

Town of Washington Comprehensive Plan 2008-2030

Section 1: Existing Conditions Report



Prepared by Mississippi River Regional Planning Commission under the direction of the Washington Town Planning Committee and Town Board – November 1, 2008

**Ordinance to Adopt the Town of Washington Comprehensive Plan
2008-2030.**

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

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

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

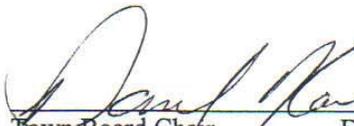
Section 3. The plan commission of the Town of Washington, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "The Town of Washington Comprehensive Plan 2008-2030" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

Section 5. The Town Board of the Town of Washington, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "The Town of Washington Comprehensive Plan 2008-2030", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

Adopted this 3rd day of December, 2008


Town Board Chair 12/03/08
Date

Approved: 3 for 0 against

Attest: 

Town Clerk

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1. Town Survey
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Introduction

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

Setting

The Town of Washington is located in La Crosse County in western Wisconsin. The Town is located in the southwest corner of La Crosse County and consists of approximately 23,040 acres. There are no incorporated Cities or Villages within the boundaries of the Town of Washington. The Town of Washington is bordered on the north by the Town of Bangor, on the west by the Town of Greenfield, on the east by Monroe County, and on the south by Vernon County.

History

The 36.1 square miles of land that the Town now covers has had an interesting geopolitical history. La Crosse County which came into existence in 1851 was originally comprised of five towns. The Town of Pierce, the largest of the towns, covered the present day towns of Hamilton, Barre, Bangor, and Washington. The Town of Pierce, was later named Barre. In 1856, the Town of Burns was created and divided from the larger Town of Barre and organized into a separate town. In 1857, the southern part of the Town of Burns was re-organized into a separate town called Buchanan and the name subsequently changed to the Town of Washington.

The economic and political history of the Town of Washington was researched and recorded by Paul Hundt of the Town in the research paper "The Economic And Political History Of The Township Of Washington, La Crosse County, Wisconsin 1853 – 1900" Copyright 1988, Saint Mary's College. The following is a list of early historical highlights of the Town of Washington:

- The Town of Washington was one of the last townships of La Crosse County settled partially because of the ruggedness of its terrain. In January of 1854 the present Township of Washington was considered just another small tract of wild unsettled and largely unknown land in the southwestern section of the new state of Wisconsin.
- The Winnebago Tribe, the last Native Americans to call the Township of Washington area home, did not leave until 1849. The new state of Wisconsin forced their removal to Minnesota's Crow River Reservation.
- In 1854, when the Township of Washington received its first settlers, the village of La Crosse had fifty families in residence while the county had 700 people.
- The land law affecting the settlement of the Township of Washington from 1853 to 1857 was written in 1820. It set the price of land at \$1.25 per acre, the land to be sold in sections of 160 acres and had to be paid for in four equal payments or less.
- The original claim and settlement within the present borders of the Township of Washington was made by John Johnn in the present section seven during the spring of 1854. Later in the same spring John P. Shafer located in

section eighteen and John P. Ailey in section four. The influx of settlers continued so rapidly that by 1859 most of the desirable locations in the Township had been claimed. The people who claimed land and settled in the Township were usually immigrants from western European countries.

- The first Township school system was organized in 1864.
- Until 1858 there were no railroads in the vicinity of the Town of Washington.
- The Town imposed a bond system on early Township officers. Before officially taking office, each officer was forced to post a large bond to insure his integrity in office. Besides the bond, each officer had to take an oath which was carefully written in the Township clerk's record book and signed by the new officer. The bonds were large amounts in proportion to the objective worth of the office holders. The bond posted by the original Treasurer was \$1500. All bonds and oaths had to be signed by two trusted pioneers who could vouch for the integrity of the elected officer. By 1870, the practice of listing bond postings and oaths for officials ceased.
- The first tax was levied in 1857. The law called for the payment of one dollar to the Township for each forty acres of property owned. It brought between two dollars and five dollars from each farmer. However, this amount was not all collectable since one dollar could be deducted from tax payment by a farmer for one day's work on a Township road. The amount collected during that first year was \$137 of which \$122 were spent on highway maintenance.
- The existence of some forty-five miles of public roads in the Township in 1859 led to its division into four road districts. By popular election, a roadmaster was selected for each district. The duties of the roadmaster were: 1) to check the road work for which tax exemptions were claimed by farmers; 2) to prevent farmers from growing crops in the roads; and 3) to keep fallen trees and limbs out of forest roads.

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 Washington. 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 Washington's population is likely to increase from 738 residents in 2000 to 901 residents by the year 2025.

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

	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010 ⁽³⁾	2015 ⁽³⁾	2020 ⁽³⁾	2025 ⁽³⁾
T. Bangor	603	569	572	598	583	-5.6	0.5	4.5	-2.5	599	603	610	623
T. Barre	507	521	901	909	1,014	2.8	72.9	0.9	11.6	1,108	1,148	1,191	1,248
T. Greenfield	966	1,278	1,537	1,617	1,538	32.3	20.3	5.2	-4.9	1,583	1,596	1,614	1,651
T. Medary	1,563	2,333	1,794	1,539	1,463	49.3	-23.1	-14.2	-4.9	1,519	1,538	1,562	1,604
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
V. Bangor	928	974	1,012	1,076	1,400	5.0	3.9	6.3	30.1	1,544	1,606	1,672	1,757
V. West Salem	1,707	2,180	3,276	3,611	4,738	27.7	50.3	10.2	31.2	5,399	5,691	5,998	6,372
La Crosse Co	72,465	80,468	91,056	97,892	107,120	11.0	13.2	7.5	9.4	113,211	115,538	118,246	122,291
STATE	3,951,777	4,417,821	4,705,642	4,891,599	5,363,715	11.8	6.5	4.0	9.7	5,751,470	5,931,386	6,110,878	6,274,867
U.S.	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	13.4	11.4	9.8	13.2	NA	NA	NA	NA

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

Population Characteristics:

Table 1.2 shows that 98.1% of the Town's population is of the white race compared to La Crosse County, State of Wisconsin and the Nation who recorded 94.2%, 88.9%, and 75.1% respectively, 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 Washington, La Crosse County, State and Nation Population by Race

RACE	T. Washington	%	La Crosse County	%	State of WI	%	U.S.	%
One race	733	99.3	106,022	99.0	5,296,780	98.8	274,595,678	97.6
White	724	98.1	100,883	94.2	4,769,857	88.9	211,460,626	75.1
Black or African American	0	0.0	1,016	0.9	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	3	0.4	440	0.4	47,228	0.9	2,475,956	0.9
Asian	6	0.8	3,376	3.2	88,763	1.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	21	0.0	1,630	0.0	398,835	0.1
Some other race	0	0.0	286	0.3	84,842	1.6	15,359,073	5.5
Two or more races	5	0.7	1,098	1.0	66,895	1.2	6,826,228	2.4
Totals	738	100	107,120	100	5,363,675	100	281,421,906	100

Source: U.S. Bureau of Census, 2000

According to the 2000 Census, the Town of Washington had 738 residents. Washington has a higher percentage of their population in the 75 and over age group, a lower 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.

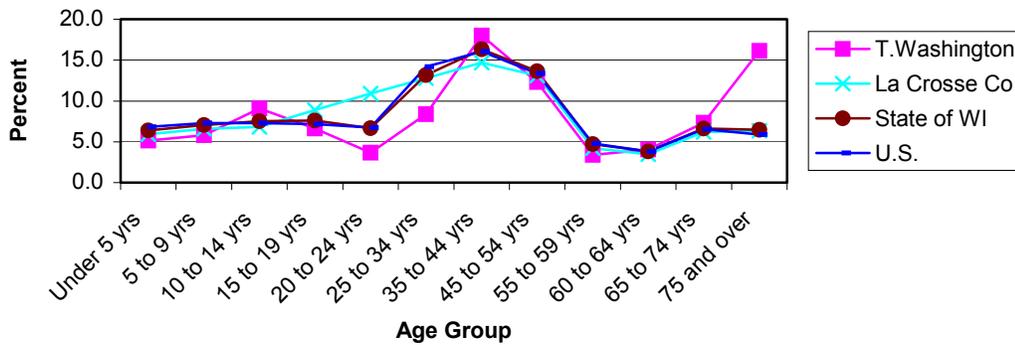
Town of Washington Existing Conditions Report – Demographic Trends and Projections

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

Age Group	Town of Washington	%	La Crosse County	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	38	5.1	6,361	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	43	5.8	7,061	6.6	379,484	7.1	20,549,505	7.3
10 to 14 yrs	67	9.1	7,306	6.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	49	6.6	9,517	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	27	3.7	11,696	10.9	357,292	6.7	18,964,001	6.7
25 to 34 yrs	62	8.4	13,690	12.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	133	18.0	15,764	14.7	875,522	16.3	45,148,527	16.0
45 to 54 yrs	91	12.3	14,044	13.1	732,306	13.7	37,677,952	13.4
55 to 59 yrs	25	3.4	4,523	4.2	252,742	4.7	13,469,237	4.8
60 to 64 yrs	30	4.1	3,718	3.5	204,999	3.8	10,805,447	3.8
65 to 74 yrs	54	7.3	6,621	6.2	355,307	6.6	18,390,986	6.5
75 and over	119	16.1	6,819	6.4	347,246	6.5	16,600,767	5.9
Totals	738	100	107,120	100	5,363,675	100	281,421,906	100
Median Age	40.9		33.5		36		35.3	

Source: U.S. Bureau of Census, 2000

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



As shown in Chart 1.1, Washington's largest population sector is between the ages of 35-44. Comparatively Washington has less residents between the ages of 20-34 than the County, State or Nation. Washington's 2000 median age of 40.9 is higher than the County (33.5), State (36) and Nation (35.3).

Educational Attainment

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

Table 1.4 Town of Washington, 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.	%
		T. Washington	511	44	8.6%	23	4.5%	203	39.7%	80	15.7%	48	9.4%	49	9.6%
La Crosse Co	65,263	2,687	4.1%	4,062	6.2%	20,823	31.9%	14,176	21.7%	6,945	10.6%	10,642	16.3%	5,926	9.1%
State of WI	3,475,878	186,125	5.4%	332,292	9.6%	1,201,813	34.6%	715,664	20.6%	260,711	7.5%	530,268	15.3%	249,005	7.2%
U.S.	182,211,639	13,755,477	7.5%	21,960,148	12.1%	52,168,981	28.6%	38,351,595	21.0%	11,512,835	6.3%	28,317,792	15.5%	16,144,815	8.9%

Source: U.S. Census Bureau, 2000

Town of Washington 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 Washington housing unit in 2000 was 3.1. Table 1.5(b) uses building permit trends over the last 10 years to project new housing and commercial building construction through 2025.

**Table 1.5(a) Housing Units and Projections based on population per household -
T. Washington, 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. Barre	143	293	344	354	104.9	17.4	2.9	382	396	411	430
T. Bangor	146	179	199	227	22.6	11.2	14.1	230	232	235	240
T. Greenfield	323	489	552	570	51.4	12.9	3.3	586	591	598	611
T. Medary	685	600	533	553	-12.4	-11.2	3.8	584	592	601	617
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
V. Bangor	334	378	432	546	13.2	14.3	26.4	594	618	643	676
V. West Salem	620	1,099	1,315	1,765	77.3	19.7	34.2	2,000	2,108	2,221	2,360
La Crosse Co	25,433	33,277	38,227	43,480	30.8	14.9	13.7	45,284	46,215	47,298	48,916
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA

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

Table 1.5(b) TOWN OF WASHINGTON - Projected New Housing Units 2010-2020 based on 1997-2006 building permit trends (thousands of dollars)

Type of Building Permits	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		Total 97-06		Prj New Bldgs - 2010		Prj New Bldgs - 2015		Prj New Bldgs - 2020		
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	
Single Family Dwellings	1	140	4	505	2	210	7	639	8	689	5	463	4	538	4	707	1	190	1	145	37	4226	15	1690	33	3803	52	5916	
Duplex Homes	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	0
Multi-Family Dwellings	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	0
Commercial Buildings	1	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	80	0	0	1	72	1	112	

Source: La Crosse County Zoning Department

TOWN OF WASHINGTON SURVEY

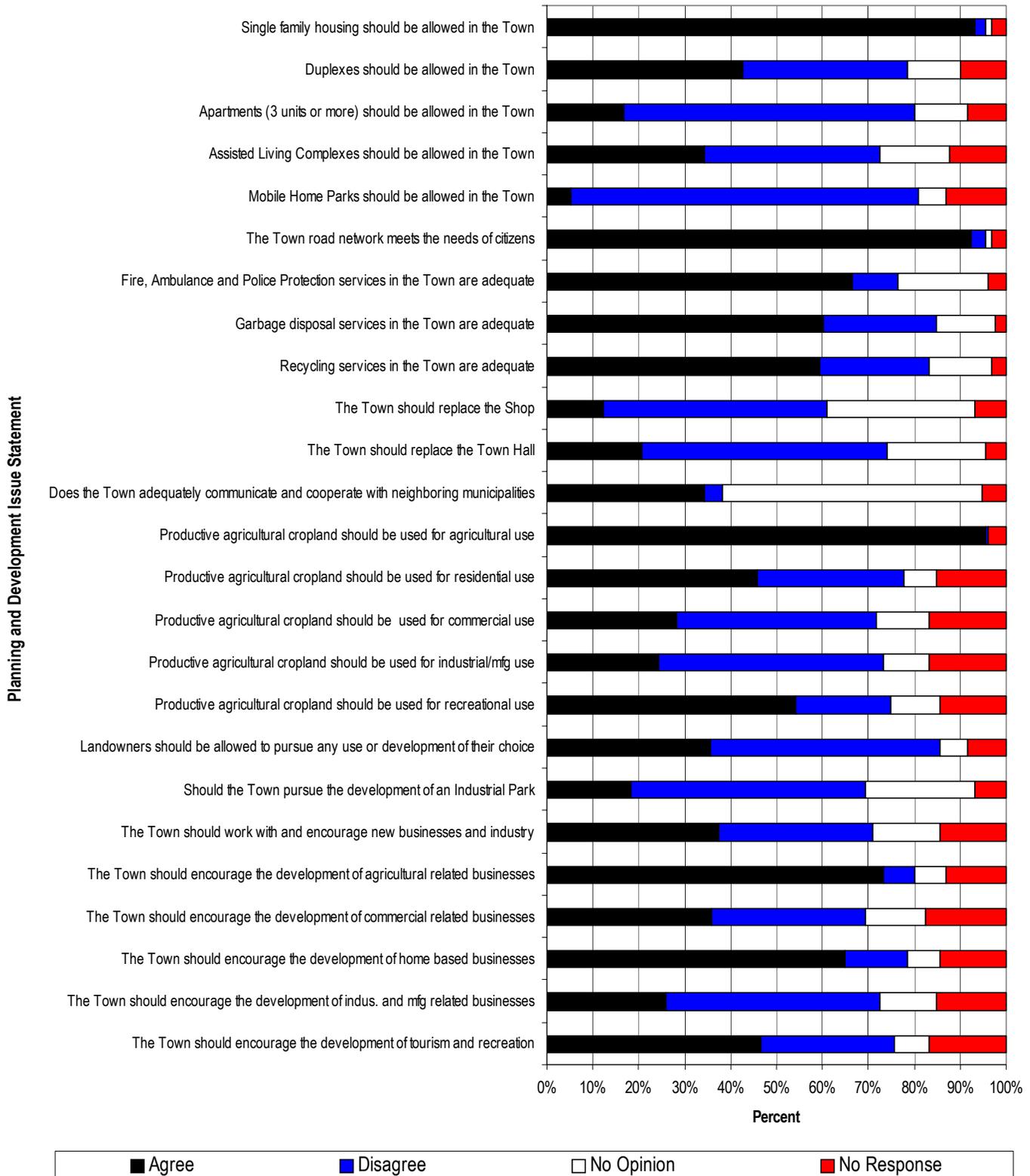
The Town of Washington mailed out surveys to all landowners on record in the Town of Washington. The survey asked landowners questions regarding the Town of Washington's future and the various comprehensive planning elements. The survey also asked survey respondents to list what they felt are the most important reasons they live in the Town of Washington, what are the most important local issues facing the Town, and what opportunities they see for the Town. During the planning process 258 surveys were mailed out and 131 were returned. The charts and narrative below summarize the survey responses. The survey results were compiled by the Mississippi River Regional Planning Commission and the Town Plan Commission. A copy of the town survey is included in Appendix 1.

Chart 1.2 summarizes survey responses for numerous questions on the survey. Over 90% of respondents indicated that single-family housing should be allowed in the town. Accordingly over 73% of respondents agreed that the development of agricultural related businesses should be encouraged while 47% agreed that the development of industrial and manufacturing related businesses should be discouraged. Approximately 92% of respondents agreed that the town road network meets the needs of the residents. Generally survey responses indicated that residents saw a need to protect natural resources and to preserve farmland and green space as over 95% of residents believed productive agricultural land should be used for agricultural purposes. The most important natural and cultural resource as ranked by the survey respondents is ground water quality.

Town of Washington Existing Conditions Report – Demographic Trends and Projections

Chart 1.2 Town of Washington Survey Responses on Planning and Development Issues

The following are responses to questions on the Town survey that was conducted. 258 were mailed out and 131 were returned. Not all surveys had responses to every question.

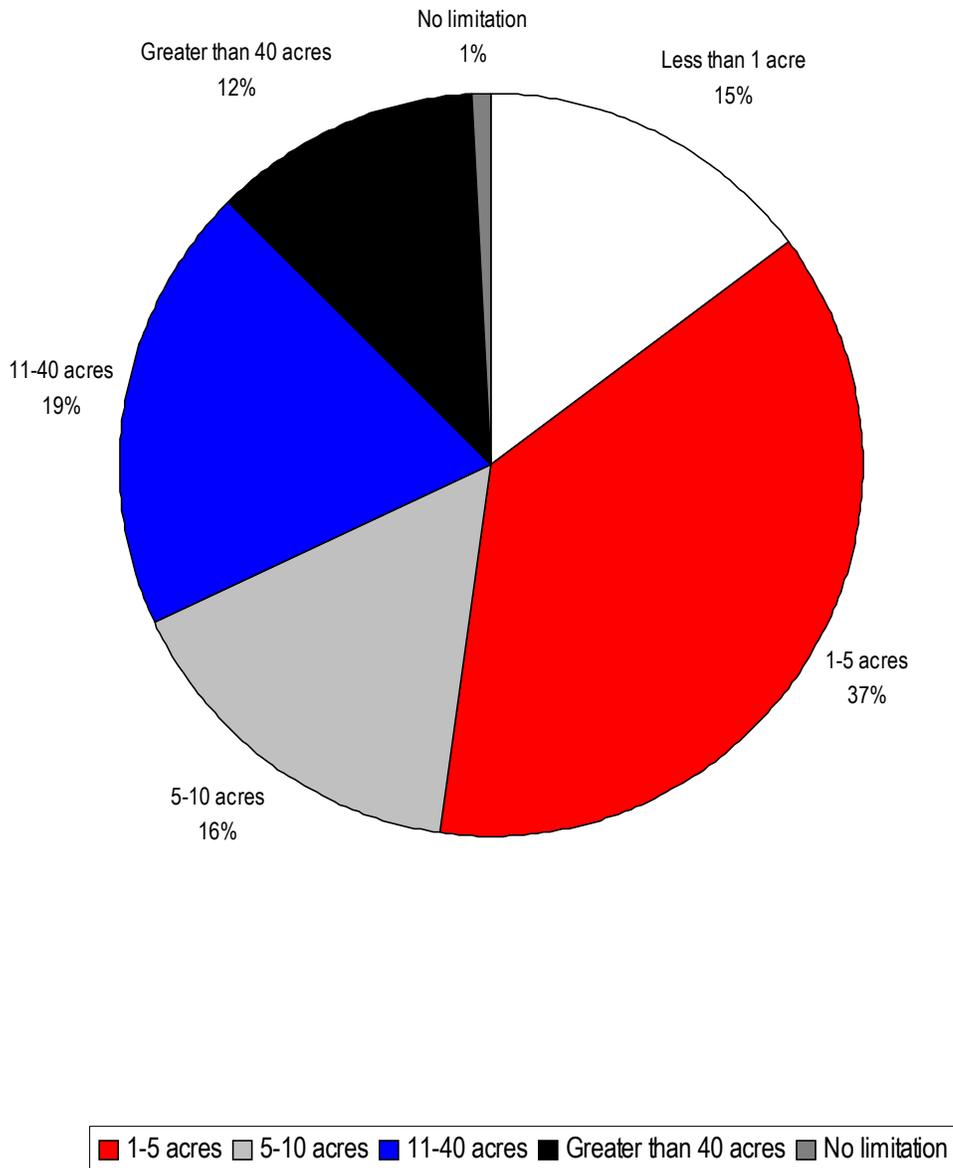


Responses were compiled by Town Plan Steering Committee and the Mississippi River Regional Planning Commission

The chart below shows that the majority of residents that responded to the survey favor a minimum lot size of between 1- 5 acres for single family dwellings in the Town.

Chart 1.3 - Town of Washington Survey Responses on Minimum Lot Size for a (1) Family Dwelling in the Town, Outside a Planned Development

Below are the responses on the Town survey regarding minimum lot sizes for (1) family dwellings. 258 surveys were mailed out. There were 128 responses to this question. The chart below shows the breakdown of the 128 responses.



Responses were compiled by Town Plan Steering Committee and the Mississippi River Regional Planning Commission

Town of Washington Existing Conditions Report – Demographic Trends and Projections

The survey mailed out to land owners also asked several open ended questions regarding residents attitudes towards future opportunities and local issues. In response to the question asking “what are the most important local issues?”, sixty-seven responses were recorded. Twenty-three of the responses identified urban sprawl and housing development as the most important local issues. Taxes were listed by nineteen respondents as the most important issue. Other issues listed with regularity were road concerns, preserving farmland, and land use.

Responses to the question “what opportunities do you see for the town?”, thirteen of the forty responses referred to preserving/promoting agriculture, and maintaining the rural atmosphere as opportunities. Nine of the respondents identified orderly growth and development as an opportunity.

Landowners were also asked “why do they live here?” of the eighty-eight responses, forty-five respondents identified country living/rural/quiet as to reasons why they live in the Town of Washington. Fourteen responses referenced that they were born here while twelve responses stated agriculture and farming as their reason for living in the Town.

2. Land Use Inventory

To plan for the future land use of the Town of Washington, 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 Washington primarily consists of agricultural land uses, with very limited residential or commercial developments (See Map 1-2.1 Existing Land Uses). There are no incorporated cities or villages located in the Town. However, historically two unincorporated communities developed in the town, Middle Ridge and Newburg's Corners which are located along State Hwy. 33. These communities represent the only areas in the Town where more dense development patterns occurred. Table 2.1, provides a land use inventory for the Town of Washington based on 2006 property assessment records.



Entering the unincorporated community of Middle Ridge from the east

Table 2.1 Land Use Property Assessment Inventory – Town of Washington

Land Type	Acres	Percent of Land Use
Residential	343	1.6
Commercial	15	.07
Manufacturing	0	0
Agricultural	13,518	64.4
Undeveloped/Other	353	1.7
Forest/Ag Forest	6,533	31.1
Other (public land, etc.)	233	1.1
Total	20,995	100.0
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2006 Statement of Assessments</i>		

Agricultural/Forest

As Table 2.1 illustrates, a majority of the Town of Washington is rural/agricultural land, as 95.5% 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 corn, alfalfa, and soybeans.

In 2004-2005 the U.W.-La Crosse Geography Department's Center for Geographic Information Science completed a land use inventory and mapping project for all of La Crosse County. This research used a much more detailed land use inventory system than the property assessment inventory reported above. Table 2.2 and Map 1-2.1 identify the acreages for each of the land use categories in this system: Woodlands 48%, Agriculture 42%, Pasture 7% and public roads also comprising 2.3% of the 23,071 acres in the Town were the primary land uses based on this classification system.

Town of Washington Existing Conditions Report – Land Use Inventory

Table 2.2 Town of Washington 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	65.77	0.29	Internment, Cremation	1.30	0.01
2 - 4 Families Residential	0.00	0.00	Military Bases	0.00	0.00
5 or more Families Residential	0.00	0.00	Vehicle Movement	528.20	2.29
Mobile Home	2.59	0.01	Train or Rail Movement	0.00	0.00
Farmstead	292.63	1.27	Aircraft Movement Activities	0.00	0.00
Transient Living - Motels/Hotels	0.00	0.00	Spectator Sports Assembly	0.00	0.00
Institutional Living	0.00	0.00	Fairs/Exhibition	0.00	0.00
Retail	0.00	0.00	Social, Cultural, Religious	0.49	0.00
Wholesale	0.00	0.00	Active Leisure Activities	0.00	0.00
Services	0.00	0.00	Passive Leisure Activities	0.00	0.00
Restaurant Type Activities	1.30	0.01	Agricultural Activities - Crops, Nurseries, Orchard	9566.00	41.46
Office Activities	0.00	0.00	Livestock Related Activities	16.38	0.07
Primarily Plant of Factory Type Activity	0.00	0.00	Pasture/Grazing	1651.00	7.16
Primarily Goods Storage or Handling Activity	0.00	0.00	Quarrying	19.40	0.08
Solid Waste Management	0.00	0.00	Grasslands/Prairies	0.00	0.00
Schools, Libraries	0.00	0.00	Woodlands	10910.00	47.29
Municipal Activities	0.00	0.00	Wetlands	0.00	0.00
Emergency Response, Public Safety	0.00	0.00	Water	16.49	0.07
Utilities	0.00	0.00	Vacant of Human Activity or Structures	0.00	0.00
Health Care/Medical	0.00	0.00	Total Acres	23071.14	100.00

Commercial/Manufacturing

Very few non-agricultural commercial businesses are located in the Town. Historically, Middle Ridge and Newburg’s Corners housed several businesses (store, gas station, tavern, etc.). There are approximately 10 businesses (home businesses/commercial businesses) located through out the Town. The Town of Washington Zoning Map (Map 1-2.2) 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 Washington is a zoned Town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Washington. Table 2.3 provides a breakdown of the various zoning districts in the Town. Map 1-2 .2 shows the location of these zones. The La Crosse County Zoning Department also administers regulations mandated by Wisconsin State Statute in the Town of Washington such as the Private On-site Sanitary Sewer Ordinance, Shoreland, Wetland and Floodplain regulations.

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

Zoning Designation	Acreage
Exclusive Agriculture	22,360
Agriculture A	337
Agriculture B	196
Transitional Agriculture	0
Residential A	0
Residential B	0
Residential C	0
Commercial B	2
Commercial C	0
Industrial	0
Total	22,895

The Town of Washington has adopted several local ordinances that are enforced by the Town Board. Local ordinances adopted include; Outdoor Wood-Fired Furnace Ordinance, Wisconsin Uniform Dwelling Code, Road Dedication Ordinance, Development Road Ordinance, Ordinance for Alternative Claim Procedure for Refunds of Tax Payments, Prohibiting Smoking in Town Hall, Prohibiting Issuance of Alcohol Beverage Licenses for Non-payment of Taxes, Fence Line Viewing Ordinance, Parking and Location of Mobile Homes, Licensing and Regulating Mobile Home Parks, and a Recycling Ordinance.

Residential and Non-Residential Density

Table 2.4, illustrates the residential density of the Town of Washington as compared to La Crosse County, adjacent towns and the State. In 2000, the Town of Washington had 20.4 people per square mile and 6.5 housing units per square mile. The population and housing density for the Town of Washington is less than that of La Crosse County and the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

Table 2.4 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
T. Greenfield	1538	570	30.08	51.1	18.9
T. Medary	1,463	553	11.71	124.9	47.2
T. Shelby	4,687	1,817	25.58	183.2	71.0
T. Washington	738	236	36.10	20.4	6.5
V. Bangor	1,400	546	1.06	1315.4	515.1
V. West Salem	4,738	1,765	2.38	1911.2	741.6
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 1990	Housing 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
T. Greenfield	552	570	18	3.3	0.6
T. Medary	533	553	20	3.8	1.7
T. Shelby	1,905	1,817	-88	-4.6	-
T. Washington	214	236	22	10.3	0.6
V. Bangor	432	546	114	26.4	107.5
V. West Salem	1,315	1,765	450	34.2	189.1
La Crosse Co	38,227	43,480	5,253	13.7	11.6
State 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 and forest and forest agricultural lands are suitable for development. The primary reason for this is due to the fact that much of this land is on slopes greater than 30%. It is estimated that 33% of all land in the Town is on slopes of 30% or greater where building is prohibited. Map 2.3 illustrates the extent of both 20% and 30% slopes in the Town. The topography of the town has made the town attractive for housing sites and recreational land uses. From 1996 through 2005, the Town of Washington averaged 3.7 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 74 new housing units that the Town should plan for.

Town of Washington Existing Conditions Report – Land Use Inventory

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 Washington 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
Town of Greenfield	37	1,877	1,675	202	\$936	\$1,273	2.4
Town of Hamilton	40	2,432	2,008	424	\$1,068	\$2,121	2.5
Town of Holland	36	1,494	733	761	\$1,378	\$3,959	7.8
Town of Medary	8	410	213	197	n/a	n/a	5.8
Town of Onalaska	47	2,404	1,635	769	\$1,082	\$1,204	6.8
Town of Shelby	8	220	194	26	\$718	n/a	.5
Town of Washington	30	2,283	2,010	273	\$825	\$773	2.0
All La Crosse Cnty Towns	404	21,421	17,508	3,913	\$885	\$1,609	3.0

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

Opportunities for Redevelopment

The Town of Washington Planning Commission analyzed the opportunities for redevelopment in the Town of Washington 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/Washington 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 Washington Planning Sub Area

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

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

Using past housing building permit trends from 1997-2006 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 111 acres of land will be consumed for housing in the Town of Washington. The housing projections assume each housing unit will consume 1.6 acres.

Table 2.8 Town of Washington Land Use Demand Straight Line Forecast

Residential Acres	2010	2015	2020	2025	Total Acres Needed
Residential Acres Needed based on 1.6 acres per housing unit	15 housing units x 1.6 = 24 Acres	18 housing units x 1.6 = 29 Acres	18 housing units x 1.6 = 29 Acres	18 housing units x 1.6 = 29 Acres	111 acres

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

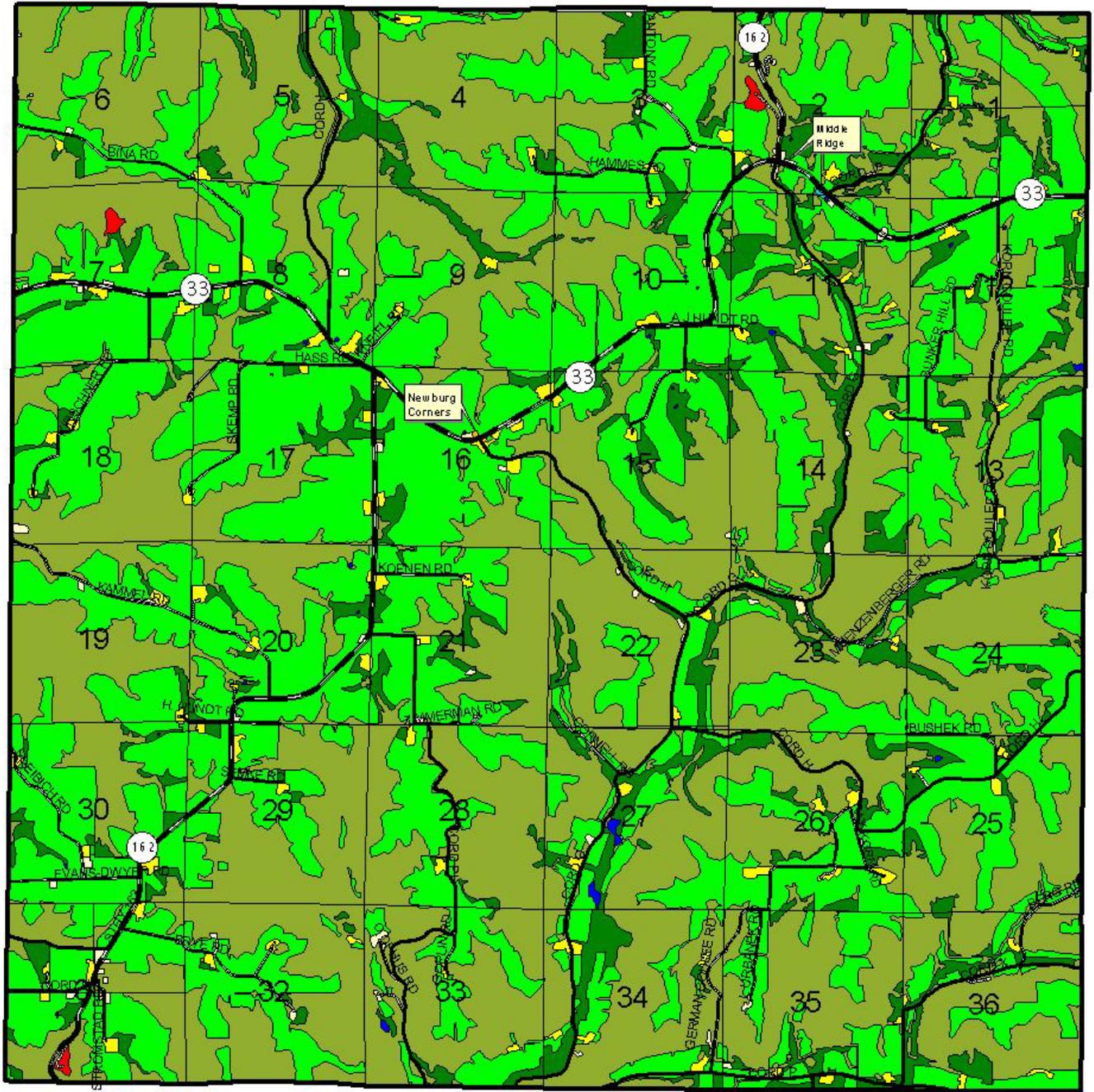
Table 2.9 projects agricultural land use in the Town of Washington to 2025. To project agricultural land use the agricultural acres (11,233 acres) listed in table 2.2 were utilized as the base number. The straight line residential forecasts in Table 2.8 were then subtracted to establish the agricultural land use projections. Agricultural land use is projected to decline by approximately 111 acres during the planning period.

Table 2.9 Town of Washington Agricultural Land Use Projections

Agricultural Land Use	2010	2015	2020	2025	Total Reduction in Ag. Acres
Agricultural land use in 2005 11,233 acres	11,209 acres	11,180 acres	11,151 acres	11,122 acres	111 acres

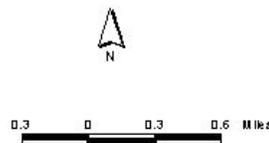
Source: MRRPC projecting agricultural land use utilizing forecasts for future residential acres

1- 2.1 Town of Washington Existing Land Use Map



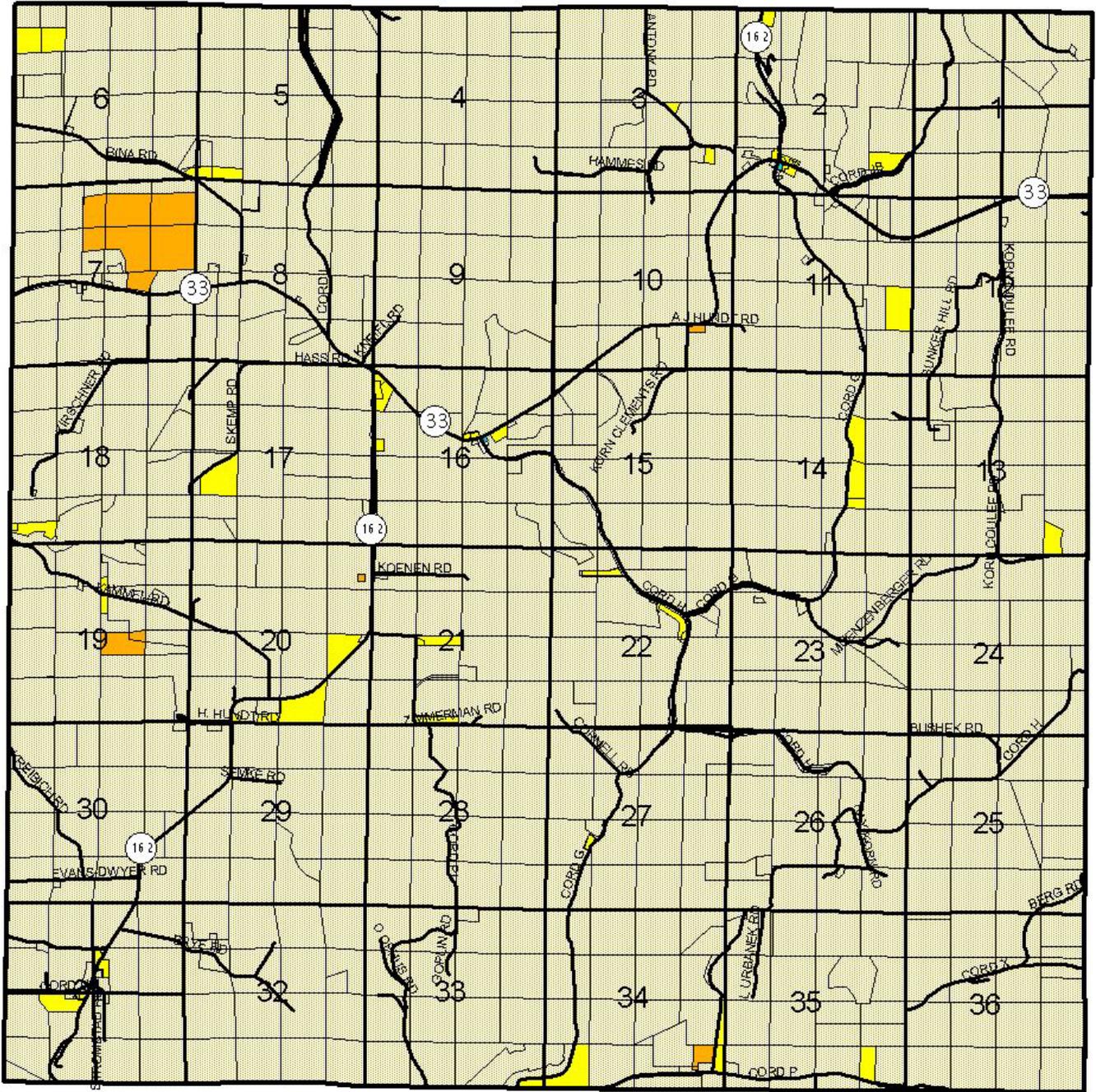
Land Uses

- | | |
|---------------|------------------|
| Single Family | Agriculture |
| Mobile Home | Livestock |
| Farmstead | Pasture, Grazing |
| Restaurant | Quarrying |
| Cemetery | Woodlands |
| Roads | Water |
| Churches | |



Map Prepared by:
Mississippi River Regional
Planning Commission
January 2008
Source: La Crosse County Land
Use Inventory 2005, La Crosse
County

1- 2.2 Town of Washington Zoning Map



Zoning Districts

- Agriculture A
- Agriculture B
- Commercial B
- Exclusive Agric.



0.3 0 0.3 0.6 Miles

Map Prepared by:
Mississippi River Regional
Planning Commission
January 2008
Source: La Crosse County
Zoning Department

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3. Housing Conditions

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

Housing Units by Type and Year Built

Tables 3.1 and Table 3.2 provide information on existing housing structures in the Town of Washington, La Crosse County, State of Wisconsin and the U.S. As of the 2000 census over 88.5% of the Town of Washington'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 2nd largest housing group in the Town of Washington was mobile homes at 7%.

Over 43% of the Town of Washington'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 (35.2%), 1980 through 2000 Census (21.3%). Building permits issued by the La Crosse County Zoning Department indicate that in the last 7 years 2000-2006 and additional 30 single family dwellings were constructed in the Town.

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

Type	Town of Washington	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	216	88.5	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	4	1.6	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	2	0.8	4,178	9.6	190,889	8.2	4,995,350	4.3
3 or 4 units	5	2.0	1,966	4.5	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	2,210	5.1	106,680	4.6	5,414,988	4.7
10-19 units	0	0.0	1,847	4.2	75,456	3.3	4,636,717	4.0
20 or more units	0	0.0	3,130	7.2	143,497	6.2	10,008,058	8.6
Mobile Home	17	7.0	2,675	6.2	101,465	4.4	8,779,228	7.6
Other	0	0.0	12	0.0	2,703	0.1	262,610	0.2
Total	244	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Table 3.2 Town of Washington, Year Structure Built, 2000

Year Built	Town of Washington	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to 03/2000	7	2.9	1074	2.5	50735	2.2	2,755,075	2.4
1995-1998	13	5.3	3417	7.9	170219	7.3	8,478,975	7.3
1990-1994	10	4.1	3198	7.4	168838	7.3	8,467,008	7.3
1980-1989	22	9.0	5568	12.8	249789	10.8	18,326,847	15.8
1970-1979	33	13.5	8013	18.4	391349	16.9	21,438,863	18.5
1960-1969	24	9.8	4847	11.1	276188	11.9	15,911,903	13.7
1940-1959	29	11.9	8318	19.1	470862	20.3	23,145,917	20.0
1939 or Earlier	106	43.4	9044	20.8	543164	23.4	17,380,053	15.0
Structures	244	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

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

Governmental Unit	2000 Median Housing Value
T. Bangor	87,000
T. Barre	124,300
T. Greenfield	128,200
T. Medary	128,500
T. Shelby	129,500
T. Washington	82,500
V. Bangor	90,600
V. West Salem	102,500
La Crosse Co	96,900
State	112,200
U.S.	119,600

Source: Bureau of Census, 2000

Median Housing Value

The median value of a home in the Town of Washington was \$82,500 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 Washington, adjacent towns, La Crosse County, the State and Nation. In the Town of Washington 82.9% 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 Washington has a 2.5% 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 Washington 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
T. Greenfield	549	89.8	10.2
T. Medary	530	89.2	10.8
T. Shelby	1,771	92.9	7.1
T. Washington	228	82.9	17.1
V. Bangor	524	75.8	24.2
V. West Salem	1,706	75.1	24.9
La Crosse Co	41,599	65.1	34.9
State	2,084,544	89.8	10.2
U.S.	105,480,101	66.2	33.8

Source: Bureau of Census, 2000

Table 3.5 Housing Unit Vacancy Rates, 2000

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Bangor	0.6	1.8
T. Barre	1.7	1.7
T. Greenfield	0.8	6.7
T. Medary	0.6	8.1
T. Shelby	0.8	4.6
T. Washington	0.5	2.5
V. Bangor	0.8	5.9
V. West Salem	1.2	3
La Crosse Co	1.0	4.9
State	1.2	5.6
U.S.	1.7	6.8

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household prior to 1969, 23.6 percent. Over 57% of residents moved into their present household prior to 1990.

Table 3.6 Town of Washington, Year Householder Moved In

Year Moved In	Percent
1999 to March 2000	12.0
1995 to 1998	18.0
1990 to 1994	12.9
1980 to 1989	17.6
1970 to 1979	15.9
1969 or Earlier	23.6

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 12% of Town of Washington residents spent more than 30% of their incomes on their housing units. This was a lower percentage than the County and lower than the State and Nation. Of Washington's residents that were sampled, about 44% spend less than 15 percent on their housing units.

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
T. Greenfield	280	38.6	37.9	23.6	0.0
T. Medary	396	46.2	35.5	17.7	0.5
T. Shelby	1,415	48.3	40.3	10.7	0.6
T. Washington	72	44.4	43.1	12.4	0.0
V. Bangor	376	43.1	42.8	14.1	0.0
V. West Salem	912	41.3	43.1	15.6	0.0
La Crosse County	21,881	37.5	45.2	16.8	0.5
State of Wisconsin	1,122,467	36.8	45	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: Bureau of Census, 2000

Table 3.8 portrays renter occupied units and percent of income spent on such units in the Town of Washington, surrounding municipalities, La Crosse County, State of Wisconsin, and the Nation. About 32% of residents spend more than 30% on their renter occupied units. About 40 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

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Bangor	28	42.9	7.1	21.4	28.6
T. Barre	48	29.2	37.6	14.6	18.8
T. Greenfield	53	26.4	32	22.6	18.9
T. Medary	53	43.4	41.5	9.4	5.7
T. Shelby	89	18	49.4	23.6	9.0
T. Washington	25	20	20	32	28.0
V. Bangor	126	28.6	39.6	26.2	5.6
V. West Salem	443	23.9	46.3	22.1	7.7
La Crosse County	14,358	21.1	42.2	33.6	3.2
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: Bureau of Census, 2000

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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 Washington 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 Washington by jurisdiction, classification and number of miles. An inventory of Town of Washington roads is found in Appendix 2.

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 Washington there are 49.73 miles of public road that are under the jurisdiction of La Crosse County or the Town of Washington. The Town of Washington maintains 26.3 miles of public road, of which all are classified as local roads. La Crosse County has 23.43 miles of public road in the Town of Washington of which 3.88 miles are classified as collector roads and 19.55 miles is classified as local roads. Map 1-4.1 illustrates the Town of Washington Transportation System.



A view of a Town Road in the Town of Washington

Traffic Counts

Table 4.1 illustrates traffic counts available for the years of 1990, 1999 and 2005 for State Highways in the Town of Washington. As the traffic counts indicate, traffic on the roads serving the Town of Washington have increased over the years. The most significant increases have been on State Highway 162 which travels between the Village of Coon Valley and the Village of Bangor (Interstate 90 exit).

Table 4.1 Town of Washington – Average Daily Traffic Counts

Location	1990	1999	2005	% Chng. 1990-2005
State Hwy. 33 at West Town Line	2000	2300	2400	20%
State Hwy. 33 at/near East Town Line	1000	1500	1300	30%
State Hwy. 162 at North Town Line	590	900	910	54%
State Hwy. 162 near County NN Intersect.	440	540	650	48%

Source: Wisconsin Department of Transportation

Interstate Highways

There are no Interstate Highways in the Town of Washington. Interstate 90 travels through La Crosse County (east/west) and is located five miles north of the Town of Washington. Access to the Interstate is available via State Hwy. 162 Bangor exit. Interstate -90 is classified as a Principal Arterial-Interstate and its function is to serve as a high speed large traffic volume expressway.

Town of Washington Existing Conditions Report – Transportation

Highways

State Highway 162 passes through most of the Town of Washington in a geographic north-south orientation. State Highway 33 also passes through the Town of Washington in an east-west orientation. State Highway 162 travels between the Village of Coon Valley and the Village of Bangor (Interstate 90 exit), while State Highway 33 connects the Village of Cashton and the City of La Crosse.

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 Washington and County residents. This service can be accessed by residents by calling the La Crosse County Aging Department.

Taxis

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

Intercity Bus Service

No Intercity bus service is provided to the Town of Washington. 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 Washington. The Class I Canadian Pacific Railway travels east/west through the La Crosse County to the north of the Town of Washington. 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; 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 Washington. The La Crosse Municipal Airport is located to the 15 miles to the west of the Town of Washington. 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 Washington 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 Washington primarily takes place on State Highways 162 and 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 not designated pedestrian or bicycle trails in the Town of Washington. The La Crosse River State Bicycle Trail, the Great River State Trail and the Sparta-Elroy State Trail are all located within 20 minutes of the Town of Washington. In addition, over 45 miles of low volume-hard surface local roads are located in the Town of Washington. These local roads provide residents and tourists with excellent biking and walking opportunities.

A snowmobile trail that receives State funding assistance travels through the Town of Washington from the southern town border/County Road G intersection north to Newburgs Corners then west to St. Joseph Ridge. A club sponsored snowmobile trail travels between Newburgs Corners and Middle Ridge.

STATE AND REGIONAL TRANSPORTATION PLANS

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

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

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

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

Wisconsin State Highway Plan – February 2000

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

Wisconsin DOT Six Year Highway Improvement Program

The plan details all road construction programs to be constructed in the state between 2006 and 2011. A review of the plan identifies three projects that will take place in the Town of Washington. In 2007, State Hwy. 33 from Kirschner Road to the west town line will be reconstructed with 12-foot driving lanes and 3 foot paved shoulders. In 2009-2011, State Hwy. 33 from Kirschner Road to the east town line will be reconstructed with 12-foot driving lanes and 3 foot paved shoulders. Also in 2009-2011, State Hwy. 162 from State Hwy. 33 to State Hwy. 16 will be maintained by milling the existing pavement and re-surfacing with asphalt.

Town of Washington Existing Conditions Report – Transportation

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 Washington.

The Wisconsin Pedestrian Policy Plan 2020 – March 2002

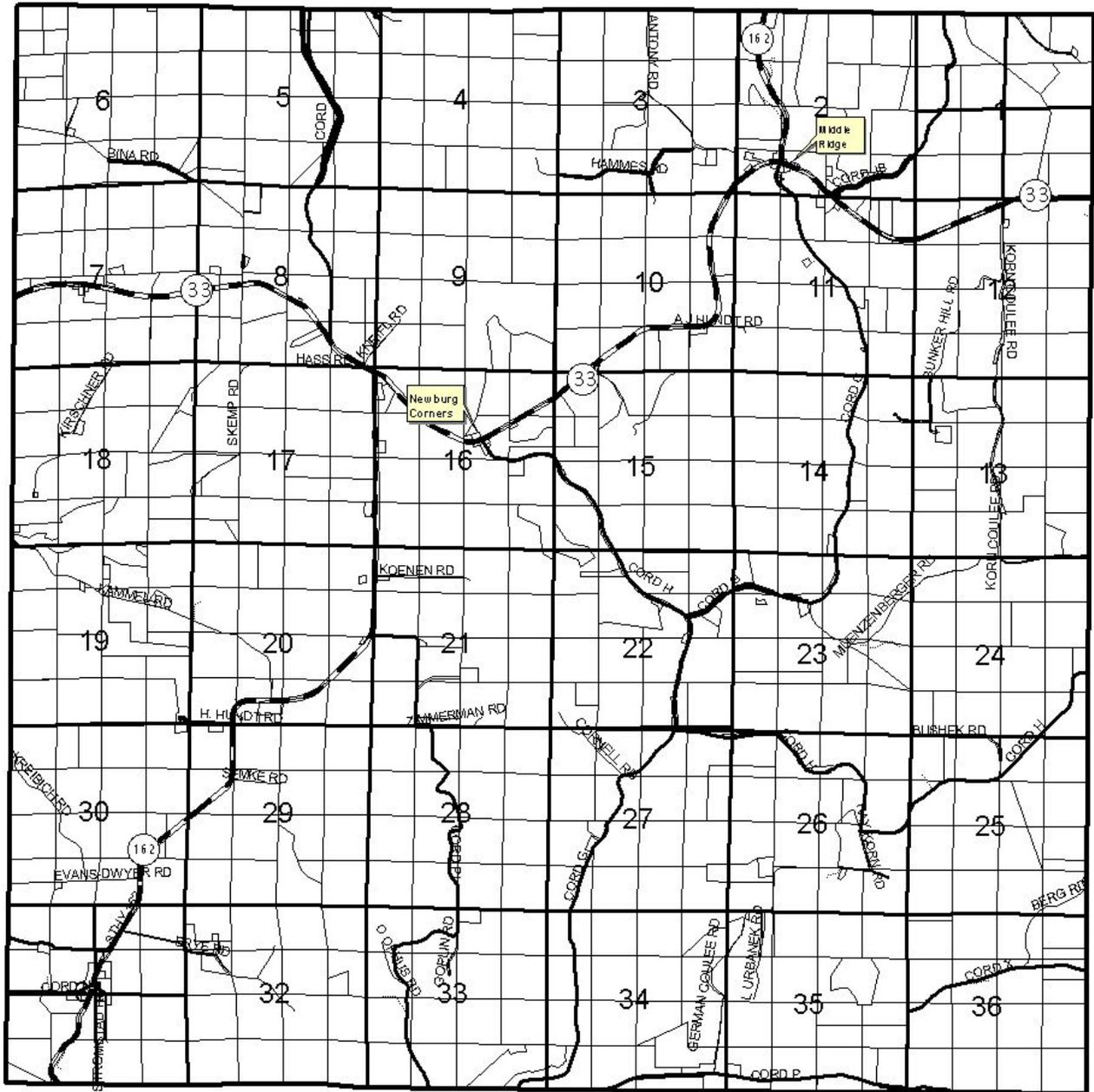
"The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are no specific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

REGIONAL OR COUNTY TRANSPORTATION PLANS

2030 La Crosse and La Crescent Metropolitan Area Transportation Plan

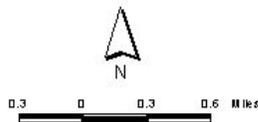
The Town of Washington is located in close proximity to the La Crosse and La Crescent Metropolitan Planning Area (MPO). The MPO is required to prepare a 20-year Transportation Plan. In 2005 the MPO updated its 20-year Transportation Plan which includes long range and short range strategies and actions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

1- 4.1 Town of Washington Transportation System



Roads by Jurisdiction

-  County Road
-  Local Road
-  Private Road
-  State Road



Map Prepared by:
Mississippi River Regional
Planning Commission
January 2008
Source: U.S. Census Road
Data

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5. Economic Assessment and Analysis

Employment and Household Income Information

As of the 2000 Census, the Town of Washington 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 Washington Employment Status, Occupation, and Class of Worker

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	574	100.0
<i>In Labor Force</i>	364	63.4
Civilian labor force	364	63.4
employed	352	61.3
unemployed	12	2.1
Armed Forces	0	-
<i>Not in Labor Force</i>	210	36.6
OCCUPATION	NUMBER	PERCENT
Management Professional	159	45.2
Service	51	14.5
Sales and Office	50	14.2
Farming, Fishing, and Forestry	8	2.3
Construction, Extractions, and Maintenance	32	9.1
Production, Transportation, and Material Moving	52	14.8
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	226	64.2
Government workers	39	11.1
Self-employed workers	87	24.7
Unpaid family workers	0	0

Source: U.S. Census Bureau 2000

Unemployment Rates

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

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

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

Source: Wisconsin Department of Workforce Development

Income and Poverty

Table 5.3 illustrates the median household, median family income, per capita income and poverty rates in the Town, County, State and Nation. The family median income for the Town residents increased by over \$17,812 from 1989 to 1999. The County, State and Nation reported increases of \$17,000, \$17,829 and \$14,821 respectively. During this same time period per capita income increased by \$4,871 in the Town. The County, State and Nation reported increases of \$7,659, \$13,589 and \$7,167 respectively. The Town of Washington's poverty rate increased to 8.7% in 1999, an increase of over 2% increase from 1989. This increase is contrary 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%) and Nation (12.4%) and the same as the State's poverty rate of 8.7%.

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

Governmental Unit	1989				1999			
	Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
T. Bangor	26,333	28,750	12,483	17.7	44,219	47,500	17,800	3.9
T. Barre	31,667	34,000	14,078	4.1	49,474	53,250	21,609	2.9
T. Greenfield	31,680	35,050	12,474	8.5	49,653	52,625	20,501	4.6
T. Medary	40,729	43,750	15,223	3.3	57,431	65,469	25,395	3.6
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
V. Bangor	26,023	30,903	10,697	11.4	42,102	46,058	17,648	6.3
V. West Salem	26,398	32,028	10,868	7.8	43,449	50,176	19,904	3.5
La Crosse County	26,857	33,830	12,141	13.4	39,472	50,830	19,800	10.7
State of Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	27,135	8.7
United States	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: Bureau of Census, 2000

Commuting to Work

Table 5.4 illustrates how the residents in the Town of Washington get to work. The majority of workers drove alone 64.2%, while 12.2% carpooled, and 19.5% or almost one fifth of Town residents worked at home. The mean travel time to work for Town of Washington workers was 23.4 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 Washington

Means of Travel	Percent
Car, Truck, Van – Drove Alone	64.2
Car, Truck, Van – Carpooled	12.2
Public Transportation (includes taxicab)	-
Walked	4.1
Other Means	-
Worked at Home	19.5
Mean Travel Time to Work 18.3 minutes	

Source: U.S. Census Bureau 2000

Top 10 Industries and Employers

In March of 2005, the largest employment industry in La Crosse County was educational services employing 5,405 people. The second highest employment industry was food services and drinking places employing 5,302 people (See Table 5.5). For confidentiality purposes, hospital and machinery manufacturing employment data was suppressed. It is a well 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 (December 2003)
Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+ employees
Franciscan Skemp Medical Center Inc	Gen. medical & surgical hospitals	1000+ employees
American Standard Inc	AC, refrig., & forced air heating mfg	1000+ employees
First Federal Capital Bank	Savings institutions	1000+ employees
Kwik Trip Inc	Convenience stores	1000+ employees
Wal-mart Associates Inc	Discount department stores	500-999 employees
Centurytel Service Group LLC	Managing offices	500-999 employees
Northern Engraving Corp	All other plastics products mfg	500-999 employees
Apac Customer Services Inc	Telemarketing bureaus	500-999 employees
Bethany St. Joseph Corp	Nursing care facilities	250-499 employees

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

Industry Projections

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

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

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

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

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

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

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

Town of Washington Existing Conditions Report – Economic Assessment and Analysis

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

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

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

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

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

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

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

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

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Strengths And Weaknesses For Fostering Economic Growth

Fostering economic development in the Town of Washington 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 Washington and La Crosse County include:

Strengths

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

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 Washington

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

Table 5.11 BRRTS Sites – Town of Washington

Site	Activity Type	Location	Spill Information	Site Status
St. Peters Catholic Church	LUST Closed	W695 STH 33, Washington Township	Petroleum Risk	Closed
Arentz Property	LUST Closed	W796 STH 33, Washington Township	Petroleum Risk	Closed
Ericksons General Store	LUST Closed	W1476 STH 33, Washington Township	Petroleum Risk	Closed

Source: Wisconsin Department of Natural Resources Note: LUST = Leaking Underground Storage Tank

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. Table 5.12 below lists the one disposal site listed for the Town of Washington in the registry. It should be noted the registry used from the DNR’s website was last updated in June of 1999.

Table 5.12 Waste Disposal Sites – Town of Washington

Facility Name	Legal Address	Location
Town of Washington	SW NE S19 15N 05W	Rt. # 1

Source: Wisconsin Department of Natural Resources

County, Regional and State Economic Development Programs

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

County Programs

- ▶ La Crosse County Economic Development Fund

Regional Programs

- ▶ Western Wisconsin Technology Zone
- ▶ Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc.)

State Programs

- ▶ Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- ▶ Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- ▶ Value Added Dairy Initiative (Grow Wisconsin)
- ▶ Wisconsin Department of Commerce Enterprise Development Zone Program
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- ▶ Wisconsin Department of Commerce Rural Economic Development Program
- ▶ Wisconsin Department of Commerce Entrepreneurial Training Grant

6. Existing Utilities and Community Facilities

Sanitary Waste and Water Supply: No public water or sewer service is available in the Town. All 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 Washington maintains a garbage and recycling center. Residents can bring their solid waste and recyclables to the facility on Mondays.

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

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

Town Facilities: The Washington Town Hall/Shop/Recycling facility are located on a .35 acre parcel. The Town Hall is located at W1430 County Road H. Two other buildings are located on the site and are utilized as the town shop and storage. Map 1-6.1 Community Facilities Map shows the location of facilities in the Town of Washington.



Town of Washington Town Hall in Newburg's Corner.

Equipment owned by the Town includes the following:

- International Truck with plow and sander
- 4 wheel loader
- Road Grader with V Plow
- 3 point mounted disc mower
- Extended reach drum mower

The Town does employ 1 full time employee and 1 part time employee. The Town of Washington contracts with private companies for selected maintenance of Town roads.

Fire Protection, Police Protection and Emergency Management: The Town of Washington does not have a fire department. Fire protection is provided by the Coon Creek Fire Department. The Coon Creek Fire Department has mutual aid agreements with all Vernon County Fire Departments.

The Town of Washington 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.

Town of Washington Existing Conditions Report – Existing Utilities and Community Facilities

Emergency Medical Services: Tri-State Ambulance Service based out of La Crosse provides emergency medical services for Town residents. First responders are provided through the Coon Creek Fire Department.

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

Health Care and Day Care Facilities: There are no health care or day care facilities located in the Town of Washington but residents are within 15 miles of either Lutheran or St. Francis Hospitals in La Crosse. Two Clinics Gundersen Lutheran located at 1900 South Avenue in the City of La Crosse and Franciscan Skemp located at 700 West Avenue in the City of La Crosse are associated with their respective hospitals and are located adjacent to them. Both of these Health Care institutions also have clinics in the City of Onalaska as well. These clinics are both within 15 miles of the Town. Several state licensed private daycare facilities are available for residents in La Crosse County.

Educational Facilities: the La Crosse, Bangor, West Salem, Westby and Cashton school districts serve the Town of Washington (See Map 1-6.1). 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 Washington. 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 are public recreational resources available in the Town of Washington. The Meadow Brook Park which is maintained and sponsored by the Bohemian Valley Sports Club is located on County Road G and offers a shelter, fishing, trap shooting and primitive restroom facilities. The Ridge History Park Association maintains Ridge History Park which is comprised of parkland, a historic school house, educational museum and meeting room. The 400 acre Norskedalen Heritage Center offers a meeting room, museum, pond, hiking and cross country ski trails. In addition, the Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations.



Entrance to the Norskedalen Heritage Center on County Road Pl.



The historic St. Peter's Catholic church.

Churches and Cemeteries: There is one church in the Town of Washington. The St. Peter's Catholic Church and cemetery is located in Middle Ridge. There are several additional cemeteries located in the Town of Washington. Active cemeteries in the town include St. Mary's Parish in Section 21 and the Urbanek Cemetery located in Section 26. Inactive cemeteries in the town include the Blinn Cemetery in Section 8, Stein (Koblitz) Cemetery in Section 17, Nedvidek Cemetery in Section 27 and the Warva Cemetery in Section 24.

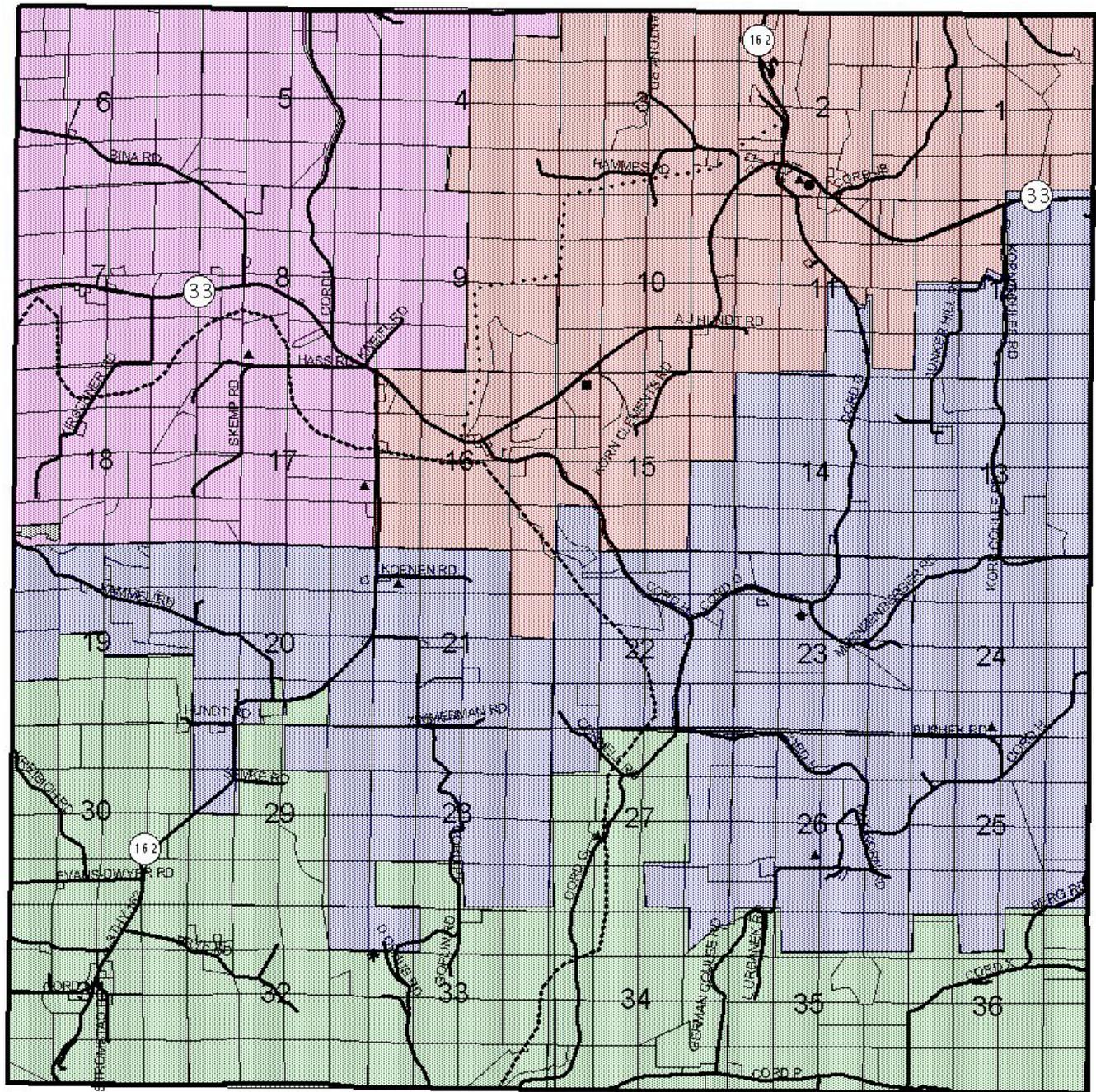
Electricity/Telephone and Cable/Internet Services: There are no electric power stations in the Town of Washington. The majority of residents receive electrical service from Bangor Municipal Electric. Xcel Energy provides service to residents in the north/northwest area of the town and Vernon Electric provides electrical service to the southeast portion of the town. Telephone

and internet/cable service to residents is provided by Coon Valley Telephone Company, CenturyTel and, Bangor Municipal Telephone.

Communication Towers: There is one radio and microwave tower located in Section 20 in the Town of Washington. 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 Washington.

Future Expansion of Utilities and Community Facilities: Population and development projections developed during the planning process indicate that the Town of Washington will experience some growth and development throughout the planning period. Based on the projections the existing community facilities provide adequate services to the town residents throughout the planning period. The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate modifications to the plan and community facilities will be addressed in future revisions. Since the Town does not own, operate or provide any public water, sewer or electrical service the expansion of these services in the Town is not necessary.

1- 6.1 Town of Washington Community Facilities Map



<p>Community Facilities</p> <ul style="list-style-type: none"> ▲ Cemetery ● Church ⊙ Meadowbrook Park ✱ Norskedalen ■ Ridge Hist. Park ⌄ Town Hall <p>Snowmobile Trails</p> <ul style="list-style-type: none"> ⋄ Club Trail ⋄ State Trail 	<p>School Districts</p> <ul style="list-style-type: none"> ■ Bangor ■ Cashton ■ West Salem ■ Westby Area ■ La Crosse 		<p>Map Prepared by: Mississippi River Regional Planning Commission January 2008 Source: La Crosse County Comprehensive Plan and MRRPC community inventory</p>
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7. Town of Washington Intergovernmental Relationships

State and Federal Agencies

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

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

Regional Planning Commission

The Town of Washington 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 Greenfield, Barre, and Bangor border the Town of Washington in La Crosse County. The Town of Coon in Vernon County borders the Town of Washington to the south and the Town of Portland in Monroe County borders the Town of Washington to the east. La Crosse, West Salem, Bangor, Westby and Cashton school district boundaries also include parts of the Town. The Town has a fire service agreement with the Coon Creek 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, Bangor, West Salem, Westby and Cashton school districts serve the Town of Washington. During the planning process no intergovernmental conflicts or planning concerns were identified with the school districts.

Comprehensive Planning

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

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

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

Town of Coon, Vernon County. The Town of Coon began their Comprehensive Planning process in 2004. A review of their draft plan indicated that no conflicts appear to exist with Town of Washington.

Town of Portland, Monroe County. The Town of Portland has not developed a Comprehensive Plan. During the planning process the Town of Washington will monitor planning and development activities in the Town of Portland and will work to avoid any conflicts.

8. Inventory of Agricultural, Natural and Cultural Resources

Agriculture

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

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

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

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



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

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

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

Natural Resources

Soils. The Town of Washington is entirely comprised of silty soils on dolomite uplands. Fayette and Dubuque soils are on the rounded ridges that are separated by rock escarpments from the steep side hills. The La Crosse County Soil Survey designated approximately 20% of the soils in La Crosse County as "prime" soils. Prime soils were defined as being either Class I, Class II or Class III soils. These soils are typically on or near the Valley floors or on or near ridge tops. Map 1-8.1 Soils Map illustrates the different soil classes in the Town of Washington.

Town of Washington Existing Conditions Report – Inventory of Agricultural, Natural and Cultural Resources

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



One of the numerous trout streams in the Town of Washington.

Surface Water. There are several streams and creeks within the Town of Washington. Of the streams located in the Town of Washington, eight are classified as either Class 1, 2, or 3 Trout Streams. There are fourteen miles of Class 1 Trout Streams, five miles of Class 2 Trout Streams and 1.6 miles of Class 3 Trout Streams in the Town of Washington. Streams in the northern half of the Town flow into the La Crosse River and eventually the Mississippi River. Streams in the southern portion of the Town flow into the Coon Creek or Mormon Coulee Creek then into the Mississippi River. There are no natural or man-made lakes with the Town.

Topography and Watersheds. The Town of Washington's landscape can be characterized as a ridge and valley topography. Map 1-8.2 Slope Map depicts the rolling topography. This terrain in the Town of Washington 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. Also in the Town of Washington there are two secondary ridges commonly named Bohemian Ridge in the southwestern part of the Town and North Ridge in the southeastern area.

Two major watersheds drain the Town of Washington. The southern two-thirds of the town is drained by the Bad Axe Basin, while the northern third of the Town is drained by the La Crosse River Basin. Five sub watersheds are located in the Town.

Woodlands. Farmed ridges and valleys with woodlands on the steep valley walls characterize the Town of Washington's landscape. Woodlands make up 31% or 6,553 acres of the entire Town.



Topography typical of the Town of Washington.

Floodplains/Wetlands. There are no Special Flood Hazard Areas inundated by a 100-year flood located within the Town of Washington as indicated on Map 1-8.3 Town of Washington Flood Plain Map. The flood plain map for La Crosse County and the Town of Washington was recently revised and adopted in 2008. There are limited wetlands in the Town of Washington. 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.

Town of Washington Existing Conditions Report – Inventory of Agricultural, Natural and Cultural Resources

Open Space. Open spaces are one of the Town of Washington's greatest attributes. Over 98% of the town's landscape is made up of forested, agricultural, undeveloped or public lands.

Non-Metallic Mineral Resources. There are three rock quarries located in the Town of Washington. St. Joseph Construction maintains a quarry near Middle Ridge, Milestone Materials operates the Clements quarry in Section 7, and Kraemer Company has a quarry in Section 31.

Wildlife Resources. The agricultural fields, scattered forestlands, and streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are found in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds also make their home in the Town of Washington and as previously mentioned the Town has over 20 miles of Class 1,2,3, trout streams.

Air Quality. The Town of Washington has a total population of around 738 people and limited commercial/industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be evaluated include unregulated outdoor burning and urban municipalities in proximity of the Town of Washington.

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

Threatened and Endangered Species

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

Cultural Resources

Archeological and Historic Resources

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



The "Little School" located on State Hwy. 33.

Wisconsin's Architecture and History Inventory (AHI) was searched and 8 structures in the Town of Washington were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses. It is a permanent record maintained by the Wisconsin Historical Society. The structures identified in the database include a church, two schools, three houses and a commercial structure.

Recreational Resources

There are several public recreational resources in the Town of Washington. The Meadow Brook Park which is maintained and sponsored by the Bohemian Valley Sports Club is located on County Road G. The Ridge History Park Association maintains the Ridge History Park which is comprised of parkland, a historic school house, educational museum and meeting room. The 400 acre Norskedalen Heritage Center is also located in the Town of Washington on County Road PI and offers a meeting room, museum, pond, hiking and cross country ski trails. In addition, the Wisconsin Department of Natural resources owns property and maintains easements for fishing access in numerous locations throughout the Town.

County Parks

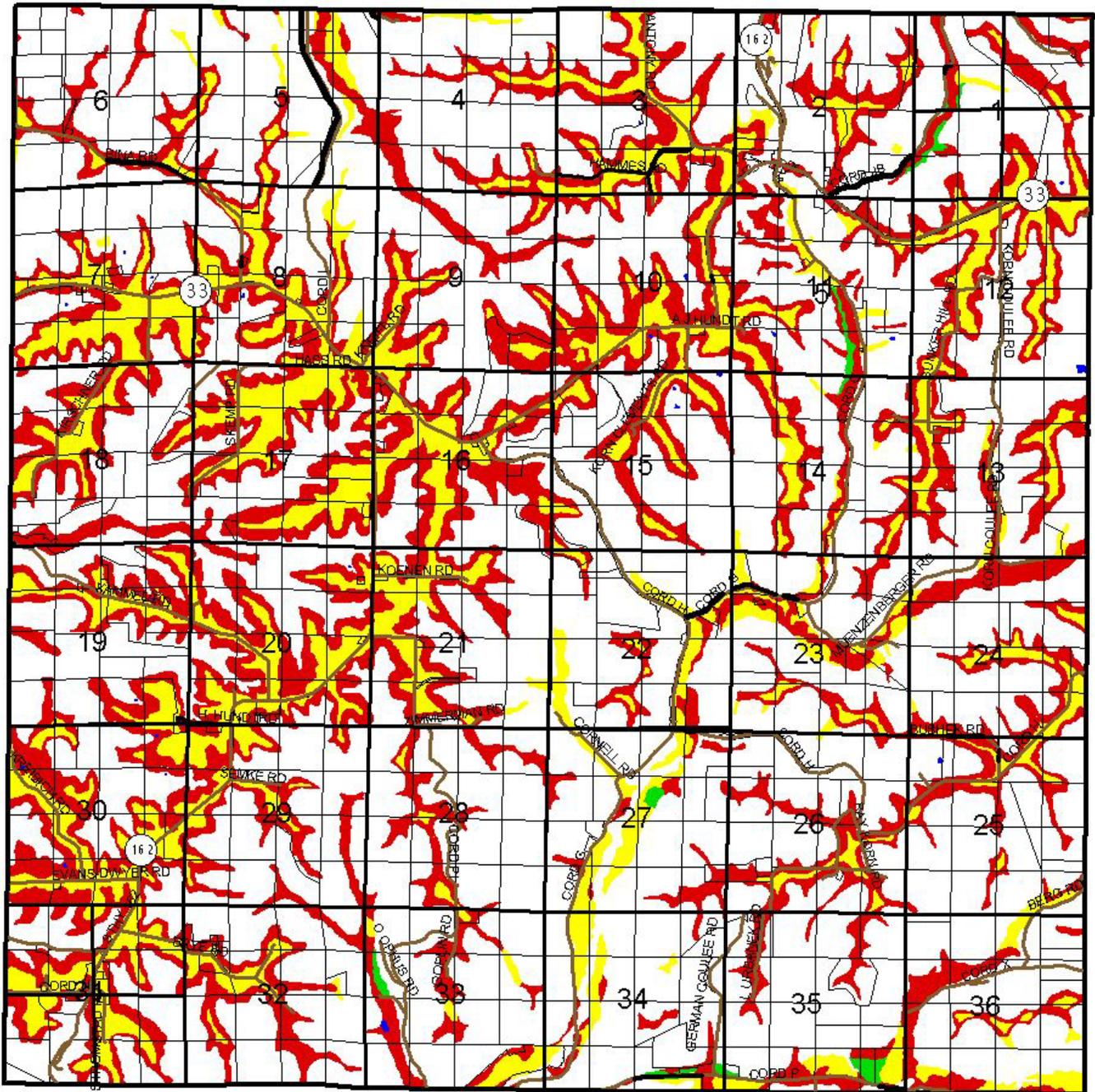
There are no county operated public parks in the Town.

Table 8.1 below and Map 1-6.1(pg. 6-4) illustrates the location of the Town’s natural, cultural and recreation resources.

Table 8.1 Town of Washington Natural, Cultural and Recreation Resources

Name of Site or Facility	Type of Site or Facility	Size in Acres	Features or Facilities on Site	Other Characteristics or Planning Issues
Norskedalen Heritage Center	Recreation Area	400	A 400 acre Norskedalen Heritage Center located in the Town on County Road PI. Meeting room, museum, pond, hiking and cross country ski trails.	
Ridge History Park	Neighborhood Park		Parkland, a historic school house, educational museum and meeting room.	
Meadowbrook Park	Sportsmen Club		Shelter, fishing, trap shooting and primitive restroom facilities	
Bergen Coulee Creek	Creek	1.4 miles in length	Class I Trout Stream	
Bunker Hill Creek	Creek	.6 miles in length	Class III Trout Stream	
Coon Creek	Creek	6.0 miles in length	Classified as Class I, Four miles N of CTH HH classified as Class II	
Poplar Creek	Creek	.9 miles in length	Class I Trout Stream	

1- 8.1 Town of Washington Soils Map



Soils

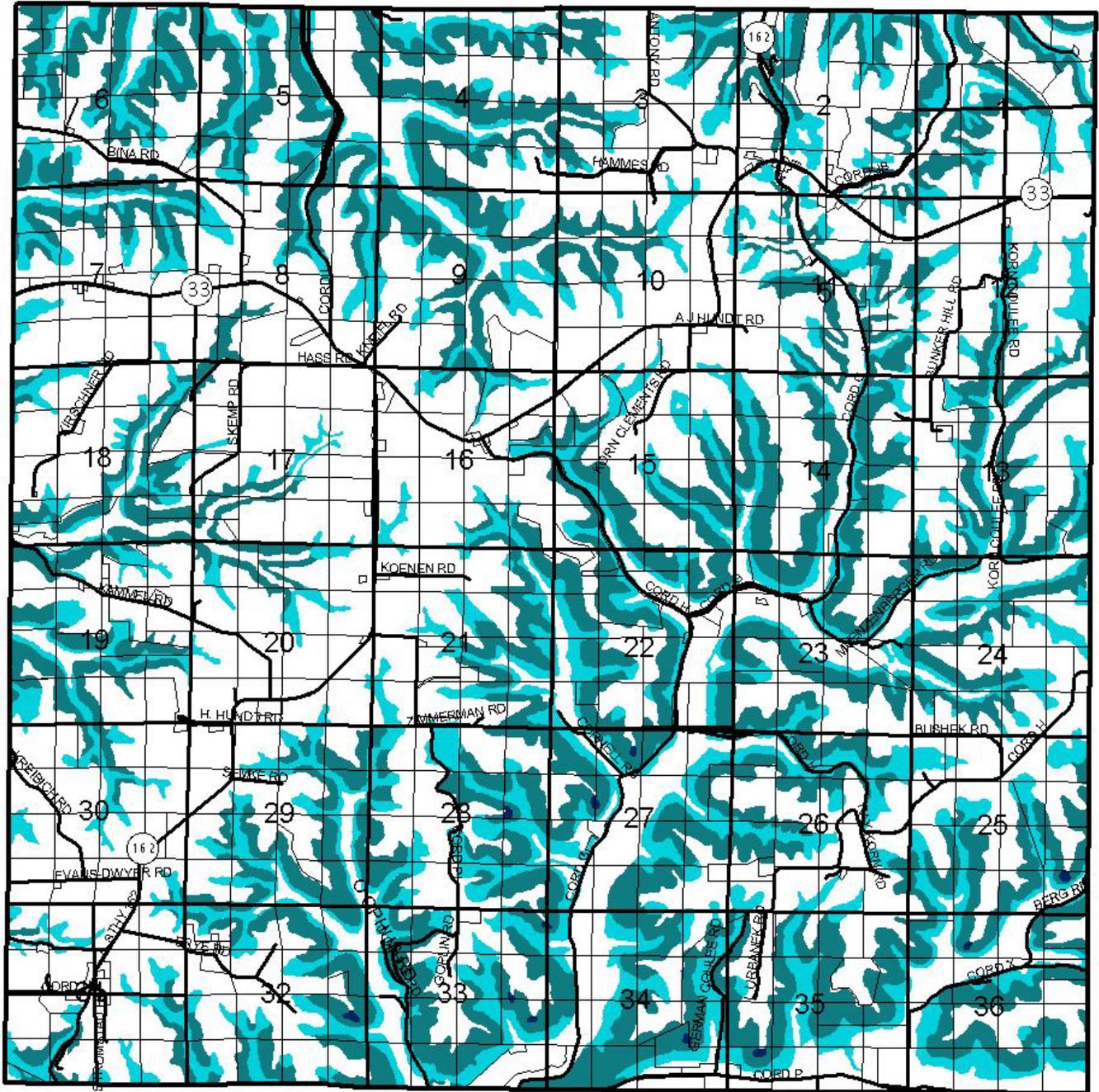
- Class I
- Class II
- Class III
- Class IV-VIII
- Water



0.3 0 0.3 0.6 Miles

Map Prepared by:
Mississippi River Regional
Planning Commission
January 2008
Source: La Crosse County
Digital Soil Survey

1- 8.2 Town of Washington Slope Map



Percent Slope

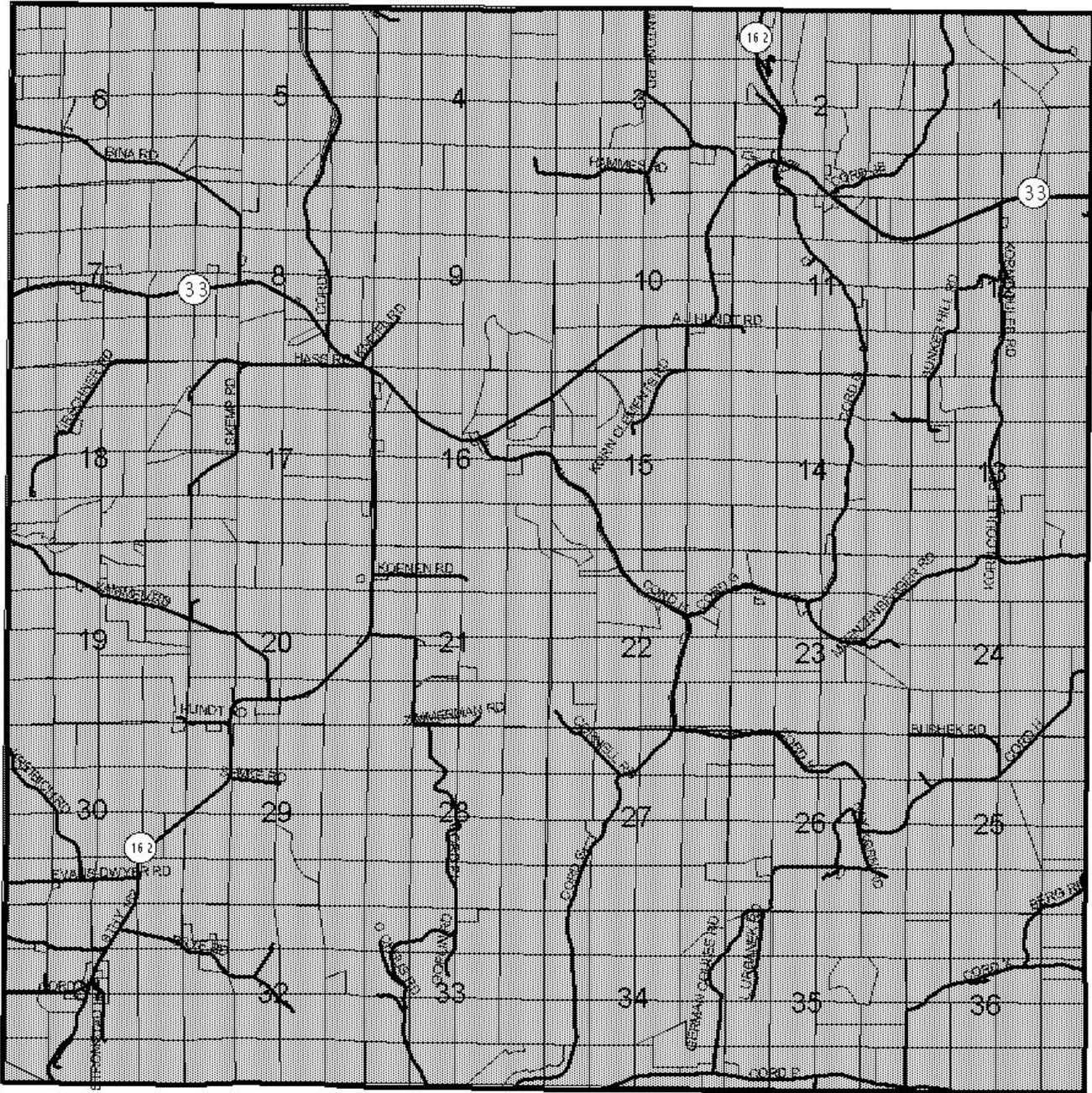
- 0% to 20%
- 20% to 30%
- Over 30%



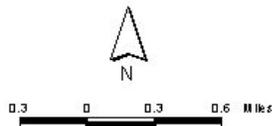
0.3 0 0.3 0.6 Miles

Map Prepared by:
Mississippi River Regional
Planning Commission
January 2008
Source: La Crosse County
Digital Soil Survey

1- 8.3 Town of Washington Flood Plain Map



Flood Plain Designation
 [Shaded Box] Not in Flood Plain



Map Prepared by:
 Mississippi River Regional
 Planning Commission
 October 2008
 Source: Data derived
 from La Crosse
 County Flood Plain Map

Appendix 1. Town Survey

***Town of Washington, La Crosse County
2006 Land Owner Survey***

Demographics

1. Gender: Male Female
2. Age: 18-24 25-34 35-44 45-54 55-64 65-or older
3. Employment Status:
 Employed full time Employed part time Unemployed
 Self Employed Retired Other
4. If employed either full or part-time which County do you work in?
 *La Crosse:
 *Vernon:
 *Monroe:
 *Other: _____
- 4a: How far is your commute? 0-10 miles 11-25 miles 26 and greater
5. How long have you lived in the Town of Washington?
 Less than one year 1 to 4 years 5 to 9 years
 10-25 years 25 years or more Lifetime
6. How many acres of land do you own?
 Less than one acre 1 to 10 acres 11 to 40 acres
 41 to 100 acres 101 to 200 acres 200 or more
7. Do you generate annual income from your property?
 Yes: _____
 No: _____
8. Do you agree with the need for long range planning?
 Yes: _____
 No: _____

Issues and Opportunities:

1. What are the most important reasons that you live in the Town of Washington?
2. What are the most important “local” issues facing the Town?
3. What opportunities do you see for the Town?

Housing:

1. The following types of housing should be allowed in the Town

- | | | | |
|---------------------------------|-------|----------|------------|
| a. Single family housing | Agree | Disagree | No Opinion |
| b. Duplexes (2 units) | Agree | Disagree | No Opinion |
| c. Apartments (3 units or more) | Agree | Disagree | No Opinion |
| d. Assisted Living Complexes | Agree | Disagree | No Opinion |
| e. Mobile Home Parks | Agree | Disagree | No Opinion |

Comments:

2. What should the minimum lot size for a single family dwelling in the Town of Washington be, outside of a planned development? (please check one)

- | | |
|---|--|
| <input type="checkbox"/> Less than 1 acre | <input type="checkbox"/> 11 to 40 acres |
| <input type="checkbox"/> One to 5 acres | <input type="checkbox"/> Greater than 40 acres |
| <input type="checkbox"/> 5 to 10 acres | <input type="checkbox"/> No limitation |

Comments:

3. Should the Town allow planned residential developments?

- Agree Disagree No Opinion

Comments:

3a. If you agree, should minimum lot size be determined by each planned development?

- Agree Disagree No Opinion

Comments:

Transportation:

1. The Town road network meets the needs of the citizens?

Agree Disagree No Opinion

2. The general condition & maintenance of Town roads is adequate for intended purposes.

Agree Disagree No Opinion

a. Summer Maintenance

Agree Disagree No Opinion

b. Winter Maintenance

Agree Disagree No Opinion

Comments:

Utilities, Community Facilities, and Intergovernmental Cooperation:

1. Please rate the following services in the Town of Washington.

a. Fire, Ambulance, and Police Protection are adequate.

Agree Disagree No Opinion

b. Garbage disposal is adequate.

Agree Disagree No Opinion

c. Recycling Program is adequate.

Agree Disagree No Opinion

Comments:

2. The Town should replace the Shop.

Agree Disagree No Opinion

3. The Town should replace the Town Hall.

Agree Disagree No Opinion

3a. If agree, Town Hall should include kitchen facilities available for public use.

Agree Disagree No Opinion

Comments:

4. Does the Town adequately communicate and cooperate with neighboring municipalities?

Agree Disagree No Opinion

Appendix 2. List of Public Roads in the Town of Washington

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

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

January 1, 2007

County of La Crosse (32)

Town of Washington (024)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
A J Hundt Rd	0.17		0.17						0.17
Antony Rd	1.26		1.26						1.26
Berg Rd	0.72		0.72						0.72
Bina Rd	1.99		1.99						1.99
Brye Rd	1.08		1.08						1.08
Bunker Hill Rd	1.25		1.25						1.25
Bushek Rd	0.69		0.69						0.69
Cavadini Rd	0.42		0.42						0.42
C Ophus Rd	0.16		0.16						0.16
Cornell Rd	0.21		0.21						0.21
CTH G	6.64	6.64				6.64			
CTH H	4.96	4.96				4.96			
CTH I	2.03	2.03				2.03			
CTH JB	1.45	1.45				1.45			
CTH N	0.50	0.50				0.5			
CTH NN	0.56	0.56				0.56			
CTH P	2.38	2.38			2.38				
CTH PI	3.41	3.41				3.41			
CTH X	1.50	1.50			1.5				
Evans Dwyer Rd	0.73		0.73						0.73
German Coulee Rd	2.18		2.18						2.18
Goplin Rd	0.25		0.25						0.25
Hammes Rd	1.00		1.00						1.00
Hass Rd	1.05		1.05						1.05
H Hundt Rd	0.31		0.31						0.31
John Korn Rd	0.20		0.20						0.20
Kammel Coulee Rd	1.91		1.91						1.91
Kirschner Rd	1.47		1.47						1.47
Kniefl Rd	0.31		0.31						0.31
Koenen Rd	0.50		0.50						0.50
Korn Clements Rd	0.74		0.74						0.74
Korn Coulee Rd	2.05		2.05						2.05
Kotek Rd	0.11		0.11						0.11
Kreibich Rd	0.96		0.96						0.96
L Urbanek Rd	0.25		0.25						0.25
Muenzenberger Rd	1.91		1.91						1.91
Oliver Rd	0.29		0.29						0.29
Olstad Rd	0.07		0.07						0.07
Ophus Rd	0.02		0.02						0.02
Ray Korn Rd	0.24		0.24						0.24
Semke Rd	0.27		0.27						0.27
Skemp Rd	0.89		0.89						0.89
Stromstad Rd	0.37		0.37						0.37
Zimmerman Rd	0.27		0.27						0.27
Total Miles	49.73	23.43	26.30	0.00	3.88	19.55	0.00	0.00	26.30

**Town of Washington Comprehensive Plan
2008-2030**

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

**Prepared by Mississippi River Regional Planning Commission
November 1, 2008**

**TOWN OF WASHINGTON COMPREHENSIVE PLAN
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Appendix A Public Participation Plan

Appendix B Public Meeting Responses – Issue Identification

Introduction

As described in the Existing Conditions Report, the Town of Washington 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 Washington 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 Washington.

A common vision for the Town of Washington identified by residents during the planning process stressed the importance of "maintaining the town's 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 Washington's vision can be achieved.

1 ISSUES AND OPPORTUNITIES ELEMENT

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 Washington 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 Washington Public Participation Plan" is attached as Appendix A. Below is a summary of the public input gained from public input activities conducted throughout the planning process.

Public Input

A key to the planning process is to gain public involvement and input in the early stages of the process thus allowing public input to guide the development of the plan. The Town of Washington Plan Commission has been working on the plan and gathering public input since 2006 through holding public information meetings and a Town of Washington survey of residents. Of equal importance is to maintain public involvement throughout the planning process. This was accomplished by publicly posting all meetings, making meeting notices and minutes available via the internet and holding several public informational meetings throughout the planning process.

Public Informational Meetings

On January 6, 2007 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. On January 5, 2008 an additional public meeting was held in which once again all residents were invited to attend. Approximately 25 residents attended the second public informational meeting at which residents in attendance participated in two exercises that were designed to facilitate public input on all the planning elements. The meeting exercises and results are described below:

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

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

Things to Keep

- Openspace/Rural Atmosphere (14)
- Agriculture/Farming (13)
- Development (11)
- Regulation (8)
- Town Facilities/Services (5)
- Environment (3)
- Miscellaneous Keeps (7)

Things to Change

- Development (16)
- Regulation (8)
- Transportation (6)
- Town Facilities/Services (6)
- Taxes (5)
- Miscellaneous Changes (2)

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

Town of Washington 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 Washington. 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 131 property owners completed and returned the surveys. The survey results are listed in the Existing Conditions Report.

Public Informational Meeting 2

Once the initial draft of the comprehensive plan was completed, a second public informational meeting for landowners was held to gain input on draft plan. The meeting was held on July 19th, 2008 and attended by 29 land owners. 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 (visioning), and Plan Commission input the following goals were established to guide the development of the Town of Washington Plan. In addition and listed in italics, the Town Plan Commission utilized the comprehensive planning goals identified in Wisconsin State Statutes. Methods and actions to achieve the goals will be detailed in the following sections.

Land Use Element

- Goal A** • Preserve agricultural land and maintain agriculture/farming as the predominant land use.
- Goal B** • Manage/guide growth and development in an effort maintain the residents existing rural lifestyle.
- Goal C** • *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*
- Goal D** • *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*
- Goal E** • *Planning and development of land uses that create or preserve varied and unique urban and rural communities*
- Goal F** • *Balancing individual property rights with community interests and goals*

Housing Element

- Goal A** • Maintain the towns rural atmosphere by promoting low density housing development patterns
- Goal B** • Encourage higher density single family development/multi-family development to areas served by public sewer and water systems
- Goal C** • *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** • Encourage transportation improvements/programs that promote efficient travel and offer recreational opportunities.
- Goal C** • Promote safe access to public roads and private residences.
- Goal D** • *Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*
- Goal E** • *Encouragement of neighborhood designs that support a range of transportation choices.*

Economic Development Element

- Goal A** • Maintain agricultural as the predominant industry in the Town of Washington
- Goal B** • Encourage small businesses, home based businesses, and tourism/recreational businesses.
- Goal C** • Explore alternative sources of energy as a form of industry in the Town.
- Goal D** • *Protection of economically productive areas, including farmland and forests.*
- Goal E** • *Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.*

Utilities and Community Facilities Element

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

Intergovernmental Cooperation Element

- Goal A** • Continue and enhance cooperation and coordination efforts with adjacent local units of government, state and federal agencies.
- Goal B** • *Encouragement of coordination and cooperation among nearby units of government.*

Agricultural, Natural and Cultural Resources Element

Goal A • Protect the water quality and air quality of the Town.

Goal B • Preserve agricultural land.

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

Goal D • *Preservation of cultural, historic and archaeological sites.*

Implementation Element

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

Goal B • To the extent possible, maintain local control and minimize additional regulations to implement the comprehensive plan

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

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

The following sections of the Town of Washington 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 Washington.

2 LAND USE ELEMENT

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

Goal A *Preserve agricultural land and maintain agriculture/farming as the predominant land use.*

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

- b. Farm Consolidation

Recent trends in agricultural are the consolidation of smaller farms into larger farm enterprises for the purposes of greater agricultural productivity. The Town of Washington is aware of this trend and realizes that circumstances will arise when one farm operation will purchase another farm operation in order to expand productivity. This trend will result in an operation purchasing a farm and farm buildings. In many cases the expanding operation will not have need for the farm buildings. To address this issue the plan recommends that in the instance of farm consolidation, the expanding operation may request relief from the 35 acre minimum lot size for the unneeded buildings (in the form of a rezoning request to a zoning district in which a smaller lot size is permitted). In the case of farm consolidation the plan recommends that such rezoning requests be looked upon favorably and be deemed consistent with the Town of Washington Comprehensive Plan. In addition, if a residential unit is divided off of the parent parcel as part of the farm consolidation, the unit shall not count against the residential density of the parent parcel.

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 Washington 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 substantial residential growth was not desired by town residents. 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. Such decisions will be made by the Town Plan Commission, Town Board, and County Board based on the recommendations and public processes identified in the plan.

It is further recommended that in cases where Exclusive Agriculture properties are requested for residential development that they be developed at a rate as defined by the Exclusive Agriculture District (1 house per 35 acres). For example, if a landowner owns 140 acres designated as Exclusive Agriculture and requests rezoning for a certain number of new housing units, the number of new housing units recommended to be permitted will be based on a rate of 1 house per 35 acres (to 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, which results in 4 new housing units permitted. In the case of a fractional answer, the fractional number will be rounded up if it is equal to or exceeds .75. In the future, residential rezoning requests pertaining to the affected properties (all 140 original acres) will be taken into consideration with the intent to avoid reutilizing the acreages for the purpose of permitting additional residential development. It is important to understand that for the purposes of the above calculations, a parcel is defined as all property owned by a landowner that is contiguous. Contiguous property includes property under the same ownership that is adjacent, or separated by a public road or stream. In addition, an existing residence on the parent parcel will not be counted against the density permitted as determined by the calculation. The minimum lot size for the proposed housing site(s) shall be determined by the Town of Washington 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 Washington;
3. Minimizes the need for additional/substantial transportation infrastructure;
4. Is sensitive to WDOT access concerns regarding State Highway 33 and 162.

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.

In the context of the Town of Washington Plan, *Clustered Development Principles* are to be encouraged for developments of 2-5 single-family housing units when proposed in Exclusive Agriculture areas when it is determined that such principles will be in the best interest of the Town of Washington. 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)

- b. It is recommended that the Town of Washington continue to utilize the Exclusive Agriculture land use designation to preserve the rural atmosphere of the Town. It is also recommended to continue to enforce State standards for rezoning of "Exclusive Agricultural" lands. In addition to the criteria described previously, findings for rezoning shall also be based upon the consideration of the following as defined in State Statutes:

- adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
- provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
- the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.

c. Large Commercial and Retail Uses (structures over 5,000 sq. ft.) in the Town of Washington

Resident input during the planning process indicated that large commercial or retail uses (exceeding the size of existing uses or proposed uses exceeding the size parameters of a home based businesses) should be located in areas within the region served by public sewer and public water facilities. The Town of Washington has no incorporated communities that could support such uses and the public desire was to maintain the rural/agricultural character of the Town.

The Economic Development Element of this plan provides more detail on the local economy and addresses the businesses desired in the Town of Washington.

d. Large Industrial Uses (structures over 5,000 sq. ft.)

It was made clear by public input during the planning process that the residents of the Town of Washington enjoy the rural atmosphere and agricultural landscape of the Town of Washington. The Existing Conditions Report demonstrated the Town of Washington does not have the public infrastructure (public sewer system, public water system, etc.) to accommodate large industrial uses. The facts illustrated in the Existing Conditions Report are further substantiated through public input and opinion (survey, public meetings, etc.) that these uses would better be accommodated in areas with the public infrastructure to support them. Business/Industrial parks located in municipalities in close proximity to the Town of Washington such as the Village of Coon Valley, Village of Bangor, Village of West Salem and the Village of Cashton have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well. It is recommended that industrial development be encouraged to locate in these neighboring communities.

e. Small Commercial, Retail and Industrial Uses (structures 5,000 sq. ft. or less)

Small commercial, retail and industrial uses proposed in the Town of Washington are recommended to be located near the existing unincorporated communities of Newburg Corners and Middle Ridge. It is further recommended that such uses have immediate access to State Hwy. 33/162 to reduce impacts on local road facilities. The plan recommends that when these cases arise that they go through a plan revision and rezoning process. The time for the necessary approvals is anticipated to take between 12 to 18 months.

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

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

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

Goal C *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 blufflands and minimize soil erosion. The Town of Washington 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 Washington 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.
- c. Further Define Conservation Subdivisions (to be utilized as a land management tool)
Conservation Subdivisions are recommended to be utilized in locations in the Town of Washington identified for more intense residential development (developments exceeding 5 housing units). This would include Sections 6, 7, and 18 on the west side of the Town as identified on page 2-5.

Information collected and reviewed during the planning process demonstrated that when faced with development pressures conservation subdivisions would benefit the Town of Washington and assist the town in meeting its planning goals. A conservation subdivision can be described as a development with common open space and compact clustered lots. A purpose of conservation subdivisions is to preserve agricultural land/openspace/natural resources while allowing for residential development. Conservation subdivisions, when proposed/developed in the Town of Washington will minimize future maintenance and service costs for the Town, and the conservation subdivision will help preserve the rural character of the Town. In contrast, Traditional rural land use regulations and non-regulated rural developments typically create scattered development patterns. Often large lots (5 acres or more) are required by the regulating unit of government resulting in requiring rural residential development to consume large amounts of land which promotes scattered development, encourages inefficient land use, and facilitates land uses that compete with traditional agricultural.

The Town of Washington land use element recommends that conservation subdivisions be utilized as a land management tool when applicable. The Town of Washington must develop standards for conservation subdivisions that reflect the desired outcome of the planning process. Such standards shall include but not limited to:

Plan Recommendations

- percent open space required (minimum 60% open space, maximum 40% developed)
- housing density of a development (20 homes per 40 acres when served by private sewer systems, 40 homes per 40 acres when served by public sewer and water)
- minimum/maximum lot size is to be determined by the most suitable use on the land within the range of 3/4 to 2 acres when served by private sewer systems, 1/3 to 1 acre when served by public sewer and water

- d. Recognition of a regional community and promoting residential development in locations with adequate public infrastructure
The residents of the Town of Washington are cognizant to the fact that the Town is not an island and that the Town is part of a regional community. In doing so and implying "smart growth" principles the plan recommends that uses that the Town's infrastructure is not capable of supporting be located in areas of the regional community that can support such development. The Plan Commission determined that promoting residential development in

the Town would detract from the Town of Washington's rural atmosphere and desire to maintain its agricultural land base and rural agricultural economy. There are numerous municipalities in the regional community with locations for high density single family/multiple family residential development, as a large number of urban housing subdivisions (with public sewer, public water, public road infrastructure available) with numerous lots are available for purchase and development. In neighboring towns there are rural housing subdivisions (public road infrastructure available) with lots available for purchase that provide existing opportunities for rural development. In addition, the environment and particularly clean water were concerns stressed by residents and by encouraging high density/large development to areas with public sewer and public water systems protects the groundwater resources of the Town of Washington and the region.

In addition, St. Joseph Ridge located in the neighboring Town of Greenfield is slightly more than a quarter of a mile west of the Town of Washington is an unincorporated community served by a public sewer and water system and could accommodate the demand for future growth of the area provided that the growth is planned and desired by the community. The Town of Washington will continue to communicate with the Town of Greenfield to explore higher density development opportunities. Based on these recommendations of the Plan Commission, it will be important that the Town of Washington continue cooperation with other local units of government in the regional community to ensure locations for the varying types of development are continually available where the market and common sense dictates.

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

- a. The Town of Washington lacks the public infrastructure to support multi-family developments, therefore, single-family dwellings and two-family structures (primarily in cases when family members are providing care for others) are the preferred housing alternatives in the Town of Washington.
- 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 E *Balancing individual property rights with community interests and goals.*

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

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

Town of Washington Land Use Map (See Land Use Map 2-2.1 – Pg. 2-9)

In the preparation of the land use map public input, existing land uses, soils and topography were considered. The land use map attempts to create a vision of development for the Town of Washington that is consistent with the planning goals and public input expressed throughout the planning process. The land use map is the primary tool in achieving the goals of the land use element. The land use map for the Town of Washington utilizes five land use districts derived from the La Crosse County Comprehensive Plan.

The 1996 Land Use Plan and Map and Existing Zoning Map designated over 95% of property in the Town of Washington in the Exclusive Agriculture category which requires a 35 acre minimum lot size. During the planning process numerous different land use options were discussed, but what became clear during the discussions is that the residents are very satisfied with the Town of Washington as it is and believe the existing agriculture district that has been utilized in the past has served the purposes of the Town and has retained the qualities that the residents desire. Therefore, the majority of the town is designated as Exclusive Agriculture. The Plan Commission determined that this designation best reflects the existing development patterns in the town and that such a designation treats every property owner in a similar manner.

The Plan Commission did not specifically designated one area on the land use map in the Town of Washington where potential residential development (exceeding a density of 5 housing units) would be encouraged to be located. However, the Plan Commission recommends that if more intense residential development is proposed in the Town that it be located where public sewer and water from St. Josephs Ridge could potentially be extended. This would include Sections 6, 7, and 18 on the west side of the Town. Potential development was determined appropriate for this area for the following reasons:

- Access to State Highway 33
- Growth and development is more likely to occur on the western edge of the Town nearest the City of La Crosse
- The area could potentially be served by public sewer and water from the unincorporated community of St. Joseph Ridge

It is further recommended that conservation subdivisions be considered for this area if it is determined that such subdivisions would be in the best interest of the Town and neighboring residents.

One concern regarding development in this area is the active rock quarry located north of State Highway 33. It is recommended that any development proposed for this area take into consideration the potential conflicts associated with a quarry operation.

On the land use map several small tracts in the Town have been designated as residential, commercial, etc. These designations reflect existing uses granted by previous re-zonings or historical development. Future consideration for commercial and industrial uses in the Town were discussed previously in this chapter under Goal 2.

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 Washington Land Use Map. The land use districts were developed by La Crosse County in the development of the La Crosse County Comprehensive Plan.

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

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

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

Exclusive Agriculture- The purpose of the Exclusive Agriculture District is to preserve agricultural land for food and production; protect productive farmers by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats.

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

It is the understanding of the Town of Washington 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 Washington 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. An 80 acre residential development guideline and a 40 acre non-residential development guideline were established for the Town of Washington in the La Crosse County Comprehensive Plan.

Addressing Existing/Potential Land Use Conflicts

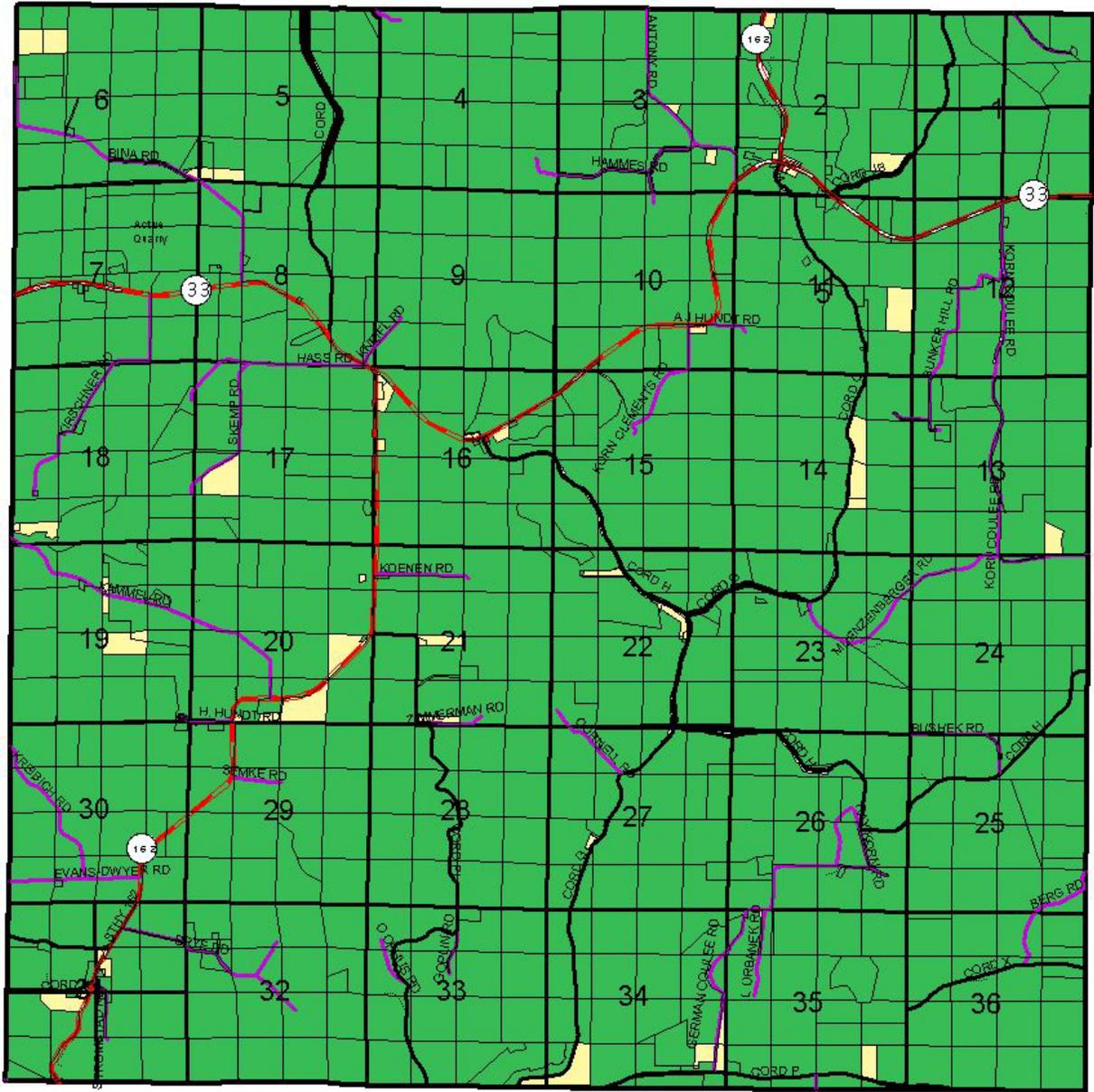
An important part of the planning process is identifying land use conflicts and providing ways to minimize their impact. Previously in the plan, the following existing and potential land use conflicts were identified. Below each existing/potential land use conflict is a description of the method utilized 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 be encouraged to be located on the west edge of the Town of Washington with*

access to State Highway 33. The location is also encouraged because it is in proximity to the unincorporated community of St. Joseph Ridge which maintains a public sewer and water system.

3. Agricultural land uses and competing residential development pressure.
 - This conflict is addressed by the development and implementation of the Town of Washington 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.

2- 2.1 Town of Washington Land Use Map



Land Use Districts

- Commerc./Retail
- Exclusive Ag.
- Public/Inst.
- Rur. Res. -3

Roads

- County Road
- Local Road
- Private Road
- State Road



0.3 0 0.3 0.6 Miles

Map Prepared by:
Mississippi River Regional
Planning Commission for the
Town of Washington Plan
Commission
November 2008

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3 HOUSING ELEMENT

The Housing Element of the Town of Washington 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 Washington's housing stock in an effort to meet the housing needs of residents and anticipated housing growth.

Housing Element Goals

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

Goal A *Maintain the Towns rural atmosphere by promoting low density housing development patterns.*

- a. This goal was primarily addressed in the Land Use Element as the majority of the Town was designated as Exclusive Agriculture. A procedure was detailed in the Land Use Element as to how requests for low density residential development in the Town will be addressed (see Land Use Element).
- 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 *Encourage higher density single-family development/multi-family development to areas served by public sewer and water systems.*

- a. Multi-family housing developments (three or more units in one structure and manufactured home parks) make up only 1.2% of the housing stock in the Town of Washington. Such units are not more prevalent because the town is rural and has no areas served by a public sanitary sewer system. The Town of Washington recognizes that multi-family housing developments provide diversified housing opportunities. Therefore, the plan recommends that areas within the region near existing developed areas served by public sewer and water, be best suited for future multi-family developments and manufactured home parks.
- b. High density single-family housing development was addressed in the Land Use Element. The plan recommends that if future high density residential development be proposed in the Town that it be located in areas that could be served by a public water and sanitary sewer system (Sections 6, 7, 18 – potential to be served by the St. Josephs Ridge infrastructure system).

Goal C *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 Washington is a rural town. One of the priorities of the Town of Washington 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 Washington 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.

4 TRANSPORTATION ELEMENT

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

Transportation Element Goals

The Town of Washington Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Washington 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 Washington 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. It is recommended that the Town continue to maintain good working relationships with the State Department of Transportation, County Highway Department and neighboring local units of government. In doing so, explore areas where cooperation could be utilized to reduce or maintain local transportation costs. Possible areas to explore include joint purchases of transportation supplies such as salt, sand, culverts, etc. and consideration of cooperative/shared maintenance of roads. In addition, the joint purchase and/or sharing of equipment should be reviewed to determine if additional efficiencies could be found.
- b. Historically, the Town of Washington 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 Washington'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 Washington's Roads. Ongoing participation in the WISLR program efficiently facilitates the administration of road aid the Town of Washington receives.
- d. The Town of Washington has adopted several road construction ordinances that require new developments to construct public road facilities meeting specific standards and require developers to improve existing roads if a proposed development increases the traffic significantly on a existing facility. It is recommended that these ordinances remain in effect and are updated from time to time to address changing conditions.
- e. The location and construction of new roads in conjunction with a new development should be done in a manner to cause the least disturbance to the environment, topography and unique natural areas.
- f. *Due to public safety and road maintenance issues cul de sacs/single point entry roads should be avoided whenever possible. In situations when single entry roads/cul de sacs are unavoidable it is recommended that the turn around radius be increased to 80 ft. for snow removal purposes and emergency vehicle access.*
- g. *Maintain annual communication with the La Crosse County Highway Department to ensure town transportation projects and needs are addressed in the County's capital improvements program.*

Goal B *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 Washington and area residents, it is recommended that the Town of Washington 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 and pedestrian facilities on public roads and/or designated trails.

Goal C *Promote safe access to public roads and private residences.*

- a. It is recommended that the Town of Washington continue to enforce the towns existing driveway ordinance that regulates the location/placement of private driveways on town roads. It is also recommended that the Town of Washington evaluate modifying the existing driveway ordinance to include the section of the private driveway that extends past the Town Road Right-of-Way. It is recommended that the ordinance also address driveway width, clearance, slope and emergency access.
- b. It is recommended that Town of Washington develop a policy (at the Town Boards discretion) requiring new developments to extend new or existing public roads or public road right-of-way/public road easement of 66 feet in width to the property line of adjacent land owners when deemed necessary to serve future land uses.

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

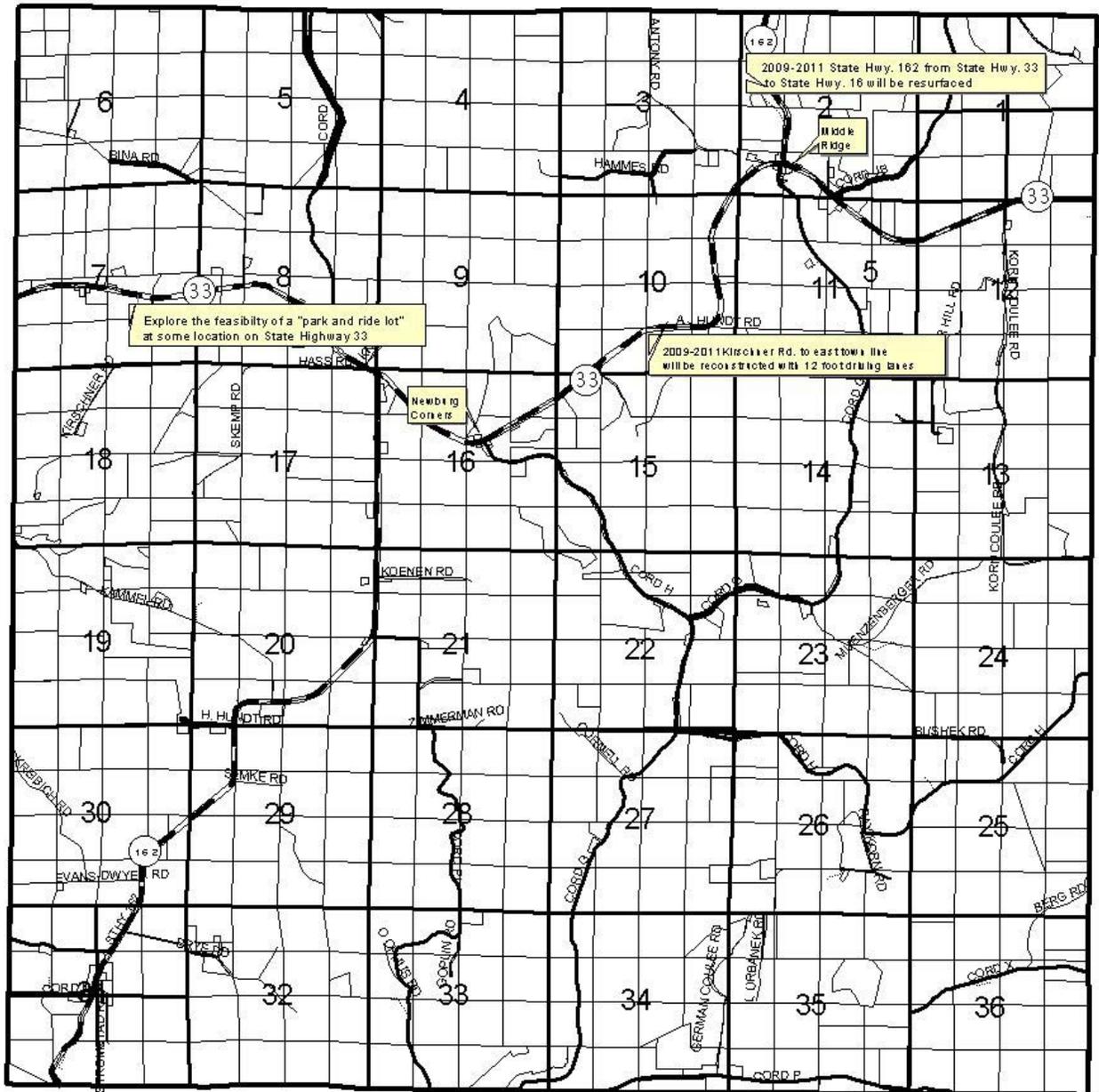
- a. As the median age of Town of Washington residents is significantly higher than the county, state and national median age trends, transportation options/services for elderly and disabled residents are important. It is recommended that the Town of Washington work with the county departments (aging 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 E *Encouragement of neighborhood designs that support a range of transportation choices.*

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

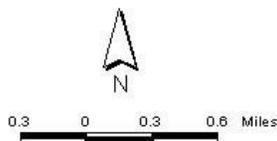
Map 2-4.1 on the following page illustrates proposed transportation projects in the Town of Washington.

2- 4.1 Town of Washington Proposed Transportation Projects



Roads by Jurisdiction

-  County Road
-  Local Road
-  Private Road
-  State Road



Map Prepared by:
Mississippi River Regional
Planning Commission
November 2008

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5 ECONOMIC DEVELOPMENT ELEMENT

The growth and expansion of the local and regional economy are integral factors in preserving the Town of Washington rural qualities. In developing the Economic Development element for the Town of Washington Comprehensive Plan, plan commission members took into consideration several factors that are unique to the Town of Washington. First, throughout the planning process the general consensus of town residents was the desire to maintain the existing rural lifestyle in the Town of Washington and an aggressive economic development program was not desired. Secondly, the Town has no incorporated communities to provide public water and sewer services that would be desired by 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 Washington. The Town of Washington Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Washington for the Economic Development Element. As described in previous sections, in the context of this plan goals are broad statements that the Town of Washington 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 *Maintain agricultural as the predominant industry in the Town of Washington.*

- 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.
- b. Productive Agriculture
The Town of Washington is a rural town and agriculture related businesses (animal agriculture, cash cropping, etc.) have been the backbone of the local economy. Residents during the planning process have indicated that they wish for the town to remain rural and that agriculture remain a vital part of the local economy.
- c. Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy.

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

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

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.

Recreation/Tourism

Recreational uses and tourism were also identified during the planning process as businesses or opportunities to enhance the local economy. Passive recreation and tourism uses (fishing, sight seeing, biking, etc.) that will not detract from the rural qualities of the town would be the most desired uses. It is important that the town maintain the qualities that people are attracted to (scenery, rural atmosphere, etc.) in order for such uses to flourish.

Small Commercial, Retail and Industrial Uses (structures 5,000 sq. ft. or less)

As discussed in the Land Use Element small commercial, retail and industrial uses proposed in the Town of Washington are recommended to be located near the existing unincorporated communities of Newburg Corners and Middle Ridge. It is further recommended that such uses have immediate access to State Hwy. 33/162 to reduce impacts on local road facilities. The plan recommends that when these cases arise that they go through a plan revision and rezoning process. The time for the necessary approvals is anticipated to take between 12 to 18 months.

Large Industrial Uses (structures over 5,000 sq. ft.) are recommended to be located in business/industrial parks in municipalities in close proximity to the Town of Washington such as the Village of Coon Valley, Village of Bangor, Village of West Salem and the Village of Cashton which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well. It is recommended that industrial development be encouraged to locate in these neighboring communities.

Goal C *Explore alternative sources of energy as a form of industry in the Town.*

- a. Support County and landowner initiatives that explore environmentally friendly alternative sources of energy (in particular renewable, wind and solar energy) which will supplement traditional energy sources, support the agriculture industry, and protect the environment.
- b. Work in conjunction with the County to develop necessary ordinances to manage the utilization of alternative energy sources ensuring a net benefit to the residents of the town.

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

County Programs

La Crosse County Business Fund

State Programs

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

6 UTILITIES AND COMMUNITY FACILITIES ELEMENT

This chapter of the plan will address the utilities and community facilities for the Town of Washington, La Crosse County. In developing the utilities and community facilities element for the Town of Washington Comprehensive Plan, plan commission members and residents took into consideration several factors. First, the Town of Washington is very rural and no incorporated municipalities are located within the town. Therefore, limited utilities and community facilities are present 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 Washington Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Washington 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 Washington 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 Washington. 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 Washington 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 Washington 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. The Town of Washington Town Shop building is in need of either repair or replacement. It is recommended that the Town of Washington board evaluate the condition of the Town shop and determine the most functional/financially responsible action (repair the existing shop or construct a new facility) to address the issue.
- c. Evaluate the need for an enclosed salt storage shed required to meet State stormwater runoff requirements. In order to comply with state law, the Town of Washington seasonally stores salt and sand for winter use. The Town of Washington receives salt and sand from the La Crosse County sand/salt storage facility every fall to be used in the winter months. Any unused sand and salt must be returned or stored in an enclosed facility. It is recommended that the Town Board review current state law and the efficiency of the current practice to determine the most cost effective method to handle sand and salt storage.
- d. Consider future space needs as the town presently owns .35 acre parcel on which community facilities are located. Depending on decisions made regarding the town shop and sand/salt storage structure, it is recommended that the Town of Washington evaluate current and future space needs and determine if it is necessary to acquire more land for Town facilities.
- e. Do not extend public facilities into wetlands, steep slopes, etc. that would require significant future maintenance costs.

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

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

7 INTERGOVERNMENTAL COOPERATION ELEMENT

This chapter of the plan will address the intergovernmental cooperation of the Town of Washington, with other neighboring municipal jurisdictions and/or agencies. Intergovernmental cooperation continues to 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 Washington.

Intergovernmental Cooperation Goals

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

Goal A *Continue 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. Fire protection is provided by Coon Creek Fire Department which is a joint fire department consisting of the various local units of government in Vernon and La Crosse counties. The joint department has mutual aid agreements with surrounding fire departments of Westby, Cashton, Stoddard, Genoa, etc. Historically, this cooperative agreement has been vital to efficiently providing emergency services to town residents. The plan recommends the Town of Washington's continued participation in the joint fire department, maintain existing mutual aid agreements, and investigate mutual aid with the proposed Shelby/St. Joseph's Ridge Fire Department
- b. As discussed in the Transportation Element, it is recommended that the Town of Washington 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.
- d. As discussed in the Land Use Element, maintain an open dialogue with the neighboring Town of Greenfield regarding future residential development in the area as St. Joseph Ridge is an unincorporated community served by a public sewer and water system and could accommodate the demand for future growth of the area provided that the growth is planned and desired by the Town of Greenfield.
- e. Recommendations of the Plan Commission in the Land Use Element recommended that higher density residential development and large commercial and industrial development be located in adjacent municipalities with adequate infrastructure, therefore, it will be important that the Town of Washington continue cooperation with other local units of government in the regional community to ensure locations for the varying types of development are available.

Goal B *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 Washington 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 Washington to interested residents and neighboring municipalities.
- c. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Washington 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.
- d. Continue to review and remain active in the La Crosse County Comprehensive Planning process. It is recommended that the Town of Washington 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.
- e. Strive to maintain an open dialogue with school districts serving the Town of Washington in order to evaluate the school districts facility/educational needs.
- f. 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 Washington 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.
- g. It is recommended that the Town of Washington 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 Washington continuing to maintain active communications with the WDOT, County Highway Department and neighboring towns will implement the policy.
- h. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- i. Continued participation in the Wisconsin Department of Transportations WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.
- j. It is recommended that the Town of Washington 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 Washington 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 additional intergovernmental conflicts were identified during the planning process. The Town of Washington 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 Washington Town Board will request to meet with the neighboring or overlapping jurisdiction to address and resolve any potential conflict. Map 1-6.1 in the Existing Conditions Report identifies overlapping jurisdictions and potential areas for joint planning.

8 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

The residents of the Town of Washington recognize how fortunate they are to have such an abundance of natural resources and are sensitive to the need to protect and preserve the resources. The Agricultural, Natural & Cultural Resources Element was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing took into consideration input from residents and identifying methods to enhance and preserve the agricultural, natural and cultural resources of the town.

Agricultural, Natural & Cultural Resources Goals

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

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 Washington Soils Map (Map 1). Agricultural land and its preservation has 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 Washington 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 B *Protect the water quality and air quality of the Town.*

- a. The spreading of septage (human waste) was identified as an issue during the planning process from the standpoint of water and air quality. It is recommended that the Town of Washington explore methods to manage the spreading of septage, sludge, industrial waste, etc. in the Town. To do so, it is recommended that the Town of Washington review the Town of Holland's Solid Waste Ordinance to determine its applicability to the Town.

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

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

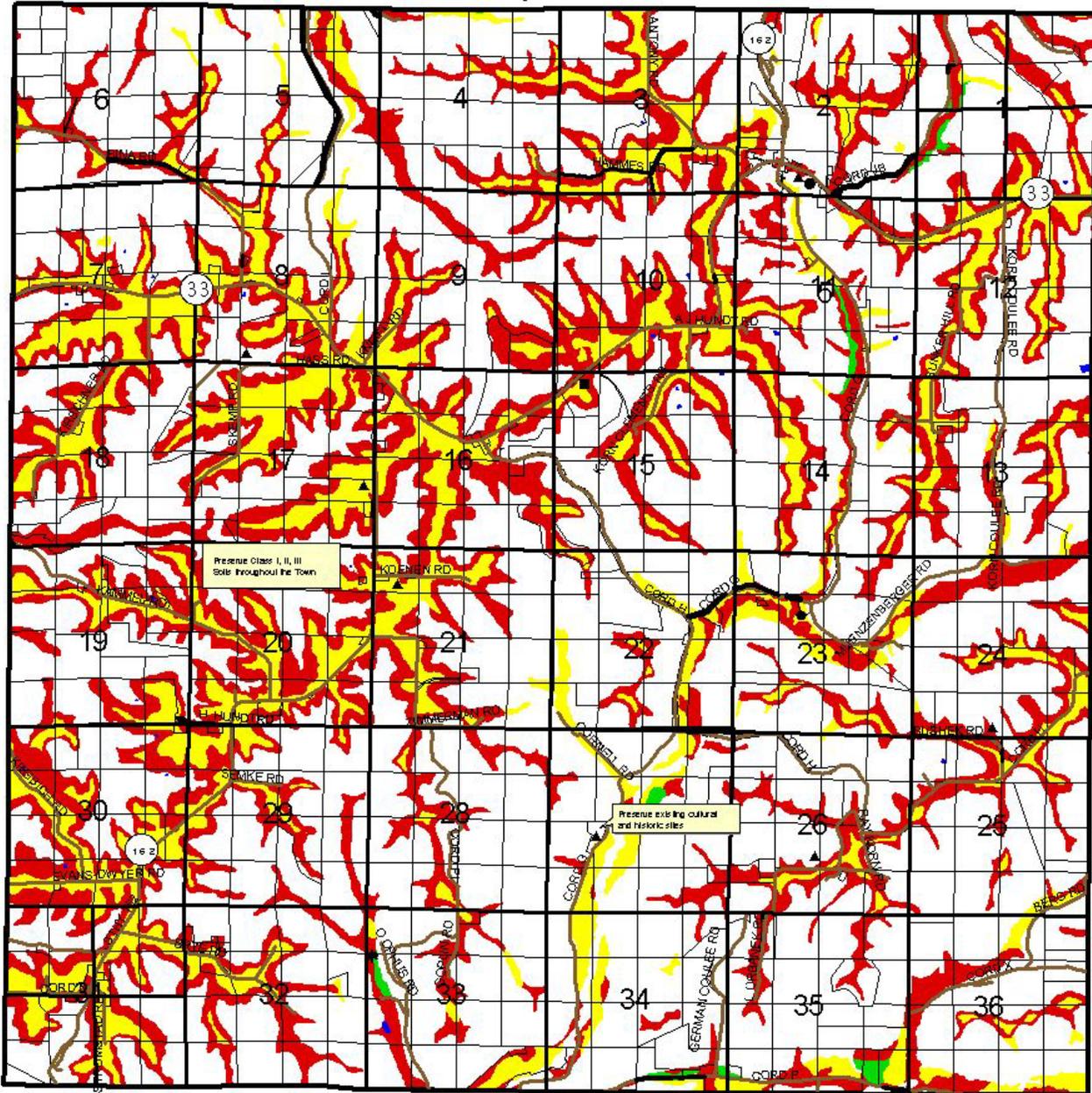
- a. Promotion of Forest Best Management Practices (BMP'S)
Woodlots and forested slopes enhance the town's natural beauty and provide excellent habitat for wildlife. In addition, the hardwood forests support the local economy by providing valuable forest products. The Town of Washington Comprehensive 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 bluffs and minimize soil erosion. The Town of Washington 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 Washington.
- d. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
- e. Support policies, programs and ordinances that will maintain the creeks and streams in the Town of Washington as these features are recognized as important recreational resources.

Goal D *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 Washington support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.)
- c. Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town to apply for DNR recreational grant funding.

Map 2-8.1 on the following page illustrates agricultural, natural and cultural resources in the Town of Washington.

2 - 8.1 Town of Washington Agricultural, Natural and Cultural Resources Preservation Map



Community Facilities

- ▲ Cemetery
- Church
- ★ Meadowbrook Park
- * Nordskedalen
- Ridge Hist. Park
- ▼ Town Hall

Soils

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



0.3 0 0.3 0.6 Miles

Map Prepared by:
Mississippi River Regional
Planning Commission
November 2008

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9 IMPLEMENTATION ELEMENT

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

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

Consistency Among Plan Elements

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

Plan Adoption

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

Plan Monitoring and Plan Updates

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

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

Implementation Element Goals

In addition to Comprehensive Planning Law requirements, through the public participation planning process the following Implementation goals were established for the Town of Washington. As described in previous sections, in the context of this plan goals are broad statements that the Town of Washington 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 To the extent possible, maintain local control and minimize additional regulations to implement the comprehensive plan

- a. Public input during the planning process emphasized the desire to minimize additional regulations on landowners and maintain local control as much as possible on the decision making process. This is a challenging task to accomplish, since there are statutes and procedures that the Town of Washington has very limited influence over. This being said, the Town of Washington Plan Commission made every effort to meet this goal and that effort is demonstrated in the recommendations contained in the plan. With regard to local control, the land use map and entire comprehensive plan is a result of local government decisions (Plan Commission and Town Board) based on resident input.

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

- a. The Town of Washington 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 D *Building community identity by revitalizing main streets and enforcing design standards.*

- a. As described throughout the planning process the Town of Washington 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 Washington Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been scheduled. General policies that will guide the future development of the

Town of Washington are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Actions to be implemented 2009-2010

Land Use Element

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

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

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

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

Transportation Element

Page 4-1 Biannually update the Town of Washington's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.

Utilities and Community Facilities Element

Page 6-2 It is recommended that the Town of Washington board evaluate the condition of the town shop, salt storage shed, and future space needs.

Agriculture, Natural and Cultural Resources Element

Page 8-1 It is recommended that the Town of Washington review the Town of Holland's Solid Waste Ordinance to determine its applicability to the Town.

Actions to be implemented 2011 to 2019

Land Use Element

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

Transportation Element

Page 4-1 It is recommended that the informal agreements be formalized into documented "road maintenance sharing agreements" to ensure the services continue to be provided and any liability issues are addressed.

Page 4-2 It is recommended that the Town of Washington and local units of government work with the Wisconsin DOT to explore the feasibility of a "park and ride" lot on St. Hwy. 33. In addition, explore car pooling/ridesharing programs.

Page 4-2 It is recommended that the Town of Washington evaluate modifying the existing driveway ordinance to include the section of the private driveway that extends past the Town Road Right-of-Way.

Page 4-2 It is recommended that Town of Washington develop a policy (at the Town Boards discretion) requiring new developments to extend new or existing public roads or public road right-of-way/public road easement of 66 feet in width to the property line of adjacent land owners when deemed necessary to serve future land uses.

Utilities and Community Facilities Element

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

Page 6-1 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.

Actions to be implemented throughout the planning period

Housing Element

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

Economic Development Element

Page 5-2 Work in conjunction with the County to develop necessary ordinances to manage the utilization of alternative energy sources ensuring a net benefit to the residents of the town.

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

Intergovernmental Cooperation Element

Page 7-1 The plan recommends the Town of Washington's continued participation in the joint fire department, maintain existing mutual aide agreements, and investigate mutual aide with the proposed Shelby/St. Joseph's Ridge Fire Department

Page 7-2 Continue to maintain county administered zoning and police protection.

Page 7-2 Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Washington to interested residents and neighboring municipalities.

Page 7-2 The plan recommends that the Town Board continue to attend Towns Association meetings.

Agriculture, Natural and Cultural Resources Element

Page 8-2 Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan.

Page 8-2 Work with the county in the implementation of storm water management plans to reduce runoff to surface waters.

APPENDIX A

TOWN OF WASHINGTON PUBLIC PARTICIPATION PLAN

The Town of Washington in La Crosse County, Wisconsin is preparing a Comprehensive Plan pursuant to the State of Wisconsin Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes. In accordance with Section 66.1001(4)(a) of the statutes the Town of Washington Town Board has prepared written procedures designed to facilitate public involvement and input in the Comprehensive Planning process. The procedures will guide public participation through all stages of the planning process in the Town of Washington.

This public participation plan offers all landowners, businesses, and special interest groups in the Town of Washington the opportunity to be actively involved in the comprehensive planning process. The Town of Washington Planning Commission and Town Board believe that the key to a successful comprehensive plan is the involvement of as many citizens as possible in all stages of the planning process. Therefore, the Public Participation Plan will focus the Town's resources for planning on surveys, meeting notices/invitations, and public meetings.

The public participation process will:

- assist in developing a common vision for the future of the Town of Washington
- ensure all planning decisions are open to the public for comment
- strengthen the relationship between the Town Board and the residents

Opportunities for Public Participation

The Town of Washington has established a list of opportunities for public participation. These opportunities meet the intent of the Wisconsin Comprehensive Planning Legislation and are as follows:

Town of Washington Survey

A survey will be sent to every landowner of record in the Town of Washington. The survey will ask questions pertaining to the nine comprehensive planning elements. The survey will provide every landowner in the Town an opportunity to express their opinions and preferences regarding the comprehensive plan.

Comprehensive Planning Public Information Meeting: Issue Identification

To begin the planning process every landowner of record in the Town will receive a written invitation from the Town Plan Commission to attend a public meeting at which the comprehensive planning process for the Town of Washington will be explained. The goals of the meeting are to create public awareness, provide information to the public, and facilitate public feedback and involvement in the planning process. At the meeting, public input exercises will be conducted to facilitate public input on the nine elements of the plan and create a future vision for the Town of Washington. The information gained from the meeting will be utilized in the development of community goals and objectives.

The Town Planning Commission will also encourage input from interested residents at the meeting to assist the Plan Commission in the development of the comprehensive plan. This will ensure that all residents have the opportunity to become actively involved in the planning process.

Town Plan Commission Meetings

The Town Plan Commission with assistance of interested landowners will conduct publicly posted meetings (approximately 12 meetings) to prepare the comprehensive plan that addresses the nine planning elements. The meetings will be open to the public, and allow opportunities for public comment. Meeting notices will be posted for each meeting in a timely manner at the regular locations. A list of Plan Commission Members names will be posted. Minutes of the Plan Commission meeting will be available upon request.

Comprehensive Planning Public Information Meeting: Review of Draft Plan

Once the initial draft of the comprehensive plan has been prepared the Town Plan Commission will send a written invitation to every landowner of record inviting them to attend an open house to review and comment on the draft comprehensive plan. The notice will include how to obtain a copy of the draft plan.

After the public hearing, the Plan Commission may make any modifications to the plan based on input received at the open house. Upon incorporating the input into the draft plan, the Plan Commission will adopt by resolution a “recommended comprehensive plan”. This will be sent to all neighboring jurisdictions, districts, etc., that are required by the Comprehensive Planning Law, eliciting their written comments. The Plan Commission will respond to any comments requesting a response.

Public Hearing – Town Board

After receiving the “recommended comprehensive plan” from the Plan Commission the Town Board will hold a public hearing (class 1 notice) on the Town of Washington Comprehensive Plan. The Town Board will send a written invitation to every landowner of record inviting them to attend the public hearing to review and comment on the comprehensive plan. The notice will include how to obtain a copy of the plan.

After holding the public hearing the Town Board will review the comments received and consider an ordinance to adopt the Town of Washington Comprehensive Plan. After adoption of comprehensive plan, the plan and adoption ordinance shall be distributed by the Town to the recipients listed in Section 66.1001(4)(a) of the Wisconsin Statutes.

This Plan was adopted by the Town of Washington Town Board on.

APPENDIX B

**Town of Washington Planning Information Meeting – January 5, 2008
Responses to Issue Identification Exercise**

Response No.	Rank	Response
LAND USE		
1	1	-Preserve Ag land II
	2	-Address 35 acres – site for Rc zoning, Slope restriction – average slope for lot
	3	-Limit industrial sites/commercial -Establish minimum lot size -Guidelines for managed woodlands -Limits on animal units per acreage
2	1	-Keep Ag 1 – preserving ag land (Exclusive Ag) – woods, pasture, crops – <u>keep ag what is ag</u>
	2	-Lot size – opposed to 35 acre limit; residential sites regard to preserving ag land
	3	-Residential development – “controlled housing” – avoid scatter/clustered is better – keep near existing roads and development to improve maintenance and access Special residential development areas (non ag) -Development of industrial/business/commercial – mixed; -Residential development w/in family; Slope of land for development/driveways; -Lot size addendum: some case-by-case evaluation needed to some specific land trusts
3	1	-Freedom to farm; How to preserve what we currently have; landowners rights
	2	-Urban sprawl; housing densities
	3	-Non ag waste disposals (Ban) -Create guidelines on maintenance and cleanliness
4	1	-Keep 30% slope to build
	2	-Preserve ag land and forest
	3	-35 acres minimum to build -Keep light manufacturing only -Smaller lot size
5	1	-Local control – ordinances (driveways, furnace, slope)
	2	-Lot size – against having a corridor through township; against smaller house lots; against cluster development
	3	-Retain rural scene - retain rural life
TRANSPORTATION		
1	1	-Park and ride site
	2	-Additional leverage in driveway permits
	3	-Bike lanes on Highway 162 -Town roads are adequate
2	1	-Public road access – safety concerns for driveways
	2	-Road maintenance is good – keep up
	3	-Efficiently planned roadways along with land use development -Keep roadways rural to avoid speed limited areas – avoid prolonged areas of reduced speed -Consistency between townships
3	1	-Continue current maintenance plan on town roads
	2	-Establish a park and ride on Highway 33
	3	-Design roads to accommodate bikes and pedestrians -Limit the amount of new town roads. -Bike path along highway 33

Response No.	Rank	Response
4	1	-Keep good roads
	2	-Highway 162 hill in Middle Ridge needs improving
	3	-Bike trails? -No use for walking trails
5	1	-Adequate roads
	2	-Not enough money spent on infrastructure
	3	-Park-N-Ride support
ECONOMIC DEVELOPMENT		
1	1	-Encourage Ag industry
	2	-No industrial sites
	3	-Encourage renewable energy -Encourage cottage industries
2	1	-Smart residential development/mixed, lot size restricted areas
	2	-Small family business promotion – repair shops, day care, services
	3	-Mixed development – i.e. Kwik Trip type
3	1	-Encourage clean environmentally friendly businesses; Discourage landfills, slaughter houses, waste recycling facilities; junk yards
	2	-Encourage development along Highway 33
	3	-Encourage farm based and home based businesses -Encourage wind energy/alternatives -Encourage tourism related businesses
4	1	Conditional use permit \$ amount for business – set an amount
	2	Small business, promote it
5		-Green energy technology = wind towers etc.
		-Accept certain home businesses
		-Not in favor of larger businesses
		-Local control
HOUSING		
1	1	-No trailer parks
	2	-No subdivision + 4 houses
	3	-Increase 35 acre prior to rezoning requirement -No multi-family units + 3 families -Adequate ingress & regress -2 acre minimum lot size
2	1	-Mobile home developments – limit/avoid – keep restricted
	2	-Single family residence encouraged
	3	-Duplex development – 2 living center can occur in single family home -Elderly/assisted living housing – limit due to accessibility to service -Driveway restrictions-ensure emergency access -Multiple family residences – limit due to access to services

Response No.	Rank	Response
3	1	-Maintain low housing density
	2	-Discourage mobile home parks
	3	-Keep landowners rights to sell to children -Permit assisted living facilities -Discourage apartment houses -Permit duplexes
4	1	-No trailer parks
	2	-No campgrounds
	3	-Elderly housing -Rentals control
5	1	-Lot size – keep present (35 acre) lot size
	2	-Trailer park - against -Discourage high density housing -Keep rural acres (scenic) unique to Town of Washington
UTILITIES AND COMMUNITY FACILITIES		
1	1	-Expanded recycling opportunities
	2	-Everyone should buy and use town garbage bags – add flat rate fee to tax bill for garbage
	3	-Current Town Hall meets our needs; -Current services are adequate; -Well for fire department
2	1	-Cooperative emergency services, police, fire works well for our Town – keep as is
	2	-Town shop and hall needs updating
	3	-Public water and sewer service, not encouraged; this is one reason we encourage preservation of ag land; -Wind farms with local control encouraged; renewable energy source is good; -Radio/phone towers Okay
3	1	-Maintain current Town hall
	2	-Replace shop is found to be necessary
	3	-Park and ride to be established
4	1	-First responders promote fire department
	2	-Encourage electric companies to keep lines upgraded
	3	-Promote wind power -Snow plowing -Encourage telephone companies to keep lines upgraded
5	1	-Happy as is with them
	2	-Long term cost of development paid by developer
AGRICULTURE, CULTURAL AND NATURAL RESOURCES		
1	1	-Discourage land spreading of human waste; limit spreading on slopes in winter
	2	-Slope restrictions on single crop practices
	3	-Animal unit #'s per feed lot site -Ground water and surface water quality
2	1	-Manure handling – the “Right to Farm” (Do not allow residents to hamper normal operations of farming manure – noise)
	2	-Water and air quality – avoid practices that deteriorate
	3	-Historic parks – allow maintenance of their organization, cooperate in preservation of historic places -Erosion control – slope control

Response No.	Rank	Response
3	1	-Maintain clean water
	2	-Strict enforcement of manure management plans
	3	-Abolish application of urban sewage -Maintain current cultural resources; -Maintain scenic beauty
4	1	-Keep ag land productive
	2	-Maintain soil erosion plans
	3	-Preserve creeks and streams for recreation -Manage barnyard runoff
5	1	-Encourage state enforcement of current environmental laws
	2	-Encourage green space
	3	-Must be resident to qualify for forest management
INTERGOVERNMENTAL COOPERATION		
1	1	-Allow sharing of dumpster services
	2	-Current cooperation is working
	3	-Central purchasing/bidding on supplies and services
2	1	-Transportation/roadway consistency
	2	-Emergency services – Police, fire, ambulance
	3	-Towns, communicating with each other with regard to residential development planning/roadway access etc. i.e. some roadway through two townships -Sharing/trading maintenance with other towns -Need more cooperation between Town and County especially with regard to snow plowing
3	1	-Encourage involvement in proposed fire station near St. Joseph Ridge
	2	-Share salt storage facility with La Crosse County in St. Joseph Ridge
	3	-Encourage cooperation with neighboring Towns on road maintenance
4	1	-Keep town government working together with county government
	2	-Encourage recycling
5	1	-Maintain and improve use of county web site
	2	-Encourage more information exchange between Towns-County-Legislative Updates
	3	-“Yes”