

Town of Bangor

Comprehensive Plan 2009-2030

Section 1: Existing Conditions Report



Prepared by Mississippi River Regional Planning Commission
under the direction of the Bangor Town Planning Committee
and the Town Board - May 2009

ABSTRACT

Title: Town of Bangor Comprehensive Plan 2009-2030

Summary: The Town of Bangor Comprehensive Plan 2009-2030 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

Town Chairman: Kenneth Manke

Town Board: Robert Manke
Larry Wuensch

Planning Commission: Paul Amborn, Chair
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Greg Flogstad, Director
Peter Fletcher, Transportation Planner
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Ordinance to Adopt the Town of Bangor Comprehensive Plan 2009-

with regard to Subdivision
2030.

The Town Board of the Town of Bangor, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2)(3) of the Wisconsin Statutes, the Town of Bangor, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Bangor, La Crosse County, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Bangor, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "The Town of Bangor Comprehensive Plan 2009-2030" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

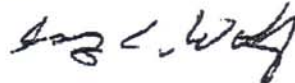
Section 5. The Town Board of the Town of Bangor, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "The Town of Bangor Comprehensive Plan 2009-2030", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted this 19 day of May, 2009

 5-19-09
Town Board Chair Date

Approved:

Attest: 

Town Clerk

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Introduction

The Town of Bangor Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that zoning, subdivision regulations, and official mapping within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will consist of two documents, an Existing Conditions Report and a Goals, Objectives, Policies and Recommendations section.

In developing the Town of Bangor Comprehensive Plan, the first step taken was the preparation of an Existing Conditions Report. The report is compiled to provide detailed background information on the Town of Bangor, which will be utilized in the planning process. The Existing Conditions Report provides a comprehensive snapshot of the Town of Bangor in 2007-2008 and provides some insight into the town's future with population, housing, and economic projections. This report will serve as the statistical/data foundation for the Town of Bangor Comprehensive Plan.

Setting

The Town of Bangor is located in the eastern portion of La Crosse County. The Town was organized in 1856, and occupied Township 16, Range 5 west in La Crosse County. The town is bounded north by the Town of Burns, east by the Town of Leon in Monroe County, south by the Town of Washington, and west by the Towns of Hamilton and Barre. The Town of Sparta (Monroe County) borders with the Town at its northeast border and the La Crosse river flowing southwest is also on the Town's northern boundary.

Winnebago Indians were the first known residents in the Town of Bangor. The first settlement in present Town of Bangor was made in 1851. During the summer of that year John Bosshard, Florin and Christian Ruedy, Michael Darms and Joseph Simmerson, natives of Switzerland, immigrated to the town from Sauk County and paved the way for settlement and growth in the prosperous Town of Bangor. These Swiss settlers organized a Freethinkers' association which was known as the Concordia Society. This society held a prominent place in the social life of the community for many years.

The early settlers of the Town, in addition to the group of Swiss mentioned, consisted partly of Americans, partly of Europeans. The progress of the settlement was slow until 1854. In the spring of 1854, the original plat of the Village of Bangor was surveyed and laid out by Issac Thompson, then Deputy County Surveyor, on land owned by Mr. John Wheldon, the founder of the village. In 1860 there was still government land untaken lying along steep hill slopes and on the narrow ridges, the least desirable land for farming. All of the best agricultural land was in private hands.

A special incentive to settlement in the Town during the 1850s was the building of the La Crosse and Milwaukee Railroad which was completed in 1858. The completion of the railroad brought the entire La Crosse valley, with its tributary valleys and coulees, within reach of the lake port for marketing purposes.

John Wheldon was the Town's first Town Chairman. During the years of 1855-1860, the Town of Bangor was made the center of immigration into that vicinity, and its fertile valleys soon became populated. The first school in the Town was taught in the winter of 1853-1854; and was taught in the school building on the site of Thomas' Store in the village. The first teacher was William Carl. He had about 25 students.

The first post office in the Town of Bangor was established in 1854, and Richard Wheldon was appointed first postmaster. The office was kept in his house on the west side of the creek until 1861, when Mr. Wheldon was succeeded by John S. Houser who served as postmaster until 1873. In connection with the post office, a money order office was established in 1872.

The Bangor flouring mill was built during 1853 and 1854, but not put in operation until 1855, the first proprietor being D. J. Jenkins, who ran it until 1870. At this time Baxter & Jones become proprietors, and continued until 1872, when Mr. Jones sold out to E.R. Roberts and the firm became Roberts & Baxter. Soon after, Mr. Baxter died, and Mr.

Roberts sold to John Bosshard. In 1877, Mr. Bosshard Sr. died and his son took over running the mill. The mill had three run of stones and was operated by the water-power of Dutch Creek.

Located near the village, the Bangor woolen mills were established in 1864 by Goerge Sheydt and John Ruedy. In 1872, Mr. Sheydt sold out to Otto Bodner. During 1880, the mill manufactured 25,000 yards of flannel, 10,000 yards of cassimeres, 150 pairs of blankets and 2,000 pounds of stocking-yarn.

According to the census of 1860, 5,257 acres made up 30 existing farms with 2,204 acres under cultivation and 3,053 uncultivated. The excellence of the Town's land for wheat production was shown in that fact that in 1859, the 30 farms in the Town produced 13,088 bushels which was 436 bushels per farm on average – the highest among towns compared with the exception of Pleasant Springs in Dane County. By the following census there were 115 farms, and the area of land in farms had increased to 16,852 acres and cultivated acres had risen to 7,937 acres.

The Bangor farmers of the early period were primarily wheat growers and it seems did not take full advantage of the out-range furnished by unoccupied grass covered ravines, hill slopes and ridges in order to raise large herds of cattle. The largest herd of any farm in 1860 was 45 head – 15 cows and 30 other cattle. By 1885 the Town's dairy business was well established and in 1895 the town had 1,001 milk cows, one cheese factory and one creamery. By 1905 the number of milk cows had risen to 1,614.

1. Demographic Trends and Projections

This section of the report will provide information on the demographic trends and projections that are taking place in the Town of Bangor. The information has been gathered from various sources and when possible Town level data was utilized.

Population Trends and Projections

U.S. Census Bureau statistics and population estimates from the State of Wisconsin-Department of Administration-Demographic Services Center show that the Town of Bangor's population is likely to increase from 583 residents in 2000 to 623 residents by the year 2025.

Table 1.1 T Bangor, Surrounding Municipalities, County, State and Nation Population and Population Projections

	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010 ⁽²⁾	2015 ⁽³⁾	2020 ⁽³⁾	2025 ⁽³⁾
T. Bangor	603	569	572	598	583	-5.6	0.5	4.5	-2.5	599	603	610	623
T. Barre	507	521	901	909	1,014	2.8	72.9	0.9	11.6	1,108	1,148	1,191	1,248
T. Burns	849	901	988	977	979	6.1	9.7	-1.1	0.2	990	989	993	1,007
T. Greenfield	966	1,278	1,537	1,617	1,538	32.3	20.3	5.2	-4.9	1,583	1,596	1,614	1,651
T. Hamilton	1,439	1,229	1,472	1,633	2,103	-14.6	19.8	10.9	28.8	2,477	2,646	2,821	3,028
T. Washington	648	670	611	598	738	3.4	-8.8	-2.1	23.4	804	831	861	901
V. Bangor	928	974	1,012	1,076	1,400	5.0	3.9	6.3	30.1	1,544	1,606	1,672	1,757
V. Rockland (Pt.)	257	278	383	509	625	8.2	37.8	32.9	22.8	712	750	790	839
V. West Salem	1,707	2,180	3,276	3,611	4,738	27.7	50.3	10.2	31.2	5,399	5,691	5,998	6,372
La Crosse Co	72,465	80,468	91,056	97,892	107,120	11.0	13.2	7.5	9.4	113,211	115,538	118,246	122,291
STATE	3,951,777	4,417,821	4,705,642	4,891,599	5,363,715	11.8	6.5	4.0	9.7	5,751,470	5,931,386	6,110,878	6,274,867
U.S.	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	13.4	11.4	9.8	13.2	NA	NA	NA	NA

(1) U.S. Bureau of the Census; (2) & (3) WI. Dept. of Admin.-Demographic Services Ctr.

Population Characteristics:

Table 1.2 shows that 99.1% of the Town's population is of the white race compared to La Crosse County, State of Wisconsin and the Nation who recorded 94.2%, 88.9%, and 75.1% respectively. No minority group in the Town exceeded 1% of the Town's total population.

Table 1.2 Town of Bangor, La Crosse County, State and Nation Population by Race

RACE	T. Bangor	%	La Crosse County	%	State of WI	%	U.S.	%
One race	579	99.3	106,022	99.0	5,296,780	98.8	274,595,678	97.6
White	578	99.1	100,883	94.2	4,769,857	88.9	211,460,626	75.1
Black or African American	0	0.0	1,016	0.9	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	1	0.2	440	0.4	47,228	0.9	2,475,956	0.9
Asian	0	0.0	3,376	3.2	88,763	1.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	21	0.0	1,630	0.0	398,835	0.1
Some other race	0	0.0	286	0.3	84,842	1.6	15,359,073	5.5
Two or more races	4	0.7	1,098	1.0	66,895	1.2	6,826,228	2.4
Totals	583	100	107,120	100	5,363,675	100	281,421,906	100

Source: U.S. Bureau of Census, 2000

According to the 2000 Census, the Town of Bangor has 583 residents. The Town has a higher percentage of their population in the 35 to 44 age group and a lower percentage of their population in the 20 to 24 age group than the County, State, or Nation, Table 1.3.

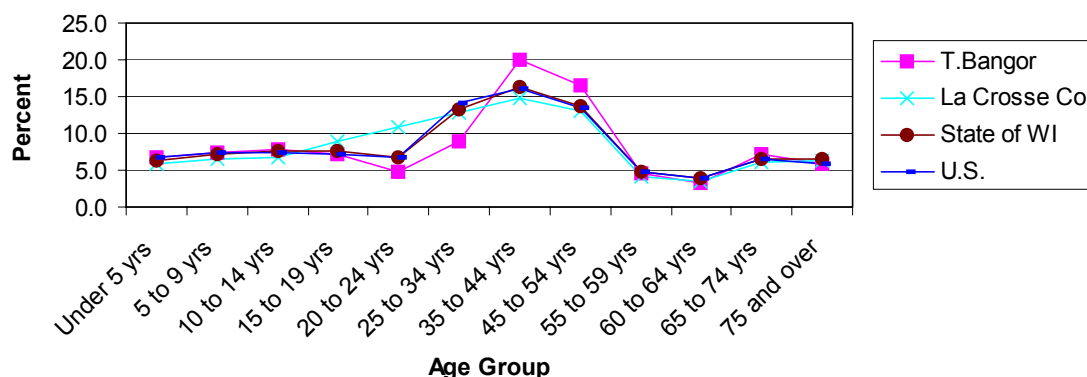
Town of Bangor Existing Conditions Report – Demographic Trends and Projections

Table 1.3 Town of Bangor, La Crosse County, State and Nation Population by Age 2000

Age Group	Town of Bangor	Bang	La Crosse County	Crosse	State of Wisconsin	ate of	U.S.	U.S.
Under 5 yrs	39	6.7	6,361	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	43	7.4	7,061	6.6	379,484	7.1	20,549,505	7.3
10 to 14 yrs	45	7.7	7,306	6.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	42	7.2	9,517	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	28	4.8	11,696	10.9	357,292	6.7	18,964,001	6.7
25 to 34 yrs	52	8.9	13,690	12.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	117	20.1	15,764	14.7	875,522	16.3	45,148,527	16.0
45 to 54 yrs	96	16.5	14,044	13.1	732,306	13.7	37,677,952	13.4
55 to 59 yrs	26	4.5	4,523	4.2	252,742	4.7	13,469,237	4.8
60 to 64 yrs	19	3.3	3,718	3.5	204,999	3.8	10,805,447	3.8
65 to 74 yrs	42	7.2	6,621	6.2	355,307	6.6	18,390,986	6.5
75 and over	34	5.8	6,819	6.4	347,246	6.5	16,600,767	5.9
Totals	583	100	107,120	100	5,363,675	100	281,421,906	100
Median Age	39.6		33.5		36		35.3	

Source: U.S. Bureau of Census, 2000

Chart 1.1 - Population by Age - T. Bangor, La Crosse Co, Wisconsin, U.S.



As shown in Chart 1.1, the Town's largest population sector is between the ages of 35-54. The Town has fewer residents between the ages of 20-34 than the County, State or Nation. The Town's 2000 median age of 39.6 is higher than the County (33.5), State (36) and Nation (35.3).

Educational Attainment

Table 1.4 shows that over 17% of the Town's residents have a bachelor's degree or higher as compared to La Crosse County, the State of Wisconsin, and the Nation at 25%, 22% and 25% respectively.

Table 1.4 Town of Bangor, La Crosse County, State and Nation Educational Attainment

	Population 25 years and older	< 9th Grade		9th-12th Grade No Diploma		H.S. Grad. (Incl. Equivalent)		Some College No Degree		Associate's Degree		Bachelor's Degree		Graduate or Prof. Degree	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Bangor	361	15	4.2%	19	5.3%	163	45.2%	61	16.9%	39	10.8%	40	11.1%	24	6.6%
La Crosse Co	65,263	2,687	4.1%	4,062	6.2%	20,823	31.9%	14,176	21.7%	6,945	10.6%	10,642	16.3%	5,928	9.1%
State of WI	3,475,878	186,125	5.4%	332,292	9.6%	1,201,813	34.6%	715,664	20.6%	260,711	7.5%	530,268	15.3%	249,005	7.2%
U.S.	182,211,639	13,755,477	7.5%	21,960,148	12.1%	52,168,981	28.6%	38,351,595	21.0%	11,512,833	6.3%	28,317,792	15.5%	16,144,813	8.9%

Source: U.S. Census Bureau, 2000

Housing Unit Trends and Projections

The housing unit projections in Table 1.5(a) below were derived by using the projected population estimates divided by the average number of people per housing unit as of the 2000 census. The average number of people living in each Town of Bangor housing unit in 2000 was 2.6. Table 1.5(b) uses building permit trends over the last 10 years to project new housing and commercial building construction through 2030.

Table 1.5(a) Housing Units and Projections based on population per household - T. Bangor, Surrounding Communities, County State and Nation

	TOTAL HOUSING UNITS (1)							Housing Unit Projections (2)			
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010	2015	2020	2025
T. Bangor	146	179	199	227	22.6	11.2	14.1	230	232	235	240
T. Barre	143	293	344	354	104.9	17.4	2.9	382	396	411	430
T. Burns	240	315	350	367	31.3	11.1	4.9	367	366	368	373
T. Greenfield	323	489	552	570	51.4	12.9	3.3	586	591	598	611
T. Hamilton	372	487	585	732	30.9	20.1	25.1	854	912	973	1,044
T. Washington	168	187	214	236	11.3	14.4	10.3	259	268	278	291
V. Bangor	334	378	432	546	13.2	14.3	26.4	594	618	643	676
V. Rockland (Pt)	80	120	157	216	50.0	30.8	37.6	246	259	272	289
V. West Salem	620	1,099	1,315	1,765	77.3	19.7	34.2	2,000	2,108	2,221	2,360
La Crosse Co	25,433	33,277	38,227	43,480	30.8	14.9	13.7	45,284	46,215	47,298	48,916
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA

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

Table 1.5(b) Town of Bangor Projected Housing Units 2010-2030 based on 1997-2006 building permit trends

Type of Building Permits	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total 97-06	Prj New Bldgs - 2010	Prj New Bldgs - 2015	Prj New Bldgs - 2020	Prj New Bldgs - 2025	Prj New Bldgs - 2030
	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#
Single Family Dwellings	2	6	3	6	2	2	8	5	5	1	40	16	36	56	76	96
Duplex Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Buildings	0	2	0	0	0	1	3	2	3	0	11	4	10	15	21	26

Source: La Crosse County Zoning Department

TOWN OF BANGOR SURVEY –

The Town of Bangor mailed out surveys to all landowners on record in the Town of Bangor. The survey asked landowners questions regarding the Town of Bangor's future and the various comprehensive planning elements. The survey asked survey respondents how satisfied they were living in the Town of Bangor and why. Additionally the survey asked residents to rate services provided by the Town. Finally the survey asked residents what they believed the two biggest challenges are facing the Town right now. Of the 278 surveys mailed out 119 were returned. The charts and narrative below summarize the survey responses. The survey results were compiled by the Mississippi River Regional Planning Commission.

Chart 1.2 summarizes the type of residential units Town residents live in. Most residents live in single family homes with the split almost equal between respondents of farm residences and non farm residences. Over 12% of respondents were landowners only.

Town of Bangor Existing Conditions Report – Demographic Trends and Projections

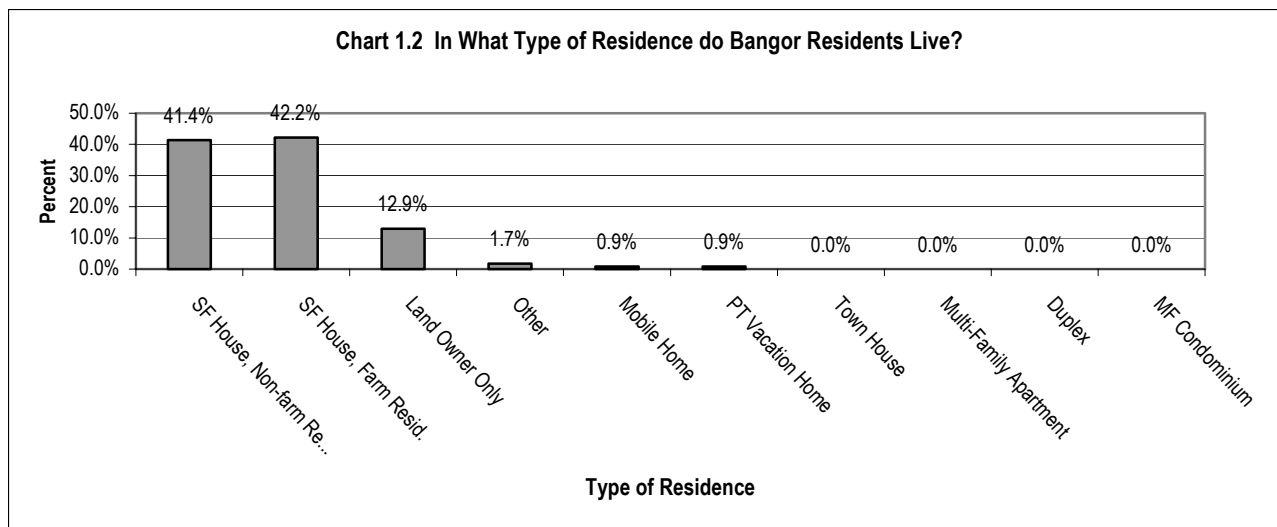
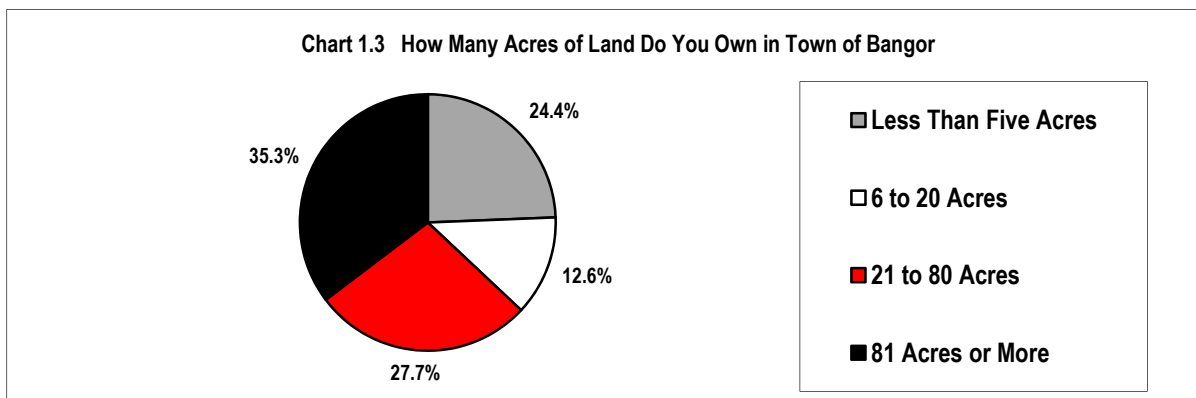
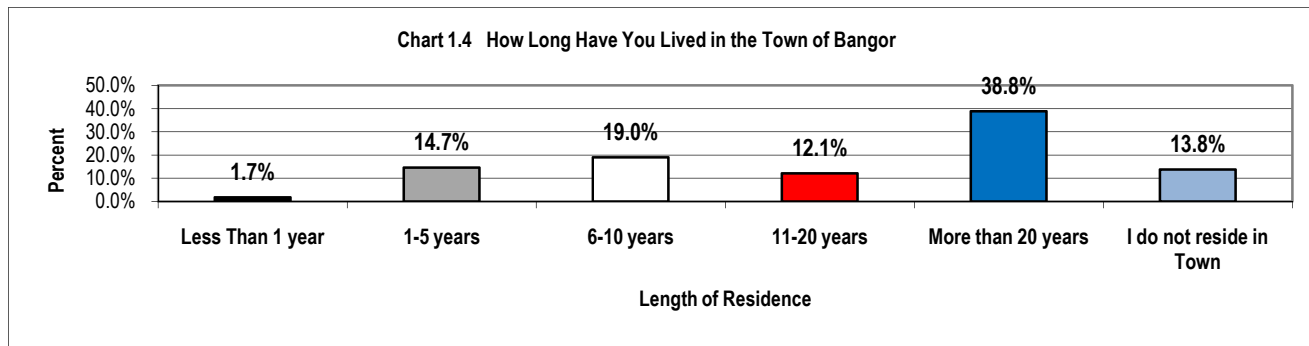


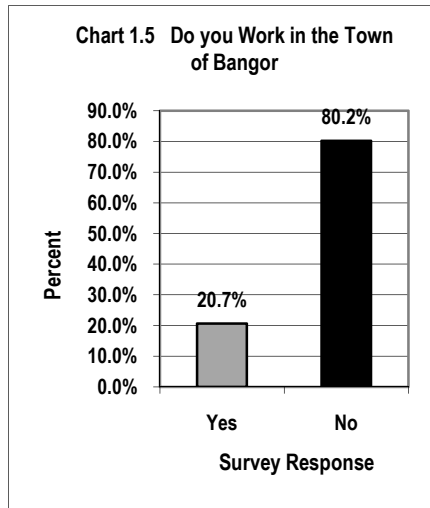
Chart 1.3 summarizes the average acres owned by residents. Over 35% of respondents said they owned 81 acres or more followed by 27.7% of respondents who said they owned between 21 and 80 acres.



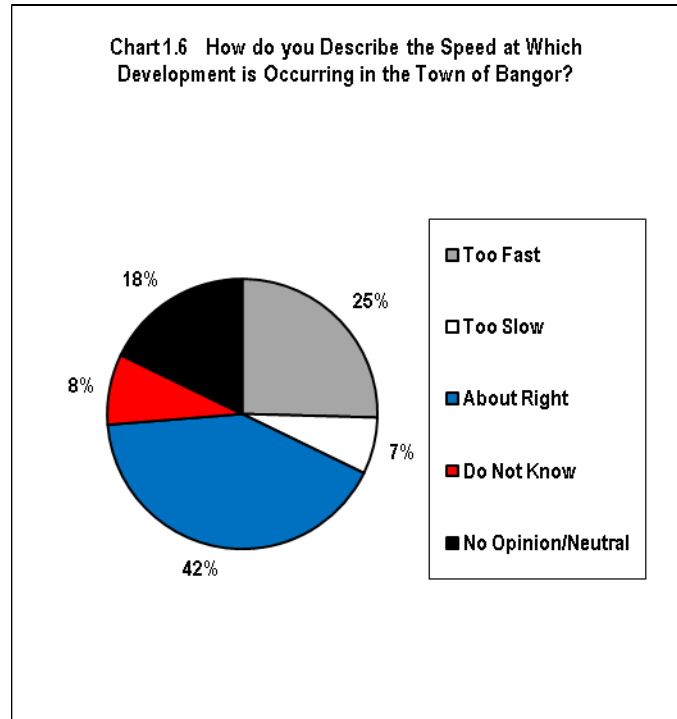
Question 3 on the survey asked residents how long they had lived in the Town of Bangor. Chart 1.4 shows the responses to that question. Over 38% of respondents said they have lived in the Town for over 20 years.



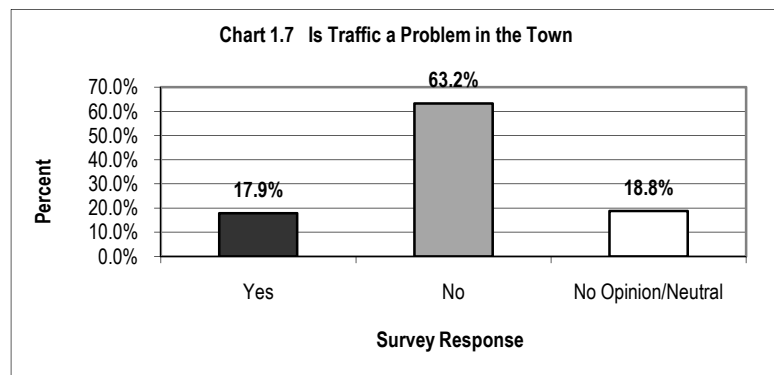
Question 4 on the survey asked residents whether or not they worked in the Township. Over 80% of respondents replied that they do not work in the Town, Chart 1.5.



Question 5 on the survey asked residents to describe the speed at which development is occurring in the Town. Most respondents felt development was occurring about right, Chart 1.6.



Question 6 on the survey asked if traffic was a problem in the Town. Over 60% of respondents said it was not a problem while almost 18% of respondents indicated traffic was a problem, Chart 1.7.



The survey also included suggested choices about future directions for growth and development in the Town. Chart 1.8 summarizes those responses. Over 75% of residents responding to the survey felt the Town should be mostly rural; the Town should encourage the preservation of farmland; natural resource protection should be a high priority; and new commercial developments in the Town should occur adjacent to areas that are already developed.

Chart 1.8 Town of Bangor Responses About Future Directions for Growth and Development in Town

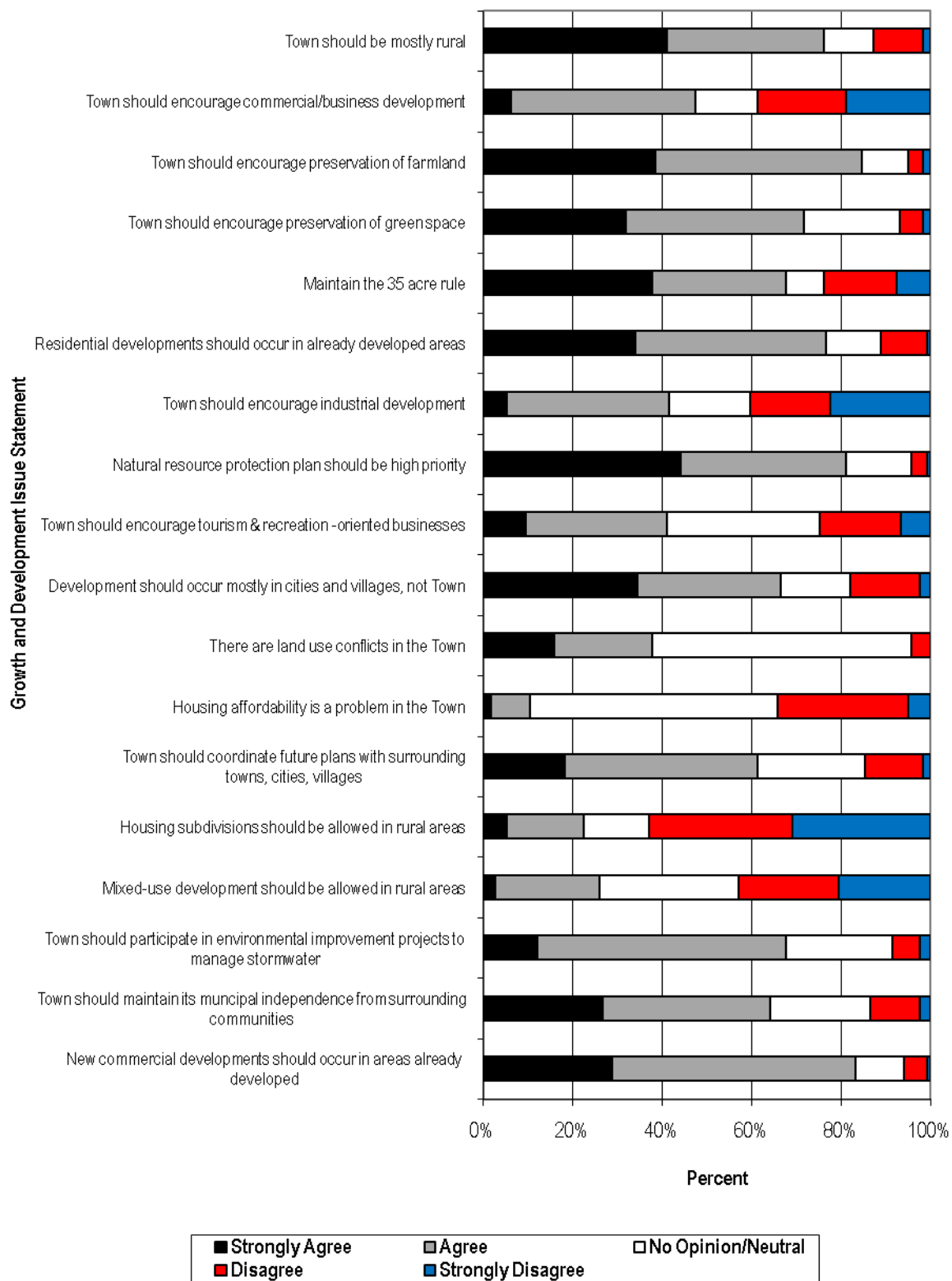


Chart 1.9 summarizes survey responses for Question 9 on the survey which made some issue statements regarding the Town retaining its rural character. Over 90% of respondents said they want the Town to retain its rural character and over 60% said the Town should purchase green space for preservation.

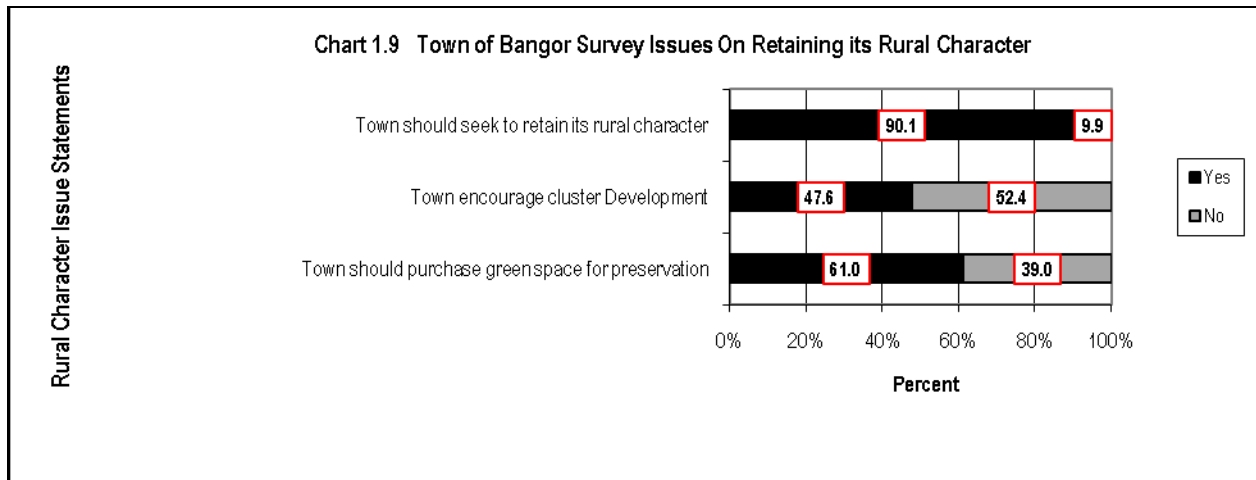


Chart 1.10 summarizes the survey responses for Question 10 on the Town survey, which asked what should be the minimum lot size requirement for rural residential development in the Town of Bangor. Over 38% of respondents said the lot size requirement should be one to five acres.

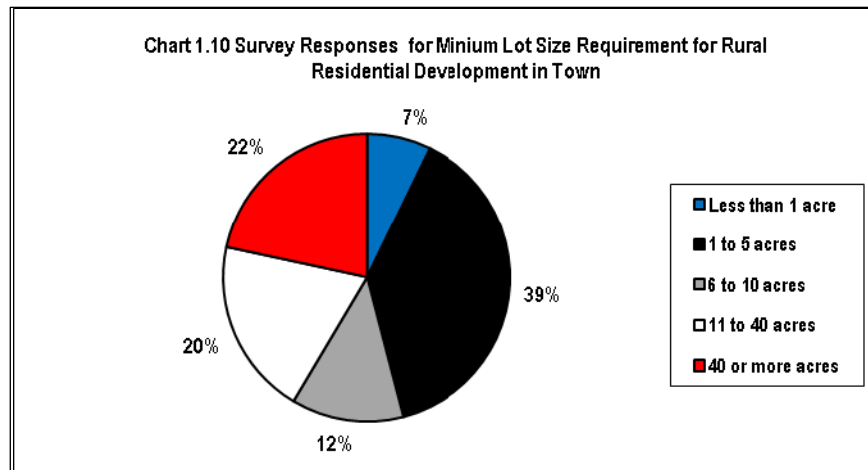


Chart 1.11 summarizes the satisfaction of survey respondents on services provided by the Town. Overall most respondents were satisfied with Town services. Over 20% of respondents indicated they were dissatisfied with the Town garbage and recycling center. Over 85% of respondents said they were satisfied with snow removal and road maintenance.

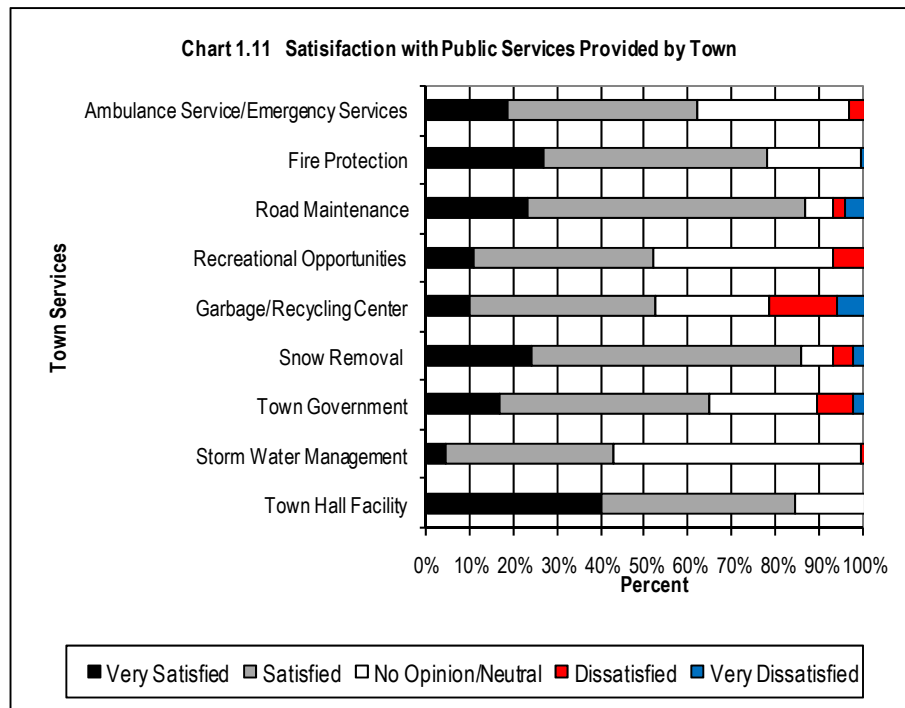


Chart 1.12 summarizes the satisfaction of survey respondents with the Town of Bangor as a place to live. Over 83% of respondents indicated that they were satisfied and less than 3% of respondents indicated they were dissatisfied.

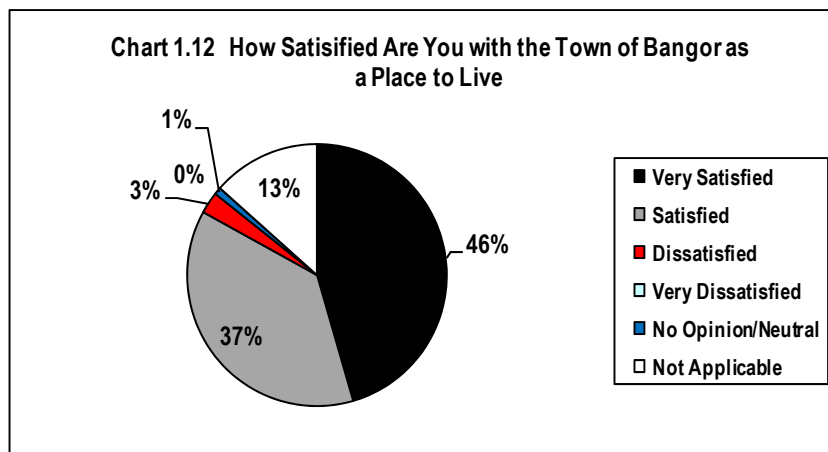
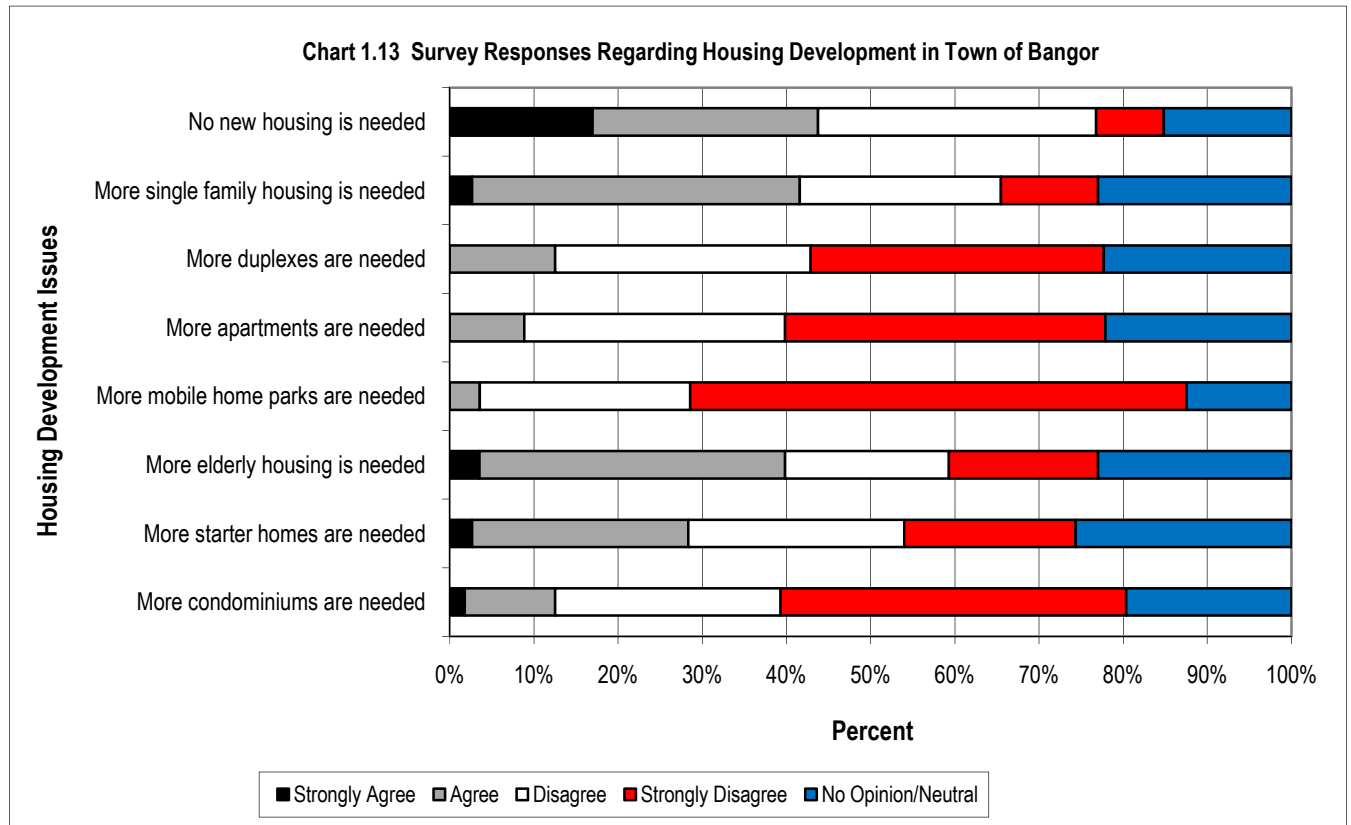


Chart 1.13 summarizes the survey responses regarding housing development in the Town. Over 80% of survey respondents indicated they were against mobile home parks being developed; about 70% of respondents indicated they were against apartments and condominiums being developed; and about 65% of respondents indicated they were against duplexes being built in the Town.



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2. Land Use Inventory

To plan for the future land use of the Town of Bangor, it is necessary to have a good understanding of the existing land uses in the town. This section analyzes existing land uses, residential densities, and the supply and demand for land.

EXISTING LAND USE

The Town of Bangor primarily consists of agricultural land uses, with limited residential or commercial developments. The incorporated Village of Bangor is located in the Town on its north central border just off of Interstate 90 and the Village of Rockland borders the Town on its northeast border. These communities represent the only areas in the Town where more dense development patterns occurred.



Agricultural Fields in Town of Bangor

Table 2.1 Land Use Property Assessment Inventory – Town of Bangor

Land Type	Acres	Percent of Land Use
Residential	567	3.3
Commercial	38	.2
Manufacturing	109	.6
Agricultural	10,951	63.1
Undeveloped/Other	537	3.1
Forest/Ag Forest	4,951	28.5
Other (public land, etc.)	203	1.2
Total	17,356	100
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2006 Statement of Assessments</i>		

Table 2.1, provides a land use inventory for the Town of Bangor based on 2006 property assessment records.

Agricultural/Forest

As Table 2.1 and Map 1- 2.1 illustrate, the majority of the Town of Bangor rural/agricultural land, as 91.6% of the land is assessed as agriculture and forestlands. The agricultural uses present in the Town primarily consist of farms, cropland, grazing/pasture, and forested land. Primary crops grown are primarily corn, alfalfa, and soybeans.

In 2004-2005 the U.W.-La Crosse Geography Department's Center for Geographic Information Science completed a land use inventory and mapping project for all of La Crosse County. This research used a much more detailed land use inventory system than the property assessment inventory reported above. Table 2.2 and Map 1-2.1 identify the acreages for each of the land use categories in this system: Woodlands 45.9%, Agriculture 35.4%, Wetlands .10%, Pasture 7.7% and Single Family Homes also comprising .30% of the 22,673 acres in the Town were some of the land uses based on this classification system.

Town of Bangor Existing Conditions Report – Land Use Inventory

Table 2.2 Town of Bangor 2005 Existing Land Use Classifications

Land Use Category	Number of Acres	Percent of Total	Land Use Category	Number of Acres	Percent of Total
Single Family Residential	75.86	0.30	Interment, Cremation		
2 - 4 Families Residential			Military Bases		
5 or more Families Residential			Vehicle Movement	582.10	2.60
Mobile Home	1.52	0.00	Train or Rail Movement	50.26	0.20
Farmstead	248.60	1.00	Aircraft Movement Activities		
Transient Living - Motels/Hotels			Spectator Sports Assembly		
Institutional Living			Fairs/Exhibition		
Retail	6.28	0.02	Social, Cultural, Religious		
Wholesale	0.63	0.00	Active Leisure Activities	47.28	0.20
Services			Passive Leisure Activities	1320.00	5.80
Restaurant Type Activities	0.67	0.00	Agricultural Activities - Crops, Nurseries, Orchards	8028.00	35.40
Office Activities			Livestock Related Activities	24.11	
Primarily Plant of Factory Type Activity	101.00	0.40	Pasture/Grazing	1743.00	7.70
Primarily Goods Storage or Handling Activity	4.00	0.01	Quarrying	6.47	0.02
Solid Waste Management			Grasslands/Prairies		
Schools, Libraries			Woodlands	10400.00	45.90
Municipal Activities			Wetlands	29.83	0.10
Emergency Response, Public Safety			Water	4.21	0.01
Utilities			Vacant of Human Activity or Structures		
Health Care/Medical			Total Acres	22673.19	100.00

Commercial/Manufacturing

Very few non-agricultural commercial businesses are located in the Town. The following is a partial listing of businesses currently operating in the Town.

Table 2.3 Businesses in the Town of Bangor

Location	Businesses
N4824 Huhn Road, Bangor	Coulee Region Enterprises, Inc.
I 90 at State Highway 162, Bangor	Wehrs Chevrolet Sales Inc.
W358 Davis Road, Bangor	Tim Davis, General Freight Trucking
N2540 Halderson Road, Bangor	Roy Black Construction
N2897 Country Road II, Bangor	Albrecht Appraisal Service
N1038 County U, Bangor	Stella-Jones Corporation
889 County Road V, Bangor	H & S Landscape Products
W2197 County Road B, West Salem	Hotline Freight

Source: Mississippi River Regional Planning Commission, 2007



Wehrs Chevrolet on STH 162

Zoning and Other Land Use Regulations

The Town of Bangor is a zoned Town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Bangor. Table 2.4 provides a breakdown of the various zoning districts in the Town. Map 1- 2.2 shows the location of these zones. The La Crosse County Zoning Department also administers regulations mandated by Wisconsin State Statute in the Town of Bangor such as the Private On-site Sanitary Sewer Ordinance, Shoreland, Wetland and Floodplain regulations.

**Table 2.4
Bangor Zoning District Designations by Acreage**

Zoning Designation	Acreage
Exclusive Agriculture	20,520
Agriculture A	1,100
Agriculture B	2.19
Transitional Agriculture	92.24
Residential A	0
Residential B	0
Mobile Home Court	2.23
Commercial B	53.77
Commercial C	0
Industrial	158.8
Total	21,929.23

The Town of Bangor has adopted several local ordinances that are enforced by the Town Board. Local ordinances adopted include a building code, permits and inspections ordinance, a building permits, driveways and wells ordinance, and an outdoor wood burning furnace ordinance. Additional ordinances adopted by the Town of Bangor do exist and are available upon inspection of Town Board records.

Residential and Non-Residential Density

Table 2.5, illustrates the residential density of the Town of Bangor as compared to La Crosse County, adjacent towns and the State. In 2000, the Town of Bangor had 16.6 people per square mile and 6.5 housing units per square mile. The population and housing density for the Town of Bangor is less than that of La Crosse County and the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

Table 2.5 Residential Density, 2000

	Population	Housing Units	Land Area in Sq. Mi.	Density (Units per Sq. Mi.)	
				Population	Housing Units
T. Bangor	583	227	35.03	16.6	6.5
T. Barre	1,014	354	20.67	49.1	17.1
T. Burns	979	367	48.33	20.3	7.6
T. Greenfield	1,538	570	30.08	51.1	18.9
T. Hamilton	2,103	732	50.07	42.0	14.6
T. Washington	738	236	36.1	20.4	6.5
V. Bangor	1,400	546	1.06	1320.8	515.1
V. Rockland (Pt.)	625	216	0.54	1157.4	400.0
V. West Salem	4,738	1,765	2.38	1990.8	741.6
La Crosse Co	107,120	43,480	452.74	236.6	96.0
STATE	5,363,715	2,321,144	54,310	98.8	42.7

U.S. Bureau of the Census

Table 2.6 shows that from 1990 to 2000 the number of housing units per square mile increased by .6 units in the Town. This increase in housing density is much less than the County or State who had increases of 11.6 and 4.9 respectively.

Table 2.6 Housing Growth 1990-2000

	Housing	Housing	Net	%	New Hsing Units
	1990	2000	Change	Change	Per Sq. Mile
T. Bangor	199	227	28	14.1	0.8
T. Barre	344	354	10	2.9	0.5
T. Burns	350	367	17	4.9	0.4
T. Greenfield	552	570	18	3.3	0.6
T. Hamilton	585	732	147	25.1	2.9
T. Washington	214	236	22	10.3	0.6
V. Bangor	432	546	114	26.4	107.5
V. Rockland (Pt.)	157	216	59	37.6	109.3
V. West Salem	1,315	1,765	450	34.2	189.1
La Crosse Co	38,227	43,480	5,253	13.7	11.6
State	#####	#####	265,468	12.9	4.9

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



A New Housing Subdivision Adjacent To Interstate 90

LAND USE TRENDS

Land Supply, Demand, and Prices

Not all of the land in the Town classified as agricultural and forest and forest agricultural lands are suitable for development. The primary reason for this is due to the fact that much of this land is on slopes greater than 30%. It is estimated that 22% of all land in the Town is on slopes of 30% or greater where building is prohibited. Map 2.3 illustrates the extent of both 20% and 30% slopes in the Town. The topography of the town has made the town attractive for housing sites and recreational land uses. From 1997 through 2006, the Town of Bangor averaged 4.0 new housing units per year. Based on this rate of growth, it is reasonable to expect that over the next 20 years there will be a demand for 80 new housing units that the Town should plan for.

Table 2.7 illustrates the land prices in all the Towns in La Crosse County between 1990 and 1997. The average cost of land per acre in the Town of Bangor was not available for that time period. The 2002 USDA Census of Agriculture valued agricultural land at \$1,937 dollars per acre in La Crosse County. In recent years, prices per acre of land have soared due to the value of recreational property and the public demand for country living.

In 2005 the Wisconsin Department of Agriculture, Trade and Consumer Protection reported that in La Crosse County agricultural land without buildings and other improvements being sold for continued agricultural use sold for \$3,321 per acre and that agricultural land without buildings and improvements being diverted to other uses sold for \$9,663 per acre. These figures are based on 18 sales transactions.

Table 2.7 Farmland Sales 1990-1997

	# Parcels Sold	Total Acres	Acres Continuing in Agriculture	Acres Converted out of Agriculture	\$/Acre of land continuing in of Agriculture	\$/Acre of land converted out of Agriculture	% of Farmland Sold then Converted to other use
Town of Bangor	36	1,835	1,644	191	\$883	\$800	1.7
Town of Barre	17	1,185	1,007	178	\$1,008	\$632	2.1
Town of Burns	61	3,426	3,085	341	\$691	\$1,033	2.1
Town of Campbell	0	0	0	0	n/a	n/a	0.0
Town of Farmington	84	3,855	3,304	551	\$789	\$678	2.3
Town of Greenfield	37	1,877	1,675	202	\$936	\$1,273	2.4
Town of Hamilton	40	2,432	2,008	424	\$1,068	\$2,121	2.5
Town of Holland	36	1,494	733	761	\$1,378	\$3,959	7.8
Town of Medary	8	410	213	197	n/a	n/a	5.8
Town of Onalaska	47	2,404	1,635	769	\$1,082	\$1,204	6.8
Town of Shelby	8	220	194	26	\$718	n/a	.5
Town of Washington	30	2,283	2,010	273	\$825	\$773	2.0
All La Crosse Cnty Towns	404	21,421	17,508	3,913	\$885	\$1,609	3.0

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Opportunities for Redevelopment

The Town of Bangor Planning Commission analyzed the opportunities for redevelopment in the Town of Bangor as part of the planning process. Based on the limited historical development in town and the town's rural nature no significant redevelopment opportunities were identified.

Land Use Projections

Projecting acres needed for future land uses is a key part of the planning process. La Crosse County is in the process of preparing the County comprehensive plan and as part of that project projections were established for the Towns of Bangor/Greenfield/Washington planning sub area. Those projections are listed on the following table (Table 2.8). It is forecast that 200 acres in these municipalities will be needed for residential, commercial and industrial uses in the next 20 years.

Table 2.8 Land Use Projections for the Towns of Bangor, Greenfield and Washington Planning sub area

	2010	2015	2020	2025	Projected Total
Residential	47	35	40	43	165
Commercial	6	4	5	5	20
Industrial	4	3	4	4	15

Source: La Crosse County Comprehensive Plan Existing Conditions Report, January 2006

Using past housing building permit trends from 1997-2006 (illustrated in Table 1.5b) and projecting that ten year growth rate to 2030 generates another land use demand figure as shown in Table 2.9. This land use projection methodology estimates that approximately 154 acres of land will be consumed for housing in the Town of Bangor. The housing projections assume each housing unit will consume 1.6 acres.

Table 2.9 Town of Bangor Land Use Demand Straight Line Forecast

Residential Acres	2010	2015	2020	2025	2030	Total Acres Needed
Residential Acres Needed based on 1.6 acres per housing unit	16 housing units x 1.6 = 26 Acres	20 housing units x 1.6 = 32 Acres	20 housing units x 1.6 = 32 Acres	20 housing units x 1.6 = 32 Acres	20 housing units x 1.6 = 32 Acres	154 acres

Source: Straight Line Projection Based on 1997-2006 Building Permit Data, see Table 1.5b

Table 2.10 projects agricultural land use in the Town of Bangor to 2030. To project agricultural land use the agricultural acres (9,795 acres) listed in table 2.2 were utilized as the base number. The straight line residential forecasts in Table 2.9 were then subtracted to establish the agricultural land use projections. Agricultural land use is projected to decline by approximately 154 acres during the planning period.

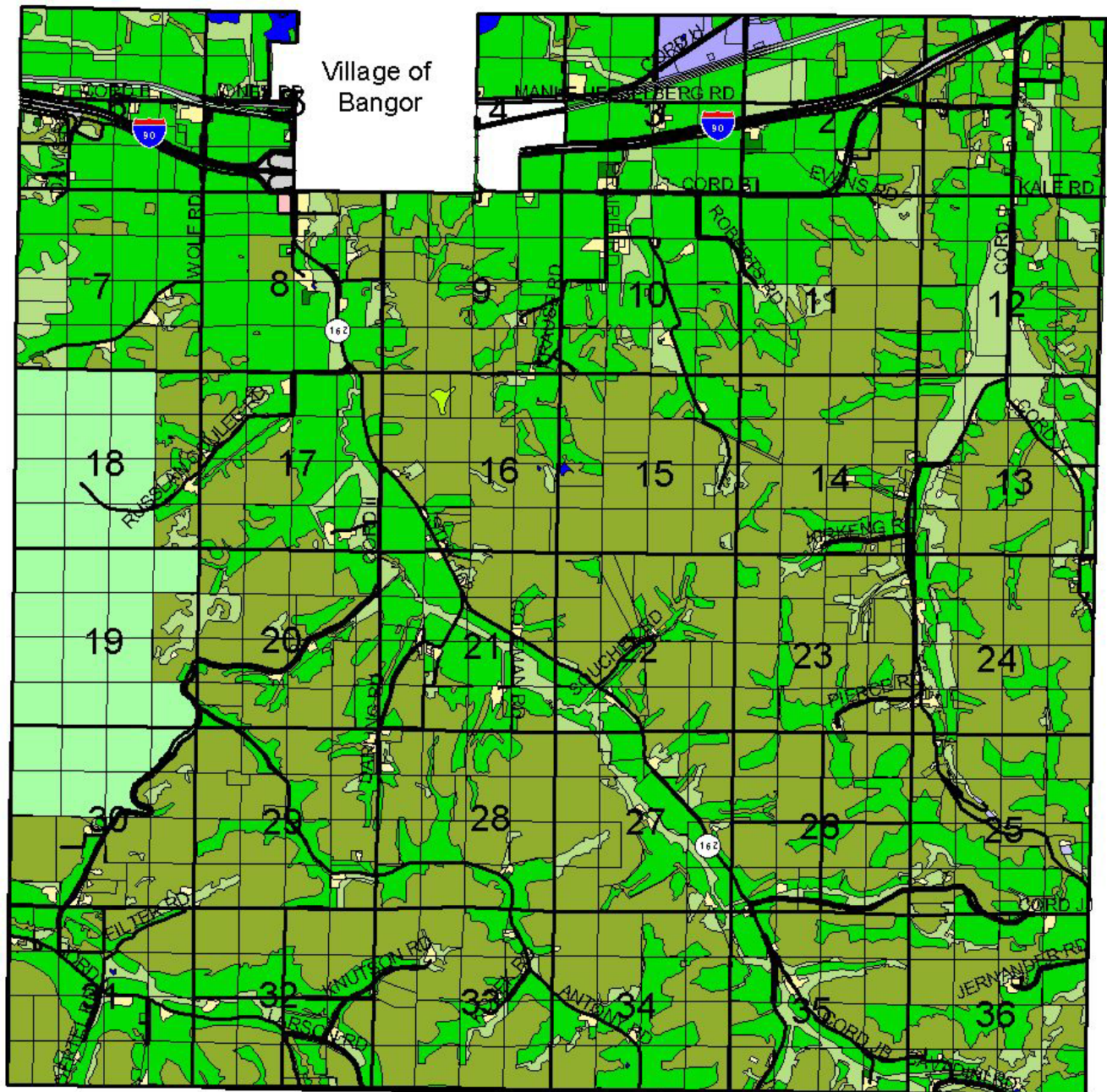
Table 2.10 Town of Bangor Agricultural Land Use Projections

Agricultural Land Use	2010	2015	2020	2025	2030	Total Reduction in Ag. Acres
Agricultural land use in 2005 9,795 acres	9,769 acres	9,737 acres	9,705 acres	9,673 acres	9,731 acres	154 acres

Source: MRRPC projecting agricultural land use utilizing forecasts for future residential acres

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Map 1-2.1 Town of Bangor Existing Land Use



Existing Land Use

- | | |
|------------------|-----------------|
| Single Family | Active Leisure |
| Mobile Home | Passive Leisure |
| Farmstead | Agriculture |
| Retail | Livestock |
| Service | Pasture |
| Restaurant | Quarring |
| Manufacturing | Woodlands |
| Storage Facility | Wetlands |
| Roads | Water |
| Railroads | |

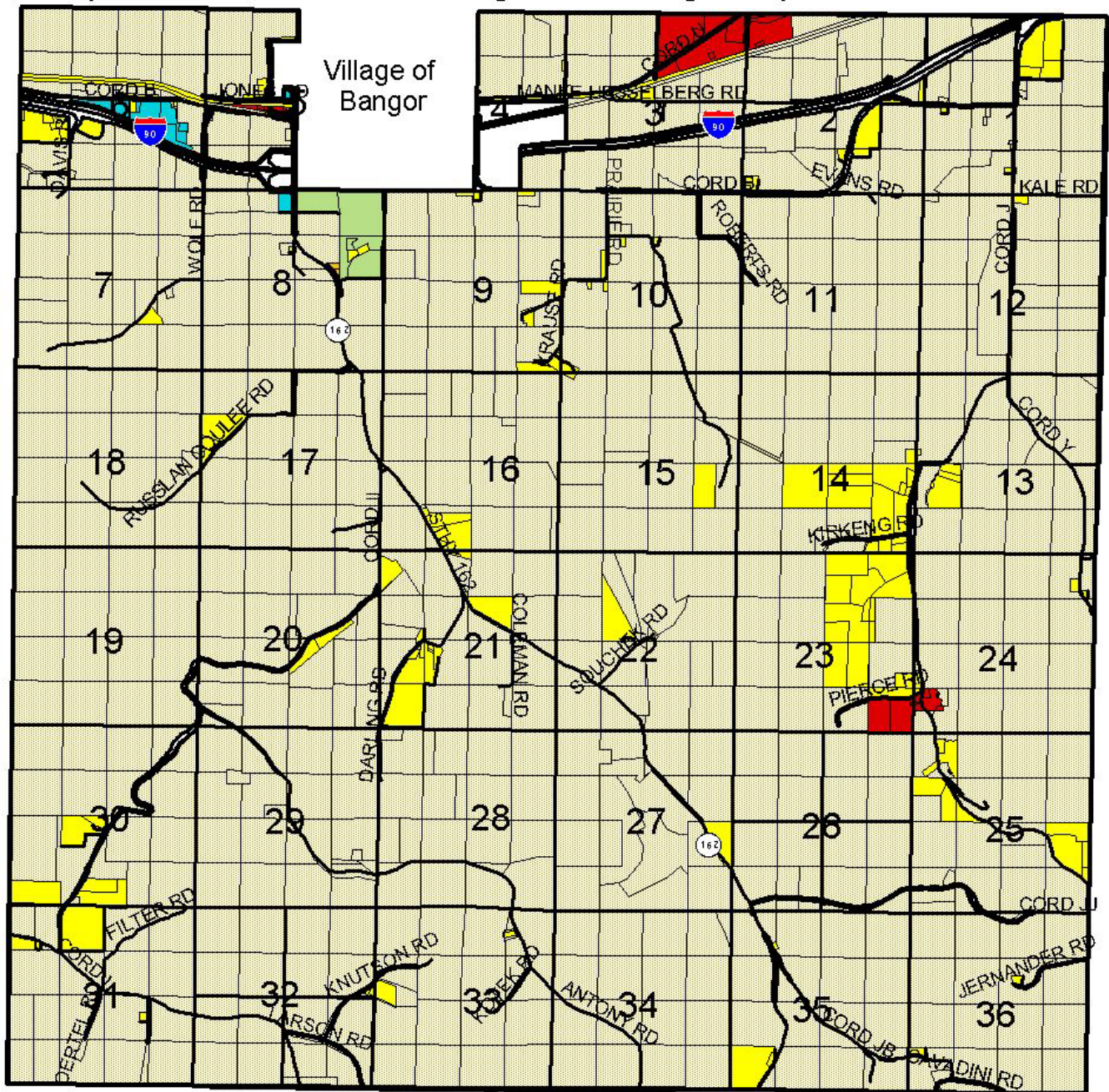


0.4 0 0.4 0.8 Miles

Map prepared by the Mississippi
River Regional Planning Commission
September 2007
Source of Information: La Crosse County
Land Use Inventory 2005

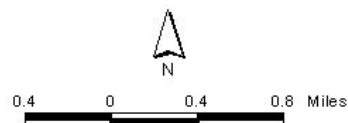
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Map 1-2.2 Town of Bangor Zoning Map



Zoning Districts

- Agriculture A
- Agriculture B
- Commercial B
- Exclusive Agriculture
- Industrial
- Mobil Home Ct.
- Transitional Agriculture



Map prepared by the Mississippi
River Regional Planning Commission
September 2007
Source of Information:
La Crosse County Zoning Dept.

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3. Housing Conditions

The following is an analysis of the current housing situation in the Town based on 2000 Census statistics. This information is provided to assist in addressing future housing needs and growth.

Housing Units by Type and Year Built

Tables 3.1, Table 3.2 and Map 1-3.1 provide information on existing housing structures in the Town of Bangor, La Crosse County, State of Wisconsin and the U.S. As of the 2000 census over 85% of the Town of Bangor's housing units were single-family units. La Crosse County, the State of Wisconsin and the Nation had less single-family units and reported 60%, 66% and 60.3% respectively. The 2nd largest housing group in the Town of Bangor is mobile homes at 13.1%.

Over 28% of the Town of Bangor's housing stock was built in 1939 or earlier as compared to La Crosse County, State of Wisconsin and the Nation who reported 20.8%, 23.4% and 15.0%. The remaining housing stock in the Town was constructed in the following time frames: 1940-1979 (37.4%), 1980 through 2000 Census (33.8%). Building permits issued by the La Crosse County Zoning Department indicate that in the last 7 years 2000-2006 and additional 29 single family dwellings were constructed in the Town.

Median Housing Value

The median value of a home in the Town of Bangor was \$87,000 in 2000, compared to La Crosse County at \$96,900, State of Wisconsin at \$112,200, and the U.S. at \$119,600 (See Table 3.3).

Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Bangor, adjacent towns, La Crosse County, the State and Nation. In the Town of Bangor 75% of houses are owner occupied compared to 65.1% in La Crosse County, 89.8% State, and 66.2% in the Nation. As of the 2000 Census, the Town of Bangor has a 2.4% vacancy rate for available housing. The available housing vacancy rate is the portion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

Table 3.1 Town of Bangor, Housing Units by Type, 2000

Type	Town of Bangor	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	189	85.1	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	0	0.0	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	4	1.8	4,178	9.6	190,889	8.2	4,995,350	4.3
3 or 4 units	0	0.0	1,966	4.5	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	2,210	5.1	106,680	4.6	5,414,988	4.7
10-19 units	0	0.0	1,847	4.2	75,456	3.3	4,636,717	4.0
20 or more units	0	0.0	3,130	7.2	143,497	6.2	10,008,058	8.6
Mobile Home	29	13.1	2,675	6.2	101,465	4.4	8,779,228	7.6
Other	0	0.0	12	0.0	2,703	0.1	262,610	0.2
Total	222	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Table 3.2 Town of Bangor, Year Structure Built, 2000

Year Built	Town of Bangor	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to March 2000	6	2.7	1074	2.5	50735	2.2	2,755,075	2.4
1995-1998	16	7.2	3417	7.9	170219	7.3	8,478,975	7.3
1990-1994	10	4.5	3198	7.4	168838	7.3	8,467,008	7.3
1980-1989	43	19.4	5568	12.8	249789	10.8	18,326,847	15.8
1970-1979	36	16.2	8013	18.4	391349	16.9	21,438,863	18.5
1960-1969	13	5.9	4847	11.1	276188	11.9	15,911,903	13.7
1940-1959	34	15.3	8318	19.1	470862	20.3	23,145,917	20.0
1939 or Earlier	64	28.8	9044	20.8	543164	23.4	17,380,053	15.0
Structures	222	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government, 2000

Governmental Unit	2000 Median Housing Value
T. Bangor	87,000
T. Barre	124,300
T. Burns	90,600
T. Greenfield	128,200
T. Hamilton	123,800
T. Washington	82,500
V. Bangor	90,600
V. Rockland (Pt.)	79,100
V. West Salem	102,500
La Crosse Co	96,900
State	112,200
U.S.	119,600

Source: Bureau of Census, 2000

Town of Bangor Existing Conditions Report – Housing Conditions

Table 3.4 Housing Unit Occupancy Rates, 2000

Governmental Unit	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
T. Bangor	216	75.0	25.0
T. Barre	347	83.6	16.4
T. Burns	349	88.0	12.0
T. Greenfield	549	89.8	10.2
T. Hamilton	697	87.8	12.2
T. Washington	228	82.9	17.1
V. Bangor	524	75.8	24.2
V. Rockland (Pt.)	213	78.4	21.6
V. West Salem	1,706	75.1	24.9
La Crosse Co	41,599	65.1	34.9
State	2,084,544	89.8	10.2
U.S.	105,480,101	66.2	33.8

Source: Bureau of Census, 2000

Table 3.5 Housing Unit Vacancy Rates, 2000

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Bangor	0.6	1.8
T. Barre	1.7	1.7
T. Burns	0.0	0.0
T. Greenfield	0.8	6.7
T. Hamilton	0.5	0.3
T. Washington	0.5	2.5
V. Bangor	0.8	5.9
V. Rockland (Pt.)	0.0	1.4
V. West Salem	1.2	3.0
La Crosse Co	1.0	4.9
State	1.2	5.6
U.S.	1.7	6.8

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents, 27.8%, moved into their present household between 1980 and 1989. Over 50% of residents moved into their present household prior to 1990.

Table 3.6 Town of Bangor Year Householder Moved In

Year Moved In	Percent
1999 to March 2000	12.7
1995 to 1998	20.5
1990 to 1994	14.1
1980 to 1989	27.8
1970 to 1979	9.8
1969 or earlier	15.1

Source: U.S. Bureau of Census, 2000

Affordability of Housing

Table 3.7 illustrates the affordability of housing in the Town of Bangor, surrounding municipalities, La Crosse County, the State of Wisconsin and the Nation. In the Town of Bangor residents of 12.3% of the units sampled spent more than 30 percent of their income on their housing units. This was a lower percentage than the County (16.8%), State (17.8%) and Nation (21.8%). Of the Town's sampled residents, about 52% spent less than 15 percent of their income on their housing units.

Table 3.7 Percent of Income Spent on Owner-Occupied Units, 2000

Governmental Unit	Total Specified Owner-Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Bangor	73	52.1	35.7	12.3	0.0
T. Barre	157	47.8	37.6	14.6	0.0
T. Burns	134	50.7	32.9	16.4	0.0
T. Greenfield	280	38.6	37.9	23.6	0.0
T. Hamilton	471	35.0	46.9	18.0	0.0
T. Washington	72	44.4	43.1	12.4	0.0
V. Bangor	376	43.1	42.8	14.1	0.0
V. Rockland (Pt.)	161	37.3	44.1	18.6	0.0
V. West Salem	912	41.3	43.1	15.6	0.0
La Crosse County	21,881	37.5	45.2	16.8	0.5
State of Wisconsin	1,122,467	36.8	45.0	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: Bureau of Census, 2000

Table 3.8 shows renter occupied units and percent of income spent on sampled units by residents in the Town of Bangor, surrounding municipalities, La Crosse County, State of Wisconsin, and the Nation. Over 21% of the Town's sampled residents spent 30 percent or more of their income on their renter occupied units. About 50% of the Town's sampled residents spent less than 30 percent of their income on their renter occupied unit, as compared to the County (63.3%), State (62.6%) and Nation (55.6%).

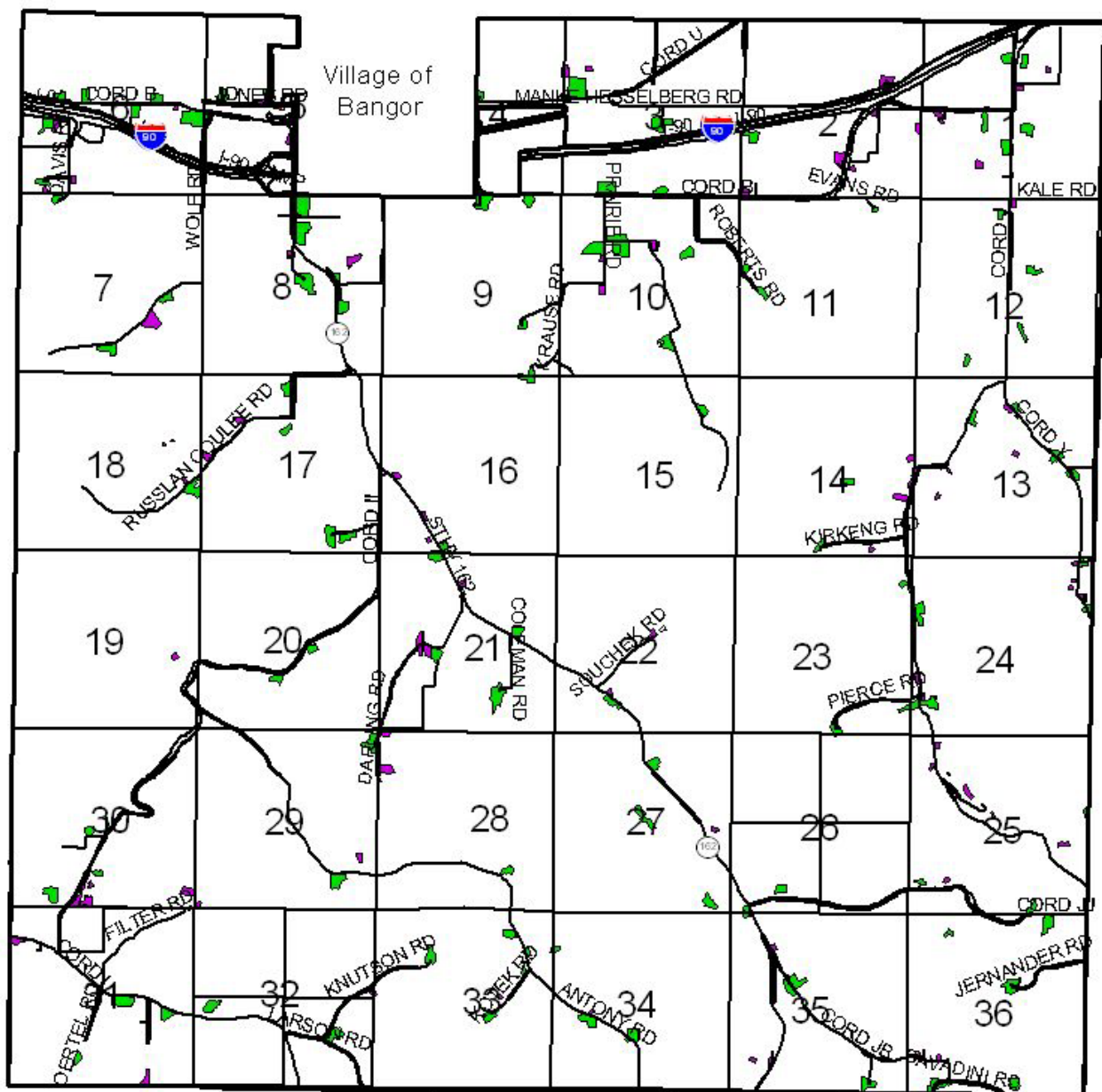
Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Bangor	28	42.9	7.1	21.4	28.6
T. Barre	48	29.2	37.6	14.6	18.8
T. Burns	27	33.3	51.8	14.8	0.0
T. Greenfield	53	26.4	32.0	22.6	18.9
T. Hamilton	36	41.7	58.3	0.0	0.0
T. Washington	25	20.0	20.0	32.0	28.0
V. Bangor	126	28.6	39.6	26.2	5.6
V. Rockland (Pt.)	47	31.9	27.6	27.7	12.8
V. West Salem	443	23.9	46.3	22.1	7.7
La Crosse County	14,358	21.1	42.2	33.6	3.2
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: Bureau of Census, 2000

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Map 1-3.1 Town of Bangor Housing Units



Housing Units

- Single Family
- Mobile Home
- Farmstead



Map prepared by the Mississippi
River Regional Planning Commission
November 2007
Source: La Crosse County
Land Use Inventory 2005

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4. Transportation

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

Public Road Inventory

The Town of Bangor participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Bangor by jurisdiction, classification and number of miles. An inventory of Town of Bangor roads is found in Appendix B.

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

Within the Town of Bangor there are 47.7 miles of public road that are under the jurisdiction of La Crosse County or the Town of Bangor. The Town of Bangor maintains 37 town roads (23.93 miles), of which all are classified as local roads. La Crosse County has 23.77 miles of public road in the Town of Bangor of which 11.11 miles are classified as collector roads and 12.66 miles are classified as local roads. Map 4.1 illustrates the Town of Bangor transportation system.



County Road J

Traffic Counts

Table 4.1 illustrates traffic counts available for the years of 1990, 1999 and 2005 for State Highways in the Town of Bangor. For the most part traffic counts in the Town of Bangor have increased. The most significant increase occurred on State Highway 162 which travels between the Village of Coon Valley and the Village of Bangor (Interstate 90 exit). Traffic decreased by 4% on State Highway 162 north of the Village of Bangor.

Table 4.1 Town of Bangor – Average Daily Traffic Counts

Location	1990	1999	2005	% Chg. 1990- 2005
State Hwy. 162 South of V. of Bangor	1120	-	1900	70%
State Hwy. 162 North of V. of Bangor	2300	2100	2200	-4%
State Hwy. 162 at South Town Line	590	900	910	54%
County Road B West of V. of Bangor	790	1200	1300	65%
County Road B East of V. of Bangor	400	550	700	75%

Source: Wisconsin Department of Transportation



Interstate - 90

Interstate Highways

Interstate-90 travels (east/west) through the northern part of the in the Town of Bangor. Access to the Interstate is available via State Hwy. 162 Bangor exit. Interstate-90 is classified as a Principal Arterial-Interstate and its function is to serve as a high speed large traffic volume expressway.

Town of Bangor Existing Conditions Report – Transportation

Highways

State Highway 162 passes through most of the Town of Bangor in a geographic north-south orientation. State Highway 162 travels between the Village of Coon Valley and the Village of Bangor (Interstate 90 exit), and intersects State Highway 16 north of the Town of Bangor.

Para Transit

The La Crosse County Department of Aging operates a “minibus” service to La Crosse County residents that are either disabled, 60 years or older, or otherwise unable to utilize conventional transportation means. The Department of Aging contracts with a private operator to provide this service to Town of Bangor and County residents. This service can be accessed by residents by calling the La Crosse County Aging Department.

Taxis

Three taxi operators provide taxi service to La Crosse County residents.

Intercity Bus Service

No Intercity bus service is provided to the Town of Bangor. Jefferson Lines provides daily scheduled bus service to the La Crosse area. The intercity bus terminal is located approximately in the City of La Crosse at 601 St. Andrew Street. The bus line connects to Greyhound’s national service network in Madison and Minneapolis/St. Paul.

Freight Rail Service

The Class I Canadian Pacific Railway travels east/west through the Town of Bangor. The Canadian Pacific Railway connects the area to Milwaukee and Minneapolis/St. Paul and could potentially provide service to the Village of Bangor and the Town of Bangor. Several businesses adjacent to the railroad have freight rail access. Additional Class I rail companies provide service to the La Crosse County area; the Union Pacific Railroad, the Burlington Northern Santa Fe, and the Iowa, Chicago and Eastern Line.



Canadian Pacific Railroad Tracks

Passenger Rail Service

Daily passenger service (AMTRAK) is available in La Crosse, Wisconsin. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul. One westbound and one eastbound train stop at the La Crosse terminal daily.

High Speed Passenger Rail Service for the region continues to be a possibility as the Midwest Regional Rail Initiative (MWRRI) has a nine state plan intended to improve passenger rail transportation in the Midwest. The project is in the early stages but the preferred connecting the Twin Cities with Chicago/Milwaukee would go through the City of La Crosse.

Airports

There are no public airports located in the Town of Bangor. The La Crosse Municipal Airport is located to the 10 miles to the west of the Town of Bangor. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and in some cases wide body jets and military transports. The La Crosse Municipal Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year round by American Eagle, Northwest Airlines, and Skyway Airlines.

Water Transportation

The Town of Bangor is not located on a commercial waterway. The nearest water transportation is located at the Port of La Crosse, in La Crosse, Wisconsin. The Port of La Crosse serves ingoing and outgoing barge traffic on the Mississippi River. It provides water access for freight through public and private terminals. Cargo primarily shipped by barge in the region include liquid bulk cargo (chemicals, petroleum, etc.) and dry bulk cargo (grain, scrap metal, etc.).

Trucking

Truck transportation for hauling consumer goods is an important part of the regional, state and national economy. Through trucking in the Town of Bangor primarily takes place on State Highway 162 and Interstate-90. Trucking of local goods (non-metallic minerals, agricultural products), for the most part take place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the Spring thaw.



STH 162 and I90 Exit Signs

Pedestrian/Bike Trails

There are no County parks located in the Town of Bangor. A large portion of the 3,109 acre Coulee Experimental Forest is located in the west area of the Town of Bangor and provides walking and hiking trails. The La Crosse River State Bicycle Trail traverses the Town of Bangor for approximately 5 miles. The trail is 21.5 miles in total length connecting to the Great River State Trail and the Sparta-Elroy State Trail. In addition, over 35 miles of low volume-hard surface local roads are located in the Town of Bangor. These local roads provide residents and tourists with biking and walking opportunities.

A state funded snowmobile trail travels east to west through the Town of Bangor for approximately 5 miles and goes through the Village of Bangor connecting to the Village of Rockland to the east and the Village of West Salem to the west. The State Trail also travels north out of the Village of Bangor towards Mindoro.

STATE AND REGIONAL TRANSPORTATION PLANS

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

Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21st Century -November 1995

The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25 year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the Town of Bangor are detailed in the plan. However, grant funding opportunities, local road assessment programs, elderly travel assistance programs that affect local units of government in Wisconsin are described within the plan.

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

Wisconsin State Highway Plan – February 2000

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas; traffic movement, safety, and pavement preservation. The plan is updated every six years. The plan does not specify any specific facility improvements within the Town of Bangor.

Wisconsin DOT Six Year Highway Improvement Program

The plan details all road construction programs to be constructed in the state between 2006 and 2011. A review of the plan identifies one project that will take place in the Town of Bangor. In 2009-2011, State Hwy. 162 from State Hwy. 33 to State Hwy. 16 will be maintained by milling the existing pavement and re-surfacing with asphalt.

Wisconsin Bicycle Transportation Plan 2020 – December 1998

The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. The plan does not specify any projects in the Town of Bangor.

The Wisconsin Pedestrian Policy Plan 2020 – March 2002

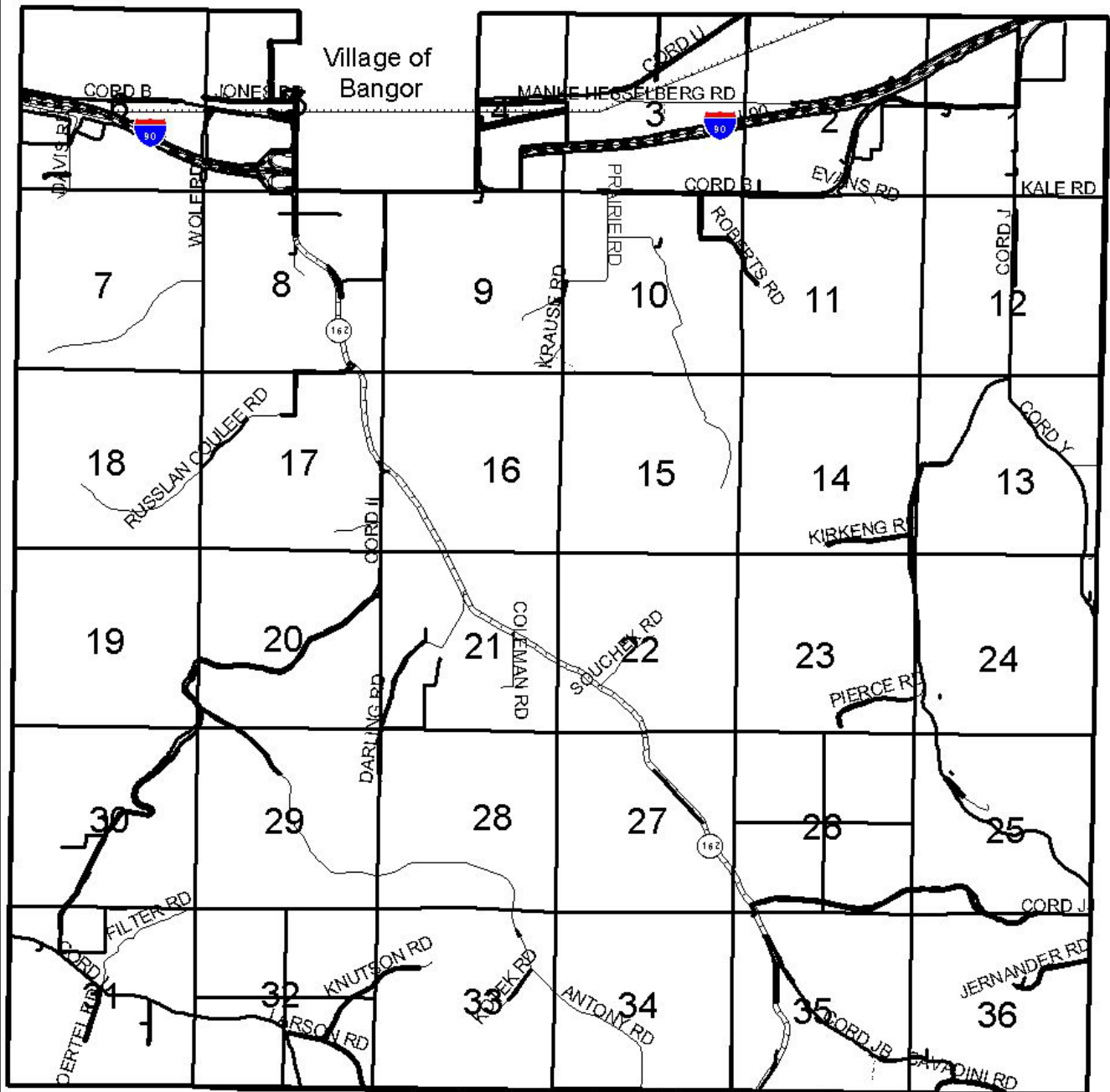
"The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are no specific recommendations in the plan for the Town of Bangor.

REGIONAL OR COUNTY TRANSPORTATION PLANS

2030 La Crosse and La Crescent Metropolitan Area Transportation Plan

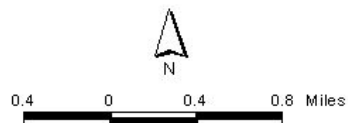
The Town of Bangor is located in close proximity to the La Crosse and La Crescent Metropolitan Planning Area (MPO). The MPO is required to prepare a 20-year Transportation Plan. In 2005 the MPO updated its 20-year Transportation Plan which includes long range and short range strategies and actions that lead to an integrated inter-modal transportation system for the planning area. The plan also identifies anticipated projects for the planning area. The plan did not identify any projects in that would impact the Town of Bangor.

Map 1-4.1 Town of Bangor Transportation System



Transportation Facilities

- County
- Interstate
- Town
- Private
- State
- Railroad



Map prepared by the Mississippi
River Regional Planning Commission
November 2007
Source: U.S. Census Bureau Road
Data

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5. Economic Assessment and Analysis

Employment and Household Income Information

As of the 2000 Census, the Town of Bangor had 312 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (71%) of the workers (Table 5.1). Self-employed workers made up 15.5% of the workforce and government workers made up 12.9% of the workforce. The largest occupation group as of the 2000 Census was Management, Professional and Related Occupations reporting 36.6% in that occupation group.

Table 5.1 Town of Bangor Employment Status, Occupation, and Class of Worker

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	432	100.0
In Labor Force	312	72.2
Civilian labor force	312	72.2
employed	303	70.1
unemployed	9	2.1
Armed Forces	0	-
Not in Labor Force	120	27.8
OCCUPATION	NUMBER	PERCENT
Management Professional	111	36.6
Service	50	16.5
Sales and Office	47	15.5
Farming, Fishing, and Forestry	12	4.0
Construction, Extractions, and Maintenance	39	12.9
Production, Transportation, and Material Moving	44	14.5
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	215	71.0
Government workers	39	12.9
Self-employed workers	47	15.5
Unpaid family workers	2	.7

Source: U.S. Census Bureau 2000

Unemployment Rates

Annual unemployment rates are only available at the County, State and National level, (Table 5.2). The rates over the last seven years have ranged from a low of 3.2 in 2000 to a high of 4.5 in 2003. La Crosse County consistently has a lower unemployment rate than the State or Nation. The lower unemployment rate is the result of La Crosse County's regional trade center role and the County's strong manufacturing base that has created many regional business service opportunities primarily in the health care, trucking and printing industries.

Table 5.2 La Crosse County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate

	2000	2001	2002	2003	2004	2005	2006
La Crosse Co.	3.2	3.7	4.3	4.5	4.1	4.1	3.8
State of Wis.	3.4	4.4	5.3	5.6	5.0	4.8	4.7
U.S.	4.0	4.7	5.8	6.0	5.5	5.1	4.6

Source: Wisconsin Department of Workforce Development

Income and Poverty

Table 5.3 illustrates the median household, median family income, per capita income and poverty rates in the Town, County, State and Nation. The family median income for the Town residents increased by over \$18,750 from 1989 to 1999. The County, State and Nation reported increases of \$17,000, \$17,829 and \$14,821 respectively. During this same time period per capita income increased by \$5,317 in the Town. The County, State and Nation reported increases of \$7,659, \$13,589 and \$7,167 respectively. The Town of Bangor's poverty rate decreased to 3.9% in 1999, a significant decrease of over 13% increase from 1989. The Town's 1999 poverty rate was lower than the County (10.7%) and Nation (12.4%) and the same as the State's poverty rate of 8.7%.

Table 5.3 Median Household and Family Income, Per Capita Income & Percent in Poverty 1989-1999

Governmental Unit	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
T. Bangor	26,333	28,750	12,483	17.7	44,219	47,500	17,800	3.9
T. Barre	31,667	34,000	14,078	4.1	49,474	53,250	21,609	2.9
T. Burns	29,519	31,786	12,741	9.0	41,620	44,375	16,947	6.3
T. Greenfield	31,680	35,050	12,474	8.5	49,653	52,625	20,501	4.6
T. Hamilton	36,932	38,621	14,024	3.4	57,955	59,792	20,142	1.1
T. Washington	30,104	31,563	11,553	6.3	42,143	49,375	16,424	8.7
V. Bangor	26,023	30,903	10,697	11.4	42,102	46,058	17,648	6.3
V. Rockland	30,074	31,771	10,033	6.6	46,429	50,704	17,914	8.7
V. West Salem	26,398	32,028	10,868	7.8	43,449	50,176	19,904	3.5
La Crosse County	26,857	33,830	12,141	13.4	39,472	50,830	19,800	10.7
State of Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	27,135	8.7
United States	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: Bureau of Census, 2000

Commuting to Work

Table 5.4 illustrates how the residents in the Town of Bangor get to work. The majority of workers drove alone 70%, while 13.1% carpooled, and 10.1% of Town residents worked at home. The mean travel time to work for Town of Bangor workers was 28.6 minutes. Most of the Town's workforce is likely commuting to the urban centers of La Crosse County for work.

Table 5.4 Commuting to Work – Town of Bangor

Means of Travel	Percent
Car, Truck, Van – Drove Alone	70.0
Car, Truck, Van – Carpooled	13.1
Public Transportation (includes taxicab)	1.3
Walked	3.7
Other Means	1.7
Worked at Home	10.1
Mean Travel Time to Work 28.6 minutes	

Source: U.S. Census Bureau 2000

Top 10 Industries and Employers

In March of 2005, the largest employment industry in La Crosse County was educational services employing 5,405 people. The second highest employment industry was food services and drinking places employing 5,302 people (See Table 5.5). For confidentiality purposes, hospital and machinery manufacturing employment data was suppressed. It is a well know fact however, that these two industries are major employers in the County and are key economic drivers of the County's economy. Table 5.6 details La Crosse County's top 10 private employers. Gundersen Lutheran Administrative and Franciscan Skemp Medical Center are the county's largest employers, each employing 1,000+ workers.

Table 5.5 La Crosse County Prominent Industries

Industry	March 2005		Numeric Employment Change 2000-2005
	Establishments	Employees	
Educational services	25	5,405	98
Nursing & residential care facilities	18	1,891	62
Food services & drinking places	212	5,302	428
Hospitals	Not Available	Not Available	Not Available
Administrative and support services	99	2,839	412
Credit intermediation & related activity	45	1,820	335
Social assistance	45	2,040	312
Ambulatory health care services	108	4,064	678
Machinery manufacturing	Not Available	Not Available	Not Available
General merchandise stores	13	2,331	402

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

Table 5.6 La Crosse County Top 10 Privately Owned Employers

Establishment	Product or Service	Size (December 2003)
Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+ employees
Franciscan Skemp Medical Center Inc	Gen. medical & surgical hospitals	1000+ employees
American Standard Inc	AC, refrig., & forced air heating mfg	1000+ employees
First Federal Capital Bank	Savings institutions	1000+ employees
Kwik Trip Inc	Convenience stores	1000+ employees
Wal-mart Associates Inc	Discount department stores	500-999 employees
Centurytel Service Group LLC	Managing offices	500-999 employees
Northern Engraving Corp	All other plastics products mfg	500-999 employees
Apac Customer Services Inc	Telemarketing bureaus	500-999 employees
Bethany St. Joseph Corp	Nursing care facilities	250-499 employees

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

Industry Projections

Industry projections are available for the Western Workforce Development Area, which includes La Crosse County from the Wisconsin Department of Workforce Development. Table 5.7 indicates that over the next several years the largest projected employment increases will take place in the healthcare services and nursing/residential care industries.

Table 5.7 Industry Projections for Western Workforce Development Area*, 2004-2014

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

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

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

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

Tables 5.8 through 5.10 illustrate the industries with the most potential for growth between 2002 and 2012. The nursing profession is anticipated to have the largest percentage increase of new jobs (29.5%) over the ten year period. The fastest growing occupations over the period are projected to be medical assistants, medical records/health info techs, and computer software engineers. The occupational field projected to have the most job openings in the Western Workforce Development Area is once again nursing followed by truck drivers.

Town of Bangor Existing Conditions Report – Economic Assessment and Analysis

Table 5.8 Top 10 Occupations With The Most New Jobs In The Western Workforce Development Area*, 2002-2012

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

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

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

Table 5.9 Top 10 Fastest Growing Occupations In The Western Workforce Development Area*, 2002-2012

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

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

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

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

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

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

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

Strengths And Weaknesses For Fostering Economic Growth

Fostering economic development in the Town of Bangor is challenging. Part of the reason for this is the fact that most residents want the Town to maintain its rural character and do not want to encourage housing, business and industrial growth. Strengths and weaknesses effecting economic growth in the Town of Bangor and La Crosse County include:

Strengths

- regional trade center serving a tri-state area
- access to multiple transportation modes
- low unemployment rate
- great natural resources
- available land and building space
- high quality of life
- high quality elementary, secondary and post secondary educational system
- health care
- health care jobs
- strong manufacturing base
- high quality transportation system
- high quality recreational resources
- access to Interstate 90

Weaknesses

- infrastructure limitations
- lack of large parcels of land that can be efficiently and economically readied for large scale business and industrial development
- decline in high quality manufacturing jobs
- Image of manufacturing as a career choice (manufacturing is a key economic driver of the greater La Crosse area and Western Wisconsin)
- Aligning public resources to meet needs of the key industries in the metro area could be improved upon

Environmentally Contaminated Sites in the Town of Bangor

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying the contaminated sites in the Town of Bangor. Table 5.11 lists the sites and their status.

Table 5.11 BRRTS Sites – Town of Bangor

Site	Activity Type	Location	Spill Information	Site Status
Stella Jones (Webster Lumber)	ERP	W1038 CTH U, Bangor Township	There are 7 remediation and 2 waste activities at this location.	Remediation activities: 1 open, 2 historic, 4 closed. Waste activities: 1 active & 1 inactive.
Coulee Region Enterprises	LUST	N4824 Hahn Rd, CTH U, Bangor Township	Petroleum Risk	Closed

Source: Wisconsin Department of Natural Resources Note: LUST = Leaking Underground Storage Tank and ERP = Environmental Repair

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the State. There were no disposal sites listed in the DNR's Registry of Disposal Sites for the Town of Bangor. It should be noted the registry used from the DNR's website was last updated June, 1999.

County, Regional and State Economic Development Programs

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

County Programs

- La Crosse County Economic Development Fund

Regional Programs

- ▶ Western Wisconsin Technology Zone
- ▶ 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)
- ▶ Value Added Dairy Initiative (Grow Wisconsin)
- ▶ Wisconsin Department of Commerce Enterprise Development Zone Program
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- ▶ Wisconsin Department of Commerce Rural Economic Development Program
- ▶ Wisconsin Department of Commerce Entrepreneurial Training Grant

Federal Programs

- ▶ U.S. Department of Agriculture, Rural Development Administration, Rural Utility Services Loan and Grant Program
- ▶ U.S. Department of Agriculture, Rural Development Administration, Rural Business Enterprise Grant

6. Existing Utilities and Community Facilities

Sanitary Waste and Water Supply: The Town does not have public water or sewer service. Enforcement of private on-site wastewater treatment system standards (Wisconsin Administrative Code: COMM 83) is enforced by the La Crosse County Health Department. Any form of residential or business development in the Town needing water or sewer service is dependent upon providing their own private onsite wastewater treatment system.

Solid Waste/Recycling: The Town of Bangor maintains a garbage and recycling center. Residents can bring their solid waste and recyclables to the facility at N4400 State Road 162 on Friday afternoons and Saturdays.

Storm Water Management: The Town of Bangor is located in the Bad-Axe La Crosse Basin and is located in the Little La Crosse and Lower La Crosse River watersheds. These watersheds collect the storm water via roadway ditches or streams and carry the waters out to the La Crosse River and Mississippi River. The Town does not have any storm sewer lines to maintain. La Crosse County's Construction Site Erosion Control Ordinance is a tool that is used to control erosion and manage storm water volume and pollution of storm water. The Town also manages storm water through routine maintenance on their culverts, bridges and road ditches by keeping them free of debris.

Town Government Structure: The Town of Bangor has five elected officials serving the public. They are the chairman, two supervisors, town clerk, town treasurer, and an appointed town assessor. A seven member Town Planning Commission also was formed to help develop the Town Plan.

Town Facilities: The Bangor Town Hall/Shop/Recycling facility are located at N4400 State Road 162.

The Town employs one full time employee and three part time employees. Bangor contracts with private companies for selected maintenance of Town roads.



Bangor Town Hall

Fire Protection, Police Protection and Emergency Management: The Town of Bangor does not have a fire department. Fire protection is provided by the Bangor-Burns Volunteer Fire Department and the West Salem Fire Department.

The Town of Bangor does not have a police department. The La Crosse County Sheriffs Department provides law enforcement to the town.

La Crosse County Emergency Government Office is responsible for HAZMAT planning for La Crosse County.

Emergency Medical Services: Tri-State Ambulance Service and Medlink Air both based out of La Crosse provide emergency medical services for Town residents. First responders are provided through the Bangor First Responders.

The La Crosse County 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in La Crosse County. The system uses the enhanced 911 system that provides emergency communications to all providers allowing quick and accurate emergency assistance.

Health Care and Day Care Facilities: There are no health care or day care facilities located in the Town of Bangor but residents are within 10-15 miles of the Franciscan Skemp Healthcare-Onalaska Clinic, 1212 Well St., Onalaska, WI 54650; and the Gundersen Lutheran-Onalaska Clinic, 3100 S. Kinney Coulee Road, Onalaska WI 54650. Town residents also have access to two major hospitals located in the City of La Crosse: Gundersen Lutheran located at 1900 South Avenue, and Franciscan Skemp located at 700 West Avenue in the City of La Crosse. Several private daycare facilities are also available for residents in Town of Bangor.

Educational Facilities: Bangor and West Salem school districts serve The Town of Bangor (See Map 1-6.1). The majority of Town of Bangor residences are located in the Bangor School District with just a small portion of students attending school in the West Salem School District.

Post-secondary education opportunities are readily available for town residents through the University of Wisconsin – La Crosse, Western Technical College, and Viterbo University all located in La Crosse.



Bangor School

Libraries: Bangor Town residents have access to several libraries. The libraries readily accessible to town residents include: The Village of Bangor's library at 1720 Henry Johns Boulevard; La Crosse Public Library (Main), 800 Main Street, La Crosse, WI; Onalaska Public Library, 721 Oak Ave South, Onalaska, WI; and West Salem's library (Hazel Brown Leicht Memorial Library), 201 Neshonoc Road, West Salem, WI.

Parks and Recreation Facilities: There are no public parks located in the Town of Bangor. Part of the Coulee Experimental Forest is located in the Town which offers opportunities for hiking, cross country skiing, wildlife viewing, bird watching and hunting. Bangor Veterans Memorial Park located in the Village of Bangor offers picnicking and fishing opportunities. In addition, the Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations throughout the Town.



Cemetery located in Town of Bangor

Churches and Cemeteries: There are no churches located in the Town of Bangor. The Welsh Congregational Cemetery is located in the Town 1/2 mile south of the junction of County Road B and County Road J, historically the Congregational Church of Fish Creek. A cemetery is also located on County Road B in Section 1. Map 6.1 shows the location of community facilities and recreational facilities in the Town.

Electricity/Telephone and Cable/Internet Services: There are no electric power stations in the Town of Bangor. Electricity to town residences is provided by Xcel Energy and Bangor Municipal Utility. Centurytel and Charter Communications provide telephone and internet/cable service to residents.

Communication Towers: There is one radio and microwave tower located in the Town of Bangor. La Crosse County has an ordinance that regulates height and location of communication towers. The ordinance details a public process that must be followed by parties interested in constructing a communication tower. The ordinance does apply to land areas in the Town of Bangor.

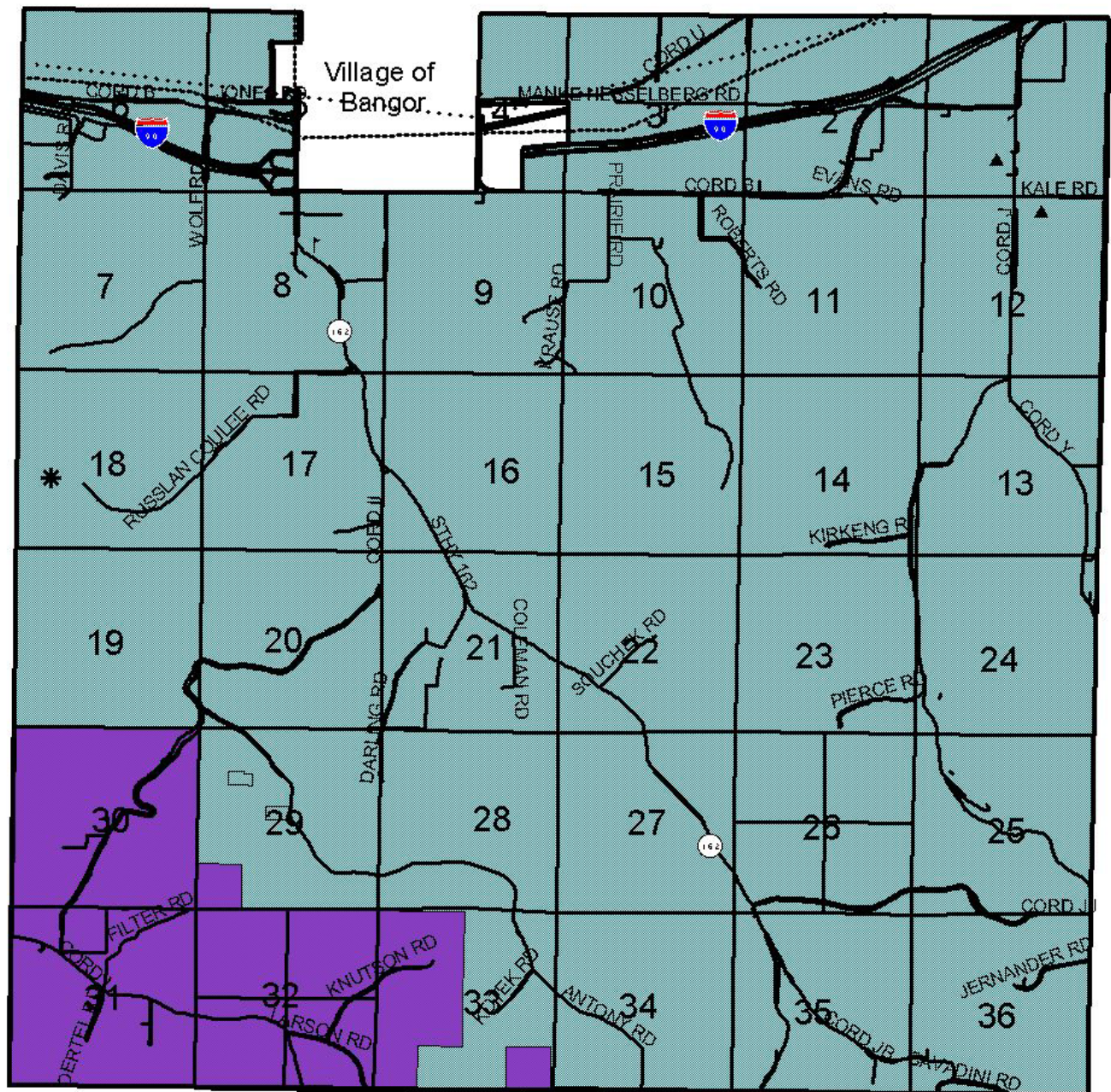


Cell Tower located in Town of Bangor

Future Expansion of Utilities and Community Facilities: Population and development projections developed during the planning process indicate that the Town of Bangor will experience some growth and development throughout the planning period. Based on the projections the existing community facilities provide adequate services to the town residents throughout the planning period. The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate modifications to the plan and community facilities will be addressed in future revisions.

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Map 1-6.1 Town of Bangor Community Facilities Map



Map prepared by the Mississippi River Regional Planning Commission
September 2008
Source: La Crosse County Comprehensive Plan and MRRPC Community Inventory

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7. Town of Bangor Intergovernmental Relationships

State and Federal Agencies

Wisconsin Department of Natural Resources (WDNR). The Town of Bangor has experienced little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Bangor and maintains floodplain regulations that are enforced through the County Zoning Office.

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

Federal Emergency Management Agency (FEMA). The Town of Bangor has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The Town recognizes this and has participated in the development of the La Crosse County All Hazards Mitigation Plan.

Regional Planning Commission

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

Other Local Governments

The Towns of Burns, Hamilton, Barre and Washington border the Town of Bangor in La Crosse County. The Towns of Leon and Sparta in Monroe County borders the Town of Bangor to the East. Bangor and West Salem school district boundaries also include parts of the Town. The Bangor-Burns Volunteer Fire Department the West Salem Fire Department provide fire protection to the town and have fire service agreements with neighboring departments. The Town has maintained very favorable working relationships with its neighboring local governments and school districts.

La Crosse County

The Town maintains positive relationships with numerous County agencies and departments. The La Crosse County Sheriffs Department provides police protection services to the Town. The La Crosse County Highway Department maintains county and state roads in the Town. The Town also has adopted the La Crosse County Zoning ordinances so the County enforces zoning within the Town. It is expected that these services will continue to be provided by the County.

Towns Association

The Town of Bangor is an active member of the La Crosse County Towns Association.

School Districts

Bangor and West Salem school districts serve the Town of Bangor. During the planning process no intergovernmental conflicts or planning concerns were identified with the school districts.

Comprehensive Planning

La Crosse County. La Crosse County has updated its Comprehensive Plan to meet the requirements of Section 66.1001, Wisconsin Statutes. The original County Comprehensive Plan “La Crosse County Wisconsin Development Plan 2020” was prepared by the Mississippi River Regional Planning Commission with cooperation of La Crosse County and the various local units of government between 1995 and 2000. In 2005, La Crosse County received a comprehensive planning grant from the Wisconsin Department of Administration to complete an updated plan meeting new planning requirements. The La Crosse County Comprehensive Planning was adopted on March 20, 2008.

The timing of the planning processes for La Crosse County and the Town of Bangor create an opportunity for the governmental entities to work cooperatively in the development of their respective plans. This cooperation is taking place as the local units of government, planning consultants and planning commissions monitor each others progress in an effort to create coordinated and consistent planning documents.

Towns of Barre, Bangor and Greenfield, Hamilton, and Washington. The Towns of Barre, Bangor, Greenfield, Hamilton and Washington developed Town Plans between 1995-1999. The towns of Bangor, Barre, Hamilton and Washington are currently working with the Mississippi River Regional Planning Commission to update their plans. It is anticipated that the Town of Greenfield will be updating their town plan within the next two years. A review of their existing plans did not illustrate any intergovernmental conflicts.

Village of Bangor, La Crosse County. The Village of Bangor is in the process of preparing a comprehensive plan.

8. Inventory of Agricultural, Natural and Cultural Resources

Agriculture

Agriculture and woodlands dominate the landscape in the Town of Bangor. Agriculture and the topography of the Town have had the greatest influence on the development of the Town. The importance of agriculture to residents has led to a modest amount of housing development in the Town allowing the Town to maintain its rural appearance.

Historically, agriculture played a key role in the Town of Bangor and La Crosse County. The Town has many steep coulees and slopes making farming and development difficult in some areas.

The following excerpt from the *La Crosse County, Farmland Preservation Plan, 1980* describes the agricultural history of La Crosse County.

"The county's economic base began with fur trading, but that moved west with the Indians. Lumbering was a significant industry until the 1900's. Agriculture in the valleys was always important. A farm report furnished by the County Clerk in 1881 shows a tabular statement of the acreage devoted to wheat, corn, oats, barley, rye, potatoes, apples, hops, tobacco, grass, and timber. Also included were the number of milk cows. It goes on to explain that ... a larger acreage has been sown to all types of grains except wheat, which has given place to corn, oats and barley. The fact that 10,000 acres less of wheat have been sowed, shows that a proper attention is being given to other crops mentioned and that stock raising is becoming a more profitable pursuit. The number of acres in grains, hops, cultivated grasses, potatoes, roots, apples and tobacco in 1880 was 90,591. At the present time there are about 112,683 acres in cropland including acreage for corn, soybeans, oats, alfalfa, hay fruits and vegetables, and tobacco."



Agriculture continues to be a vital component to the local economy.

Agricultural crops commonly grown in La Crosse County today include corn, soybeans, and alfalfa. More recent statistics from the 1997 and 2002 USDA Census of Agriculture show the following agricultural trends in La Crosse County:

- The number of farms in La Crosse County decreased from 933 in 1997 to 868 in 2002
- The size of farms decreased from 203 acres in 1997 to 201 acres in 2002
- The total cropland harvested increased from 76,468 acres in 1997 to 77,831 acres in 2002
- The number of cattle and calves in the county decreased from 36,769 in 1997 to 31,550 in 2002
- The 2002 USDA Census valued agricultural land at \$1,937 dollars per acre in La Crosse County.

Natural Resources

Soils. The Town of Bangor is entirely comprised of silty soils on dolomite uplands. Fayette and Dubuque soils are on the rounded ridges that are separated by rock escarpments from the steep side hills.

The La Crosse County Soil Survey designated approximately 20% of the soils in La Crosse County as "prime" soils. Prime soils were defined as being either Class I, Class II or Class III soils. These soils are typically on or near the Valley floors or on or near ridge tops. Map 1-8.1 illustrates soils by class in the Town of Bangor.

Groundwater. Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Bangor most geological formations contain water. On ridge tops water can be obtained from dolomite while on the valley bottoms water can be obtained from the sandstone bedrock. Groundwater reservoirs are recharged by direct precipitation mainly in the form of heavy rainfall and melting snow. Generally, all ground water is free of bacteria and safe to drink. Soft water is often found in the valley alluvium while hard water is often found in the upland bedrock.



Dutch Creek

Surface Water. There are several streams and creeks within the Town of Bangor. There are 27 miles of Class 1, 2 and 3 trout streams in the Town of Bangor: Bostwick Creek (Class 1, 2 and 3) 12.4 miles; Dutch Creek (Class 2) 9.4 miles; and Fish Creek (Class 3) 5.2 miles. Streams in the Town flow into the La Crosse River and eventually the Mississippi River. There are no natural or man-made lakes with the Town.

Topography and Watersheds. The Town of Bangor's landscape can be characterized as a ridge and valley topography. Map 1-8.2 illustrates the slope and topography in the Town of Bangor. One major watershed, the "La Crosse River Basin" drains the Town of Bangor to the Mississippi River.

Woodlands. Farmed ridges and valleys with woodlands on the steep valley walls characterize the Town of Bangor's landscape. Woodlands make up 28% or 4,951 acres of the entire Town.

Floodplains/Wetlands. The flood plain map for La Crosse County and the Town of Bangor was recently revised and adopted by La Crosse County in 2008. The floodplain map shows that only a few locations in the Town designated as a Special Flood Hazard Area that would be inundated by a 100-year flood (See Map 1-8.3 Town of Bangor Flood Plain Map). There are limited wetlands in the Town of Bangor. Digital mapping of wetlands is not yet completed for La Crosse County. Wetland maps are available for viewing at the La Crosse County Zoning and Planning Department. Potential wetland areas can be viewed online using the Wisconsin Department of Natural Resources Surface Water Data Viewer.

Open Space. Open spaces are one of the Town of Bangor's greatest attributes. Over 95% of the town's landscape is made up of forested, agricultural, undeveloped or public lands.

Non-Metallic Mineral Resources. There is one sand pit located in the Town of Bangor. It is located in Section 6.

Wildlife Resources. The agricultural fields, scattered forestlands, and streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are found in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds also make their home in the Town of Bangor and as previously mentioned the Town has 27 miles of Class 1,2,3, trout streams.

Air Quality. The Town of Bangor has a total population of around 600 people and limited commercial/industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be evaluated include unregulated outdoor burning and urban municipalities in proximity of the Town of Bangor.

Stream/Environmental Corridors. Natural stream environmental corridors in the Town would include Bostwick Creek, Dutch Creek and Fish Creek and their surrounding wetlands. The wooded uplands of the Town that cover the higher elevations of the valley walls are examples of natural occurring environmental corridors that provide important wildlife habitat.

Threatened and Endangered Species

Wisconsin in accordance with the Federal Endangered Species Act (ESA) has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. They include species legally designated as "Endangered" (*in danger of being extirpated from all or a portion of its range*) and "Threatened" (*the Wisconsin portion of the species population is either on the verge of extirpation or is a relic population*). Within La Crosse County there are 22 species listed as "Endangered" and 29 that are listed as "Threatened." Examples of the "Endangered" species present in La Crosse County are the Snowy Egret, Crystal Darter, Ebony Shell Mussel and the Carolina Anemone (plant).

Cultural Resources

Archeological and Historic Resources

A search of the Wisconsin National Register of Historic Places revealed 52 registered buildings or sites in La Crosse County. The register included historic houses, churches, mounds, historic camps and burial sites. There are no places or sites listed the National Register of Historic Places in the Town of Bangor.

Wisconsin's Architecture and History Inventory (AHI) was searched and 11 structures in the Town of Bangor were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses. It is a permanent record maintained by the Wisconsin Historical Society. The structures identified in the database included 7 houses, 2 one-six room schools, 1 storage building and 1 ag complex.

Recreational Resources

Part of the Coulee Experimental Forest is located in Bangor Township. This open space allows hiking, cross country skiing, wildlife viewing, nature study, bird watching, nature photography, and hunting. In addition, the Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations throughout the Town.



Coulee Experimental Forest

County Parks

There are no county operated public parks in the Town.

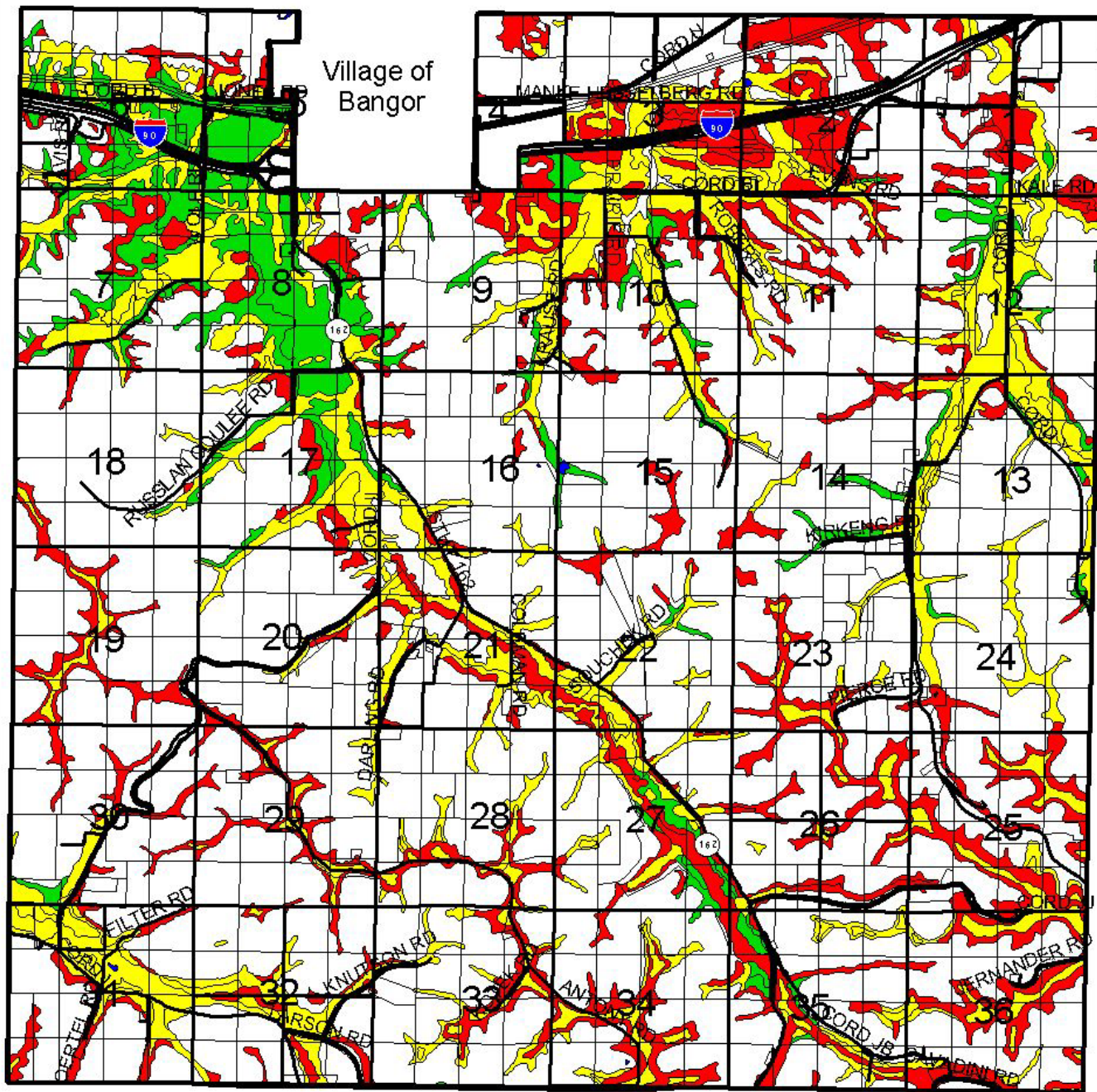
Table 8.1 below lists the Town's natural, cultural and recreation resources.

Table 8.1 Town of Bangor Natural, Cultural and Recreation Resources

Name of Site or Facility	Type of Site or Facility	Size in Acres	Features or Facilities on Site	Other Characteristics or Planning Issues
Coulee Experimental Forest	Open Space	3,109 Acres	Hiking, pleasure walking, wildlife viewing, nature study/bird watching, nature photography, hunting	
Bostwick Creek	Creek	12.4 miles in length	Class I, II, III Trout Stream	
Dutch Creek	Creek	9.4 miles in length	Class II Trout Stream	
Fish Creek	Creek	5.2 miles in length	Class III Trout Stream	

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Map 1-8.1 Town of Bangor Soils Map



Soils

- Class I
- Class II
- Class III
- Class IV-VIII
- Water

Description of Soil Classes

Capability grouping shows generally the suitability of soils for most kinds of crops. In the capability system kinds of soils are grouped at three levels with "capability classes" being the broadest grouping. Soils are designated in one of eight broad classes. Class I soils have few limitations that restrict their use. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Class III soils have severe limitations that limit the choice of plants and require special conservation practices. Class IV-VIII soils have increasingly severe limitations that generally make the lower classes unsuited for cultivation.

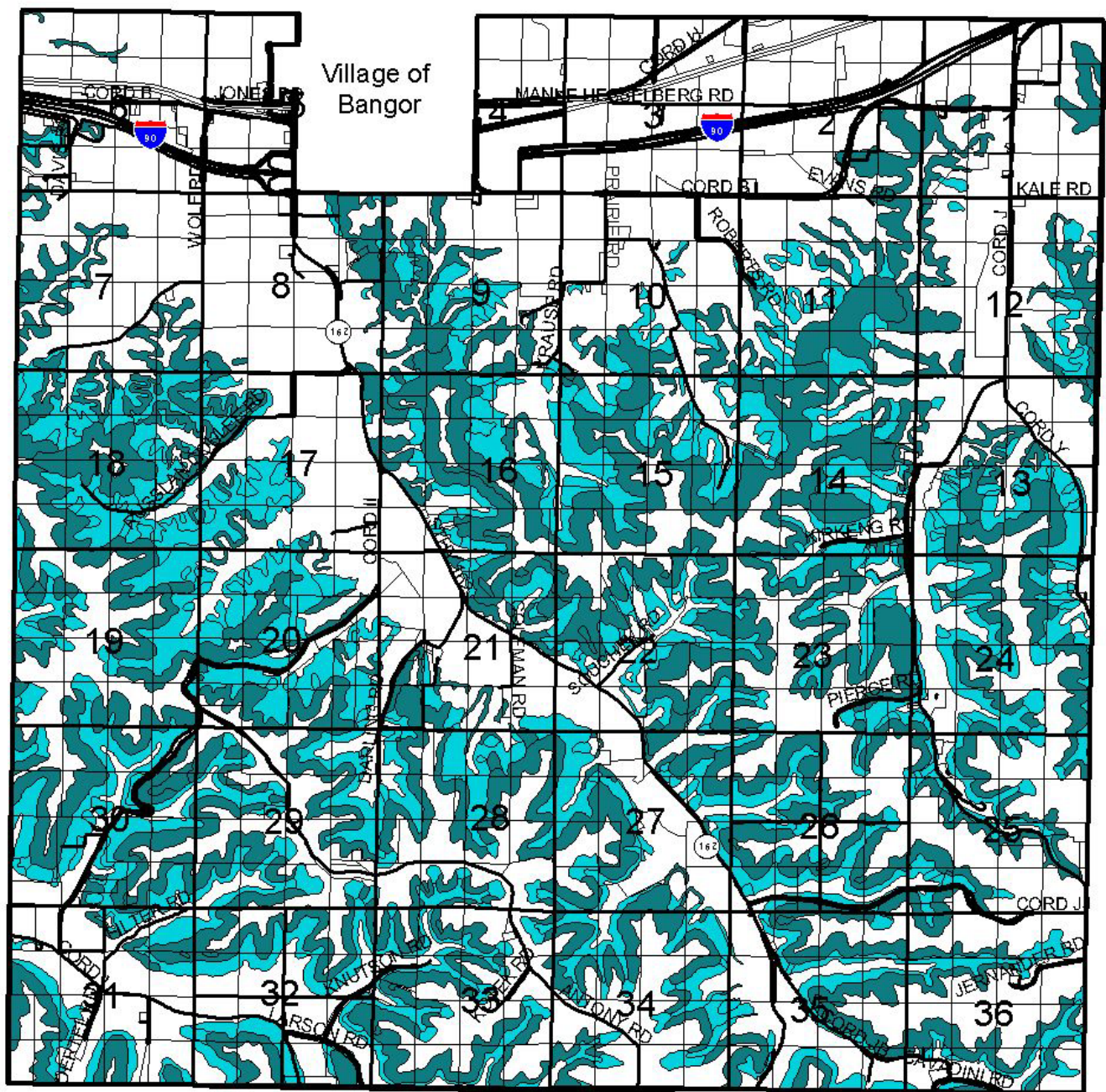
Map prepared by the Mississippi
River Regional Planning Commission
September 2007
Source: La Crosse County
Digital Soil Survey



0.4 0 0.4 0.8 Miles

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Map 1-8.2 Town of Bangor Slope Map



Percent Slope

- 0% to 20%
- 21% TO 30%
- Over 30%



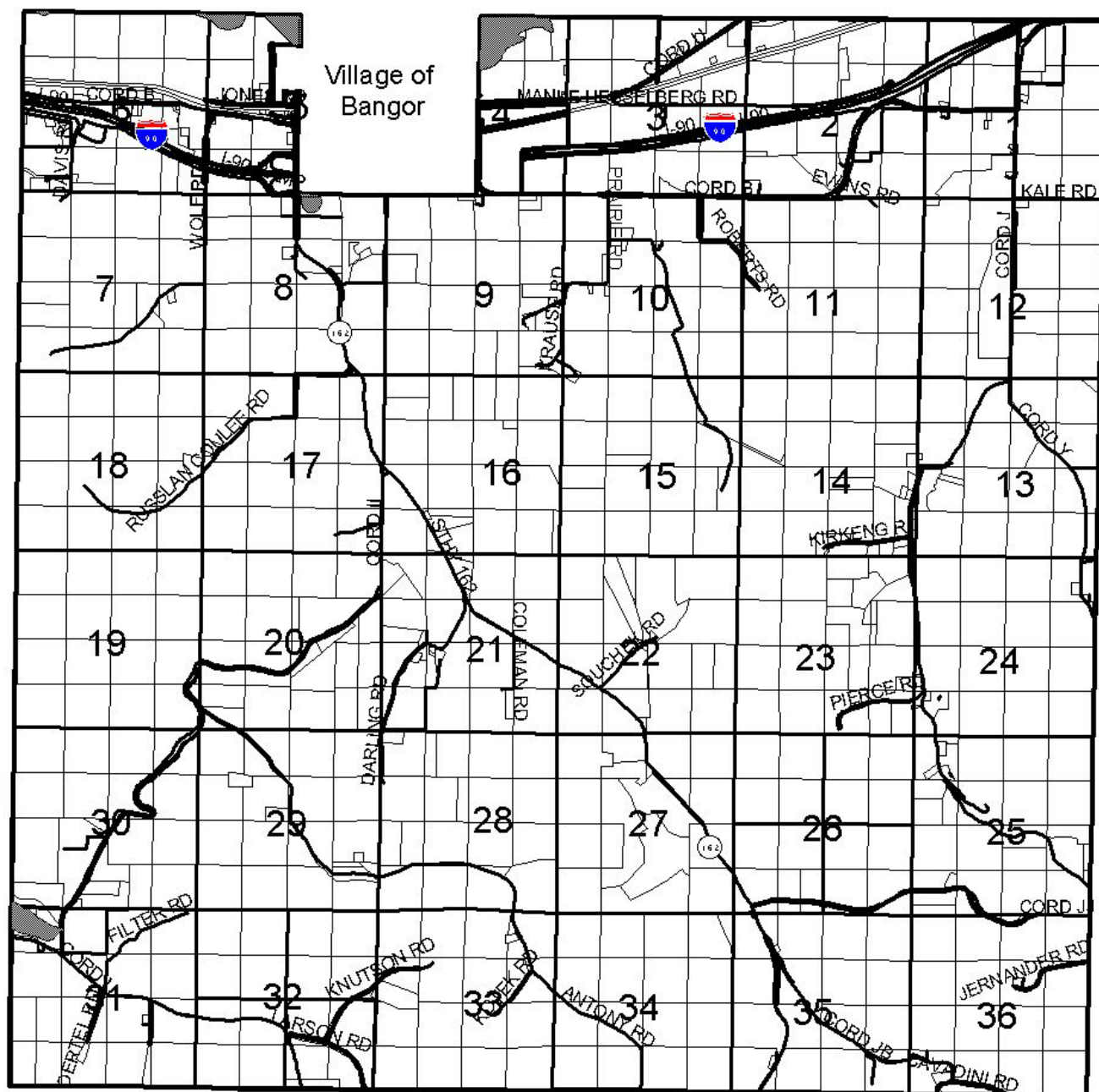
0.4 0 0.4 0.8 Miles



Map prepared by the Mississippi
River Regional Planning Commission
September 2007
Source: La Crosse County
Digital Soil Survey

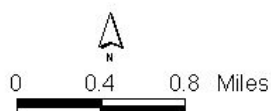
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Map 1-8.3 Town of Bangor Flood Plain Map



Flood Plain

- 100 Year Flood Plain
- Out of Flood Plain



Map prepared by the Mississippi
River Regional Planning Commission
November 13, 2008
Source: La Crosse County Flood Plain
Map

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APPENDIX 1. TOWN SURVEY

Town of Bangor 2007 Community Survey

This survey has been prepared as a means to gather community input on a variety of issues that will be addressed as part of the TOWN OF BANGOR COMPREHENSIVE PLAN. Please take a few moments to complete this brief survey. Please check only one box per question unless otherwise instructed. Please return the completed survey in the enclosed self addressed stamped envelope by August 31, 2007. If an additional person(s) in your household would like to complete a survey, feel free to make a copy(s). Your assistance is appreciated.

1. In what type of residence do you live?

- | | |
|--|--|
| <input type="checkbox"/> Single Family house, non-farm residence | <input type="checkbox"/> Single Family house, farm residence |
| <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Town House | <input type="checkbox"/> Multi-Family Condominium |
| <input type="checkbox"/> Multi-Family Apartment | <input type="checkbox"/> Part Time/Vacation Home |
| <input type="checkbox"/> Land Owner only | <input type="checkbox"/> Other (Please describe)_____ |

2. How many acres of land do you own?

- | | |
|--|--|
| <input type="checkbox"/> Less than 5 acres | <input type="checkbox"/> 81 acres or more |
| <input type="checkbox"/> 6 to 20 acres | <input type="checkbox"/> I do not own land in the Town |
| <input type="checkbox"/> 21 to 80 acres | |

3. How long have you lived in the Town of Bangor?

- | | |
|---|--|
| <input type="checkbox"/> Less than 1 Year | <input type="checkbox"/> 11-20 Years |
| <input type="checkbox"/> 1-5 Years | <input type="checkbox"/> More than 20 Years |
| <input type="checkbox"/> 6-10 Years | <input type="checkbox"/> I do not reside in the Town |

4. Do you work in the Town of Bangor?

- ☐ Yes
☐ No

5. How do you describe the speed at which development is occurring in the Town of Bangor?

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Too fast | <input type="checkbox"/> Do not know |
| <input type="checkbox"/> Too slow | <input type="checkbox"/> No opinion/Neutral |
| <input type="checkbox"/> About right | |

6. Is traffic a problem in the Town?

- ☐ Yes (see question #7)
☐ No
☐ No Opinion/Neutral

7. If you answered "yes" to question #6, please identify up to three dangerous roadways/intersections in the Town and explain why each is dangerous:

a.

b.

c.

8. The following list includes several statements that suggest choices about future directions for growth and development in the Town. Please place a check in the appropriate box next to each statement that indicates how you feel about that statement.

	Strongly Agree	Agree	No Opinion/ Neutral	Disagree	Strongly Disagree
a. The Town should be mostly rural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The Town should encourage commercial business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The Town should encourage the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The Town should encourage the preservation of green space (defined in glossary).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Maintaining the 35 acre rule (defined in glossary) for land zoned exclusive ag is important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. .New residential developments in the Town should occur adjacent to areas that are already developed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. The Town should encourage industrial development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Natural resource protection should be a high priority for the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. The Town should encourage tourism and recreation-oriented businesses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Development should occur mostly in cities and villages, not in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. There are land use conflicts in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Housing affordability is a problem in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. The Town should coordinate future plans with surrounding towns, cities, and villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Housing subdivisions should be allowed in rural areas of the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Mixed-use development (defined in glossary) should be allowed in rural areas of the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. The Town should participate in environmental improvement projects to manage storm water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q. The Town should maintain its municipal independence from surrounding communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. New commercial developments in the Town should occur adjacent to areas that are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Should the Town of Bangor take the following steps to retain its rural character?

	Yes	No
a. The Town should seek to retain its rural character.	<input type="checkbox"/>	<input type="checkbox"/>
b. The Town should encourage cluster development (defined in glossary).	<input type="checkbox"/>	<input type="checkbox"/>
c. The Town should purchase green space (defined in glossary) for preservation.	<input type="checkbox"/>	<input type="checkbox"/>

10. In your opinion what should be the minimum lot size for rural residential development in the Town of Bangor? (please check one)

- ☐ Less than 1 acre
 ☐ 11 to 40 acres
☐ 1 to 5 acres
 ☐ 40 or more acres
☐ 6 to 10 acres

11. How do you rate the following services and facilities in the Town of Bangor? Please check the box that most closely reflects your opinion for each service or public facility.

	Very Satisfied	Satisfied	No Opinion/Neutral	Dissatisfied	Very Dissatisfied
a. Ambulance Service / Emergency Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Recreational Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Garbage/Recycling Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Town Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Storm water Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Town Hall Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. How satisfied are you with the Town of Bangor as a place to live?

- ☐ Very Satisfied
 ☐ Very Dissatisfied
☐ Satisfied
 ☐ No Opinion/Neutral
☐ Dissatisfied
 ☐ Not Applicable

13. Please tell us why you answered as you did in question #12.

14. Housing is an important part of how a community grows. Please check the appropriate box that reflects how you feel about each of the following statements regarding housing development in the Town.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion/ Neutral
a. No new housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. More single family housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. More duplexes (2 units per structure) are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. More apartments (3 or more units per structure) are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. More mobile home parks are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. More elderly (senior) housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. More starter (first time buyer) homes are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. More condominiums are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. In a word or two, what do you believe are the two biggest challenges that face the Town of Bangor right now, in order of priority?

GLOSSARY OF TERMS USED IN THIS SURVEY

35 Acre Rule

To assist in maintaining the agricultural rural character, acres zoned as Exclusive Agriculture call for land parcel sizes of 35 acres or more.

Cluster Development

A compact development of housing or mixed uses, characterized by smaller lots and the existence of undeveloped areas permanently used for natural resource protection, open space, agricultural use or other like uses.

Green Space

A plot of undeveloped land separating or surrounding areas of intensive residential or industrial use that is maintained for recreational enjoyment.

Mixed-use Development

Land developed with a variety of complementary and integrated uses such as residential, office, manufacturing, retail, public, or entertainment. This type of development has the potential to reduce traffic generation and land consumption.

APPENDIX 2. LIST OF PUBLIC ROADS IN THE TOWN OF BANGOR

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS**

City / Village/ Town County Certified Mileage List - (R-03)

January 1, 2008

County of La Crosse (32)

Town of Bangor (002)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Antal Rd	0.36		0.36						0.36
Antony Rd	3.82		3.82						3.82
Buol Rd	0.05		0.05						0.05
Cavadini Rd	0.32		0.32						0.32
Coleman Rd	0.30		0.30						0.30
CTH B	5.03	5.03			1.54	3.49			
CTH I	2.00	2.00			0.29	1.71			
CTH II (1)	4.11	4.11			4.11				
CTH II (2)	0.05	0.05				0.05			
CTH J	5.82	5.82			1.99	3.83			
CTH JB	1.54	1.54				1.54			
CTH JJ	2.04	2.04				2.04			
CTH U	1.66	1.66			1.66				
CTH Y	1.52	1.52			1.52				
Darling Rd	1.25		1.25						1.25
Davis Rd	0.74		0.74						0.74
Evans Rd	0.25		0.25						0.25
Filter Rd	0.26		0.26						0.26
Fritz Schroeder Rd	0.18		0.18						0.18
Fuchs Rd	0.32		0.32						0.32
George Schroeder Rd	0.16		0.16						0.16
Halderson Rd	0.25		0.25						0.25
Huhn Rd	0.20		0.20						0.20
Hylandale Rd	0.18		0.18						0.18
Jackpot Ave	0.53		0.53						0.53
Jerander Rd	0.55		0.55						0.55
Jones Rd	0.41		0.41						0.41
Kale Rd	0.50		0.50						0.50
Kirking Rd	0.47		0.47						0.47
Knutson Rd	0.72		0.72						0.72
Kolterman Rd	0.15		0.15						0.15
Kotek Rd	0.22		0.22						0.22
Krause Rd	1.03		1.03						1.03
Larson Rd	0.58		0.58						0.58
Manke Hesselberg Rd	1.62		1.62						1.62
Mason Rd	0.28		0.28						0.28
Nieson St	0.06		0.06						0.06
Oertel Rd	0.30		0.30						0.30
Oi Hess Rd	0.15		0.15						0.15
Pierce Rd	0.61		0.61						0.61
Prairie Rd	1.73		1.73						1.73
Roberts Rd	0.70		0.70						0.70
Russlan Coulee Rd	2.03		2.03						2.03
Schroeder Rd	0.27		0.27						0.27
Soucek Rd	0.38		0.38						0.38
Wolf Rd	2.00		2.00						2.00
Total Miles	47.70	23.77	23.93	0.00	11.11	12.66	0.00	0.00	23.93

Town of Bangor Comprehensive Plan 2009-2030

Section 2: Planning Goals, Objectives, Policies/Actions, and Recommendations

**Prepared by Mississippi River Regional Planning Commission
May 2009**

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Introduction

As described in the Existing Conditions Report, the Town of Bangor Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that zoning, subdivision regulations, and official mapping within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that consists of two documents, an Existing Conditions Report and a Goals, Objectives, Policies/Actions and Recommendations section.

This section of the Town of Bangor Comprehensive Plan describes the goals, objectives, policies/actions and recommendations derived throughout the planning process. The decisions, actions and policy recommendations identified in this section of the comprehensive plan will provide a framework for the future development of the Town of Bangor.

Throughout the planning process a common statement heard from residents at meetings and in survey responses is that "we like the Town of Bangor the way it is". The challenge for the Plan Commission and Town Board during the planning process has been how to meet the expressed desire of residents to keep the Town the way it is and yet manage future development. It is believed that if the recommendations developed in this plan followed that the Town of Bangor's vision can be achieved.

1 ISSUES AND OPPORTUNITIES ELEMENT

The Issues and Opportunities Element of the Comprehensive Plan identifies issues brought up during the planning process and relevant to the town's future. The purpose of the Issues and Opportunities Element is to establish the framework for the plan and organize community and resident input into meaningful directives. This element provides a comprehensive list of the planning goals established during the planning process along with a description of the public input activities utilized to gather information from which the goals were derived. Policies and programs developed in the planning process to address issues will be detailed in each planning element and summarized in the Implementation Element of the plan.

Public Participation Plan

At the beginning of the planning process, the Town of Bangor adopted a public participation plan as required by state statute. The public participation plan specified ways in which public input would be facilitated throughout the planning process and how planning documents would be made available for public review and comment. A copy of the "Town of Bangor Public Participation Plan" is attached as Appendix A. Below is a summary of the public input gained from public input activities conducted throughout the planning process.

Public Input

Public involvement is a key to the planning process. Input in the early stages of the planning process guides the development of the plan. The Town of Bangor Plan Commission began working on the plan in 2007. In 2008, resident input was gathered by conducting public informational meetings. In addition, general working meetings of the Plan Commission during the process have been publicly posted. A description and summary of the public informational meetings is included below.

Public Informational Meetings

On January 14, 2008 the Plan Commission held a public meeting in which all residents were invited to attend in an effort to gather public input on numerous plan elements. Approximately 25 residents attended the informational meeting at which residents in attendance participated in two exercises that were designed to facilitate public input on all the planning elements. The meeting exercises and results are described below:

Exercise 1 (Keeps and Changes): Each person attending the meeting was given a 3" by 5" card and asked to imagine that they just returned home after a long absence. They were asked to write down three things in the town they would change and three things in the town they would keep. The exercise attempts to identify things in the town that people like or dislike. In addition, it helps to identify the issues that residents feel are most important.

The resident's responses were grouped by subject category. The subject categories and the grouping of the issues are the Plan Commissions judgment. The number of responses per subject are in ().

Things to Keep

- Open space/Rural Atmosphere (16)
- Agriculture/Farming (9)
- Transportation (9)
- Development (5)
- Town Facilities/Services (5)
- Regulation (4)
- Environment (2)
- Additional Keeps (6)

Things to Change

- Development (17)
- Transportation (7)
- Taxes (4)
- Regulation (3)
- Town Facilities/Services (3)
- Additional Changes (7)

Exercise 2 (Group Issue Identification): In the second exercise the residents in attendance were divided into five groups. Each group was given an issue identification worksheet on which as a group they listed the issues they felt were most important to the Town of Bangor regarding each of the planning elements. Once a list of issues was established for each element, each group was requested to identify the most important three issues for each element. After completing the exercise, each group reported back to the meeting participants on the findings of their group. This exercise identified the issues that were most important to residents at the meeting. A listing of the responses to the exercise by the five groups is included in Appendix B.

Town of Bangor Survey

Another form of the public input used during the planning process was a community survey. At the beginning of the planning process, a survey was sent to all landowners in the Town of Bangor. The survey asked landowners to respond to a series of questions pertaining to the comprehensive planning elements (land use, transportation, etc.). Gaining input from a broader range of landowners and understanding their attitudes towards comprehensive planning was the purpose of the survey. A total of 119 property owners completed and returned the surveys. The survey results are listed in the Existing Conditions Report.

Public Informational Meeting 2

Once the initial draft of the comprehensive plan was completed, a second public informational meeting for landowners was held to gain input on draft plan. The meeting was held on October 30, 2008 and attended by approximately 25 landowners. In general, comments at the meeting were supportive of the draft plan. Concerns were expressed about the exclusive agriculture land use designation (pros and cons) and the impact on property owners. Public comments from the meeting were reviewed by the Planning Commission and modifications to the first draft of the plan were made when applicable.

Planning Goals

Based on issues and opportunities derived from analysis of data compiled in the Existing Conditions Report, public input from the town survey, public open house meetings (visioning), and Plan Commission input the following goals were established to guide the development of the Town of Bangor Plan. In addition and listed in italics, the Town Plan Commission utilized the comprehensive planning goals identified in Wisconsin State Statutes. Methods and actions to achieve the goals will be detailed in the following sections.

Land Use Element

- Goal A** • Preserve agricultural land.
- Goal B** • Manage residential growth and development in an effort to preserve the rural lifestyle enjoyed by residents.
- Goal C** • Maintain local control and minimize additional regulations to implement the comprehensive plan.

- Goal D** • *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*
- Goal E** • *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*
- Goal F** • *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*
- Goal G** • *Balancing individual property rights with community interests and goals.*

Housing Element

- Goal A** • *Encourage low density housing development patterns.*
- Goal B** • *Limit higher density single family development/multi-family development in the Town of Bangor.*
- Goal C** • *Encourage the development of assisted living centers for the elderly population in/near to the Town of Bangor.*
- Goal D** • *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

Transportation Element

- Goal A** • *Encourage transportation improvements/programs that promote efficient travel.*
- Goal B** • *Maintain existing road network, maintenance and snow removal practices.*
- Goal C** • *Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*
- Goal D** • *Encouragement of neighborhood designs that support a range of transportation choices.*

Economic Development Element

- Goal A** • *Continue to support and promote agricultural as a viable economic industry in the Town of Bangor.*
- Goal B** • *Encourage home based businesses and tourism/recreational businesses.*
- Goal C** • *Promote light industrial/commercial development in suitable areas of the Town.*
- Goal D** • *Protection of economically productive areas, including farmland and forests.*
- Goal E** • *Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.*

Utilities and Community Facilities Element

- Goal A** • *Maintain the existing level of public services (road maintenance, garbage/recycling center, etc.).*
- Goal B** • *Throughout the planning period continue to monitor the changing needs of the Town of Bangor and provide adequate community facilities as needed.*
- Goal C** • *Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.*

Intergovernmental Cooperation Element

- Goal A** • *Continue to maintain communication and cooperation with adjacent local units of government on development issues, community resources, etc.*
- Goal B** • *Encouragement of coordination and cooperation among nearby units of government.*

Agricultural, Natural and Cultural Resources Element

- Goal A** • Protect the surface and ground water quality and conserve water resources of the Town.
- Goal B** • Preserve agricultural land and farming as a means to maintain the towns agricultural base.
- Goal C** • Preserve and enhance public and private woodlands in the Town of Bangor.
- Goal D** • *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.*
- Goal E** • *Preservation of cultural, historic and archaeological sites.*

Implementation Element

- Goal A** • Identify policies and programs to implement recommendations of the comprehensive plan.
- Goal B** • Continue to provide the opportunity for public input throughout the planning process and future updates.
- Goal C** • *Building community identity by revitalizing main streets and enforcing design standards.*

The following sections of the Town of Bangor Comprehensive Plan will detail by element the objectives, programs and policies/actions aimed at meeting the planning goals and will ultimately shape the development of the Town of Bangor.

2 LAND USE ELEMENT

The Land Use Element of the Town of Bangor Comprehensive Plan contains goals, objectives, programs and policies/actions that will guide the future development of the Town. The Land Use Element was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing so the element took into consideration trends in land supply, demand, and prices as well as potential areas of future land use conflicts as highlighted in the Existing Conditions Report.

Land Use Element Goals

Public participation in the form of input from surveys and meeting participation in the planning process was important in developing the land use element goals. In the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor for the Land Use Element. The following land use element goals, objectives, definitions, policies, programs/actions, etc. were developed:

Goal A *Preserve agricultural land.*

- a. Agricultural land is a common term but depending on the user has a wide range of definitions. In an attempt to clarify the term in the context of the comprehensive plan prime agricultural land is defined as soils designated as Class I, II, III on the Town of Bangor Soils Map - Map 8.1.
- b. During the planning process, it was determined that development be minimized on land defined as prime agricultural and avoid development on lands that are of cultural, religious, or historical significance. It is also recommended that development continue to be prohibited in wetland/flood plain areas.
- c. It is recommended that when residential structures are proposed in agricultural areas that during the permit review process they be encouraged to be located on non-productive agricultural land and in a location that will not effect an existing agricultural operation.
- d. Minimize Scattered Residential Development - Encourage Clustered Development/Conservation Subdivisions
A conservation subdivision can be described as a development with common open space and compact clustered lots. A purpose of conservation subdivisions is to preserve agricultural land/openspace/natural resources while allowing for residential development. Conservation subdivisions, when proposed/developed in the Town of Bangor will minimize future maintenance and service costs for the Town, and the conservation subdivision will help preserve the rural character of the Town. In contrast, Traditional rural land use regulations and non-regulated rural developments typically create scattered large lot development patterns that consume large amounts of land, encourage inefficient land use, and facilitates land uses that compete with traditional agricultural.

It is recommended that the Town of Bangor promote the use of clustered development/conservation subdivisions as a land management tool when low density residential housing requests are made for areas designated as Exclusive Agriculture (criteria detailed further in this element when such housing requests will be considered). It is further recommended that the Town of Bangor work with La Crosse County and develop standards for clustered/conservation subdivisions that reflect the desired outcome of the planning process.

Goal B *Maintain local control and minimize additional regulations to implement the comprehensive plan.*

- a. Public input during the planning process emphasized the desire to minimize additional regulations on land owners and maintain local control as much as possible on the decision making process. This is a challenging task to accomplish, since there are statutes and procedures that the Town of Bangor has very limited influence over. This being said, the Town of Bangor Plan Commission made every effort to meet this goal and that effort is demonstrated in the recommendations in this plan element. With regard to local control, the land use map and entire comprehensive plan is a result of local government decisions (Plan Commission and Town Board) based on resident input. The comprehensive plan is a reflection of the Town and what residents indicated they want the Town to look like in the future. To implement the residents vision certain regulatory tools (ordinances) must be used and the plan calls for utilizing existing regulatory tools with certain modifications. The modifications recommended in the Land Use Element in reality provide more options for landowners than currently exist. An example of this is demonstrated in Goal 3 below, as this plan recognizes that residential housing will be requested in Exclusive Agriculture designated areas from time to time. The recognition of this reality sets into place a process that requests for housing in Exclusive Agriculture designated areas can follow. Previously this process did not exist, though such requests were made they were handled arbitrarily with no specific guidance or consistency.

Goal C *Manage residential growth and development in an effort to preserve the rural lifestyle enjoyed by residents.*

a. Residential Housing in Exclusive Agriculture Areas

The plan recognizes that from time to time low density residential development will be proposed for locations in the Town of Bangor designated as Exclusive Agriculture. The plan recommends that when these cases arise that they go through a rezoning process. The time for the necessary approvals is anticipated to take approximately 3-5 months provided the proposal meets the rate of development described in the following paragraph. It was clear during the planning process, that substantial residential growth was not desired by town residents. Therefore, a 3-5 month review process was determined to be acceptable and necessary to properly review such development proposals. It is important to understand that by applying for a zoning change does not guarantee its approval. Such decisions will be made by the Town Plan Commission, Town Board, and County Board based on the recommendations and public processes identified in the plan.

It is further recommended that in cases where Exclusive Agriculture properties are requested for residential development that they be developed at a rate as defined by the Exclusive Agriculture District (1 house per 35 acres). For example, if a landowner owns 140 acres designated as Exclusive Agriculture and requests rezoning for a certain number of new housing units, the number of new housing units recommended to be permitted will be based on a rate of 1 house per 35 acres. To calculate the number of new housing units permitted the reviewing committees will take the number of acres owned by the property owner (140) and divide that acreage by 35, which results in 4 new housing units permitted. In the case of a fractional answer, the fractional number will be rounded up if it is equal to or exceeds .75. In the future, residential rezoning requests pertaining to the affected properties (all 140 original acres) will be taken into consideration with the intent to avoid reutilizing the acreages for the purpose of permitting additional residential development. It is important to understand that for the purposes of the above calculations, a parcel is defined as all property owned by a landowner that is contiguous. Contiguous property includes property under the same ownership that is adjacent, or separated by a public road or stream. In addition, an existing residence on the parent parcel will not be counted against the density permitted as determined by the calculation. The minimum lot size for the proposed housing site(s) is recommended to be a minimum of 2 acres.

Upon receiving requests for zoning changes meeting the density requirements stated above, the requests will be looked upon more favorably if the proposed project:

1. Is to be on land not practical for productive agriculture.
To determine if land is not practical for productive agriculture the Town Plan Commission and Town Board will take into consideration:
 - the slope of the site
 - the productivity of the soils based on the La Crosse County Soil Survey with the preference of preserving Class I, II and III soils.

2. If multiple single-family units are proposed, clustered/conservation housing development principles are to be utilized when determined to be in the best interest of the Town of Bangor;
3. Minimizes the need for additional/substantial transportation infrastructure.
4. The location of the proposed housing development avoids when possible impacting the rural lifestyle of adjoining property owners.

Rezoning requests adhering to the above requirements/parameters and process shall be considered consistent with the Land Use Element of the Town of Bangor Comprehensive Plan.

- b. In the context of the Town of Bangor Plan, *Clustered/Conservation Development Principles* are to be encouraged for developments of 2 or more single-family housing units when proposed in Exclusive Agriculture areas when it is determined that such principles will be in the best interest of the Town of Bangor. Such clustered development principles include:
 - lot sizes of 2 to 5 acres in size
 - lots are contiguous (share a common boundary)
 - proposed housing units are to take into consideration neighboring property view sheds
 - housing units should be situated in an effort (when possible) to be screened from view (from public roadways and existing residential housing) by existing vegetation or topography
 - developments require limited public infrastructure (roads)
- c. It is recommended that the Town of Bangor continue to utilize the Exclusive Agriculture land use designation to preserve the rural atmosphere of the Town. It is also recommended to continue to enforce State standards for rezoning of "Exclusive Agricultural" lands. In addition to the criteria described previously, findings for rezoning shall also be based upon the consideration of the following as defined in State Statutes:
 - adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
 - provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
 - the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- d. High density residential development
 High density residential development to include multi-family housing, housing subdivisions proposing less than 2 acre lots, and manufactured home courts are recommended to be located adjacent to the Village of Bangor where the potential for the expansion of public sewer and water facilities exist. The Town of Bangor recognizes that developments of this type more than likely will request annexation to the Village of Bangor. The Town of Bangor understands that it may be perceived that the Town is losing tax base, but the Town also is aware that such developments would ultimately be requesting services that the Town of Bangor cannot/would not be able to provide, unless revenue were generated to fund such services.
- e. Commercial and Industrial Uses
 Since the Town of Bangor is a rural town with no public sewer and water facilities, no specific areas were designated for future commercial or industrial development on the Town Land Use Map. In the future when commercial and/or industrial uses are proposed it is recommended that the Town Plan Commission and Town Board evaluate the proposals based on the following criteria.
 - It is recommended that future commercial and industrial development be located in Sections 1, 2, 3, 4, 5, 6 or 8.
 - Such uses shall be located near/adjacent to existing commercial or industrial uses in the Town when feasible.
 - Uses should have direct access to either State Highway 162, Canadian Pacific Railroad, County Roads, or Interstate 90 via State Highway 162. Access to one of the previously listed transportation facilities via a Town Road will be considered but is not preferred.

If the Plan Commission and Town Board determine a proposal meets the criteria, a favorable recommendation (stating the findings of the Plan Commission and Town Board) will be forwarded to the La Crosse County Zoning Department stating that the proposed use is consistent with the Town of Bangor Comprehensive Plan.

- f. It is recommended that the Town of Bangor be an active participant in the revision of the La Crosse County Zoning Ordinance as it is the primary implementation tool for the Town of Bangor Comprehensive Plan. In the revision of the zoning ordinance the Town of Bangor specifically requests that language in Section 17.34(3)(a)(3) of the existing ordinance remain in the revised ordinance. This section refers to the ability to maintain or rebuild existing residential uses in the Exclusive Agriculture designated areas. Secondly, the Town of Bangor would recommend that agriculturally related residences referred to in Section 17.34(3)(a) only be permitted on contiguous property to an existing farmstead or residential dwelling.

In addition, it is recommended that the family member provision in Section 17.34(3)(a)(2) remain but be limited to two single family structures for family members. It is further recommended that in order to qualify for the family member provision a landowner must own a minimum of 35 acres of land. Structures constructed under the family member provision do not count against the density limit of the parent parcel. However, if some time in the future the single family structures for family members are sold to a non-family member it is recommended that at that time the structures be counted against the density limit of the parent parcel.

With regard to the above recommendations, when applicants for residential structures request building permits or rezoning requests from the Town of Bangor, such permits or requests will not be authorized by the Town unless the above recommendations are met by the applicant.

- g. Another issue brought up in the planning process were parcels less than 35 acres in size created prior to the Town of Bangor adopting Exclusive Agriculture Zoning (in approximately 1980). The plan recommends that one housing unit be permitted for each non-conforming parcel that was created prior to the adoption of Exclusive Agriculture Zoning and that such a request for development a single residence be deemed consistent with the Town of Bangor Comprehensive Plan. However, such parcels must still meet all additional floodplain, wetland, and comprehensive zoning requirements prior to being deemed buildable.

Goal D *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*

- a. It is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve bluffs and minimize soil erosion. The Town of Bangor supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.
- b. At the discretion of the Town, require new industrial/commercial/residential developments to prepare a community impact analysis which illustrates the impact of the proposed development on the town's transportation system, area school systems, tax base and any other information the town determines necessary. It is recommended that the Town of Bangor Plan Commission develop a policy to be adopted by the Town Board specifying the size threshold of a development when a community impact analysis would be required.

Goal E *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*

- a. The Town of Bangor lacks the public infrastructure to support multi-family developments, therefore, single-family dwellings and two-family structures (primarily in cases when family members are providing care for others) are the preferred housing alternatives in the Town of Bangor.

- b. It is recommended that future land use decisions be based on and be consistent with the adopted land use map developed during this planning process and recommendations described in this planning element.

Goal F *Balancing individual property rights with community interests and goals.*

- a. Continue to follow the planning process in the adopted “Town of Bangor Public Participation Plan” which detailed activities to gain public input through public meetings, public surveys and general public awareness of the planning process. Following the public participation plan will ensure that balance in the form of public input and opinions will be achieved during the planning process.
- b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.

Goal G *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*

- a. In the preparation of the plan this goal was reviewed by the Town of Bangor Plan Commission and the redevelopment of properties was not applicable to the town since the vast majority of the town is undeveloped. The plan does encourage the maintenance of existing structures by recommending the continued enforcement of the Uniform Dwelling Code.

Land Use Districts (derived from the La Crosse County Comprehensive Plan)

The following land use districts were utilized in the preparation of the Town of Bangor Land Use Map. The land use districts were developed by La Crosse County in the development of the La Crosse County Comprehensive Plan.

Rural Residential 3 - This district is generally intended for low-density suburban single-family detached residential development at a density of at least 1-5 acres per dwelling unit.

Commercial/Retail – This district includes area dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area. Commercial districts may also include malls or areas of intensive transportation access, such as interchange areas off highways and interstates.

General Industrial – All industrial activities are allowed in this district including assembly plants, manufacturing plants, industrial machinery, shipping and trucking.

Public/Institutional – This district encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, emergency response and public safety buildings, health care facilities, travel-related facilities, places of worship, or other governmental lands.

Environmental – The Environmental District includes areas where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. They contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and flood lands, groundwater recharge and discharge areas, and steeply sloped lands in the town. In developed areas, this designation also refers to parks and open spaces used for recreation or environmental purposes.

Exclusive Agriculture- The purpose of the Exclusive Agriculture District is to preserve agricultural land for food and production; protect productive farmers by preventing conflicts between incompatible uses;

maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats. A minimum lot size of 35 acres is recommended.

Town of Bangor Land Use Map (See Land Use Map – Map 2-2.1)

The Town of Bangor in developing the land use map took into consideration public input, existing land uses, soils and topography. The land use map attempts to reflect the desires of the public expressed throughout the planning process. The land use map is the primary tool in achieving the goals of the land use element. The land use map for the Town of Bangor utilizes five land use districts derived from the La Crosse County Comprehensive Plan.

For clarity purposes, the land use designations have followed public roads, streams, sections lines, and parcel boundaries. It is important to realize that there are natural features and existing regulations (slopes, wetlands, floodplains, etc.) that preclude development from taking place in many areas throughout the town. So it is important to understand that even if a property is designated as residential (or some other use) there may be natural features or existing regulations that restrict development on parts or all of the area designated. A natural features map that illustrates these areas is available for viewing at the Town of Bangor Town Hall.

The Plan Commission determined that the Exclusive Agriculture (35 acre minimum lot size) has historically met the desires of residents in maintaining agriculture as a dominant rural industry in the Town and preserved the rural atmosphere that residents indicate they enjoy. Therefore, in an effort to treat every property owner equally, on the land use map the majority of property in the Town of Bangor is designated as Exclusive Agriculture. Exceptions being, existing uses other than agriculture have been designated in a land use district that reflects the current use of the property.

Future Residential Development

No specific areas in the Town of Bangor were designated for residential development. However, the Plan Commission does understand that from time to time requests will be made for residential development in areas designated as Exclusive Agriculture and the Plan Commission has established criteria that the Town will utilize when such requests are made. This process is explained under Goal 3 “Residential Housing in Exclusive Agriculture Areas”.

Higher density residential development to include multi-family housing, housing subdivisions proposing less than 2 acres lots, and manufactured home courts were addressed under Goal 2.

Residential land use projections in the Existing Conditions Report indicated that over the planning period approximately 122 acres of land will be needed for future residential development. Utilizing the Exclusive Agriculture District and creating a request process and a density threshold for rural housing development, the Town of Bangor land use map meets the projected housing needs.

Industrial/Commercial Development

On the land use map several small tracts in the Town have been designated as industrial, commercial, etc. These designations reflect existing uses granted by previous re-zonings or historical development. Future

consideration for commercial and industrial uses in the Town were discussed previously in this chapter under Goal 2.

The La Crosse County Comprehensive Plan/Town of Bangor Land Use Element

It is the understanding of the Town of Bangor that the land use map prepared by the town will be adopted by reference and recognized in the La Crosse County Plan. The County Land Use Map will designate areas in the Town of Bangor in one of five broad land use categories (residential, non-residential, environmental, agriculture and rural, and public/institutional) based on the more detailed land use designations developed by the Town.

The La Crosse County Comprehensive Plan Land Use Element established ten year “plan review guidelines” for each town in La Crosse County. The guidelines were established to ensure development opportunities were available to all areas of La Crosse County. The guidelines also require communication between local units of government once an individual town meets a development benchmark. An 120 acre residential development guideline and a 80 acre non-residential development guideline were established for the Town of Bangor in the La Crosse County Comprehensive Plan. The Town of Bangor’s understanding of the development guideline is that as residential/commercial/industrial development takes place the actual disturbed (developed) area will be counted against the development guideline, and not the speculative/undisturbed area.

It is also the understanding of the Town of Bangor that if property is developed within the Town of Bangor in the 10 year period (that counts against the Town of Bangor’s development guideline) and subsequently if the developed property is annexed to an adjoining municipality, the Town of Bangor’s guideline will adjusted to the pre development/pre annexation standard.

In addition, it is important to clarify that the decisions and recommendations within the Land Use Element are based upon the Town of Bangor’s understanding that as future plan updates are adopted by the Town of Bangor that the updates will be adopted by reference by the La Crosse County Board of Supervisors to the La Crosse County Plan.

Addressing Existing/Potential Land Use Conflicts

An important part of the planning process is identifying land use conflicts and providing ways to minimize their impact. During the planning process the following existing and potential land use conflicts were identified. Below each existing/potential land use conflict is a description of the method utilized or recommended to address each item.

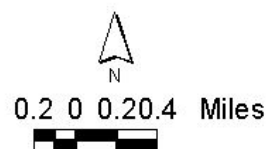
1. Ongoing conflicts between the desire to preserve the rural character and agricultural appearance of the town with increased development pressure and private property owner’s interests.
 - *The Plan Commission believes that the comprehensive planning process and development of a land use map is working to minimize this conflict. Future planning updates recommended at a minimum of once every 10 years will continue to address this issue.*
2. Identification of Smart Growth Areas
 - *This conflict is addressed in the development of Land Use Element by recommending that higher residential density be encouraged to be located adjacent to the Village of Bangor where the potential exists for the expansion of the Village’s public sewer and water system.*

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Village of Bangor

Map showing the Village of Bangor, Maine, with a grid of 36 numbered lots. The map includes major roads (I-95, I-195, US-162) and local roads (Wolfert Rd, Russian Hill Rd, Cord Rd, etc.). The village is bordered by the Village of Bangor to the north and the Village of Bangor to the south.

	Rural Residential 3
	Public/Institutional
	Commercial/Retail
	General Industrial
	Mobil Home Ct.
	Exclusive Agriculture



2-8

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3 HOUSING ELEMENT

The Housing Element is an important component to the Town of Bangor Comprehensive Plan as it addresses future housing needs identified in the Existing Conditions Report. The element was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing so the element used analysis pertaining to the age, structural, value and occupancy characteristics of the Town of Bangor's housing stock in an effort to meet the housing needs of residents and anticipated housing growth.

Housing Element Goals

The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor based on public input from surveys and public meeting participation from residents. As described in previous sections, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor for the Housing Element. The following housing element goals, objectives, definitions, policies, programs/actions, etc. were developed:

Goal A *Encourage low density housing development patterns.*

- a. The Land Use Element and preparation of the Town of Bangor Land Use Map in part addressed this goal by designating the majority of the land in the Town of Bangor as Exclusive Agriculture. The plan further recommends that when residential development is requested in an Exclusive Agriculture designated area that when such requests are considered they be limited to a density of residential development at a rate as defined by the Exclusive Agriculture District (1 house per 35 acres).
- b. It is also recommended that when considering residential developments in the Town that they be encouraged to utilize clustered/conservation development principles when applicable. Clustered developments/conservation subdivisions can benefit both the Town and property owner as such developments will reduce development costs for the landowner, minimize future maintenance and service costs for the Town, and the cluster development/conservation subdivision will help preserve the rural character of the Town.

To achieve this, it is recommended that the Town of Bangor work with La Crosse County in developing a clustered/conservation subdivision ordinance to be utilized in the Town of Bangor.

- c. Low density development patterns were important to Town residents primarily because of the desire to preserve the rural lifestyle and preserve agriculture as a viable industry in the Town. In an effort to protect agricultural land and existing farm operations it is recommended that when evaluating residential development proposals the Plan Commission and Town Board direct new non-farm development to sites that do not adversely affect existing agricultural operations.

Goal B *Limit high density single-family development/multi-family development in the Town of Bangor.*

- a. Public input during the planning process indicated that Town residents did not desire high density (single family structures in subdivisions with less than 2 acre lots) single-family development/multi-family developments (3 or more living units in a single structure) randomly located throughout the Town. It is recommended that such housing developments be located adjacent to the Village of Bangor in areas that are served or potentially could be served by public sewer and water systems.

Goal C *Encourage the development of assisted living centers for the elderly population in/near to the Village of Bangor.*

- a. Resident opinions expressed during the plan development process and demographic statistics demonstrate the need for assisted living centers for elderly residents in the Town. It is recommended that the Town of Bangor work cooperatively with the Village of Bangor and La Crosse County in an effort to meet this housing need.

Goal D *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

- a. Provide Opportunities for Single Family Housing for All Income Levels
As the housing data illustrates in the Existing Conditions Report the Town of Bangor is a rural town. One of the priorities of the Town of Bangor in developing the comprehensive plan was to ensure programs and policies developed as part of the land use and housing elements maintained opportunities in the town for single family housing for all income levels (including low and moderate). The comprehensive plan maintains existing housing opportunities as it does not recommend the implementation of policies, programs or ordinances that could be viewed as exclusionary (such as minimum square footage, minimum value, etc).
- b. A key to a stable and growing tax base is the construction and maintenance of new and existing housing. The quality of construction and proper maintenance of housing units will prolong the life of the structures, keep them safe and a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The Town of Bangor complied with the state law and continues to support the requirement in order to maintain the quality and safety of housing stock in the town. The implementation of the state building code also ensures that structures will meet minimum requirements to provide access to all age groups and residents with special needs.

4 TRANSPORTATION ELEMENT

A planned transportation system coordinated with other agencies and local units of government is important to providing adequate and efficient transportation infrastructure and transportation services to area residents. This element of the Town of Bangor Comprehensive Plan will identify transportation goals, objectives, programs and policies/actions, etc. that will guide the future transportation system for the Town of Bangor.

Transportation Element Goals

The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor based on analysis of the existing transportation system and public input received during the planning process. As described previously, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following transportation goals, objectives, definitions, policies, programs/actions, etc. were established:

Goal A *Work with the State DOT and County Highway Department to improve the road and intersection safety throughout the Town.*

- a. Utilize citizen input gained during the planning process and Town road inspections to identify hazardous intersections and road segments. It is recommended that these intersections and road segments be improved as future construction projects are completed.

The Town of Bangor has numerous miles of roads within its borders that are under the jurisdiction of other agencies or levels of government. It will be important that road segments and intersections identified as hazardous be communicated to the controlling jurisdiction so improvements can be made as future road construction projects are undertaken.

Goal B *Encourage transportation improvements/programs that promote efficient travel.*

- a. Input during the planning process highlighted the need for Town explore possible ways to promote and encourage efficient travel. It is recommended that the Town of Bangor work in cooperation with the Wisconsin DOT, La Crosse County and neighboring towns, cities and villages to explore the expansion of Park n Ride lot opportunities. Specific areas to consider include a Park n Ride facility in the Town of Bangor near Interstate 90 or the expansion of the Park n Ride facility in West Salem.
- b. It is recommended that the Town of Bangor support carpooling programs that could reduce traffic on Town, County, and State road facilities.
- c. The La Crosse River State Bicycle Trail travels through the Town of Bangor and is an important recreational asset. It is recommended that the trail continue to be supported by the Town of Bangor and recognized not only as a recreational outlet but as a functional transportation facility to provide alternative means of travel for town residents. It is also recommended that at the discretion of the Town Board support should be given to state and county plans and programs to facilitate bicycle and pedestrian facilities on public roads and/or designated trails.

Goal C *Maintain existing road network, maintenance and snow removal practices.*

- a. Resident input throughout the planning process indicated that residents were satisfied with the maintenance of existing road facilities. It is recommended the that Town of Bangor strive to maintain the existing road maintenance schedule and snow removal procedures throughout the planning period.
- b. Continue to biannually update the Town of Bangor's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. Continue to gather needed information through the annual inspections of the Town of Bangor's Roads. Ongoing participation in the WISLR program efficiently facilitates the administration of road aid the Town of Bangor receives.
- c. Historically, the Town of Bangor has maintained informal agreements with neighboring towns on the maintenance of road segments that are more easily/efficiently maintained by an adjoining local unit of government. It is recommended that the informal agreements be formalized into documented "road maintenance sharing agreements" to ensure the services continue to be provided and any liability issues are addressed.
- d. It is recommended that the Town of Bangor evaluate adopting road construction ordinances that require new developments to construct public road facilities meeting specific standards and require developers to improve existing roads if a proposed development increases the traffic significantly on a existing facility.
- e. The location and construction of new roads in conjunction with a new development should be done in a manner to cause the least disturbance to the environment, topography and unique natural areas.
- f. It is recommended that the Town continue to maintain good working relationships with the State Department of Transportation, County Highway Department and neighboring local units of government.

Goal D *Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*

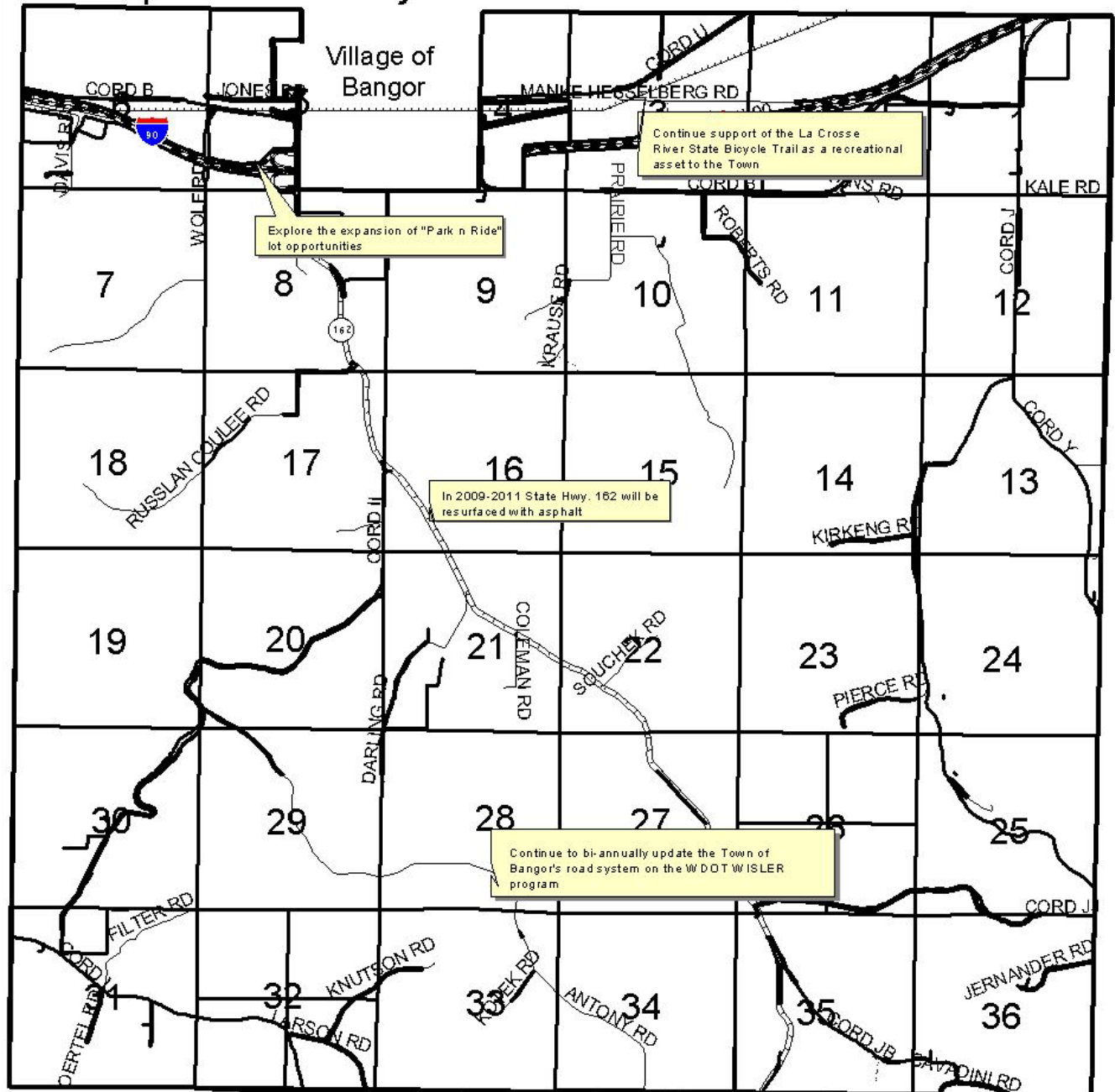
- a. As the median age of Town of Bangor residents is significantly higher than the county, state and national median age trends, transportation options/services for elderly and disabled residents are important. It is recommended that the Town of Bangor work with the county departments (aging unit, etc.) and neighboring local units of government and support the development of enhanced transportation services to residents in need. This could include the expansion of such services as the volunteer drivers program, mini-bus routes, etc.
- b. Access to Interstate 90 is vital to the Town of Bangor residents and businesses. It is recommended the access to Interstate 90 continue to be maintained and improved.
- c. The Town of Bangor recognizes the economic importance of the Canadian Pacific rail line that goes through the northern sections of the Town. It is recommended that the Town work in conjunction with the railroad to ensure access to the transportation facility remains viable for existing and future businesses.

Goal E *Encouragement of neighborhood designs that support a range of transportation choices.*

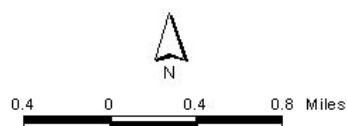
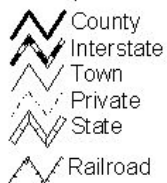
- a. To facilitate residential developments that support a range of transportation options it is recommended that conservation subdivisions (cluster developments) as described in the Land Use and Housing Elements be encouraged when possible. It is also recommended that when the Town of Bangor develops standards associated with conservation subdivisions and that the standards incorporate the needs of bicyclists, pedestrians, and transit dependent residents.

Map 2-4.1 on the following page illustrates proposed transportation projects/programs in the Town of Bangor.

Map 2-4.1 Town of Bangor Proposed Transportation Projects



Transportation Facilities



Map prepared by the Mississippi
River Regional Planning Commission
September 2008

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5 ECONOMIC DEVELOPMENT ELEMENT

Economic development is important to local units of government and the residents they serve. The Town of Bangor's local economy historically has been based on agriculture productivity and utilizing the natural resources (farm and wood lands). Residents during the planning process have been satisfied with economic development in the Town of Bangor and an aggressive economic development strategy is not desired. However, residents realize the importance of access to Interstate 90 in the Town and the potential for economic development in logical locations.

Economic Development Element Goals

The economic development efforts desired by residents focus on preserving and enhancing the existing economic conditions Town of Bangor. The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor for the Economic Development Element. As described in previous sections, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following economic development goals, objectives, definitions, policies, programs/actions, etc. were established:

Goal A *Continue to support and promote agricultural as a viable economic industry in the Town of Bangor.*

- a. Promote and Enhance Productive Agriculture
The Town of Bangor is a rural town and agriculture related businesses (animal agriculture, cash cropping, etc.) have been the backbone of the local economy. Residents during the planning process have indicated that they wish for the town to remain rural and that agriculture remain a vital part of the local economy.
- b. As part of the Comprehensive planning process and future updates, it is recommended that town utilize the Exclusive Agriculture land use designation within the land use plan in an effort to preserve and enhance forests and agriculture lands. It is also recommended that the Town support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy

Goal B *Encourage home based businesses and tourism/recreational businesses.*

- a. Support Home Based Businesses
Home businesses were also identified during the planning process as being important to the town's rural lifestyle. Home businesses being described as small home offices, craft outlets, repair businesses, etc. Generally, these businesses can be described as family operated, one to five employees and having a limited visual impact on the community. These businesses are often times important because they provide supplemental income to existing farm operations and allow the land to remain in productive agriculture rather than being sold to competing uses (residential) that may detract from the rural atmosphere. It is important that future land use regulations allow adequate flexibility to allow home based businesses in the Town of Bangor.
- b. Promote Passive Tourism and Recreation
Recreational uses and tourism were also identified during the planning process as opportunities to enhance the local economy. Passive recreation and tourism uses (fishing, sight seeing, biking, etc.) that will not detract from the rural qualities of the town would be the most desired uses. It is important that the town maintain the qualities that people are attracted to (scenery, rural atmosphere, etc.) in order for such uses to flourish.

- c. Input during the planning process pointed to the value of the Experimental Forest to the Town as a recreational resources. It is recommended that the Town promote and increase awareness of Experimental Forest as a recreation area.

Goal C *Promote light industrial/commercial development in suitable areas of the Town.*

- a. The Town of Bangor is fortunate from an economic development standpoint that Interstate 90 and the Canadian Pacific railroad pass through the Town. Resident input during the planning process recommended designating areas near Interstate 90 and the Canadian Pacific railroad for future commercial/industrial development. Such development is recommended in these areas (identified in the Land Use Element) as such uses would have direct access to the transportation facilities and would have a minimal impact on Town facilities as access would be via County and State Roads. In addition, trucks and traffic generated from the industrial/commercial uses would not impact residences (noise, etc.) throughout the Town.
- b. Residents had a general concern regarding future industrial and commercial development and recommend the proposed uses be reviewed to ensure they are sensitive to the local environment and do not jeopardize the Town's natural resources.

Goal D *Protection of economically productive areas, including farmland and forests.*

- a. Evaluate La Crosse County's proposed Purchase of Development Rights Program and determine if it would benefit the Town of Bangor and preserve productive agricultural lands.
- b. It is recommended that the Town of Bangor implement the Land Use Map developed in the Land Use Element of this plan.

Goal E *Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.*

- a. Work to enhance the economic strengths and minimize the economic weaknesses of the Town of Bangor as identified in Chapter 5 of the Existing Conditions Report. Specifically, work cooperatively with local business organizations (La Crosse Area Development Corporation, Etc.) and adjacent units of government on economic development issues with the realization that each unit of government is a component of the regional economy. In addition, through land use planning activities maintain the Towns productive agricultural land, low housing densities, and natural/recreational resources.
- b. Continue to monitor County, Regional and State programs that promote the desired businesses identified during the planning process by town residents. Specific programs to promote/monitor:

County Programs

La Crosse County Business Fund

State Programs

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

6 UTILITIES AND COMMUNITY FACILITIES ELEMENT

This chapter of the plan will address the utilities and community facilities for the Town of Bangor. In developing the utilities and community facilities element for the Town of Bangor Comprehensive Plan, plan commission members and residents took into consideration several factors. The Town of Bangor is rural and residents have not historically demanded a large degree of public services. Input from residents during the planning process indicated that existing utilities and community facilities in the town are for the most part adequate and there is not a demand for increased services. The residents identified that it was very important to maintain the rural atmosphere of the town and by doing so minimizing the need for community facilities.

Utilities and Community Facilities Goals

The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor based on analysis of the existing community facilities and public input received during the planning process. As described in previous sections, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following utilities and community facilities goals, objectives, definitions, policies, programs/actions, etc. were developed:

Goal A *Maintain the existing level of public services (road maintenance, garbage/recycling center, etc.).*

- a. During the planning process residents indicated that they were satisfied with the existing level of public services provided by the Town of Bangor. As a policy the plan recommends that the Town Board strive to maintain the existing level of services over the planning period within the constraints of the budget.
- b. The Town of Bangor and resident input indicate that support for the Bangor-Burns Volunteer Fire Department be maintained as it provides a valuable service to the Town. In addition, maintain mutual aid agreements for fire protection with adjoining units of government.

Goal B *Throughout the planning period continue to monitor the changing needs of the Town of Bangor and provide adequate community facilities as needed.*

- a. Continue to monitor the growth of the Town of Bangor to ensure the new development does not affect the ability of the Town to provide community services.
- b. It is recommended that when the Comprehensive Plan is updated that communication with residents is facilitated to determine if the utility and community facility needs of residents are continuing to be met. This communication can be in the form of a survey or public meeting(s).
- c. *Develop or refine ordinances/policies to make sure future development projects pay for additional burdens placed on public facilities as a result of a new development. Methods to consider ensuring expenses are covered include; development review fees, special assessments, transportation impact fees, etc.*
- d. *Do not extend public facilities into wetlands, steep slopes, etc. that would require significant future maintenance costs.*

- e. Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.

Goal C *Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.*

- a. This goal is addressed in the Land Use and Transportation Elements by designating areas suitable for development and requiring developers to cover infrastructure costs associated with new development.

7 INTERGOVERNMENTAL COOPERATION ELEMENT

This chapter of the plan will address the intergovernmental cooperation of the Town of Bangor, with other neighboring municipal jurisdictions and/or agencies. Intergovernmental cooperation is continually recognized as a very important component to future planning and meeting future needs. Cooperative relationships with neighboring jurisdictions and agencies may be able to reduce the cost of providing needed services to residents and help reduce local budget demands.

Intergovernmental Cooperation Goals

The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor. As described in previous sections, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following intergovernmental cooperation goals, objectives, definitions, policies, programs/actions, etc. were developed:

Goal A *Continue to maintain communication and cooperation with adjacent local units of government on development issues, community resources, etc.*

- a. Explore opportunities for sharing of resources, joint purchases, etc with neighboring local units of Government.
- b. Continue fire service protection from the Bangor-Burns Volunteer Fire Department and maintain mutual aid agreements for fire protection with adjoining units of government.
- c. The Town of Bangor Land Use Element recommends that more intense residential development be located adjacent to the Village of Bangor as the potential exists for public water and sewer to serve such developments. Therefore, it is recommended that the Town maintain regular dialogue with the Village of Bangor on development issues.

Goal B *Encouragement of coordination and cooperation among nearby units of government.*

- a. As discussed in the Transportation Element, it is recommended that the Town of Bangor formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.
- b. Continue to maintain county administered zoning and police protection. It is recommended that the Town of Bangor continue to utilize the administrative capabilities of the county with regard to Zoning Ordinance administration and protective services.
- c. Utilize when applicable the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Bangor to interested residents and neighboring municipalities.
- d. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Bangor reviews and evaluates the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.
- e. Continue to review and evaluates the La Crosse County Comprehensive Plan as it is revised in order to identify areas of potential conflict and/or coordination opportunities. In addition, be actively involved in the County's efforts to revise the County Comprehensive Zoning Ordinance.

- f. Strive to maintain an open dialogue with school districts serving the Town of Bangor in order to evaluate the school districts facility/educational needs.
- g. Continue to be an active member of the La Crosse County Towns Association. Attending meetings of the La Crosse County Towns Association is important to the Town of Bangor in maintaining open dialogue with its neighboring towns and county agencies. Membership in this association and meeting attendance will be important in identifying and resolving any conflicts that may arise with neighboring towns by providing a forum for communication. Therefore, the plan recommends the Town Board continued attendance at Towns Association meetings.
- h. It is recommended that the Town of Bangor maintain open communication with the County Highway Department, WDOT and neighboring towns. The intent of this policy is to facilitate open communication among agencies and governmental units to find efficiencies in road construction and maintenance responsibilities. The Town of Bangor continuing to maintain active communications with the WDOT, County Highway Department and neighboring towns will implement the policy.
- i. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- j. Continued participation in the Wisconsin Department of Transportation's WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.

Addressing Existing/Potential Conflicts

An important part of the planning process is identifying potential conflicts between various government jurisdictions and providing ways to address them. Previously in the plan, existing and potential land use conflicts were identified in the Land Use Element along with a method to address the conflicts. No additional intergovernmental conflicts were identified during the planning process. The Town of Bangor will continue to monitor actions of neighboring or overlapping governmental jurisdictions during the planning period (such as neighboring towns and school districts). If any such conflicts are identified the Town of Bangor Town Board will request to meet with the neighboring or overlapping jurisdiction to address and resolve any potential conflict. Map 1-6.1 in the Existing Conditions Report identifies overlapping jurisdictions and potential areas for joint planning.

8 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

The Town of Bangor and its residents throughout the planning process continually discussed the importance of the natural resources and their impact on the quality of life in the Town. The Agricultural, Natural & Cultural Resources Element was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing took into consideration input from residents and identifying methods to enhance and preserve the agricultural, natural and cultural resources of the town.

Agricultural, Natural & Cultural Resources Goals

Public participation was key in the planning process in developing the Agricultural, Natural & Cultural Resources element goals. In the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Bangor Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Bangor for the Agricultural, Natural & Cultural Resources Element. The following agricultural, natural and cultural resources element goals, objectives, definitions, policies, programs/actions, etc. were developed:

Goal A *Protect the surface and ground water quality and conserve water resources of the Town.*

- a. Encourage agricultural producers and regulatory agencies to continue to maintain and enforce soil erosion plans and manure management plans.
- b. Protection of watersheds, surface and ground water were identified as important to Town residents. The Town of Bangor is aware that La Crosse County administers several programs addressing water quality. It is recommended that the Town work with the county in the implementation of stormwater management plans to reduce runoff to surface waters. Support the County's implementation of the La Crosse County Land and Water Resource Plan and also support the County's efforts to monitor urban/rural wells and irrigation systems to ensure ground water levels and quality are not jeopardized.
- c. As stated in the Land Use Element it is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve bluffs and minimize soil erosion. The Town of Bangor supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use/special exception permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.

Goal B *Preserve agricultural land and farming as a means to maintain the Town's agricultural base.*

- a. Monitor the county's efforts in creating a voluntary countywide purchase of development rights (PDR) program as a means to preserve farmland.
- b. In the Land Use Element, the Land Use Map developed designated the majority of the Town in the Exclusive Agriculture District. This designation is consistent with the existing zoning that has been in place historically. The Plan Commission recognized that the Exclusive Agriculture designation has been effective at preserving agricultural land as well as maintaining the Town's agricultural base. It is recommended that future land use decisions continue to be evaluated with the purpose on preserving agriculture in the Town.

- c. This element recommends that residential development avoid impacting existing agricultural operations and preserve agricultural land.

Goal C *Preserve and enhance public and private woodlands in the Town of Bangor.*

- a. Woodlots and forested slopes enhance the town's natural beauty and provide excellent habitat for wildlife. In addition, the hardwood forests support the local economy by providing valuable forest products. The Town of Bangor Comprehensive Plan recommends that landowners utilize Forest Best Management Practices in maintaining the town's forests and woodlots. Forest BMP's will enhance woodlots and forested lands and ensure they remain a valuable natural resource. BMP's will also reduce erosion on the town's forested hillsides.
- b. The Coulee Experimental Forest was identified as an important public resource to Town residents. It is recommended that the Town of Bangor work with La Crosse County and the Wisconsin Department of Natural Resources to ensure the forest continues to be a valuable recreational resource.

Goal D *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.*

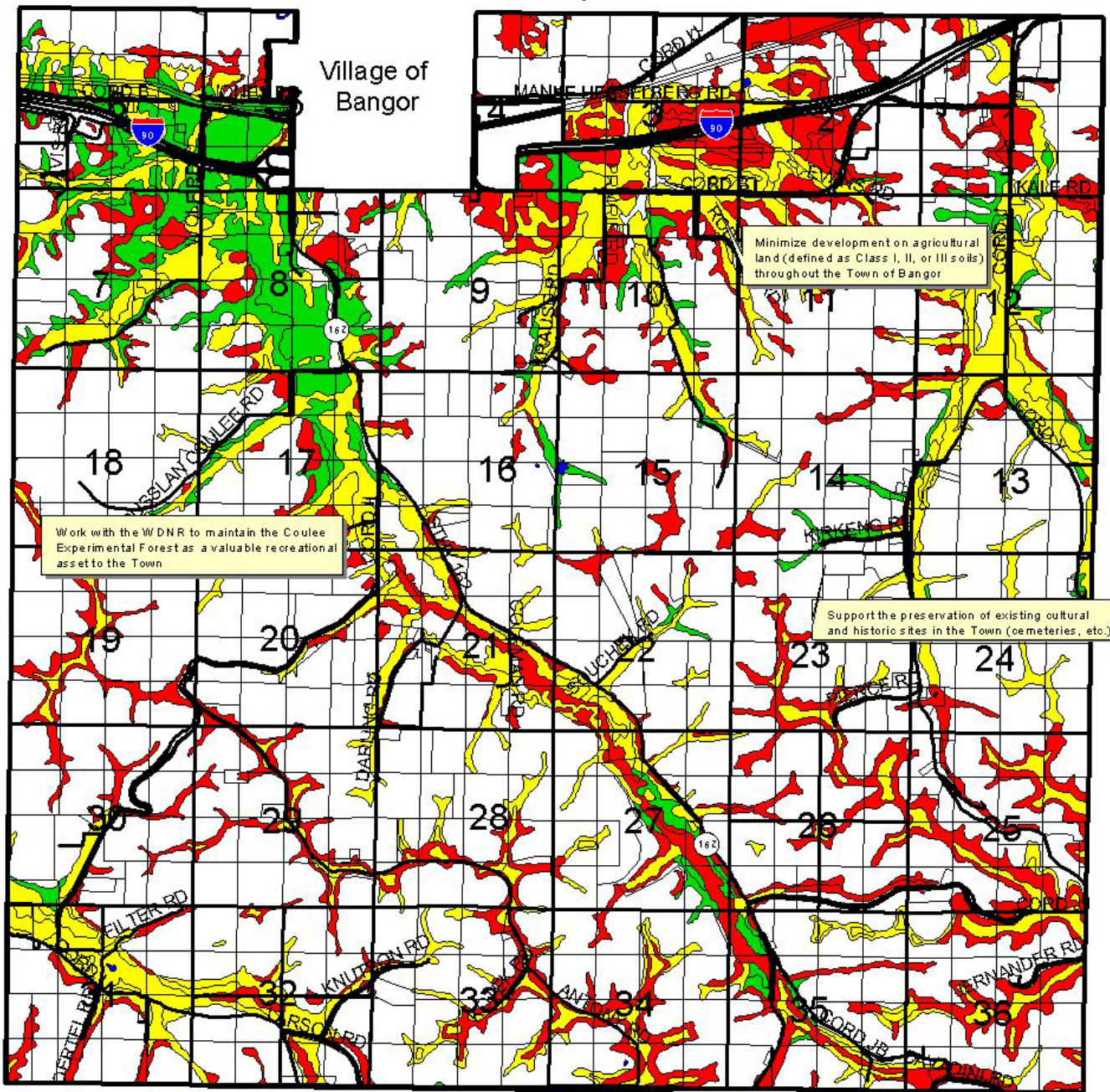
- a. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Bangor.
- b. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
- c. Numerous trout streams are located in the Town of Bangor. The plan recommends that Town support policies, programs and ordinances that will maintain the creeks and streams in the Town of Bangor as these features are recognized as important recreational resources.

Goal E *Preservation of cultural, historic and archaeological sites.*

- a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.
- b. It is recommended that the Town of Bangor support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.)
- c. Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town to apply for DNR recreational grant funding.

Map 8.1 on the following page illustrates agricultural, natural and cultural resources in the Town of Bangor.

Map 2-8.1 Town of Bangor Agriculture, Natural and Cultural Resources Map



Soils

- Class I
- Class II
- Class III
- Class IV-VIII
- Water



0.4 0 0.4 0.8 Miles

Map prepared by the Mississippi River Regional Planning Commission
September 2008

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9 IMPLEMENTATION ELEMENT

This element of the plan will address the implementation of the Town of Bangor comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan. The element is required to state how each of the elements of the plan are integrated and made consistent with each other, identify a mechanism to measure the local governments progress toward achieving the plan, and the element shall include a process for updating the plan.

By 2010, if a local government unit engages in official mapping, local subdivision regulations, zoning ordinances, and zoning of shorelands or wetlands those actions must be consistent with the local unit of governments comprehensive plan. The adoption of this plan will ensure all regulatory activities are conducted within the requirements of Wisconsin State Statutes.

Consistency Among Plan Elements

Wisconsin Statutes requires a discussion of how the plan will remain consistent across elements. The planning process established the Town Plan Commission as the governmental body that would oversee the development of all the planning elements. This process ensured that there are no known inconsistencies across planning elements. During the planning process members of the Town Board periodically attended meetings, this participation helped ensure plan consistency with existing town policy. In addition, plan copies were forwarded to La Crosse County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in La Crosse County and the region.

Plan Adoption

It is important to understand that the plan will only be as good as its implementation. Adoption of the Town of Bangor Comprehensive Plan is the first step in implementing the plan. The Plan Commission will recommend approval of the plan to the Town Board by resolution. The Town Board must then adopt the plan by ordinance in order to enact the plan. Once adopted the plan will serve as a framework and guide for the development of the town over the next 20 years.

Plan Monitoring and Plan Updates

The Plan Commission and Town Board will be the primary bodies responsible for implementing and monitoring the plan over the 20-year planning period. Updates and revisions to the plan will also be the responsibility of Plan Commission and Town Board and done in accordance to Wisconsin State Statute requirements at a minimum on once every 10 years. The success of the plan will be measured by the degree to which the planning goals are achieved through evaluation during plan updates. In addition, as part of the plan updates the Plan Commission, Town Board and residents will evaluate the progress made in meeting the implementation schedule included in this element.

It is further recommended that the Town Board annually at its February meeting review the "Implementation Schedule" to evaluate progress of plan implementation.

Implementation Element Goals

In addition to Comprehensive Planning Law requirements, through the public participation planning process the following Implementation goals were established for the Town of Bangor. As described in previous

sections, in the context of this plan goals are broad statements that the Town of Bangor desires to achieve. Following each goal are associated policies, programs/actions, etc. that are recommended to address each goal.

Goal A *Identify policies and programs to implement recommendations of the comprehensive plan.*

- a. In the previous plan elements, policies, programs/actions, etc. were identified. The Implementation Element attempts to organize the policies, programs/actions, etc. in an organized and meaningful schedule. An implementation schedule has been created and listed in the following section of this element.

Goal B *Continue to provide the opportunity for public input throughout the planning process and future updates.*

- a. The Town of Bangor Comprehensive Plan will be updated at a minimum once every 10 years. During the plan update process resident involvement will be incorporated by notification of public meetings, updated surveys and a public hearing being held on any modifications. The plan update will include measuring plan performance at achieving goals, revising statistical information, updating projections and analysis of past projections. The final stage of the update process will include revising and/or updating implementation strategies to meet the changing needs of the Town.
- b. Plan objectives, definitions, policies, programs/actions, etc. recommended for development and implementation as a result of the planning process will be developed and/or approved by the Town Board and/or the Town Plan Commission both of which hold public meetings that are open to the public to attend and comment.

Goal C *Building community identity by revitalizing main streets and enforcing design standards.*

- a. As described throughout the planning process the Town of Bangor is a rural town with no main street or specific design standards. However, the Town does have a rural identity of which its residents wish to maintain. The recommendations in the Land Use Element specifically address methods to maintain the Town's rural nature/identity. In addition, the plan recommends continued cooperation with the La Crosse County Zoning Department in the administration of county zoning ordinances in the Town.

Implementation Schedule

The following implementation schedule has been developed for the Town of Bangor Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been scheduled. General policies that will guide the future development of the Town of Bangor are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Actions to be implemented 2009-2019

Land Use Element

Page 2-1, 2-2 Residential Housing in Exclusive Agriculture Areas To implement density recommendations, it will be necessary for the Town of Bangor to maintain a record of new housing units constructed in Exclusive Agriculture areas as a result of a rezoning. To accomplish this the following actions are recommended:

1. Require property owners requesting a rezoning for residential use (a house on less than 35 acres) in an Exclusive Agriculture area to provide the ownership history (recorded deeds) of the property back to the adoption date of The Town of Bangor Comprehensive Plan.
2. If the rezoning is approved, maintain a record of the rezoning and the number of housing units still allowed for the parent parcel based on the density calculations described on Page 2-2.
3. Once it is determined based on 1 and 2 above that no further housing units are permitted to be constructed based on the density rate of the parent parcel, at the discretion of the Town Board the property owner must record an affidavit restricting (or other enforceable document) restricting further residential development on the property.

Page 2-3, 2-4 It is recommended that the Town of Bangor be an active participant in the revision of the La Crosse County Zoning Ordinance to ensure recommendations in the Town of Bangor Comprehensive Plan are included.

Page 2-4 Further define Conservation Subdivisions and develop a Conservation Subdivision Ordinance in conjunction with La Crosse County

Page 2-4 At the discretion of the Town, require new industrial/commercial/residential developments to prepare a community impact analysis which illustrates the impact of the proposed development on the town's transportation system, area school systems, tax base and any other information the town determines necessary. It is recommended that the Town of Bangor Plan Commission develop a policy to be adopted by the Town Board specifying the size threshold of a development when a community impact analysis would be required.

Page 2-5 Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.

Housing Element

Page 3-2 Resident opinions expressed during the plan development process and demographic statistics demonstrate the need for assisted living centers for elderly residents in the Town. It is recommended that the Town of Bangor work cooperatively with the Village of Bangor and La Crosse County in an effort to meet this housing need.

Page 3-2 Continue enforcement of the State of Wisconsin One and Two Family Building Code

Transportation Element

Page 4-1 Utilize citizen input gained during the planning process and Town road inspections to identify hazardous intersections and road segments. It is recommended that these intersections and road segments be improved as future construction projects are completed.

Page 4-1 It is recommended that the Town of Bangor work in cooperation with the Wisconsin DOT, La Crosse County and neighboring towns, cities and villages to explore the expansion of Park n Ride lot opportunities. Specific areas to consider include a Park n Ride facility in the Town of Bangor near Interstate 90 or the expansion of the Park n Ride facility in West Salem.

Page 4-2 Biannually update the Town of Bangor's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.

Page 4-2 It is recommended that the informal agreements be formalized into documented "road maintenance sharing agreements" to ensure the services continue to be provided and any liability issues are addressed.

Page 4-2 It is recommended that the Town of Bangor evaluate adopting road construction ordinances that require new developments to construct public road facilities meeting specific standards and require developers to improve existing roads if a proposed development increases the traffic significantly on a existing facility.

Economic Development Element

Page 5-1 Recommend to the La Crosse County Zoning Department that when revising the comprehensive zoning ordinance agricultural districts that home/small businesses be defined and considered as conditional uses in the agricultural districts.

Page 5-2 Evaluate La Crosse County's proposed Purchase of Development Rights Program and determine if it would benefit the Town of Bangor and preserve productive agricultural lands.

Utilities and Community Facilities Element

Page 6-1 Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.

Intergovernmental Cooperation Element

Page 7-1 Continue to maintain county administered zoning and police protection. It is recommended that the Town of Bangor continue to utilize the administrative capabilities of the county with regard to Zoning Ordinance administration and protective services.

Page 7-1 Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Bangor to interested residents and neighboring municipalities.

Page 7-1 Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Bangor reviews and evaluates the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.

Agriculture, Natural and Cultural Resources Element

Page 8-1 Protection of watersheds, surface and ground water were identified as important to Town residents. The Town of Bangor is aware that La Crosse County administers several programs addressing water quality. It is recommended that the Town work with the county in the implementation of stormwater management plans to reduce runoff to surface waters.

Page 8-2 The Coulee Experimental Forest was identified as an important public resource to Town residents. It is recommended that the Town of Bangor work with La Crosse County and the Wisconsin Department of Natural Resources to ensure the forest continues to be a valuable recreational resource.

Page 8-2 Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town to apply for DNR recreational grant funding.

Appendix A

**PUBLIC PARTICIPATION PLAN
FOR THE
TOWN OF BANGOR
COMPREHENSIVE PLAN PROCESS**

I. Introduction.

The Town of Bangor is in the process of updating the Town's Comprehensive Plan pursuant to the State's Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes. Section 66.1001(4)(a) of Wisconsin Statutes specifically requires the governing body of the local government unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services, and public meetings for which advance notice has been provided, in every stage in the preparation of the comprehensive plan. These written procedures contained within this Public Participation Plan (hereinafter referred to as the "Plan") satisfy this requirement. This Plan will guide public participation throughout the Town of Bangor's Comprehensive Planning Process.

This Public Participation Program offers all citizens, businesses, interest groups, affected units of government, and other parties a range of opportunities to participate through the planning process in a meaningful way to shape the future of the Town. Effective public input is critical for the success of this planning process because it is our citizens, businesses, and groups that will experience the Plan's costs and benefits on a daily basis for many years. This Plan will, in part, determine where and how our residents live, work and play, and how they travel from one place to another.

The participation program encourages people to participate in the planning process and is designed to maximize the effectiveness of their contributions. Public input opportunities are open to everyone with a stake in the outcome of the comprehensive plan. The participation opportunities are available to a wide range of citizens—people with different incomes, races, ages, and occupations—in all stages of the planning process.

The public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes;
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town;
- Strengthen the relationship between our decision makers and citizens; and,
- Develop a shared vision for the future of The Town of Bangor and La Crosse County.

II. Public Participation Opportunities.

The Town of Bangor has established the following list of public participation opportunities. This collection of opportunities will meet both the letter and spirit of Wisconsin's Comprehensive Planning Legislation and will include the following:

1. Community Survey.

To facilitate public awareness of the planning process a community survey will be prepared and distributed to all Town of Bangor landowners. The survey will obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements.

2. Visioning Meeting 1: Issue Identification.

The visioning meeting will create public awareness and provide education about the planning process. It will also facilitate a goal setting exercise. Meeting attendee's will participate in an exercise that will identify issues and opportunities that should be addressed in the comprehensive planning process. Participants will also set their top priorities for the process and Town of Bangor over the next twenty (20) years by ranking issues and opportunities. The results of this exercise will provide the foundation for the development of project and community goals and objectives.

3. Stakeholder Interviews.

The Town Planning Commission and/or designee will conduct interviews with residents and stakeholders to gain additional input and support for the comprehensive planning process.

4. Website.

The Town of Bangor will post on its website the Comprehensive Plan and planning process information. This information may include the project schedule, agendas, draft plan elements and reports, maps, photographs, updates and survey results.

5. Past Planning Accomplishments

The Planning Commission and Town Board throughout the planning process will inform residents and meeting attendee's of past planning efforts and planning documents. The information provided will be utilized in developing the Town of Bangor Comprehensive Plan.

6. Public Comments.

The Town Board and the Planning Commission will always welcome written comments regarding issues presented. Direct written responses will be made where a response is appropriate. Comments will always be addressed and discussed at meetings.

7. La Crosse County Planning Information

La Crosse County is in the process of preparing the La Crosse County Comprehensive Plan. In preparing the County plan residents in the Town of Bangor expressed their opinions in the form of public meeting input and resident surveys. The Town of Bangor will utilize this information gathered by the County planning process to aid in the development of the Town plan.

8. Meeting Notices.

The Town of Bangor will post meeting notices for each meeting and event in a timely manner at accessible locations, and the notices will meet the requirements for proper notification regarding date, time, location, etc.

9. Planning Commission Meetings.

The nine elements of the Town of Bangor Comprehensive Plan will be developed at a series of meetings of the Town of Bangor Planning Commission. The meetings, unless otherwise noted, will be open to the public and allow opportunities for public comments. The meetings will focus on the development of plans, policies, and programs to implement the community defined vision.

10. Open House to Review Draft Plan.

The Comprehensive Planning Law requires municipalities to hold at least one (1) formal public hearing with a Class 1 public notice prior to adoption of the "Final Comprehensive Plan." Prior to adoption of the Final Comprehensive Plan, the Town of Bangor will conduct an open house that will be chaired by the Planning Commission. The intent of the community open house is to provide an opportunity for the public to review and comment on the complete "Draft Comprehensive Plan."

11. Public Hearing on Final Plan Adoption.

The final step in the Plan adoption process is for the Town Board to hold a public hearing on the proposed "Final Comprehensive Plan" adoption ordinance and the "Final Comprehensive Plan" document. The Town Board is required to consider any comments received on the Recommended Comprehensive Plan prior to adopting a Final Comprehensive Plan. After adoption of the ordinance for the Final Comprehensive Plan, the Plan and adoption ordinance shall be distributed by the Town to recipients listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

12. Other.

Planning is a continuous process that does not end with the adoption of the Plan. Unforeseen issues at the time this Plan was prepared, or as future issues arise, the Planning Commission may organize additional public participation activities or as it considers specific planning issues and amendments to the Comprehensive Plan. The topics of the meetings or open houses will depend on these issues and will be designed to feature opportunities for public education, input, and interaction.

III. Adoption.

This Plan was adopted by the Town of Bangor Board on this _____ day of _____, 2008.

(SEAL)

Town Chairman

Town Clerk

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Appendix B

Town of Bangor Planning Information Meeting – January 14, 2008
Responses to Issue Identification Exercise

Response No. by Group	Response * = indicates top 3 issues identified
LAND USE	
1	<ul style="list-style-type: none"> * Preserve farmland * Restrict what one can put on small plot of land (old cars, boats junk) * Tax base and keeping property tax growth in check Protect open areas i.e. hunting No junk yards (used materials) Balance rights of landowners in disposition of land (i.e. retirement) Mobile home parks restricted to where there is water Houses must not be built on less than 35 acres and sewer Housing built should not reduce farm land
2	<ul style="list-style-type: none"> * Individual landowners rights should be respected * Preserve farmland/woodland * Building requirements – minimum acreage? Pros & Cons? Housing Clusters – there are pros and cons? (non-contiguous)
3	<ul style="list-style-type: none"> * Preserve farmland – agricultural * Incorporate business or industry in a logical manner * Prohibit residential subdivision Preserve forest land Eliminate industry (large) No ethanol plant in Bangor Increase residential lot size 5+ acres
4	<ul style="list-style-type: none"> * Be good stewards of the land – decrease soil loss * Keep industry centrally located because it loads roadways in different areas * Over controlled by bureaucracy Decrease restriction on building home on particular slope Decreased pollution of land for future use Watch for aesthetics – building of junkyards, quarries, manure pits
5	<ul style="list-style-type: none"> * Limit multi-family dwellings * Maintain preservation of farmlands – locate single family residential homes on less productive farmland * Limit mobile homes expansion

Response No. by Group	Response * = indicates top 3 issues identified
TRANSPORTATION	
1	Too much dependence on cars/need a park and ride area Resolve Y intersection between II and 162 Preserve rural nature of roads (no improvements to make traffic move faster)
2	* Darling Road needs longer landing - accessing Hwy 162 * Warning signs – Amish population increasing * Interstate Access? Additional access with future growth?
3	* Limit slopes on roads for police and fire * No additional four lane roads * No weigh station Approach from Darling Road to 162 – especially in winter House manure on County B Road maintenance on 162
4	Snowplowing – excellent job Dangerous intersection II and 162 What are the specifications of building a town road? Should all town roads be the same? If one person is living on the road, must it be the same specifications as 162 or county road?
5	All private drives must be approved Guard rails where needed – JJ and J County line to Y Establish park and ride lots Cooperative relationships where feasible for maintenance of common town roads between two townships
ECONOMIC DEVELOPMENT	
1	No economic development that endangers the environment Limit light and sound pollution Bike trail and tourist development
2	* Leverage Interstate access for business development * Promote recreation (i.e. experimental forest) * Address land classification – recreational versus agricultural
3	* No ethanol plant * Promote agricultural industry Promote small business and light industry Promote growth of jobs Promote home businesses or work from home occupations
4	* Let industry determine their development * Make space available for development * Increase industrial growth
5	Promote inclusion of industry near Interstate system Restriction for casino expansion (a casino would increase need for governmental services) Promote small scale farms such as organic/product/seed production (entrepreneurship)

Response No. by Group	Response * = indicates top 3 issues identified
HOUSING	
1	Cluster housing close to existing multiple housing Maintain 35 acre rule Elderly assisted living near Village
2	* Maintain the level of growth * Limit non-contiguous housing clusters * Mobile homes?
3	* No mobile home parks * Limit the amount of acreage zoned from Agricultural to Ag A Prohibit residential subdivision Increase residential lot size to 5+ acres Cluster development – logical and limited Height limit on buildings based on use
4	* Variety of housing – single and multiple units because of different economic levels * Allow developers choose their own covenants * Encourage assisted living facilities for elderly
5	* Limit multi-family dwellings, maintain preservation of farmlands – locate single family residential homes on less productive farmland, and limit mobile homes expansion * Develop cooperative agreements with village when/if senior housing is needed
UTILITIES AND COMMUNITY FACILITIES	
1	Community composting facility/brush drop off facility Improve entire waste recycling and expand recycling of recyclable materials Improve enforcement of existing dump rules
2	* Abolish BMU * Address dump issues
3	Encourage use of existing facilities
4	Continued full support for permanent building for emergency medical services Continue volunteer fire department Expensive drainage systems for septs unnecessary because over-engineered
5	Consider need/schedule for large item collection i.e. demolition materials, appliances etc.

Response No. by Group	Response * = indicates top 3 issues identified
AGRICULTURE, CULTURAL AND NATURAL RESOURCES	
1	Limit herd size of agricultural enterprises Restrict air and water pollution including odor Chemical fertilizer runoff Manure abatement Restrict manure runoff into streams or waterways
2	* Maintain the agricultural base * Protect the watershed – Dutch Creek/Fish Creek/ La Crosse River * Promote use of the State Forest
3	* Promote agricultural programs/incentives * Water quality conservation due to farmland runoff * Promote managed forest programs Preserve farmland
4	Regulating amount of moldboard plowing Stop and control spread of noxious, exotic, invasive plant species Keep the water plan Reduce runoff
5	Current working farm operations – maintain heir rights and abilities to continue as a business New housing must accept the rights of the existing farms
INTERGOVERNMENTAL COOPERATION	
1	Improve intergovernmental cooperation but insure that local government will still have a voice in policy matter Improve communication between townships No annexation of township land to other townships Maintain the integrity of township boundaries
2	* Respect the autonomy of the Township – keep county out of micromanagement
3	Open dialogue w/Village of Bangor Maintain community with county of La Crosse
4	* Limit amount of land DNR can own or by State agencies * DNR poor stewards of land * Continue to maintain favorable relationship with neighboring towns and village Easy to work with Department of Transportation
5	Maintain our mutual agreements and mutual aids with adjoining townships and villages for fire protection Maintain agreements/cooperative effort to communicate in adjoining township regarding development, farmland management and residential development