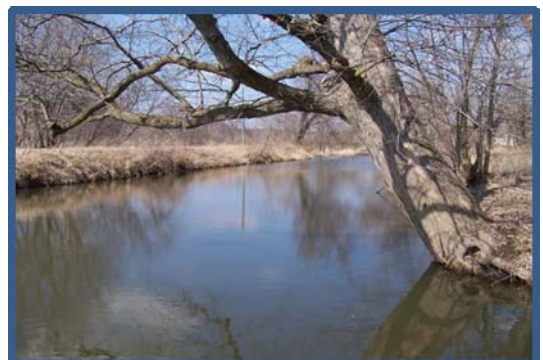


VILLAGE OF LA FARGE ECONOMIC AND RECREATION DEVELOPMENT PLAN



Prepared by the Mississippi River
Regional Planning Commission
under the direction of the La Farge
Village Board and Plan
Commission – June 2012.



*Funding was provided by the Kickapoo Valley Reforestation
Fund administered by UW-Madison.*

ABSTRACT

Title: Village of La Farge Economic and Recreation Development Plan

Summary: In 2011 the Village of La Farge was awarded funding through the Kickapoo Valley Reforestation Fund administered through the University of Wisconsin-Madison. A portion of that grant was allocated for the preparation of an Economic and Recreation Development Plan responding to the continued economic struggles of the Kickapoo Valley caused by flooding of historic proportions in 2007 and 2008. The plan's purpose is to enhance the ecological, economic and social well being of the Kickapoo Valley and its residents.

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LA FARGE ECONOMIC AND RECREATION DEVELOPMENT PLAN

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SECTION 1. INTRODUCTION

In 2011 the Village of La Farge was awarded with a Nuzum Grant administered through the University of Wisconsin – Madison. A portion of the grant was designated for the village to conduct a planning process to create and Economic and Recreation Development Plan for the village. The need for the plan was in response to flooding of historic proportions in August of 2007 and June of 2008 and the continued economic struggles of the region. The Nuzum grant provides the opportunity for the village to prepare a plan consistent with Ralph Nuzum's stated vision to enhance "ecological, economic, and social well being of the Kickapoo Valley and its residents."

The recent floods caused a devastating financial hardship on many residents and municipalities throughout the Kickapoo Valley. Sixteen homes in the Village of La Farge were bought out with FEMA funds because the damage done to the properties were beyond repair, and two more have been raised to hopefully prevent future flood damage. Emergency Services operations were both relocated with the help of a grant from the Wisconsin Department of Commerce, as both Fire and EMS stations were flooded out both years as well. The result has been the village gaining ownership of several lots on the fringe of the Kickapoo River, none of which can ever be built on again. The land can, however, be used for recreational purposes and it is the hope of this initiative to enhance tourism in the area and boost a local economy that has suffered for years (See Map 1, Village of La Farge Public Properties).

History and Setting

The Village of La Farge began in 1875 as Four Corners and was incorporated in 1899. La Farge is located in the Driftless Region of southwest Wisconsin in a beautiful valley. Its geographic location is in the Town of Stark (Vernon County). The village has direct access to two State Highways; State Highway 82 traverses the village east to west and State Highway 131 traverses the village north to south. The Kickapoo River parallels the village's western border and the Kickapoo Valley Reserve is located just north of the village.

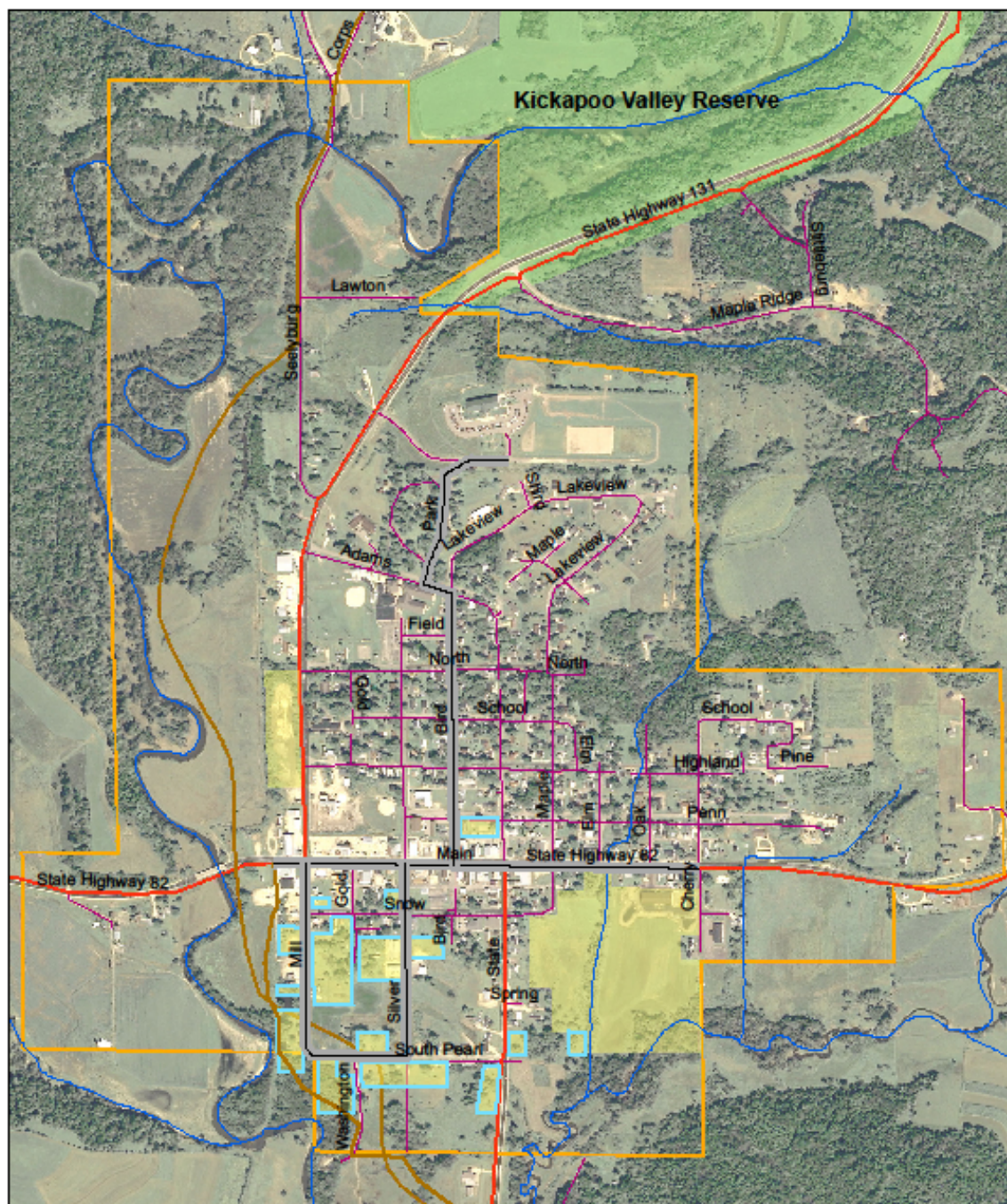
Economic Realities

Historically, the La Farge area falls well below state and national average for personal income. Earlier projects funded through Nuzum Grants noted repeatedly that:

"the Kickapoo Valley has long been considered an economically depressed area in both the state and within the four-county region" (from Development of an Action Plan for the Kickapoo River Valley of Southwestern Wisconsin—Department of Landscape Architecture 1991.)

A report prepared by UW Extension Agents Arlen Leholm and Alan Anderson in 1992 illustrated the Adjusted Gross Income of residents in the Valley consistently fell more than \$10,000 below the state and national averages annually. The report further noted that the failure of completing the La Farge Dam and its resulting loss of recreational opportunities and promised flood control multiplied into economic damage of \$83,000,000 from 1975 to 1992. Adding to that the floods of 2007 and 2008, the recent national downturn to the economy the Village of La Farge and its residents struggle economically.

Map 1. Village of La Farge Public Properties



- Village-owned property (approximate)
- Newly acquired Village property (approximate)
- Village Boundary

0 0.1 0.2 Miles



Data Sources: USDA, ESRI, WI DNR, Vernon County, Ben Johnston, Kim Walker, Doug Avolio, FEMA
Map creation: Kristi Olson, UW-Madison, with support from the Knappton Grant for the Kickapoo Valley Restoration Fund
Janel Silberman, PI.

SECTION 1. INTRODUCTION

Building Blocks in Place

The Village of La Farge and surrounding area have experienced several bright spots in the last decade. The resolution of the Kickapoo Valley Reserve land, completed Visitor Center, and its continued increase in number of visitor numbers is an excellent indication of recreational tourism potential. The success of a nationally recognized company, Organic Valley Family of Farms Cooperative, which is headquartered in the Village of La Farge and currently employs over 350 employees has been an invaluable asset to the community. Organic Valley has recently completed an expansion of their headquarters and will employ nearly 500 employees by the end of 2012 at the facility.

A village the size of La Farge is also fortunate to have a medical and dental clinic, a licensed group daycare center (La Farge Community Childcare Center), a Pre-K thru 12th grade school in the village, two active churches, a public library, local bank, and a very active Volunteer Fire Department and EMT crew. These community amenities along with other projects going on in the Village of La Farge has created opportunities to encourage families to live in La Farge. Currently the village is in process of implementing a housing grant and water/sewer infrastructure grant to enhance the housing opportunities in conjunction with the Organic Valley expansion. The key to this plan will be to build on the recent successes and create a road map for the Village of La Farge to follow.



Village Bank



Community Church

SECTION 2. PUBLIC PLANNING PROCESS

For the plan to be successful and accepted by residents it must be developed with their input and ideas. Each resident in La Farge has an idea of what is best for the village. The challenge of the planning process is to take those individual ideas evaluate them and create a planning document consistent with overriding themes expressed by residents. The Village of La Farge Plan Commission was assigned the task of overseeing the development of the plan and the planning process.

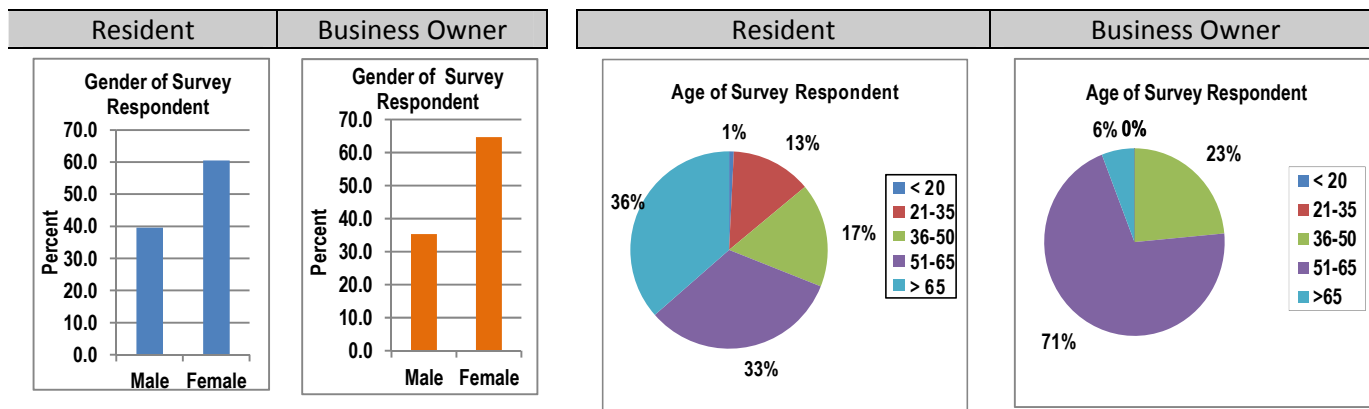
The first step in the planning process was to gather resident and business owner input in the form of a community survey. The survey was followed by a public informational meeting in which all residents were sent invitations to attend to gather additional ideas and input. The Mississippi River Regional Planning Commission contracted by the village through the Nuzum Grant to assist the village in preparing the plan gathered background information on economic and recreation development in the village. Maps and mapping information were also provided to the Plan Commission through the Nuzum Grant and a University of Wisconsin Madison student.

Once all the information was collected through series of public meetings the Plan Commission reviewed and evaluated the data, maps, and public input and developed goals and actions items to address economic and recreation development. The result was a draft Economic and Recreation Development Plan for the Village. The draft plan was then presented to residents for input at a second public meeting (Open House) conducted on May 9, 2012 at which comments and recommendations were taken. The Plan Commission then considered the public comments and modified the plan and prepared a Final Draft Economic and Recreation Development Plan and forwarded it to the Village Board for their consideration for adoption by resolution.

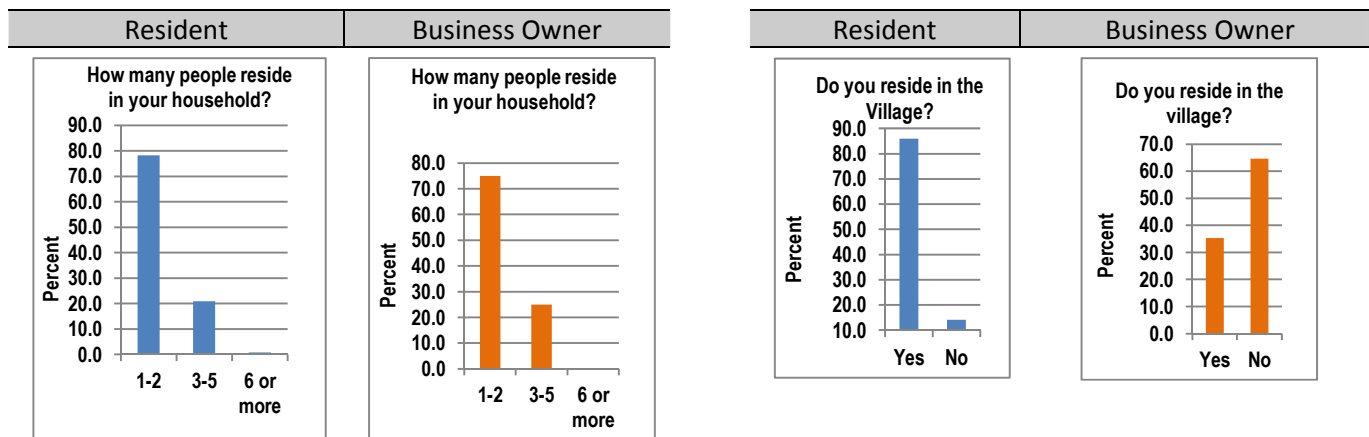
SECTION 3. PUBLIC INPUT

Village of La Farge Economic and Recreation Development Community Survey

An economic and recreation development survey was distributed to all business owners and residents in the Village. Approximately 418 surveys were mailed out and a total of 147 surveys were returned (overall response rate of 35%). Seventeen business owners (61% response rate) and one-hundred thirty residents (33% response rate) completed the surveys. The results of the resident and business owner responses are each summarized. The survey contained an open ended question as well as the opportunity for respondents to write additional comments. Open ended question responses are included in Appendix 1. The survey results are one of the public input tools that was utilized by the Village of La Farge Plan Commission in preparing the Village of La Farge Economic and Recreation Development Plan.

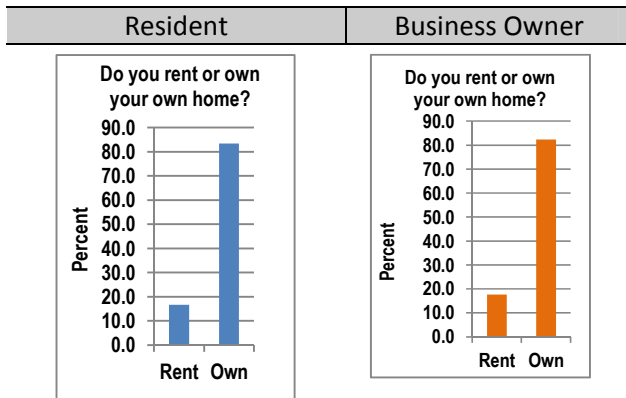


The survey results indicate that over 60% of the respondents were female and approximately 69% of respondents were over 50 years old. In analyzing the data, varying age categories responses were evaluated and when compared to the overall survey responses all age categories responses were consistent.



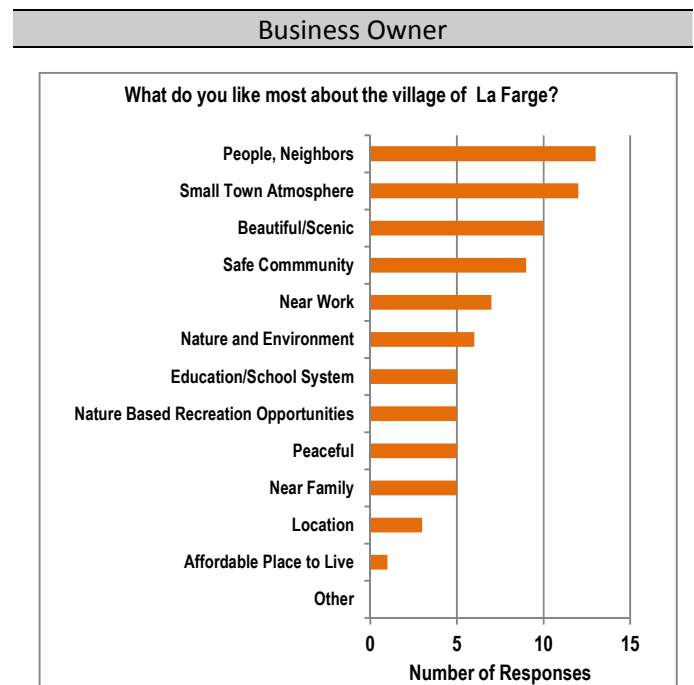
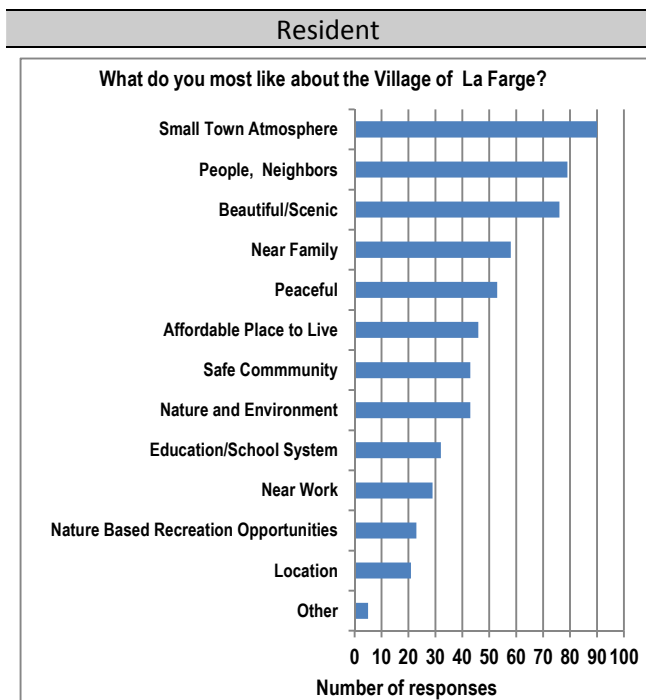
The majority of respondents have households with 1 or 2 people and as expected over 85% of the respondents are residents of the village. Over 60% of business owners that responded are not residents of the village.

SECTION 3. PUBLIC INPUT



Housing Development in Village

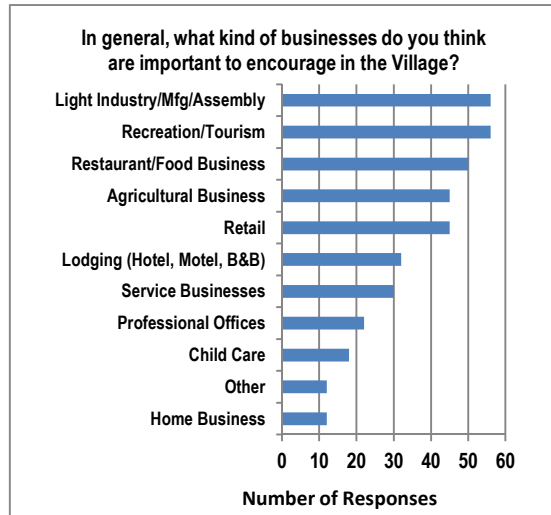
Over 80% of respondents own their home while approximately 16% rent.



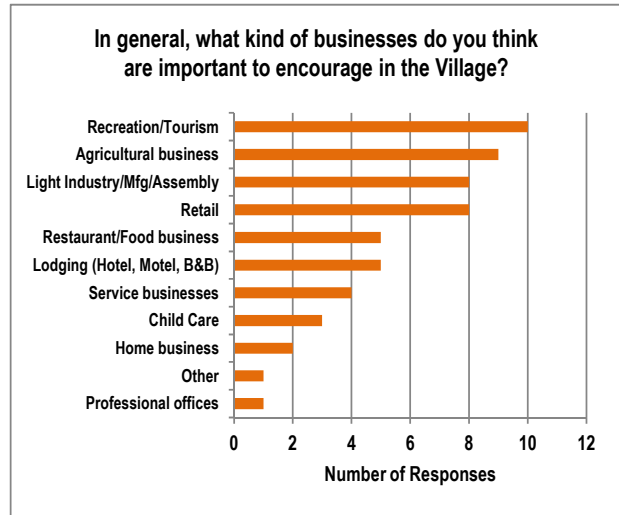
Both residents and business owners like the village for many of the same reasons; small town atmosphere, people, neighbors, and its beauty. While the majority of residents also like the village for its peacefulness and the ability to live near family.

SECTION 3. PUBLIC INPUT

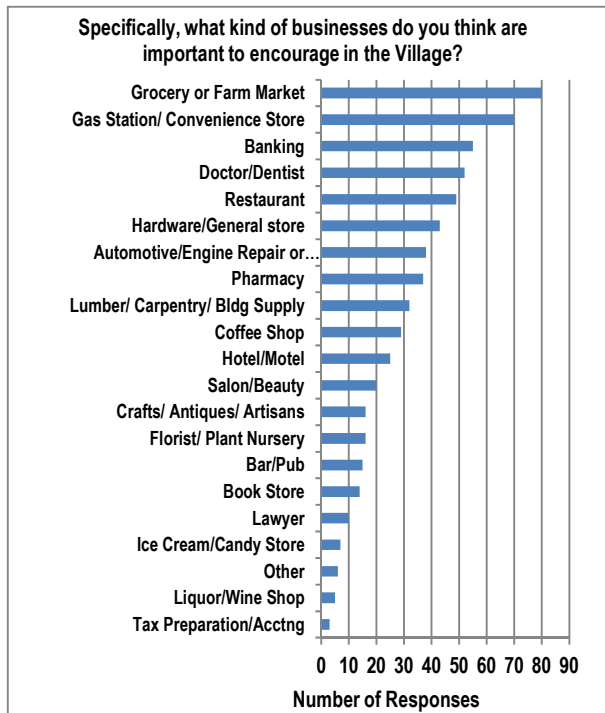
Resident



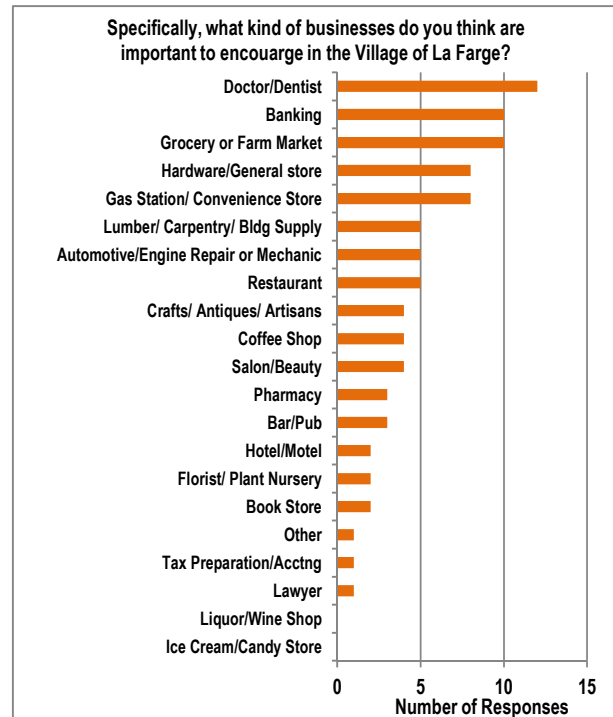
Business Owner



Resident

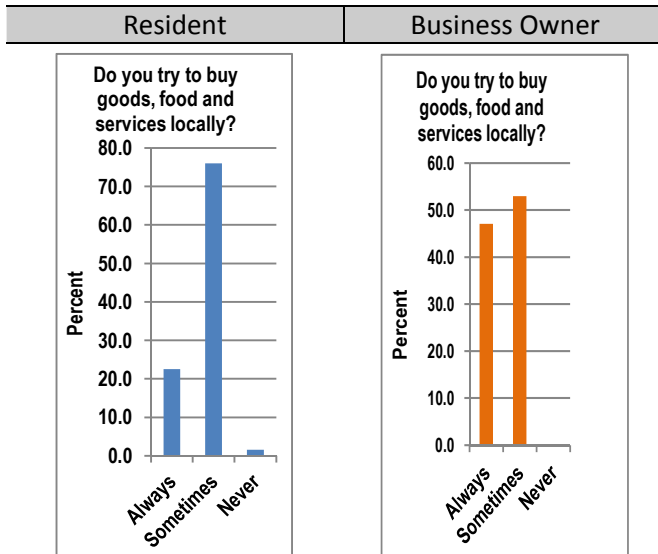


Business Owner

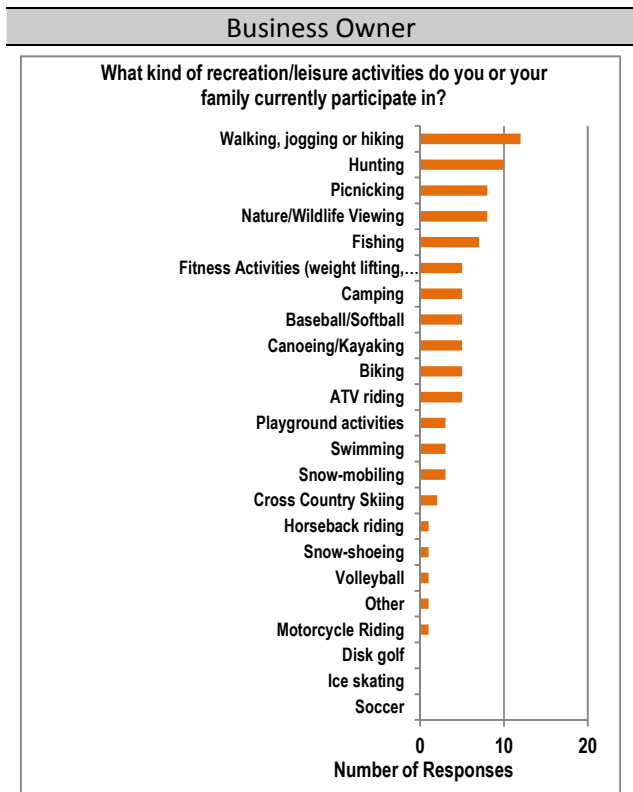
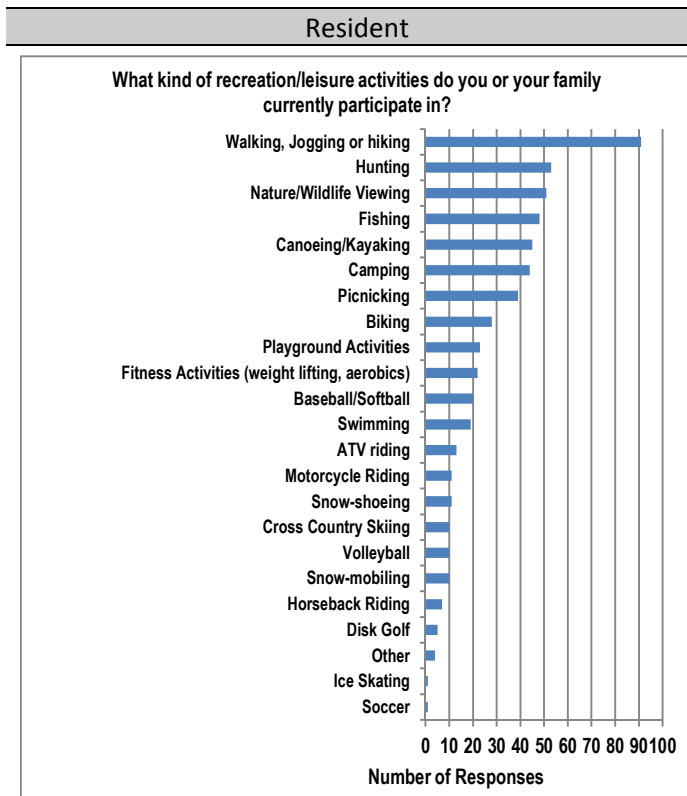
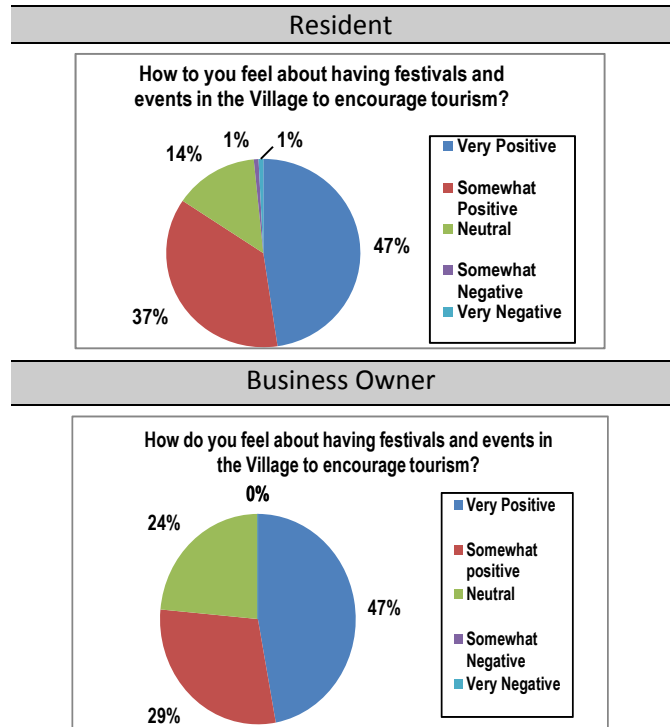


A large number of resident responders feel that light industry/manufacturing/assembly, recreation/tourism, restaurant/food business, agricultural, and retail businesses should be encouraged in the village. Specific business identified by residents for the village to encourage include grocery or farm market, gas station/convenience store, banking, doctor/dentist or restaurants.

SECTION 3. PUBLIC INPUT



The survey indicates that about 20% of residents “always” try to shop local while over 75% try to shop locally “sometimes”. Residents and business owners both agree that more festivals and events should be held in the village to encourage tourism.

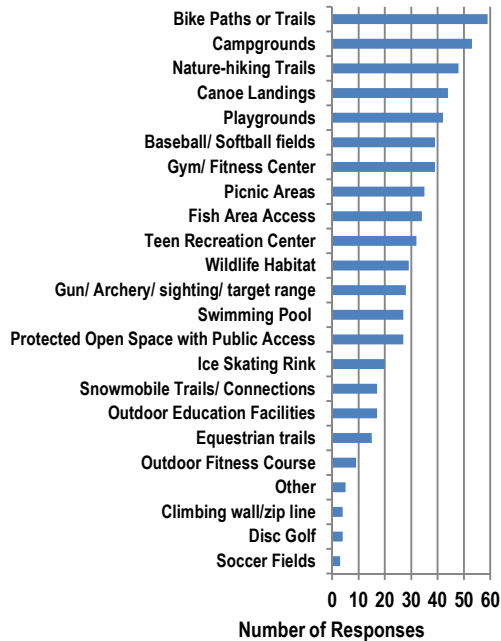


Residents and business owners participate in similar recreational activities with walking, jogging or hiking, and hunting being the most popular activities.

SECTION 3. PUBLIC INPUT

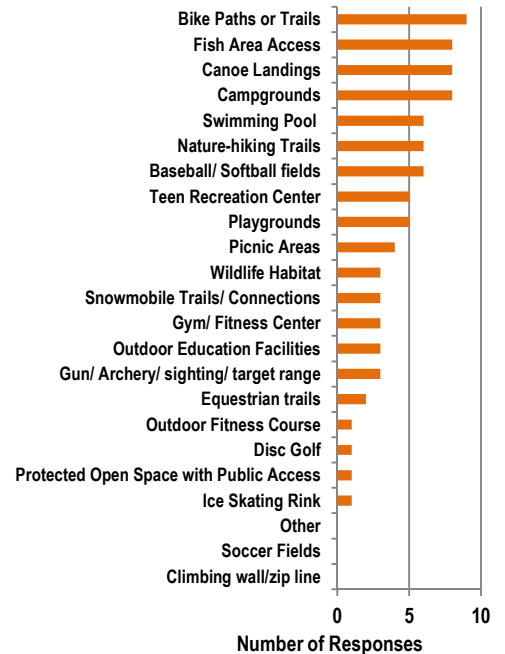
Resident

What kind of recreation facilities do you think are important to encourage in La Farge?



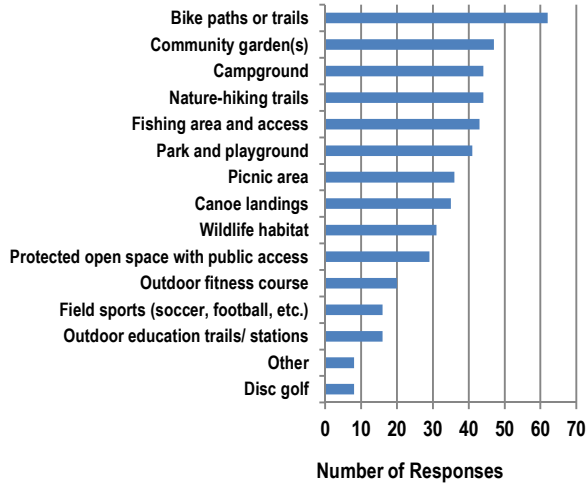
Business Owner

What kind of recreation facilities do you think are important to encourage in La Farge?



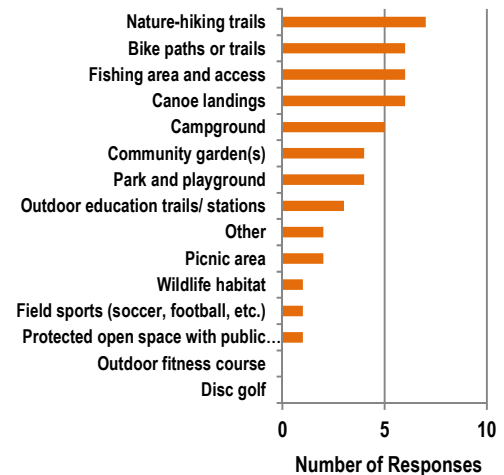
Resident

What recreation uses would you prefer the Village pursue for Village owned "open space" properties?



Business Owner

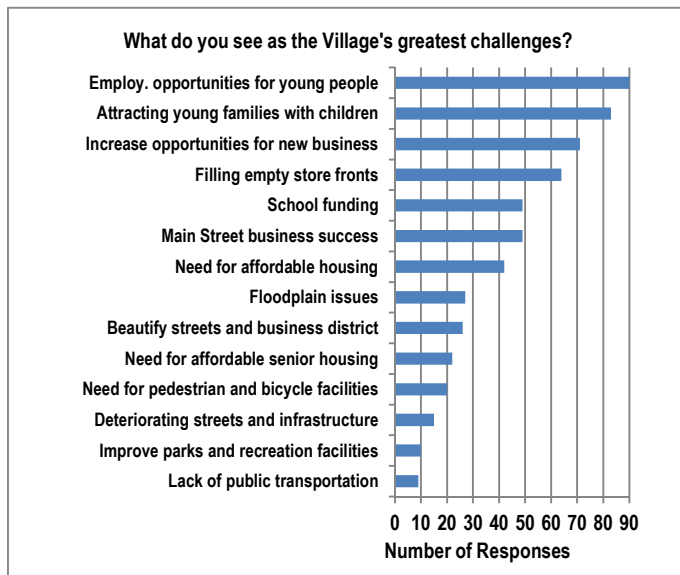
What recreation uses would you prefer the Village pursue for Village owned "open space" properties?



Residents and business owners are consistent in what recreation facilities they think the village should encourage. Both feel bike paths and trails are important as well as campgrounds, canoe landings, fishing access and nature-hiking trails. As far as specific uses for village owned open space residents and business owners prefer bike paths or trails, nature-hiking trails, community gardens, campgrounds, canoe landings and fishing access.

SECTION 3. PUBLIC INPUT

Resident



Business Owner



Residents and business owners agree that the greatest challenges the village faces are employment opportunities for young people, attracting young families with children, increasing opportunities for new businesses, and filling empty store fronts. These are some of the challenges that the plan will attempt to address.

Public Informational Meeting

On October 19, 2011 the Plan Commission held a public informational meeting in which residents were invited to attend, in an effort to explain the planning process and gather public input. Approximately 18 residents attended the informational meeting at which residents in attendance participated in an exercise that was designed to facilitate public input on economic and recreation development. Residents attending the meeting were separated into four groups and each group responded to four questions. Their top three responses to each question are tabulated below. Complete responses are included in Appendix 2. The results are described below:

What types of businesses do you feel are needed and would benefit La Farge and the surrounding area?

Group 1

1. Clothing store, second hand store, variety store
2. Laundromat
3. Information Center, Chamber of Commerce

Group 2

1. Drug store (flowers, photos, drugs, groceries), chiropractic office, grocery store/general store
2. Restaurants
3. Artist shops, retail (clothes and shoes), thrift store/consignment, antique shop, specialty shops (e.g. Organic Valley Ch. 2 store), Amish specialty shop

Group 3

1. Designated Flea Market Day to coincide with occurring event
2. Bike, snowshoe, x-country ski rental business
3. Organic grocery store/food co-op

Group 4

1. Laundromat
2. Arts and Crafts – Book store
3. Liquor and cheese store

SECTION 3. PUBLIC INPUT

What can the Village of La Farge do to attract new businesses and/or assist in retaining existing businesses? (Marketing, Main Street improvements, etc.)

Group 1

1. Beautify Main Street business district (i.e. store fronts)
2. Economic/new business incentives
3. Promotional marketing programs (i.e. buy local, etc.)

Group 2

1. Improve exteriors of buildings on Main Street (facelift) – this would happen if businesses are successful – offer some sort of financial incentive
2. Better signage
3. Encourage people to shop locally and use local contractors

Group 3

1. Start a Chamber of Commerce
2. Install matching awnings on existing storefronts/ beautify
3. Encourage buying local

Group 4

1. Revolving loan fund to help start-up businesses
2. Advertise building sites; available spaces, etc.
3. Breaks on utilities for start-ups or existing businesses

What recreational development opportunities exist for the Village of La Farge?

Group 1

1. Driving range and/or golf course
2. Walking/jogging multiuse trail – cross country skiing (along river)
3. Safe (route) walk for school

Group 2

1. Bike trail/walking trail, snowmobile/ATV trail
2. Fishing access site/handicap access, river access site that Village owns (fishing, canoe, kayak)
3. Sports field for soccer or other, swimming pool, mini golf

Group 3

1. Hiking trail/nature/biking – designated bike lanes – designated walking trail
2. Extend canoe route to Viola/canoe MVC
3. Disc golf

Group 4

1. Parks (Village Park, Benn Park, superlative skateboard park)
2. River sports (Canoeing Kickapoo River, fishing – rivers and streams)
3. Recreation trails (walking/bicycling, Kickapoo Valley Reserve trails, snowmobile trails)

The Village owns approximately 25 acres of open space property. What open space uses should the Village pursue for the properties?

Group 1

1. Community garden
2. Pet area, common green area with shelter
3. RV parking

Group 2

1. Ice skating rink
2. Cross country ski trail loop trails
3. Park and picnic area (mix with information center/wayside)

Group 3

1. Handicapped fishing access
2. Hiking/biking/nature trails
3. Disc golf/mini golf/volleyball/camping

Group 4

1. Canoe landing
2. RV Campground
3. Tubing Loop

The public input received from the community survey and public informational meeting exercise illustrates a consistent theme with regard to recreation facilities and economic development needs for the village. The challenge facing the community and this planning process is developing strategies and actions to address the stated needs.

SECTION 4. DEMOGRAPHIC AND ECONOMIC INFORMATION

To develop successful economic development strategies there must be an understanding of the local government and region's existing economic base, workforce skills, educational resources, and public and private resources. This section analyzes the Village's existing economic condition and resources available to assist in economic development.

Population

Since 1970 the village's population has remained relatively flat, however in 2010 population decreased by 3.7% in the village. The County, State, and Nation all recorded population increases in 2010.

Table 1: Population Trends 1960-2010 - La Farge, Surrounding Municipalities, County, State and Nation

	Population										
	1960	1970	1980	1990	2000	2010	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	% Chg 00-10
T. Forest*	490	391	351	339	381	352	-20.2	-10.2	-3.4	12.4	-7.6
T. Stark	487	356	322	259	349	363	-26.9	-9.6	-19.6	34.7	4.0
T Union	516	442	405	420	531	700	-14.3	-8.4	3.7	26.4	31.8
T Webster	694	520	594	529	676	778	-25.1	14.2	-10.9	27.8	15.1
T Whitestown	630	490	418	471	509	502	-22.2	-14.7	12.7	8.1	-1.4
V La Farge	833	748	746	766	775	746	-10.2	-0.3	2.7	1.2	-3.7
Vernon Co.	25,663	24,557	25,642	25,617	28,056	29,773	-4.3	4.4	-0.1	9.5	6.1
State of Wis.	3,951,777	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	11.8	6.5	4.0	9.6	6.0
United States	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	308,745,538	13.4	11.4	9.8	13.2	9.7

U.S. Dept. of Commerce-Bureau of the Census Note: * = Town of Forest is in Richland County

Population Projections

Table 2 below shows population projections through 2030. These projections estimate an increase in population of 12.3% for the village by 2030.

Table 2: Population Projections - La Farge, Surrounding Municipalities, County, State and Nation

Census Population 2010 ⁽¹⁾	Population Projections				Percent Change 2010-2030	
	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾		
T. Forest*	352	425	439	450	461	31.0
T. Stark	363	416	440	464	484.0	33.3
T Union	700	674	724	771	813	16.1
T Webster	778	835	889	941	987	26.9
T Whitestown	502	582	608	632	653	30.1
V La Farge	746	808	822	832	838	12.3
Vernon Co.	29,773	31,542	32,772	33,894	34,827	17.0
State of Wis.	5,686,986	5,988,420	6,202,810	6,390,900	6,541,180	15.0
United States	308,745,538	NA	NA	NA	NA	NA

(1) U.S. Dept. of Commerce-Bureau of the Census; (2) Population Proj.-WI Dept. of Admin.-Demographic Services Ctr.

Note: * = Town of Forest is in Richland County

SECTION 4. DEMOGRAPHIC AND ECONOMIC INFORMATION

Age

Table 3 shows that as of the 2010 Census the median age in the village was 42.8 which was higher than the County, State and Nation. Almost twenty percent of the village's population is over age 65 as of the 2010 Census as compared to Vernon County 16.7%, State of Wisconsin 13.7% and Nation 13%.

Table 3: Population by Age (2010 Census) - La Farge, Surrounding Municipalities, County, State & Nation

	Percent of Population						Median Age
	Under 5 Years	5-19 yrs	20-34 yrs	35-54 yrs	55-64 yrs	65+	
T. Forest*	5.1	17.3	11.6	25.3	20.2	20.5	51
T. Stark	4.4	16.3	11.6	27.3	20.4	20.1	50.7
T Union	12.3	26.1	17.0	24.0	10.4	10.1	29.2
T Webster	9.3	24.4	18.3	24.0	13.8	10.3	33.1
T Whitestown	9.2	19.7	12.4	26.3	15.9	16.5	45
V La Farge	4.3	18.9	17.3	26.9	13.5	19.0	42.8
Vernon County	7.1	21.6	14.3	27.0	13.4	16.7	41.5
State of Wis.	6.3	20.1	19.5	28.1	12.3	13.7	38.5
United States	6.5	20.4	20.3	27.9	11.8	13.0	37.2

U.S. Dept. of Commerce-Bureau of the Census Note: * = Town of Forest is in Richland County

Gender

As of the 2010 Census 50.7 percent of the village's population was male and 49.3 percent female. In Vernon County, the State and Nation, female was the dominant gender group.

Table 4: Population by Gender (2010 Census) - LaFarge, Surrounding Municipalities, County, State & Nation

	Male	Percent	Female	Percent	Total
T. Forest*	180	51.1	172	48.9	352
T. Stark	188	51.8	175	48.2	363
T Union	365	52.1	335	47.9	700
T Webster	386	49.6	392	50.4	778
T Whitestown	267	53.2	235	46.8	502
V La Farge	378	50.7	368	49.3	746
Vernon County	14,854	49.9	14,919	50.1	29,773
State of Wis.	2,822,400	49.6	2,864,586	50.4	5,686,986
United States	151,781,326	49.2	156,964,212	50.8	308,745,538

U.S. Dept. of Commerce-Bureau of the Census Note: * = Town of Forest is in Richland County

Labor Force and Employment

Table 5 shows that the Village of La Farge had 470 residents or 63.9% of its residents age 16 and older, in the civilian labor force. This was lower than Vernon County (64.5%), State of Wisconsin (69%) and the Nation (65%). Table 5 also shows that the village's estimated unemployment rate of 3.9% was higher than the County rate but lower than the State and Nation.

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Table 5: Employment - LaFarge, County, State and Nation, 2006-2010 ACS Estimates

	Population 16 years and Over	In Labor Force	%	Civilian Labor Force	%	Employed	%	Unemployed	%	Armed Forces	%	Not In Labor Force	%
V La Farge	735	470	63.9	470	63.9	441	60	29	3.9	0	0	265	36.1
Vernon County	22,592	14,563	64.5	14,557	64.4	13,816	61.2	741	3.3	6	0.1	8,029	35.5
State of Wis.	4,458,387	3,078,465	69.0	3,073,910	68.9	2,869,310	64.4	204,600	4.6	4,555	0.1	1,379,922	31.0
United States	238,733,844	155,163,977	65.0	154,037,474	64.5	141,833,331	59.4	12,204,143	5.1	1,126,503	0.5	83,569,867	35.0

Source: US Census Bureau, 2006-2010 American Community Survey

Note: Data is based on a sample and subject to sampling variability. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community website - www.census.gov/acs/, in the Data and Documentation Section. The 2010 decennial census did not collect data previously collected on the long form on other censuses.

Labor Force Unemployment Rates

Table 6 below shows Vernon County unemployment rates over the last fifteen years have ranged from a low of 3.7 in 2000 to a high of 7.9 in 2009. During this 15 year period the county's unemployment rate has been lower than the Nation with the exception of 2006 and 2007. The County recorded a lower unemployment rate than the State from 2003-2005 and again in 2009-2010.

Table 6: Unemployment Rate Trends - County, State and Nation

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Vernon County	4.6	4.4	4.1	4	3.7	4.6	5.3	5.2	4.8	4.6	4.8	5.1	4.9	7.9	7.6
State of Wis.	3.6	3.5	3.3	3.1	3.4	4.4	5.3	5.6	5	4.8	4.7	4.8	4.9	8.7	8.3
United States	5.4	4.9	4.5	4.2	4	4.7	5.8	6	5.5	5.1	4.6	4.6	5.8	9.3	9.6

Source: Wis. Dept. of Workforce Development, Labor Market Information, <http://WORKnet.Wisconsin.gov>, 12/7/2011

Labor Force Occupations

Table 7 shows occupation group totals as determined by the 2006-2010 American Community Survey Estimates for the Village of La Farge, Vernon County, State of Wisconsin and Nation. As of the 2010 estimates, the largest occupation group in the Village was Production, Transportation and Material Moving Occupations.

Table 7: LaFarge, County, State and Nation Occupation, 2006-2010 ACS Estimates

	Employed Civilian Population 16 Years and Over	Mgt., Business, Science and Arts Occupations	%	Service Occupations	%	Sales & Office Occupations	%	Natural Resources, Construction and Maintenance	%	Production, Transportation, and Material Moving Occupations	%
V La Farge	441	90	20.4	88	20.0	85	19.3	75	17.0	103	23.4
Vernon County	13,816	4,174	30.2	2,386	17.3	2,678	19.4	1,854	13.4	2,724	19.7
State of Wis.	2,869,310	947,672	33.0	462,097	16.1	702,658	24.5	262,749	9.2	494,134	17.2
United States	141,833,331	50,034,578	35.3	24,281,015	17.1	36,000,118	25.4	13,940,273	9.8	17,577,347	12.4

Source: US Census Bureau, 2006-2010 American Community Survey

Note: Data is based on a sample and subject to sampling variability. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community website - www.census.gov/acs/, in the Data and Documentation Section. The 2010 decennial census did not collect data previously collected on the long form on other censuses.

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Labor Force Class of Worker

Table 8 shows that private wage and salary workers made up 84% of both the village workforce in 2010 compared to 75% for the County, 81% for the State of Wisconsin and 78% for the Nation.

Table 8: LaFarge, County, State and Nation Class of Worker, 2006-2010 ACS Estimates

Municipality	Private Wage and Salary Workers	%	Government Workers	%	Self-Employed Workers in Own Not Incorp. Business	%	Unpaid Family Workers	%
V La Farge	372	84.4	42	9.5	27	6.1	0	0.0
Vernon County	10,378	75.1	1,533	11.1	1,773	12.8	132	1.0
State of Wisconsin	2,340,886	81.6	356,366	12.4	166,479	5.8	5,579	0.2
United States	111,303,933	78.5	21,024,265	14.8	9,250,789	6.5	254,344	0.2

Source: US Census Bureau, 2006-2010 American Community Survey

Note: Data is based on a sample and subject to sampling variability. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community website - www.census.gov/acs/, in the Data and Documentation Section. The 2010 decennial census did not collect data previously collected on the long form on other censuses.

Economic Base Analysis

Table 9 shows employment by industry for the Village, County, State and Nation as determined by the American Community Survey Estimates 2006-2010. These estimates indicate the largest employment sectors in the village are Educational, Health and Social Services; Manufacturing; and Wholesale Trade.

Table 9: LaFarge, County, State and Nation Employment by Industry, 2006-2010 ACS Estimates

Employment Sector	LaFarge		Vernon County		Wisconsin		United States	
	# Employed	% Employed	# Employed	% Employed	# Employed	% Employed	# Employed	% Employed
Agriculture, Forestry, Fisheries, Hunting & Mining	31	7.0	1,317	9.5	71,684	2.5	2,634,188	1.9
Construction	28	6.3	1,142	8.3	171,616	6.0	10,115,885	7.1
Manufacturing	80	18.1	2,077	15.0	536,934	18.7	15,581,149	11.0
Wholesale Trade	57	12.9	522	3.8	86,908	3.0	4,344,743	3.1
Retail Trade	29	6.6	1,596	11.6	329,863	11.5	16,293,522	11.5
Transportation & Warehousing and Utilities	19	4.3	726	5.3	130,387	4.5	7,183,907	5.1
Information	9	2.0	198	1.4	56,076	2.0	3,368,676	2.4
Finance, Ins., Real Estate, & Rental & Leasing	28	6.3	469	3.4	182,526	6.4	9,931,900	7.0
Professional, Scientific, Mg, Admin & Waste Mgt Services	8	1.8	619	4.5	218,788	7.6	14,772,322	10.4
Educational, Health and Social Services	83	18.8	3,352	24.3	631,818	22.0	31,277,542	22.1
Arts, Entertainment, Recreation, Accommodation & Food Services	37	8.4	919	6.7	238,223	8.3	12,566,228	8.9
Other Services (except public administration)	21	4.8	503	3.6	115,426	4.0	6,899,223	4.9
Public Administration	11	2.5	376	2.7	99,061	3.5	6,864,046	4.8
Total	441	100.0	13,816	100.0	2,869,310	100.0	141,833,331	100.0

Source: US Census Bureau, 2006-2010 American Community Survey

Note: Data is based on a sample and subject to sampling variability. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community website - www.census.gov/acs/, in the Data and Documentation Section. The 2010 decennial census did not collect data previously collected on the long form on other censuses.

Major Employers

Table 10 identifies employers in the Village employing the most people. The largest industry sectors in the village are Wholesale, Educational Services and Health Care and Social Assistance.

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Table 10: LaFarge Major Employers

Establishment	Product or Service	Size
CROPP	Dairy Products (except dried or canned) Merchant Wholesalers (NAICS 424430)	250-499
La Farge Public Schools	Elementary and Secondary Schools (NAICS 611110)	50-99
Copper Family Community Care Inc.	Other Residential Care Facilities (NAICS 623990)	50-99
Wild Rose Dairy LLC	Dairy Cattle and Milk Production (NAICS 112120)	20-49
La Farge Truck Center LLC	Automobile and other Motor Vehicle Merchant Wholesalers (NAICS 423110)	20-49
Rockton Bar	Full Service Restaurant (NAICS 722511)	10-19
La Farge Medical Clinic	Office of Physicians (NAICS 621111)	10-19
Village of La Farge Vernon County	Executive and Legislative Offices (NAICS 921140)	10-19
Sisters Place LLC	Full Service Restaurant (NAICS 722511)	10-19
ZZIP Stop Inc.	Gasoline Stations with Convenience Store (NAICS 447110)	5-9
La Farge State Bank	Commercial Banking (NAICS 522110)	5-9
US Postage Service	Postal Service (NAICS 491110)	5-9
Bergum Enterprises LLC	Supermarkets and Other Grocery (except Convenience) stores (NAICS 445110)	5-9
Nuzum Building Supply LLC	Home Centers (NAICS 444110)	5-9
La Farge Community Child Care Inc.	Child Day Care Services (NAICS 624410)	5-9
Bethel Home and Services Inc.	Homes for the Elderly (NAICS 623312)	5-9
The Organic Meat Company	Meat and Meat Product Merchant Wholesalers (NAICS 424470)	5-9

Source: Wis. Dept. of Workforce Development, Bureau of Workforce Information, December 2011

Employment by Industry and Occupation Projections

Tables 11 and 12 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area that includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties from 2008-2018. Employment for this region is projected to increase by 3.6% during this 10 year period. Industry Sectors with the highest projected growth are Education and Health Services and Hospitals. The sector projected to lose the most employees is Manufacturing.

Table 11 Western Wisconsin Workforce Development Area Industry Employment Projections, 2008-2018

NAICS	Industry Title	Estimated Employment ⁽¹⁾			
		2008	2018	Change	% Chge
	Total, All Nonfarm Industries	140,220	145,280	5,060	3.6%
1133, 21, 23	Construction/Mining/Natural Resources	5,080	5,360	280	5.5%
31-33	Manufacturing	23,710	21,280	-2,430	-10.3%
311	Food Manufacturing	3,270	3,270	0	0.1%
333	Machinery Manufacturing	4,680	4,490	-190	-4.0%
337	Furniture and Related Product Manufacturing	3,950	3,370	-590	-14.8%
42, 44-45	Trade	22,360	22,290	-70	-0.3%
452	General Merchandise Stores	3,890	4,070	170	4.4%
48-49, 22	Transportation and Utilities (Including US Postal)	9,610	10,090	480	5.0%
52-53	Financial Activities	5,510	5,630	120	2.2%
61-62	Education and Health Services (Including State and Local Government)	31,930	36,230	4,310	13.5%
611	Educational Services (Including State and Local Government)	10,360	10,500	140	1.3%
622	Hospitals (Including State and Local Government)	11,160	12,560	1,410	12.6%
71-72	Leisure and Hospitality	13,150	13,940	790	6.0%
51, 54-56, 81	Information/Prof. Services/Other Services ⁽²⁾	15,950	17,130	1,180	7.4%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽³⁾	12,940	13,340	400	3.1%

Notes:

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

(2) Government employment includes tribal owned operations, which are part of Local Government employment.

Information is derived using 2006 CES and 2008 QCEW data. Unpublished data from the US Bureau of Labor Statistics and the US Census Bureau is also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2008 to 2016. It is important to note that unanticipated events may affect the accuracy of the projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, April 2011

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Table 12: Western Workforce Development Area Occupational Projections, 2008-2018

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties) Occupations that actually had employment = 0 were deleted.

SOC Code	Occupational Title	Estimated Employment ⁽¹⁾			Annual Openings				Estimated Salary and Wages		
		2008	2018	Change	% Change	New Jobs	Replacements ⁽²⁾	Total ⁽³⁾	25 th percentile	50 th percentile	75 th percentile
00-0000	Total, All Occupations	140,220	145,280	5,060	3.6%	510	3,270	3,780	\$ 10.21	\$ 14.62	\$ 20.83
11-0000	Management Occupations	5,440	5,420	- 20	- 0.4%	0	130	130	\$ 23.40	\$ 33.98	\$ 44.91
13-0000	Business and Financial Operations Occupations	5,760	6,220	460	8.0%	50	120	170	\$ 18.50	\$ 24.00	\$ 30.44
15-0000	Computer and Mathematical Occupations	2,090	2,250	160	7.7%	20	40	60	\$ 19.69	\$ 26.04	\$ 34.28
17-0000	Architecture and Engineering Occupations	1,960	1,950	- 10	- 0.5%	0	40	40	\$ 19.81	\$ 26.49	\$ 32.69
19-0000	Life, Physical, and Social Science Occupations	1,270	1,360	90	7.1%	10	40	50	\$ 18.88	\$ 24.92	\$ 31.39
21-0000	Community and Social Services Occupations	1,800	2,070	270	15.0%	30	40	70	\$ 14.24	\$ 19.62	\$ 24.14
23-0000	Legal Occupations	550	580	30	5.5%	<5	10	10	\$ 18.38	\$ 26.66	\$ 46.39
25-0000	Education, Training, and Library Occupations	7,370	7,720	350	4.7%	40	160	200	\$ 13.45	\$ 19.69	\$ 24.92
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	1,540	1,610	70	4.5%	10	40	50	\$ 10.53	\$ 14.44	\$ 19.97
29-0000	Healthcare Practitioners and Technical Occupations	9,840	11,320	1,480	15.0%	150	200	350	\$ 19.19	\$ 26.87	\$ 34.22
31-0000	Healthcare Support Occupations	5,160	6,190	1,030	20.0%	100	60	160	\$ 10.66	\$ 12.58	\$ 14.68
33-0000	Protective Service Occupations	3,490	3,730	240	6.9%	20	110	130	\$ 11.89	\$ 18.33	\$ 23.20
35-0000	Food Preparation and Serving Related Occupations	12,680	13,520	840	6.6%	80	440	520	\$ 7.44	\$ 8.41	\$ 10.40
37-0000	Building and Grounds Cleaning and Maintenance Occupations	4,020	3,940	- 80	- 2.0%	0	70	70	\$ 8.42	\$ 11.03	\$ 14.20
39-0000	Personal Care and Service Occupations	4,070	5,000	930	22.9%	90	100	190	\$ 8.29	\$ 9.69	\$ 11.56
41-0000	Sales and Related Occupations	13,760	13,850	90	0.7%	10	440	450	\$ 7.99	\$ 10.14	\$ 16.44
43-0000	Office and Administrative Support Occupations	20,780	20,810	30	0.1%	<5	450	450	\$ 10.69	\$ 13.75	\$ 17.07
45-0000	Farming, Fishing, and Forestry Occupations	220	220	0	0.0%	<5	10	10	\$ 9.03	\$ 11.23	\$ 15.27
47-0000	Construction and Extraction Occupations	4,760	4,870	110	2.3%	10	90	100	\$ 14.73	\$ 18.79	\$ 24.45
49-0000	Installation, Maintenance, & Repair Occupations	5,290	5,380	90	1.7%	10	100	110	\$ 13.90	\$ 17.41	\$ 22.03
51-0000	Production Occupations	15,280	14,170	- 1,110	- 7.3%	0	300	300	\$ 11.58	\$ 14.72	\$ 18.23
53-0000	Transportation and Material Moving Occupations	13,090	13,110	20	0.2%	<5	300	300	\$ 11.25	\$ 15.11	\$ 18.48

⁽¹⁾ **Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family workers, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

⁽²⁾ **Replacements** are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation are not included.

⁽³⁾ **Total openings** are the sum of new jobs and replacements. Total openings are an indication of how many new people are needed to enter a given occupation.

Information is derived using the 2009 OES Survey and 2008 QCEW data. Unpublished data from the US Bureau of Labor Statistics and US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2008 to 2018. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, April 2011

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Housing Data

Also critical to economic development and particularly important to the Village of La Farge is the availability of housing. With approximately 500 jobs provided by one employer having an adequate supply of housing will be an ongoing challenge for the village. The following housing data illustrates the current housing conditions in the village and surrounding areas.

Housing Occupancy

The Village of La Farge had 375 housing units as of the 2010 census. Over 88% of these units were occupied and about 11% were vacant. The percent of vacant housing units in the village was lower than the County and State and slightly higher than the Nation. Just over 67% of occupied units were owner occupied and 32% were renter occupied. The village had a higher percentage of renter occupied units than the County or State.



Multifamily Housing

Table 13: Housing Unit Occupancy Characteristics 2010

	Total	Occupied housing units		Vacant housing units		Owner occupied		Renter occupied	
	No.	No.	%	No.	%	No.	%	No.	%
T. Forest (Richland Co)	201	137	68.2	64	31.8	121	88.3	16	11.7
T. Stark	224	147	65.6	77	34.4	133	90.5	14	9.5
T. Union	284	211	74.3	73	25.7	191	90.5	20	9.5
T. Webster	380	271	71.3	109	28.7	231	85.2	40	14.8
T. Whitestown	267	193	72.3	74	27.7	174	90.2	19	9.8
V. La Farge	375	332	88.5	43	11.5	225	67.8	107	32.2
Vernon County	13,720	11,616	84.7	2,104	15.3	9,165	78.9	2,451	21.1
Wisconsin	2,624,358	2,279,768	86.9	344,590	13.1	1,551,558	68.1	728,210	31.9
United States	131,704,730	116,716,292	88.6	14,988,438	11.4	75,986,074	65.1	40,730,218	34.9

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

Table 14 shows vacant housing unit characteristics. Major reasons for vacancies were vacant rental units; units for sale; and vacant units for seasonal, recreational, or occasional use. As of the 2010 census, the village had a higher number of vacant units for rent and sale than the County, State or Nation.



Single Family Residential Homes

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Table 14: Vacant Housing Units Occupancy Characteristics

	Total		Vacant Housing Units For rent		Vacant Housing Units For Rent Rented, not occupied		Vacant Housing Units For sale only		Vacant Housing Units Sold, not occupied		Vacant Housing Units for seasonal, recreational, or occasional use		All other vacants	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Forest (Richland Co.)	64	31.8	2	1	0	0	3	1.5	0	0	48	23.9	11	5.5
T. Stark	77	34.4	1	0.4	0	0	1	0.4	0	0	72	32.1	3	1.3
T. Union	73	25.7	2	0.7	0	0	0	0	0	0	62	21.8	9	3.2
T. Webster	109	28.7	9	2.4	0	0	4	1.1	1	0.3	82	21.6	13	3.4
T. Whitestown	74	27.7	2	0.7	0	0	1	0.4	0	0	66	24.7	5	1.9
V. La Farge	43	11.5	13	3.5	1	0.3	9	2.4	0	0	8	2.1	12	3.2
Vernon County	2,104	15.3	222	1.6	18	0.1	159	1.2	35	0.3	1,228	9	442	3.2
Wisconsin	344,590	13.1	63,268	2.4	3,695	0.1	34,219	1.3	5,741	0.2	193,046	7.4	44,621	1.7
United States	14,988,438	11.4	4,137,567	3.1	206,825	0.2	1,896,796	1.4	421,032	0.3	4,649,298	3.5	3,676,920	2.8

Source: 2010 Demographic Profile Data - Profile of General Population and Housing Characteristics

The village's homeowner vacancy rate was double the county rate as of the 2010 Census, Table 15. The village also had a higher rental vacancy rate than the County, State or Nation.

The village has lower average household sizes in both owner occupied units and renter occupied units than the County, State or Nation, Table 16.

Table 15: Vacancy Rates, 2010

	Homeowner vacancy rate %	Rental vacancy rate %
T. Forest, (Richland Co)	2.4	11.1
T. Stark	0.7	6.7
T. Union	0	9.1
T. Webster	1.7	18.4
T. Whitestown	0.6	9.5
V. La Farge	3.8	10.7
Vernon County	1.7	8.2
Wisconsin	2.2	8
United States	2.4	9.2

Source: 2010 Census - Profile of General Pop. and Hsing Characteristics

Table 16: Average Household Size

	Owner-occupied units	Renter-occupied housing units
T. Forest (Richland Co.)	2.54	2
T. Stark	2.44	2.43
T. Union	3.39	2.6
T. Webster	2.91	2.65
T. Whitestown	2.59	2.74
V. La Farge	2.25	1.99
Vernon County	2.65	2.09
Wisconsin	2.56	2.16
United States	2.65	2.44

Source: 2010 Census - Profile of General Pop. and Hsing Characteristics

Many questions asked on the 2000 Census were not asked on the 2010 Census. Additional information is available from the American Community Survey website at http://www.census.gov/acs/www/guidance_for_data_users/comparing_2010/. The primary purpose of the American Community Survey is to provide a portrait of the social, housing, economic, and demographic characteristics of the U.S. population. As a result, the American Community Survey does not provide official counts of the population or housing. The ACS data below was used to describe housing characteristics but does not offer official decennial census data.

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Table 17: Housing Units by Type

	Total housing units	1-unit, detached		1-unit, attached		2 units		3 or 4 units		5 to 9 units		10 to 19 units		20 or more units		Mobile home	
	Est.	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
T. Forest (Richland Co)	158	140	88.6	0	0	0	0	0	0	0	0	0	0	0	0	18	11.4
T. Stark	214	179	83.6	0	0	0	0	0	0	0	0	0	0	2	0.9	33	15.4
T. Union	282	238	84.4	0	0	1	0.4	0	0	0	0	0	0	0	0	43	15.2
T. Webster	398	371	93.2	3	0.8	0	0	0	0	0	0	4	1	0	0	20	5
T. Whitestown	285	252	88.4	1	0.4	0	0	0	0	0	0	0	0	0	0	32	11.2
V. La Farge	432	301	69.7	2	0.5	0	0	9	2.1	19	4.4	39	9	0	0	62	14.4
Vernon County	13,646	10,429	76.4	170	1.2	347	2.5	330	2.4	198	1.5	265	1.9	275	2	1,632	12
Wisconsin	2,593,073	1,719,917	66.3	112,377	4.3	183,433	7.1	96,897	3.7	123,685	4.8	86,237	3.3	170,051	6.6	100,057	3.9

Source: Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates

American Community Survey Estimates 2006-2010 show over 70% of the village housing units were single unit structures, 15% were multi-unit structures and 14% were mobile homes. The village and county have a higher rate of mobile homes than the State and Nation.

Table 18: Year Structure Built

		Built 2000 or later		Built 1990 to 1999		Built 1980 to 1989		Built 1970 to 1979		Built 1960 to 1969		Built 1950 to 1959		Built 1940 to 1949		Built 1939 or earlier	
	Estimate	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
T Forest (Richland Co)	158	16	10.2	21	13.3	2	1.3	30	19	8	5.1	14	8.9	2	1.3	65	41.1
T Stark	214	32	15	21	9.8	39	18	42	19.6	11	5.1	7	3.3	4	1.9	58	27.1
T Union	282	36	12.7	38	13.5	22	7.8	50	17.7	31	11	4	1.4	10	3.5	91	32.3
T Webster	398	95	23.9	58	14.6	40	10	35	8.8	15	3.8	6	1.5	15	3.8	134	33.7
T Whitestown	285	55	19.3	50	17.5	29	10	37	13	8	2.8	15	5.3	9	3.2	82	28.8
V La Farge	432	50	11.6	32	7.4	33	7.6	74	17.1	15	3.5	25	5.8	42	9.7	161	37.3
Vernon County	13,646	1,820	13.3	1,634	12.0	1,279	9.4	1,893	13.9	883	6.5	1,020	7.5	946	6.9	4,171	30.6
Wisconsin	2,593,073	295,244	11.4	364,202	14.0	256,066	9.9	393,472	15.2	262,906	10.1	294,315	11.4	158,811	6.1	568,057	21.9

Source: Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates

The village's housing inventory is older than the County, State and Nation. American Community Survey Estimates 2006-2010 estimated that about 37% of the village's housing stock was built prior to 1939.

SECTION 4. DEMOGRAPHIC AND ECONOMIC INFORMATION

Table 19: Year Householder Moved In

	Moved in 2005 or later		Moved in 2000 to 2004		Moved in 1990 to 1999		Moved in 1980 to 1989		Moved in 1970 to 1979		Moved in 1969 or earlier	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
T. Forest (Richland Co.)	16	13.4	14	11.8	49	41.2	7	5.9	13	10.9	20	16.8
T. Stark	17	10.2	54	32.3	30	18	23	13.8	24	14.4	19	11.4
T. Union	33	16.8	40	20.4	59	30.1	30	15.3	12	6.1	22	11.2
T. Webster	85	34.4	38	15.4	39	15.8	43	17.4	24	9.7	18	7.3
T. Whitestown	37	19.6	35	18.5	60	31.7	29	15.3	8	4.2	20	10.6
V. La Farge	193	48.5	64	16.1	68	17.1	40	10.1	16	4	17	4.3
Vernon County	3,295	27.7	2,648	22.2	2,841	23.9	1,277	10.7	962	8.1	882	7.4
Wisconsin	741,284	32.6	521,531	22.9	497,266	21.9	218,036	9.6	156,507	6.9	139,987	6.2
United States	39,766,018	34.8	26,516,826	23.2	23,883,378	20.9	10,803,688	9.5	7,146,532	6.3	6,119,554	5.4

Source: Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates

ACS 5-Year estimates show about 48% of householders moved in after 2005 as compared to 28%, 33% and 35% for the County, State and Nation.

Table 20: Value Owner Occupied Units

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	Median (dollars)
	%	%	%	%	%	%	%	%	Estimate
T. Forest, (Richland Co)	11.5	11.5	27.4	19.5	14.2	12.4	3.5	0	149,300
T. Stark	7.2	11.8	17.1	19.1	37.5	4.6	2.6	0	184,600
T. Union	20.3	16.5	22.5	14.3	18.1	7.1	1.1	0	123,100
T. Webster	2.2	15.7	27.1	19.2	19.2	8.7	7.9	0	160,300
T. Whitestown	5.1	17.1	25.3	14.6	13.9	15.2	3.8	5.1	154,800
V. La Farge	18.7	48.6	19.8	8.2	3.5	1.2	0	0	80,600
Vernon Co.	11.9	22.4	24.1	17.2	14.9	6.9	1.9	0.6	131,700
Wisconsin	4.7	13.3	22.3	21.8	22.4	11.3	3.3	0.7	169,000
United States	8.2	14.9	15.5	14.3	17.8	16.9	10.1	2.4	188,400

Source: Selected Housing Characteristics - 2006-2010 American Community Survey 5-Year Estimates

The village's value of owner occupied housing units is lower than the County, State and Nation.

SECTION 4. DEMOGRAPHIC AND ECONOMIC INFORMATION

Estimates from the American Community Survey 2006-2010 estimate about 20% of village residents who own their housing spend 35% or more of their household income on that housing while about 14% of renters spent 35 percent or more.

Table 21: Selected Monthly Owner Costs as % of Hsehd Income

	Less than 20.0 %	20.0 to 24.9 %	25.0 to 29.9 %	30.0 to 34.9 %	35.0 % or more
T. Forest, (Richland Co)	9.6	13.5	19.2	3.8	53.8
T. Stark	28.6	27	0	3.2	41.3
T. Union	21	11.4	17.1	5.7	44.8
T. Webster	23.3	22.5	7	7	40.3
T. Whitestown	27.3	9.1	13.6	21.2	28.8
V. La Farge	50.3	12.4	4.5	12.4	20.3
Vernon Co.	33.6	15.6	12.3	8.9	29.5
Wisconsin	33.6	18.3	14.1	9.4	24.5
United States	33.9	16	12.5	9	28.6

Source: Selected Housing Characteristics - 2006-2010 ACS 5-Year Estimates

Table 22: Gross Rent as % of Household Income (GRPI)

	Less than 15.0 %	15.0 to 19.9 %	20.0 to 24.9 %	25.0 to 29.9 %	30.0 to 34.9 %	35.0 % or more
T. Forest	66.7	0	0	0	0	33.3
T. Stark	0	0	0	0	0	100
T. Union	50	0	0	0	0	50
T. Webster	0	26.7	0	20	0	53.3
T. Whitestown	8.7	0	43.5	26.1	0	21.7
V. La Farge	9.6	10.4	19.3	30.4	16.3	14.1
Vernon Co.	18.9	13.7	20.1	10.2	5.9	31.1
Wisconsin	13.3	14.2	13.6	11.9	8.7	38.3
United States	12.3	12.4	12.8	11.7	9.1	41.7

Source: Selected Housing Characteristics - 2006-2010 ACS 5-Year Estimates

Organic Valley

Village of La Farge is fortunate to be the home to Organic Valley which is the largest cooperative of organic farms in the United States. Organic Valley was originally founded in 1988 under the name CROPP (Coulee Region Organic Produce Pool) Cooperative. Organic Valley is the nation's largest, independent cooperative of organic family farmers and one of the largest producers and distributors of organic produce (in season), dairy, soy, and eggs. Organic Valley is committed to its employees and the village as reflected in one of its cooperative goals.

"Enable a healthy human livelihood by providing quality employment, cooperation, organic education and community growth."

Economic Impact

Facilities

Organic Valley maintains four facilities in the Village of La Farge. Organic Valley's headquarters is located on the north side of the village on One Organic Way. A retail store, cheese cutting room and events team room is located on Mill St. at the State Highway 131/State Highway 82 intersection. Also located on Mill St. (State Highway 131) north of the State Highway 82 intersection are a warehouse and maintenance shop.

Employment

In 2011 Organic Valley expanded its operations in the Village of La Farge and by the end of 2012 its La Farge facilities are projected to employ approximately 500 employees. As of January 2012, Organic Valley employs approximately 360 employees at its La Farge facilities. Of those 360 employees 91 have a La Farge postal zip code while 74 maintain a Viroqua postal address, 28 reside in Westby zip code area and 21 travel from the La Crosse/Onalaska area. This information demonstrates that Organic Valley has a significant and important economic impact on the Village of La Farge and surrounding area and it is critical for the village and Organic Valley to maintain a cooperative relationship. The village is in an enviable position as everyday approximately 400 people with jobs and expendable income are coming to the community. The challenge will be to further strengthen the connection of Organic



Organic Valley Headquarters

SECTION 4. DEMOGRAPHIC AND ECONOMIC INFORMATION

Valley and its employees to the Village of La Farge so employees are aware of village businesses, services and recreational activities.

A challenge for Organic Valley in the future is having access to a skilled workforce in commuting distance of its La Farge facilities. Presently, the availability of employees in the immediate area with the skill sets required for employment at the La Farge facilities is a challenge. As the La Farge facilities grow and present more employment opportunities, the geographic area for which employees are recruited is expanding.

This employment challenge presents opportunities for both the Village of La Farge and Organic Valley. It is understood that not all employees that work at Organic Valley will want to reside in the village as some desire to live in larger communities that offer a larger extent of services and community facilities. It is also important for La Farge to remain as economically diversified as possible to avoid the community becoming solely dependent on the success/failure of one entity. As plan recommendations are developed in Section 6 it is important that these issues are considered.

Community Development Alternatives conducted a housing survey of employees at Organic Valley. One hundred twenty employees responded to the survey and the results are summarized below.

- Almost 80% of respondents did not live in La Farge.
- Approximately 45% would be interested with living in La Farge with improved housing opportunities
- 69% preferred to own a house while 31% preferred to rent.
- Obstacles to ownership identified – down payment, available housing stock, cost of taxes, insurance and maintenance, securing affordable financing.

Additional Village of La Farge Information

Road Network

The Village of La Farge is served by two State Highways. State Highway 131 goes through the village (north/south) and connects the La Farge to the Village of Ontario (north) and the Village of Viola (south). State Highway 82 travels through the village east /west and connects La Farge to the City of Viroqua to the west and the City of Hillsboro to the east. The village has 31 public streets encompassing 8.13 miles that it also maintains, (See Map 2, Village of La Farge Transportation Map).



Highway 82 & STH 131 Intersection

Floodplain

The Kickapoo River flows through the Village of La Farge and impacts future development in the village due to its expansive floodplain, (See Map 3, Village of La Farge Floodplain Map). The floodplain map illustrates the floodplain and specifically delineates the “floodway” from the “flood fringe”. No development may take place in the “floodway” of the flood plain. Within the “flood fringe” development may take place but must be flood proofed and elevated to two feet above the regional flood plain elevation.

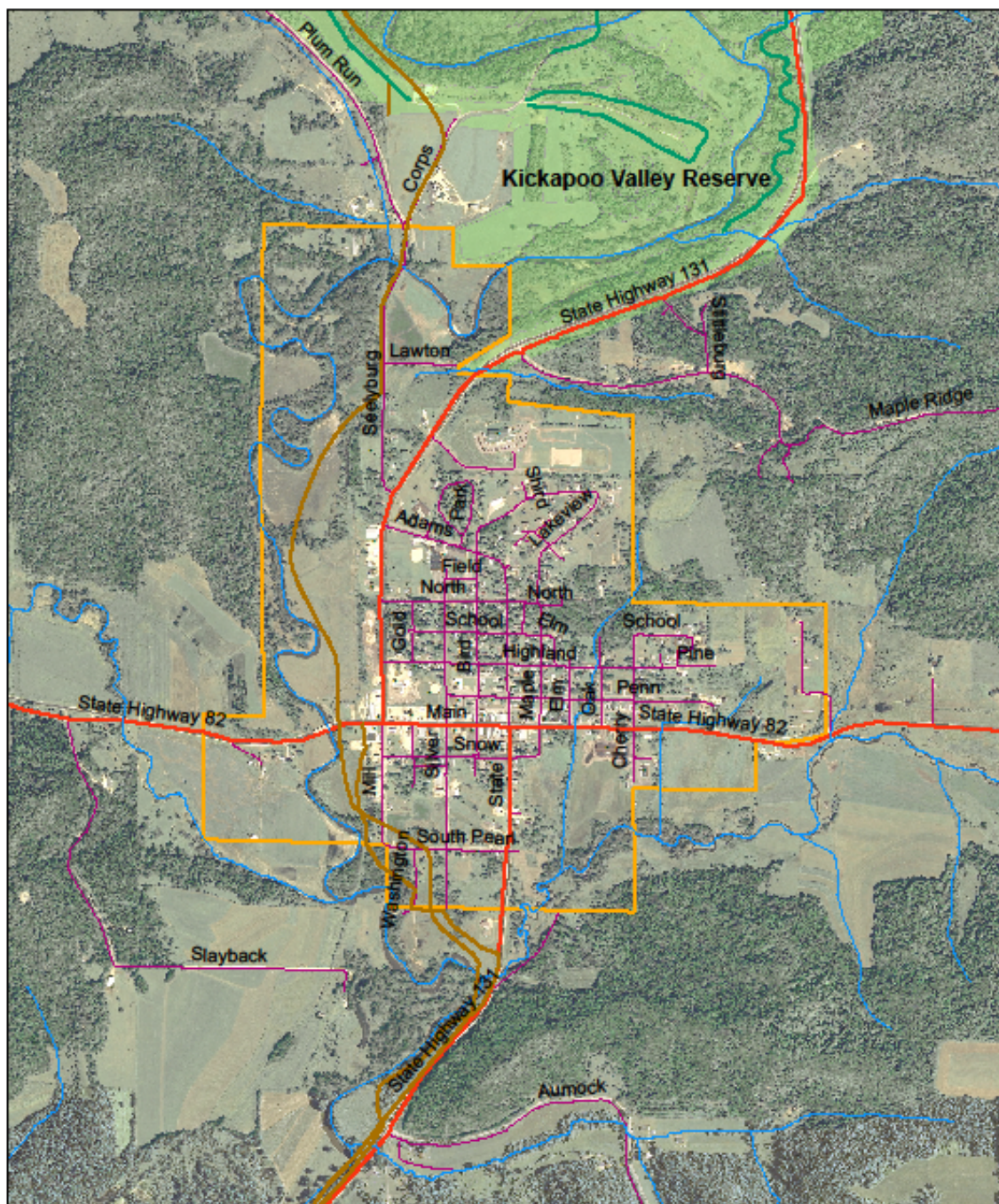


Floodplain Property in the Village

Existing Zoning

The Village of La Farge is zoned designating specific areas for residential, commercial, institutional or agricultural development, (See Map 4, Village of La Farge Existing Zoning Map).

Map 2. Village of La Farge Transportation



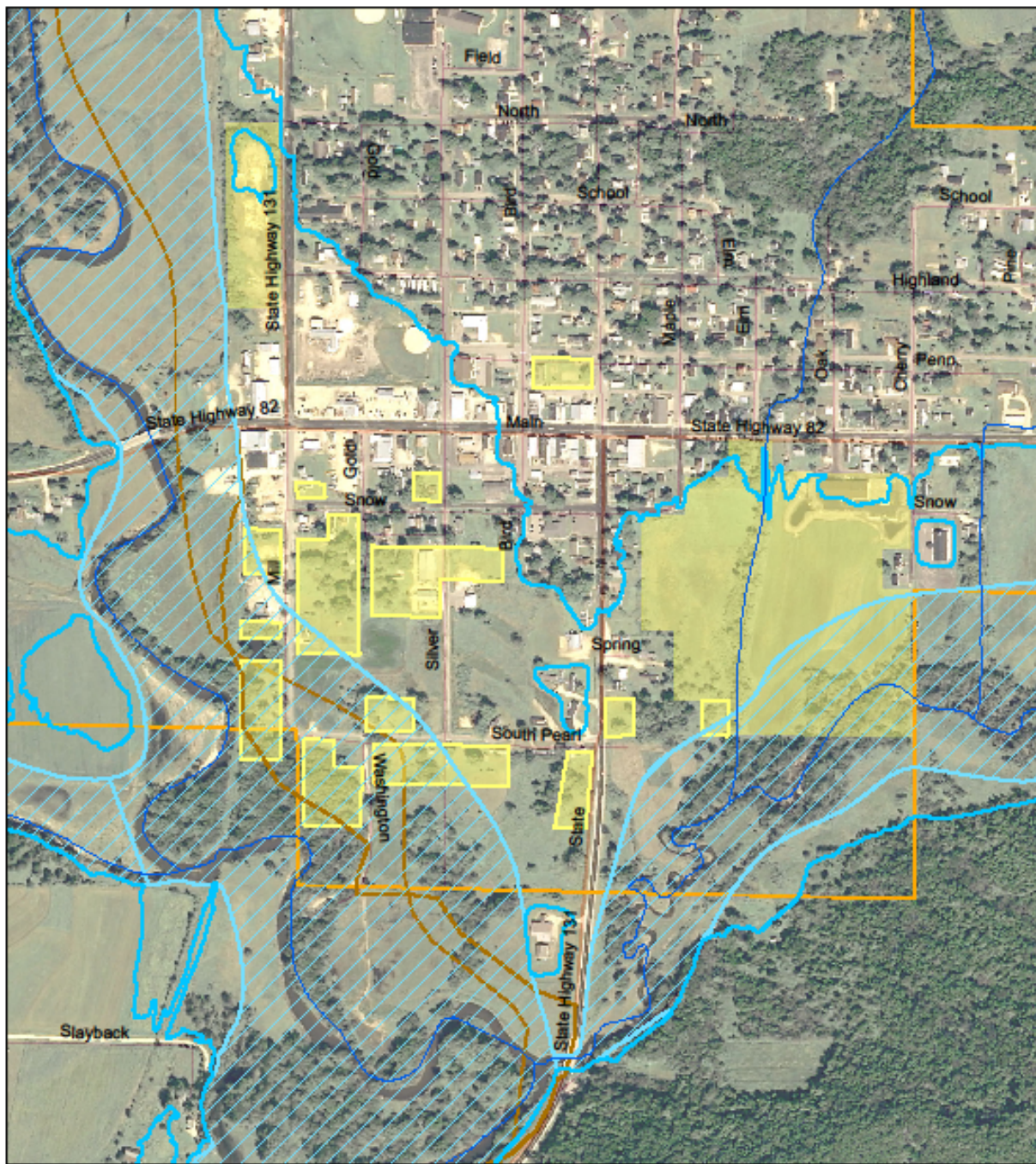
- KVR Trails
- Snowmobile Trails
- Rivers, streams
- Major Roads
- Minor Roads
- Village Boundary

0 0.125 0.25 Miles



Data Sources: USDA, ESRI, WI DNR, Vernon County, Ben Johnston, Kim Walker, Doug Kovacs, FEMA
Map creation: Khalil Nison, UW-Madison, with support from the Nazum Grant for the Kickapoo Valley Restoration Fund
Janet Silbennagel, PI.

Map 3. Village of La Farge Floodplain



FEMA flood hazard lines

FLOODWAY

Areas within 500 year floodplain

Rivers, streams

Major Roads

Minor Roads

Village-owned property (approximate)

Newly acquired Village property (approximate)

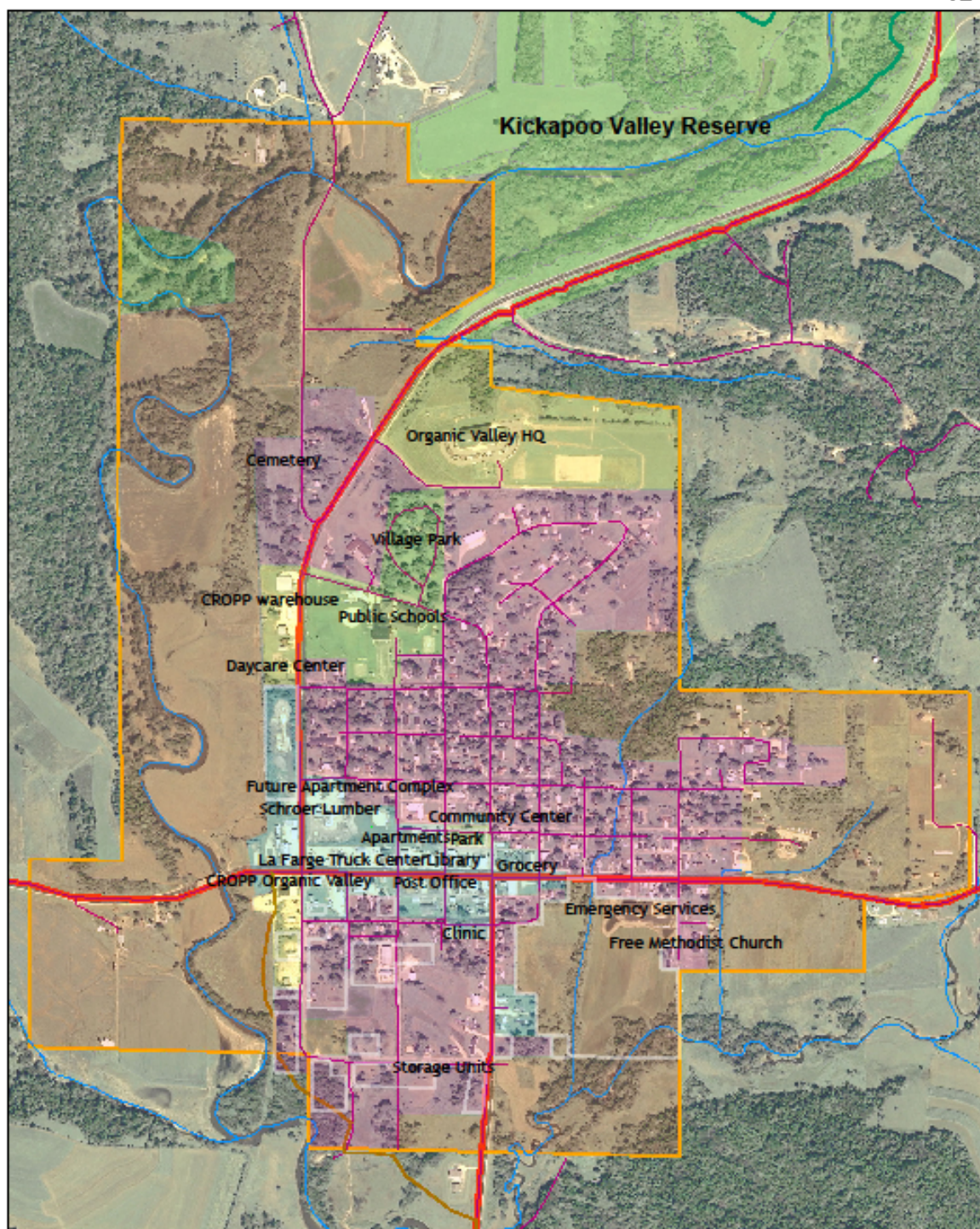
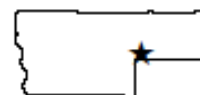
Village Boundary

0 0.05 0.1 Miles



Data Sources: USDA, ESRI, WI DNR, Vernon County, Ben Johnston, Kim Walker, Doug Andrus, FEMA
Map creation: Kristi Nison, UW-Madison, with support from the Nazim Grant for the Kickapoo Valley Restoration Fund
Janet Silbarnagel, PI.

Map 4. Village of La Farge Existing Zoning



Zones (approximate) Village owned property outlined in white

Agricultural	Conservancy	Residential
Business/Commercial	Industrial	

0 0.1 0.2 Miles



Data Sources: USDA, ESRI, WI DNR, Vernon County, Ben Johnston, Kim Walker, Doug Avolio, FEMA
Map creation: Kristi Olson, UW-Madison, with support from the Nisum Grant for the Kickapoo Valley Restoration Fund
Janet Silbarnagel, PI.

SECTION 5. RECREATION INFORMATION

Recreation opportunities and natural resources impact the quality of life and play an important role in defining the Village of La Farge. Historically the village has been defined by the Kickapoo River and its agricultural setting. The village's rich agricultural, natural and cultural resources are vital to its economy and residents' quality of life. The challenge in coming years will be to sustain these resources while providing adequate access for residents and visitors.

Prehistory and Archaeology

The portion of the Upper Kickapoo River Valley located between Wildcat Mountain State Park and La Farge, Wisconsin, is rich with more than 450 prehistoric archeological sites. These sites represent the day-to-day life and expressions of people dating back as far as 12,000 years ago when mastodons roamed this valley.

The Upper Kickapoo Valley Prehistoric Archeological District, which is listed on the National Register of Historic Places, is located between Wildcat Mountain State Park and the Village of La Farge in portions of Stark and Whitestown Townships. The District covers 8,569 acres along a 10-mile stretch of the Kickapoo River and several of its tributary creeks: Weister, Indian, Jug, Warner, and Billings.

The District is located in the "Driftless Area" of southwestern Wisconsin. Evidence suggests that during the last ice age, which ended approximately 10,000 years ago, this area was neither scoured by glacial ice nor blanketed by thick glacial deposits known as glacial drift. As a result of the area's long exposure, wind and water erosion have cut deeply into the land surface, creating an intricate system of steep-sided stream valleys with numerous sandstone and limestone outcrops that form the cliffs, overhangs, and caves of the Upper Kickapoo River Valley.

The following presents significant characteristics of the major periods of prehistory for the Upper Kickapoo Valley and the surrounding region of southwestern Wisconsin.

Paleo-Indian Tradition

10,000 B.C. – 7,000 B.C.

- Glaciers recede north.
- Rapidly changing environment with tundra and spruce-fir forests transforms to a mosaic or conifer-deciduous forest and prairie as a result of the post-glacial warming trend.
- Mastodon in the Kickapoo Valley and regionally woolly mammoth, probably giant beaver, bear, caribou, and possibly horse and camel thrive (by 9,000 B.C. they are all extinct).
- People are migratory hunters moving as small bands across the landscape.
- Hunters use spears with distinctive lance-shaped chipped stone points thought to be used for thrusting and cutting rather than throwing.

Archaic Tradition

7000 B.C. – 500 B.C.

- The Archaic Tradition centers on the climax of the post-glacial warming trend (6000 B.C. to 2000 B.C.)
- Generally, hunters modify spears to a form that is to be thrown using the atlatl or spear thrower. Projectile points from the District are most commonly side-notched (Raddatz) or have expanding stems (Durst).
- People hunt mostly deer and elk, with increasing use of plant foods and early domestication of some plant types.
- Formal cemeteries are created and individuals are buried with personal possessions indicating social ranking.
- No Archaic cemeteries are known for this portion of the Kickapoo Valley.
- The first period in which the Upper Kickapoo Valley is first intensively occupied. The number of sites increases, with rock shelters frequently occupied during the winter.



Weister Creek - Kickapoo Reserve



Kickapoo Reserve Ice Cave

SECTION 5. RECREATION INFORMATION

Woodland Tradition

500 B.C. - A.D. 1500

- First pottery in the archeological record.
- Less frequent use of the rock shelters in the District.
- Hunting and gathering, still the primary methods of acquiring food, are supplemented with domesticated plants such as corn and squash.
- About A.D. 500, the bow and arrow come into use.
- Burial of the dead in mounds is common by A.D. 100.

Upper Mississippian Tradition

A.D. 1000 - A.D. 1650

- Distinctive globe-shaped pottery vessels, usually shell-tempered (shell fragments mixed into the potter's clay), with well-defined shoulders and a flaring rim.
- Large, sprawling village complexes supported by intensive corn agriculture and supplemented by hunting.
- Villages cluster in distinct localities (e.g., La Crosse and Pepin) separated by uninhabited lands.
- There is very little evidence that Mississippian Tradition people used the Upper Kickapoo Valley, suggesting very brief stops during travel or resource procurement activities.

¹ Prehistory and archeology narrative from Kickapoo Reserve website at: <http://kvr.state.wi.us/>

Parks and Recreation

La Farge's location makes it a recreation haven offering canoeing, trout fishing, hiking, biking, snowmobiling, snowshoeing, cross country skiing, horseback riding, camping, bird watching, and hunting. Its location near the Kickapoo Valley Reserve provides year round recreation opportunities. It's also home to the nation's largest organic food cooperative, Organic Valley.

Village Parks

The village has two parks. The Village Park is located north of the La Farge Public Schools, just off Adams Street and offers picnicking opportunities, and camping area. The park features a new shower and restroom facility as well as three shelters. The park has 15 campsites with 12 having electrical hookups. Bean Park is located at the corner of West Penn and North State Street.

Canoeing/Kayaking

La Farge is a prime canoeing and kayaking destination. Traveling by canoe from Rockton to Landing 20 (maintained by the village) in La Farge is a popular canoe route. A canoe/kayak landing is easily accessible from Hwy. 82 on the west edge of the village.

Community Events

The Village of La Farge hosts several community events annually. Every 4th of July the Village holds a 4th of July celebration and the first Saturday of December the Village's holds its annual Old Fashioned Small Town Christmas Celebration.

Other Local Events

Each year, the last weekend in July, Organic Valley hosts the *Kickapoo Country Fair* on its grounds. Organic food, music, farm tours, sustainability workshops and rural heritage exhibits are all part of the celebration.



Village Park With Camping Facilities



Kickapoo River Provides Excellent Canoeing Opportunities

<http://kvr.state.wi.us/>

SECTION 5. RECREATION INFORMATION

Local Clubs and Organizations:

Local clubs and organizations are at the heart and fabric of any local community. The Village of La Farge has several active clubs and organizations.

- The Crafty Cooker Homemakers
- La Farge Lions Club
- 4-H Club
- Girl Scouts and Boy Scouts
- Kickapoo Riders Snowmobile Club
- Friends of Lawton Library
- Jones-Lawrence VFW & Auxillary Post 9075
- La Farge Public Schools Wellness Committee

Local Volunteer/Non-Profit Organizations

There are also many local volunteer and non-profit organizations in the La Farge area. Some of those organizations are listed below:

- Driftless Folk School provides creative and meaningful educational opportunities.
- Friends of the Kickapoo Valley Reserve is an organization of people dedicated to assist the Kickapoo Reserve Management Board in its mission to preserve and protect the lands entrusted to the Reserve by raising funds and public awareness, and by providing volunteers for needed projects.
- The Kickapoo Woods Cooperative (KWC) works with landowners, public and private foresters, loggers, sawmill operators, secondary wood manufacturers, and other natural resource professionals in the region to create a broad, positive impact on the local forest industry and community.
- Vernon Trails is a non-profit organization committed to developing and maintaining sustainable roadways and trails, while continuing to create access for human powered users.
- The Valley Stewardship Network (VSN) is a locally based, funded, and managed non-profit organization that was formed to promote a balance between a healthy environment and strong communities.

La Farge Public Schools

The La Farge Public School facilities are located in the Village of La Farge enabling the school to utilize recreational facilities throughout the village. The school maintains a playground area that includes a basketball court, swing sets, and playground equipment. Immediately west of the school is the baseball/softball and football field complex.

The La Farge Public Schools have won the Governor's School Health Award for several years. This award is a monetary award and was used to join the Farm to School network. Funds were also used to plant 100 raspberry bushes and about 300 asparagus plants with a goal that the produce will be used in the school lunch program. Each year you need to improve your current program to win the award.



La Farge Public School Facilities

SECTION 5. RECREATION INFORMATION

Kickapoo Valley Reserve

The Kickapoo Valley Reserve Center is located about 1.5 miles north of the Village on State Highway 131. The Center is "Travel Green Wisconsin" certified featuring an expansive block of south facing windows taking advantage of passive solar heating. Thirty-one trees harvested during the reconstruction of Highway 131 were used in construction of the Center. The Center has a 2,000 square foot exhibit gallery featuring interactive displays and a 'story' fire corner where visitors can listen and learn about the Reserve. Three trailheads for hiking, mountain biking, and horseback riding connect to the Old 131 Trail from the Visitor Center. The Visitor Center is open to the public Monday thru Saturday, 8:00 a.m. - 4:30 p.m. from November through May, and from Memorial Day weekend through the end of October, the Center is open to the public seven days a week, Monday thru Saturday, 8:00 a.m. - 4:30 p.m. and 10:00 a.m. - 4:00 p.m. Sundays and holidays.

The entire 8,600 acre Kickapoo Valley Reserve provides educational, scenic and recreation opportunities. The Reserve offers 37 miles of horse trails and 27 miles of biking trails. There are 14 miles of snowmobile trails that wind through the Reserve or blaze your own trails by cross country skiing or snowshoeing. Public hunting and fishing are allowed at the Reserve in accordance with State of Wisconsin fish and game regulations.

Approximately 3,600 acres of the Reserve was designated as a State Natural Area in 2002. The State Natural Area features an extensive landscape with a high diversity of plant communities, numerous rare plants and animals, and significant archeological and geological features.

Meandering through the site is the scenic Kickapoo River bordered by numerous sheer cliffs and forested bluffs. The surrounding vegetation is diverse with northern stands of white pine and hemlock, extensive, rich southern hardwood forests dominated by sugar maple and oaks, forested spring seeps, southern sedge meadow, shrub-carr, alder thickets, hardwood swamp, and shaded cliffs.

In 1975 the National Park Service National Natural Landmark Program designated portions of the Kickapoo Valley Reserve as the Kickapoo River Natural Area. This area contains the largest undisturbed concentration of exposed seeping sandstone in Wisconsin.



Snowmobile Trail



Kickapoo Reserve Rock Shelter

Bicycling

There are over 25 miles of paved roads in and around the Kickapoo Valley Reserve with a number of connecting roads that expand the network to over 100 miles in the immediate vicinity.

Off-Road/Mountain Bike:

There are approximately 24 miles of designated bike trails on the Kickapoo Valley Reserve open May 1, through November 15, depending on the weather. Visitor permits are available through the Reserve office or self-registration stations through the property. The trails feature steep uphill climbs, hairpin turns, and rapid descents. These trails offer access to the remote areas on the Reserve but there are areas where the bike trail runs concurrent with equestrian trails; and hikers may be encountered at any point on the system.

Equestrian Trails

The Reserve has approximately 37 miles of equestrian riding trails. The Reserve also shares a border with Wild Cat Mountain State Park to the North which has 15 miles of horse trails.

SECTION 5. RECREATION INFORMATION

Hiking Trails

Only three hiking-only trails are maintained on the Reserve. Approximately a one-mile loop starts and ends at the Visitor Center while extending down to Old 131 Trail, another approximately one-mile loop goes up to an overlook located about four miles north of La Farge just east of Highway 131, and a two-mile trail stretches from Winchel Valley Road to County Highway F at the Reserve's northern end. Hikers are not limited to the 'hiking-only' trails. They can hike the 14 miles of mountain bike trails, the 37 miles of equestrian trails maintained within the Reserve, or the 4.5 mile Old 131 multi-use trail. Mountain bike trails are mowed to a minimum 10-foot width several times during the season and more easily traversed than the unmowed and rugged equestrian trails.

Cross Country Trails

The Kickapoo Valley Reserve maintains approximately ten miles of groomed cross-country ski trails.

Public Hunting

Hunting and trapping are allowed in the Kickapoo Valley Reserve, except for a 300-foot buffer area around buildings. State hunting and trapping rules and regulations are followed on the Reserve.

Kickapoo Valley Reserve Events

Annually the Reserve holds its *Winter Festival*. The festival has an abundance of family-oriented activities including skating, sledding, skiing, archery, snow sculptures, an ice cave hike, horse drawn sleigh rides, story-telling in the Ciporoke, dog-sled races, and Mutt Races for the kids.

Every fall the annual *Kickapoo Valley Reserve Dam Challenge Triathlon* is held at the Kickapoo Valley Reserve. The challenge includes a seven-mile paddle down the winding Kickapoo River, 14 miles of road biking, and a three-mile run through a wooded Reserve trail.



Beaver Habitat – Kickapoo Reserve

SECTION 6. GOALS AND ACTION ITEMS

Village of La Farge Recreation Development

A goal of the economic and recreation development plan for the Village of La Farge from a recreation development perspective is to preserve and enhance the Village's natural resources, provide increased recreational opportunities and improved accessibility to recreation and tourism uses. A focus of the plan is to identify potential enhancements to properties acquired via the FEMA buyout as well as existing village owned property to facilitate more recreation opportunities for residents and visitors. It is also important to the long-term sustainability of recreational enhancements in the village that revenue generating recreational uses are developed whenever possible.

Recreation Development Areas of Focus

Trail System (See Map 5, Village of La Farge Proposed Multi-Use Trail System and Recreation Facilities Map)

1. Create a system of multiuse (bicycle, pedestrian, etc.) trails throughout the Village and neighboring areas connecting village recreational properties to businesses, residential neighborhoods, and regional recreation areas.
 - a. Identify preferred walking/biking routes within the village in an effort to create a walking/biking loop in the village for residents and visitors to use. Identify areas where existing infrastructure (sidewalks) is located or streets with minimal traffic conflicts.
 - b. Focus routes on connecting significant community facilities or business areas. (examples: Organic Valley to Main St. business district, school to park and recreation facilities, Main St. business district to residential neighborhoods, etc.)
 - c. It is important that any trail system developed be complimentary to the existing snowmobile trails that serve the village. As new multi-use trails are developed it is imperative that they do not displace existing snowmobile trails.
 - d. Public input during the planning process recommended developing a history walk to segments of the trail system by placing signs along the trails pointing out historic points of interest.
2. Identify properties to potentially acquire (when made available voluntarily by landowners) that will help connect existing publically owned lands.
3. Connect the Village trail system to the Kickapoo Valley Reserve network of trails. The trail connection recommended utilizes the old railroad bed on the west side of State Highway 131 north of State Highway 82 extending north to Plum Run Road, crossing the Kickapoo River at Bridge 19 then travels northeast connecting to a Kickapoo Valley Reserve Trailhead. Trail easements and/or property acquisition will be necessary to complete the trail. Items necessary to address regarding the trail:
 - a. Maintain contact with landowners along the proposed trail route
 - identify their interest in a trail easement or purchase of land for trail right- of-way
 - identify their preferences for trail users (horses, etc.)
 - gain access for preliminary trail staking and surveying
 - b. Determine trail users utilizing input from landowners along the trail.
 - c. Identify sources for local matching funds (50% of cost)
 - d. Trail maintenance
 - identify maintenance needs
 - determine responsible parties
 - e. Insure the trail does not displace the existing snowmobile trail north of State Highway 82



Possible Trail Location to Connect the Village to the Reserve

SECTION 6. GOALS AND ACTION ITEMS

4. Pursue a Safe Routes to School planning grant from the Wisconsin Department of Transportation to identify and improve sidewalks and trails that will provide safe access (walking and biking) for children to La Farge School District facilities. The Mississippi River Regional Planning Commission is pursuing a grant for a Regional SRTS Coordinator. If funded the Regional SRTS Coordinator would work with the Village of La Farge and the La Farge School District to prepare a SRTS plan.
5. Continue to work with Vernon County every five years on updates to the Vernon County Outdoor Recreation Plan. Every five years the Mississippi River Regional Planning Commission updates the Vernon County Outdoor Recreation Plan. During that plan update process individual communities are requested to provide a listing of future recreation projects they would like included in the plan. It is important that the Village of La Farge identifies proposed recreation projects when requested. Participation in the plan maintains eligibility for the village and county to apply for DNR recreational grant funding to improve parks. In addition to park grants, the village may request DNR recreational grant funding for bike/pedestrian trails in the village.

Recreation Facilities (See Map 5, Village of La Farge Proposed Multi-Use Trail System and Recreation Facilities Map)

1. Resident input during the planning process expressed interest in developing a campground meeting a variety of camper's interests on properties acquired through the FEMA buyout. Several issues must be evaluated to determine the feasibility of a campground. The Department of Natural Resources must be consulted. Even though campgrounds in floodplains are regulated by local flood plain ordinances the minimum standards required are identified in NR 116 and approval by Wisconsin Department of Natural Resources is necessary. Choosing the property (s) for the campground must take into consideration whether the property lies in the "floodway" or "flood fringe" of the floodplain. Depending on which area of the floodplain a property is located determines the type of uses and requirements that are permitted. In addition, management responsibilities of a campground will have to be determined as to whether village staff would be responsible or if the village should contract for management services. A possible campground development scenario is listed below:

A portion of sites designated for permanent RV campers (over 2 weeks)

- RV's are allowed to be parked for up to 6 months
- preferably located where the potential for flooding is minimal
- RV's owners are responsible to move camping units when a flood event is forecast

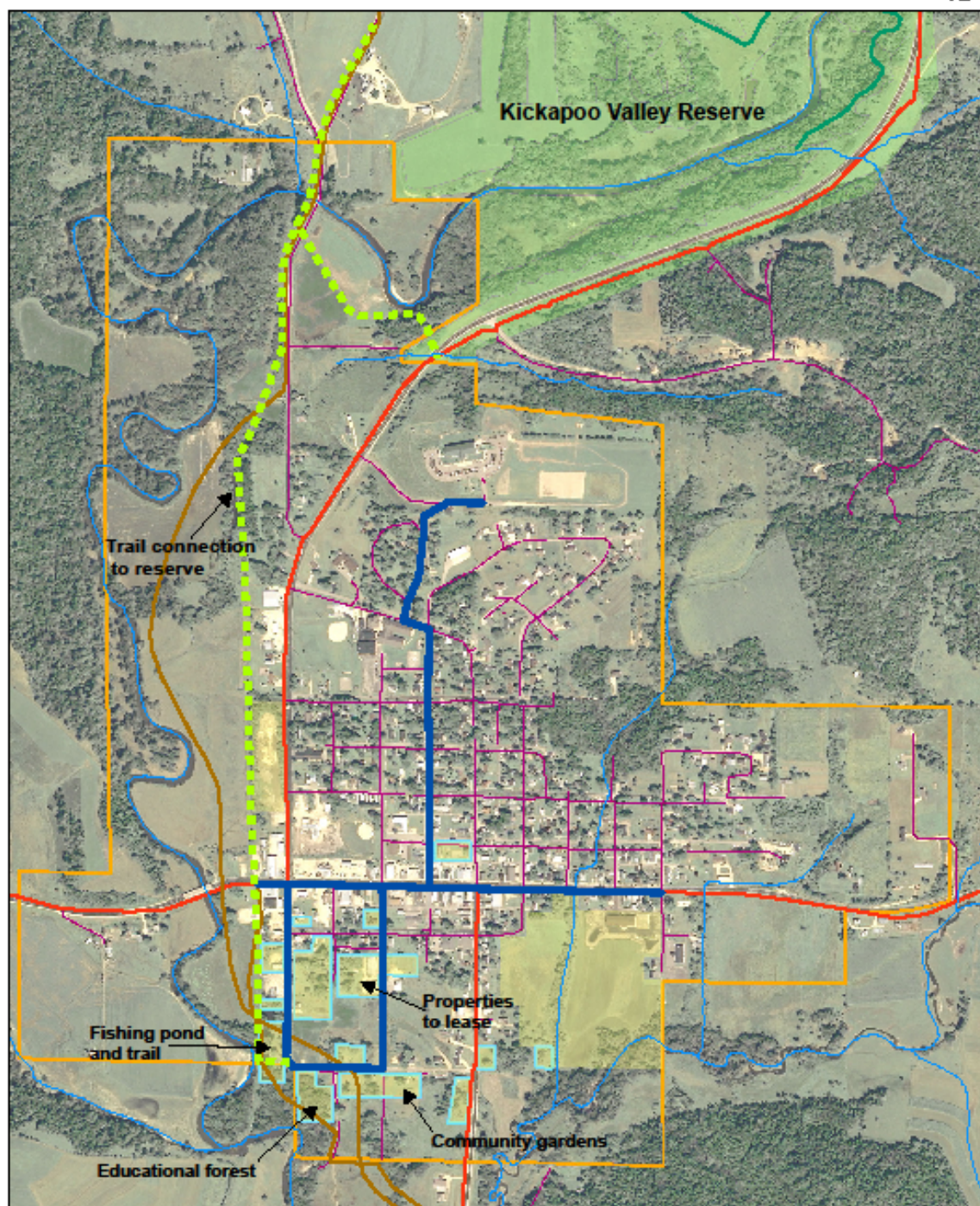
A portion of sites designated for non permanent RV campers (less than 2 weeks)

- RV's are allowed to be parked for a maximum of 14 days
- it is intended that this portion of the campground would be primarily occupied by campers that would be present at the campground during their stay
- preferably located where the potential for flooding is minimal
- RV's owners are responsible to move camping units when a flood event is forecast

A portion of sites designated primitive camping (tent camping)

- no electrical hookups
- portable toilet facilities
- may be located in areas prone to flooding but with an adequate warning system

Map 5. Village of La Farge
Proposed Multi-use Trail/sidewalk System and Recreation Facilities



Trail designations are for planning purposes and represent possible trail routes.

- Potential multi-use trail locations
- Existing streets or sidewalk routes
- Snowmobile Trails
- Village-owned property (approximate)
- Newly acquired Village property (approximate)
- Village Boundary

0 0.1 0.2 Miles



Data Sources: USGS, ESRI, WI DNR, Vernon County, Ben Johnston, Kim Walker, Doug Avolio, FEMA
Map creation: Kristi Nixon, UW-Madison, with support from the Nisum Grant for the Kickapoo Valley Restoration Fund
Jared Silverman, PI.

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2. Create a walkway/handicapped accessible fishing area on the public property adjacent to Mill St. south of State Highway 131. A pond is located on publically and privately owned parcels located west of Mill Street adjacent to the Kickapoo River. The pond (if dredged) would make a good location for a handicapped accessible fishing area for children and older adults. A trail could be developed around the pond to provide access to the pond and the Kickapoo River.

Dredging/pond development

- a. Determine if State and Federal regulations allow for dredging and identify the required permits
- b. Determine a cost estimate for the dredging
- c. Identify funding sources (clubs, organizations, etc.)
- d. Work with the adjoining private land owner to fully implement the project

Walking trail/fishing accessibility

- a. Identify walking trail location
- b. Determine walking trail and handicapped accessible fishing costs
- c. Identify funding sources (grants, clubs, etc.)
- d. Work with the adjoining private land owner to determine trail and accessibility options



Possible Fishing Pond With Trail

This property could also be connected and utilized as part of the “Educational Forest” described in item 3 below.

3. Create an “Educational Forest” on selected village owned floodplain forest property. The area designated as the educational forest would have plant and tree identification markers and a kiosk and/or signs explaining the value of floodplain forests for wildlife habitat, vegetation, and flood water storage. The educational forest could be used and/or maintained by area schools and organizations.



Potential Educational Floodplain Forest

4. Establish “community gardens” on designated properties. The designated areas would be available for residents to plant and maintain gardens.
 - a. Identify potential properties
 - b. Develop user guidelines and responsibilities
5. Designate specific floodplain properties as available for lease for possible business opportunities and/or open space recreational uses. Develop lease guidelines consistent with FEMA requirements that will permit residents or businesses to lease property for open space uses. Public input during the planning process supported a flea market or farmer’s market as possible uses. A sample lease agreement is included in Appendix 3.
6. Establish or improve canoe landings at Bridge 19 and Bridge 20 to improve accessibility to the Kickapoo River. The landing improvements would connect the walking/biking trail system to the river trail (canoeing). The improved landings could also facilitate “tubing” as a potential popular river use in the La Farge area.

Relationships with clubs, organizations and businesses

1. Gaining the support of clubs, organizations, and businesses is vital to economic and recreation development in the village. The support can come in the form of financial assistance, volunteer labor, or organizational endorsement

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supporting community projects. In most cases, grants the Village of La Farge will pursue require local matching funds and will recognize in kind labor. Support from clubs, organizations and businesses will help meet these requirements.

2. Relationships with clubs, organizations and businesses could also assist with maintenance and up keep of public recreation areas. The village could facilitate an "Adopt a Path" or "Adopt a Park" program to assist with maintenance.

Village of La Farge Economic Development

A goal of the economic and recreation development plan for the Village of La Farge from an economic development perspective is to make the best use of existing economic development resources, focus on developing business and employment opportunities for young families and workers, coordinate efforts with county and regional economic development strategies, and create a unique economic identity for the Village. Implementation in part can be achieved by eliciting support of local residents, business owners, economic development organizations, village officials and staff.

A challenge the Village of La Farge faces with regard to economic development is that within the village there is no village committee, organization (chamber of commerce, business association, etc.), or economic development corporation with the purpose of promoting and improving economic activity within the village. For economic development and economic development activities to be achieved some form of organizational structure must be established. There are different options the village and/or business community can consider in an effort to establish the necessary organizational structure.

The Village Board could create an Economic Development Committee or designate the Planning Commission as the governmental body responsible for economic development activities. Another option would be for the Village Board and Planning Commission to work with and encourage local businesses to form a business association or chamber of commerce that would be a non-governmental entity with the purpose of fulfilling economic development activities. A third option would be to establish a partnership with the Vernon County Economic Development Association (VEDA) and determine activities that could be carried out by VEDA on behalf of the village. With all the options the village will have to consider the financial commitment necessary to accomplish the economic development activities in order to maintain the structural organization. Funding could be public, private, or a public/private partnership.

To help determine which option or combination of organizational options to pursue it is recommended that the Village Board and/or Plan Commission initially conduct a meeting with business owners to seek their interest and level of involvement they would desire in assisting in prioritizing and implementing the economic development initiatives identified in this plan. Based on input received the village will determine the appropriate structural organization. Once the structural organization is determined, the following economic development initiatives are recommended to be considered by the committee/organization.

Economic Development Areas of Focus

Promotion and Partnerships

1. Further strengthen the connection of Organic Valley and its employees to the Village of La Farge so employees are aware of village businesses, services and recreational activities. By the end of 2012 Organic Valley will have approximately 500 employees working at its La Farge facilities. About a quarter of the employees will live in La Farge or the immediate area (La Farge postal zip code). The remaining employees will commute to La Farge from various communities in the region. Important to the local economy is to identify opportunities to encourage Organic Valley employees to frequent local businesses.
 - a. Facilitate awareness of goods and services offered locally.
2. Develop strong partnerships with existing regional organizations that currently oversee activities that promote recreation and tourism resources in the area. This includes the Kickapoo Valley Regional Economic Development Initiative and the Vernon County Tourism Council.

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3. Develop an enhanced website for the Village that serves as a portal for tourism information and includes appropriate resource information for existing and new business owners considering location in the Village. Several options exist for website development and maintenance.

Options:

- a. Determine if staff have appropriate training and/or time to create and maintain an enhanced village website for the purpose of promoting recreational and economic development information.
 - b. Contract website development and maintenance services from a service provider.
4. Monitor County, Regional and State programs that promote the desired businesses identified during the planning process by village residents. Specific programs to promote/monitor:

County Programs

- Vernon Counties Revolving Loan Fund (CMV)

Regional Programs

- Economic Development Tax Credits
- Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc...)

State Programs

- Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- Wisconsin Economic Development Corporation Rural Economic Development Program
- Wisconsin Economic Development Corporation – Mainstreet Program, Wisconsin Business Retention and Expansion Study Program, etc.
- Wisconsin Department of Natural Resources Recreation Grants

Business Attraction, Retention, and Expansion

1. Maintain regular contact with existing business owners to monitor their needs and discuss business issues, concerns and future business or village projects.
 - a. Village Board and Plan Commission conduct a meeting with business owners annually in January.
2. Support the development of businesses identified in the community survey and through public input that will provide essential services and products to village residents. All businesses are welcome but specific business types that received the most support in the community survey were grocery/farm market, gas station/convenience store, banking, and doctor/dentist businesses. Also identified in the survey were general business categories that residents felt would best benefit La Farge and they were light industry/manuf./assembly, recreation/tourism, restaurant/food business, and agricultural businesses. Resident input received through public input exercises at the initial public informational meeting identified several businesses potentially needed in the village and they include a laundromat, general/variety store, antique/artist/consignment store, and recreation equipment/rental store.
3. Work with existing economic development organizations to improve systems for effectively matching new and existing business owners with technical support and financing programs.
4. Develop an informational packet for businesses highlighting community resources and services. In addition, publicize this information on the La Farge website. The informational packet could be developed by village staff or the designated economic development committee/organization.

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5. Complete upgrades to the sewer and water system funded through an EDA grant increasing sewer and water capacities. The village received federal grant funding to upgrade the village sewer and water system providing more capacity. The expanded capacity will allow the village to expand its residential, commercial and industrial base.
6. Consider sponsoring business workshops that focus on marketing, business management, regulation, etc.
7. Assist in matching new/expanding businesses to existing vacant storefronts/buildings or properties. In conjunction with the village enhanced website development create and maintain a retail/office/industrial space or property database for the village. The database would be offered voluntarily for landowners wishing to list their space or property on the Village website. A listing of people or businesses desiring space could also be maintained.
8. Support entrepreneurs clubs and business incubators that provide opportunities, resource sharing, and skills development for entrepreneurs. In addition, explore developing local incentives or tools such as a revolving or microloan fund, affordable start-up space, and or technical assistance to support entrepreneurship in the Village.
9. Support efforts involving sustainable production, harvesting, consumption and distribution of biofuels and other wood products to create a more resilient regional economy in terms of increasing capital retention, energy savings, business expansion, quality jobs and income levels.

Tourism Development

1. In an effort to enhance the aesthetic appearance of the village to support tourism and tourism related businesses identify and pursue funding to develop a “Main St. Streetscape Concept” that would provide a vision for streetscaping improvements within the public right-of-way. Streetscaping is an important tool that can be utilized to create a unique visual identity for the village. The Main St. business district should become the focal point of the community and be a visually significant destination point that intrigues visitors to drive through and more importantly stop in the village.
 - a. Pursue grants that assist communities with streetscaping and business district improvements
Consider pursuing a “Senior Thesis/Capstone Project” through the University of Wisconsin-Madison Department of Landscape Architecture. Students in their senior year must complete a Thesis/Capstone Project focusing on community based design and planning issues. Projects are completed by a student, guided by an advisory group from the community, and supervised by Landscape Architecture faculty.
 - b. Identify business improvement grant/loan opportunities.
2. Promote public and private property enhancement opportunities. This could be accomplished by distribution of a village newsletter or through notices in the local paper.
 - a. Inform residents of outlets for the removal of appliances and abandoned/non-operable vehicles.
 - b. Publicize village large item pick up/drop-off days or clean up days.
 - c. Provide education and information to residents regarding health/safety issues and recycling opportunities.
 - d. Consider developing annual community business and/or residential property award(s) for landscaping, beautification, business improvement, home improvement, etc. This could be facilitated by the village by taking nominations then selecting properties via an oversight committee or community ballot.
3. Further strengthen the connection with the Kickapoo Valley Reserve. The Kickapoo Valley Reserves recreation and economic impact (business, tourism, identity, etc.) is important to the village and the surrounding area. In addition, continue to support county and state recreational facilities in the area as a means to provide recreational opportunities for visitors and tourists.



Village Main Street

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4. Identify key tourism, business, and/or recreation assets and integrate into a community brand. Possible examples include canoeing, Organic Valley, Kickapoo Valley Reserve, Kickapoo River, etc.
5. Continue to support and identify community festivals as a way to promote tourism in the village. Evaluate existing village, organizations, and business events and consider if partnering and/or sharing resources (marketing, etc.) could assist in event planning and implementation.
6. Increase exposure through coordinated marketing of tourism and recreational opportunities available in the Village of La Farge area (Kickapoo River, Kickapoo Valley Reserve, Wildcat Mountain, etc.). In addition, identify potential regional tourism opportunities (eco tourism as an example).
 - a. Discuss marketing collaboration opportunities with state and federal recreation areas and local businesses.

Workforce Development

1. Work with the La Farge School District on programs to coordinate local businesses employment needs (training, etc.) with local high schools and area technical colleges and universities. An outcome of such a program would be to create job opportunities for young workers to reduce the out migration of the area's youth.
2. Continue to support and facilitate school to work partnerships with Organic Valley that expose young people to possible employment and career opportunities in the Village or region. This may include job shadowing demonstrating what job skills are needed to take advantage of employment opportunities in the village. Recently Organic Valley initiated a School-to-Work Program with the stated mission "To provide high school students with an opportunity to expand on their educational experience in a professional environment, while meeting current and future staffing needs of CROPP Cooperative".

Housing

1. Continue to create and improve housing opportunities for new residents at all income levels. By 2013 Organic Valley will employ approximately 500 people at its La Farge facilities. It is understood that not all employees will want to reside in the village, however long-term the village wants to have an adequate supply of housing available for employees that do wish to live in the village.
 - a. Work with Organic Valley and other employers to identify the housing needs of their employees.
 - conduct housing surveys of employees to identify needs
 - b. Review the village zoning map and identify growth areas and the availability of housing opportunities for all income levels.
2. Develop an informational packet for potential homeowners highlighting community resources and services. In addition, publicize this information on the La Farge website. The informational packet could be developed by village staff or the designated economic development committee/organization.

Based on the goals and action items identified in this plan the Village of La Farge was awarded an additional \$24,000 from the Nuzum Fund for 2013-2014 to assist in plan implementation. Funding was awarded to support the following projects:

1. *Connect the Village trail system to the Kickapoo Valley Reserve network of trails. The trail connection recommended utilizes the old railroad bed on the west side of State Highway 131 north of State Highway 82 extending north to Plum Run Road, crossing the Kickapoo River at Bridge 19 then travels northeast connecting to a Kickapoo Valley Reserve Trailhead.*
2. *Create a walkway/handicapped accessible fishing area on the public property adjacent to Mill St. south of State Highway 131. A pond is located on a publically owned parcel located west of Mill Street adjacent to the Kickapoo River.*

SECTION 6. GOALS AND ACTION ITEMS

3. *Develop a “Main St. Streetscape Concept” that would provide a vision for streetscaping improvements within the public right-of-way.*

APPENDICES

APPENDIX A – Resident Responses to Question 15 on Survey

If you could improve one thing in the Village of La Farge, what would it be?

I think we need to promote the beauty this area offers. Clean up people's trashy looking places as you come into town. It's embarrassing to look at eye sores. You never get another chance at a first impression.
Make it look prettier as you enter town from every direction.
Law enforcement against drugs in our town.
Make growth in Village easier – more incentives (business, housing)
Clean up the yards and junk around houses would help.
Put Muriel's Variety and Glicks shoe store back as store if possible.
New businesses
The Village should reflect the beauty of the Valley – too run down!
See that the "junk" is hauled away. Maybe more flowers in public places Like Sisters!
Pride and community purpose.
No unhappy with the Village, so can't really say -
I would like there to be more kids in our school – that would mean more young people with families.
The water
When someone is traveling through La Farge, everything they see would be cleaned up and look attractive – no junk, weeds, unkempt buildings, etc. We feel that La Farge has been doing a good job of receiving grant money and using it wisely.
Do not want to see snowmobile trails become multiuse. Ecotourism is not the only answer. ATV use once brought a lot of traffic to the area.
If we could create jobs and entice young families to live in La Farge – entrepreneurs – grew, small shops, a lot of problems would dissolve.
Have a nice handicap path with the lots that connect, as many do not.
Job opportunities
It's depressing to drive through!! Raze the trailers near Silver Street and the dumpy houses as you drive in from Hillsboro.
Add a coffee shop. If it had good local coffee, I would go there almost every day.
More jobs to keep the young folks in town and make it possible for them to earn a living here.
More opportunities for biking and walking.
Need more things for senior citizens to do.
More job opportunities
Some unappealing spots we enter the Village from east, south; also in the village as old appliances, etc. in full view. Many improvements are being made – thanks to you board members.
Food choices
Create more business – card & gift shop
People destroying things around town (middle age children)
Beautify Main Street
More opportunities (all kinds) for children
More job opportunities
More teenage recreation
Try to find something for teens to do to try keeping them out of crime.
The motel
Lower property taxes
Make more use of empty/vacant sites. Fix up flood prone streets – too many potholes.
Open land to drive into, more people would hunt in the area.
Bow hunting in the Village
More jobs – less welfare. They cut Social Security – why not welfare.
(Located by water pump house) Put to use the old tennis court (not used) by installing basketball goals on it.
Slowing down of traffic on E. Main Street with logs, gravel, scrap metal, etc. Create safety hazard when traveling at speeds well beyond limits!
Allow chickens and alternative housing (like yurts) – sorry it is two things!
For people to get along better.

APPENDIX A - Resident Responses to Question 15 on Survey

If you could improve one thing in the Village of La Farge, what would it be?

We need to have some more events or festivals to bring people into the community. Make it fun for all ages.
Get new business to fill vacant buildings on Main Street.
Employment opportunities for young people.
Affordable housing would help the most
Better water for drinking
A bank to be open or at least accessible (no fee ATM) after 3:30 p.m.
More students
A grocery store which we could support – need to be fully stocked.
More places to shop
Drainage of water runoff in peoples' yards and new road tubes in driveways and fix the over head high lines on peoples properties they hang to low and look awful.
Clean up this town. Junk on properties, lawn care, home maintenance.
More affordable housing for families and seniors.
It would be nice to be able to grocery shop (comparable to County Market)
More employment openings
Bring down the high prices at our local grocery store
Continue to have people clean up their property, especially on the Main Streets
Put the people on welfare to work and be more open to change. Great survey! La Farge needs more young family involvement and things to keep them in the community.
Clean up some of the neighborhoods (trash, garbage, etc.)
Keep that home town friendliness to everyone, not just strangers and people with the right name.
Get rid of drugs! Clean up the village!
The politics of giving to the connected people and the discrimination.
Something for the young people to do and some kind of transportation for older people.
Jobs
Decent paying jobs that don't require all computer skills.
Higher wages to be able to pay the higher bill costs and living expenses
Bring in some motor cycle riding and trails, also ATV, and go carts, mini bikes.
Return La Farge's Main Street to a place where people of all ages want to gather.
Keep neighborhood cleaner, allow less trash and junk.
Make Main Street more attractive including trees buffer between trucks and street.
The look of the downtown area – it is awful – who wants to come here with such an ugly Main Street – truck centers – bus's – old buildings.
Root Beer stand with a drive through.
I think the Village could put in a nice ice skating rink in the lower part of Town. Be nice to keep children busy and exercised.
Beautify Main Street. Encourage facilities such as bookstore, coffee shop, clothing store, appliance store...Plant trees along Main Street – make it look like "Mayberry USA"! It's a beautiful town – make it look like people care!
Employment opportunities for young families.
A few more businesses. Most people go to Viroqua to eat or shop or do things like that.
Jobs and activities for teenagers – from recreation center to after school jobs.
Develop programs for youth oriented activities, keep the involved with interesting things to do.
The clean up throughout the village (people's yards and homes).
Jobs
More competition in gas
More housing
Lack of recreation opportunities for youth – skate park was a great project – need more like opportunities for family recreation – pool – outdoor activities – nature trails, bring family together.

APPENDIX A – Resident Responses to Question 15 on Survey

If you could improve one thing in the Village of La Farge, what would it be?

Clean up areas entering village on Hwy 82 from Hillsboro end.

Continue to manage noise and traffic and keep the peace.

Additional Comments

This area has tons to offer and I think we're missing the boat. You have to drive for hours to see this kind of beauty anywhere else. Why don't we promote that.

It would be nice if people had enough pride in themselves to beautify their own property. As you come into town from any direction, it looks like slum central. Several years ago La Farge was the place to be, now it's the place to avoid. It offers nothing but good people who care for their neighbor, but tourist don't know that. I think before you spend money on recreation, how about using those funds to clean up our town with a welcome image. The tourism dollars will come automatically. Give people a reason to come here. Make it a destination. The town has sat around in neutral for many years, while the area around here is eroding away.

I love this town and the people in it. I just wish I could say that I'm proud to be from La Farge. When people ask me where I'm from, I tell them close to La Crosse. I want to tell them La Farge and people say yes, I heard of that or I've been there. What a beautiful town.

Keep utilities bills from being so high, also taxes in La Farge are way too high. La Farge is not a cheap place to live. Rent, taxes, utilities are too high for La Farge to live in. Need also to keep dogs from barking all night. They are also not licensed.

Clean out the pond in lots 16, 17 plus additional lots that are the west end of Pearl Street, stock it with fish. Then in the winter keep it clear for young folks to skate on.

We need a nice mobile home court like Ontario and Viola have.

Enforce a curfew on the youth! They don't need to be running the streets and yelling at 1:00 a.m. People work and need sleep!!

Bring in more jobs, town is dying.

Address cats and dogs roaming village.

La Farge can be a great community if they become more progressive.

I try to buy good locally but food prices are usually too high. I do support and buy from Nuzums. Encourage people to keep their property neat. Coming into our village is somewhat an eye sore (80E). I like the fact that road sides seemed to be mowed more often this year. Our whole village should look like our park! The Park behind the library could be improved. CROP flower pots are beautiful!

When festivals are going on there shouldn't be 10:00 noise ordinances. It's only occasionally we do this and it brings money to town. (Kickapoo Country Fair for example)

Need more church selection – Lutheran.

I just hope the village can survive and even grow!

This is a beautiful town but everyone is not equal.

The Town is getting cleaned up, this is good. It looks better now on all ends of town.

It seems all we do is for the KVR and that is for a handful of tree huggers. Let's get real and bring in some money. We need a track and racing and anything to do with Rockton and Black River Falls; look at the money they bring in already. We are losing out.

Village needs to get out the word about what it does have for young families including excellent library with programs for children, parks, good school.

A fitness center would be great.

Help for existing ball fields and tennis court.

APPENDIX B – October 19, 2011 Planning Meeting Responses to Economic and Recreation Issues Exercise

Village of La Farge Planning Meeting – October 19, 2011 Responses to Economic and Recreation Issues Exercise

Response No.	Rank	Response
What types of businesses do you feel are needed and would benefit La Farge and the surrounding area?		
1	1	Clothing store, second hand store, variety store
	2	Laundromat
	3	Information Center, Chamber of Commerce
		Industry
		Pharmacy, meds
		Agriculture store, farm equipment
		Fitness Center/Recreation Center
		Bakery, fresh local produce, farmers market
		Coffee shop
		Souvenirs, gift shop for Kickapoo area, variety shop
		Ice cream shop
2	1	Drug store (flowers, photos, drugs, groceries), chiropractic office, grocery store/general store
	2	Restaurants
	3	Artist shops, retail (clothes and shoes), thrift store/consignment, antique shop, specialty shops (e.g. Organic Valley Ch. 2 store), Amish specialty shop
		Car repair
		2 nd gas station
		Hardware store
		Lumberyard
		Bank
		Bike repair
		Veterinarian
		Small engine repair shop (snowmobiles, chain saws)
		Dentist
		Clinic
		Massage Therapist
		Day Care
		Root beer stand
		Light industry (basket making etc.)
		Newspaper
		Computer repair shop/technician
3	1	Designated Flea Market Day to coincide with occurring event
	2	Bike, snowshoe, x-country ski rental business
	3	Organic grocery store/food co-op
		Motel, B&B
		Light manufacturing
		Gift shop/variety store
		Guide service outdoors/fly shop
		bakery
4	1	Laundromat
	2	Arts and Crafts – Book store
	3	Liquor and cheese store
		General store
		Gun shop
		Care dealer
		Clothing store
		Bike, kayak, canoe rental

APPENDIX B – October 19, 2011 Planning Meeting Responses to Economic and Recreation Issues Exercise

Village of La Farge Planning Meeting – October 19, 2011 Responses to Economic and Recreation Issues Exercise

Response No.	Rank	Response
What can the Village of La Farge do to attract new businesses and/or assist in retaining existing businesses? (Marketing, Main Street improvements, etc.)		
1	1	Beautify Main Street business district (i.e. store fronts)
	2	Economic/new business incentives
	3	Promotional marketing programs (i.e. buy local, etc.)
		Better lighting system
		Landscaping
		Add sidewalks/widen sidewalks
		Historical “marketing”
2	1	Improve exteriors of buildings on Main Street (facelift) – this would happen if businesses are successful – offer some sort of financial incentive
	2	Better signage
	3	Encourage people to shop locally and use local contractors
		Cross promote each other's businesses
		Information Center
		Connecting businesses physically – put businesses along trail, make people return inner tubes by needing to walk down Main Street
		Offer discounted land or break on taxes for certain number of years
		Low interest loans
3		Reduced utility rates for certain amount of time
		View coming into Town needs to be attractive
	1	Start a Chamber of Commerce
	2	Install matching awnings on existing storefronts/ beautify
4	3	Encourage buying local
		Planters
	1	Revolving loan fund to help start-up businesses
	2	Advertise building sites; available spaces, etc.
	3	Breaks on utilities for start-ups or existing businesses
		Taxi service; stops in Village
What recreational development opportunities exist for the Village of La Farge?		
1	1	Driving range and/or golf course
	2	Walking/jogging multiuse trail – cross country skiing (along river)
	3	Safe (route) walk for school
		Snowmobile trail
		Handicap accessible walk/fish pier (i.e. Coon Valley)
		Swimming area/pool
		Outdoor environmental education area

APPENDIX B – October 19, 2011 Planning Meeting Responses to Economic and Recreation Issues Exercise

Village of La Farge Planning Meeting – October 19, 2011 Responses to Economic and Recreation Issues Exercise

Response No.	Rank	Response
2	1	Bike trail/walking trail, snowmobile/ATV trail
	2	Fishing access site/handicap access, river access site that Village owns (fishing, canoe, kayak)
	3	Sports field for soccer or other, swimming pool, mini golf
		Ice skating rink
		Campsites
		RV park
		Disk golf/Frisbee golf
		Electric car/electric golf cart road
		Farm tours/or building tours
		Amish tours
		Tubing hill with tow line
3	1	Hiking trail/nature/biking – designated bike lanes – designated walking trail
	2	Extend canoe route to viola/canoe MVC
	3	Disc golf
		Horse trailer parking
		Ice skating
4	1	Parks (Village Park, Benn Park, superlative skateboard park)
	2	River sports (Canoeing Kickapoo River, fishing – rivers and streams)
	3	Recreation trails (walking/bicycling, Kickapoo Valley Reserve trails, snowmobile trails)
		2 baseball/softball fields
		A bad tennis court
		Exercise classes
		Hunting
The Village owns approximately 25 acres of open space property. What open space uses should the Village pursue for the properties?		
1	1	Community garden
	2	Pet area, common green area with shelter
	3	RV parking
		Ice rink
		Canoe landing
		Golf course
2	1	Ice skating rink
	2	Cross country ski trail loop trails
	3	Park and picnic area (mix with information center/wayside)
		Community garden (with good management)
		RV Park
		Fishing pier/pond
3		Frisbee golf field/Frisbee football field
	1	Handicapped fishing access
	2	Hiking/biking/nature trails
	3	Disc golf/mini golf/volleyball/camping
		Horse trailer parking
		Canoe landing
		Community gardens
		Flower gardens
		Ice skating
		Volleyball court

APPENDIX B – October 19, 2011 Planning Meeting Responses to Economic and Recreation Issues Exercise

Village of La Farge Planning Meeting – October 19, 2011 Responses to Economic and Recreation Issues Exercise

Response No.	Rank	Response
4	1	Canoe landing
	2	RV Campground
	3	Tubing Loop
		Handicap fishing sites
		Disc golf course
		Par 3 golf course
		Walking/biking trails
		Camping spots – tents
		Fishing pond
		Skating pond
		Flea Market – (city wide events)
		Truck pull/tractor pull grounds
		Horse arena

APPENDIX C – Vacant Land Care Guidelines and Use Agreement

Village of Gays Mills

Vacant Land Care Guidelines & Use Agreement

The following guidelines are for the purpose of caring for land within the flood plain that has been vacated due to flood plain mitigation. By signing below, you agree to care for the parcel as described below. This agreement is renewed automatically every 10 months unless either party wishes to terminate the lease, and at the discretion of the Village of Gays Mills. The beginning date will start when approval has been received from FEMA/WEM. Any failure to comply with the uses outlined below will mean immediate cancellation of the agreement. It is to be understood that the Village is not liable in any way for anything on the assigned parcel. The responsibility for the care and any personal liability is that of the undersigned. You agree to hold the Village harmless against and from any and all claims on the property.

It should be noted that FEMA standards attached are minimums, and that the local restrictions listed below apply. FEMA, its representatives and assigns, including Wisconsin Emergency Management and the Village of Gays Mills shall have the right, but not the obligation to enter the premises for the purpose of ensuring compliance with all warranty deed restrictions as found in Exhibit A.

The land care giver will comply with all applicable laws, ordinances, orders, rules and regulations of state, federal, municipal, and other agencies relating to land use, with the additional guidelines of:

- No structures can be erected on the site.
- Grass, gardens, or plantings, maintained to Village standards are only allowed.
- These areas will not be used under any condition for the use of parking or storage of materials or vehicles.
- Camping is not allowed on these parcels.
- Caregivers will also maintain adjacent sidewalks with snow removal
- Anything that can cause damage to the property, including but not limited to the use of pollutants or chemicals, cannot be used on the property.
- If you choose to no longer renew this agreement the land must be returned to original condition.

Lot Location _____

Need for temporary meter for watering purposes? _____
(All water used will be billed to the person caring for the land.)

Processing fee: \$10, Payable to the Village of Gays Mills

Name _____

Address _____

Contact Phone _____

Email _____

Parcel description _____

Signature _____ Date _____

Approved by _____ Date _____

Season 2010

The deed conveying the property to the locality must reference and incorporate Exhibit A (or equivalent name). Exhibit A should be attached to the deed when recorded.

Exhibit A

In reference to the property or properties (“Property”) conveyed by the Deed between [property owner] participating in the federally-assisted acquisition project (“the Grantor”) and the [Village/City/County], its successors and assigns (“the Grantee”):

WHEREAS, The Robert T. Stafford Disaster Relief and Emergency Assistance Act, (“The Stafford Act”), 42 U.S.C. § 5121 et seq., identifies the use of mitigation grants under § 5170, Hazard Mitigation Grant Program Section 404 (“HMGP”), to assist States and local governments in implementing cost-effective hazard mitigation measures to reduce injuries, loss of life, and damage and destruction of property,

WHEREAS, the HMGP program provides a process for a local government, through the State, to apply for federal funds for mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, [State] has applied for and been awarded such funding from the [Department of Homeland Security] Federal Emergency Management Agency (“FEMA”), and has entered into a FEMA-State Agreement (“Grant Agreement”), dated [date] and herein incorporated by reference;

WHEREAS, the Property is located in [Village/City/County], [Village/City/County] participates in the National Flood Insurance Program (“NFIP”) and is in good standing with NFIP as of the date of the Deed;

WHEREAS, the [Village/City/County], acting by and through the [Village/City/County Board], has applied for and been awarded federal funds pursuant to an agreement with [State] dated [date] (“State-Local Agreement”) and herein incorporated by reference;

WHEREAS, the terms of the Stafford Act, Federal program requirements consistent with 44 C.F.R. 206.434(e), the Grant Agreement, and the State-local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;

NOW, therefore, the grant is made subject to the following terms and conditions:

1. Terms. Pursuant to the terms of the Stafford Act, Federal program requirements consistent with 44 C.F.R. 206.434(e), the Grant Agreement, and the State-local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FEMA program requirements concerning the acquisition of property for open space:

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- a. Compatible uses. The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature reserves, unimproved permeable parking lots and other uses consistent with Hazard Mitigation Grant Program Guidance for open space acquisition.
- b. Structures. No new structures or improvements shall be erected on the Property other than:
 - A public facility that is open on all sides and functionally related to the open space use;
 - A public rest room; or
 - A structure that is compatible with the uses described in Paragraph 1(a), above, and approved by the Director in writing prior to the commencement of the construction of the structure.
 - Any structures built on the Property according to this paragraph shall be floodproofed or elevated to the Base Flood Elevation plus two foot of freeboard.
- c. Disaster Assistance. No disaster assistance from any Federal source for any purpose related to the Property may be sought, nor will such assistance be provided;
- d. Transfer. The Grantee agrees that it shall convey any interest in the Property only if the Regional Director of FEMA gives prior approval of the transferee in accordance with this paragraph. The Grantee may only convey an interest in the Property to another public entity or to an organization with conservation purposes qualified under Section 170(h) of the Internal Revenue Code of 1954, as amended, and applicable implementing regulations. However, the Grantee may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in Paragraph 1(a), above, including agriculture, with the prior approval of the Regional Director.

If title to the Property is transferred to a public entity other than a qualified state or federal agency with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth herein, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

- i. The Grantee shall convey, in accordance with section (d), above, a conservation easement to someone other than the title holder, or
 - ii. At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.
2. Inspection. FEMA, its representatives, and assigns, including [State], shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of the grant.
 3. Monitoring and Reporting. Every three years on [Date], the Grantee, through [State], shall submit to the FEMA Regional Director a report certifying that the

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Grantee has inspected the subject Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of the grant.

4. Enforcement. If the subject Property is not maintained according to the terms of the grant, the Grantee, [State], and FEMA, its representatives, and assigns are responsible for taking measures to bring the Property back into compliance.
 - a. The State will notify the Grantee in writing and advise the Grantee that it has 60 days to correct the violation.
 - b. If the Grantee fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to bringing an action at law or in equity in a court of competent jurisdiction.
 - c. FEMA, its representatives and assigns may enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to the following:
 - i. Requiring transfer of title in accordance with Paragraph 1(d). The Grantee shall bear the costs of bringing the Property back into compliance with the terms of the grant; or
 - ii. Bringing an action at law or in equity in a court of competent jurisdiction against the State or the Grantee.
5. Severability. Should any provision of this grant or the application thereof to any person or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

Standard signature block:

[Signed by Grantor(s) and Grantee, witnesses and notarization in accordance with local law.]

Grantor's Signature

Date

Name (printed or typed)

Grantee's Signature

Date

Name (printed or typed)

Date