

# **Town of Greenfield Comprehensive Plan 2009-2030**

## **Section 1: Existing Conditions Report**



Prepared by Mississippi River Regional Planning Commission under the direction of the Greenfield Town Planning Committee and Town Board – December 30, 2009







**ORDINANCE NO. 29**  
**AN ORDINANCE TO ADOPT**  
**THE TOWN OF GREENFIELD**  
**LA CROSSE COUNTY, WISCONSIN**  
**COMPREHENSIVE PLAN 2009 - 2029**

WHEREAS, Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Greenfield is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001 (1)(a) and 66.1001 (2) of Wisconsin Statutes, and

WHEREAS, the Town of Greenfield has committed funding to develop a comprehensive plan for the Town of Greenfield, and

WHEREAS, the Plan Commission participated in the preparation of the Town of Greenfield Comprehensive Plan 2009 – 2029 to guide and coordinate land use decisions and development in the Town: and

WHEREAS, the Plan Commission held public informational meetings to gather public input during the planning process.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Greenfield upon recommendation by the Town Plan Commission adopts the "Town of Greenfield Comprehensive Plan 2009 – 2029.

Adopted this 30 day of December, 2009.

  
Chairman, Town of Greenfield

APPROVED by a vote of : 8 Yes, 0 No

Attest:   
Clerk, Town of Greenfield



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## Introduction

The Town of Greenfield 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 Greenfield 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 Greenfield, which will be utilized in the planning process. The Existing Conditions Report provides a comprehensive snapshot of the Town of Greenfield in 2007 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 Greenfield Comprehensive Plan.

## Setting

The Town of Greenfield is located in La Crosse County in western Wisconsin. The Town is located along the southern boundary of La Crosse County and consists of approximately 19,250 acres. The Town is mostly rural however there is one unincorporated community of St. Joseph's within the boundaries of the Town. The Town of Greenfield is bordered on the north by the Town of Barre, on the west by the Town of Shelby, on the east by the Town of Washington, and on the south by Vernon County.

## History

Wisconsin broke off from Michigan and became its own territory in 1836, and in 1848 Wisconsin became the 30th state in the union. At first the area that became La Crosse County was a part of Crawford County. Crawford also included what are now Crawford, Vernon, Monroe, and parts of Buffalo, Clark, Jackson, Taylor and Trempealeau counties. At this time three towns were established: La Crosse, Albion and Pine Valley. When first established the Town of La Crosse included not only the present La Crosse County but all of Trempealeau and Jackson counties as well. In 1851, La Crosse became a county, but it also included what was to become Jackson, Monroe and Trempealeau counties. It wasn't until 1857 when the present La Crosse County boundaries were established by the state legislature.

The Town of La Crosse existed from 1851 until 1856 when the city of La Crosse was chartered by the state legislature. From the original town lines, the towns of Shelby and **Greenfield** were created in 1856.

The first settlement in the present limits of the Town of Greenfield was made in 1853. In that year, W. Symes, Daniel Raymond, Samuel McGowen and A. Preutt each erected small log cabins. Christopher Kerchmer, who located a claim on Section 27, in the fall of 1854, soon after followed them. During the summer and fall of 1854, large numbers flocked to the "cooleys" of Greenfield and took up claims.

By 1853 the Germans and Norwegians really began to impact the landscape in La Crosse County, but 1855 marked the largest land purchases by these two ethnic groups. During 1855, the Germans bought 255 forty- acre parcels. The Germans tended to settle on limestone ridges in the southern part of the county, namely on St. Joseph Ridge. They were mainly Catholic Germans from Luxemburg, Rhine-Prussia, Baden, Bavaria, Bohemia and Wuerttemberg.

While Catholic Father William Trappert held services in this area as early as 1855. It wasn't until 1866 that a parish was formally established in St. Joseph.

The first post offices were established in 1875 in Sigel (section 29) and St. Joseph (section 22).



# 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 Greenfield. 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 Greenfield's population is likely to increase from 1,538 residents in 2000 to 1,651 residents by the year 2025, an increase of 7.3%.

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

	1960 <sup>(1)</sup>	1970 <sup>(1)</sup>	1980 <sup>(1)</sup>	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010 <sup>(3)</sup>	2015 <sup>(3)</sup>	2020 <sup>(3)</sup>	2025 <sup>(3)</sup>
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
<b>T. Greenfield</b>	<b>966</b>	<b>1,278</b>	<b>1,537</b>	<b>1,617</b>	<b>1,538</b>	<b>32.3</b>	<b>20.3</b>	<b>5.2</b>	<b>-4.9</b>	<b>1,583</b>	<b>1,596</b>	<b>1,614</b>	<b>1,651</b>
T. Shelby	5,458	4,600	5,620	5,022	4,687	-15.7	22.2	-10.6	-6.7	4,655	4,613	4,589	4,617
T. Washington	648	670	611	598	738	3.4	-8.8	-2.1	23.4	804	831	861	901
T. Coon (Vernon Co)	719	697	757	701	683	-3.1	8.6	-7.4	-2.6	674	671	666	659
T. Hamburg (Vernon Co)	663	754	774	712	848	13.7	2.7	-8.0	19.1	954	1,009	1,061	1,108
<b>La Crosse Co</b>	<b>72,465</b>	<b>80,468</b>	<b>91,056</b>	<b>97,892</b>	<b>107,120</b>	<b>11.0</b>	<b>13.2</b>	<b>7.5</b>	<b>9.4</b>	<b>113,211</b>	<b>115,538</b>	<b>118,246</b>	<b>122,291</b>
<b>STATE</b>	<b>3,951,777</b>	<b>4,417,821</b>	<b>4,705,642</b>	<b>4,891,599</b>	<b>5,363,715</b>	<b>11.8</b>	<b>6.5</b>	<b>4.0</b>	<b>9.7</b>	<b>5,751,470</b>	<b>5,931,386</b>	<b>6,110,878</b>	<b>6,274,867</b>
<b>U.S.</b>	<b>179,323,175</b>	<b>203,302,031</b>	<b>226,542,199</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>13.4</b>	<b>11.4</b>	<b>9.8</b>	<b>13.2</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

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

## Population Characteristics:

Table 1.2 shows that 98.5% 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, followed by Asians, and Blacks or African Americans. No minority group in the Town exceeded 1% of the Town's total population.

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

RACE	T. Greenfield	%	La Crosse County	%	State of WI	%	U.S.	%
One race	1,531	99.5	106,022	99.0	5,296,780	98.8	274,595,678	97.6
White	1,515	98.5	100,883	94.2	4,769,857	88.9	211,460,626	75.1
Black or African American	1	0.1	1,016	0.9	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	0	0.0	440	0.4	47,228	0.9	2,475,956	0.9
Asian	9	0.6	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	6	0.4	286	0.3	84,842	1.6	15,359,073	5.5
Two or more races	7	0.5	1,098	1.0	66,895	1.2	6,826,228	2.4
<b>Totals</b>	<b>1,538</b>	<b>100</b>	<b>107,120</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>

Source: U.S. Census Bureau, 2000

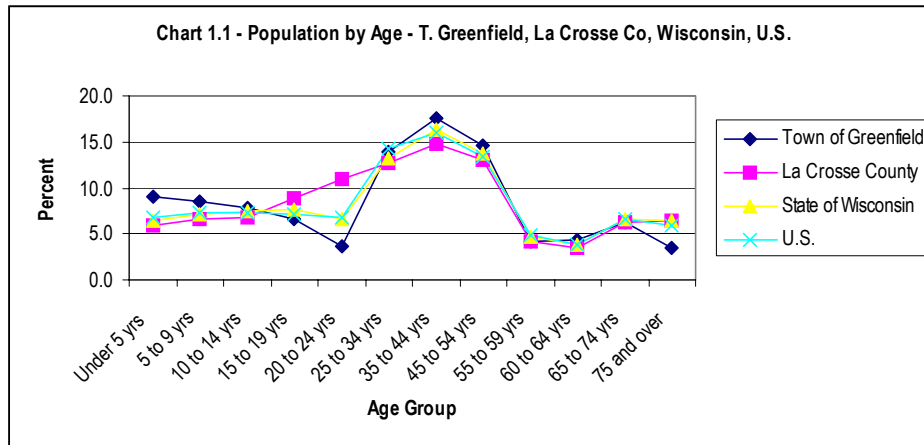
According to the 2000 Census, the Town of Greenfield had 1,538 residents. Greenfield has a lower percentage of their population in the 75 and over age group, a higher percentage of their population in the 45 to 59 age group and a lower percentage in the 20 to 34 age group than the County, State, or Nation, Table 1.3.

**Town of Greenfield Existing Conditions Report – Demographic Trends and Projections**

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

Age Group	Town of Greenfield	%	La Crosse County	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	139	9.0	6,361	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	132	8.6	7,061	6.6	379,484	7.1	20,549,505	7.3
10 to 14 yrs	120	7.8	7,306	6.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	102	6.6	9,517	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	57	3.7	11,696	10.9	357,292	6.7	18,964,001	6.7
25 to 34 yrs	213	13.8	13,690	12.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	269	17.5	15,764	14.7	875,522	16.3	45,148,527	16.0
45 to 54 yrs	225	14.6	14,044	13.1	732,306	13.7	37,677,952	13.4
55 to 59 yrs	65	4.2	4,523	4.2	252,742	4.7	13,469,237	4.8
60 to 64 yrs	67	4.4	3,718	3.5	204,999	3.8	10,805,447	3.8
65 to 74 yrs	96	6.2	6,621	6.2	355,307	6.6	18,390,986	6.5
75 and over	53	3.4	6,819	6.4	347,246	6.5	16,600,767	5.9
<b>Totals</b>	<b>1,538</b>	<b>100</b>	<b>107,120</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>
<b>Median Age</b>	<b>35.2</b>		<b>33.5</b>		<b>36</b>		<b>35.3</b>	

Source: U.S. Bureau of Census, 2000



As shown in Chart 1.1, Greenfield's largest population sector is between the ages of 35-44. Comparatively Greenfield has less residents between the ages of 20-34 and 75 and over than the County, State or Nation. Greenfield's 2000 median age of 35.2 is higher than the County (33.5), but slightly lower than the State (36) and Nation (35.3).

**Educational Attainment**

Table 1.4 shows that over 23.8% of Greenfield 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 24% respectively. The Town also had a higher percentage of high school graduates than the County or Nation and a higher percentage of residents with some college-no degree than the County, State and Nation.

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

	Population 25 years and older	< 9th Grade		9th-12th Grade No Diploma		H.S. Grad. (Incl. Equival)		Some College No Degree		Associate's Degree		Bachelor's Degree		Graduate or Prof. Degree	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
		<b>T.Greenfield</b>	969	54	5.6%	52	5.4%	321	33.1%	224	23.1%	87	9.0%	155	16.0%
<b>La Crosse Co</b>	65,263	2,687	4.1%	4,062	6.2%	20,823	31.9%	14,176	21.7%	6,946	10.6%	10,642	16.3%	5,928	9.1%
<b>State of WI</b>	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%
<b>U.S.</b>	182,211,639	13,755,477	7.5%	21,960,148	12.1%	52,168,98	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

**Town of Greenfield Existing Conditions Report – Demographic Trends and Projections**

**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 Greenfield housing unit in 2000 was 2.7. Table 1.5(b) uses building permit trends over the last 10 years to project new housing and commercial building construction through 2025. Both projections estimate housing units to increase by over 200 units in the Town by 2020.

**Table 1.5(a) Housing Units and Projections based on population per household - T. Greenfield, Surrounding Municipalities, 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
<b>T. Greenfield</b>	<b>323</b>	<b>489</b>	<b>552</b>	<b>570</b>	<b>51.4</b>	<b>12.9</b>	<b>3.3</b>	<b>586</b>	<b>591</b>	<b>598</b>	<b>611</b>
T. Shelby	1,259	1,939	1,905	1,817	54.0	-1.8	-4.6	1,790	1,774	1,765	1,776
T. Washington	168	187	214	236	11.3	14.4	10.3	259	268	278	291
T. Coon Vernon County	317	266	270	295	-16.1	1.5	9.3	293	292	290	287
T. Hamburg (Vernon Co.)	199	250	269	325	25.6	7.6	20.8	367	388	408	426
<b>La Crosse Co</b>	<b>25,433</b>	<b>33,277</b>	<b>38,227</b>	<b>43,480</b>	<b>30.8</b>	<b>14.9</b>	<b>13.7</b>	<b>45,284</b>	<b>46,215</b>	<b>47,298</b>	<b>48,916</b>
<b>STATE</b>	<b>1,472,332</b>	<b>1,863,897</b>	<b>2,055,676</b>	<b>2,321,144</b>	<b>26.6</b>	<b>10.3</b>	<b>12.9</b>	<b>2,500,639</b>	<b>2,578,863</b>	<b>2,656,903</b>	<b>2,728,203</b>
<b>U.S.</b>	<b>68,704,315</b>	<b>88,410,627</b>	<b>102,263,678</b>	<b>115,904,641</b>	<b>28.7</b>	<b>15.7</b>	<b>13.3</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

Source: (1) U.S. Department of Commerce-Bureau of the Census; (2) Prepared by MRRPC

**Table 1.5(b) TOWN OF GREENFIELD - Projected New Housing Units 2010-2020 based on 1998-2007 building permit trends (thousands of \$)**

Type of	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total 1998-2007	Prj New Bldgs - 2010	Prj New Bldgs - 2015	Prj New Bldgs - 2020
	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$	#   \$
<b>Building Permits</b>														
<b>Single Family Dwellings</b>	17   2266	18   2772	15   2201	24   3680	28   4336	22   3759	23   3970	15   3084	14   2893	18   4229	194   33190	58   9957	155   26552	252   43147
<b>Duplex Homes</b>	0   0	0   0	0   0	0   0	0   0	0   0	0   0	1   270	1   90	0   0	2   360	0.6   108	1.6   288	2.6   468
<b>Multi-Family Dwellings</b>	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0	0   0
<b>Commercial Buildings</b>	0   0	3   1017	1   36	1   15	0   0	0   0	0   0	1   80	1   83	1   7	8   1238	2.4   371.4	6.4   990.4	10   1609
<b>Totals</b>	<b>17   2266</b>	<b>21   3789</b>	<b>16   2237</b>	<b>25   3695</b>	<b>28   4336</b>	<b>22   3759</b>	<b>23   3970</b>	<b>17   3434</b>	<b>16   3066</b>	<b>19   4236</b>	<b>204   34788</b>	<b>61   10436</b>	<b>163   27830</b>	<b>265   45224</b>

Source: La Crosse County Zoning Department

**TOWN OF GREENFIELD SURVEY**

The Town of Greenfield mailed out surveys to all landowners on record in the Town. During the planning process 750 surveys were mailed out and 298 were returned. The charts and narrative below summarize the survey responses. The survey results were compiled by the Town of Greenfield. A copy of the town survey is included in Appendix 1.

Question 1 of the survey asked residents in what type of residence do you live? The breakdown of responses received for question 1 is: 72% single family house-non farm residence, 16% single family house-farm residence, 9% mobile homes, 1% landowner only and 1% other.

Question 2 of the survey asked residents how many acres of land do you own? The breakdown of responses received for question 2 is: less than 2 acres 40%, 3 to 10 acres 26%, 81 acres or more 12%, 11 to 80 acres 11%, and I do not own land in the Town 11%.

**Town of Greenfield Existing Conditions Report – Demographic Trends and Projections**

Question 3 surveyed residents on how long they have lived in the Town. The breakdown of the responses is: More than 20 years (38%), 1-5 years (22%), 6-10 years (20%), 11-20 years (18%), less than one year (1%), and I do not reside in Town (1%).

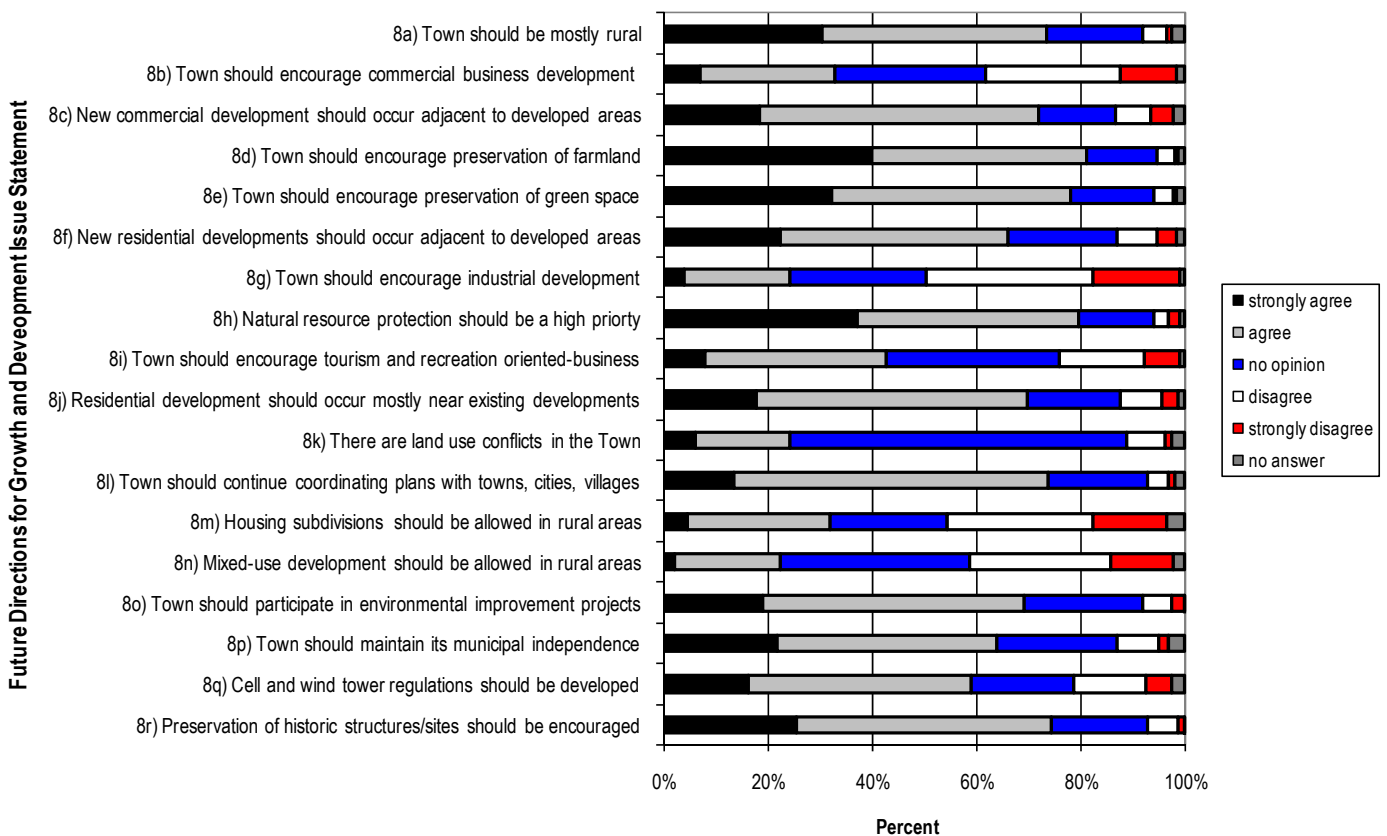
Question 4 asked if residents worked in the Town of Greenfield. Over 86% who responded indicated they did not work in the Town, while 14% responded they worked in the Town.

Question 5 asked residents to describe at the speed at which development is occurring in the town and they were give five options to respond too. There were 298 responses received and the breakdown of the responses is: About Right 48%, Too Fast 22%, No Opinion 13%, Do Not Know 12%, and Too Slow 4%.

Survey question 6 asked if traffic was a problem in the town. Responses were broken down as follows: Yes 16%, No 71%, and No Opinion 13%. Question 7 asked if respondents answered yes to question 6 to identify up to three dangerous roadways and intersections in the town. Those responses are listed in Appendix 2.

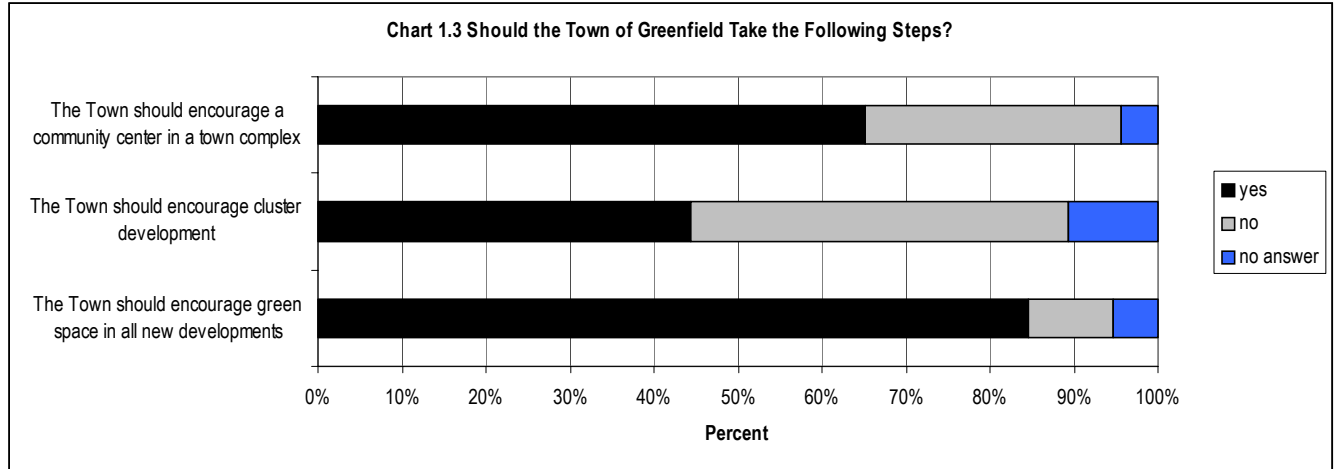
Question 8 listed statements suggesting choices about future directions for growth and development in the Town. Chart 1.2 details those responses. Survey respondents indicated they wanted the Town to be mostly rural with development occurring adjacent to developed areas. Respondents also felt the Town should encourage the preservation of farmland, green space, and historic structures and sites. The majority of respondents felt the Town should continue to coordinate plans with surrounding towns, cities and villages, but maintain its municipal independence. A majority of respondents also felt cell and wind tower regulations should be developed.

**Chart 1.2 Town of Greenfield Responses and Future Directions for Growth and Development in the Town**

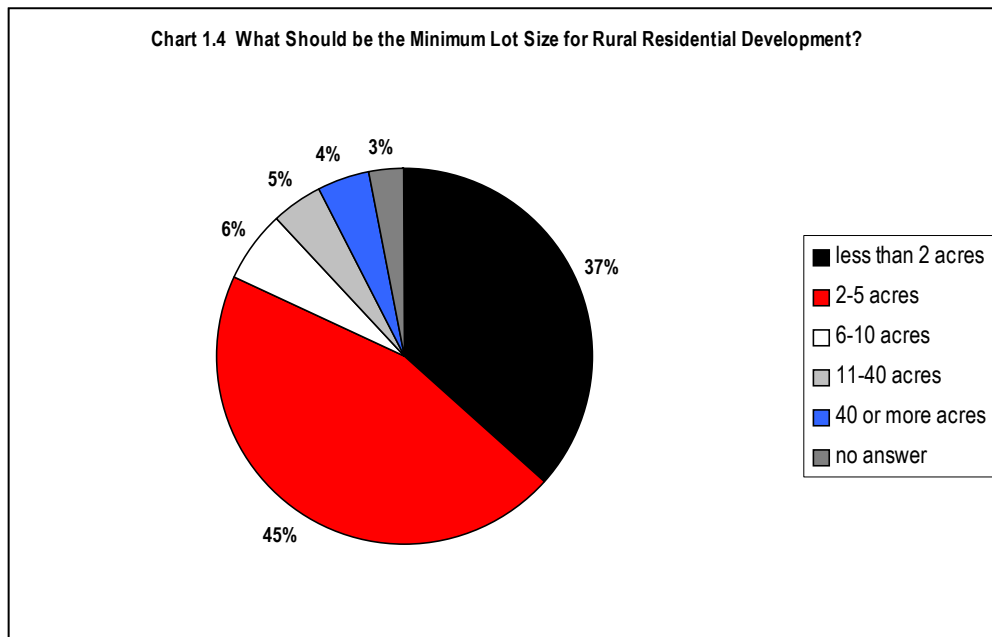




Survey Question 9 listed three steps regarding development in the Town. A summary of the responses is found in Chart 1.3 below. Over 84% of respondents felt that the Town should encourage green space in all new developments and 65% of respondents felt the Town should encourage a community center in a Town complex. Respondents were divided on the encouragement of cluster development with 44% answering yes and 45% answering no.

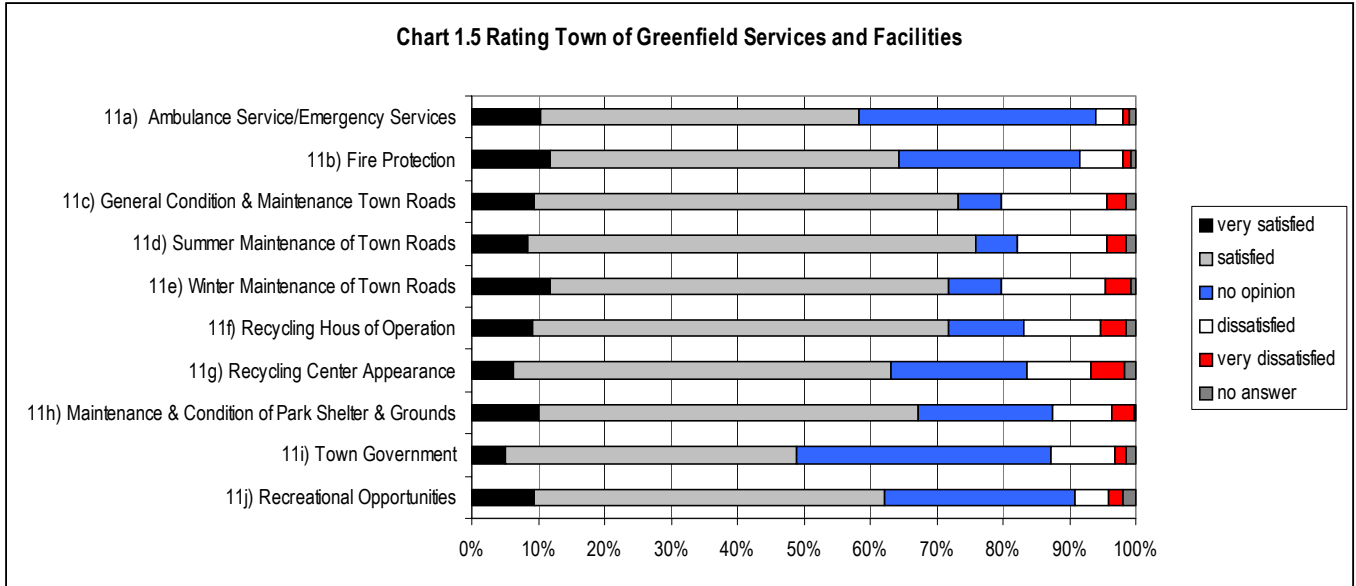


Survey Question 10 asked what should be the minimum lot size for rural development in the Town. Chart 1.4 summarizes the responses. About 45% of respondents felt that the minimum lot size should be 2-5 acres and another 37% felt the minimum lot size should be less than 2 acres.



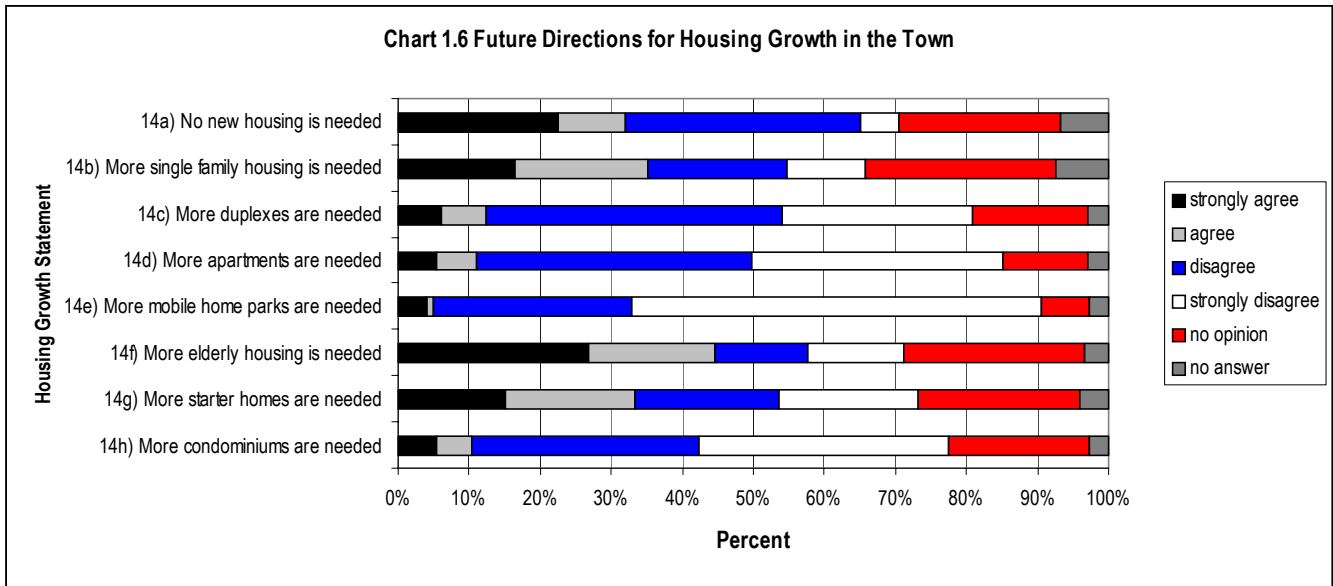
Survey Question 11 asked residents to rate the Town services and facilities. Chart 1.5 summarizes the survey responses. Overall residents were satisfied with Town services and facilities. The highest rate of dissatisfaction was with the general condition and maintenance of Town roads and the winter maintenance of Town roads with over 18% of survey respondents expressing dissatisfaction.

**Town of Greenfield Existing Conditions Report – Demographic Trends and Projections**



Survey Question 12 asked how satisfied are you with the Town of Greenfield as a place to live. About 93% of respondents indicated they were satisfied or very satisfied. Only 3.6% of respondents indicated they were dissatisfied. Residents were also asked to list why you answered as you did in Question 12. Those responses are included in Appendix 3.

Survey Question 14 asked residents about housing development in the Town. Chart 1.6 below summarizes survey responses. About 30% of respondents felt more single family housing is needed and around 10% felt more duplexes, condominiums and apartments are needed. Over 40% of respondents felt more elderly housing is needed. About 5% of respondents felt more mobile home parks are needed while 57% strongly disagreed.



Question 15 asked residents in a word or two, what do you believe are the two biggest challenges that face the Town of Greenfield right now, in order of priority? Those responses are included in Appendix 4.

## 2. Land Use Inventory

To plan for the future land use of the Town of Greenfield, 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 Greenfield primarily consists of agricultural land uses, with very limited residential or commercial developments (See Map 2.1 Existing Land Uses). The small-unincorporated community of St. Joseph's is located within the town. This area represents the only district in the Town where more dense development patterns occurred. Table 2.1, provides a land use inventory for the Town of Greenfield based on 2008 property assessment records.



**Table 2.1 Land Use Property Assessment Inventory – Town of Greenfield**

Land Type	Acres	Percent of Land Use
Residential	1,286	7.8
Commercial	74	.4
Manufacturing	68	.4
<b>Agricultural</b>	8,404	51.0
Undeveloped/Other	308	1.9
Forest/Ag Forest	6,180	37.5
Other (public land, etc.)	168	1.0
<b>Total</b>	<b>16,488</b>	<b>100</b>
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2008 Statement of Assessments</i>		

#### *Agricultural/Forest*

As Table 2.1 illustrates, the majority of the Town of Greenfield rural/agricultural land, as 88.5% 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 2.1 (Page 2-6) identify the acreages for each of the land use categories in this system. The major land uses of the Town are Woodlands 53.59%, Agriculture 33.99%, Pasture 6.08%, Vehicle Movement 2.51% and Single Family Residential 2.08%.

**Town of Greenfield Existing Conditions Report – Land Use Inventory**

**Table 2.2 Town of Greenfield 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	400.00	2.081	Internment, Cremation	2.62	0.014
2 - 4 Families Residential			Military Bases		
5 or more Families Residential	0.42	0.002	Vehicle Movement	481.60	2.506
Mobile Home	33.51	0.174	Train or Rail Movement		
Farmstead	203.70	1.060	Aircraft Movement Activities		
Transient Living - Motels/Hotels			Spectator Sports Assembly		
Institutional Living			Fairs/Exhibition		
Retail	0.34	0.002	Social, Cultural, Religious	8.11	0.042
Wholesale			Active Leisure Activities	5.19	0.027
Services	26.16	0.136	Passive Leisure Activities	1.48	0.008
Restaurant Type Activities	2.04	0.011	Agricultural Activities - Crops, Nurseries, Orchard	6532.00	33.986
Office Activities			Livestock Related Activities	16.92	0.088
Primarily Plant of Factory Type Activity			Pasture/Grazing	1169.00	6.082
Primarily Goods Storage or Handling Activity			Quarrying	27.71	0.144
Solid Waste Management			Grasslands/Prairies		
Schools, Libraries			Woodlands	10300.00	53.592
Municipal Activities	2.72	0.014	Wetlands		
Emergency Response, Public Safety			Water	1.78	0.009
Utilities	3.69	0.019	Vacant of Human Activity or Structures	0.45	0.002
Health Care/Medical			<b>Total Acres</b>	<b>19219.44</b>	<b>100.00</b>

**Commercial/Manufacturing**

Very few non-agricultural commercial businesses are located in the Town. St. Joseph Ridge located at the intersection of STH 33 and CTH M has several businesses (gas station, bank, restaurant, etc.). St. Joseph Ridge is also home to the Franciscan Sisters of Perpetual Adoration retirement home, Villa St. Joseph. Villa St. Joseph is a skilled-care retirement home owned by the Franciscan Sisters of Perpetual Adoration. The Town of Greenfield Zoning Map (Map 2.2) illustrates the properties zoned for business. Properties designated in the Agriculture B district on the zoning map are generally representing properties that conditional uses have been granted for some type of business/home business operation.

**Zoning and Other Land Use Regulations**

The Town of Greenfield is a zoned Town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Greenfield. Table 2.3 provides a breakdown of the various zoning districts in the Town. Map 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 Greenfield such as the Private On-site Sanitary Sewer Ordinance, Shoreland, Wetland and Floodplain regulations.

**Table 2.3 Greenfield Zoning District Designations by Acreage**

Zoning Designation	Acreage
Exclusive Agriculture	15,520
Agriculture A	2,010
Agriculture B	94.25
Transitional Agriculture	930.4
Residential A	58.25
Residential B	4.82
Residential C	1.6
Mobile Home Court	28.84
Commercial B	44.89
Commercial C	2.28
Industrial	0.00
Total	18,725.33

The Town of Greenfield has adopted several local ordinances that are enforced by the Town Board. Local ordinances adopted include; Town Plan, New Roads, Wisconsin Uniform Dwelling Code, New Driveway Construction, Park Areas, Curfew, Clipping Property, Animal Licensing, Parking of Motor Vehicles, Land Subdivision, Recycling, Lease St. Joseph Ridge Lions Club, and Subdivision Control and Platting of Lands

**Residential and Non-Residential Density**

Table 2.4, illustrates the residential density of the Town of Greenfield as compared to La Crosse County, adjacent towns and the State. In 2000, the Town of Greenfield had 51.1 people per square mile and 18.9 housing units per square mile. The population and housing density for the Town of Greenfield is less than that of La Crosse County and the State of Wisconsin. There is only one surrounding community with a higher population density, the Town of Shelby. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

**Table 2.4 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
<b>T. Greenfield</b>	<b>1,538</b>	<b>570</b>	<b>30.08</b>	<b>51.1</b>	<b>18.9</b>
T. Shelby	4,687	1,817	25.58	183.2	71.0
T. Washington	738	236	36.1	20.4	6.5
T. Coon (Vernon Co)	683	295	34.85	19.6	8.5
T. Hamburg (Vernon Co)	848	325	35.81	23.7	9.1
La Crosse Co	107,120	43,480	452.74	236.6	96.0
State of Wisconsin	5,363,715	2,321,144	54,310	98.8	42.7

Source: U.S. Bureau of Census 2000

Table 2.5 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 2.5 Housing Growth 1990-2000**

	Housing Units 1990	Housing Units 2000	Net Change	% Change	New Housing Units Per Sq. Mi.
T. Bangor	199	227	28	14.1	0.8
T. Barre	344	354	10	2.9	0.5
<b>T. Greenfield</b>	<b>552</b>	<b>570</b>	<b>18</b>	<b>3.3</b>	<b>0.6</b>
T. Shelby	1,905	1,817	-88	-4.6	-3.4
T. Washington	214	236	22	10.3	0.6
T. Coon (Vernon Co)	270	295	25	9.3	0.7
T. Hamburg (Vernon Co)	269	325	56	20.8	1.6
La Crosse Co	38,227	43,480	5,253	13.7	11.6
State of Wisconsin	2,055,676	2,321,144	265,468	12.9	4.9

Source: U.S. Bureau of Census, 1990 and 2000

**LAND USE TRENDS**

**Land Supply, Demand, and Prices**

Not all of the land in the Town classified as agricultural, 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 over 26% of all land in the Town is on slopes of 30% or greater where building is prohibited. In addition another 33% is on slopes of 20% - 30%. Map 8.2 (page 8-5) illustrates the extent of both 20% and 30%

## Town of Greenfield Existing Conditions Report – Land Use Inventory

slopes in the Town. The topography of the town has made the town attractive for housing sites and recreational land uses. From 1998 through 2007, the Town of Greenfield averaged 10 single-family 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 200 new housing units that the Town should plan for.



Single Family Residences

Table 2.6 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 Greenfield 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 2.6 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
<b>Town of Greenfield</b>	<b>37</b>	<b>1,877</b>	<b>1,675</b>	<b>202</b>	<b>\$936</b>	<b>\$1,273</b>	<b>2.4</b>
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 Greenfield	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 Greenfield Planning Commission analyzed the opportunities for redevelopment in the Town of Greenfield 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.

### Existing/Potential Land Use Conflicts

Land use conflicts identified during the planning process are listed below:

- 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
- Identification of Smart Growth Areas
- Agricultural land uses and competing residential development pressure.

The Plan Commission believes that existing and potential land use conflicts listed can be managed through the comprehensive planning process and continued open communication with affected parties. The *Existing/Potential Land Use Conflicts* will be addressed further in the “Land Use Element” of this plan.

**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/Greenfield planning sub area. Those projections are listed on the following table (Table 2.7). It is forecast that 200 acres in these municipalities will be needed for residential, commercial and industrial uses in the next 20 years.

**Table 2.7 Land Use Projections for the Towns of Bangor, Greenfield and Greenfield 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 1998-2007 and projecting that ten year growth rate to 2025 generates another land use demand figure as shown in Table 2.8. This land use projection methodology estimates that approximately 320 acres of land will be consumed for housing in the Town of Greenfield. The housing projections assume each housing unit will consume 2 acres.

**Table 2.8 Town of Greenfield Land Use Demand Straight Line Forecast**

Residential Acres	2010	2015	2020	2025	Total Acres Needed
Residential Acres Needed based on acres per housing unit	10 housing units x 2 = 20 Acres	50 housing units x 2 = 100 Acres	50 housing units x 2 = 100 Acres	50 housing units x 2 = 100 Acres	320 acres

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

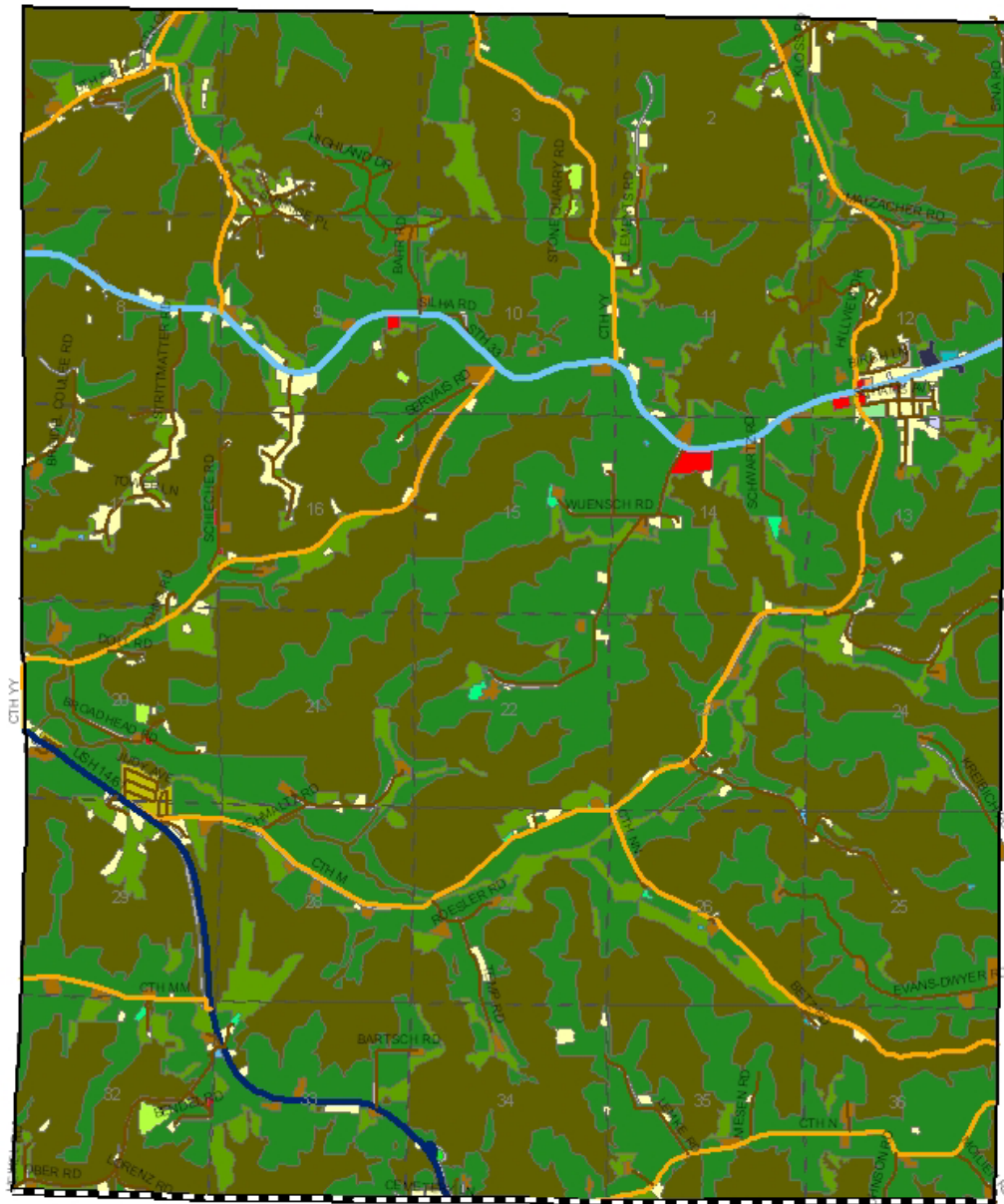
Table 2.9 projects agricultural land use in the Town of Greenfield to 2025. To project agricultural land use the agricultural acres (7,718 acres) listed in Table 2.2 were utilized as the base number. The straight-line residential forecasts in Table 2.8 were then subtracted to establish the agricultural land use projections. Agricultural land use is projected to decline by approximately 320 acres during the planning period.

**Table 2.9 Town of Greenfield Agricultural Land Use Projections**

Residential Acres	2010	2015	2020	2025	Total Reduction in Ag. Acres
Agricultural land use in 2008 7,718 acres	7,698 Acres	7,598 Acres	7,498 Acres	7,398 Acres	320 acres

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

## Map 2.1 T. Greenfield Existing Land Use Map



Map Key			
La Crosse County Boundary	Single Family	Schools	Agriculture
Greenfield Boundary	5 or more Families	Utilities	Livestock
Section Lines	Mobile Home	Internment	Pasture
US Hwy	Farmstead	Roads	Quarrying
State Hwy	Retail	Mass Assembly	Woodlands
County Hwy	Service	Active Leisure	Water
Local Rds	Restaurant	Passive Leisure	Vacant

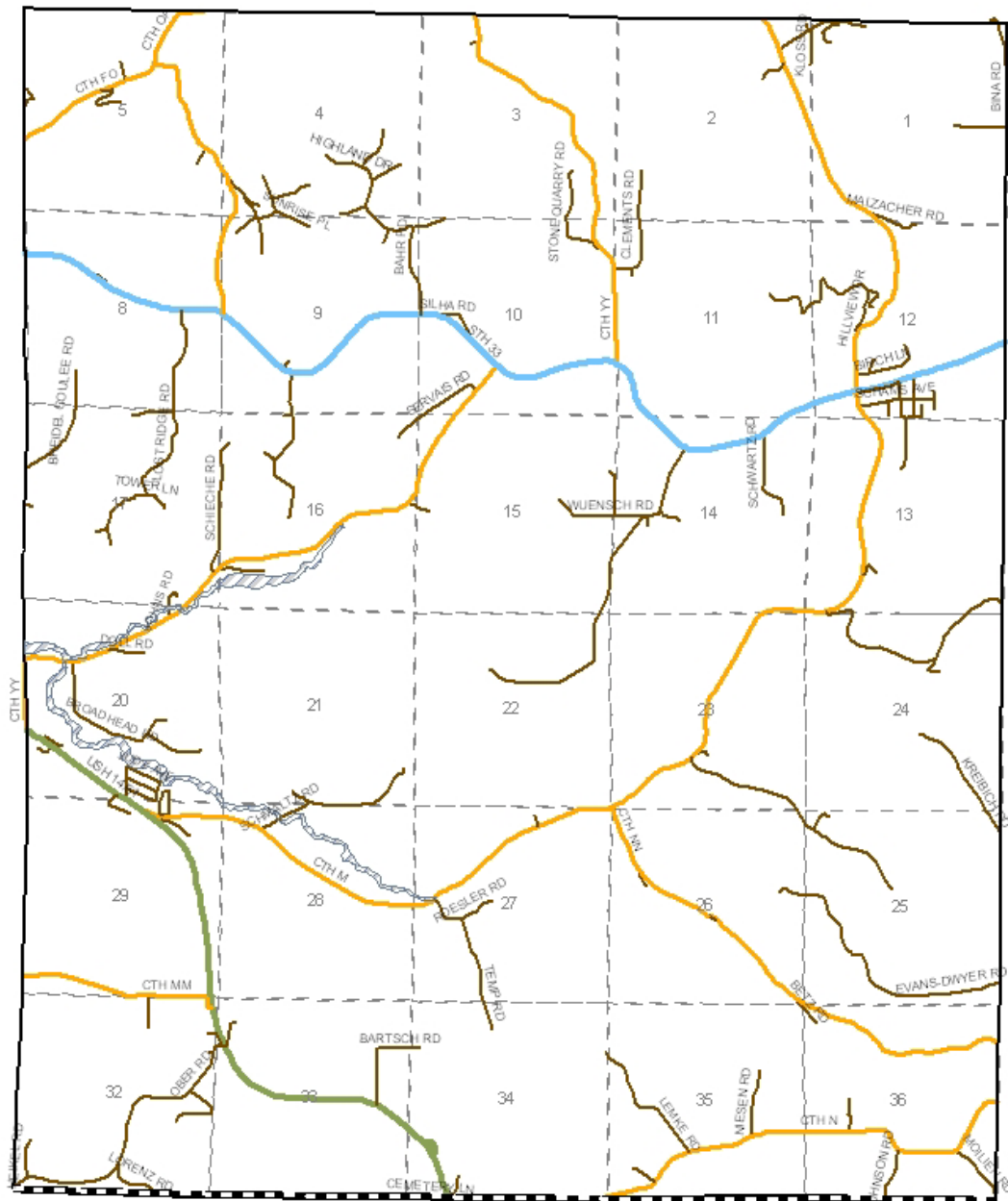
0 0.45 0.9 Miles

Map Prepared by the  
Mississippi River Regional  
Planning Commission  
April 20, 2009  
Source: La Crosse County  
Land Use Inventory 2005





## Map 2.3 Town of Greenfield FEMA Floodplain Map



**Map Key**

La Crosse County Boundary	US Hwy
Greenfield Boundary	State Hwy
Section Lines	County Hwy
FLOODWAY	Local Rds

Map Prepared by the Mississippi River Region Planning Commission  
 April 15, 2009  
 Source: La Crosse County Flood Plain Map

### 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 and Table 3.2 provide information on existing housing structures in the Town of Greenfield, La Crosse County, State of Wisconsin and the U.S. As of the 2000 census over 74% of the Town of Greenfield'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 percent respectively. The 2<sup>nd</sup> largest housing group in the Town of Greenfield was mobile homes at 20.5%.

**Table 3.1 Town of Greenfield, Housing Units by Type, 2000**

Type	Town of Greenfield	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	417	74.3	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	2	0.4	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	19	3.4	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	8	1.4	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	115	20.5	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
<b>Total</b>	<b>561</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

Over 18.5% of the Town of Greenfield'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 (46%), 1980 through 2000 Census (35.5%). Building permits issued by the La Crosse County Zoning Department indicate that in the last 10 years 2000-2007 an additional 159 single family dwellings were constructed in the Town.

**Table 3.2 Town of Greenfield, Year Structure Built, 2000**

Year Built	Town of Greenfield	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to 03/2000	16	2.9	1074	2.5	50735	2.2	2,755,075	2.4
1995-1998	78	13.9	3417	7.9	170219	7.3	8,478,975	7.3
1990-1994	33	5.9	3198	7.4	168838	7.3	8,467,008	7.3
1980-1989	72	12.8	5568	12.8	249789	10.8	18,326,847	15.8
1970-1979	177	31.6	8013	18.4	391349	16.9	21,438,863	18.5
1960-1969	59	10.5	4847	11.1	276188	11.9	15,911,903	13.7
1940-1959	22	3.9	8318	19.1	470862	20.3	23,145,917	20.0
1939 or Earlier	104	18.5	9044	20.8	543164	23.4	17,380,053	15.0
<b>Structures</b>	<b>561</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

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

Governmental Unit	Value
T. Bangor	87,000
T. Barre	124,300
<b>T. Greenfield</b>	<b>128,200</b>
T. Shelby	129,500
T. Washington	82,500
T. Coon (Vernon County)	102,400
T. Hamburg (Vernon County)	115,800
<b>La Crosse Co</b>	<b>96,900</b>
<b>State</b>	<b>112,200</b>
<b>U.S.</b>	<b>119,600</b>

Source: Bureau of Census, 2000

#### Median Housing Value

The median value of a home in the Town of Greenfield was \$128,200 in 2000, compared to La Crosse County at \$96,900, State of Wisconsin \$112,200, and the U.S. \$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 Greenfield, adjacent towns, La Crosse County, the State and Nation. In the Town of Greenfield 89.8% of houses are owner occupied housing units 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 Greenfield has a 6.7% vacancy rate for available housing. The available housing vacancy rate is the proportion 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.

**Town of Greenfield 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	25
T. Barre	347	83.6	16.4
<b>T. Greenfield</b>	<b>549</b>	<b>89.8</b>	<b>10.2</b>
T. Shelby	1,771	92.9	7.1
T. Washington	228	82.9	17.1
T. Coon (Vernon Co)	262	86.6	13.4
T. Hamburg (Vernon Co.)	311	88.7	11.3
<b>La Crosse Co</b>	<b>41,599</b>	<b>65.1</b>	<b>34.9</b>
<b>State</b>	<b>2,084,544</b>	<b>89.8</b>	<b>10.2</b>
<b>U.S.</b>	<b>105,480,101</b>	<b>66.2</b>	<b>33.8</b>

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
<b>T. Greenfield</b>	<b>0.8</b>	<b>6.7</b>
T. Shelby	0.8	4.6
T. Washington	0.5	2.5
T. Coon (Vernon Co)	2.6	7.9
T. Hamburg (Vernon Co.)	2.1	-
<b>La Crosse Co</b>	<b>1.0</b>	<b>4.9</b>
<b>State</b>	<b>1.2</b>	<b>5.6</b>
<b>U.S.</b>	<b>1.7</b>	<b>6.8</b>

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household between the years of 1995 – 1998 with 28.4 percent. Over 50% (55.5%) of residents moved into their present household between 1990 and 2000.

**Table 3.6 Town of Greenfield, Year Householder Moved In**

Year Moved In	Percent
1999 to March 2000	10.6
1995 to 1998	28.4
1990 to 1994	16.5
1980 to 1989	17.4
1970 to 1979	16.0
1969 or Earlier	11.1

Source: U.S. Bureau of Census, 2000

**Affordability of Housing**

Table 3.7 illustrates the affordability of housing in the Town, surrounding municipalities, La Crosse County, State of Wisconsin and the Nation. Of the units sampled, about 23.6% of Town of Greenfield residents spent more than 30% of their incomes on their housing units. This was a higher percentage than the County, State and Nation. Of Greenfield's residents that were sampled, about 38.6% spend less than 15 percent on their housing units. This was a higher rate than the County (37.5%), State (36.8%) and Nation (36.5%).

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

Governmental Unit	Total Owner Occupied Units	Less than 15 Percent	15 to 30 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
<b>T. Greenfield</b>	<b>280</b>	<b>38.6</b>	<b>37.9</b>	<b>23.6</b>	<b>0.0</b>
T. Shelby	1,415	48.3	40.3	10.7	0.6
T. Washington	72	44.4	43.1	12.4	0.0
T. Coon (Vernon Co.)	72	41.7	47.2	11.1	0.0
T. Hamburg (Vernon Co.)	102	35.3	49.9	12.7	2.0
<b>La Crosse County</b>	<b>21,881</b>	<b>37.5</b>	<b>45.2</b>	<b>16.8</b>	<b>0.5</b>
<b>State of Wisconsin</b>	<b>1,122,467</b>	<b>36.8</b>	<b>45</b>	<b>17.8</b>	<b>0.4</b>
<b>United States</b>	<b>55,212,108</b>	<b>36.5</b>	<b>40.8</b>	<b>21.8</b>	<b>0.8</b>

Source: Bureau of Census, 2000

**Town of Greenfield Existing Conditions Report – Housing Conditions**

Table 3.8 portrays renter occupied units and percent of income spent on such units in the Town of Greenfield, surrounding municipalities, La Crosse County, State of Wisconsin, and the Nation. About 22.6% of residents spend more than 30% on their renter occupied units. About 58 percent of Town residents spend less than 30% 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**

<b>Governmental Unit</b>	<b>Total Renter Occupied Units</b>	<b>Less than 15 Percent</b>	<b>15 to 30 Percent</b>	<b>30 Percent or More</b>	<b>Not Computed</b>
T. Bangor	28	42.9	7.1	21.4	28.6
T. Barre	48	29.2	37.6	14.6	18.8
<b>T. Greenfield</b>	<b>53</b>	<b>26.4</b>	<b>32</b>	<b>22.6</b>	<b>18.9</b>
T. Shelby	89	18	49.4	23.6	9.0
T. Washington	25	20	20	32	28.0
T. Coon (Vernon Co.)	14	42.9	14.3	14.3	28.6
T. Hamburg (Vernon Co.)	17	23.5	41.2	23.6	11.8
<b>La Crosse County</b>	<b>14,358</b>	<b>21.1</b>	<b>42.2</b>	<b>33.6</b>	<b>3.2</b>
<b>State of Wisconsin</b>	<b>641,672</b>	<b>21.1</b>	<b>41.5</b>	<b>32.3</b>	<b>5.2</b>
<b>United States</b>	<b>35,199,502</b>	<b>18.1</b>	<b>37.5</b>	<b>36.8</b>	<b>7.5</b>

Source: Bureau of Census, 2000

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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 Greenfield 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 Greenfield by jurisdiction, classification and number of miles. An inventory of Town of Greenfield roads is found in Appendix 5.

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 Greenfield there are 52.65 miles of public road that are under the jurisdiction of La Crosse County or the Town of Greenfield. The Town of Greenfield maintains 30.31 miles of public road, of which all are classified as local roads. La Crosse County has 22.34 miles of public road in the Town of Greenfield of which 9.14 miles are classified as collector roads and 13.20 miles is classified as local roads. Map 4.1 illustrates the Town of Greenfield Transportation System.

### Traffic Counts

Table 4.1 illustrates traffic counts available for the years of 1990, 1999 and 2005 for State Highways in the Town of Greenfield. As the traffic counts indicate, traffic on the roads serving the Town of Greenfield has increased over the years. The most significant increases have been

**Table 4.1 Town of Greenfield – Average Daily Traffic Counts**

Location	1999	2002	2005	% Change. 1999-2005
State Highway 33 at East Town Line	2,300	2,600	2,400	4.3%
USH 14 at West County Line	6,300	6,800	6,900	9.5%
Intersection of STH 33 and CTH OA	220	270	270	22.7%
Intersection of STH 33 and CTH YY	570	710	720	26.3%

*Source: Wisconsin Department of Transportation*

### Interstate Highways

There are no Interstate Highways in the Town of Greenfield. Interstate 90 travels through La Crosse County (east/west) and is located north of the Town of Greenfield. Access to the Interstate 90 for Greenfield residents is via USH 14 to STH 16 or STH 35, STH 33 to STH 16, STH 33 to 162, or STH 33 to CTH M to CTH C. Interstate -90 is classified as a Principal Arterial-Interstate and its function is to serve as a high-speed large traffic volume expressway.

### Highways

State Highway 33 passes through most of the Town of Greenfield in a geographic east-west orientation. U.S. Highway 14-61 also passes through the southwest section of the Town. State Highway 33 travels from the City of La Crosse through the Town of Shelby and into the Town of Greenfield, through St. Joseph Ridge, through the Town on Greenfield, and into Monroe County. U.S. Highway 14/61 travels from the City of La Crosse in La Crosse County, through the Town of Shelby, through the southwest section of Greenfield and on into Vernon County.

## ***Town of Greenfield Existing Conditions Report – Transportation***

### **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 Greenfield and County residents. Residents can access this service 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 Greenfield. 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**

There are no railroads or railroad grade crossings in the Town of Greenfield. The Class I Canadian Pacific Railway travels east/west through the La Crosse County to the north of the Town of Greenfield. The Canadian Pacific Railway connects the area to Milwaukee and Minneapolis/St. Paul. Additional Class I rail companies provide service to the La Crosse County area are; the Union Pacific Railroad, the Burlington Northern Santa Fe, and the Iowa, Chicago and Eastern Line.

### **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 Greenfield. The La Crosse Municipal Airport is located to the 12 miles to the west of the Town of Greenfield. 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 Greenfield 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 Greenfield primarily takes place on US Highway 14/61 and State Highway 33. 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.

### **Pedestrian Trails, Bike Trails, Etc.**

There are no designated pedestrian or bicycle trails in the Town of Greenfield. The La Crosse River State Bicycle Trail, the Great River State Trail and the Sparta-Elroy State Trail are all located within minutes of the Town of Greenfield. In addition, over 30 miles of low volume-hard surface local roads are located in the Town of Greenfield. The Department of Transportation La Crosse County Bicycling Conditions Map listed County roads YY, N, NN, and M as best conditions for bicycling. These roads provide residents and tourists with excellent biking and walking opportunities.

La Crosse County has six snowmobile clubs that jointly cooperate to offer over 130 miles of safe, groomed trails. One of those clubs is located in the Town of Greenfield, the Ridge Runners Snowmobile Club. Snowmobile trails travel from St. Joseph Ridge to the Town of Barre, from St. Joseph Ridge to Highway 61 at Vernon County and St. Joseph Ridge (Corridor 29 Trail) to Timber Coulee in Vernon County.

### **STATE AND REGIONAL TRANSPORTATION PLANS**

The following transportation plans were reviewed as part of the Town of Greenfield 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 21<sup>st</sup> 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 Greenfield 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.

In November 2008, the State of Wisconsin Department of Transportation released a draft of the new multi-modal transportation plan "Connections 2030". The final 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 is 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 Greenfield.

#### **Wisconsin DOT Six Year Highway Improvement Program**

The plan details all road construction programs to be constructed in the state between 2008 and 2013. No projects were identified to take place in the Town of Greenfield upon reviewing the DOT's Six Year Highway Improvement Program 2008-2013.

**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 Greenfield.

**The Wisconsin Pedestrian Policy Plan 2020 – March 2002**

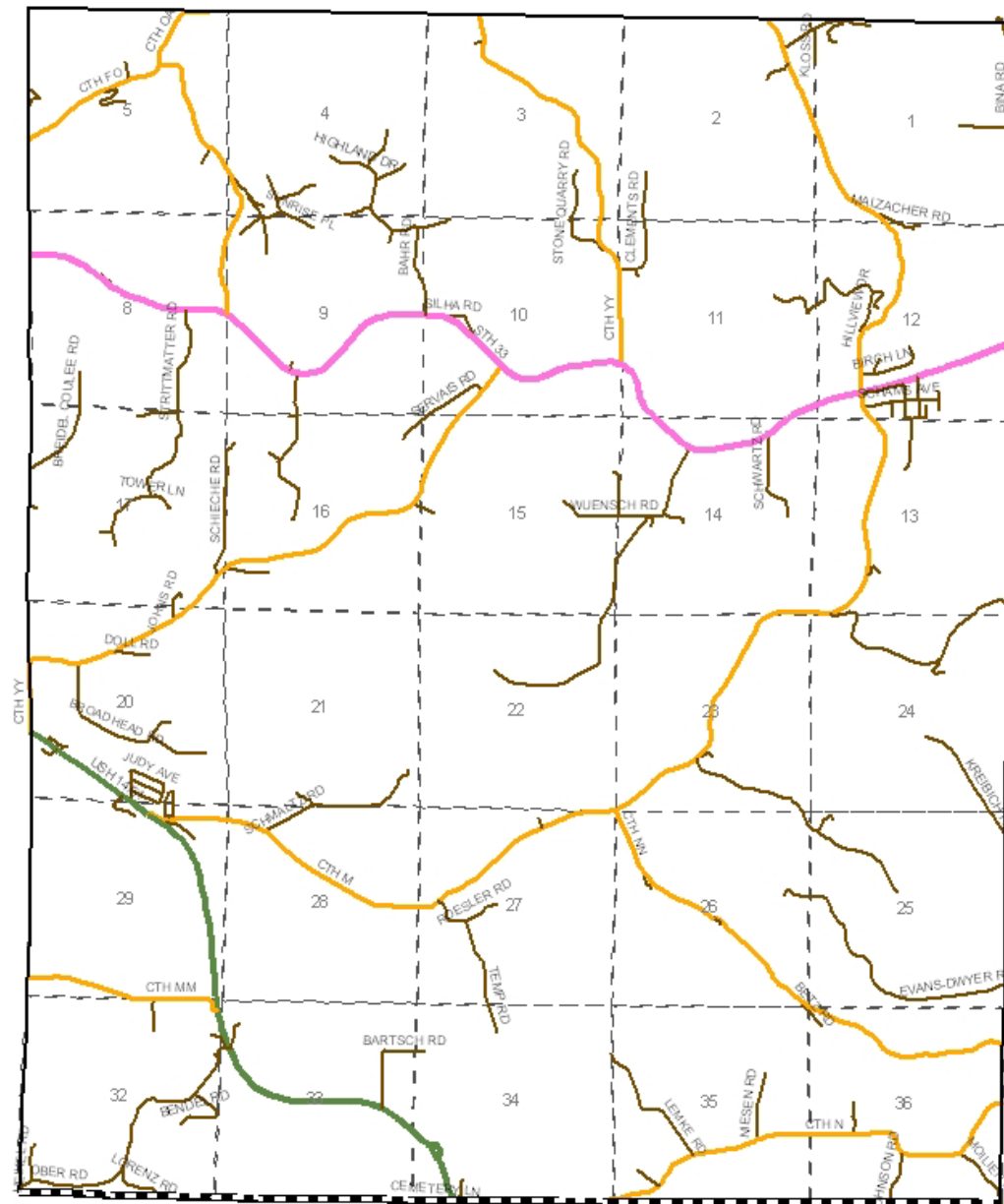
“The Wisconsin Pedestrian Policy Plan 2020”, developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are no specific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

**REGIONAL OR COUNTY TRANSPORTATION PLANS**

**2030 La Crosse and La Crescent Metropolitan Area Transportation Plan**

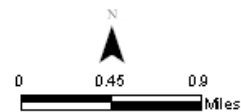
The Town of Greenfield is located in the La Crosse and La Crescent Metropolitan Planning Area (MPO). The LAPC planning area includes I-90, USH 53, USH 14/61, STH 16, STH 35, STH 157 and STH 33. The MPO is required to prepare a 20-year Transportation Plan. In 2005 the MPO updated its 20-year Transportation 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 Greenfield.

Map 4.1 T.GreenfieldTransportation System



**Map Key**

- La Crosse County Boundary
- Greenfield Boundary
- Section Lines
- US Hwy
- State Hwy
- County Hwy
- Local Rd's



Map Prepared by the  
Mississippi River Regional  
Planning Commission  
April 27, 2009  
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 Greenfield had 364 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (64.2%) of the workers (Table 5.1). Self-employed workers made up 24.7% of the workforce and government workers made up 11.1% of the workforce. The largest occupation group as of the 2000 Census was Management, Professional and Related Occupations reporting 45.2% in that occupation group.

**Table 5.1 Town of Greenfield Employment Status, Occupation, and Class of Worker**

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	1,125	100.0
In Labor Force	895	79.6
Civilian labor force	893	79.4
Employed	864	76.8
Unemployed	29	2.6
Armed Forces	3.2	-
Not in Labor Force	230	20.4
OCCUPATION	NUMBER	PERCENT
Management Professional	298	34.5
Service	121	14.0
Sales and Office	208	24.1
Farming, Fishing, and Forestry	4	0.5
Construction, Extractions, and Maintenance	84	9.7
Production, Transportation, and Material Moving	149	17.2
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	690	79.9
Government workers	82	9.5
Self-employed workers	90	10.4
Unpaid family workers	2	0.2

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 Rates 2000-2007**

	2000	2001	2002	2003	2004	2005	2006	2007	No Chge 2000-2007	% Chge 2000 2007
La Crosse	3.2	3.7	4.3	4.5	4.1	4.1	3.8	3.9	0.7↓	21.9
Wisconsin	3.4	4.4	5.3	5.6	5	4.8	4.7	4.9	1.5↓	44.1
U.S.	4	4.7	5.8	6	5.5	5.1	4.6	4.6	0.6↓	15.0

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Training, Labor Market Information 03/18/09

### 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 median family income for Town residents increased by \$17,575 between 1989 and 1999. The County, State and Nation reported increases of \$17,000, \$17,829 and \$14,821 respectively. The Town of Greenfield's poverty rate decreased to 4.6% in 1999, a 3.9% decrease from 1989. This decrease is right in line to decreases experienced by the County, State, and Nation during the same reporting periods. The Town's 1999 poverty rate was lower than the County (10.7%), Nation (12.4%) and lower than 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
<b>T. Greenfield</b>	<b>31,680</b>	<b>35,050</b>	<b>12,474</b>	<b>8.5</b>	<b>49,653</b>	<b>52,625</b>	<b>20,501</b>	<b>4.6</b>
T. Shelby	37,212	45,172	19,677	3.4	64,890	76,559	32,899	1.1
T. Washington	30,104	31,563	11,553	6.3	42,143	49,375	16,424	8.7
T. Coon (Vernon Co.)	24,044	27,794	11,986	10.1	41,364	59,568	20,460	8.1
T. Hamburg (Vernon Co.)	32,679	34,750	13,295	5.6	49,013	53,158	19,169	1.2
<b>La Crosse County</b>	<b>26,857</b>	<b>33,830</b>	<b>12,141</b>	<b>13.4</b>	<b>39,472</b>	<b>50,830</b>	<b>19,800</b>	<b>10.7</b>
<b>State of Wisconsin</b>	<b>29,442</b>	<b>35,082</b>	<b>13,276</b>	<b>10.7</b>	<b>43,791</b>	<b>52,911</b>	<b>27,135</b>	<b>8.7</b>
<b>United States</b>	<b>30,056</b>	<b>35,225</b>	<b>14,420</b>	<b>13.1</b>	<b>41,994</b>	<b>50,046</b>	<b>21,587</b>	<b>12.4</b>

Source: Bureau of Census, 2000

### Commuting to Work

Table 5.4 illustrates how the residents in the Town of Greenfield get to work. The majority of workers drove alone 77.5%, while 10.4% carpooled, and 7.4% of Town residents worked at home. The mean travel time to work for Town of Greenfield workers was 21.3 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 Greenfield**

Means of Travel	Percent
Car, Truck, Van – Drove Alone	77.5
Car, Truck, Van – Carpooled	10.4
Public Transportation (includes taxicab)	0.4
Walked	3.9
Other Means	0.5
Worked at Home	7.4
<b>Mean Travel Time to Work 21.3 minutes</b>	

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-known 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

**Table 5.6 La Crosse County Top 10 Privately Owned Employers**

Establishment	Product or Service	Size (March 2009)
Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+ employees
Franciscan Skemp Medical Center Inc	Gen. medical & surgical hospitals	1000+ employees
Trane	AC, refriger., & forced air heating mfg	1000+ employees
Kwik Trip Inc	Convenience stores	1000+ employees
Centurytel Service Group LLC	Managing offices	500-999 employees
Wal-mart Associates Inc	Discount department stores	500-999 employees
Prime Care Health Plan	Direct Health & Medical Insurance Carriers, Ins. Related	500-999 employees
Northern Engraving Corp	All other plastics products mfg	500-999 employees
Chart Energy & Chemical Inc.	Power Boiler and Heat Exchanger Manufacturing	500-999 employees
Bethany St. Joseph Corp	Nursing care facilities	250-499 employees
Logistics Health Inc.	3 <sup>rd</sup> Party Admin of Insurance and Pension	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 Greenfield 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/Cleaners Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Sales Reps/Whls/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/Cleaners 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 Greenfield 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. The majority of residents want to encourage agricultural related businesses in the Town. Strengths and weaknesses effecting economic growth in the Town of Greenfield 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
- Access to quality Health care
- Health care jobs
- Strong manufacturing base
- High quality transportation system
- High quality recreational resources

**Weaknesses**

- Infrastructure limitations in the Town
- 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 Greenfield**

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 reviewed in order to identify any contaminated sites in the Town of Greenfield. Only two activities were listed for the Town of Greenfield, two spills, one of which occurred in 2005 and the other in 2008. Both activities were closed as of March 2009.

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 was no active Waste Disposal Sites listed for the Town of Greenfield in the registry.

**County, Regional and State Economic Development Programs**

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

**County Programs**

- ▶ La Crosse County Economic Development Fund

**Regional Programs**

- ▶ 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)
- ▶ In 2009, Wisconsin's Airport Development Zone, Agricultural Development Zone, Community Development Zone, Enterprise Development Zone and Technology Zone programs were consolidated into one program. Wisconsin Department of Commerce was still preparing new Administrative Rules to serve as the guidelines for the new program as of March 2009.
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Early Planning Grant Program
- ▶ Wisconsin Department of Commerce Entrepreneurial Training Grant
- ▶ The American Recovery and Reinvestment Act of 2009 is anticipated to infuse additional funding to the State of Wisconsin, some of which may be administered through the Division of Housing & Community Development.
- ▶ The Wisconsin Office of Recovery and Reinvestment has grants and tax credits available to local governments; information on the programs available can be found at <http://www.recovery.wi.gov/>.

## 6. Existing Utilities and Community Facilities

**Sanitary Waste and Water Supply:** The St. Joseph Sanitary District #1 is located in the Town of Greenfield and serves the unincorporated community of St. Joseph. The 2007 Wisconsin Public Service Commission Annual Report for water this utility showed the following: The utility has two wells: 1) Well #3 - Ridgeview (320 ft. depth with yield per day in gallons = 30,000) and 2) Well # 4 – County Hwy M (803 ft. depth with yield per day in gallons = 360,000); the utility has two reservoirs: 1) 50,000 gallon concrete reservoir and 2) 100,000 Elevated Tank with a total pumping capacity of 275 gallons per minute; and the utility's inventory consists of 15,518 feet of water mains, 202 water meters, 29 fire hydrants, and 1 flushing hydrant.

The St. Joseph Sanitary District #1 sewage treatment facility is located at N1697 Hess Road. The facility discharges to Mormon Creek Tributary and groundwater.

All other businesses and residences in the Town are served by private on-site wastewater treatment systems. 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 Greenfield Town Recycling Center is located at 2870 Kreibich Coulee Road. Summer hours are April 1<sup>st</sup> to October 31<sup>st</sup>, Tuesdays 4 p.m. to 7 p.m. and Saturdays 8 a.m. to 1 p.m. and winter hours are from November 1<sup>st</sup> to March 31<sup>st</sup>, Tuesdays 1 p.m. to 4 p.m. and Saturday 8 a.m. to 1 p.m.

**Storm Water Management:** The Town of Greenfield lies within the Bad Axe-La Crosse River Basins and is located in the Coon Creek and Lower La Crosse River watersheds. Mormon Coulee Creek, a coldwater creek is located in the Town of Greenfield. These watersheds collect the storm water via roadway ditches or streams and carry the waters out to the La Crosse River and Mississippi River. 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 Greenfield has five elected officials serving the public. They are the chairman, two supervisors, town clerk and town treasurer. There is one County Board Supervisor for District 20. A Town Planning Commission also was formed to help develop the Town Plan.

**Town Facilities:** The Greenfield Town Hall is currently located at the Junction of County Roads M and NN. However at the time of this writing a new Community Building is being constructed in St. Joseph Ridge. The Town also has an equipment shop located at N1776 Hess Road. In December 2008, the Town purchased two acres of land from the Franciscan Sisters to be used as a site for a fire station, town hall and equipment shop.

**Equipment owned by the Town includes the following:**

- 2 trucks
- 1 Case Loader with bucket
- Riding Mower
- Tractor Mower with side cutter
- Fire truck with pumper unit
- First responders unit
- Plows for trucks and loader

The Town does employ 2 full time employees and 2 part time employees.

**Fire Protection, Police Protection and Emergency Management:** The Town of Greenfield does not have a fire department, however the Town contracts with the Town of Shelby for fire protection, which covers approximately 90% of the Town. Coon Creek Fire Department covers the remaining 10% of the Town. In 2008 the Town of Greenfield signed a fire contract with the Town of Shelby that increased coverage in the CTH M area. Town residents also serve as volunteer first responders and fire fighters. The Town of Greenfield is also working with the Town of Shelby to develop a shared Fire Station.

## ***Town of Greenfield Existing Conditions Report – Existing Utilities and Community Facilities***

The Town of Greenfield 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 based out of La Crosse provides emergency medical services for Town residents.

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

**Health Care and Adult Day Care Facilities:** There are no health care or adult day care facilities located in the Town of Greenfield but residents are within several miles of quality health care facilities available in the La Crosse area. These facilities include: 1) Lutheran Hospital located at 1900 South Avenue, La Crosse and 2) Franciscan Skemp, 700 West Avenue South, La Crosse. There are also two clinics associated with these hospitals: 1) Gundersen Lutheran, 1900 South Avenue, La Crosse and 2) Franciscan Skemp, 700 West Avenue, La Crosse. Both of these health care institutions also have clinics in the City of Onalaska. Several state licensed private daycare facilities are available for residents in La Crosse County.

**Educational Facilities: The La Crosse, West Salem and Westby school districts serve the Town of Greenfield.** Approximately 44.8% of Town of Greenfield residences are located in the City of La Crosse School District. The West Salem School District serves approximately 42.6% and the remaining 12.6% is served by the Westby 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.

**Libraries:** There are no public libraries located in the Town of Greenfield. The libraries readily accessible to town residents include: the City of La Crosse's La Crosse Public Library (Main), 800 Main Street; the Knutson Memorial Library, 500 Central Ave., Coon Valley; and West Salem's library (Hazel Brown Leicht Memorial Library), 201 Neshonoc Road.

**Parks and Recreation Facilities:** There Town of Greenfield has one public park, the Town of Greenfield Park, which is located at St Josephs Ridge. The park has a lighted ball field with bleachers, tennis court, shelter house, basketball court, restrooms, children's play area, picnic facilities and municipal water and sewer system. In addition, the Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations throughout the Town.



**Play structure at Town Park**

**Churches and Cemeteries:** There is one church in the Town of Greenfield, the St. Joseph's Catholic Church located in St. Joseph's Ridge at W2601 on Hwy 33. There are several cemeteries located in the Town of Greenfield. There is only one active cemetery in the Town, St. Joseph's Catholic Cemetery, a 4.6-acre cemetery located on Highway 33 in Section 12. Inactive cemeteries in the Town include: Meyer Family Cemetery in Section 24, Bennet Family Cemetery in Section 3, Starch/Kunert Family Cemetery in Section 20, and the Ritschel-Hiekel Family Cemetery in Section 32.

**Electricity/Telephone and Cable/Internet Services:** There are no electric power stations in the Town of Greenfield. Greenfield Town residents receive electrical service from Xcel Energy and Vernon Electric Cooperative. Coon Valley Telephone Company, Charter and CenturyTel provide telephone and internet/cable service.

**Communication Towers**

There are 2 communication towers located in the Town of Greenfield. Both of these are located on Tower Dr. 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 Greenfield.



Communication Tower in T. Greenfield

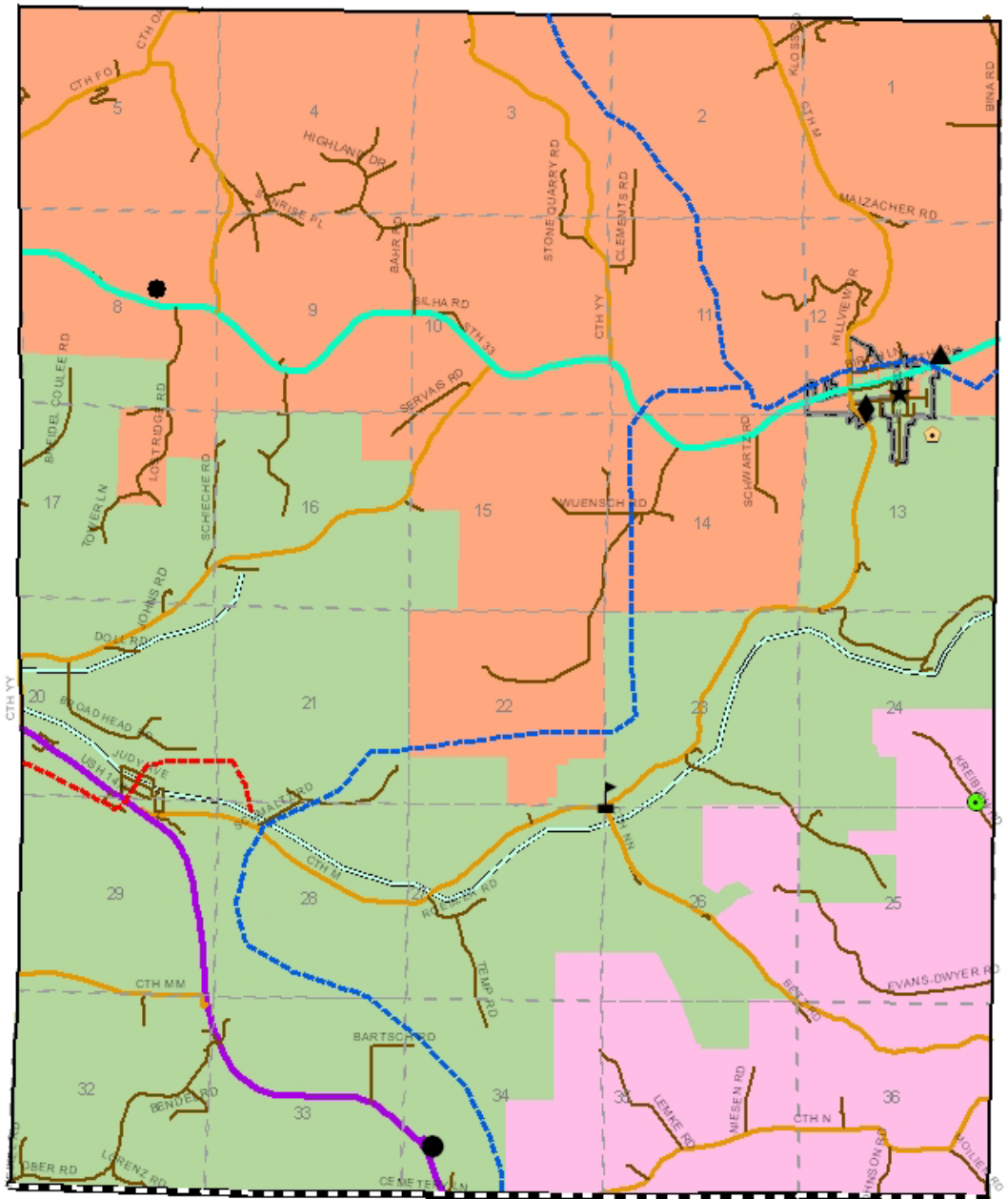
**Future Expansion of Utilities and Community**

**Facilities:** Population and development projections developed during the planning process indicate that the Town of Greenfield will experience growth and development throughout the planning period. In 2008 the Town purchased two acres of land from the Franciscan Sisters to be used as a site for a fire station, town hall and equipment shop. This will replace the old Town Hall, which is too small, has no bathrooms and does not meet ADA requirements. 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. The local sanitary sewer district is currently not at capacity so the area the district serves can increase should the need arise.



Old Town Hall

# Map 6.1 T. Greenfield Community Facilities



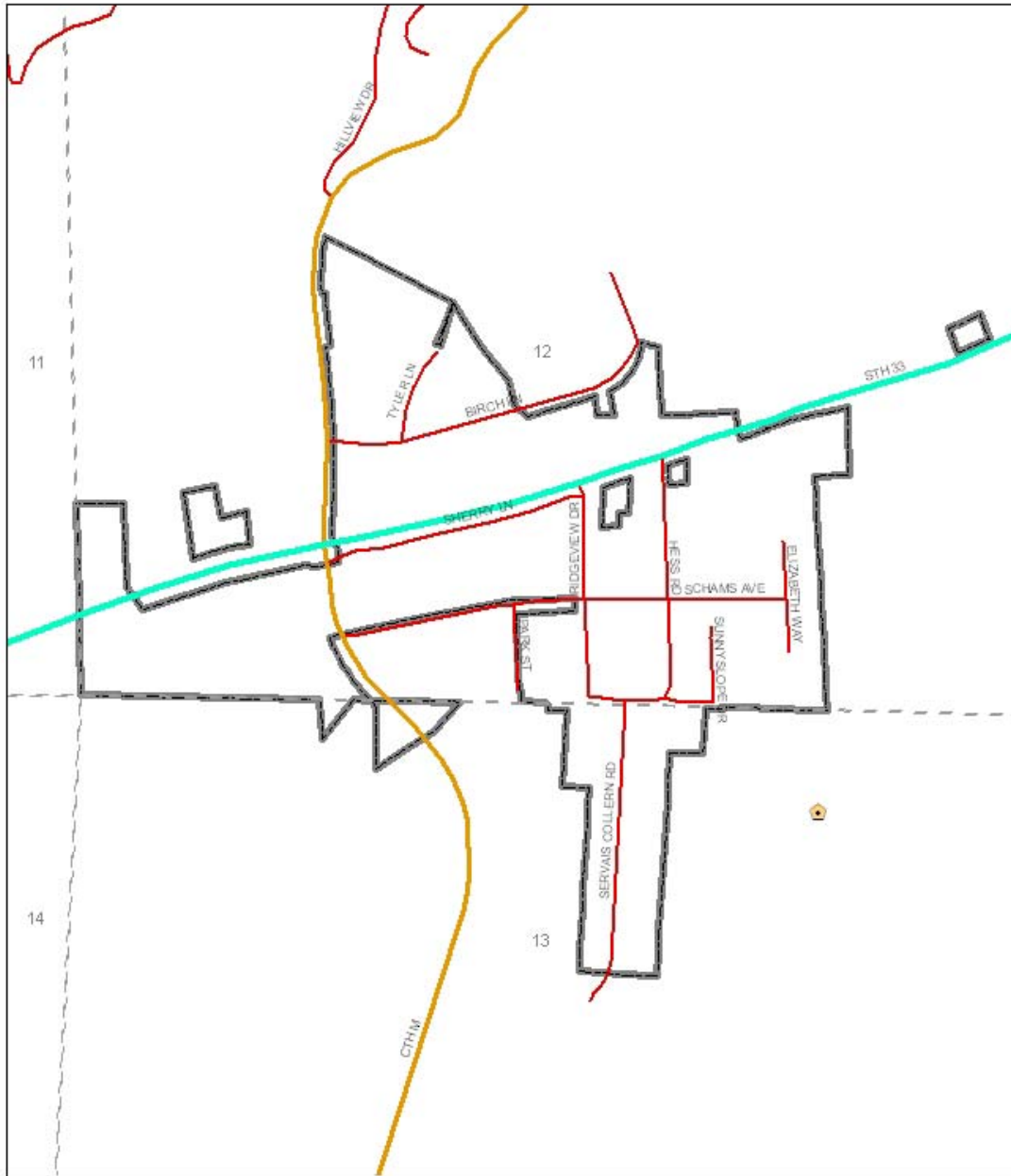
**Map Key**

La Crosse County Boundary	Snowmobile Trails	Cemetary
Greenfield Boundary	Club	Town Hall/Shop
Section Lines	State	Waste Water Treatment Plant
Sanitary District	School Districts	Recycling Center
US Hwy	LACROSSE SCHOOL DISTRICT	Wayside
State Hwy	WEST SALEM SCHOOL DISTRICT	Parks
County Hwy	WESTBY SCHOOL DISTRICT	
Local Rds	School	
		Trout Streams (Class 3)

0 0.4 0.8  
  
 Miles

Map Prepared by the  
 Missisippi River Regional  
 Planning Commission  
 April 20, 2009  
 Source: La Crosse County  
 Comprehensive Plan  
 and MRPPC Community  
 Inventory

## Map 6.2 T. Greenfield Sanitary District



### Map Key

- US Hwy
- State Hwy
- County Hwy
- Local Rds
- Section Lines
- Sanitary District
- Tax Parcels
- ◆ Waste Water Treatment Plant

0 0.05 0.1  
Miles



Map Prepared by the  
Mississippi River Regional Planning  
Commission April 20, 2009  
Source: La Crosse County  
Comprehensive Plan  
and MRRPC Community  
Inventory

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## **7. Town of Greenfield Intergovernmental Relationships**

### **State and Federal Agencies**

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

*Wisconsin Department of Transportation (WDOT).* The Town of Greenfield 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 Greenfield 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 Greenfield normally has minimal interaction with federal agencies. However after the flooding event of 2008, the Town received \$73,000 in FEMA funding to fix roadways that were damaged by floodwaters. FEMA is the federal agency that assists with communities with relief efforts after natural disaster events such as (flooding, tornadoes, etc.). The Town of Greenfield recognizes this and has participated in the development of the La Crosse County All Hazards Mitigation Plan.

### **Regional Planning Commission**

The Town of Greenfield 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 Shelby, Barre, Bangor and Greenfield border the Town of Greenfield in La Crosse County and the Towns of Coon and Hamburg border the Town in Vernon County. La Crosse, West Salem, and Westby school district boundaries also include parts of the Town. St. Joseph's Ridge is a small-unincorporated community located in the town. The Town has a fire service agreement with the Coon Creek Fire Department and the Town of Shelby Fire Department. The Town has maintained very favorable working relationships with most of 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.

### **School Districts**

La Crosse, West Salem, and Westby school districts serve the Town of Greenfield. During the planning process no intergovernmental conflicts or planning concerns were identified with the school districts.

## **Comprehensive Planning**

*La Crosse County.* La Crosse County is in the process of updating 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 Process is currently taking place in the County and is anticipated to be complete by 2008.

The timing of the planning processes for La Crosse County and the Town of Greenfield 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, Shelby, and Washington.* The Towns of Shelby and Washington completed Comprehensive Town Plans in 2008. The MRRPC completed comprehensive plans for the townships of Barre and Bangor in 2009. A review of their existing plans did not illustrate any intergovernmental conflicts.

## 8. Inventory of Agricultural, Natural and Cultural Resources

### Agriculture

Agriculture and woodlands dominate the landscape in the Town of Greenfield. 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. St. Joseph Ridge, an unincorporated community located on State Highway 33, is located in the Town of Greenfield.

Historically, agriculture played a key role in the Town of Greenfield and La Crosse County. The Town of Greenfield 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."

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 Greenfield 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 30% of the soils in La Crosse County as "prime" soils. Prime soils were defined as being 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 8.1 Soils Map illustrates the different soil classes in the Town of Greenfield.

**Groundwater.** Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Greenfield 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.

## ***Town of Greenfield Existing Conditions Report – Agricultural, Natural and Cultural Resources***

*Surface Water.* There are several streams and creeks within the Town of Greenfield. There are three streams classified by the Wisconsin DNR as trout streams: 1) Fishback Creek, 1.5 miles in length, is classified as a Class II and III trout stream; 2) Johns Coulee Creek, 1.8 miles in length is classified as a Class I trout stream; 3) Mormon Coulee Creek, 14.6 miles in length located in the Towns of Shelby and Greenfield is classified as a Class II trout stream. There are no natural or man-made lakes with the Town.

*Topography and Watersheds.* The Town of Greenfield's landscape can be characterized as ridge and valley topography. Map 8.2 Slope Map depicts the rolling topography. This terrain in the Town of Greenfield consists of a large central ridge running through the Town from east to west. This entire ridge is approximately fifty miles long ending at the City of La Crosse on its western end.

The Town of Greenfield is located in the Bad Axe –La Crosse River Basin in the Lower La Crosse River and Coon Creek Watersheds. Fishback Creek, Johns Coulee Creek and Mormon Coulee Creek are located within the Coon Creek Watershed and are all classed as trout streams, Table 8.1.

*Woodlands.* Farmed ridges and valleys with woodlands on the steep valley walls characterize the Town of Greenfield's landscape. Woodlands make up 37.5% or 6,180 acres of the entire Town.

*Floodplains/Wetlands.* There are two creeks within the Town that have been mapped as being in the FEMA 100-year floodplain. These are Mormon Creek and Johns Coulee Creek a tributary of Mormon Creek. The FEMA floodplain boundary along Mormon Creek is from the western town boundary east to CTH M. The FEMA floodplain boundary along Johns Coulee Creek begins at Mormon Creek and goes northeast to the center of Section 16. See Map 2.3 on page 2-8. 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 Greenfield's greatest attributes. Over 15,000 acres or 91% of the town's landscape is made up of forested, agricultural, undeveloped or public lands.

*Non-Metallic Mineral Resources.* There are 3 Non-Metallic quarries located in the Town of Greenfield. These are the Clements Quarry located on County Highway YY, the Bahr Quarry on State Highway 33 and the Ober quarry on State Highway 14.

*Wildlife Resources.* 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 Greenfield. The Town has several miles of Class 1, 2 and 3 trout streams.

*Air Quality.* The Town of Greenfield has a total population of around 1,538 people and limited commercial/industrial businesses. Because of the Town's rural nature, the air quality 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 Greenfield.

*Stream/Environmental Corridors.* The Mormon Coulee Creek Natural stream environmental corridor and surrounding wetlands are located within the Town of Greenfield. Wooded uplands cover the higher elevations of the valley walls in the Town and 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*

**Town of Greenfield Existing Conditions Report – Agricultural, Natural and Cultural Resources**

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 54 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 Greenfield.

Wisconsin’s Architecture and History Inventory (AHI) was searched and 26 structures in the Town of Greenfield 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; 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 for the Town of Greenfield include: numerous houses, several barns, Bridge No. 87, St. Josephs Catholic Church, the Villa St. Joseph Seminary and Cemetery, St. Joseph Catholic Church Rectory, St. Joseph Catholic School, as well as the Greenfield Town Hall.

**Recreational Resources**

There are several public recreational resources in the Town of Greenfield. The Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations throughout the Coon Creek Watershed.

**County Parks**

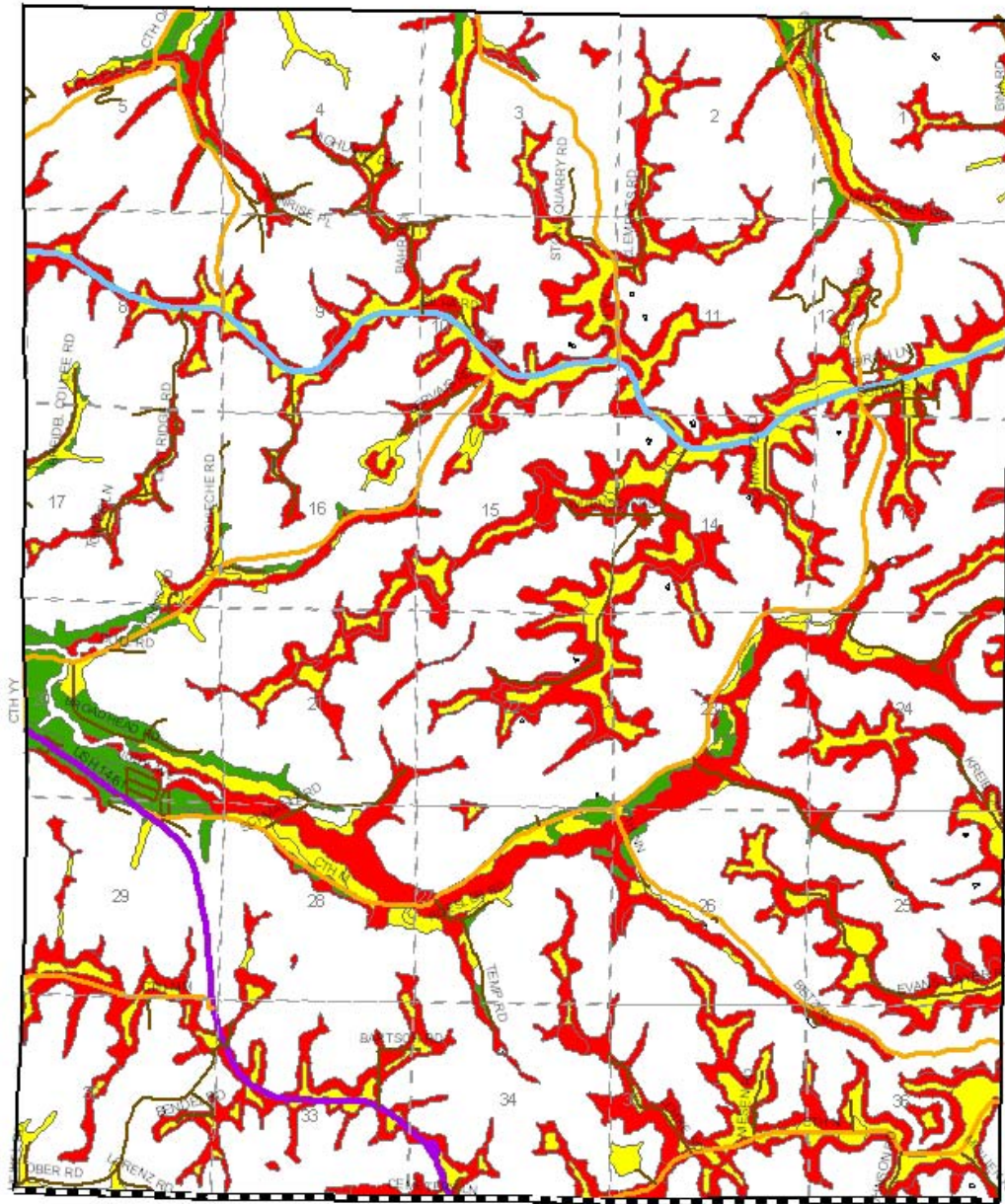
There are no county operated public parks in the Town.

Table 8.1 below and Map 6.1 on page 6-4 illustrates the location of the Town’s natural, cultural and recreation resources.

**Table 8.1 Town of Greenfield Natural, Cultural and Recreation Resources**

<b>Name of Site or Facility</b>	<b>Type of Site or Facility</b>	<b>Size in Acres</b>	<b>Features or Facilities on Site</b>	<b>Other Characteristics or Planning Issues</b>
Greenfield Community Park	Community Park	6.4 acres	Lighted softball field with bleachers, tennis court, shelter house, picnic facilities, children’s play area, basketball court and restrooms.	
Wayside Park U.S. 14/61 Town of Greenfield	Wayside	5.0 acres	Picnicking, wildlife viewing and one restroom facility.	
Bishop Hill Wayside, Town of Greenfield	Wayside	5.0 acres	Picnicking	“Coulee Region” historic plaque. Picnic tables and grill with 14 car parking capacity. No water or toilets.
Fishback Creek	Creek	1.5 miles	Class III Trout Stream	
Johns Coulee Creek	Creek	1.8 miles	Class I Trout Stream	
Mormon Coulee Creek (Located in Town of Shelby and Greenfield)	Creek	14.5 miles in length	Class II Trout Stream	Brown Trout

## Map 8.1 T.Greenfield Agricultural Soils



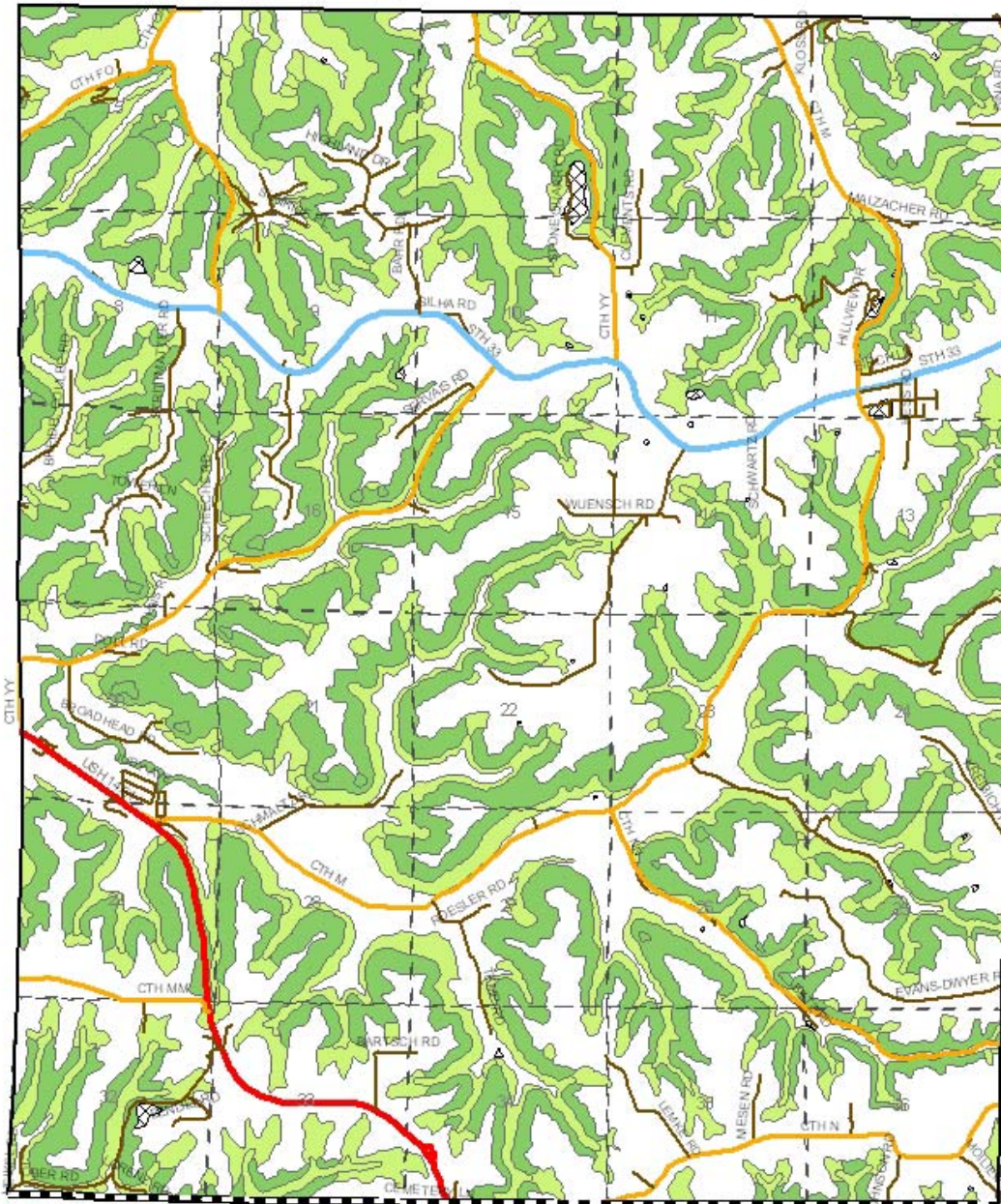
### Map Key

La Crosse County Boundary	<b>Soil Capability</b>
Greenfield Boundary	Class I
US Hwy	Class II
State Hwy	Class III
County Hwy	Class IV-VII
Local Rds	No Data
Section Lines	



Map Prepared by the  
Mississippi River Regional  
Planning Commission  
April 20, 2009  
Source: La Crosse County  
Digital Soil Survey

Map 8.2 T.Greenfield Slopes



**Map Key**

- La Crosse County Boundary
- Greenfield Boundary
- Section Lines
- US Hwy
- State Hwy
- County Hwy
- Local Rds

- Percent Slope**
- No Data
  - 0%-20%
  - 21%-30%
  - Over 30%



Map Prepared by the  
Mississippi River Regional  
Planning Commission  
April 20, 2009  
Source: La Crosse County  
Digital Soil Survey

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# **Appendix 1**

## **Town Survey**







## Town of Greenfield Town of Greenfield 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 GREENFIELD 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 **11/17/08**. 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 2 acres | <input type="checkbox"/> 81 acres or more              |
| <input type="checkbox"/> 3 to 10 acres     | <input type="checkbox"/> I do not own land in the Town |
| <input type="checkbox"/> 11 to 80 acres    |  |

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

- |   |  |
|---|--|
| <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 Greenfield?

- Yes  
 No

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

- |                                      |   |
|--------------------------------------|---|
| <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.

**Appendix 1- Town Survey**

**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.**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>No Opinion/ Neutral</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
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. 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"/>
d. The Town should encourage the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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"/>
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. Residential Development should occur mostly near existing developments.	<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. The Town should continue coordinating plans with Towns, cities, and villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. 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"/>
n. 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"/>
o. 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"/>
p. 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"/>
q. Regulations regarding the height and location of cell towers and wind turbines should be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. The preservation of historic structures/sites should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**9. Should the Town of Greenfield take the following steps?**

	Yes	No
a. The Town should encourage a community center in the town complex	<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 encourage green space in all new developments	<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 Greenfield? (please check one)**

- Less than 2 acre                       11 to 40 acres  
 2 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 Greenfield? 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. General Condition & Maintenance Town Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Summer maintenance of town roads					
j. Recreational Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Recycling Center Hours of Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Winter maintenance of town road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Town Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Maintenance & Condition of Park Shelter & Grounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Recycling Center Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**12. How satisfied are you with the Town of Greenfield 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.**

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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 Greenfield right now, in order of priority?

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## GLOSSARY OF TERMS USED IN THIS SURVEY

### 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**

### **Written responses to Survey Questions 7**



## Responses received from question number 7 on Town of Greenfield Survey

*Question: Is traffic a problem in the Town. If "yes" please identify up to three dangerous roadways/intersections in the Town and explain why each is dangerous*

1. Accidents on curves on Hwy OA
2. Hwy 162 to Coon Valley the turns at 55mph creates traffic in the wrong lane
3. Before NN 33mph too high
4. All of NN should have mph revised
5. Hwy M speed limit be decreased most vehicles drive over 60mph
6. Dangerous driveway sign on CTH M by the Harter farm & the Syl Liebl Jr. residence
7. Kriebich Coulee Rd & CTH M
8. List ridge & Hwy 33
9. County M is hard to see traffic
10. CTH YY wider access reflector on curb would help
11. CTH OA too many bumps, cause to loose control
12. CTH FO and CTH OA dangerous corner
13. Need dangerous intersection sign for Lemke Rd and CTH N
14. Speed limit through St. Joseph's too high
15. Dump road is ridiculous
16. CTH M should have a posted speed limit from USH 14/61 to CTH NN
17. USH 14/61 & CTH M. Why can't the right hand turn lane onto CTH M coming down the hill start further up the hill, be longer & anyone turning up hill off of CTH M, have the left land longer & thru traffic have a right lane only
18. Intersection of CTH FO and CTH OA
19. Brookview has township roads and speeds are often excessive/ children at play
20. STH 33/STH 162 & STH 33/CTH M
21. Strittmater/Lost Ridge Rd needs at very minimum a guard rail system/very steep & winding edges
22. Intersection CTH YY & STH 33 turning into Bahr/Kammel driveway – very dangerous
23. Strittmater Rd is too narrow
24. CTH OA is narrow for the increase of traffic. Years ago daughters biked to Barre Mills/ wouldn't let them to that today
25. Ober Rd needs to have cable guard repaired/replaced. Its been down in areas since 8/07
26. Turnoff to dump off CTH M – too sharp
27. Strittmater Rd is dangerous – Town & Country negligent in allowing development
28. A variety of town road intersections need sign upgrades/improvements
29. Township has extremely poor safety signs
30. STH 33 & CTH OA – hard to see from CTH OA, cars pull out in front of you
31. Lost Ridge/Strittmater is fine. Straightening/flattening will only let people drive faster
32. STH 33 – people driving too fast & passing in no passing zones
33. USH 14/61 people need to realize speed limit is 55 not 35
34. CTH YY & Clements Rd – traffic going south on CTH YY isn't aware of intersection with Clements Rd, no reduced speed indicator – considered dangerous
35. Difficult to pull out of Kriebich Coulee Rd onto CHT M
36. No need for passing zone coming into St. Joe's on the west side of town
37. Coming into Lost Ridge from STH 33 very dangerous – steep hill and shoulder, should have been built up more
38. CTH OA hill needs better winter maintenance
39. CTH OA & CTH YY need road work done – would like more police to enforce speed limits
40. We need a speed limit
41. CTH M & USH 14/61 intersection at mobile home park

**Appendix 2 – Written responses to survey question 7**

42. Corner of Ridgeview Dr & Schams – think it should be a 4-way stop, traffic too fast people drive like they don't care
43. Traffic on CTH M south of Ridge down the hill too fast
44. Kriebich Coulee Rd & CTH M – curve off of M to recycle center
45. Morning & evening traffic heavy & driving over speed limit
46. Road to dump
47. Lost Ridge access road very dangerous – narrow & hilly
48. CTH OA descending hill has no guard rails
49. Lost Ridge Rd from STH 33 – many curves & hills
50. Lost Ridge Rd very dangerous – hikers & bikers on hilly curved road
51. Servais Colleron Rd – people drive too fast – lots of kids on road – install speed bumps
52. Should be a stop sign at Schams/Hess intersection instead of a yield sign
53. STH 33 – corner of Store & STH 33 – CTH M & STH 33
54. Bottom of 10-mile hill & Brookview intersection, also Charlies Inn & Mormon Coulee Park intersection
55. CTH OA and Birchview Circle – CTH OA is bad, has bad curves/poor visibility/no shoulders
56. Kriebich Coulee & CTH M dangerous – bus has to cross 2 lanes of traffic on a corner to turn
57. Road to recycling center
58. CTH M & Kriebich (garbage) limited visibility returning to CTH M
59. Birch Ln drivers go too fast
60. New CTH M – traffic too fast by mobile home park
61. Strittmater Rd is too narrow
62. Dump Rd & CTH M
63. Passing lane CTH YY & STH 33
64. New CTH M entering USH 14/61 intersection
65. Patching on STH 33 already on a new road
66. STH 33 thru village by the church – people drive too fast
67. Nothing new should be done until a president has been in office 2 years

## **Appendix 3**

### **Written responses to Survey Questions 13**



## Responses received from question number 13 on Town of Greenfield Survey

Question: Please tell why you answered "How satisfied are you with the Town of Greenfield as a place to live" as you did

1. Rural setting/ close to town / good emergency service / low taxes
2. Love the view they have and should be at least 1 acre
3. Rural enough be close to town
4. Very well organized
5. It is a peaceful rural community
6. Quite / peaceful place to live / little crime / good neighbors
7. It is a nice place to live
8. Maintenance handled well and courteous
9. Too much edge trimming on town roads
10. Love the area quite and friendly
11. The community and neighbors close to town and church and fine dining
12. Friendly & beautiful town to live in
13. Need to have cleaner recycling center do not recycle enough
14. Like being in a rural area raised on a farm
15. Like St. Joes but lie to see it grow
16. Lucky to have a 30-acre lot to give us peace and quite & recreation
17. Do not live in the township just part of it
18. Quite/peaceful
19. Still rural not need for development
20. Community people
21. Everything seems to run smoothly
22. Good workers never been turned down when needed help
23. Small town atmosphere close to La Crosse
24. Quite and comfortable / lower taxes
25. Being retired quite place and friends town government good sewer/water a plus
26. Rural township easy to work with
27. Mostly hard working honest people
28. Location
29. Town is a beautiful place and full of good people
30. Friendly people and quite
31. Good neighbors, quite scenery, close to town
32. You do the best you can with what you have
33. Peaceful community close to town has everything you need
34. Keep it rural and quite neighborhoods
35. Things seem to be done in an orderly & timely fashion
36. Good road maintenance and bus route, beauty of this area
37. People are nice & my neighborhood is very nice, great place to live
38. I like the neighborhood I live in
39. Friendly, feel-safe community; park; beautiful vistas
40. I still know most of my neighbors around me
41. Town has been responsive t the needs of the people
42. Love the space, country living perfect
43. Appearance of area
44. Meets all of my needs
45. With exception of some road maintenance, follow rules and you're left along
46. Township better to live in than city of La Crosse, nice and rural
47. People are nice

**Appendix 3 – Written responses to survey question 13**

48. Like living here
49. Space – close to city but rural beauty
50. Not too rural – not too suburban
51. It's a good place to live & raise a family
52. Small friendly country feel, not too populated
53. Quiet, close to city – very scenic – nice
54. Great place to live but positive changes too slow to come
55. Wish there was more business development
56. Still rural enough with city close by
57. Low regulation building & I like the government body now
58. Enjoy rural area
59. Quiet, rural, low traffic
60. Love the small town feel
61. Beautiful quiet country & lots of green space
62. Enjoy small town & don't want to see a lot of residential growth
63. Close to La Crosse but still country
64. Like living in country with city close by & good schools
65. Wonderful town & people are genuine & care about the community
66. Haven't lived here long enough to give opinion
67. Very happy t be living in rural area
68. Decent taxes & not much government influence
69. We do not reside here
70. Able to voice opinions at the town meetings
71. Love small town feeling & feel secure in community
72. Peaceful town, get to know people
73. Like the rural area
74. Rural living with convenience of city services
75. Quiet & rural
76. Have had no problems
77. Property tax/sanitary district rates too high – need better street drainage maintenance
78. Catholic based community but beautiful place to live
79. Clean & quiet
80. Peaceful living in country & privacy
81. Like living in the country
82. Very content and satisfied
83. Close to La Crosse but still country
84. Great place to live – friendly people
85. Like small town living
86. High water/sewer bill
87. It's a place to rest my head
88. Town board members listen to concerns but taxes increased this year
89. Safe peaceful and scenic
90. Great neighbors – bigger lots & lower taxes
91. Great place to live
92. Rural living with convenience of city services
93. Friendly neighbors – good fire & police protection
94. Close to La Crosse & friendly people
95. High water / sewer bill
96. Friendly people, very scenic & good road maintenance
97. Reasonable taxes, scenic, good community
98. Nice area, friendly neighbors



99. Location is great
100. Rural & quiet – no smog
101. Water/sewer bills high, but love it here
102. I like where I live
103. Like small town feel
104. Roads well plowed in winter / not a lot of traffic
105. No complaints
106. Small, friendly, country feel, not too populated
107. Not too crowded
108. Small town atmosphere close to La Crosse
109. Lived here 33 years & love it
110. Rural, scenic, people are nice
111. I like where I live
112. Love it here
113. Great community, lifelong resident
114. Like where I live but park needs updating & improvements
115. Best place in Wisconsin
116. Small close knit community
117. Only lived here short time
118. Town people care about each other
119. Great neighbors – family setting
120. Friendly & quiet – love it here
121. Small town atmosphere, close to La Crosse
122. Scenic & nice location
123. Safe peaceful and scenic
124. Safe peaceful and scenic
125. Prompt response from board members
126. Love it here
127. Satisfied
128. People, location, small community, town board
129. Township needs to be more involved
130. Nice rural area
131. Quiet & great location
132. Very friendly community
133. Taxes reasonable, road maintenance good, close to La Crosse
134. Safe & clean
135. Good town board, love the country
136. Peaceful & emergency help is good
137. Scenic & peaceful
138. Good balance between residential/commercial – preserving the natural environment
139. Quiet, spacious town – didn't like road resurfacing
140. Rural area, low crime & safe
141. Small town atmosphere close to La Crosse
142. Quiet, but concerned about farm machinery on roads
143. Good roads, close to La Crosse
144. Rural area but close to town
145. Concerned about winter snow removal by city
146. Have neighbors but still have privacy
147. Assessor had no conception of rural area
148. Close to La Crosse but still country
149. Enjoy rural area
150. Hwy 33 very scenic

**Appendix 3 – Written responses to survey question 13**

151. Happy despite lack of security
152. Taxes high
153. Seems to be nice area
154. Low taxes green space, no politics
155. No complaints
156. Good place to live
157. Beautiful, scenic & old fashioned feel
158. Close to city, high taxes, large lots, scenic
159. Town board members concerned for community
160. Rural setting but still have neighbors
161. Small town atmosphere, close to La Crosse
162. Like it here
163. Quiet, good roads, green space, nice neighbors, rural setting
164. Small town doesn't have amenities like bigger city
165. Losing small town feel due to development, high water bill
166. Needs long term development plan in place
167. Quiet not too many street lights noise level low
168. Low taxes, small town feel, close to town
169. Love it, like it is
170. Concerned about development
171. Could be worse, concerned about weed control
172. Peaceful
173. Quiet, safe, country
174. Beautiful, good roads, low population
175. Rural area but close to town
176. Everything well taken care of
177. Small town feel, good road maintenance
178. Quiet, safe, close to city
179. Quiet, rural, scenic, low population
180. Great place to live
181. Concerned about maintenance
182. Rural small town feel
183. High water/sewer bill
184. Peaceful, quiet, ridge
185. Nice quiet place to live
186. Live within my means
187. Love the town & scenery
188. Rural community, not over populated, good road maintenance
189. Friendly people, good internet service, close to city
190. Close knit community
191. Taxes high on farms/farmhouses

## **Appendix 4**

### **Written responses to Survey Questions 15**



## Responses received from question number 15 on Town of Greenfield Survey

Question: In a word or two, what do you believe are the two biggest challenges that face the Town of Greenfield.

1. Complete fire station & first responders programs
2. Not going along with county-wide land use programs
3. Senior housing
4. Keep it rural
5. Roads
6. No 4 lane highway on 14/61
7. Not too much farming, the prices might rise so you can make a living
8. Maintenance and operation of the dump
9. Keep rural space beautiful once gone can't reclaim it
10. Shelby too expensive, we should be talking to other rural fire departments
11. Spring flooding and road conditions
12. Clean up the recycling center
13. Road repairs and improvement where needed
14. Establishing fire and rescue
15. Water and disposal plant
16. Encourage development
17. Cut cost of water
18. Fire protection
19. Keep Golden Valley Mobile Home Park clean
20. Funding for Town center fundraising
21. Stop using farmland for housing
22. To keep ridge beautiful, don't build up roadsides
23. No increase on water sewer rates
24. Better plowing and salt
25. Don't tax us out of our homes and farms
26. Getting new community center built
27. La Crosse infringing on town
28. Keep sub developments out
29. Encroachment of large cities and towns
30. Fire protection and growth
31. Protecting existing farmland, stop urban sprawl
32. Roads inadequate, need funding. Recycling center run poorly, need signs to know where to go
33. No own, no hunt for non land owners/ city people don't know the land boundaries
34. Cost of water and sewer
35. Cost of water and sewer
36. Keep taxes low and keep up with changes with the shrinking budget
37. Reduction of farmland/ encouraging clustered residential development
38. The quality of our community
39. Voting place, have a far drive and gas expensive
40. Available money for road maintenance & fire station
41. Recycling center – how many more new residences can it handle
42. Limit a developers right to do anything. Development must fit within a master plan. Developers must pay for needed infrastructure improvements
43. Road maintenance
44. Keep property taxes down, don't overbuild
45. Fire protection
46. No town hall
47. Protecting green spaces and farmland

**Appendix 4 – Written responses to survey question 15**

48. Keep down property taxes
49. Road maintenance
50. Sewer plant
51. Woodland taxes
52. Complexity of labor demands on town government
53. Growth that preserves the land
54. Road repair
55. Maintain infrastructure without raising taxes
56. Waste management should be taxed based
57. Need a fire station and town hall
58. Community center/ fire department building
59. Taxes
60. Keeping farmland
61. Fire protection / water source
62. Town hall/shop/fire station
63. Better plowing and salt
64. Control growth
65. Lack of services
66. Mobile home park problems
67. Getting most of each tax dollar
68. Consistency in planned development
69. Balance farm use/growth & residential areas
70. Rural development & housing
71. Getting most of each tax dollar
72. Cost of services rise which leads to increased taxes
73. Infrastructure maintenance/cost – county & state taking control
74. High sewer/water bill
75. Fire station / town hall
76. Need a fire station and community center
77. Road maintenance is slow
78. Preserve current infrastructure
79. Sizing of government & services
80. Loss of green space & rural atmosphere
81. Remaining rural
82. Keeping crime out
83. Fire/emergency/police poor response time
84. Need more restaurants
85. Keep taxes low and keep up with changes with the shrinking budget
86. Garbage pickup should be included in taxes
87. Keep town small & try to have more housing
88. Maintain provincial & country charm
89. Water/sewer bill
90. Quit developing farmland – too many vacant lots
91. Update sewer system due to fast growth
92. Water/sewer bill
93. Water/Sewer bill
94. Golden Valley speed zones
95. Balance farm use/growth & residential areas
96. Water/sewer bill
97. Road maintenance in summer
98. Town chairman unavailable

99. Lack of a development plan
100. Build businesses & bring in more home owners
101. Water/sewer bill
102. Budget constraints
103. Emergency response time
104. Maintain rural atmosphere
105. Fire protection
106. Preserve farmland but use wooded areas for development
107. New town hall
108. Lower taxes
109. Development
110. Preventing urban sprawl
111. Inexperienced board members
112. Control growth
113. Taxes
114. Balance farm use/growth & residential areas
115. Pressure to build unnecessary subdivisions
116. Lack of housing
117. Fill vacant lots before making more
118. Water/sewer bill
119. Rising taxes
120. Road development
121. Strong tax base
122. Taxes
123. Taxes
124. Orderly building & development in new areas
125. Winter maintenance of roads
126. East Hill Rd needs to be fixed – gravel washing into personal property
127. Limit development
128. Taxes
129. Providing services within budget
130. Keep the rural charm
131. Overspending
132. County land use plan as it relates to city of La Crosse
133. Fire department
134. Clean up mobile home park
135. Trash pickup
136. Community center/fire department building
137. Finance road repair projects
138. Roads
139. Parks and recreation development
140. Support green space
141. Curbs
142. Controlling cost
143. Taxes
144. Green space
145. Fire protection
146. Balance taxes/budget constraints
147. Budget for services/taxes
148. Keep green space
149. Poor development plans
150. Need a fire station and community center

**Appendix 4 – Written responses to survey question 15**

151. Farm machinery driving on roads
152. Fire services/ambulance services
153. Taxes
154. Taxes
155. Road maintenance
156. Development of farmland
157. Theft
158. Keep rural charm
159. Taxes
160. Budget for services/taxes
161. Consistency in assessments
162. Strittmater Rd needs to be improved
163. Roads
164. Road maintenance
165. Community quality
166. Land development/housing taxation
167. Economy
168. Maintain landscape
169. Increase hours of recycling center
170. Stop new developments
171. Preserve rural areas/farmland
172. Infrastructure maintenance/cost – county & state taking control
173. Alternate transportation from rural areas to La Crosse
174. Keep rural charm
175. Control development
176. Town chairman
177. Town Chairman decisions
178. State & County regulations
179. Taxes
180. Meet needs of people while keeping cost down
181. Maintain services, keep taxes down
182. Enforce existing laws
183. Property taxes too high
184. Improve fire department
185. Keep rural charm
186. Expansion
187. Police/Ambulance protection
188. Development
189. More recycling
190. Urban sprawl
191. Build community center
192. Fire protection
193. Need first responders
194. Maintenance
195. Maintain recycling center
196. Fire protection
197. Water/Sewer bill
198. Taxes
199. Taxes
200. Taxes
201. Debt



202. Fire system
203. Preserving farmland
204. Fire department/first responders staffing & building, fire #'s for new homes
205. Too much growth will increase taxes
206. Informing residences on new business
207. Maintain tax rates/unsure why taxes haven't dropped in township with all the new development
208. Bus service for shopping
209. Keep out manufacturing
210. Preserving natural beauty
211. Maintain roads
212. Not caving in to all those who want the whole world citified
213. We could be using our own truck
214. Protecting existing farmland
215. Check out West Salem's recycling center for suggestions
216. Paying off debts
217. Fire protection
218. Ambulance service
219. Controlling sprawl
220. Maintenance of roads, new roads should be blacktopped not seal coated
221. Manage town dump with growing population
222. Operate on current budget to provide efficient services
223. Town complex fire station
224. Faster repair of washouts/workers don't work hard enough at the dump
225. Town plan completed
226. Keeping rural slope of town
227. Fire hydrants in rural areas
228. Land preservation
229. Good farmland turned into homes
230. Emergency services
231. Limit or cut wasteful spending
232. Rural setting needs to be maintained
233. Town of Shelby sticking its nose in
234. Keep taxes in line
235. Allow quality growth versus bad growth
236. Town employees work for community interests
237. More business in town & children recreation
238. Road maintenance
239. Keep property taxes in line
240. Maintaining infrastructure
241. Allowing subdivisions without town roads or one-lane private drives
242. Maintain self governing from neighboring towns
243. Pressured for uncontrolled development
244. La Crosse school taxes
245. More lighting on side streets
246. Putting up wind towers in place of cell towers
247. Subdivision versus rural settings
248. Encroachment from city of La Crosse
249. Landowners take care of their property
250. Keep cost of utilities/taxes manageable
251. Water/sewer bill
252. Keep taxes in line
253. Too many cars parked on streets/need more street lights

**Appendix 4 – Written responses to survey question 15**

- 254. Slow old drivers
- 255. Keep taxes in line
- 256. Street maintenance – winter plowing
- 257. Taxes
- 258. Lack of tax base
- 259. Update sewer system
- 260. Need a new town hall
- 261. Have a standard base for house value in our town
- 262. Fire protection
- 263. Maintain existing roads/buildings/parks
- 264. Waste water
- 265. Polluting
- 266. Web page outdated
- 267. Alternative transportation options to La Crosse
- 268. Maintain current services
- 269. No tavern
- 270. Adding bus routes for school
- 271. New town hall/fire station
- 272. Try to keep development down
- 273. Distance from La Crosse
- 274. Water/sewer bill
- 275. Moving into 21<sup>st</sup> century with ideas
- 276. Road work need on CTH M
- 277. Making a drainage ditch along East Hill Rd
- 278. Increase town jobs & dump hours
- 279. Fire protection
- 280. Update current building and not add new
- 281. Town community center & roads
- 282. New Town hall
- 283. Maintain & update park
- 284. Plan for controlled growth
- 285. Better drainage along roadways
- 286. Fire station
- 287. Community building
- 288. Road maintenance
- 289. Guidelines for landowners use of their land
- 290. Managing development
- 291. Stop urban sprawl
- 292. Rushed development process
- 293. Unkept property makes area look unappealing
- 294. Poor development plans
- 295. Property tax relief for seniors
- 296. Keep rural charm
- 297. Overpaid town employees
- 298. Protecting existing farmland
- 299. High taxes & no police
- 300. Update existing facilities
- 301. Increased tax base
- 302. Keep rural charm
- 303. Keep utilities affordable
- 304. Land conservation

- 305. Standardized plans for development
- 306. Taxes
- 307. Keep property taxes in line
- 308. Elimination of townships
- 309. Fire protection
- 310. Smart growth & development
- 311. Enforce permits & conditional use permits
- 312. Water/sewer bill
- 313. Limit growth to preserve farmland
- 314. Taxes
- 315. Consistency
- 316. Cost containment
- 317. Keep rural charm
- 318. Build fire station
- 319. Water/sewer bill
- 320. Speed of traffic too fast
- 321. Mobile home park restrictions
- 322. Need fire station/town hall
- 323. Protecting natural resources
- 324. Growth and development
- 325. Need fire station and increased police protection

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## **Appendix 5**

### **List of Town and County Roads in the Town of Greenfield**



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

County of La Crosse (32)

Town of Greenfield (012)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Andy Ave	0.18		0.18						0.18
Bahr Rd	0.46		0.46						0.46
Bartsch Rd	0.49		0.49						0.49
Beier Rd	0.12		0.12						0.12
Bendel Rd	0.37		0.37						0.37
Benson Rd	0.14		0.14						0.14
Betz Rd	0.20		0.20						0.20
Bina Rd	0.50		0.50						0.50
Birch Dr	0.15		0.15						0.15
Birch Ln	0.37		0.37						0.37
Birchview Cir	0.57		0.57						0.57
Brecken Ridge	0.15		0.15						0.15
Bridel Coulee Rd	0.62		0.62						0.62
Broadhead Rd	0.62		0.62						0.62
Charlies Ln	0.10		0.10						0.10
Christenson Rd	0.15		0.15						0.15
Clements Rd	0.59		0.59						0.59
CTH FO	0.78	0.78			0.78				
CTH M	8.25	8.25			7.96	0.29			
CTH MM	1.04	1.04				1.04			
CTH N	2.40	2.40				2.40			
CTH NN	2.58	2.58				2.58			
CTH OA	1.89	1.89			0.40	1.49			
CTH YY	5.40	5.40				5.40			
Doll Dr	0.19		0.19						0.19
Dowiasch Rd	0.61		0.61						0.61
Elizebeth Way	0.12		0.12						0.12

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

County of La Crosse (32)

Town of Greenfield (012)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Evans-Dwyer Rd	1.45		1.45						1.45
Executive Estates Rd	0.18		0.18						0.18
Freehoff Rd	0.14		0.14						0.14
Green Glen Dr	0.19		0.19						0.19
Hess Rd	0.27		0.27						0.27
Hickory Ter	0.22		0.22						0.22
Hiekel Rd	0.21		0.21						0.21
Highland Dr	0.93		0.93						0.93
E Hills Rd	0.19		0.19						0.19
Hillview Rd	0.24		0.24						0.24
Hintgen Rd	0.25		0.25						0.25
Huntington Ct	0.14		0.14						0.14
Jason Ln	0.08		0.08						0.08
J Berg Rd	0.10		0.10						0.10
Jim's Rd	0.07		0.07						0.07
Joey Ln	0.06		0.06						0.06
Johnson Rd	0.27		0.27						0.27
Johns Rd	0.13		0.13						0.13
Judy Ave	0.19		0.19						0.19
Kammel Coulee Rd	1.25		1.25						1.25
Kammel Ct	0.06		0.06						0.06
Keim Ave	0.16		0.16						0.16
Kloss Addition Rd	0.20		0.20						0.20
Kloss Rd	0.49		0.49						0.49
Kriebich Coulee Rd	1.12		1.12						1.12
Krissy Ln	0.10		0.10						0.10
Lemke Rd	0.71		0.71						0.71
Leonard Rd	0.09		0.09						0.09



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

County of La Crosse (32)

Town of Greenfield (012)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Linda Ln (1)	0.04		0.04						0.04
Linda Ln (2)	0.11		0.11						0.11
Lorenz Rd	0.28		0.28						0.28
Lost Ridge Rd	0.51		0.51						0.51
Macavorson Ct	0.06		0.06						0.06
Malzacher Rd	0.23		0.23						0.23
Meadow Ridge Rd	0.87		0.87						0.87
Miller Rd	0.06		0.06						0.06
Moilien Rd	0.35		0.35						0.35
Niesen Rd	0.18		0.18						0.18
Ober Rd	1.54		1.54						1.54
Park St	0.08		0.08						0.08
Ridge Dr	0.23		0.23						0.23
Ridge View Dr	0.18		0.18						0.18
Roesler Rd	0.37		0.37						0.37
Rufus Dr	0.10		0.10						0.10
Schalmar Rd	0.17		0.17						0.17
Schams Ave	0.39		0.39						0.39
Schieche Rd	0.67		0.67						0.67
Schmaltz Rd	0.83		0.83						0.83
Schwartz Rd	0.47		0.47						0.47
Servais Colleran Rd	0.25		0.25						0.25
Servais Rd	0.32		0.32						0.32
Shady Pines Rd	0.09		0.09						0.09
Sherry Ln	0.18		0.18						0.18

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

County of La Crosse (32)

Town of Greenfield (012)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Sigel Ct	0.08		0.08						0.08
Silha Rd	0.10		0.10						0.10
Stark Rd	0.26		0.26						0.26
Strittmatter Rd	0.56		0.56						0.56
Sunnyslope Dr	0.12		0.12						0.12
Sunrise Pl	0.20		0.20						0.20
Sunset Ln	0.14		0.14						0.14
Temp rd	0.62		0.62						0.62
Tower Ct	0.07		0.07						0.07
Tower Ln	0.52		0.52						0.52
Tyler Ln	0.09		0.09						0.09
Valleyview Rd	0.19		0.19						0.19
Wildwood Ln	0.18		0.18						0.18
Wuensch Rd (1)	1.86		1.86						1.86
Wuensch Rd (2)	0.48		0.48						0.48
Yanzer Rd	0.09		0.09						0.09
<b>Total Miles</b>	<b>52.65</b>	<b>22.34</b>	<b>30.31</b>	<b>0.00</b>	<b>9.14</b>	<b>13.20</b>	<b>0.00</b>	<b>0.00</b>	<b>30.31</b>

**Town of Greenfield  
Comprehensive Plan  
2009-2030**

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

*Prepared by Mississippi River Regional Planning Commission  
December 30, 2009*



**TOWN OF GREENFIELD PLANNING GOALS, OBJECTIVES, POLICIES/ACTIONS,  
AND RECOMMENDATIONS**

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**Appendix A - Public Participation Plan**



## Introduction

As described in the Existing Conditions Report, the Town of Greenfield 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 land use decisions of a local unit of government 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 Greenfield 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 Greenfield.

A common vision for the Town of Greenfield identified by residents during the planning process stressed the importance of "maintaining the towns identity, rural/agricultural appearance and lifestyle balanced with the need to provide opportunities for sustained growth and development." It is believed that if the recommendations of this plan are pursued and implemented that the Town of Greenfield's vision can be achieved.





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# 1 ISSUES AND OPPORTUNITIES ELEMENT

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The Issues and Opportunities Element of the Comprehensive Plan is one of the most important plan elements since it identifies issues relevant to the town's future. A key 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 will provide 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 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 Greenfield 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 Greenfield Public Participation Plan" is attached as Appendix A. Below is a summary of the public input gained through public input activities conducted during the planning process.

### Public Input

Public involvement and input is a key component in the planning process. The Town of Greenfield Plan Commission has been working on the plan and gathering public input since 2008 by holding public information meetings and conducting a survey of town residents. To keep the public informed and involved in the preparation of the plan all meetings were publicly posted and public informational meetings were held during the planning process.

## **Public Informational Meetings**

On April 28, 2009 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. This meeting was designed to identify Issues and Opportunities with affect the Town. A second public meeting was held on May 18, 2009 to gather public input on Goals to be achieved for the planning elements.

### *Town of Greenfield 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 Greenfield. 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 298 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, another public informational meeting for landowners was held to gain input on draft plan. The meeting was held on November 9, 2009. At the meeting the draft comprehensive plan was presented to the public and public comments were taken. Based on the comments received modifications were made to the plan in an effort to balance the proposed plan with public sentiment.

## 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, and Plan Commission input the following goals were established to guide the development of the Town of Greenfield 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 agriculture, the environment and the rural landscape.
- Goal B** • Manage/Guide growth and development in an effort to maintain the residents existing rural lifestyle.
- Goal C** • Guide industrial, commercial and high density residential uses to the unincorporated community of St. Joseph's where public sewer and water is available.
- Goal D** • Encourage cluster development in suitable areas over inefficient scattered residential development patterns.
- 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.*
- Goal H** • *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*

### Housing Element

- Goal A** • Encourage single-family housing in the Town and promote efficient development patterns.
- Goal B** • Promote cluster housing developments.
- Goal C** • Encourage higher density single-family development/multi-family development to areas served by public sewer and water systems.
- Goal D** • *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

### Transportation Element

- Goal A** • Maintain the existing road network and level of service (road condition and road maintenance).
- Goal B** • Work to improve the safety of transportation facilities in the Town.
- Goal C** • Encourage transportation improvements/programs that promote efficient travel and offer recreational opportunities.
- Goal D** • Continue joint cooperation with the County Highway Department and Wisconsin Department of Transportation on public road projects.
- Goal E** • Support State and County programs that provide transportation options for the elderly and disabled.
- Goal F** • *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 G** • *Encouragement of neighborhood designs that support a range of transportation choices.*

### Economic Development Element

- Goal A** • Encourage agricultural based, home based and small niche businesses in the Town.
- Goal B** • Continue to support and promote agriculture as a viable economic industry in the Town.
- Goal C** • Focus industrial, commercial and retail businesses to the unincorporated community of St. Joseph's.
- 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** • Monitor the changing needs of the Town of Greenfield and provide adequate community facilities as needed.
- Goal C** • Manage the location of communication/wind towers and other energy/utility facilities.
- Goal D** • *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** • Maintain the Town's written documentation pertaining to shared roads.
- Goal B** • Maintain cooperative agreements for fire protection and emergency services with adjoining units of government.
- Goal C** • Continue and enhance cooperation and coordination efforts with adjacent local units of government, state and federal agencies.
- Goal D** • Review and evaluate neighboring municipalities comprehensive plans to ensure consistency and compatible development.
- Goal E** • *Encouragement of coordination and cooperation among nearby units of government.*

### **Agricultural, Natural and Cultural Resources Element**

- Goal A** • Protect surface and groundwater quality of the Town.
- Goal B** • Preserve farmland and enhance the agriculture economic base.
- Goal C** • Preserve and enhance public lands and recreational opportunities in the Town.
- Goal D** • Preserve and enhance public and private woodlands in the Town.
- Goal E** • Attempt to preserve slopes and bluffs in the Town.
- Goal F** • Continue to support agriculture conservation practices and programs in the Town.
- Goal G** • Attempt to preserve and enhance the environmental quality of the town – water quality, air quality, soils, etc.
- Goal H** • Preserve scenic views.
- Goal I** • *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.*
- Goal J** • *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 Greenfield 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 Greenfield.

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## 2 LAND USE ELEMENT

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***The Land Use Element of the Town of Greenfield 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.***

### 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 Greenfield desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield for the Land Use Element. The following land use element goals, objectives, definitions, policies, programs/actions, etc. were developed:

#### **Goal A: Preserve agriculture, the environment and the rural landscape.**

- a. It is recommended 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.

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 Greenfield Soils Map - Map 1-8.1 located in the Existing Conditions Report.

#### **Goal B: Manage/Guide growth and development in an effort maintain the residents existing rural lifestyle.**

- a. Residential Housing in Exclusive Agriculture Areas  
The plan recognizes that from time to time low density residential development (five or less single-family housing units) will be proposed for locations in the Town of Greenfield 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 between 3 to 5 months. It was clear during the planning process, that town residents did not desire substantial residential growth. Therefore, a 3 to 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. The Town Plan Commission, Town Board and County Board, will make such decisions 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 new housing. The recommended number of new housing units to be permitted will be based on a rate of 1 house per 35 acres (to a maximum of 5 single family housing units). 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. In this example the results would be 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 Town of Greenfield shall determine the minimum lot size for the proposed housing site(s) during the review process.

Such requests for zoning changes will be looked upon more favorably if the proposed development:

1. Is to be on land not practical for agricultural production.
  - To determine if land is not practical for agricultural production 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.
    - The five year crop history for the site to determine the past productivity of the land (information to be provided by the applicant)
2. If multiple single-family units are proposed (2-5 units), clustered development principles are to be utilized when determined to be in the best interest of the Town of Greenfield;
3. Minimizes the need for additional/substantial transportation infrastructure;
4. Is sensitive to WDOT access concerns regarding US Highway 14/61 and State Highway 33.

If requests for development in Exclusive Agriculture areas exceed the recommended density described above, the applicant must request a change to the Comprehensive Plan and a change in zoning. It is anticipated that such request will take approximately 12-18 months prior to a decision on approval/disapproval.

- b. It is recommended that the Town of Greenfield 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 unreasonably adverse effect on rare or irreplaceable natural areas.

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

**Goal C: Guide industrial, commercial and high density residential uses to the unincorporated community of St. Joseph's where public sewer and water is available.**

- a. High density residential development  
High density residential development (multi-family housing) are recommended to be located where public sewer and water facilities exist in the unincorporated community of St. Joseph's.
- b. Commercial and Industrial  
Resident input during the planning process indicated that industrial and commercial development if proposed in the Town of Greenfield should be located in areas where public sewer and water facilities exist (unincorporated community of St. Joseph's). In additions locating in St. Joseph's provides direct access to STH 33.

**Goal D: Encourage cluster development in suitable areas over inefficient scattered residential development patterns.**

- a. In the context of the Town of Greenfield Plan, *Clustered Development Principles* are to be encouraged for developments of 2-5 single-family housing units when proposed in suitable areas when it is determined that such principles will be in the best interest of the Town of Greenfield. Such clustered development principles include:
  - lot sizes of 1 to 5 acres in size
  - lots are contiguous (share a common boundary)
  - proposed housing units are to be sensitive to neighboring property view sheds
  - housing units should be situated in an effort to be screened from view (from public roadways and existing residential housing) by existing vegetation or topography
  - developments require limited public infrastructure (roads)

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

- a. The Town of Greenfield lacks the public infrastructure outside of the unincorporated community of St. Joseph's 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 Greenfield outside of St. Joseph's.
- 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 G: Balancing individual property rights with community interests and goals.**

- a. Continue to follow the planning process in the adopted "Town of Greenfield 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 H: Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.**

- a. As described earlier in Goal C the Town of Greenfield would like to guide new multi-family residential, commercial and industrial developments to build within the unincorporated community of St. Joseph's Sanitary District #1. In addition the plan encourages 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 Greenfield Land Use Map.

Agricultural - The purpose of the 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. This district is intended to provide areas for the continuation of agricultural practices.

Residential - The purpose of the Residential District is to provide areas for residential development that will be compact and not scattered throughout the Town. This district is intended for low-density single-family detached residential development.

Mobile Home Court - This district is intended to provide areas for mobile homes.

Commercial – 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.

Woodlands- The purpose of the Woodlands District is to identify and preserve existing woodlands.



### **The La Crosse County Comprehensive Plan/Town of Greenfield Land Use Element**

It is the understanding of the Town of Greenfield 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 Greenfield 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.

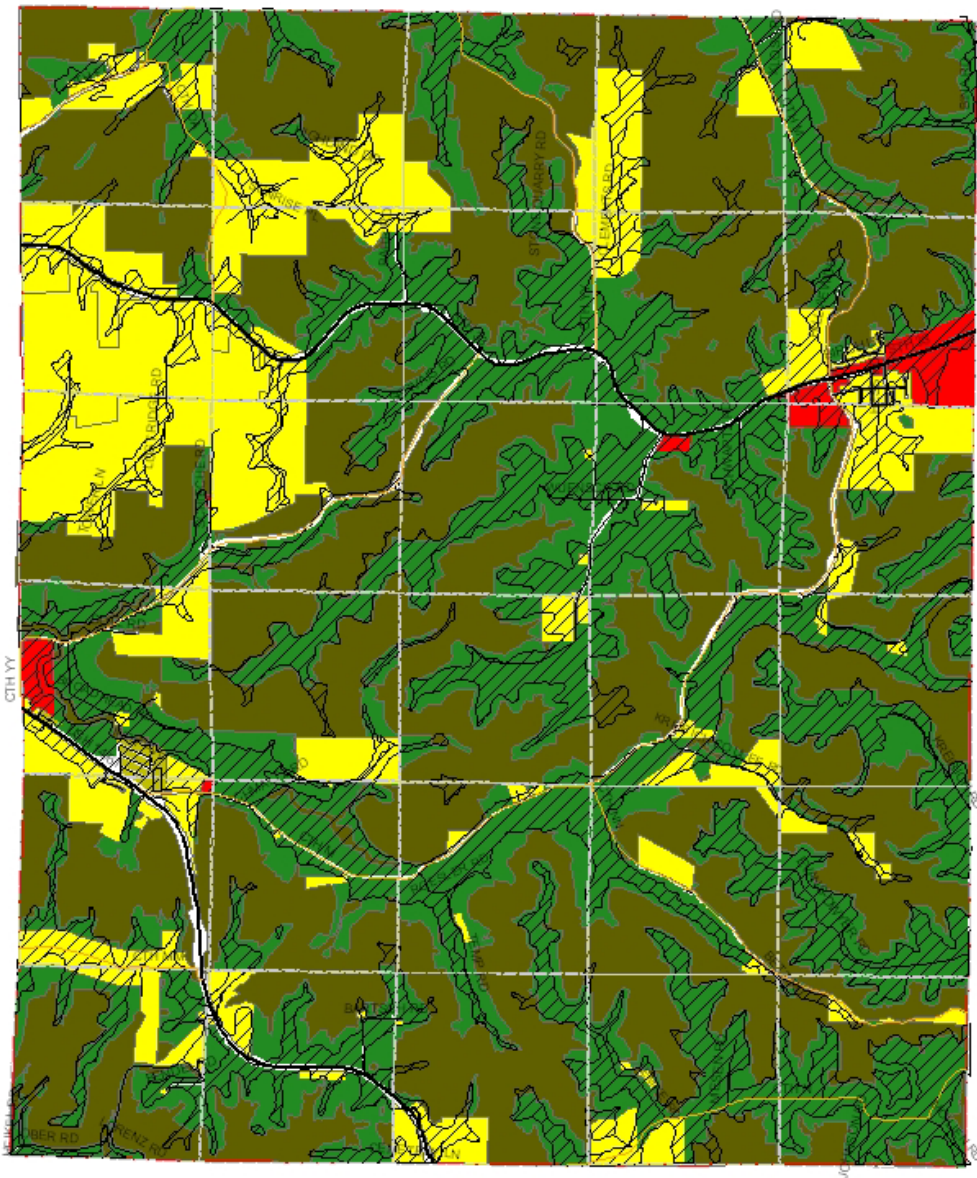
The La Crosse County Comprehensive Plan Land Use Element established ten year “plan review guidelines” for each town in La Crosse County. The guidelines were established to ensure development opportunities were available to all areas of the La Crosse County. The guidelines also require communication between local units of government once an individual town meets a development benchmark. A 165-acre residential development guideline and a 35-acre non-residential development guideline were established for the Town of Greenfield in the La Crosse County Comprehensive Plan.


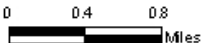
### ***Addressing Existing/Potential Land Use Conflicts***

An important part of the planning process is identifying land use conflicts and providing ways to minimize their impact. Previously in the plan, 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 along with commercial and industrial developments be encouraged to locate in St. Joseph’s, which maintains a public sewer and water system and has access to State Highway 33.*
3. Agricultural land uses and competing residential development pressure.
  - This conflict is addressed by the development and implementation of the Town of Greenfield land use map and comprehensive plan. It is strongly recommended that future land use decisions are guided by and consistent with the land use map and comprehensive plan. Additional tools (deed restrictions, conditional uses, etc.) to be utilized in addressing this conflict are discussed in the Agricultural, Natural, and Cultural Resources Element.

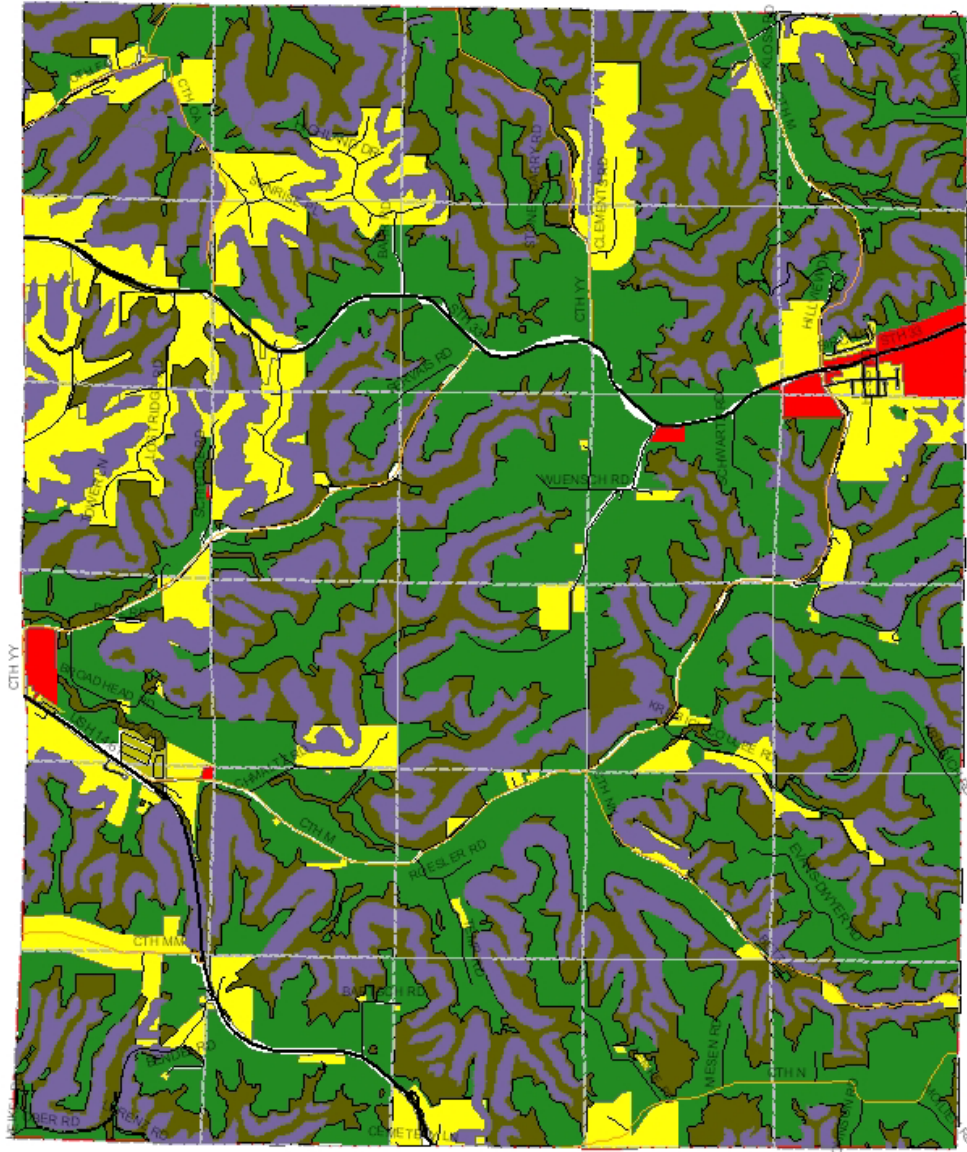
# Map 2-2.1 Town of Greenfield Future Land Use Map



<b>Map Key</b>		  0      0.4      0.8 Miles
— US Hwy — State Hwy — County Hwy — Local Rds ■ Woodlands ■ greenfield_boundary ▨ Prime Ag Lands □ Sections	<b>Greenfield future land use</b> ■ Ag ■ Corn ■ MHC ■ Res	

Map Prepared by the  
Mississippi River Region  
Planning Commission  
September, 2009  
Source: Greenfield  
Planning Committee

## Map 2-2.2 Town of Greenfield Future Land Use Map



<p><b>Map Key</b></p> <ul style="list-style-type: none"> <li>— US Hwy</li> <li>— State Hwy</li> <li>— County Hwy</li> <li>— Local Rds</li> <li>□ greenfield_boundary</li> <li>□ Greenfield_Sections</li> <li>SLOPE</li> <li>■ Over 30% Slope</li> </ul>	<p><b>Greenfield future land use</b></p> <ul style="list-style-type: none"> <li>■ Ag</li> <li>■ Com</li> <li>■ MHC</li> <li>■ Res</li> <li>■ Woodlands</li> </ul>	<p style="text-align: center;">N</p> <p style="text-align: center;">0    0.4    0.8 Miles</p> <p>Map Prepared by the Mississippi River Region Planing Commission September, 2009 Source: Greenfield Planning Committee</p>
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# 3 HOUSING ELEMENT

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*The Housing Element of the Town of Greenfield Comprehensive Plan is important to ensure there are adequate opportunities and locations for future housing. 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 Greenfield's housing stock in an effort to meet the housing needs of residents and anticipated housing growth.*

## Housing Element Goals

The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield 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 Greenfield desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield for the Housing Element. The following housing element goals, objectives, definitions, policies, programs/actions, etc. were developed:

### **Goal A: Encourage single-family housing in the Town and promote efficient development patterns.**

- a. This goal was primarily addressed in the Land Use Element by encouraging multi-family development to occur within the St. Joseph's Sanitary Sewer District #1 and encouraging of cluster developments.
- b. In evaluating residential development proposals, direct new non-farm development to sites that do not adversely affect the operation of agricultural working lands.
- c. Assist La Crosse County in rewriting the La Crosse County Zoning Ordinance as it pertains to residential and agricultural districts as detailed in the La Crosse County Comprehensive Plan.

### **Goal B: Promote cluster housing developments**

- a. This goal was primarily addressed in the Land Use Element.

### **Goal C: Encourage higher density single-family development/multi-family development to areas served by public sewer and water systems.**

- a. High-density single-family housing development was addressed in the Land Use Element. The plan recommends that if future high-density residential development were proposed in the Town that it be located in areas that could be served by public water and the St. Joseph's Sanitary District #1.

### **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 Greenfield is a rural town. One of the priorities of the Town of Greenfield 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). The land use element does recommend areas for single-family housing development and ensures a suitable area for a private sanitary sewer system.

- 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 Greenfield complied with the state law and is continued support of the requirement 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.
- c. Support activities of the La Crosse County Housing Commission in achieving its long and short-term goals related to the creation of affordable housing.

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# 4 TRANSPORTATION ELEMENT

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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 Greenfield Comprehensive Plan will identify transportation goals, objectives, programs and policies/actions, etc. that will guide the future transportation system for the Town of Greenfield.

## **Transportation Element Goals**

The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield 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 Greenfield 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: Maintain the existing road network and level of service (road condition and road maintenance).**

- a. Survey and public meeting results indicated that residents were satisfied with the condition and maintenance (snow plowing, etc.) of town roads. It is therefore recommended that the Town of Greenfield Town Board continue annual road inspections and current budgeting practices to maintain the existing quality and level of service of existing roads.
- b. Historically, the Town of Greenfield 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.
- c. Biannually update the Town of Greenfield’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 Greenfield’s Roads. Ongoing participation in the WISLR program efficiently facilitates the administration of road aid the Town of Greenfield receives.
- d. The Town of Greenfield has adopted several road construction ordinances that require developers to construct public roads to specific standards. It is recommended that these ordinances remain in effect and are updated to require developers to improve existing roads if a proposed development increases the traffic significantly.
- 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.

### **Goal B: Work to improve the safety of transportation facilities in the Town.**

- a. It is recommended that the Town of Greenfield continue to use and update a multi-year transportation improvement plan to identify and prioritize short-term and long-term needs and funding.

**Goal C: Encourage transportation improvements/programs that promote efficient travel and offer recreational opportunities.**

- a. Based on increased traffic on St. Hwy. 33, and understanding the commuting patterns of the Town of Greenfield and area residents, it is recommended that the Town of Greenfield and local units of government work with the Wisconsin DOT to explore the feasibility of a “park and ride” lot on St. Hwy. 33.
- b. In conjunction with exploring the feasibility of a “park and ride” lot, explore car pooling/ridesharing programs that would help ease the traffic burden on local and regional transportation facilities.
- c. At the discretion of the Town Board, support state and county plans and programs to facilitate bicycle, pedestrian and snowmobile facilities on public roads and/or designated trails.

**Goal D: Continue joint cooperation with the County Highway Department and Wisconsin Department of Transportation on public road projects.**

- a. Continue communication with the La Crosse County Highway Department to ensure town transportation projects and needs are addressed in the County’s capital improvements programs.

**Goal E: Support State and County programs that provide transportation options for the elderly and disabled.**

- a. As indicated in the Existing Conditions report the Town of Greenfield has a low population density and is mostly rural with the exception of the unincorporated area of St. Joseph’s. The Town does not provide any transportation options for the elderly or the disabled due to its low population making it unfeasible to operate such a service. Therefore it is recommended that the Town of Greenfield continue to support existing State and County programs, which provide these services to its residents.

**Goal F: 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 Greenfield 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 Greenfield 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.

**Goal G: 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 cluster developments as described in the Land Use Element be encouraged when possible. It is also recommended that when the Town of Greenfield develops standards associated with cluster developments that the standards incorporated the needs of bicyclists, pedestrians, and transit dependent residents.



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# 5 ECONOMIC DEVELOPMENT ELEMENT

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The growth and expansion of the local and regional economy are integral factors in preserving the Town of Greenfield rural qualities. In developing the Economic Development element for the Town of Greenfield Comprehensive Plan, plan commission members took into consideration several factors that are unique to the Town of Greenfield. First, throughout the planning process the general consensus of town residents was the desire to maintain the existing rural lifestyle in the Town of Greenfield. Secondly, the Town has an unincorporated community of St. Joseph's, which has public water and sewer services that can accommodate most businesses. Third, the topography of the Town limits the location and transportation options available to businesses.

## **Economic Development Element Goals**

The economic development efforts illustrated in this plan are focused on preserving and enhancing the existing economic conditions that have played a vital role in forming the present day Town of Greenfield. The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield for the Economic Development Element. As described in previous sections, in the context of this plan goals are broad statements that the Town of Greenfield 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: Encourage agricultural based businesses, small niche businesses and home-based businesses in the Town.**

- a. Public input during the planning process identified the businesses desired by town residents. It is recommended that the Town of Greenfield support the development or expansion of the desired uses. The desired businesses are described as follows:

#### Agricultural Based Businesses

Agriculture related businesses 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 remains a vital part of the local economy. The Town can accomplish this by supporting 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.

#### Small Niche Businesses

Niche businesses are those that cater to a particular need. They may evolve from a particular use need in the community but flourish because of their uniqueness. It is recommended that the Town of Greenfield maintain policies and ordinances that encourage niche businesses.

#### Home 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.

**Goal B: Continue to support and promote agriculture as a viable economic industry in the Town.**

- a. 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 C: Focus industrial, commercial and retail businesses to the unincorporated community of St. Joseph's.**

- a. The unincorporated community of St. Joseph's has a public sewer and water system. Residential input during the planning process recommended future commercial/industrial development should occur within the St. Joseph's Sanitary District #1. Such development is recommended there 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.
- b. It is recommended that the Town of Greenfield work with local business organizations (La Crosse Area Development Corporation, Etc.) to promote business sites in St. Joseph's and assist existing businesses in the Town of Greenfield

**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 Greenfield and preserve productive agricultural lands.

**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 Greenfield 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

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# 6 UTILITIES AND COMMUNITY FACILITIES ELEMENT

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This chapter of the plan will address the utilities and community facilities for the Town of Greenfield, La Crosse County. In developing the utilities and community facilities element for the Town of Greenfield Comprehensive Plan, plan commission members and residents took into consideration several factors. First, the Town of Greenfield is rural but does have an unincorporated community of St. Joseph's located within the town. Outside of the unincorporated community of St. Joseph's there are limited utilities and community facilities in the town. Secondly, the 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 Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield 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 Greenfield 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 Greenfield. 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. Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.
- c. Continue to monitor the growth of the Town of Greenfield to ensure the new development does not affect the ability of the Town to provide community services.
- d. 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.
- e. Encourage residents to properly maintain private on-site sewer systems and private wells to protect the environment and future ground water supplies.

**Goal B: Monitor the changing needs of the Town of Greenfield and provide adequate community facilities as needed.**

- a. 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).
- b. Do not extend public facilities into wetlands, steep slopes, etc. that would require significant future maintenance costs.

**Goal C: Manage the location of communication/wind towers and other energy/utility facilities.**

- a. Work in conjunction with the County to develop necessary ordinances to manage the utilization of alternative energy sources (wind) ensuring a net benefit to the residents of the town. It is further recommended that such uses not be allowed to jeopardize the environment and natural features the make the Town of Greenfield unique.
- b. La Crosse County currently has a communication facilities ordinance. It is recommended that the Town of Greenfield support enforcement and continuing modifications to the ordinance.

**Goal D: 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.
- b. Promote the expansion of natural gas lines to all areas of the Town.

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# 7 INTERGOVERNMENTAL COOPERATION ELEMENT

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This chapter of the plan will address the intergovernmental cooperation of the Town of Greenfield, with other neighboring municipal jurisdictions and/or agencies. Intergovernmental cooperation has become more important as municipalities strive to provide and maintain the services residents desire at a reasonable cost. It is recognized that through cooperative relationships with neighboring municipal jurisdictions and agencies that efficiencies can be realized that will be beneficial to the Town of Greenfield.

## **Intergovernmental Cooperation Goals**

The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield. As described in previous sections, in the context of this plan goals are broad statements that the Town of Greenfield 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: Maintain the Town's written documentation pertaining to shared roads.**

- a. Maintaining the Town's written documentation pertaining to shared roads is important, as there will always be a turnover in Town supervisors. It is recommended that the Town maintain a written documentation explaining in detail what roads are shared with adjoining jurisdictions and who is responsible for maintaining these roads.

### **Goal B: Maintain cooperative agreements for fire protection and emergency services with adjoining units of government.**

- b. Maintaining fire protection and emergency services was a high priority of Town residents. It is recommended that the Town maintain existing fire protection and emergency services and continue to explore ways to improve such services.
- c. Continue to maintain county administered zoning and police protection. It is recommended that the Town of Greenfield continue to utilize the administrative capabilities of the county with regard to Zoning Ordinance administration and protective services.

### **Goal C: Continue and enhance cooperation and coordination efforts with adjacent local units of government, state and federal agencies.**

- a. Strive to maintain cooperative agreements for fire protection with area municipalities. The Shelby Fire Department and the Coon Creek Fire Fighting Association provide fire protection. These fire departments have mutual aid agreements with surrounding fire. Historically, this cooperative agreement has been vital to efficiently providing emergency services to town residents. The plan recommends the Town of Greenfield's continued participation in the joint fire department and to maintain existing mutual aid agreements.

- b. As discussed in the Transportation Element, it is recommended that the Town of Greenfield formalize “road maintenance sharing agreements” with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.
- c. Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.

**Goal D: Review and evaluate neighboring municipalities comprehensive plans to ensure consistency and compatible development.**

- a. It is recommended that the Town of Greenfield 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.

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

- a. Continue to maintain county administered zoning and police protection. It is recommended that the Town of Greenfield continue to utilize the administrative capabilities of the county with regard to Zoning Ordinance administration and protective services.
- b. Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Greenfield to interested residents and neighboring municipalities.
- c. Continue to review and remain active in the La Crosse County Comprehensive Planning process. It is recommended that the Town of Greenfield reviews and evaluates the La Crosse County Comprehensive Plan as it is developed and revised in order to identify areas of potential conflict and/or coordination opportunities.
- d. Strive to maintain an open dialogue with school districts serving the Town of Greenfield in order to evaluate the school districts facility/educational needs.
- e. 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 Greenfield 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.
- f. It is recommended that the Town of Greenfield 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 Greenfield continuing to maintain active communications with the WDOT, County Highway Department and neighboring towns will implement the policy.
- g. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- h. Continued participation in the Wisconsin Department of Transportations WISLR program will ensure future state funding and assist in identifying budgeting efficiencies.



- i. It is recommended that the Town of Greenfield 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 Greenfield Comprehensive Plan.

**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 intergovernmental conflicts were identified during the planning process. The Town of Greenfield 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 Greenfield Town Board will request to meet with the neighboring or overlapping jurisdiction to address and resolve any potential conflict.

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# 8 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

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*Residents of the Town of Greenfield recognize the need to protect and preserve agricultural, natural and cultural resources. The Agricultural, Natural & Cultural Resources Element was prepared pursuant to Section 66.1001 Wisconsin Statutes. In this preparation the Planning Committee took into consideration input from residents to identify methods with which to enhance and preserve the agricultural, natural and cultural resources of the town.*

## Agricultural, Natural & Cultural Resources Goals

In the context of this plan, goals are broad statements that the Town of Greenfield desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Greenfield Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Greenfield 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 surface and groundwater quality 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 Greenfield 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 blufflands and minimize soil erosion. The Town of Greenfield 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 farmland and enhance the agriculture economic base.**

- a. **Prime Agricultural Land Defined**  
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 agricultural land is defined as soils designated as prime farmland, of statewide significance or drained/flood protected on the Town of Greenfield Soils Map (Map 1). Agricultural land and its preservation have been identified in the planning process as an important goal.

- b. The Land Use Element of the plan works to preserve agricultural land by designating the majority of the land area in the Town of Greenfield as Exclusive Agriculture. This element further recommends that residential development avoid impacting existing agricultural operations and preserve agricultural land.
- c. In some cases an existing farm operation or neighbor of a farm operation sells off a portion of property to an individual for recreational or residential purposes. In numerous cases an unintended consequence is that the new resident is not familiar with agricultural operations and considers them a nuisance in some respects. This ultimately leads to complaints and community turmoil. It is recommended that when rural landowners (in particular farm operations) sell a portion of their property that they consider placing a deed restriction on the property regarding future complaints regarding existing adjacent agricultural operations. Restrictions of this type may be difficult to enforce, but such a process would provide awareness to potential landowners.
- d. Monitor the county's efforts in creating a voluntary countywide purchase of development rights (PDR) program as a means to preserve farmland.

**Goal C: Preserve and enhance public lands and recreational opportunities in the Town.**

- a. Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation and approval of the La Crosse County Outdoor Recreation Plan maintains the Town's eligibility for DNR recreational grant funding.
- b. Numerous trout streams are located in the Town of Greenfield. The plan recommends that Town support policies, projects and ordinances that will maintain and improve the creeks and streams in the Town of Greenfield as these features are recognized as important recreational resources.
- c. Work with the County and the State DNR to promote the snowmobile trails that are within the Town.

**Goal D: Preserve and enhance public and private woodlands in the Town.**

- 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. As a means of maintaining the town's forests and woodlots the Town of Greenfield recommends that landowners utilize Forest Best Management Practices. 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.

**Goal E: Attempt to preserve slopes, bluff lands and scenic views in the Town.**

- a. To assist in preserving blufflands and as stated in the Land Use Element it is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve blufflands and minimize soil erosion. The Town of Greenfield 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.
- b. Investigate the concept of developing a bluffland/scenic view ordinance.

**Goal F: Continue to support agriculture conservation practices and programs in the Town.**

- a. Encourage agricultural producers and regulatory agencies to continue to maintain and enforce soil erosion plans and manure management plans.
- b. Promote and encourage the use of Agricultural Best Management practices by landowners and agricultural producers in the Town.
- c. Monitor the county's efforts in creating a voluntary countywide purchase of development rights (PDR) program as a means to preserve farmland.
- d. Continue the use of Exclusive Agriculture Zoning within the Town.

**Goal G: Attempt to preserve and enhance the environmental quality of the town – water quality, air quality, soils, etc.**

- a. Encourage agricultural producers and regulatory agencies to continue to maintain and enforce soil erosion plans and manure management plans.
- b. Work with the county in the implementation of stormwater management plans to reduce runoff to surface waters.
- c. Support the County's implementation of the La Crosse County Land and Water Resource Plan.
- d. Support the County's efforts to monitor urban/rural wells and irrigation systems to ensure ground water levels and quality are not jeopardized.

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

- a. Promotion of Forest Best Management Practices (BMP'S)  
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 Greenfield 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. As stated in the Land Use Element it is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve blufflands and minimize soil erosion. The Town of Greenfield 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.

- c. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Greenfield.
- d. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.

**Goal I: *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 Greenfield 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.

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## 9 IMPLEMENTATION ELEMENT

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This element of the plan will address the implementation of the Town of Greenfield 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 government's 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. Members of the Town Board were on the Plan Commission, 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 that the document is 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 Greenfield 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 of once every 10 years. In addition the Plan Commission will review the plan at a minimum of once every 5 years. The success of the plan will be measured by the degree to which the planning goals are achieved through evaluation during plan reviews and updates. As part of the plan review and updates, the Plan Commission, Town Board and residents will evaluate the progress made in meeting the implementation schedule included in this element.

## **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 Greenfield. As described in previous sections, in the context of this plan goals are broad statements that the Town of Greenfield 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 Greenfield 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 Greenfield 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 Greenfield Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been prioritized. General policies that will guide the future development of the Town of Greenfield 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.

**Table 9.1 Implementation Schedule**

Program or Action	Priority
Formalize “road maintenance sharing agreements” to ensure the services continue to be provided and any liability issues are addressed.	1
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.	2
Biannually update the Town of Greenfield’s Road System on State of Wisconsin Department of Transportation’s Wisconsin Information System for Local Roads (WISLR) program	Biannually
Update road construction ordinances to require developers to construct public roads to specific standards and require developers to improve existing roads if a proposed development increases the traffic significantly.	3
Update a multi-year transportation improvement plan to identify and prioritize short-term and long-term needs and funding.	Every 3 years
Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.	4
Evaluate La Crosse County’s proposed Purchase of Development Rights Program and determine if it would benefit the Town of Greenfield and preserve productive agricultural lands.	5
Review the Town Plan	Every 5 years
Explore car pooling/ridesharing programs that would help ease the traffic burden on local and regional transportation facilities.	6
Work with other local units of government and the Wisconsin DOT to explore the feasibility of a “park and ride” lot on St. Hwy. 33.	6
Investigate the concept of developing a bluffland/scenic view ordinance.	7

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# **APPENDIX A**

## **Public Participation Plan**



**PUBLIC PARTICIPATION PLAN  
FOR THE  
TOWN OF GREENFIELD  
COMPREHENSIVE PLAN**

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1. Introduction.

Section 66.1001(4)(a) of Wisconsin Statutes 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 have been developed to meet this requirement. This Plan will guide public participation throughout the Town's Comprehensive Planning Process.

This Public Participation Program offers all citizens, businesses, other 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 other organizations that will experience the results of the objectives, policies, goals and programs of the Comprehensive Plan in the future.

Our participation program is designed to be inclusive. It encourages people to participate in the process and to maximize the effectiveness of their contributions. The opportunities are open to everyone no matter their income, race, age, gender or religion.

Our 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 Greenfield and Pepin County.

2. Public Participation Methods and Opportunities.

The Town of Greenfield has established the following list of public participation methods and opportunities.

a. Community Survey.

A community survey will be distributed to all Town of Greenfield households. The survey will be designed to obtain public opinions and preferences on issues important to them and on issues related to the nine comprehensive plan elements. The survey cover letter will also announce to the community that the Town is beginning the comprehensive planning process and public involvement is important.

b. Existing Conditions, Key Issue Identification and Goal Setting Meetings.

The Town will host at least two of these meetings during the planning process. Research on past and existing development trends will be reported on during this meeting, key Issues will be identified and goals developed to guide planning decisions for the Town over the next 20 years. Staff of the Mississippi River Regional Planning Commission (MRRPC) will help facilitate these meetings and engage participants in a discussion about issues and opportunities that should be addressed in the comprehensive planning process. Participants will also be offered opportunities to provide written comments during these meetings and to prioritize the issues that are of biggest concern to them. These meeting will also have a question and answer period to respond to any questions meeting participants have. The results of these meetings and the survey results will provide the foundation for any objectives, policies, goals or programs that are included in the Town's Comprehensive Plan.

c. Reviewing and Distribution of the Planning Documents

Owners of property or to persons who have leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the Comprehensive Plan may review and obtain copies of proposed, alternative, or amended elements of the Town's Comprehensive Plan at the Town Hall.

d. Written Comments

As mentioned in b. above The Town Board and Planning Commission will always welcome and consider written comments and will respond either in writing, directly through the news media or by comment during public meetings.

e. Meeting Notices.

The Town of Greenfield 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 purpose of meeting, date, time and location.

f. Public Hearing.

The Comprehensive Planning Law requires municipalities to hold at least one (1) formal public hearing with a Class 1 public notice that is published 30 days before the hearing prior to adoption of the Comprehensive Plan' resolution or ordinance. Prior to adoption of the Final Comprehensive Plan, the Town of Greenfield will conduct this required public hearing.

g. Plan Recommendation Resolution

The Plan Commission or other body of the Town that is authorized to prepare or amend the Town Comprehensive Plan may recommend the adoption or amendment of the Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission or other body. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive material that relate to one or more elements of a comprehensive plan. Upon adoption of the Plan or of an amendment to such a Plan the Plan and its resolution shall be distributed by the Town to recipients listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

h. Plan Adoption by Ordinance.

No comprehensive plan that is recommended for adoption or amendment under f. above may take effect until the Town Board enacts an ordinance that adopts the comprehensive plan or amendment. Upon adoption of this ordinance it shall be filed with at least all of the entities specified in Section 66.1001(4)(b) of the Statutes.

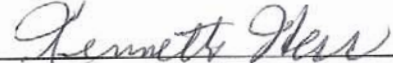
i. Other.

Planning is a continuous process that does not end with the adoption of the Plan. Since new issues will always arise the Town of Greenfield may amend its comprehensive plan with proper public input and in accordance with Town policies and State Statutes at any time.

3. Adoption.

The Town Board of Greenfield adopted this Public Participation Plan on this 3rd day of MARCH, 2008.

  
\_\_\_\_\_  
insert name here, Town Chairman

  
\_\_\_\_\_  
insert name here, Town Clerk

RESOLUTION

AGREEMENT WITH (TOWN/VILLAGE/CITY) AND COUNTY FOR A GRANT APPLICATION IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

WHEREAS, the (Town/Village/City) of Greenfield (Board/Council), in cooperation with Lacrosse County agrees to participate in the preparation of the *Multi-jurisdictional Comprehensive Plan* for the general purpose of guiding and accomplishing coordinated, adjusted, harmonious development within Lacrosse County and the (Town/Village/City) of Greenfield;

AND WHEREAS, the (Town/Village/City) of Greenfield (Board/Council), acknowledges the requirements of Wisconsin's Comprehensive Planning Legislation including the adoption of the plan (s. 66.1001, Stats.), the benefits of comprehensive planning, and funding that would be awarded by the Wisconsin Department of Administration to financially assist the County and participating communities in preparation of the comprehensive plan;

AND WHEREAS, the development of the *Multi-jurisdictional Comprehensive Plan* requires a financial contribution of \$ ? from the Town/Village/City of Greenfield;

AND WHEREAS, a series of # meetings have been recently held throughout the County by county planning staff and their consultant which discussed the planning process and community responsibilities, gathered public input, provided information and answered questions relative to the planning process;

AND WHEREAS, as part of participating in the Lacrosse County multi-jurisdictional planning process the town/village/city of Greenfield will receive an individual planning document for review and adoption which addresses the requirements as specified under Wisconsin's Comprehensive Planning Legislation.

NOW, THEREFORE BE IT RESOLVED that the (Town/Village/City) of Greenfield (Board/Council) hereby agrees to participate in the development of the *Multi-jurisdictional Comprehensive Plan* in cooperation with other communities within their region and Lacrosse County pursuant to Wisconsin Statute s. 66.1001.

Dated this 11th day of August, 2004

Motion for adoption moved by Charles Wuenesch

Motion for adoption seconded by John Servais

Voting Aye: 3 Nay: 0

APPROVED:

Everett Servais  
Chairperson/President/Mayor

ATTEST:

Kenneth Hers  
Clerk