts may need to identify these areas and propose appropriate solutions for redevelopment.

Designation of Sites

The intent of this document is to be advisory. Applicable policies in the Land Use Section state that economic activity should occur in areas that are accessible by multiple modes of transportation. In addition, all development should be located, designed, and developed to benefit the overall tax base.

Proposed economic development projects and sites should be evaluated on a case-by-case basis. Foremost, the proposed projects should be consistent with the respective community's vision and comprehensive plan. The question, "Is it compatible with the rural nature of the community and does it pose a threat to farmland, woodlands, and most importantly surface water and groundwater of the community?" should be asked. Also, impacts of the proposed project on local roads and services and the scale and scope of the proposal in character with the nature of the community should be examined.

Goals & Objectives

Goal 1: *Develop and maintain a sound and diverse economy.*

Objectives:

- 1.1 Promote the retention and expansion of existing businesses in the County.
- 1.2 Foster the recruitment and incorporation of new businesses in the County.
- 1.3 Provide and promote a variety of information resources regarding business advantages and opportunities in the County.
- 1.4 Promote county-wide economic development identity and marketing.
- 1.5 Advocate and monitor regulatory activities that impact the local economies and businesses.
- 1.6 Support the St. Croix Economic Development Corporation's funding, resources and activities.
- 1.7 Foster coordination and collaboration between local, regional and state economic development entities.
- 1.8 Promote and maintain downtowns and neighborhood commercial areas.
- 1.9 Promote the county as a tourism destination.
- 1.10 Support renewable energy sources as a form of economic development.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- More than 4 out of 5 St. Croix County residents feel the county should support and coordinate efforts with the St. Croix Economic Development Corporation.

Goal 2: *Maintain the predominately agricultural-based economy within rural areas of the county.*

Objectives:

- 2.1 Support agricultural-based businesses that encourage the viability and diversity of agriculture in the County.
- 2.2 Maintain balance between agricultural businesses, natural resources and rural character of the County.
- 2.3 Recognize the increasing industrialization of agriculture and its related activities and impacts.

Goal 3: *Minimize land use conflicts between business and non-business uses.*

Objectives:

- 3.1 Limit commercial or industrial business development interference with surrounding existing uses.
- 3.2 Limit rural development that can not be supported with the existing road system, infrastructure and available services.
- 3.3 Ensure that new businesses do not detract from the predominately rural character of the County.
- 3.4 Maintain standards and limitations for home occupations to minimize noise, traffic and other disturbances to adjacent land uses.

Goal 4: Maintain a high-quality workforce supported by quality employment and educational opportunities.

Objectives:

- 4.1 Support the area's strong educational institutions and the retention of, and connection to, its graduates.
- 4.2 Encourage training programs to promote a well-educated and skilled workforce.

Policies

Business Retention and New Businesses

- 1.1 The County encourages the expansion and addition of agricultural businesses, tourism businesses, light industrial and high-technology manufacturing businesses that provide high wage employment opportunities for area residents.
- 1.2 At the county level, continue to support economic development and monitor the success of businesses utilizing economic development programs. The County encourages the St. Croix Economic Development Corporation to do the same.
- 1.3 Support St. Croix Economic Development Corporation's development of a promotional strategy for the County economic development identity and marketing brand.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- St. Croix County residents are willing to spend tax dollars to attract or retain jobs. Nearly two-thirds (63 percent) agree that tax dollars should be used to recruit or retain jobs in the County.

Regional & Cooperative Economic Development Activities

- 2.1 Acknowledge the importance of the Twin Cities metro area to the County economy by developing county and local initiatives which capitalize on the opportunities presented by this strong adjacent market.
- 2.2 Encourage the utilization of the Regional Business Fund, Inc. to assist with business start-up, retention, expansion, attraction, and downtown redevelopment.
- 2.3 Encourage collaboration at the county and regional level when examining the need for local infrastructure improvements.
- 2.4 Consider a study that identifies key industries and/or sectors that are drivers of the County and surrounding economies. Specific programs and/or activities should be developed from the study to further grow these industries and the clusters which they are part of. Attention should be paid to the interaction of these industries within the global market. These efforts should augment initiatives already taking place at the local level.
- 2.5 Advocate for the consideration of west central Wisconsin's broadband and telecommunication issues and goals into local, State, and Federal programs, plans,

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Survey respondents favored recruiting businesses in:
 - Agricultural/Farms (75 percent)
 - High-tech Industry (75 percent)
 - Light Industry (73 percent)
 - Manufacturing (68 percent)
 - Service Industry (65 percent)
 - Retail Industry (61 percent)
 - Tourism (49 percent)

policies, such as in local comprehensive plans and the Wisconsin Broadband Data and Development Plan.

- 2.6 Assist local units of government in accessing the necessary tools and resources to preserve and maintain their downtowns and neighborhood commercial areas.
- 2.7 Encourage the reuse of brownfield and underutilized sites for new industrial and commercial development.
- 2.8 Promote the County as a tourism destination through cooperative efforts with the State Department of Tourism and regional and local organizations.
- 2.9 Ensure state-of-the-art electrical, technological and telecommunication infrastructure necessary to sustain a diverse economy through collaboration in provision of services in local and area economic development strategies. .

Energy

- 3.1 Explore programs that help create economic development opportunities from renewable energy sources.
- 3.2 Encourage renewable energy resources on a small-scale basis to serve individual businesses.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

- Renewable energy as an economic development strategy was generally supported:
 - Solar Energy (88 percent)
 - Wind Energy (86 percent)
 - Hydro Power (71 percent)
 - Biofuels (53 percent)
 - Methane Digesters (49 percent)

Ag-Related Economic Activity

- 4.1 The primary focus for economic development in rural portions of the county will be the support of agriculture, agricultural-related businesses and cottage industries.
- 4.2 The County will encourage the St. Croix EDC, UW-Extension and the Department of Agriculture, Trade and Consumer Protection to develop a regional marketing strategy for local agricultural products.
- 4.3 The County will collaborate with UW-Extension and other entities to explore ways to diversify and add value to food crops and animal products raised in the county as part of the local economy.
- 4.4 The County supports new and existing businesses that utilize local agricultural products or that provide important agricultural inputs (farm equipment, new farm technologies, etc.)
- 4.5 The County encourages the development of “niche” farm-based businesses focused on food for local and regional markets (small-scale food processing, fresh produce, organics, etc.).
- 4.6 Encourage the creation of programs and projects that utilize the County’s strong natural resource and agricultural assets.

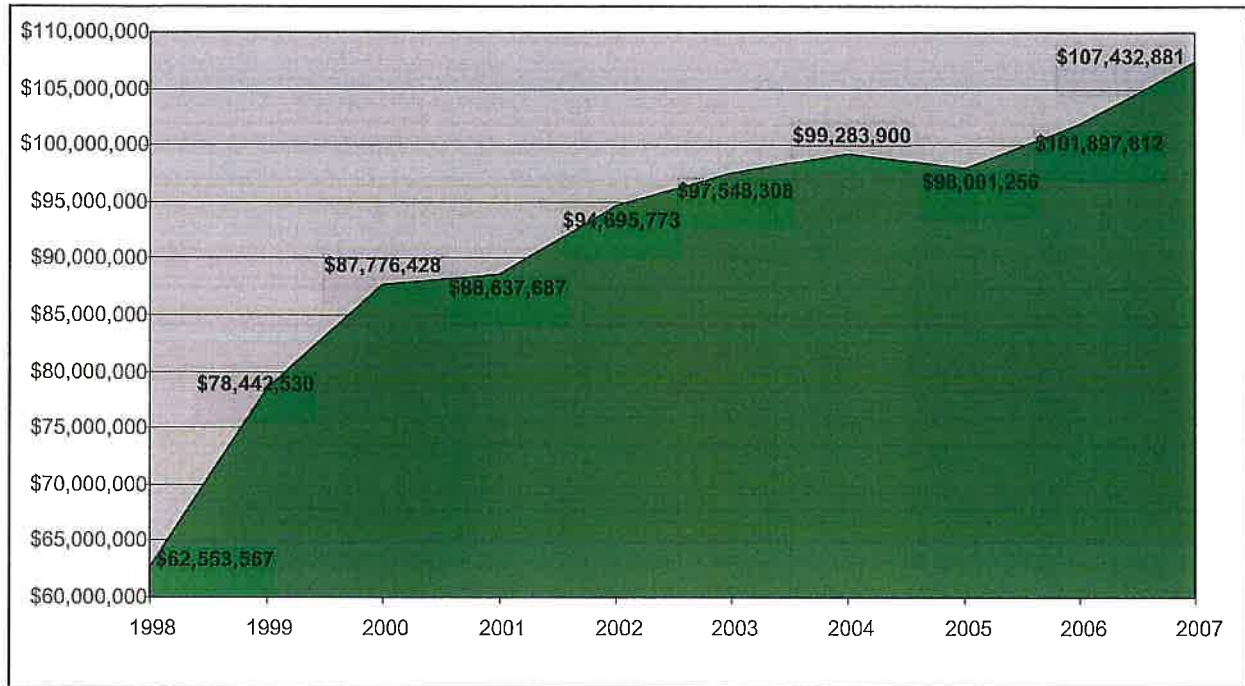
Land Use Conflicts

- 5.1 Maintain design guidelines for businesses that address landscaping, aesthetics, lighting, noise, parking and access in order to assure high value, safe and lasting development.
- 5.2 Commercial and industrial businesses not compatible with the rural character of the county will be encouraged to locate in urban locations or rural hamlets where adequate transportation and utility infrastructure exist to serve more intensive business developments

Workforce Education & Employment

6.1 The County supports strengthened connections between area high schools, colleges, universities and the business community. Skills learned in the county's vocational and professional programs will meet the business community's needs.

Traveler Expenditures in St. Croix County (1998 to 2007)



Source: Davidson-Peterson & Associates. *Economic Impact of Expenditures by Travelers in WI.*

Natural Resources Vision

By 2035, St. Croix County has maintained and enhanced its natural resource base. The water quality for drinking and recreation is excellent. The streams, rivers and lakes are clean and vibrant with healthy fish and recreational opportunities. The air quality is still excellent in part because renewable energy is being produced and used in the county.

St. Croix County has a healthy diversity of natural land resources – lakes, rivers, streams, woods, wetlands, prairie – that contribute to the quality and abundance of wildlife and to the beauty of the County. The County has conducted a natural resources inventory to provide a basis for exploring new policies such as preservation and transfer of development rights. The County works to maintain the lake and river water quality in particular in the St. Croix River, Willow, Apple and Bass Lake watersheds, and to preserve and enhance wildlife corridors along streams and rivers and through woods and prairies. Enhancing water quality has occurred by preventing excess runoff from agricultural lands and impervious landscapes like parking lots, roof tops and driveways. The County has worked to provide public access to many of these natural areas for passive recreational opportunities (walking, nature study) in coordination with the DNR and in some cases private landowners. The County has promoted the use of transfer/purchase of development rights through a land trust, has incentives to preserve viewsheds and open space and continues to examine innovative land and water conservation techniques as they are created.

The County has identified a network of natural resource corridors that provide various activities like hunting, fishing and walking when appropriate. The County has identified in conjunction with these corridors a network of bike trails and other recreational opportunities.

Introduction

St. Croix County's history and development is rooted in its natural resources. Prior to settlement by those of European heritage, St. Croix County was covered in a variety of different ecosystems including prairie, forest, and marshland. The early settlers included loggers, traders and farmers, who made a living from the natural resources of the land.

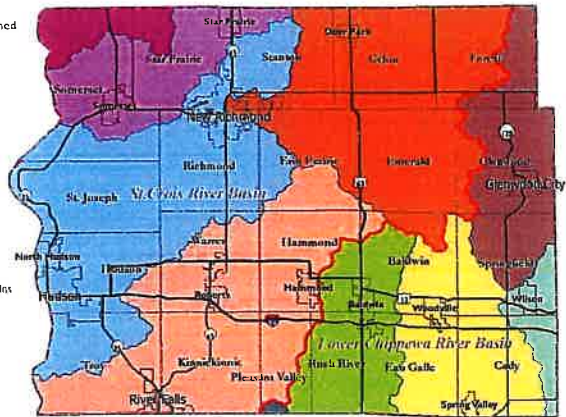
Natural resources play a significant role in day-to-day life, tourism, and recreation. To better understand the natural resources of St. Croix County, the plan assesses its distinct physical features, analyzes sensitive land resources, as well as identifies environmental corridors and resources. In addition, the plan addresses issues and concerns that may threaten the quality and accessibility of the County's natural resources. Finally, numerous programs at the State and County level are available to assist local communities in their planning efforts and in the protection of local natural resources. Protection of such resources needs to be established through efficient management and intergovernmental cooperation.

Conditions, Trends & Issue Prioritization

Conditions & Trends

- St. Croix County has a total surface water area of 9,598 acres and approximately 290 miles of shoreline.
- The St. Croix River in St. Croix County has been designated by Congress as the Lower St. Croix National Scenic Riverway and is an extremely popular recreation resource.
- Among many other state and federal conservancy areas, there are four state natural areas in the county, Apple River Canyon, Kinnickinnic Wet Prairie, St. Croix Islands and Cylon Natural Area.
- Assessed agricultural and forest acres are about 75 percent of the land in the county.

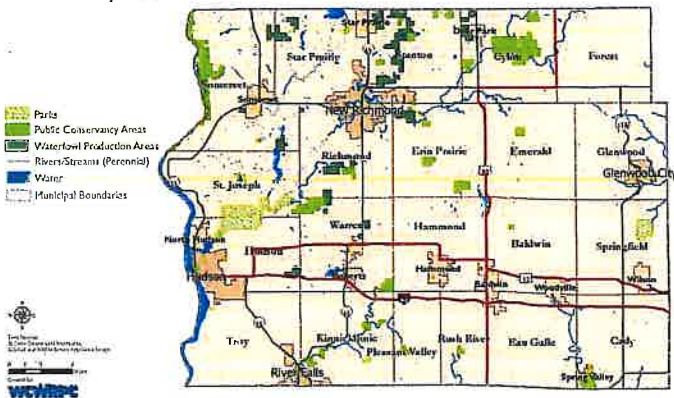
Watershed



Top Issues

- Due to the County's karst topography, groundwater is susceptible to contamination and must be tested to ensure it is safe for consumption.
- Sensitive lands and environmental corridors can be adversely impacted by development.
- The surface water quality in the St. Croix River Basin and the Lower Chippewa River Basin are impaired due to excess nutrient and sediment runoff from agricultural practices.
- There are a variety of invasive species that have been found in St. Croix County that are a threat to its natural communities.
- County residents should test their homes for unsafe levels of radon and their drinking water for nitrates or other contaminants.

Conservancy Areas



Implications

- Water quality and quantity issues should be a top priority throughout the County and be addressed through intergovernmental cooperation.
- Growth and development policies and management techniques should address potential adverse impacts on sensitive lands and environmental corridors when development occurs.
- The number of programs and regulations in place to protect our natural resources, as well as the threats to those resources, are always changing. The County should assist local governments and residents in keeping pace with these changes.

Additional Information

More detailed natural resources-related analysis, programs and policies applicable to the County are identified within the *St. Croix County Conditions and Trends Report* as well as *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin*.

Goals & Objectives

Goal 1: Preserve, conserve, enhance and restore the natural resources of St. Croix County in collaboration with all stakeholders.

Objectives:

- 1.1 Protect, enhance and restore groundwater and surface water quality and quantity to supply clean drinking water, preserve ecological functions and provide recreational opportunities.
- 1.2 Conserve, protect and restore wetlands and their natural functions.
- 1.3 Continue to conserve and protect floodplains and shorelands to protect their natural functions and prevent any negative the impacts from development.
- 1.4 Promote information and education on the values of and threats to groundwater, surface water, land resources and scenic resources.
- 1.5 Promote soil conservation practices that protect water quality and prevent erosion.
- 1.6 Preserve productive agricultural land by facilitating appropriate development.
- 1.7 Conserve mineral resources for nonmetallic mining.
- 1.8 Balance the needs of the non-metallic mining industry for high-quality non-metallic minerals, and their extraction, processing, and transportation with the public's need for appropriate environmental protection and operational regulations.
- 1.9 Identify and protect sensitive environmental corridors and features.
- 1.10 Conserve and protect woodlands and grasslands for wildlife habitat, open space, hunting and air quality
- 1.11 Maintain and increase the opportunities for nature-based recreation.
- 1.12 Protect steep slopes from development activities to control erosion and sedimentation that can impact water quality, public facilities and neighboring property
- 1.13 Preserve unique open space areas and areas of natural beauty and/or scenic value.
- 1.14 Foster private land stewardship of individual properties and developments by landowners, developers and property managers.
- 1.15 Prevent the spread of pathogens and parasites and other contaminants that cause risk to human or animal health.
- 1.16 Identify, monitor, control/eradicate invasive and noxious species.
- 1.17 Guide land uses to locations and conditions that minimize adverse impacts to natural resources.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

When asked what the County's planning priorities should be, popular answers included:

- Protect water quality, 34 percent
- Preserve green space, 20 percent

- 1.18 Protect and enhance air quality.
- 1.19 Promote and encourage renewable energy that utilizes County resources and is appropriate for our communities.

Policies

Groundwater Quality and Quantity

- 1.1 All unsewered development shall be designed to protect the immediate groundwater supply through the proper placement and operation of on-site wastewater treatment systems.
- 1.2 Closed depressions shall not be developed, drained or filled, nor shall closed depressions be used for the dumping or storage of any substance, material or equipment. Best management practices to repair damage near residences and structures shall be exempt from this provision.
- 1.3 Support and encourage urban and residential practices that conserve and infiltrate rain water, such as rain barrels, rain gardens, grassed swales, green roofs and pervious pavement.
- 1.4 Support proper disposal of household and agricultural hazardous waste at county collection programs and pharmaceuticals through local law enforcement programs.
- 1.5 Promote proper well abandonment and wellhead protection.
- 1.6 Groundwater supply should be considered in decision making for activities that place a high demand on the local and regional aquifers.

Surface Waters and Wetlands

- 2.1 Promote agricultural and land use practices, which protect surface and groundwater quality including proper erosion control, nutrient management and storm water management strategies and practices.
- 2.3 Encourage urban stormwater management opportunities to upgrade old systems, including urban retrofit and new Best Management Practices (BMPs).
- 2.4 Encourage rural towns to develop stormwater management plans and facilities.
- 2.5 All development in the county shall attain pre-development levels of stormwater runoff after development.
- 2.6 Developments proposed near intermittent streams or dry runs, which typically flow during the spring and/or during storm events, shall be designed to prevent sediment and nutrients from entering into these streams.
- 2.7 Stormwater runoff as the result of development should not adversely impact shorelands, wetlands, closed depressions or other waterbodies.
- 2.8 The county will restrict all development or re-development within the 100-year floodplain and identified dam breach inundation areas.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

Almost all survey respondents believe it is important for the County to use regulations to protect:

- Groundwater, 99 percent
- Surface water, 97 percent
- Air quality 94 percent
- Wetlands, 87 percent

- 2.9 All wetlands within the shoreland area of a stream, lake or pond; other wetlands at least one acre in size; or any wetland associated with a closed depression shall not be developed, drained or filled.
- 2.10 Develop sediment and erosion control tools or an ordinance for filling and grading activities in the County.
- 2.11 Support and work with water quality planning groups and activities like the St. Croix Basin Water Resources Planning Team.

Shoreland and Streambank Protection

- 3.1 Update the St. Croix County shoreland zoning rules to meet NR 115, Wisconsin Administrative Code revisions and to incorporate a consistent navigable waters definition.
- 3.2 Promote shoreland buffers, setbacks and other practices.
- 3.3 Promote owner stewardship of intermittent streams to prevent erosion so they function as groundwater recharge areas.
- 3.4 Provide technical assistance for conservation best management practices and promote the federal and state cost-share programs.
- 3.5 Develop and disseminate information and education on the issues, impacts and solutions related to shoreland and streambank protection.
- 3.6 The county will continue to implement the provisions of the St. Croix Riverway Master Plan, including the county's St. Croix Riverway Zoning District. The county will also implement the Cooperative Agreement for Riverway Mitigation and Growth Management Mitigation as part of the St. Croix River Crossing in cooperation with local communities.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

When asked what roles County government should play in protecting resources, the most popular answers were:

- Educate the public about existing regulations, 70 percent
- Advocate for matching funds from sources outside of County government, 56 percent.

Natural Communities, Open Space & Environmental Corridors

- 4.1 Inform and educate citizens about conservation easements, native species, environmental corridors, wildlife conservation programs, and the impact of development on natural resources.
- 4.2 Educate and work with property owners, developers and other organizations and agencies about options to manage open land, protect high-value habitat and natural communities, and create opportunities for habitat protection.
- 4.3 Support conservation design subdivisions and other techniques that preserve open space, sensitive areas and environmental corridors, such as the Western Prairie Habitat Restoration Area.
- 4.4 Educate and assist landowners in the protection of open space and environmental corridors.

St. Croix County Comprehensive Planning Public Opinion Survey Report Results, 2008:

Most survey respondents believe it important to use regulations to protect natural features like:

- Wildlife habitat 90 percent
- Open space 88 percent
- Scenic views 87 percent
- Native prairie land/grasslands 81 percent

- 4.5 The county will encourage the restoration of prairie or grassland ecosystems through cooperative efforts with the state, federal and non-profit agencies, and landowners in the Western Prairie Habitat Restoration Area.
- 4.6 Provide incentives including Conservation Design and Transfer of Development Rights programs to preserve environmentally sensitive lands.
- 4.7 New development should preserve on-site native prairie remnants.
- 4.8 Development occurring entirely or partially within primary or secondary environmental corridors should use St. Croix County's conservation design standards.
- 4.9 Development occurring within or near independent environmental resources shall incorporate those resources into the development rather than harm or destroy them.
- 4.10 Educate, monitor and prevent the establishment of invasive species within recreational areas throughout the County.
- 4.11 Work with state and federal agencies and industries to monitor disease risks to human and animal health, such as Chronic Wasting Disease, game farms, feral pigs, and pseudo rabies.

Wildlife Habitat & Nature-Based Recreation

- 5.1 Support access to open space areas in the County, encourage connections between areas and expand knowledge of these resources and their availability for nature-based recreation.
- 5.2 Support development of nature-based recreation that provides local economic opportunities.

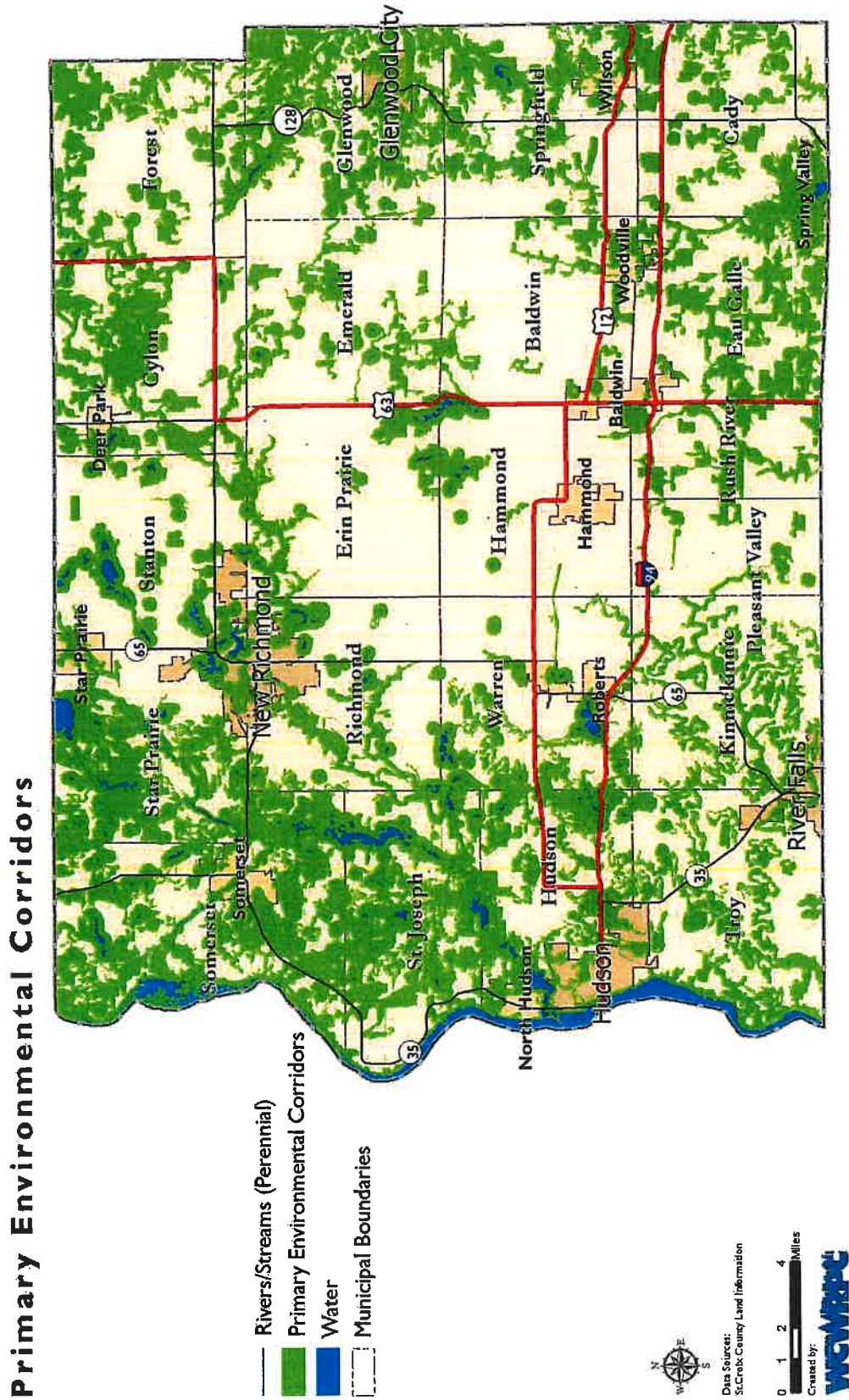
Non-Metallic Mining

- 6.1 Recognize high-value mineral resources and encourage conservation.
- 6.2 Conduct a county-wide analysis to determine potential and appropriate places for mineral extraction, transportation, and processing. Such analysis should include determining the volume of resource extracted and how much will be used in the County and how much will be exported. The analysis should include:
 - high-quality non-metallic resources and demand
 - population density
 - water resources
 - transportation routes
 - likely processing sites
- 6.3 Educate the public and elected officials about issues and impacts related to non-metallic mining and processing by utilizing the county website and other social media.
- 6.4 Consider dust control measures for large non-metallic mining sites with high production levels.
- 6.5 Additional studies on noise, traffic, real estate value, air quality and groundwater impacts may be needed for site-specific non-metallic mineral extraction and processing.

Renewable Energy

- 7.1 Encourage renewable energy resources on a small-scale basis to serve residential properties.

Primary Environmental Corridors



Cultural Resources Vision

In 2035, St. Croix County has an interesting history and local traditions, unique architecture and historical sites in part represented by Baldwin's windmill, Hudson's Octagon House, old train depots, barns, and churches throughout the county. The County has worked with appropriate organizations to work at funding and marketing St. Croix's cultural resources to its residents and others including its Native American and pioneer roots. The County has worked with local units of government to maintain their unique local character whether through buildings and events (both art and cultural). The libraries throughout the County are important resources for our children and adults as are community centers and 4-H programs.

Introduction

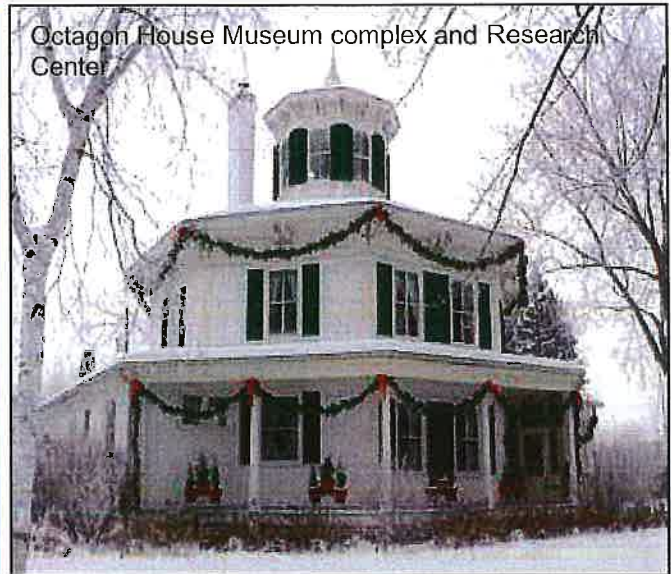
St. Croix County has many unique cultural resources that define its local communities and are a factor in the high quality of life residents enjoy. Its cultural resources include historical structures and sites, scenic vistas and areas, and culturally important structures, events and activities that celebrate the county's diverse heritage. Preservation of historic, archeological, cultural and scenic resources help to foster community pride, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide social and cultural continuity between past, present and future.

St. Croix County has a long and storied history, with many significant sites. These sites include Native American burial mounds, encampments, lumbering camps, historic downtowns, classic architecture and rural barns, windmills and farmsteads. Historic structures, sites, and districts have unique, often irreplaceable, social value. Such historic resources can also be responsible for defining much of a community's identity. Local communities and organizations recognize that many sites have been demolished or lost and so are working to identify sites that still remain and have significance to local residents.

A. Conditions, Trends, and Issue Prioritization

Conditions & Trends

- There are 34 locations in St. Croix County on the National Register of Historic Places. 28 of the 34 are in either Hudson or New Richmond.
- More than 1500 historic places and sites in the County were identified as having historic value and are on the Wisconsin Architecture and History Inventory. The inventory is not comprehensive and is outdated.
- There are eight historical organizations working to serve the areas' past.
- There are nine libraries/centers with historical and genealogical research materials serving St. Croix County.
- St. Croix County has an abundance of scenic resources.



Top Issues

- Many of the county's historic and scenic resources and structures have been moved, demolished or altered.
- There is interest in preserving and documenting the culture and history of the County through local or county efforts, regulation, information and social media tools.
- Rural structures, especially barns, help define the rural character of the county and are being lost as agricultural practices change.

New Richmond Heritage Center



Implications

- St. Croix County residents are proud of their heritage and celebrate throughout the year with local festivals. Historic, cultural, and scenic resources must be well preserved and managed so that future generations can benefit.
- Each community should work with developers, the county, and the state to preserve its own character, beauty, and identity.
- Successful cooperation will be needed for funding and promotion in order to maintain the large number and variety of cultural events and opportunities in the County.
- New development may lack a sense-of-place or community identity which contributes to resident apathy and detachment, instead of encouraging belonging and involvement.

B. Additional Information

More detailed cultural resources-related analysis, programs and policies applicable to the County are identified within the *St. Croix County Conditions and Trends Report* as well as *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin*.

C. Goals and Objectives

Goal 1: Enhance and maintain the County's historic, scenic and other cultural resources to improve quality of life, preserve rural character, encourage tourism and maintain community identity for current and future County residents.

Objectives:

- 1.1 Identify and preserve the county's cultural traditions and agricultural, historic and archeological resources that recognize pre-settlement and early settlement periods.
- 1.2 Increase awareness and promote the development of cultural and historical organizations, events and services in the County; promote and recognize the important roles they play in local communities and the economy.
- 1.3 Promote the preservation, rehabilitation or reuse of historically and architecturally significant structures, sites or districts that preserve rural character or maintain community identity.
- 1.4 Encourage preservation of scenic landscapes, sites and roadways that are unique, interesting or important to residents and their quality of life.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- 22 percent of county residents voted natural beauty as one of the top three reasons they chose to live in St. Croix County.

D. Policies

Historic & Scenic Resources

- 1.1 Encourage the completion and/or update of historical, architectural and archeological resource surveys by local historic societies within the County which are integrated into the Wisconsin Architecture & History Survey and promote the preservation and integrity of these sites.
- 1.2 Encourage private landowners to protect and/or rehabilitate identified cultural, historic, archeological and scenic resources and utilize tax incentives when possible.
- 1.3 Encourage property owners and local communities to explore the availability and use of grant money to rehabilitate, restore or relocate historic structures threatened by demolition or disrepair.
- 1.4 Encourage maintenance and reuse of historic structures, such as houses, barns and silos, to preserve community identity and rural character.
- 1.5 Consider historic, scenic or other cultural resources before and during consideration of development proposals.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- 84 percent of county residents feel it is important to preserve the County's cultural resources (historic sites, etc.) using regulations to accomplish the preservation.
- 87 percent of county residents also feel it is important or very important to preserve scenic views through regulation.

Cultural Resources

- 2.1 Support local festivals, fairs, farm tours, farmer's markets, etc. that celebrate community identity, rural character and the county's logging, mining, pioneer, agricultural heritage.
- 2.2 Recognize different ethnic communities in the County and ways to accept and embrace diversity with an overall goal of creating respect and appreciation for differences that exist.
- 2.3 Encourage communities to integrate signage, recognition programs, locally designated landmarks, etc., into public improvement and outdoor recreational plans to increase the visibility and public knowledge of St. Croix County's history and diverse cultural resources.

E. State and National Register of Historic Places

HISTORIC SITE	LOCATION	MUNICIPALITY	LISTED
Bell, Marcus Sears, Farm	1100 Heritage Dr.	New Richmond	1988
Bernd, William J., House	210 2 nd St.	New Richmond	1988
Bernd, William J., House	143 Arch Av.	New Richmond	1988
Chicago, St. Paul, Minneapolis & Omaha Railroad Car Shop Historic District	Bounded by: Gallahad Rd., Sommers, 4 th , & St. Croix streets	North Hudson	1984
Darling, Frederick L., House	617 3 rd St.	Hudson	1984
Dwellely, William, House	1002 4 th St.	Hudson	1984
Epley, Dr. Frank W., Office	137 3 rd St.	New Richmond	1988
First English Lutheran Church	354 3 rd St.	New Richmond	1988
Glover, Ezra, Jr., House	415 2 nd St.	New Richmond	1988
Hudson Public Library	304 Locust St	Hudson	1984
Humphrey, Herman L., House	803 Orange St.	Hudson	1984
Johnson, August, House	427 St. Croix St.	Hudson	1984
Johnson, Dr. Samuel C., House	405 Locust St.	Hudson	1984
Kell, William H., House	215 Green Ave.	New Richmond	1988
Kinnickinnic Church	WI J, jct. with WI JJ	Kinnickinnic	2000
Kriesel, Louis C. & Augusta, Farmstead	132 State Trunk Hwy 35/64	St. Joseph	2009
Lewis Farmhouse	Farm Dr.	Boardman	1982
Lewis-Williams House	101 3 rd St.	Hudson	1985
Merritt, Samuel T., House	904 7 th St.	Hudson	1984
Mielke, Joseph, House	326 Second St. W	New Richmond	1988
Moffat, John S., House	1004 3 rd St	Hudson	1974
New Richmond News Building	145 2 nd St.	New Richmond	1988
New Richmond West Side Historic District	Bounded by: Willow, Minnesota, W. 2 nd , S. Washington	New Richmond	1988
Opera Hall Block	516 2 nd St.	Hudson	1979
Phipps, William H., House	1005 3 rd St.	Hudson	1987
Second St. Commercial District	1 st , 2 nd , Walnut, & Locust	Hudson	1984
Sixth St. Historic District	6 th St. between Myrtle & Vine St.	Hudson	1984
Soo Line Depot	120 High St.	New Richmond	1988
Soo Line High Bridge	Restricted	Somerset	1977
St. Croix County Courthouse	904 3 rd St.	Hudson	1982
Stillwater Bridge*	MN36/WI64 over St. Croix River	Houlton	1989
Thelen, John Nicholas & Hermina, House	1383 & 1405 Thelen Farm Trail	St. Joseph	2009
Thompson, Erick J., House	350 2 nd St.	New Richmond	1988
Williams, T.E., Block**	321 2 nd St.	Hudson	2009

source: National Register of Historic Places < <http://www.nationalregisterofhistoricplaces.com> >. November 22, 2011

*National Register listing only. **State Register listing only.

Intergovernmental Cooperation Vision

The County, municipalities and schools have developed and maintained a way to communicate about all sorts of issues, particularly those that generate controversy. We keep collaboration and cooperation as a part of our everyday communication. The County has taken the lead to establish a dialogue with all St. Croix municipalities to discuss cost sharing and tax base sharing arrangements, to decrease the level of duplication of services, and to increase the number of shared community facilities especially among towns and cities. In addition, the County has worked with all St. Croix municipalities to make sure policies are consistent. When issues that concern the entire county need to be addressed such as utilities (siting) or wildlife corridors, the County works at cross-jurisdictional cooperation.

Introduction

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, and other resources across jurisdictions. Many issues (e.g., schools, natural resources) cross intergovernmental boundaries, and the decisions, plans, and policies of one community can impact neighboring jurisdictions. There are many instances when entities abut and overlap with a variety of other entities. The environmental, economic, and social health of a community, surrounding areas, and the County are interconnected.

Through intergovernmental cooperation, communities can anticipate conflicts in plans and policies in order to identify potential solutions to mitigate such conflicts. Governmental units may also work together to capture opportunities for cost-sharing, competitive bidding, and the leveraging of available resources to everyone's benefit. Cooperation is key to strengthening the County economy while conserving tax dollars, providing services, and preserving resources. Examples of some activities include extraterritorial zoning and plat review, boundary agreements, and cooperative partnerships.

Getting all communities in the County to understand the benefits of working together for both the benefit of the specific community and the County is challenging. A common goal of working together and strengthening the County is needed to move towards prosperity and sustainability.

Intergovernmental cooperation is a difficult task. If it was not difficult, there would be more cooperation and coordination occurring. Perhaps the most important attribute of a County where successful intergovernmental cooperation exists is trust. Trust-based relationships play a key role in developing cooperative and innovative services to meet the needs of county citizens. Benefits of intergovernmental cooperation include:

- **Cost Savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Address Regional Issues:** By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- **Early Identification of Issues:** Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crisis.

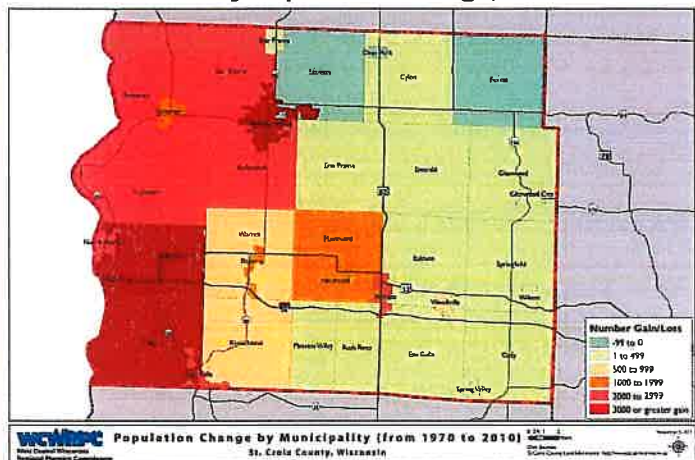
- **Reduced Litigation:** Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- **Consistency:** Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability:** Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding:** As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Trust:** Cooperation can lead to positive experiences and results that build trust between jurisdictions.
- **History of Success:** When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- **Service to Citizens:** The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all St. Croix County residents can appreciate the benefits, such as cost savings, provisions of needed services, a healthy environment and a strong economy.

Conditions, Trends & Issue Prioritization

Conditions & Trends

- Most of St. Croix County's population growth has occurred in the West side of the County.
- St. Croix County administers general zoning for 18 of 21 towns.
- St. Croix County administers shoreland, floodplain, sanitary, land division, and other ordinances.
- 31 of 35 municipalities have comprehensive plans.
- Many plans and ordinances overlap in jurisdiction and contain conflicting policies and regulations.

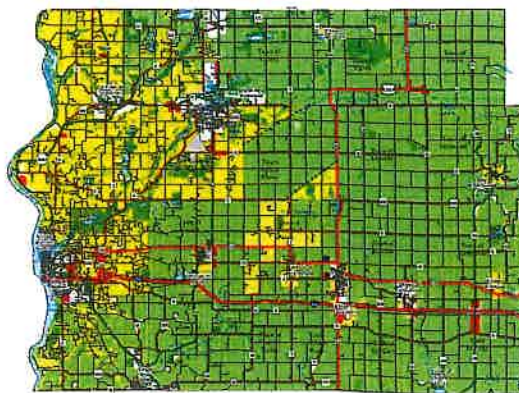
St. Croix County Population Change, 1970-2010



Source: West Central Wisconsin Regional Planning Commission

Generalized Future Land Use

Generalized Future Local Land Use
ST. CROIX COUNTY FUTURE LAND USE - RURAL AREAS



Date: 02/20/11

Top Issues

- Uneven growth in the County has created challenges when developing county wide land use policies.
- Coordinated planning and minimized conflict among adjacent communities.
- Coordinated provision of services and cost sharing among adjacent communities.
- Town loss of tax base and land area due to annexation.
- School districts will be challenged to maintain educational standards in the face of declining budgets.

Implications

- Communities should use coordination and joint planning to promote land-use compatibility, conserve resources, and establish infrastructure linkages and systems. It is important to streamline procedures and review processes with greater emphasis on consistency between communities.
- Intergovernmental cooperation will increase as State, County, and local budgets become more restrictive and partnerships are pursued.
- Communities in the County can resolve conflicts through mediation, binding arbitration, non-binding arbitration, early neutral evaluation, focus group, mini-trial, moderated settlement conference, or summary jury-trial.

Special Subsections

Growth Trends and Planning Activities in Adjacent Communities

A County comprehensive plan is vastly different than a local comprehensive plan, specifically because there are so many more stakeholders in the process, as every community in the County presents numerous potential stakeholders. At the same time, there are countless trends and planning activities in the numerous adjacent communities impacting the County. These trends and activities from the various communities and counties greatly impact individual communities, and the County. Growth trends for communities in the County are relatively similar to the communities in the west central region. The Twin Cities metropolitan area, with dozens of units of government and a population of over three million, is the exception. The stakeholders in the County play a very small role in what happens in the Twin Cities. However, growth and policies in the Twin Cities greatly impact a large part of the County.

Intergovernmental Plans, Agreements, & Relationships

The number of existing intergovernmental plans, agreements, and relationships in St. Croix County is extensive. Each community in the County has some sort of plan, agreement, or relationship with an adjacent or overlapping government entity. In rural areas, the primary intergovernmental agreements involving towns are for emergency services and road maintenance agreements.

The cities and villages often have a greater variety of plans, agreements, and relationships than the County. Often, these are with adjacent towns. A common example is a city/village having a cooperative boundary agreement with an adjacent town.

All of the school districts are mapped in the community facilities section of the plan. Often, there is little local government involvement in school district facilities planning and operations. This is because each school district operates independent of the communities it serves. With future financial constraints and the growing trend in partnerships, it is easy to predict that more relationships may occur between school districts and other entities with local governments and the County.

There are a large number of county plans and ordinances. Listings of these are located in the *St. Croix County Intergovernmental Cooperation Element Vol. 2*.

Goals & Objectives

Goal 1: Maintain mutually beneficial relationships with local government entities, neighboring counties, State and Federal agencies, school districts and other quasi-governmental agencies serving county residents.

Objectives:

- 1.1 Coordinate development, resource protection, and planning activities within the County.
- 1.2 Anticipate and identify potential intergovernmental conflicts and work with involved governmental units to seek ways to minimize or resolve such conflicts.
- 1.3 Participate in intergovernmental discussions and maintain communication with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.

Goal 2: Improve communication and consensus among area municipalities regarding future development.

Objectives:

- 2.1 Coordinate county planning efforts with cities, villages, towns and adjacent counties to maximize commonalities in goals, objectives and long-term land use plans.
- 2.2 Assist area municipalities as needed to jointly plan boundary areas and coordinate their long-term growth plans with the County Comprehensive Plan.
- 2.3 Improve countywide understanding of zoning, subdivision and other land use regulations and the development review process to increase levels of certainty among county and municipal governments, developers and land owners.

Goal 3: Coordinate the use of public services and facilities to provide cost-effective service delivery to county residents.

Objectives:

- 3.1 Identify and explore opportunities for coordination and cost-sharing of services and facilities or other cooperative efforts with other governmental entities

Policies

Communication

- 1.1 Use electronic communication and networks as a means of sharing and discussing information. Explore beneficial ways to link relevant web content.
- 1.2 Share reports, plans, plan amendments and ordinances and information on upcoming projects. Create a central location/inventory for posting plans, programs, documents, and information.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- When asked if they were satisfied with the working relationship between their County and their local government, most people said they were unsure (56 percent); 30 percent said yes and 15 percent said no.

- 1.3 Engage area school districts in educational programs to encourage participation in government, planning and land use issues. Share county resources such as parks and other facilities with school districts when feasible and beneficial.
- 1.4 Encourage joint advisory commissions in areas where development pressure is high and intergovernmental issues are complex. Use joint meetings to foster intergovernmental cooperation and address growth issues at both staff and decision-maker levels.
- 1.5 Pursue alternative dispute and conflict resolution to avoid litigation.

Multi-Jurisdictional Planning

- 2.1 Coordinate comprehensive planning between the County, municipalities, school districts, etc.
- 2.2 Encourage a consistent County and regional perspective on growth and development that will promote and enable the development and redevelopment of lands with existing infrastructure and services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state government, and utility costs.
- 2.3 Coordinate to conserve sensitive areas, resources, and working lands, including watersheds, environmental/wildlife corridors and park systems, stormwater drainage, wellheads/groundwater, and surface waters.
- 2.4 Identify, develop, and coordinate regional transit and linked trail systems through county/regional multi-modal transportation planning.
- 2.5 Encourage consistency in standards, regulations, and review procedures (zoning, subdivision, building, development and design standards, including in extraterritorial areas).
- 2.6 Coordinate and streamline decision-making and review processes when possible, including exploring joint plan commissions. Improve timing of land management decisions where concurrent review occurs.
- 2.7 Federal, state, and county agencies managing land should coordinate those activities with local governments.
- 2.8 Cooperate in emergency management and security.
- 2.9 Cooperate in waste reduction, reuse, and recycling such as Clean Sweep, composting, and e-waste and pharmaceutical collections.

Planning at the Urban Fringe

- 3.1 Explore interim development patterns to allow for eventual compact development with services, establish mutually agreeable edges and edge character, and coordinate attractive gateways to incorporated areas.
- 3.2 Use sub-area and urban transition area plans, cooperative boundary plans, and related agreements to reduce the uncertainty associated with development along community borders.
- 3.3 Encourage proactive conflict resolution.
- 3.4 Define required services for annexations and explore staged annexation coordination to prevent leap-frog development, irregular boundaries, and service delivery problems.
- 3.5 Coordinate official mapping, especially within Extraterritorial Plat Review areas.

Shared Services, Facilities, Equipment, and Purchasing

- 4.1 Work cooperatively to identify opportunities to reduce service costs and enter into agreements which are mutually beneficial.
- 4.2 Collaborate on development of public buildings when shared use is possible.
- 4.3 Explore opportunities for shared use facilities with school districts, technical colleges, and universities, considering siting needs for new facilities, including municipal representation for decisions regarding schools.
- 4.4 Maintain shared service and mutual aid agreements, and formalize them as needed.
- 4.5 Explore revenue sharing opportunities.
- 4.7 Explore ways to ensure adequate emergency services, including police services in rural areas, and continue and expand police, fire, and ambulance service cooperation.
- 4.8 Explore opportunities to expand state purchasing contracts to include more items, supplies, and equipment used by local governments.
- 4.9 Explore regional and joint municipal opportunities for wastewater treatment collaboration.
- 4.10 Cooperate in the dispensing of excess, surplus, or used property.

Land Use Vision

In 2035 St. Croix County values its historic roots in farming and other natural resource based activities and desires to maintain its rural character or feel. We have achieved a rural feel by ensuring that there are ample amounts of open space between cities and/or villages, by encouraging commercial and industrial development to locate within or adjacent to cities and villages and limiting subdivision development outside of city and village limits. The open space is a mix of farming and natural resources including parks, trails, natural areas, river ways, hunting land, woods and wetlands. In addition, historic barns have been preserved and restored as part of the open views. The western side of the county has taken a different approach to open space and housing than the eastern side which has seen less pressure from development.

Introduction

Land use is a critical factor in managing the future growth of St. Croix County. Land use trends indicate what changes are occurring regarding type, location, and intensity of uses over time. It is these land use changes that should be managed in a manner that is beneficial to the residents and environment in St. Croix County.

Perhaps the most noticeable changes in St. Croix County over the past three decades were land use changes in and around cities and villages and the development of rural subdivisions. The rural land use changes were mostly from agricultural land to residential land, but also included some commercial and a few instances of industrial development. Regardless of its location in the County, the majority of the new development followed a different land use pattern than was prevalent over the last 100 years. The development since 1980 consisted of large lot rural subdivisions and larger urban lots creating lower density levels in both rural and urban areas. Proximity and connection to the interstate system around the Minneapolis-St. Paul metro area provided new residents, who moved to St. Croix County to take advantage of reasonably-priced homesites, with quick, easy access to employment, shopping and recreation. As the residential numbers increased, commercial and industrial development activity expanded proportionately.

The growth and accompanying land use changes were greater in the western side of the county and along the I-94 corridor illustrating the influence of the Twin Cities and the transportation system. The growing population required new and expanded roads, municipal sewer and water systems, and new schools.

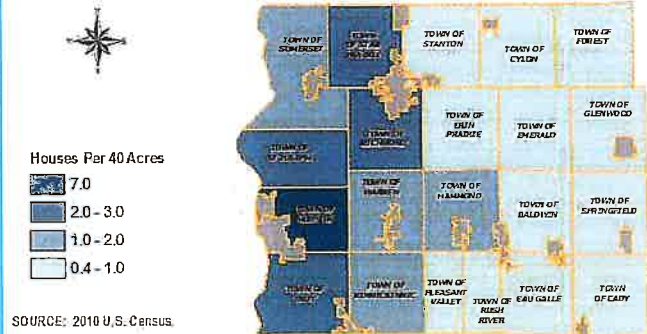
Conditions, Trends, and Issue Prioritization

Conditions & Trends

- Agriculture is the predominant land use at 253,000 acres.
- St. Croix County has experienced the highest percentage of population increase of any county in Wisconsin over the past 20 years.
- St. Croix County experienced a 128 percent increase in the number of housing units between 1980 and 2010. There were 14,924 units in 1980 and 33,983 units in 2010, an increase of 19,059 units.
- It is projected that by the year 2030 St. Croix County will contain 55,944 housing units, a 65% increase from 2010.
- The downturn in the economy has resulted in a large supply of vacant lots.
- Growth pressure has been greatest on the western side of the county because of the transportation infrastructure and the proximity to Twin Cities' employment.



Housing Units Per 40 Acres - 2010
St. Croix County Towns



Top Issues

- Land use issues and conflicts vary across the county; primarily from west to east.
- Changing land uses such as frac sand mining and commercial wind turbines.
- The continuing conversion of farmland to other uses.
- Cooperatively administer land use regulations between the county and towns.
- The construction of a new St. Croix River Crossing in conjunction with other highway expansions and improvements will expand the residential/commercial growth pressure on the Somerset/New Richmond area of the county.

Implications

- The supply of existing lots will affect the rate of new residential development and may slow the conversion of farmland.
- Farmland will continue to be converted to other uses but changes in farmland preservation programs may affect the rate and type of conversion.
- Residents may prefer smaller lots and denser subdivisions to fit changing lifestyles with greater access to services.
- The St. Croix River Crossing will require cooperation and coordinated planning to balance development and conservation in the northern half of the county.
- Land use policies and regulations will need to address the variations in development pressure and type across the county.

Special Subsections

Existing Land Uses and Land Use Trends

Land use data and trends for the County are discussed extensively in the Land Use Element Volume 2. This includes a discussion of land supply, demand, and prices in the County. The Agriculture and Natural Resources Volume 2 sections and maps identify and discuss the area's prime farmlands, floodplains, environmentally sensitive areas, and engineering constraints. Recent land use trends by acreage are summarized in the table below.

LAND USE TRENDS									
Land Use	1987 acreage	1997 acreage	2010 acreage	1987 parcels	2010 parcels	1987 avg. parcel size	2010 avg. parcel size	87-10 percent change	97-10 percent change
Residential	22,112	35,300	53,462	14,885	33,277	1.5	1.6	141.7	51.5
Commercial	2,273	3,529	5,548	1,332	2,322	1.7	2.4	144.1	57.2
Industrial	839	1,072	1,396	135	181	6.2	7.7	66.4	30.2
Agricultural	355,654	320,494	252,768	12,028	10,662	29.6	23.7	-28.9	-21.1

Source: Wisconsin Department of Revenue

The above table shows the consistent loss of farmland in the County over the past two plus decades. Commercial and industrial acreage have both increased, with commercial acreage increasing 144% between 1987 and 2010, and industrial increasing 66%. Residential land has also significantly increased since the 1980s. In 1987 the County had 22,000 acres of residential land. In 2010 this increased to over 53,000 acres. This increase equals over 50 square miles.

Parcel size has changed noticeably as well. Commercial and industrial parcel size both increased significantly. Residential parcel size increased slightly.

Opportunities for Redevelopment

As a County with numerous cities, villages, and hamlets, many sites in the County have opportunities for redevelopment. Following Plan policy, it is highly recommended that communities first develop in areas where redevelopment can occur. In most cases, these sites are serviced by public water and public sewer. In addition, these sites are often accessible via walking and biking and located in or near the downtown core of a community. There are limited opportunities for redevelopment in the rural areas. The County requires non-metallic mining sites to be reclaimed for agriculture, or other natural resources. In some cases the reclamation will open the site up for new land-uses and recreational development once mining activities cease.

Land Use Conflicts

Land-use compatibility and conflicts are an important issue in every community and county. The size of conflicts can be wide ranging. A conflict can be isolated and affect just two properties, it can be large with one property negatively impacting dozens of other properties, or it can fall somewhere in between.

One top issue underlying many conflicts throughout St. Croix County is the protection of water and other natural resources from the adverse impacts of all types of development and agricultural uses. In the rural areas of the County, localized conflicts exist between farming operations and residential growth. This incompatibility is more evident in the case of large agricultural operations and animal feedlot operations which some believe are more like industrial uses and are not compatible with nearby residential uses and other agricultural uses. They are also inconsistent with many communities' rural character.

There are other important land use conflicts in St. Croix County. Non-metallic mining operations are becoming significantly more prominent throughout west central Wisconsin, and this includes increasing pressures in St. Croix County. These operations can be controversial in that they can impact water and air quality. In addition, the associated noise and truck traffic impacts roads and other properties. Wind turbines are also a topic of discussion in St. Croix County. Parts of St. Croix County have adequate wind speeds to attract large wind turbines. Wind turbines often generate concern from adjacent property owners. Other issues include meat processing plants and intensive recreational uses like shooting ranges that can impact both adjacent properties and properties in the surrounding area.

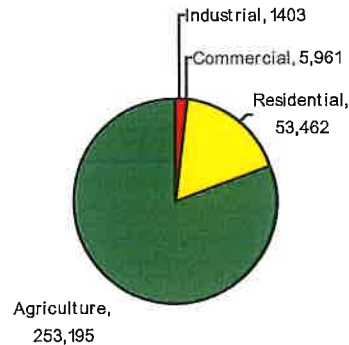
The County and local units of government need to plan for large-scale commercial and industrial uses, residential developments, and high intensity uses to avoid and reduce land use conflicts.

Land Use Projections

Land use projections are explored at length in the Land Use Element Volume 2. The diagram at right shows the composition of the land use acreages in the county as of 2010.

Land-use projections for the County are based upon population projections from the Wisconsin Department of Administration. For the purpose of this section, the Plan uses the 2003 Wisconsin Department of Administration population projections. Two alternative land use projections are provided based upon the population projection. The first scenario is Current Trends/Status Quo. This alternative assumes that development over the next twenty years will be of similar density and composition to development that occurred between 1990 and 2010 when development was less dense with larger lot sizes than the development that had occurred in the County prior to 1970.

Existing Land Use Acreage 2010



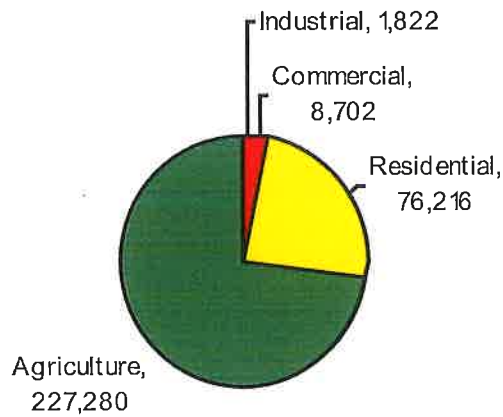
Industrial Commercial Residential Agriculture

The second scenario, Plan Implementation, uses the average assessed lot size based on the average of all existing development in the County's cities, villages, and towns. This scenario includes both the pre-1970 development, the larger lot rural development of recent decades resulting in a denser and more compact result than the Current Trends scenario.

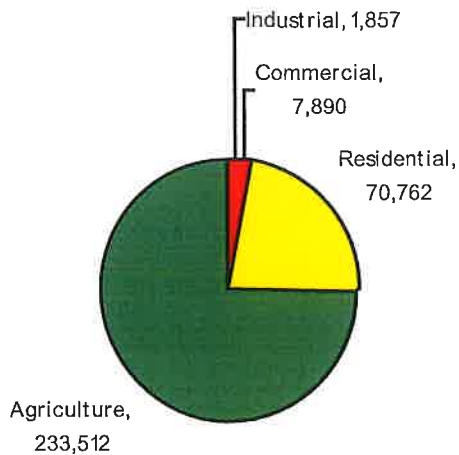
- Utilizing the estimated population projections, either land use projection will convert a minimum of 31 square miles of agricultural land.
- If the County continues to convert agricultural land at the recent Current Trends density and rate, approximately 40 square miles of agricultural land will be converted to other uses.
- Residential use is the greatest consumer of land; it is estimated that residential land use will grow between 27 and 36 square miles, or almost one township.
- Commercial land use will increase between 3 and 4 square miles or around 2,300 acres.
- Industrial use is projected to grow 419 to 454 acres, or less than one square mile.

The pie charts below illustrate the difference between status quo development and more compact smaller lot development in the amount of land used.

Status Quo Projected Land Use 2035



Plan Implemented Projected Land Use 2035



Goals & Objectives

Goal 1: *Protect the rural character of St. Croix County.*

Objectives:

- 1.1 Provide adequate green space throughout the county and in individual developments.
- 1.2 Encourage conservation design developments to conserve natural resources and open spaces
- 1.3 Vary the density of development according to varying site conditions and availability of appropriate facilities and services.
- 1.4 Encourage compact development through expansion and infill of existing developed areas.
Encourage conservation design developments to conserve natural resources and open spaces.
- 1.5 Foster private land stewardship of individual properties and development by landowners, developers, and property managers.
- 1.6 Avoid visual pollution caused by poor design or management of buildings and structures.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- 65 percent of residents would prefer that development use less rural land and be more compact around villages and cities.

Goal 2: *Balance land use regulation and individual property rights with community interests.*

Objectives:

- 2.1 Conduct all county planning activities with a fair and open process that provides opportunities for input from all county residents and property owners.
- 2.2 Develop land use regulations that have clear and equitable provisions designed to implement the public interest goals of this plan.
- 2.3 Administer land use regulations with a fair, open, consistent and equitable process that is open to all affected parties and respects the due process right of property owners.

Goal 3: *Guide and manage development patterns that will preserve farmland and protect and enhance St. Croix County's natural resources.*

Objectives:

- 3.1 Guide development to locations and conditions that minimize adverse impacts to natural resources.
- 3.2 Provide for a balance of land use types throughout the county.
- 3.3 Locate industrial and commercial development where suitable conditions exist and appropriate facilities and services are available.
- 3.4 Develop planning regulations and ordinances that address the diversity of community needs throughout the county.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results,
2008:**

- 73 percent of residents said too much farmland is being converted to non farm uses.

- 3.5 Update and keep county ordinances current with revisions in state law, to address changing needs of residents and respond to concerns of local government.
- 3.6 Mitigate any potential negative impacts from the new St. Croix River Crossing on the natural, cultural, and historic resources in the St. Croix River Watershed
- 3.7 Cooperate with local communities along the 35/64 corridor to develop local area plans and regulations to address specific development concerns and issues resulting from the new St. Croix River crossing.

Policies

Rural Character

- 1.1. The county will encourage conservation site design subdivisions that retain at least 65 percent of the subdivision in permanent open space.
- 1.2. The county will use market incentives, such as density bonuses, to encourage conservation site design.
- 1.3. Conservation site design residential developments shall be designed to be compatible with the rural character and environmental features of the area
- 1.4. Residential clusters used in conservation site design shall be located in areas, to the greatest extent practical, visually screened from surrounding roadways and other residential clusters, so that existing open space vistas within and outside the site are maximized. These residential clusters shall be carefully adjusted to topographic and other natural and cultural features, taking full advantage of the setting of those features without causing undue disturbance.
- 1.5. The county will institute conservation site design standards through appropriate provisions in zoning, land division, sanitary and storm water management ordinances
- 1.6. The county will encourage the protection and expansion of outdoor recreation and off road trail opportunities.

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- 77 percent of residents preferred conservation design for rural residential development over traditional large lot rural development.

Trails & Property Values

Studies show that residential properties adjacent to trails have higher property values.

Land Use Regulations.

- 2.1. The county will update zoning ordinances to provide more zoning districts that meet the diverse needs of the county residents and landowners
- 2.2. The county will establish multiple agricultural zoning districts to accommodate a diversity of agricultural operations.
- 2.3. Cumulative changes to county zoning ordinances will result in a comprehensive revision during which towns can evaluate their zoning needs.
- 2.4. The county will establish incentives and regulations to encourage development in existing areas that are able to

**St. Croix County Comprehensive Planning
Public Opinion Survey Report Results, 2008:**

- 58 percent of residents support using public funds to purchase development rights.
- 70 percent of residents support private purchase and transfer of development rights.

accommodate new development, such as zoning, density bonus in areas other than farmland preservation areas, etc.

- 2.5. The county will consider a feasibility study to evaluate the creation of transfer of development rights (TDR) programs to encourage the preservation of open space and productive farmland.
- 2.6. The county will provide technical support and expertise, especially geographic analysis of social, economic and physical features, to encourage and facilitate the development of local plans.
- 2.7. The County will review its nonmetallic mining regulations to identify and implement updates needed to address changing industry practices and impacts.
- 2.8. The County will review its zoning regulations and implement changes to address large and small scale alternative energy development.
- 2.9. The County will be more proactive in evaluating current regulations in response to changing land uses.

Guide & Manage Development Patterns

- 3.1. The County will develop design standards that enhance the visual and functional quality of development.
- 3.2. All residential development should be buffered from nearby agricultural or non-metallic mineral extraction lands to minimize conflicts between farming or mining and residential uses.
- 3.3. Development in the county shall be consistent with the character of the surrounding neighborhood, countryside or terrain.
- 3.4. As part of the St. Croix County River Crossing mitigation, the county will update and identify protection strategies for environmental corridors and environmentally sensitive areas.
- 3.5. The County will utilize funding from the St. Croix River Crossing MOU to preserve green space through purchase of fee title, conservation easement, or transfer of development rights.

Future Land Use Plan Map

In accordance with State planning law this section summarizes the future land use plan for St. Croix County and contains information required under SS66.1001. The information is intended to provide a written explanation of the St. Croix County Future Land Use Map, which depicts the desired pattern of land use and establishes the County's vision and intent for the future through their descriptions and related objectives and policies. The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set regulatory criteria for land use.

The future land use plan is neither a prediction nor a guaranty. The County does not assume that all growth areas depicted on the Future Land Use Map will develop during the life time of this plan. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this Plan, local community plans, overall development trends, environmental constraints, proximity to existing development, and the ability to provide future services. In addition, when considering a specific proposed land use change it will be necessary to consult the local plans that applies.

Future Land Use Plans - Integration

All of the Towns and municipalities, except the Village of Wilson and the towns of Glenwood and Springfield, have completed their own comprehensive plans. In adopting a Countywide comprehensive plan, St. Croix County had to decide how to incorporate the future land use decisions of all of the local governments. The Future Land Use Plan is developed with both County and local responsibilities in mind. Provisions in areas of overlapping authority are general enough to provide flexibility, but specific enough to provide direction for County decision makers. For example, the St. Croix County Future Land Use Plan attempts to incorporate the future land use policies developed and approved by local communities. Because future land use classifications differ from one jurisdiction to another, the County plan and map utilizes a set of generalized future land use classifications to simplify local land use plans into a Countywide pattern. In an effort to integrate all of the town plans, future land uses were interpreted into the classifications used by St. Croix County. The classifications simply designate areas that share similar goals and objectives for future use, preservation, or development. While this Plan provides policies applicable for each future land use classification, local plans might have slight policy variations for the same classification. This means that the County Plan is not a "patchwork quilt," and does not reflect without question every land use decision or recommendation made at the local level. Using this approach provides "checks and balances" needed for making critical land use decisions.

The County does not have zoning or subdivision authority within incorporated jurisdictions, so those areas have not been assigned a future land use designation in the St. Croix County Future Land Use Map. While this Plan includes goals, objectives, and policies aimed at influencing land use decisions in cities and villages within the County, specific future land use policies are not identified.

Future Land Use Classifications

The following pages provide descriptions of the future land use classifications as designated on the Future Land Use Map. These descriptions provide information on the purpose and intent of each future land use classification along with examples of the uses that can be expected within each classification. Additional land use classifications may be added as necessary in the future.

In addition to describing the general intent of each future land use classification, this Plan provides recommendations for the overall density of development. In most cases, this represents an average of the development densities preferred within Town plans, where such data is available. There may be some areas within a particular classification where existing development at slightly higher densities already occurs.

This Plan also provides policies relating to the St. Croix County Zoning Code that may be considered appropriate to implement the general intent and preferred land uses. Since future land use classifications are general, it is common for more than one zoning district to correspond to each land use classification. It is also possible that some zoning districts might be consistent with more than one future land use classification. Caution should be given as the list of appropriate zoning districts in each future land use classification does not guarantee that all permitted and conditional uses within a particular zoning district may be approved by the County or applicable Town. The County does not support rezoning or development of all the lands identified for development on the Future Land Use Map immediately following adoption of this Plan, nor do the Towns. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development.

Neither the Future Land Use Map, nor the policies within this Chapter, requires a landowner to change the current use or zoning of his or her land. While it can make sense to match portions of

the Future Land Use Map with the County Zoning Map immediately after plan adoption, other portions of the zoning map can achieve consistency with the land use plan incrementally over time.

It is the intent of the County, as part of implementing this plan, to complete a comprehensive revision of the zoning ordinances as stated in Land Use Policies 7, 8 and 9. The revision of the zoning ordinance will create multiple new zoning districts to fit and be consistent with the land use classifications described here.

Residential

Intent and Description: The primary intent of this classification is to identify areas suitable for future residential development. Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for Residential development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

As mapped, this designation includes single-family residential development, existing farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, and mineral extraction operations. Areas included in Residential could potentially represent prime candidates for “receiving areas” under a countywide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs.

The preferred housing unit density for this area is one unit per 2 or more acres; however local comprehensive plans may be more or less restrictive than this guideline. This land may be zoned Agriculture, Agriculture Residential, or Residential under current zoning regulations.

Mixed Rural Residential

Intent and Description: The primary intent of this classification is to identify areas suitable for future residential development. Mixed Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, undeveloped land has been designated for residential development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area. These additional areas are also delineated by local comprehensive plans.

As mapped, this designation includes existing farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and single-family residential development. Areas included in Mixed Rural Residential could potentially represent prime candidates for “receiving areas” under a countywide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs.

The preferred housing unit density for this area is one unit per 2 or more acres; however local comprehensive plans may be more or less restrictive than this guideline. These lands may be zoned Agriculture, Agriculture Two, or Agriculture Residential under current zoning regulation.

Mixed Rural Agriculture

Intent and Description: The primary intent of these areas is to preserve productive agricultural lands, while allowing more residential development than is allowed in the Agriculture area, protect existing farm and forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces, in other words, to preserve the rural character of these areas.

5 As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low-density, single-family residential development subject to certain requirements. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Areas included in Mixed Rural Agriculture could potentially represent prime candidates for "sending areas" under a countywide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs.

The preferred housing unit density for this area is one unit per 20 or more acres; however local comprehensive plans may be more or less restrictive than this guideline. The preferred density is based on the State's Working Land Initiative density of one unit per 20 acres or greater for eligibility for the Farmland Preservation Program. These lands may be zoned Agriculture, Agriculture Two, or Agriculture Residential under current zoning regulation.

Agriculture

Intent and Description: The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces, in other words, to preserve the rural character of these areas.

5 As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low-density, single-family residential development subject to certain requirements. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Areas included in Agriculture could potentially represent prime candidates for "sending areas" under a countywide Transfer of Development Rights program, purchase of development rights, agricultural enterprise areas, or other land conservation programs.

The preferred housing unit density for this area is a combination of both one unit per 20 acres and one unit per 35 or 40 acres; local comprehensive plans provide direction on how to apply this guideline and where the differing densities should be evaluated. The preferred density is based on the State's Working Land Initiative density of one unit per 20 acres or greater for eligibility for the Farmland Preservation Program. These lands may be zoned Agriculture, Agriculture Two, or Agriculture Residential under current zoning regulations.

Commercial

Intent and Description: The primary intent of this classification is to identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the County and these areas are expected to stay in commercial use. Most towns delineated limited future commercial areas along major transportation corridors and intersections. The most appropriate commercial uses will be those that serve rural needs and/or are consistent with the existing agriculture and rural character.

Industrial and Future Industrial

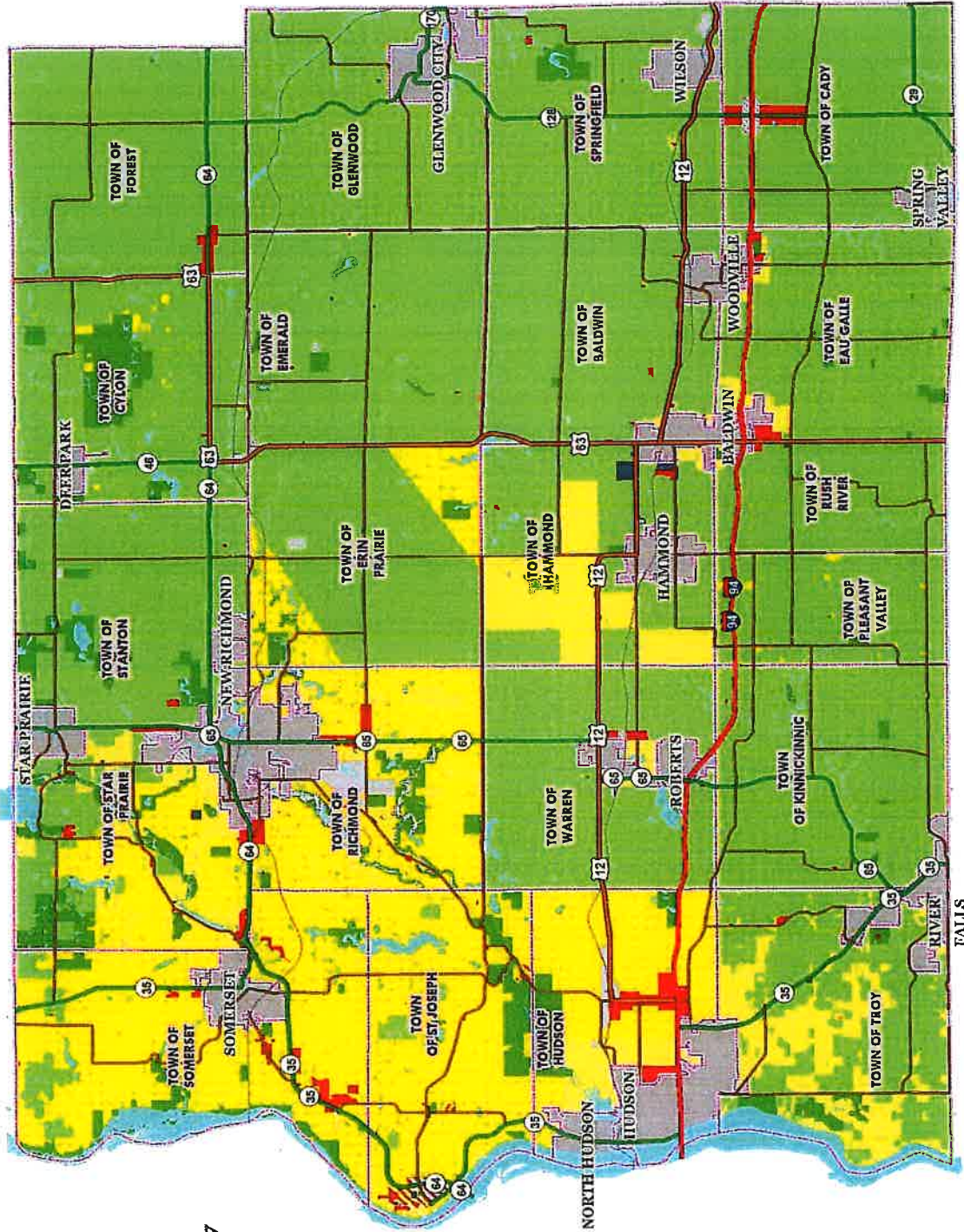
1 Intent and Description: The primary intent of this classification is to identify areas suitable for planned industrial development. There are some existing scattered industrial developments throughout the County (mainly quarry sites) and these areas are expected to stay in industrial use with some possible site expansion. Most towns delineated little to no new industrial sites and limited expansion of existing industrial sites. Appropriate industrial uses would need to be supportive and compatible with agriculture and the natural resources of the area.

Recreation Open Space/ Future Open Space

Intent and Description: The primary intent of this classification is to identify areas suitable for open space and passive outdoor recreation. The existing open space sites owned by the County, Wisconsin Department of Natural Resources, US Fish and Wildlife, National Park Service or Army Corp of Engineers are listed and mapped in the Natural Resources Element of this plan. Future Open Space was identified on individual town plans. These sites were along natural corridors and included shorelands, wetlands, floodplains, steep slopes and scenic areas. In most cases, the towns would not actively pursue acquisition but would encourage public or private ownership that maintained the areas in a natural state available to citizens as part of future development plans.

St. Croix County Future Land Use

Amended December 5th, 2017



- Residential
- Mixed - Rural Residential
- Mixed - Rural Agriculture
- Agriculture
- Commercial
- Industrial
- Future Industrial
- Utilities
- Institutional
- Recreation Open Space
- Future Open Space
- Wetland
- Water



Date: January 2018

6. ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT VISION

By 2035, St. Croix County has innovative, productive, well-paying jobs in our municipalities and rural areas. St. Croix County has worked with cities, villages, and towns to guide commercial uses to areas where services are available. This discussion has happened with municipal cooperation. The St. Croix Economic Development Corporation and local communities have developed strong ties and an understanding of the costs and benefits of economic development. That county-wide effort has resulted in identification of core businesses, key new food production and emerging industry clusters. The county has achieved high-end, value-added product processing that includes production, processing, packing, transportation and distribution and supports our strong agricultural sector. Local businesses and our education facilities have worked together to supply knowledge workers to meet local skill demands. These activities have created a strong local economy.

INTRODUCTION

Economic development as part of comprehensive planning is the process by which the St. Croix County community initiates and generates solutions to address local economic challenges. The primary purpose of economic development initiatives is to promote the stabilization, retention, or expansion of the economic base and to provide quality employment opportunities in the region. This includes assisting existing businesses, encouraging business expansion, and recruiting new businesses. Economic development can also include building a culture of trust and entrepreneurship, and strategically planning important capital improvements and related infrastructure expenditures. Such endeavors should be guided by the vision and goals in county plans to encourage efficiency and ensure a positive impact on the community.

These efforts collectively build long-term local economic capacity to be more self-sufficient and to become a resilient economy. Successful economic development strengthens and diversifies local economies. In addition, local businesses may locate in close proximity to the primary industry that they support. These secondary or support businesses take advantage of economic spillovers of the primary industry. A local example of this is the close relationship between the existing agriculture and food processing industries.

This information should also be considered in the context of the economic development programs, plans, and tools at work in St. Croix County and its communities which are identified in the *Addendum: Inventory of Programs, Plans, and Land Use Policies in West Central Wisconsin* compiled by WCWRPC as part of the regional plan.

Additional Data

This section relies heavily on data provided in the issues and opportunities, transportation, agriculture, and natural resource sections.

The State Comprehensive Planning Law requires that the issues and opportunities element include a variety of economic background information, including employment forecasts, educational levels, income levels, and employment characteristics.

As appropriate, this section refers back to the data tables in other sections instead of repeating them here.

Local Economic Development Organizations

There are multiple economic development organizations that provide a variety of economic development information and services to municipalities, the county, and across county lines. They are identified below:

St. Croix Economic Development Corporation serves the whole county from its office in Hudson. It is aligned with the Wisconsin Economic Development Corporation (WEDC, formerly the Wisconsin Department of Commerce) to monitor activities of benefit to St. Croix County residents and businesses. St. Croix County (and neighboring Pierce) are included in a regional economic development organization call Greater MSP. The service territory of Greater MSP matches the federal definition of the 13-county metro area. Momentum West is a regional economic development marketing organization that serves the 10-county region of west central and northwest Wisconsin, including St. Croix.

Local economic development organizations include the St. Croix Business Park Corporation (Hudson), River Falls Economic Development Corporation (River Falls), New Richmond Area Economic Development Corporation (New Richmond), Baldwin Improvement Agency (Baldwin), and Woodville Economic Development Corporation (Woodville). The Greater St. Croix Valley Partnership has also emerged as an informal organization between St. Croix, Polk, Pierce, and Dunn County EDCs.

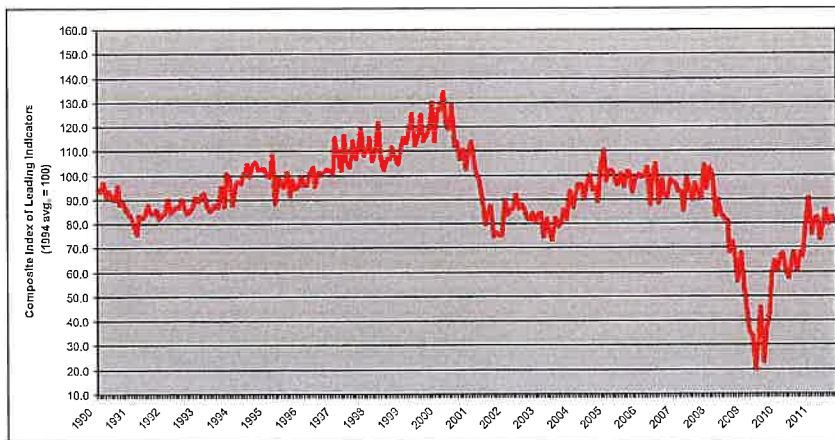
THE WISCONSIN ECONOMY

Recent Economic Trends

The economy is always in flux, often occurring in cycles or periods of growth, prosperity, and expansion followed by periods of decline, contraction, or recession. There is no reliable methodology to predicting such cycles, and some economists argue that these fluctuations are the result of “shocks” to the economy in terms of productivity or demand changes, and the use of the term “cycle” is a misnomer.

Leading economic indicators are based on certain economic activities which foreshadow a forthcoming economic change. Figure 6.1 charts the composite index of leading indicators between 1990 and September 2011 for Wisconsin. The composite indicators include average work week, overtime, job openings, new business starts, and unemployment compensation claims. Gross domestic product is often used to measure economic cycles, and Wisconsin’s

Figure 6.1 – Composite Index of Leading Indicators for Wisconsin (1990-September 2011)



source: Wisconsin Office of Economic Advisors

annual average GDP has been growing quite steadily over the last decade.

The Wisconsin economy grew rapidly in the mid-to-late 1990s, as an exuberant market and venture capitalists speculated on the stocks of dot-com companies during a period of low interest. But in March 2000, the bubble began to burst and by October 2002, \$5 trillion in market value of technology companies had been lost. This sudden economic decline is very apparent in Figure 6.1. Also

about this time, Wisconsin and much of the world entered a period of manufacturing recession.

Wisconsin's Economic Outlook

Forecasting the economy is difficult at best and such projections are based on historical economic fluctuations, current trends, and a variety of economic indicators. The *Wisconsin Economic Outlook* report issued by the Wisconsin Department of Revenue-Division of Research and Policy in Fall 2011 states that while the economy continues to grow, the national economy has weakened since spring and Wisconsin's economic outlook has weakened as a result. Most of the Wisconsin jobs lost in the recent recession came from two of the state's largest sectors: manufacturing (84,700) and trade, transportation, and utilities (42,000). Manufacturing is also the sector that has added the most jobs (26,800) in the recovery.

ST. CROIX COUNTY ECONOMIC PROFILE

Economic Data

St. Croix County is included in the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area and the region. Some select data comparisons are included for the metro area as a whole. For ease of reference, the metro area is simply referred to as the Twin Cities MSA in the remainder of this section.

Given the wealth of economic data available at the state, regional, county, and local levels, the plethora of specialized business studies, and the wide variety of economic models, no compilation can truly be comprehensive in scope. However, for a wide range of current economic data, refer to the St. Croix Valley Economic Dashboard released jointly by the Center for Economic Research at UW-River Falls and the St. Croix Economic Development Corporation. It provides a monthly snapshot of the labor, consumer, and housing markets in Polk, St. Croix, and Pierce counties, and it can be found at www.uwrf.edu/CenterForEconomicResearch.

Metropolitan Statistical Area

St. Croix County is one of 13 counties that make up the U.S Census Division named Minneapolis – St. Paul – Bloomington, MN/WI Metropolitan Statistical Area.

St. Croix County is not part of the Metropolitan Council (Met Council), a regional planning agency that serves a seven-county area in the Twin Cities.

Certain types of economic data and forecasts are only available at a county or regional level. However, earlier in the issues and opportunities section of this report, a variety of demographic, education, and labor force data tables were provided for St. Croix County and its municipalities. This section does not restate the data tables and maps provided earlier, but instead build upon this data to provide an economic "snapshot" of St. Croix County.

Demographic Overview

Current demographic trends, including population changes and educational attainment, are important foundational factors in many economic development initiatives. The population profile describes the existing and potential labor force that may fill the jobs located in the region. Educational attainment statistics are a proxy for the general skill level of the population. And household income allows inferences to be made about discretionary spending in St. Croix County as a whole.

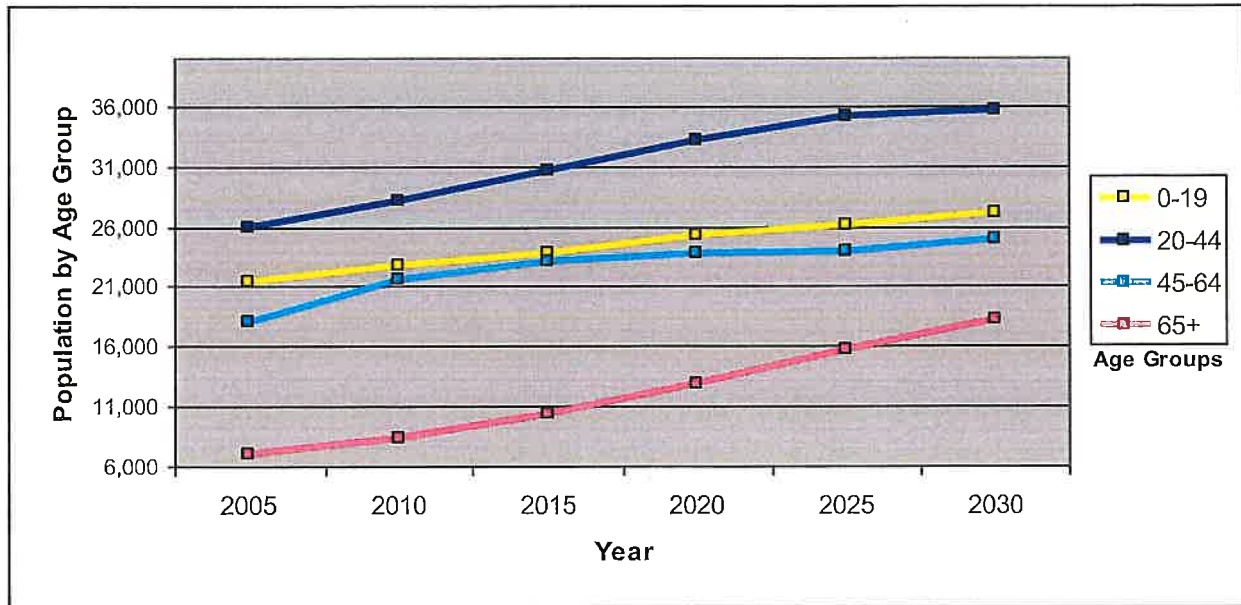
Population & Labor Force

As of October 2011, St. Croix County had an estimated population of 84,503. This was an increase of 158 persons since the 2010 Census. Between 2000 and 2010, the County had the highest growth rate in the State of Wisconsin. As shown previously in the Issues and Opportunities Section Figures 2.5 and 2.6, the western half of the County has seen the highest

rates of growth, with in most cases, incorporated communities growing faster than unincorporated towns.

The County's percent population change between 2000 and 2010 was 33.6 percent (21,190). Of that increase, 9.8 percent was due to natural increase (births minus deaths) and 23.8 percent was a result of net migration (in-migration minus out-migration). Between 2000 and 2030, the Wisconsin Department of Administration has projected that St. Croix County's population will increase by 74,205 residents (or 117.5 percent). For additional population statistics by municipality please see Figures 2.12 to 2.14 in the **Issues and Opportunities Section**.

Figure 6.2 – St. Croix County Age/Labor Force Projection (2005-2030)



source: Wisconsin Department of Administration

Between 1990 and 2000, the County's median age increased from 31.6 years to 35.0 years, though it was still the 6th youngest county in the State in 2000. The aging population of the region and County is a significant concern for the future and will place a greater emphasis on job training in the region.¹ Figure 6.2 provides a visual representation of St. Croix County's labor force using Wisconsin Department of Administration population projections.

Currently, most of the St. Croix County labor force is between the ages of 20 and 44. Unlike many counties of the region, the total number of County residents under the age of 45 is expected to continue to increase over the next 30 years, though the growth rate of these age groups is expected to slow. Meanwhile, as Figure 6.2 shows, the number of residents over the age of 65 almost triples.

In short, while the County's overall population is expected to increase over 50 percent from 2010 to 2030, the size of the primary workforce (ages 20-64) to support the local economy will only increase by 38 percent. Meanwhile, the number of seniors age 65 and over increases dramatically.

For additional insight into the St. Croix County labor force, the Office of Economic Advisors' *County Workforce Profiles* are an excellent source and are updated annually.

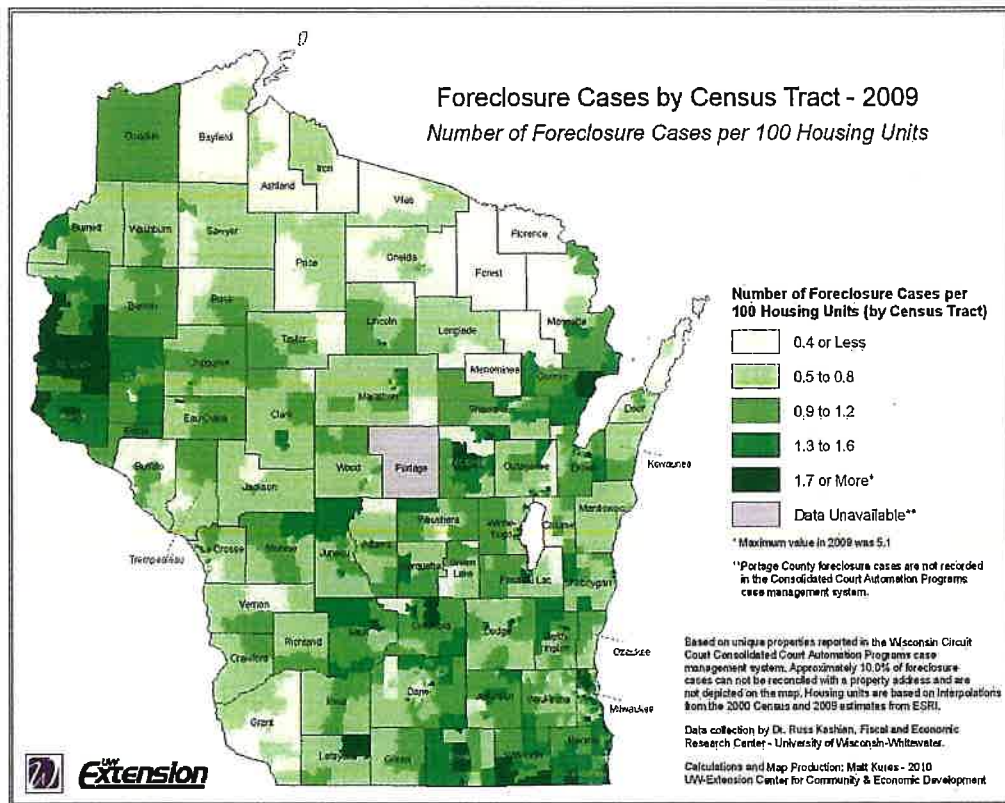
¹ Dane, Andrew and Gary Paul Green. Labor Market Conditions in Barron County. University of Wisconsin-Extension. January 12, 2005.

Housing Market

According to data provided by the US Bureau of the Census, the estimated number of single-family residential building permits issued in 1998 was 575 compared to 338 in 2007, a 40.1 percent decrease. Permits for all units decreased even more substantially (-63.9 percent) from 1,022 units in 1998 to 369 units in 2007. The County has not experienced a change in this trend, as there are still significantly fewer building permits than in the late 1990s and early 2000s. Building permits numbers reflect larger economic trends and can vary significantly from year to year. For instance, the highest number of units issued permits during the past decade occurred in 2003 when 1,525 total units valued at \$216.8 million were permitted. This was over \$147.9 million more in construction value compared to 2007.

The foreclosure crisis starting in 2006 impacted western Wisconsin. Statewide, no area felt this more than St. Croix County. Between 2006 and 2010, the foreclosure rate in western Wisconsin fluctuated between 0.6 and 1 or more per 100 housing units. Figure 6.3 shows many census tracts in St. Croix County experienced a rate of 1.7 foreclosures or more.

Figure 6.3 Wisconsin Foreclosure Cases by Census Tract—2009



source: UW-Extension Center for Community & Economic Development

Education

As shown in Figure 6.4, of the 2000 St. Croix County population that is 25 years and over, 91.6 percent had a high school education or higher, and 26.3 percent had a bachelor's degree or higher. In 2010, these numbers increased to 96 percent and 31.8 percent. These averages are above the State averages, but slightly below the averages for the Twin Cities. Compared to a decade earlier, more County residents are undertaking some type of post-secondary education.

FIGURE 6.4 – ST. CROIX COUNTY EDUCATIONAL ATTAINMENT (1990 & 2000)

EDUCATIONAL ATTAINMENT (RESIDENTS 25 YEARS OR OLDER)	ST. CROIX COUNTY			TWIN CITIES MSA 2000 %	WISCONSIN 2000 %
	1990 %	2000 %	'90 to '00 % Change		
Less than high school diploma	15.6	8.4	-46.2	9.4	15.0
High school graduate	38.6	33.3	-13.7	9.1	34.6
Some college, no degree	17.2	23.1	34.3	24.2	20.6
Associate degree	8.3	8.9	7.2	7.7	7.5
Bachelor's degree or higher	20.3	26.3	29.6	33.3	22.5
High school graduate or higher	84.4	91.6	8.5	90.6	85.1

source: U.S. Census Bureau, 1990 & 2000

The demand for labor in the region is shifting toward more skilled work, although not as quickly as some other regions in the State. This trend increases the need for worker training opportunities. A strong, traditional secondary educational system and a variety of worker training programs are important factors in economic development.

There are six K-12 public school districts in St. Croix County. Wisconsin Indianhead Technical College has a regional campus in New Richmond, and nearby in Pierce County is UW-River Falls and a Chippewa Valley Technical College campus. These institutions meet many of the training needs for many St. Croix County businesses, though select industries may require additional educational support.

For more detailed data on educational attainment by municipality in St. Croix County, please see Figure 2.17 in the Issues & Opportunities section.

Income and Wages

Summarizing income statistics yields insight on purchasing power. The 2005 median household income for St. Croix County was \$65,684, which was 3rd in the State of Wisconsin and 139.3 percent of the State average. This was also slightly above the median household income for the Twin Cities of \$62,223. Figure 6.6 compares St. Croix County's per capita personal income² to State averages. Unlike the other counties in west central Wisconsin, income levels in St. Croix County exceeds State averages, but has increasing at a slower rate over the past five years. As of 2010, the median household income was \$62,386, which is a decrease compared to the middle of last decade.

The 2009 poverty rate for St. Croix County is one of the lowest in the State (Figure 6.7). This is to be expected due to the high percentage of residents that commute to the Twin Cities. St. Croix County, even with its older rural communities, has become an exurban area of the Twin Cities, a place where people move to live, but continue to work in the larger metropolitan area. About 4.7 percent of individuals in the County were below the poverty level in 2005, up from 3.9 percent in 2000. In 2010, this number has increased to 7.9 percent. For household income data by municipality, please see Figure 2.26 in the Issues and Opportunities section. Overall, average annual wages for St. Croix County increased by 9.5 percent in the six years from 2001 to 2006 as shown in Figure 6.5.

² Personal income is the income received by persons from all sources.

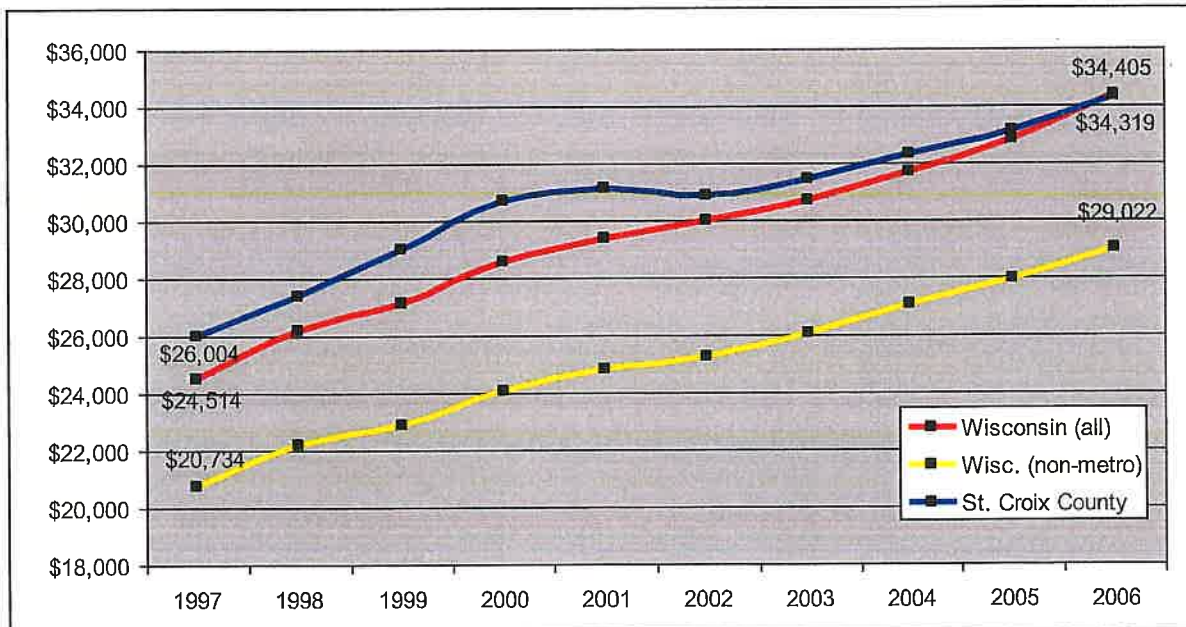
FIGURE 6.5 – ST. CROIX COUNTY AVERAGE ANNUAL WAGES BY INDUSTRY (2001-- 2006)

INDUSTRY	2001	2002	2003	2004	2005	2006	% CHANGE '01 - '06
Public Administration	22,716	23,547	28,578	30,338	31,153	32,323	42.3
Financial Activities	28,176	29,801	32,992	33,899	34,680	36,067	28.0
Professional & Business Services	31,771	35,934	38,049	40,249	39,335	40,309	26.9
Natural Resources	20,047	21,201	22,841	23,628	24,542	24,712	23.3
Information	23,520	24,809	24,457	25,896	27,413	27,727	17.9
Manufacturing	34,354	35,540	37,012	38,559	39,115	40,223	17.1
Education & Health	27,755	29,533	30,081	31,389	31,863	32,441	16.9
Construction	37,072	38,176	39,558	41,157	41,569	42,061	13.5
Leisure & Hospitality	9,854	10,281	10,585	10,824	11,157	11,140	13.1
Trade, Transportation, Utilities	24,715	25,357	26,243	26,492	27,121	27,679	12.0
Other Services	16,353	15,525	17,210	17,539	19,338	19,035	16.4
All Industries	26,763	27,941	29,149	30,206	30,576	31,184	16.5

source: Wisconsin Department of Workforce Development, Office of Economic Advisors - This data is compiled from employers required to submit data for unemployment insurance purposes. Thus, some industries (e.g. self-employed, agricultural) are not reported or are underreported.

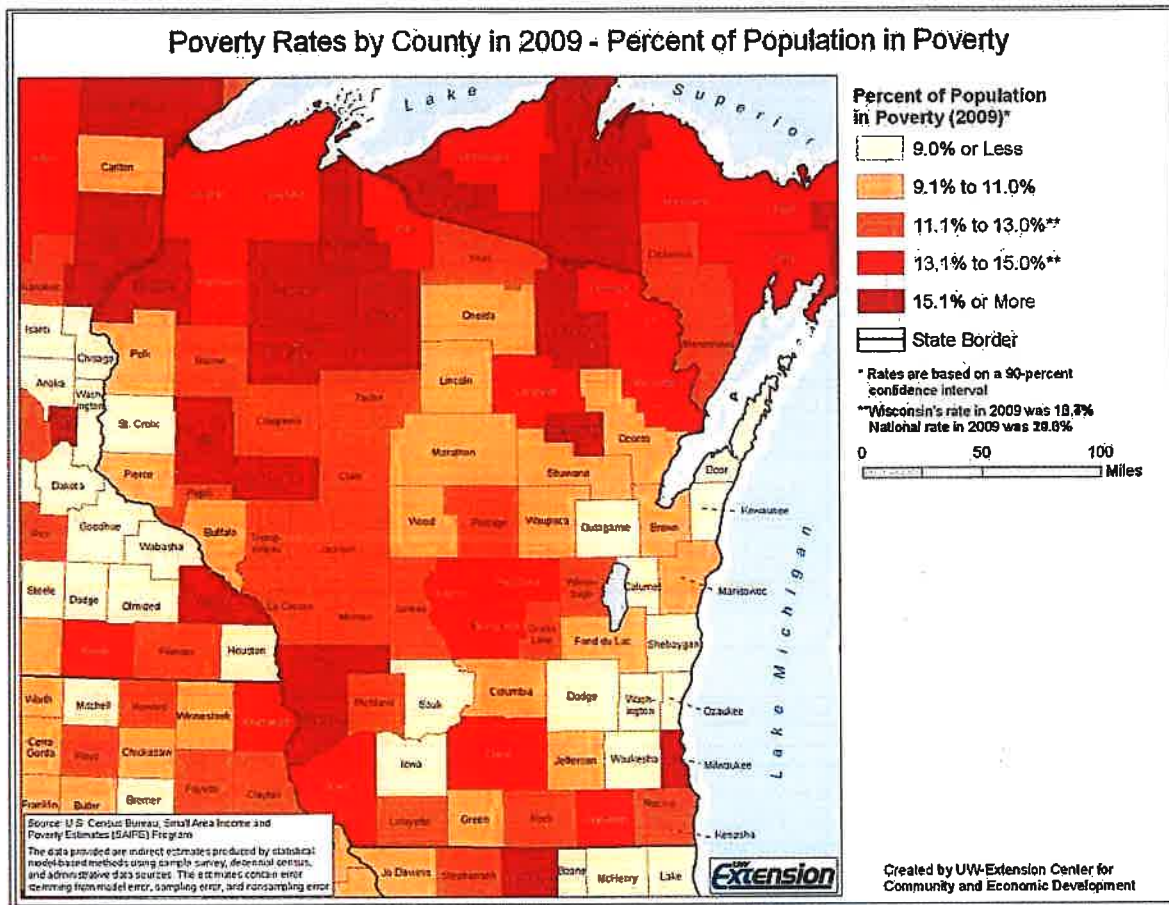
The biggest percentage increase was in the financial activities industry, while professional and business services wages decreased. While the County's household income was above State average, the 2006 average wage in St. Croix County was \$31,184 or about 85 percent of the average Wisconsin wage.

Figure 6.6 – St. Croix County vs. State Per Capita Personal Income (1997-2006)



source: U.S. Department of Commerce – Bureau of Economic Analysis

Figure 6.7 – Wisconsin Poverty Rates by County 2009



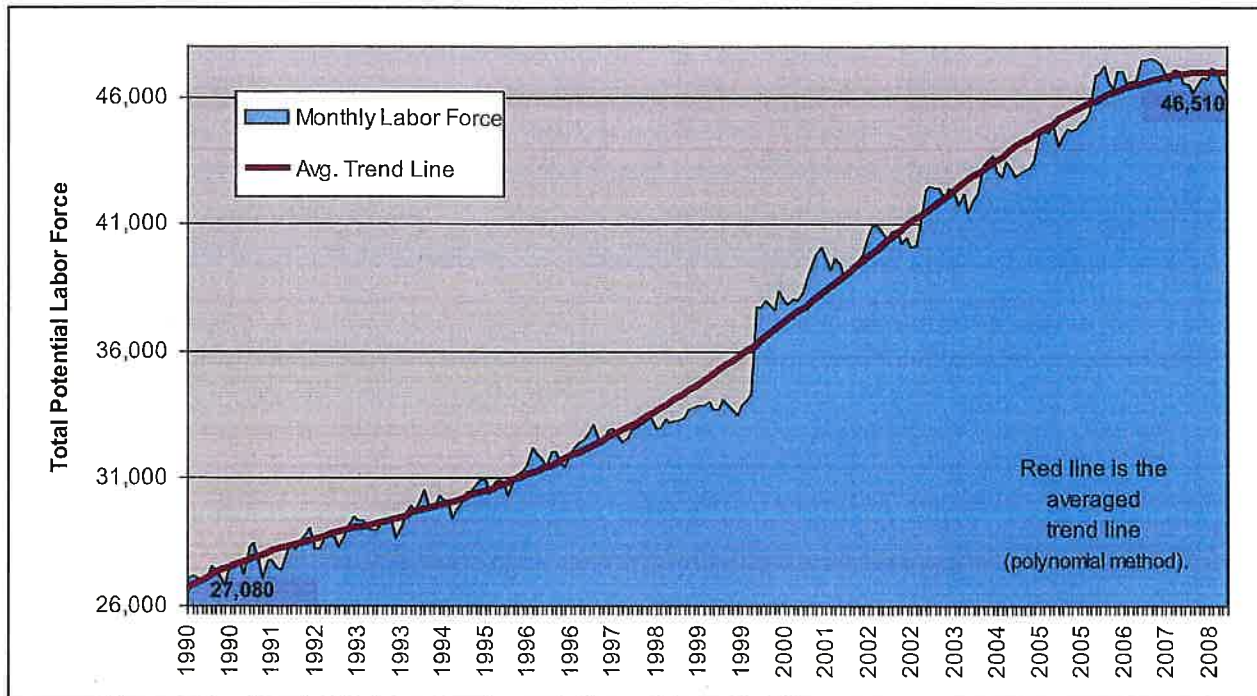
source: UW-Extension Center for Community and Economic Development

Employment Trends

Of St. Croix County residents 16 years of age and over, 74.6 percent were in the labor force as of 2006. This is above the State average. St. Croix County experiences a significantly higher amount of employment seasonally compared to State averages, with increased unemployment during the winter months. For example, in February 2008, the St. Croix County unemployment rate was 5.8 percent, but this dropped to 4.0 percent by May 2008.

Historically since 1990, unemployment in St. Croix County has been below the State average, dropping to a remarkable low of 1.5 percent in November 1999 during this timeframe. However, unemployment in the County has been about 1 percent higher than the annual average unemployment rate for the Twin Cities MSA since 2002. But the County's unemployment rate increased significantly from the 1999 annual average rate of 2.3 percent, reaching an annual average of 5.9 percent in 2003. Since 2003, the County's annual average unemployment rate has hovered between 4.7 to 4.9 percent.

Figure 6.8 – St. Croix Co. Monthly Total Potential Labor Force (1990-June 2008)
not seasonally adjusted



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

Unemployment is not only a reflection of job availability, but total available labor force. Figure 6.8 shows that the St. Croix County labor force grew by over 19,605 persons or 71.8 percent from 1990 to 2007. According to the UW-Extension 2005 labor market conditions report, the region’s labor market remains tight, with most employers having a difficult time attracting and retaining qualified workers.³ Table 1.14 in Section 1 provides unemployment statistics for the 1990 and 2000 labor force by municipality. In 2010, the active labor force was approximately 48,700.

Commuting Patterns

Residents of St. Croix County are employed in a wide array of locations, within their own community, elsewhere in the County, and in other Wisconsin and Minnesota. See Figures 4.18 and 4.19 of the Transportation section. Of the 34,428 employed residents reported, 18.7 percent work in the city, village, or town in which they reside. This would include those that work at home, and most of those working family farms. Just less than 30 percent of workers reported that they work in a St. Croix County community other than the one in which they reside. Those working in other Wisconsin counties include 7.6 percent of employed St. Croix County residents, with Eau Claire employing the highest percent, at 3.7 percent and 0.9 percent of employed residents commuting to Dunn County. The most significant statistic is that 43.5 percent of working St. Croix County residents commute to a job in Minnesota. Most of those are employed in Washington and Ramsey counties, 15.2 and 15.0 percent, respectively. Figure 6.9 shows how census tracts in St. Croix

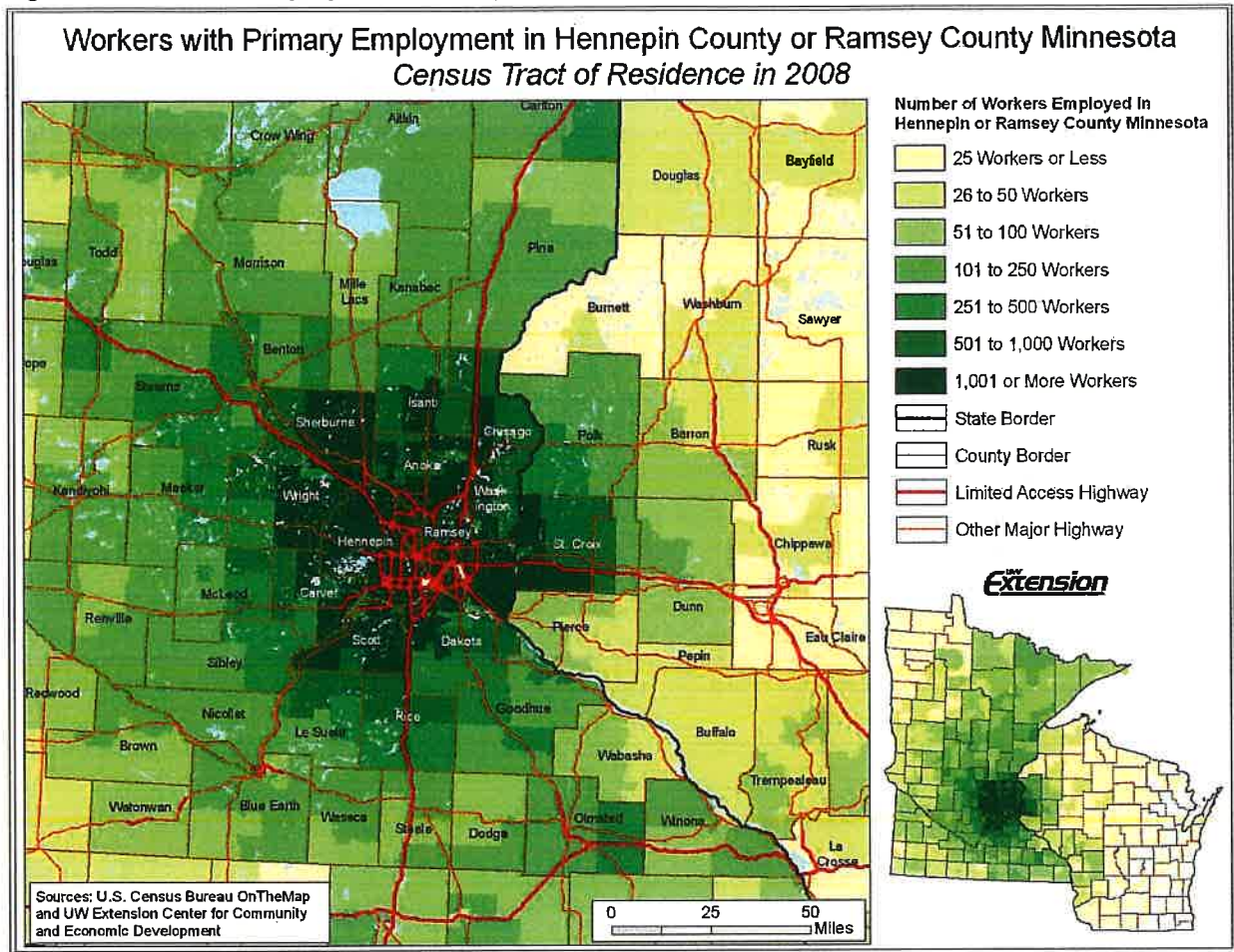
Commuting Patterns

For additional information regarding commuting patterns, please go to the Commuting Patterns section of the Transportation Element.

³ Dane, Andrew and Gary Paul Green. Labor Market Conditions in Barron County. University of Wisconsin-Extension. January 12, 2005.

County and specifically along Interstate Highway 94 and in the western half of the county have high rates of commuters to Hennepin and Ramsey counties. The St. Croix River Crossing project is likely to expand this pattern along the STH 64 corridor communities. Conversely, of the 25,999 jobs located in St. Croix County, 36.2 percent (9,420) of the workers commuted from outside of the County. In addition, over the past 20 years, commute times increased as well. Figures 2.22 and 2.23 provide statistics on travel time to work and place of work for the County and by municipality.

Figure 6.9 Workers Employed in Hennepin or Ramsey County, MN



source: UW Extension Center for Community and Economic Development

ECONOMIC BASE

The previous section provided an economic overview of St. Croix County, the following information focuses on the industry sectors and occupations which constitute the County's economic base.

Industry Composition

According to the 2000 U.S. Census Bureau, about 81 percent of the employed workforce in St. Croix County was private-sector wage and salary workers; about 11.6 percent was government workers and 6.9 percent was self-employed not in an incorporated business. Figure 6.10, shows the construction industry had the largest number of establishments, reflecting the County's high growth rate.

FIGURE 6.10 – ST. CROIX COUNTY NUMBER OF ESTABLISHMENTS BY INDUSTRY (1998-2006)

INDUSTRY CODE	1998	1999	2000	2001	2002	2003	2004	2005	2006	% CHANGE '98 - '06
Forestry, fishing, hunting, and agri. support	4	3	6	6	9	9	7	8	7	75.0
Mining	3	3	2	3	3	3	4	3	3	0.0
Utilities	6	4	5	5	5	6	5	4	4	-33.3
Construction	210	223	229	240	280	312	327	345	344	63.8
Manufacturing	159	155	145	147	151	151	162	160	164	3.1
Wholesale trade	75	85	87	82	107	93	93	93	97	29.3
Retail trade	226	226	221	226	238	238	237	245	246	8.8
Transportation & warehousing	54	61	69	70	72	72	71	71	73	35.2
Information	27	24	26	27	28	28	30	33	32	18.5
Finance & insurance	74	81	85	75	96	98	103	108	122	64.9
Real estate & rental & leasing	53	57	57	62	73	81	99	105	103	94.3
Professional, scientific & technical services	149	159	175	183	185	193	186	193	206	38.3
Management of companies & enterprises	5	6	6	7	6	7	6	7	6	20.0
Admin, support, waste mgt., remediation	85	91	90	98	96	110	111	116	109	28.2
Educational services	7	10	10	11	14	13	13	18	22	214.3
Health care and social assistance	105	101	108	113	130	132	136	140	148	41.0
Arts, entertainment & recreation	32	32	33	37	40	42	44	49	45	40.6
Accommodation & food services	134	139	141	149	167	171	173	183	180	34.3
Other services (except public administration)	156	159	168	166	187	184	195	199	197	26.3
Unclassified/Auxiliary establishments	15	16	20	16	8	6	7	3	3	-80.0
Total	1,579	1,635	1,683	1,723	1,895	1,949	2,009	2,083	2,111	33.7

source: U.S. Census Bureau County Business Patterns

Employment by Industry

As shown in Figure 6.11 below, employment in the services sectors (e.g., financial, education and health) has been growing at a faster rate than the goods-producing sectors in St. Croix County. In fact, manufacturing employment decreased by 7.2 percent from 2001 to 2006. In 2008, manufacturing and construction employment were 6,375 and 1,379.

These trends are consistent with the historical employment data provided previously for St. Croix County and its municipalities in Figures 2.20 and 2.21. However, while the historical data is arranged by Standard Industrial Classification (SIC) code, most industry data available today is organized by the North American Industry Classification System (NAICS), often making comparisons between newer and older industry data challenging.

Though manufacturing employment decreased from 2001 to 2006 overall, the industry has gained jobs steadily since 2003. Manufacturing remains the largest industry by employment as represented in Figure 6.12. If trends continue as expected, the second largest employment sector—trade, transportation, and utilities—may have already become the top employment industry in the County. In 2008, trade, transportation, and utilities had 6,072. Retail trade employment constitutes the largest component of the trade, transportation, and utilities industry. Figure 6.13 shows the changes in manufacturing employment and wages from 2008 to 2010.

FIGURE 6.11 – ST. CROIX COUNTY EMPLOYMENT BY INDUSTRY (2001-2006)

INDUSTRY	2001	2002	2003	2004	2005	2006	% CHANGE '01 - '06
Natural Resources	288	290	271	289	297	301	4.5
Construction	1,477	1,586	1,640	1,771	1,791	1,631	10.4
Manufacturing	6,640	6,040	5,400	5,653	5,723	6,159	-7.2
Trade, Transportation, Utilities	5,211	5,291	5,426	5,644	5,766	6,058	16.3
Financial Activities	914	964	1,045	1,166	1,185	1,178	28.9
Education & Health	4,105	4,280	4,415	4,481	4,716	4,948	20.5
Information	299	285	272	279	279	290	-3.0
Leisure & Hospitality	3,148	3,151	3,196	3,251	3,425	3,572	13.5
Professional & Business Services	1,883	2,052	2,283	2,064	1,960	2,093	11.2
Other Services	797	744	765	789	734	840	5.4
Public Administration	1,312	1,305	1,228	1,248	1,261	1,296	-1.2
All Industries	26,074	25,988	25,941	26,635	27,137	28,366	8.8

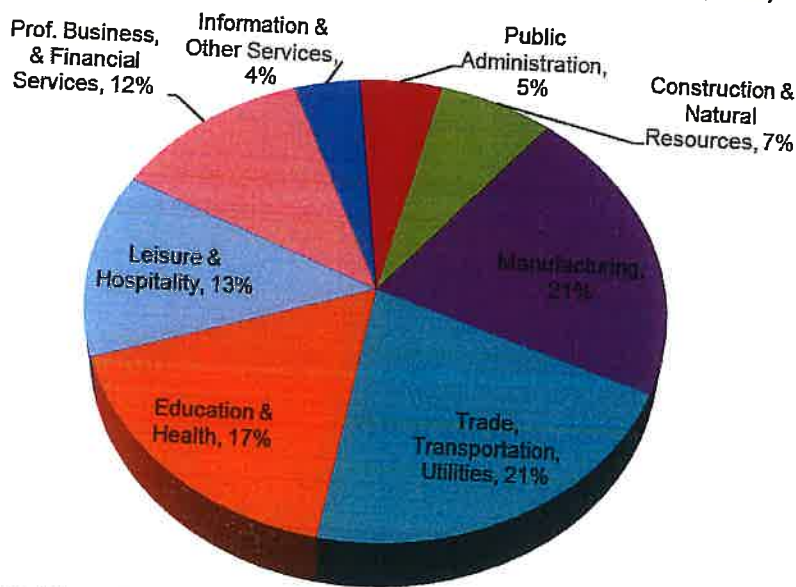
source: Wisconsin Department of Workforce Development-Office of Economic Advisors - This data is compiled from employers required to submit data for unemployment insurance purposes. Thus, some industries (e.g. self-employed, agricultural) are not reported or are underreported.

In 2007, nine of St. Croix County's top-25 employers are manufacturing companies, consisting of companies which produce plastics, refrigeration products, electric motors, fabricated metals and machining, windows and doors, and packaging materials. The second-largest share of jobs was in retail and wholesale trade which continues to grow. Some of the jobs with retail trade employers are seasonal and part time, and contribute to the reason for the low annual average wage for the industry. Wal-Mart is the third largest employer in St. Croix County and Econo Foods is the 20th largest.

The third-largest share of jobs was with education and health entities. This sector has been growing strongly. Four school districts, four hospitals, an ambulance service, and a physicians' office are all ranked within the County's top 25 employers. The School District of Hudson is the largest employer in the County. The YMCA, which is the sixth largest employer, may also be

included in the education and health industry sector. It should be noted that the information provided in Figure 6.11 and Figure 6.12 is compiled from employers required to submit data for unemployment insurance purposes. Thus, some industries (e.g. self-employed, agricultural) are not reported or are underreported.

Figure 6.12 – St. Croix County Employment by Industry (2006)



source: Wisconsin Department of Workforce Development-Office of Economic Advisors - This data is compiled from employers required to submit data for unemployment insurance purposes. Thus, some industries (e.g. self-employed, agricultural) are not reported or are underreported.

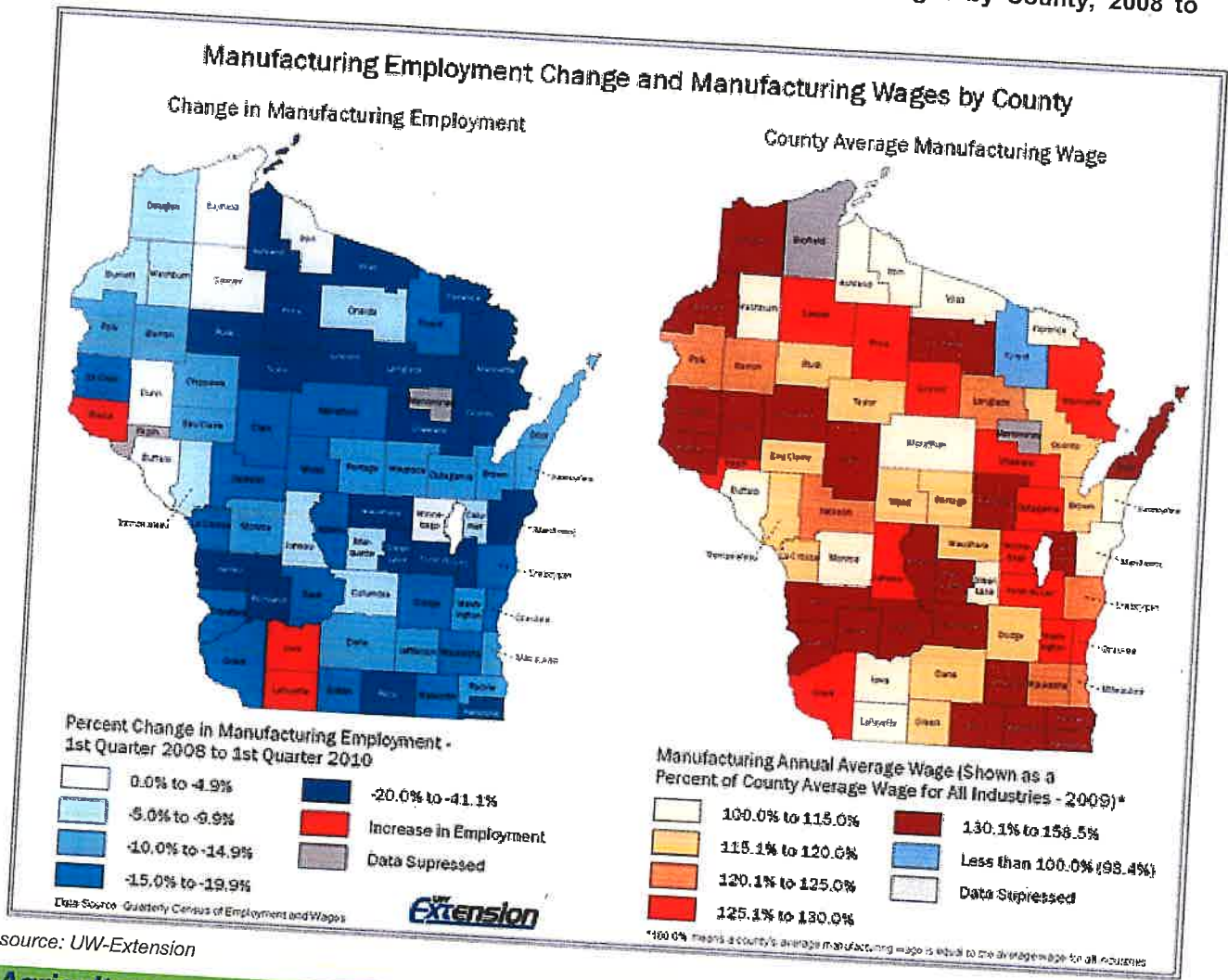
The large number of St. Croix County health services (e.g. St. Croix County Health Center, St. Croix County Mental Health Outpatient Department), contributes to making the County government the second largest employer in the County. As of 2007, public administration jobs constituted about 5 percent of the County's employment and decreased between 2001 and 2006.

Given that so many residents commute to Minnesota for work, it is valuable to compare the St. Croix County employment by industry to that of the top employers in the larger Twin Cities MSA. In 2006, the top

six industries by employment were:

- Education and health services 20.6 percent
- Manufacturing 14.5 percent
- Professional, Scientific, Waste Mgmt. 11.6 percent
- Retail trade 10.9 percent
- Finance, insurance, and real estate 11.6 percent
- Arts, entertainment, & hospitality 7.9 percent

Figure 6.13 Manufacturing Employment Change and Manufacturing Wages by County, 2008 to 2010



source: UW-Extension

Agriculture

Agriculture is an important portion of the County's economy. Agriculture provides 3,600 jobs and accounts for \$532 million in business sales. Also, agriculture contributes \$158 million to county income. Every dollar of agricultural income generates an additional \$0.85 of county income. Economic activity associated with St. Croix County farms and agriculture-related businesses generates \$15.4 million in local and state taxes.

In 2007, St. Croix County ranked 31st among the State's 72 counties in the total value of agricultural products sold. As noted in the U.S. Department of Agriculture Censuses, the acreage of farmland and average farm size had decreased dramatically. Even with these changes in agriculture, St. Croix County farmers sold \$142.5 million worth of agricultural products in 2007, which has a significant economic impact. Seventy-seven percent of this value was in livestock, poultry, and related products, rather than

Economic Impact of Agriculture

For additional information regarding agriculture's impact on the County economy, please go to the Agricultural Conditions and Trends section of the Agriculture and Farmland Preservation Chapter.

crop and nursery products. St. Croix County ranked sixth in the State in turkey livestock given its proximity to the large turkey processing plants in Barron County; sixth in the State in horses and donkeys; and 12th in the State in broilers and other meat-type chickens. The County also ranked tenth in the State in oat production in 2007. New data related to the agricultural economy will be gathered for the 2012 calendar year. In addition, St. Croix County has seen an increase in interest and value sold of direct market farm products. With proximity to the Twin Cities, this market will increase.

Employment by Occupation

Like employment by industry, employment by occupation is also difficult to compare across years due to changing definitions and data-gathering approaches. Employment by occupation for 1990 and 2000 for each St. Croix County municipality is included in Figure 2.21 in the Issues and Opportunities section. According to the 2000 U.S. Census, of the St. Croix County employed civilian population 16 years of age and over (34,905):

- 33.6 percent were employed in management, professional, and related occupations
- 24.4 percent were in sales and office occupations
- 18.4 percent were in production, transportation, and material moving occupations

Together, these three general occupation categories constitute 76.4 percent of the County's workforce.

Employment Projections

In November 2003, the Wisconsin Department of Workforce Development (WDWD) released a publication entitled *Wisconsin Projections, 2000-2010*. This publication makes economic projections for the State regarding the labor force, industries, and occupations. This information was further supplemented by ten-year projections (2004-2014) by regional workforce development area (WDA). This sub-section relies, in large part, on these WDWD documents.

Municipal units within St. Croix County have employment patterns that are similar to the State. It is anticipated that for the near future, Wisconsin's total population will grow more slowly while average age will increase more rapidly than the nation as a whole, leading to lower participation rates in the workforce. Wisconsin is also having difficulty attracting international immigrants and domestic migrants, and at the same time retaining its own citizens. Due to these trends, Wisconsin will continue to face the challenge of filling certain job openings.

The region's WDA industries that are projected to add the most jobs from 2004-2014 are education and health services. Ambulatory health case services jobs alone will grow 36.6 percent, reflecting, in part, our region's aging demographic. The number of total jobs in the manufacturing industry is estimated to remain fairly unchanged during this timeframe. These projections account for anticipated changes in Wisconsin's economy within the timeframe, though unanticipated events may impact accuracy.

The "Fastest Growth" occupations are often referred to as "hot jobs," with more training requirements and better wages. There are often fewer openings in these jobs since the list is based on the greatest percent change in employment; for example, an occupation that increases from 5 to 10 jobs increased 100 percent whereas an occupation that increases from 2,000 to 2,200 jobs increased only 10 percent. A 2005 UW-Extension study states that the largest demand in the region continues to be for assemblers, processors, and laborers.⁴

⁴ Ibid.

TAXATION

One way to evaluate the economic base in St. Croix County is to look at property taxation and the equalized values of land and improvements in the real estate categories of agriculture, agriculture forest, forest, commercial and manufacturing. According to the Wisconsin Department of Revenue, the Equalized Value is the estimated value of all taxable real and personal property in each taxation district, by class of property. General property is divided into real property and personal property. Real property in Wisconsin must, by law, be divided into the following eight classes, according to use:

1. Residential
2. Commercial
3. Manufacturing
4. Agricultural
5. Undeveloped Land
- 5m. Agricultural Forest
6. Productive Forest Land
7. Other (farm sites and farm buildings)

The Equalized Value is an estimate of the market value of all residential, commercial, manufacturing, productive forest, other (farm sites and farm buildings), and personal property. The Equalized Value also estimates the use-value of agricultural land; 50% of the market value of undeveloped land; and 50% of the market value of agricultural forest land. It is computed independently from the estimate of the local assessor. While both the local assessor and DOR make estimates, the local assessor estimates the value of **each parcel**; DOR estimates the value of the **entire** town, village, or city.

Figure 6.14 shows the County's total equalized values of commercial, manufacturing, agricultural, ag forest, and forest.

FIGURE 6.14 – EQUALIZED VALUES (IN \$1,000s) OF COMMERCIAL, MANUFACTURING & WORKING LANDS -- ST. CROIX COUNTY

	2003		2008		2010		PERCENT CHANGE '03 TO '11	
	Land	Impr.	Land	Impr.	Land	Impr.	Land	Impr.
Commercial	161,656	439,958	297,767	711,542	307,595	736,852	90.3	67.5
Manufacturing	15,525	104,101	23,123	132,126	26,697	146,903	72.0	41.1
Agricultural	32,710	0	40,750	0	43,069	0	31.7	0
Ag Forest	0	0	49,625	0	56,515	0	--	0
Forest	94,104	0	79,601	0	81,681	0	-13.2	0

source: Department of Revenue

TOURISM

St. Croix County offers a wide variety of natural, historical, and entertainment amenities and attractions. Tourism and outdoor recreation in the County often revolve around the St. Croix River and the County's many water features.

The County has over 7,600 acres of fishing lakes and nearly 81 miles of trout streams. Lake St. Croix is large enough to accommodate sailing, while the St. Croix River, a National Scenic and Wild River, is very popular for canoeing, fishing, and picnicking. And at least four different companies or campgrounds offer tubing on the Apple River which has become a well known destination in the region, with large concerts held each summer at the Somerset Amphitheatre in Float-Rite Park. Cedar Lake Speedway, an outdoor, dirt racing track offers seasonal racing and the Sandbox Arena is the largest indoor motor-cross facility in the Midwest.

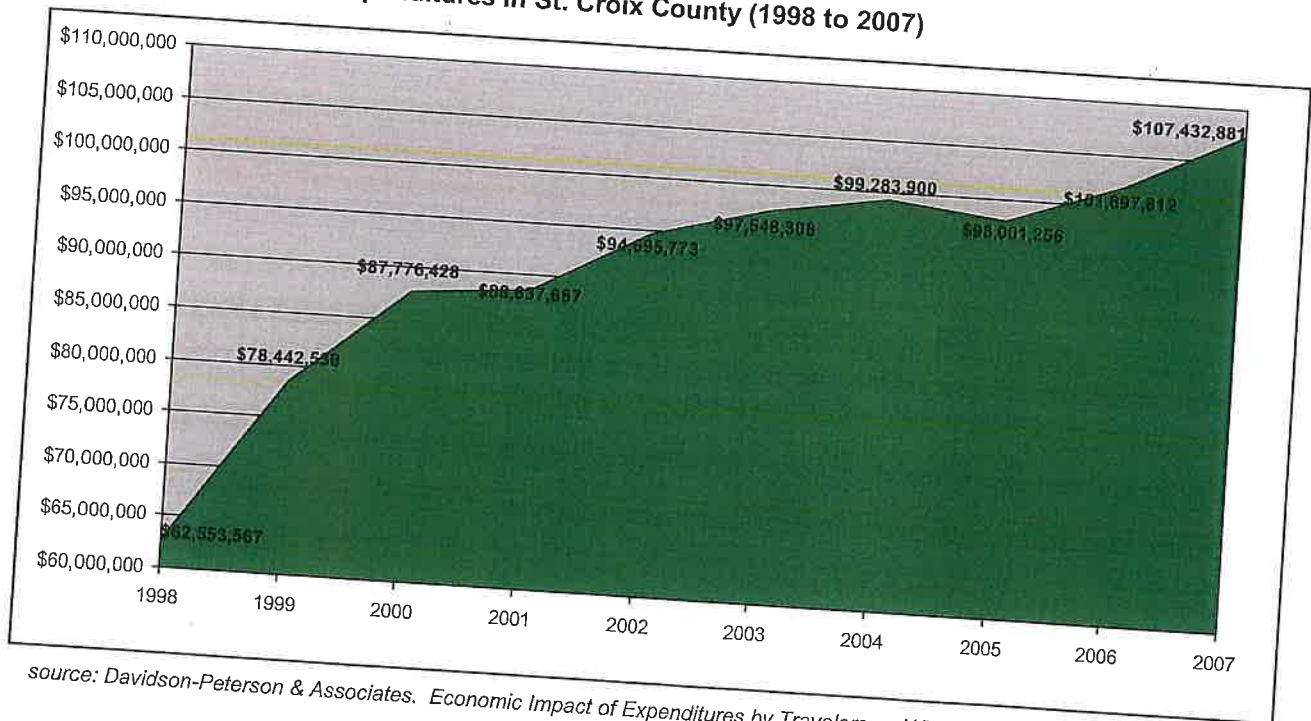
Numerous federal, state, county and municipal parks, trail systems, wildlife areas, campgrounds/resorts, and public hunting grounds offer a variety of places to play, picnic, hike, lodge, and enjoy the outdoors. There are over 13 golf courses within 25 miles of the center of the county, including the award-winning Troy Burne Golf Club and over 200 miles of snowmobile trails and cross-country ski trails. Many of these outdoor recreational assets are inventoried in the community facilities and natural resources sections of this report.

These natural resources and open spaces attract both visitors and new residents. But given the County's close proximity to the Twin Cities, the County has a relatively low number of seasonal and recreational housing units. Only 1.2 percent of the County's total housing supply are seasonal or recreational units (61st in the State). Almost all owners choose to occupy their homes year-round and commute to work. In short, St. Croix County does not have the seasonal resort destinations of many counties in the region.

Travelers also can experience the area's history through museums and historical sites, such as the Octagon House in Hudson or the New Richmond Heritage Center. Visitors explore the County's many antique stores and specialty shops, or attend a performance at the Phipps Center for the Arts. Residents and visitors alike can also enjoy local, fresh foods at a variety of different orchards, vegetable growers, and numerous specialty farms and outlets, such as the Silver Bison Ranch near Baldwin.

The *Economic Impact of Expenditures by Travelers on Wisconsin 2007*, compiled by Davidson-Peterson & Associates, provides insight into the positive economic impacts of tourism on the St. Croix County economy. As shown in Figure 6.15, traveler expenditures in St. Croix County increased by 71.7 percent in the ten years between 1998 and 2007, with large increases

Figure 6.15 Traveler Expenditures in St. Croix County (1998 to 2007)

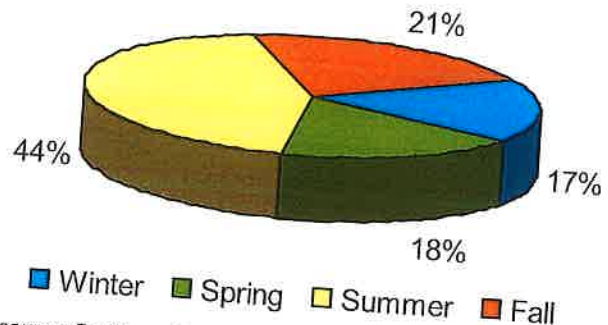


source: Davidson-Peterson & Associates. *Economic Impact of Expenditures by Travelers on Wisconsin 2007*.

In 2007, travelers spent an estimated \$107.4 million in St. Croix County, ranking the County 34th in the State for traveler spending. This was a \$44.8-million increase from the amount spent ten years earlier. The study goes on to estimate that employees in St. Croix County earned \$29.5 million in wages generated from traveler spending, supporting an estimated 1,339 full-time equivalent jobs. This is significant since the wages earned per full time equivalent job is higher than State and most other County averages. Additionally, an estimated \$1.9 million in local revenues (e.g., sales taxes, property taxes) were collected in 2007 as a result of travelers in St. Croix County.

As Figure 6.16 shows, travelers are an important year-round contributor to the St. Croix County economy with 17 percent of traveler expenditures made during the winter, 18 percent during the spring, 44 percent during the summer, and 21 percent in the fall in 2007. However, given that St. Croix County is located on one of the busiest Interstate highways; we cannot necessarily equate traveler expenditures with tourism expenditures. For many of these travelers, St. Croix County may not have been a final destination.

Figure 6.16 Seasonality of Traveler Expenditures In St. Croix County (2007)



source: Davidson-Peterson & Associates. *Economic Impact of Expenditures by Travelers on Wisconsin 2007.*

In summary, tourism and travelers are a significant part of the St. Croix County economy. While the County is not as popular of a resort destination like many other counties in the region, it does have many assets which are attractive to visitors and residents alike. Currently, St. Croix County does not have a county-wide tourism council or bureau. Tourism in St. Croix County is largely promoted by individual community chambers, such as the Hudson Area Chamber of Commerce & Tourism Bureau, and the State of Wisconsin Department of Tourism.

ENVIRONMENTALLY CONTAMINATED SITES

The State Comprehensive Planning Law (§66.1001) states that the economic development element "shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses."

St. Croix County has four properties actively receiving long-term remedial action financed under the federal Superfund program:

- Rose Metal, Inc. (Baldwin)
- Junkers Landfill (Hudson)
- Seversen Salvage (T. of Cady)
- New Richmond Landfill (New Richmond/T. of Star Prairie)

In addition, there are eleven archived Superfund sites in the County for which no further Federal assessment or activities are planned. Not all of these active or archived sites are available for commercial or industrial use.

However, numerous smaller leaking underground storage tank, environmental repair, and spill sites are located throughout the County. The Wisconsin Bureau for Remediation and Redevelopment Tracking System (BRRTS) provides an inventory of the contaminated

Groundwater Contamination

For additional information regarding groundwater contamination from nitrates, pesticides, and other toxic substances, refer to the Groundwater section of the Natural Resources Element.

properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. The BRRTS inventory can be found at: www.dnr.wi.gov/botw

Communities will need to consider the appropriateness and land use compatibility of the redevelopment of such sites for commercial or industrial use. For a current list, go to the Wisconsin Department of Natural Resources BRRTS database.

Redevelopment opportunities are not limited to contaminated sites, however. Local comprehensive planning efforts may need to identify those deteriorating structures and under-utilized properties within their communities which have potential for re-use.

SUMMARY

Some of the highlights of the economic development section include:

- St. Croix County has strong economic ties to the Twin Cities metropolitan area with an estimated 44 percent of the County's 2000 resident labor force working in Minnesota.
- There is increasing demand for skilled workers in the region. Post-secondary educational attainment of County residents is significantly above the State average but lower than Twin Cities MSA levels, with 91.6 percent of residents completing high school or having some type of post-secondary education.
- St. Croix County's unemployment has most often been below the State average during the past twenty years, with more seasonal fluctuations, but has been about 1 percent higher than unemployment rates in the Twin Cities MSA over the past decade.
- Only 18.7 percent of the County's resident labor force works within the community in which they live and average travel times to work are increasing.
- In 2006, 21 percent of employment in the County was in the manufacturing industry, followed closely by trade, transportation, and utilities also with 21 percent (of which retail trade constitutes the largest portion). In the larger Twin Cities MSA, the education and health industry employed the most workers (20.6 percent), while manufacturing only constituted 14.5 percent of the MSA's total employment.
- Agriculture provides 3,600 jobs and accounts for \$532 million in business sales. Also, agriculture contributes \$158 million to county income. As noted in the U.S. Department of Agriculture Censuses, the acreage of farmland and average farm size had decreased dramatically. Even with these changes in agriculture, St. Croix County farmers sold \$142.5 million worth of agricultural products in 2007. The education and health services industry is expected to have the largest increase in jobs (+22 percent) from 2004 to 2014 in our region.
- Tourism in St. Croix County is strongly connected to its many natural resources, proximity to the Twin Cities, and Interstate 94, ranking 34th in the State for traveler spending.
- The State BRRTS database includes over 200 sites in St. Croix County which have had significant contamination, though many of these sites have been remediated and are now closed. Environmentally contaminated sites are sometimes left vacant and deteriorating following remediation and offer opportunities for redevelopment. Communities may identify other redevelopment opportunities at locations which are not contaminated, but may be vacant or deteriorating.

In response to economic conditions and goals, there are a variety of economic development tools that are available, including tax incentives, creative financing and loan guarantees, and business incubator industrial parks. As shown in *Addendum: Inventory of Programs, Plans, and Land Use Policies in West Central Wisconsin*, communities and economic development agencies have been very active in utilizing many of these tools and programs. This list is not all-inclusive.








In numerous cases, these programs will prove more accessible as municipalities' band together with other organizations and jurisdictions to collaborate and mutually pursue economic development efforts. Such collaboration will maximize ability to catalyze additional investment and meet shared economic development goals for incorporated and unincorporated areas.

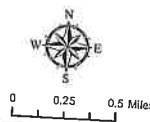
Official County Zoning Map St. Croix County, Wisconsin

Town of Rush River
T28N, R17W



Zoning Districts

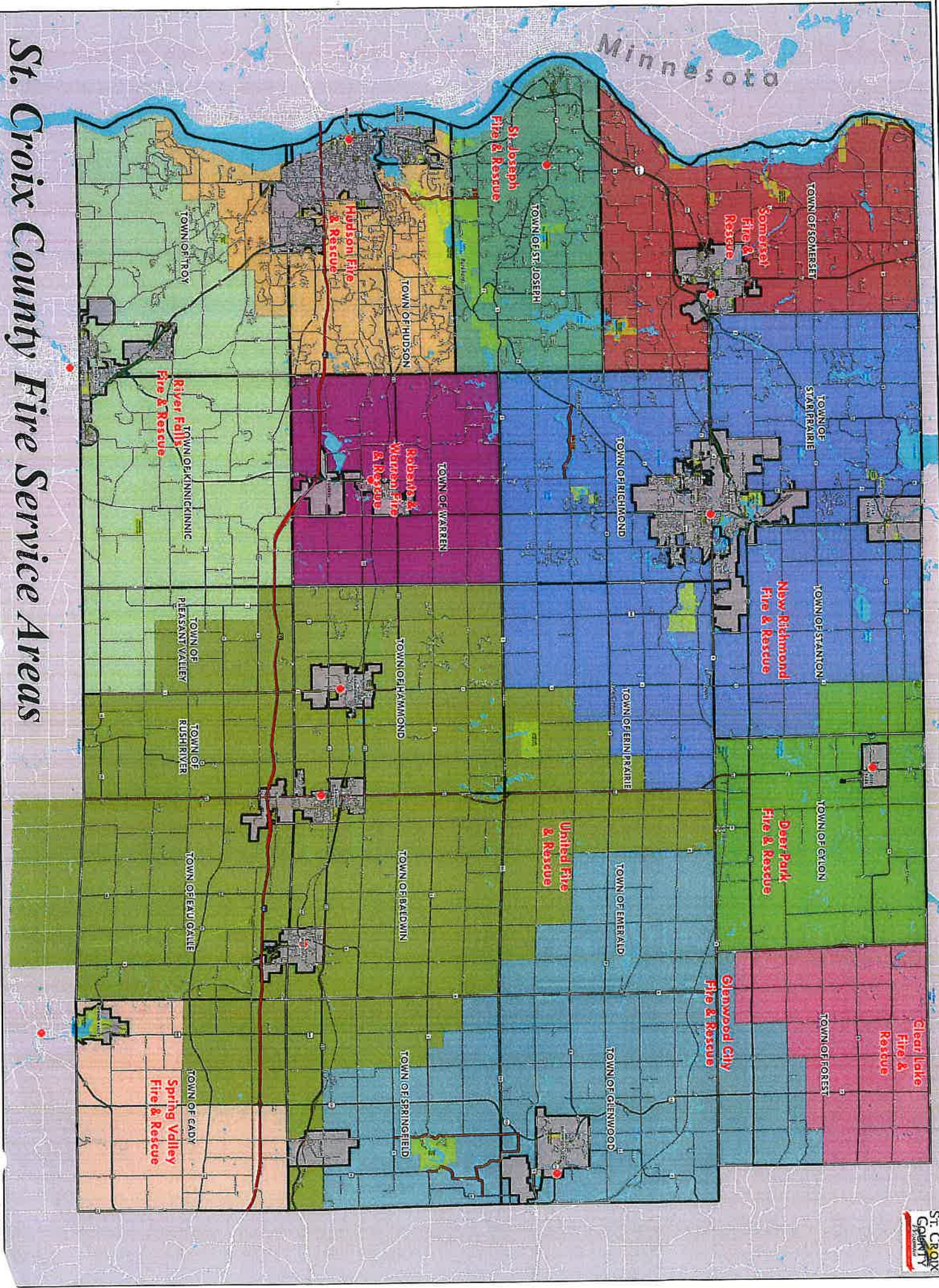
- | | |
|---|---|
|  Residential |  Conservancy |
|  Rural Residential |  Ag-1 |
|  Commercial |  Ag-2 |
|  Industrial | |



St. Croix County Community
Development Department
1101 Carmichael Rd.
Hudson, WI
Phone: 715.386.4680
Email: pz@co.saint-croix.wi.us

Contact the Planning & Zoning Department for floodplain, shoreland, and wetland zoning.

This official county zoning map is a visual representation of the zoning district boundaries as created and amended by the St. Croix County Board of Supervisors through county zoning ordinance amendments on file with the St. Croix County Clerk, 9/2/2014



St. Croix County Fire Service Areas