

TOWN OF PRAIRIE DU CHIEN COMPREHENSIVE PLAN 2010-2030

MAY 12, 2010



Prepared by Mississippi River Regional Planning
Commission under the direction of the Town of
Prairie du Chien Planning Committee and Town
Board – May 12, 2010

ABSTRACT

Title: Town of Prairie du Chien Comprehensive Plan 2010-2030

Summary: The Town of Prairie du Chien Comprehensive Plan 2010-2030 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

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Ordinance to Adopt the Town of Prairie du Chien Comprehensive Plan 2010-2030.

The Town Board of the Town of Prairie du Chien, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2)(3) of the Wisconsin Statutes, the Town of Prairie du Chien, 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 Prairie du Chien, Crawford 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 Prairie du Chien, 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 Prairie du Chien Comprehensive Plan 2010-2030" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town of Prairie du Chien 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 Prairie du Chien, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "The Town of Prairie du Chien Comprehensive Plan 2010-2030", 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 12th day of May, 2010

Jane Kegin 5/12/10
Town Board Chair Date

Approved: 5-12-10

Attest: Jana Brewe
Town Clerk

TOWN OF PRAIRIE DU CHIEN COMPREHENSIVE PLAN 2010-2030

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1. Issues and Opportunities

This chapter of the Town of Prairie du Chien's Comprehensive Plan includes background information for the Issues and Opportunities Element including the Town's history, demographic, social, economic and education information. This chapter also includes a description of public input opportunities and results of public input activities. Public input was used to develop the goals for the Comprehensive Plan which are listed at the conclusion of this Chapter.

Town of Prairie du Chien History

The Town of Prairie du Chien area is rich in history as it is one of the earliest settlements in the State of Wisconsin. In 1849, Crawford County was divided into four towns one of which was the Town of Prairie du Chien. Between 1849 and 1872 the town was reduced in size until its final dimensions were established in which it is bounded on the north by the Town of Eastman, on the east by Town of Wauzeka, on the south by the Town of Bridgeport and the City of Prairie du Chien and on the west by the Mississippi river and comprises parts of Town 7, of Ranges 6 and 7 west.

The following excerpts which describe certain aspects of the Towns early history are from "The Histories of Crawford and Richland Counties, Wisconsin" published by Union Publishing Company, Springfield IL - 1884.

Town Description

"The surface of the town is very rough, except the beautiful prairie land between the bluffs and the Mississippi river, which is about one and one-half miles wide. The western part of the town is cut by numerous lagoons, setting back from the main channel of the Mississippi river. The ridges originally had good timber, but has long since given way to the axe of the settler; and where once stately forest trees grew now a second growth has sprung up. The soil is a heavy clay on the ridges, while the valleys, especially that of the Mississippi, contains a mixture of sand."

First Settlement

"The first settlement in what is now (1884) known as the town of Prairie du Chien was made at what is called Frenchtown, a suburb of the city of Prairie du Chien, and which is located on the "Prairie" midway between the bluff and the east bank of the Mississippi river two miles north of the city. This settlement dates back nearly a century, and was first called "Popple." The name "Frenchtown" began to be used about 1850. Dennis Courtois was the first white man who settled at this place. In 1820 he made affidavits showing himself to have been in the country as early as 1792, at which time he and his wife came from Canada. In 1836 Ezekiel Tainter settled on the bluff in the town of Prairie du Chien, on what is now known as the Nickerson farm. The next to venture out and make settlement on the bluffs, were E. Putnam and John Miller."

First Officers

"The following is a list of the first town officers of the town of Prairie du Chien: Alfred Brunson, chairman; Joseph Atherton, Aaron Hazen, supervisors; Theodore Bugbee, town clerk; Isaac P. Peritt Gentil, town assessor; Alfred Brunson, town superintendent of schools; Anson B. Cay, Daniel H. Whaley, William E. Keith, constables; Wiram Knowlton, James H. Lockwood, Joseph Atherton, and Aaron Hazen, justices of the peace. "

First Annual Meeting

"The first annual meeting was held April 3, 1872, when the following officers were elected: John Folsom, Thomas McGrath and Flavien Cherrier, supervisors; M. E. Norris, clerk; Andrew Bosch, assessor; Joseph Pinz, treasurer; M. I. Donnell, Patrick La Vell and M. Lechnier, justices of the peace. "

Demographics and Projections

Population Trends and Projections

The Town of Prairie du Chien's population is projected to increase from 1,139 residents in 2008 to 1,339 residents in 2030, or an increase of 17.6%. The projected population increase for the County and the State of Wisconsin during this same time period is projected to be 3.1% and 15.3%. Table 1.01 below shows population trends through the decennial censuses of 1970, 1980, 1990 and 2000. The population projections shown for 2010 through 2030 are based on population projections from the State of Wisconsin-Department of Administration Demographic Services Center. Between the decennial censuses of 1970-2000 the Town's almost doubled.

Town of Prairie du Chien Comprehensive Plan 2010-2030, Issues and Opportunities

TABLE 1.01 T. Prairie du Chien, Surrounding Municipalities, County, State and Nation Population and Population Projections

Census Population Numbers								Population Projections						
1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	% chg 70-90	% chg 90-00	% chg 70-00	Est. 2008 ⁽²⁾	Prj. Pop 2010 ⁽³⁾	Prj. Pop 2015 ⁽³⁾	Prj. Pop 2020 ⁽³⁾	Prj. Pop 2025 ⁽³⁾	Prj. Pop. 2030 ⁽³⁾	% chg 08-30	
T Bridgeport	416	708	753	946	81.0	25.6	127.4	1,018	1,053	1,111	1,167	1,217	1,259	23.7
T Eastman	781	840	745	790	-4.6	6.0	1.2	802	790	789	786	782	772	-3.7
T Prair. du Chien	591	694	929	1,076	57.2	15.8	82.1	1,139	1,159	1,210	1,259	1,304	1,339	17.6
T Wauzeka	390	445	399	369	2.3	-7.5	-5.4	351	343	328	312	296	278	-20.8
C Prairie du Chien	5,540	5,859	5,657	6,018	2.1	6.4	8.6	6,045	6,050	6,077	6,091	6,089	6,051	0.1
Crawford County	15,252	16,556	15,940	17,243	4.5	8.2	13.1	17,629	17,683	17,890	18,067	18,182	18,184	3.1
State of Wis.	4,417,821	4,705,642	4,891,599	5,363,715	10.7	9.7	21.4	5,675,156	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180	15.3
United States	203,302,031	226,542,199	248,709,873	281,421,906	22.3	13.2	38.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) U.S. Dept. of Commerce-Bureau of the Census; (2) 2001 & 2007 Est. WI. Dept. of Admin.-Demographic Services Ctr.; (3) DOA Population Prj. 2010-2030

Housing Unit Projections

Housing projections were prepared for the Town of Prairie du Chien and are included in Chapter 3. The purpose of preparing housing projections is to gain an understanding of the number of housing units the Town should plan for in the future.

The housing projection based on population (Table 3.01) projects housing units in the Town to grow from 898 units in 2008 to 1,055 units or a 157 (17.6%) housing increase by 2030.

The housing projection based on building permits (Table 3.03) projects 74 more housing units in the Town by the year 2030.

Employment Trends and Projections

Employment projections in Table 1.02 were prepared using employment statistics from the Wisconsin Department of Workforce Development from 2000-2008 in Crawford County (Town level data was not available). The projections show that the number of people employed in the County will increase by 7.1% from 2009-2029 and the total labor force will increase by 11.7%. The projection for the unemployed is inflated due to the economic down turn in the economy in 2008. These projections are based solely on the employment trends that occurred from 2000 through 2008 and then projected on an annual average basis out to the year 2029. The unemployment rate in the County fluctuated from a low of 3.6% in 2000 to a high of 5.7% in 2008.

Table 1.02 Crawford County Employment Projections 2009-2029

	2000 ⁽¹⁾	2004 ⁽¹⁾	2008 ⁽¹⁾	8 yr avg	2009 ⁽²⁾	2014 ⁽²⁾	2019 ⁽²⁾	2024 ⁽²⁾	2029 ⁽²⁾	% Chge 2009-2029
Employed	8,839	8887	9130	32	9,162	9,324	9,486	9,647	9,809	7.1
Unemployed	331	504	555	25	580	704	829	953	1,078	85.8
Total Labor Force	9,170	9391	9685	57	9,742	10,028	10,314	10,601	10,887	11.7
Unemployment Rate	3.6	5.4	5.7	0.23	6.0	7.0	8.0	9.0	10.2	70.7

(1) Source: WI Dept. of Workforce Development-Bureau of Workforce Training-Labor Market Information 09/01/09

(2) Projections prepared by Mississippi River Regional Planning Commission

Racial

The Town of Prairie du Chien's population is over 98.4% white as compared to Crawford County (97%), Wisconsin (88.9%) and U.S. (75.1%).

Table 1.03 T. Prairie du Chien, Surrounding Municipalities, County, State and Nation Population by Race - 2000

	White alone	%	Black or African American alone	%	American Indian and Alaska Native alone	%	Asian alone	%	Native Hawaiian & Other Pacific Islander alone	%	Some other race alone	%	Two or more races	%	Total Pop.
T Bridgeport	930	98.31	1	0.11	4	0.42	2	0.21	0	0.00	2	0.21	7	0.74	946
T Eastman	785	99.37	1	0.13	1	0.13	0	0.00	0	0.00	0	0.00	3	0.38	790
T PDC	1,059	98.42	0	0.00	3	0.28	9	0.84	0	0.00	2	0.19	3	0.28	1,076
T Wauzeka	369	100.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	369
C PDC	5,721	95.06	217	3.61	17	0.28	10	0.17	1	0.02	5	0.08	47	0.78	6,018
Crawford	16,780	97.31	233	1.35	37	0.21	45	0.26	2	0.01	29	0.17	117	0.68	17,243
State of WI	4,769,857	88.93	304,460	5.68	47,228	0.88	88,763	1.65	1,630	0.03	84,842	1.58	66,895	1.25	5,363,675
U.S.	211,460,626	75.14	34,658,190	12.32	2,475,956	0.88	10,242,998	3.64	398,835	0.14	15,359,073	5.46	6,826,228	2.43	281,421,906

U.S. Department of Commerce - Bureau of the Census 2000 Summary File 1 (SF 1) 100-Percent Data

Gender Characteristics

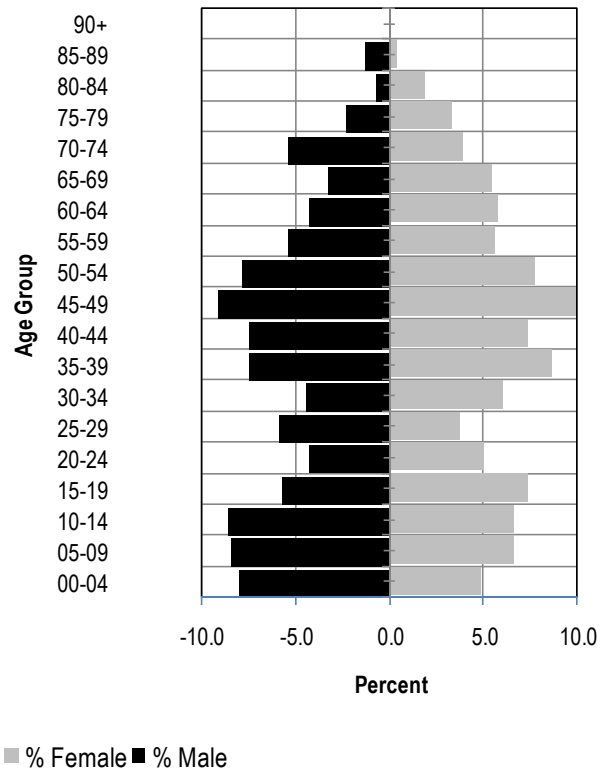
Tables 1.04 shows that as of the 2000 census the Town of Prairie du Chien has 542 males as compared to 514 females and the County had 8,779 males and 8,464 females. Over 30% of the males were age 19 and under and 25% of females were age 19 and under. The largest age group in the Town during this period was the 45-49 age group. Table 1.05 shows the number of females as compared to males in each age group as of the 2000 Census. About 17% of males and 20% of females were over age 60 in the Town in 2000.

Table 1.04 T. Prairie du Chien, Surrounding Municipalities, and Crawford County Population by Sex

	Male	Female	Total
T Bridgeport	437	483	920
T Eastman	420	398	818
T Prairie du Chien	542	514	1,056
T Wauzeka	214	150	364
C Prairie du Chien	3,117	2,933	6,050
Crawford Co	8,779	8,464	17,243

Source: U.S. Dept. of Commerce, Census 2000

Table 1.05 Town of Prairie du Chien - Population by Age and Sex, Census 2000



Age Distribution

As of the 2000 Census, the Town's age cohorts generally followed the County, State and Nation with the exception of the age 45-59 age group which was higher, Table 1.06. The County's population as a whole was older than the State and Nation.

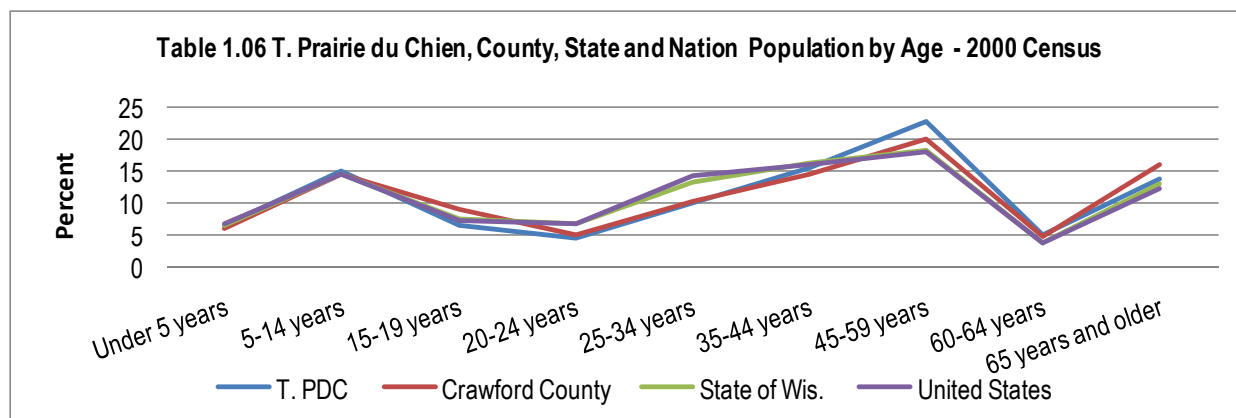


Table 1.07 provides a breakdown of population by age as of the 2000 Census for the Town of Prairie du Chien, surrounding municipalities, the County, State and Nation.

Table 1.07 Population by Age T. Prairie du Chien, Surrounding Municipalities, Crawford County, State & Nation

	Under 5 years		5-14 years		15-19 years		20-24 years		25-34 years		35-44 years		45-59 years		60-64 years		65 years & older	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Bridgeport	66	7	165	17.5	65	6.9	37	3.9	100	10.6	169	17.9	198	21	43	4.5	103	11
T. Eastman	59	7.5	122	15.5	69	8.7	32	4.1	85	10.8	123	15.6	172	21.7	35	4.4	93	11.8
T. PDC	70	6.5	163	15.1	70	6.5	50	4.6	108	10	167	15.5	245	22.8	54	5	149	13.8
T. Wauzeka	28	7.6	48	13	32	8.7	19	5.1	38	10.3	59	16	85	23	16	4.3	44	11.9
C. Prairie du Ch	340	5.6	765	12.7	629	10.5	409	6.8	638	10.6	824	13.7	1046	17.4	264	4.4	1103	18.4
Crawford	1022	5.9	2490	14.5	1550	9	855	5	1789	10.4	2516	14.6	3463	20.1	805	4.7	2753	16
State of Wis.	342340	6.4	782558	14.6	407195	7.6	357292	6.7	706168	13.2	875522	16.3	985048	18.4	204999	3.8	702553	13.1
United States	19175798	6.8	41077577	14.6	20219890	7.2	18964001	6.7	39891724	14.2	45148527	16	51147189	18.2	10805447	3.8	34991753	12.4

U.S. Department of Commerce, Bureau of the Census, 2000

Educational Levels

Table 1.08 shows that as of the 2000 Census educational attainment levels in the Town were lower than the County, State and Nation. About 13% of Town residents had a bachelors degree or higher as compared to the County (13.2%), State (22.4%) and U.S. (24.4%). The Town also had a lower percentage of high school graduates than the County, State, and Nation.

Table 1.08 Educational Attainment, 2000 Census

	Population 25 years and older	Less than 9th grade	9th to 12th grade, no diploma	High school graduate	Some college, no degree	Assoc. degree	Bachelor's degree	Graduate or professional degree	% high schl grad or higher	% bachelor's degree or higher
T. Bridgeport	582	21	26	282	123	42	70	18	91.9	15.1
T. Eastman	534	39	37	263	93	44	38	20	85.8	10.9
T. Prairie du Chien	699	45	109	302	121	31	78	13	78	13.0
T. Wauzeka	245	14	26	105	42	29	16	13	83.7	11.8
C. Prairie du Chien	3,916	287	441	1,684	642	289	425	148	81.4	14.6
Crawford County	11,301	841	1,274	4,802	2,075	820	1,050	439	81.3	13.2
Wisconsin	3,475,878	186,125	332,292	1,201,813	715,664	260,711	530,268	249,005	85.1	22.4
United States	182,211,639	13,755,477	21,960,148	52,168,981	38,351,595	11,512,833	28,317,792	16,144,813	80.4	24.4

Source: Bureau of the Census

Income Levels

From 1998 through 2007 Crawford County per capita incomes increased at a faster rate than State per capita income levels. Crawford County's per capita income ranked 62nd out of the 72 counties in Wisconsin in 2007. Neighboring Grant, Richland and Vernon Counties ranked 54th, 63rd and 68th respectively.

Table 1.09 Per Capita Personal Income Crawford County, State and Nation 1998-2007

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	% Chge 1998-2007
Crawford Cnty	18723	19641	20723	21648	21948	22563	23677	24290	24894	26415	41.1
Wisconsin	26175	27135	28572	29380	29994	30710	31705	32706	34461	36272	38.6
U.S.	26883	27939	29847	30582	30838	31530	33157	34690	36794	38615	43.6

Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce

Employment Characteristics

As of the 2000 Census, over 30% of Town residents were employed in the manufacturing sector. Retail Trade (14.1%) and Arts, Entertainment, Recreation, Accommodations and Food Services (13.8%) were the next largest employment sectors. The smallest employment sector in the Town in 2000 was Information (1.3%).

Table 1.10 Town of Prairie du Chien Employment by Industry, Census 2000

Employment Sector	1999 # Employed	1999 % Employed
Agriculture, Forestry, Fisheries, Hunting & Mining	32	5.8
Construction	20	3.6
Manufacturing	170	30.8
Wholesale Trade	0	0.0
Retail Trade	78	14.1
Transportation & Warehousing and Utilities	21	3.8
Information	7	1.3
Finance, Insurance, Real Estate, and Rental and Leasing	12	2.2
Professional, Scientific, Management, Administrative and Waste Management	32	5.8
Educational, Health and Social Services	66	12.0
Arts, Entertainment, Recreation, Accommodation and Food Services	76	13.8
Other Services (except public administration)	10	1.8
Public Administration	28	5.1
Total	552	100.0

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

Public Participation

Public Participation Plan

At the beginning of the planning process, the Town of Prairie du Chien 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. 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. This was accomplished through a public information meeting and survey of residents conducted as part of the Crawford County planning process. Of equal importance is to maintain the public involvement throughout the planning process and this was accomplished by holding several public informational meetings throughout the planning process.

Public Informational Meeting

In October of 2009, a public information meeting was held in the Town of Prairie du Chien to inform the public about the planning process and to solicit input on the comprehensive plan for the Town. The Town Plan Commission sponsored the meeting. Residents in attendance went through a planning exercise that requested their input on issues affecting the Town relating to the nine planning elements. The information gathered was utilized in developing the goals for the comprehensive plan.

Crawford County Resident Survey

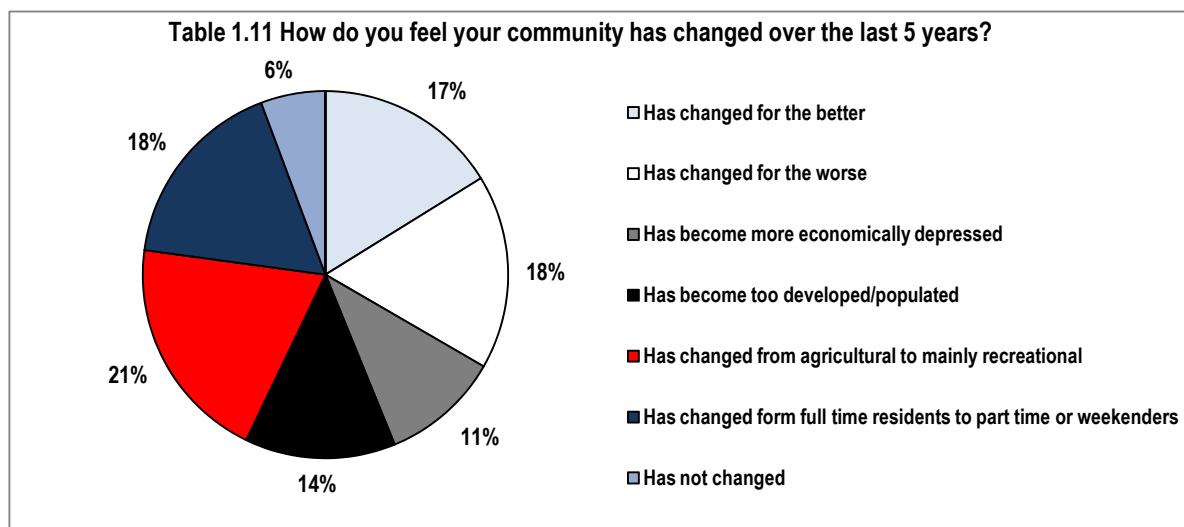
Crawford County UW-Extension Economic Development Agent coordinated the distribution and tabulation of a county survey mailed to 5,657 Crawford County residents in 2008. The surveys were mailed to property owners in the incorporated towns of the County as of the 2007 tax rolls. County-wide 1,325 surveys were returned or about 23% of surveys were returned. Survey respondents were asked to name the town/village or city in which they lived or own land, however respondents did not always indicate where they resided, and some respondents entered Crawford County as their residence. In the Town of Prairie du Chien, 483 surveys were mailed out, and 56 surveys returned. This is an approximate return rate of 12%.

The survey questions as they pertain to the Town of Prairie du Chien resident responses are summarized below.

Survey Question 1: Which best describes your residence in Crawford County?

The following is a breakdown of survey responses describing residency in the Town: Permanent residents (56.5%), part time or seasonal residents (30.4%) and non-resident landowners (13%).

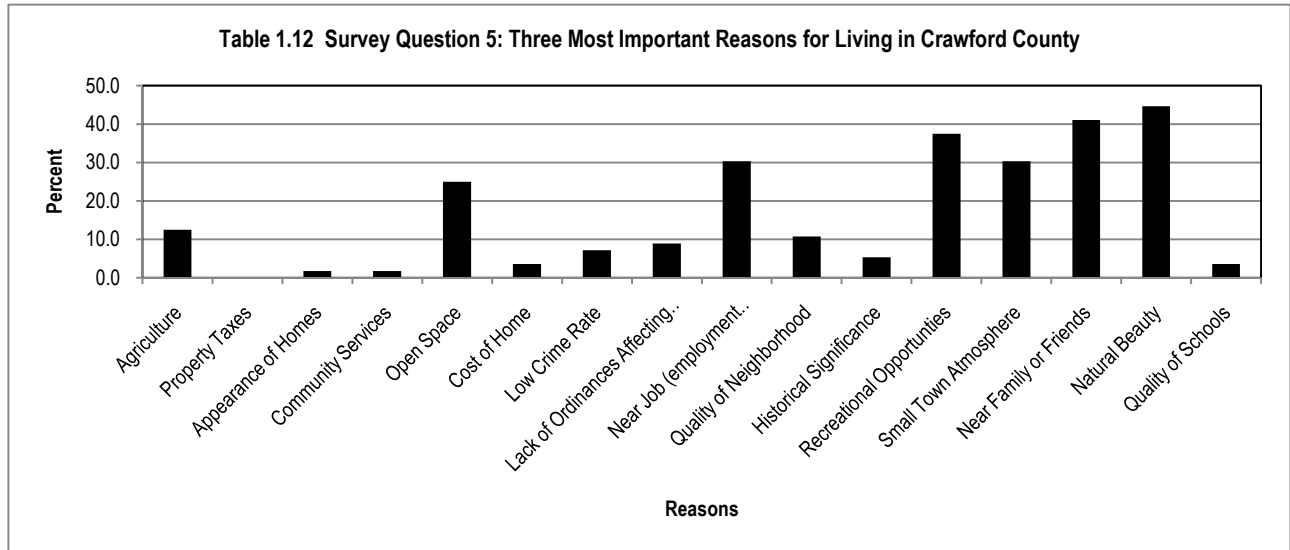
Survey Question 3: How do you feel the county has changed in the past 5 years? Survey respondents were given eight choices and could choose up the three choices they felt applied: 1) Has changed for the better; 2) Has changed for the worse; 3) Has become more economically depressed; 4) Has become too developed/populated; 5) Has changed from mainly agricultural to mainly recreational; 6) Has changed from mainly agricultural to mainly recreational; 7) Has changed from full time residents to part time or weekenders; 8) Has not changed. In the Town of Prairie du Chien there were 105 survey responses to this question. A breakdown of the 105 responses received is shown below, Table 1.11. Of the responses given, 21% felt the Town had changed from agriculture to mainly recreational and 18% felt the Town had changed from full time residents to part time or weekenders. About 18% felt the Town had changed for the worse, 17% felt the Town had changed for the better, and 6% indicated the Town had not changed. About 1/5 of survey respondents indicated the Town had become more economically depressed and 14% said the Town had become too developed and populated.



Survey Question 4: My preference for development in rural Crawford County is to the year 2030 is... Half of survey respondents (50%) said that preservation of existing rural landscape with a small amount of new residential development would be most beneficial, while 42.6% of the respondents said that preservation of the landscape with moderate amounts of new residential development would be most beneficial to the area, and 7.4% of respondents felt that unrestricted development in the area is preferable.

Survey Question 5: Check the three most important reasons you and your family chose to live in Crawford County.

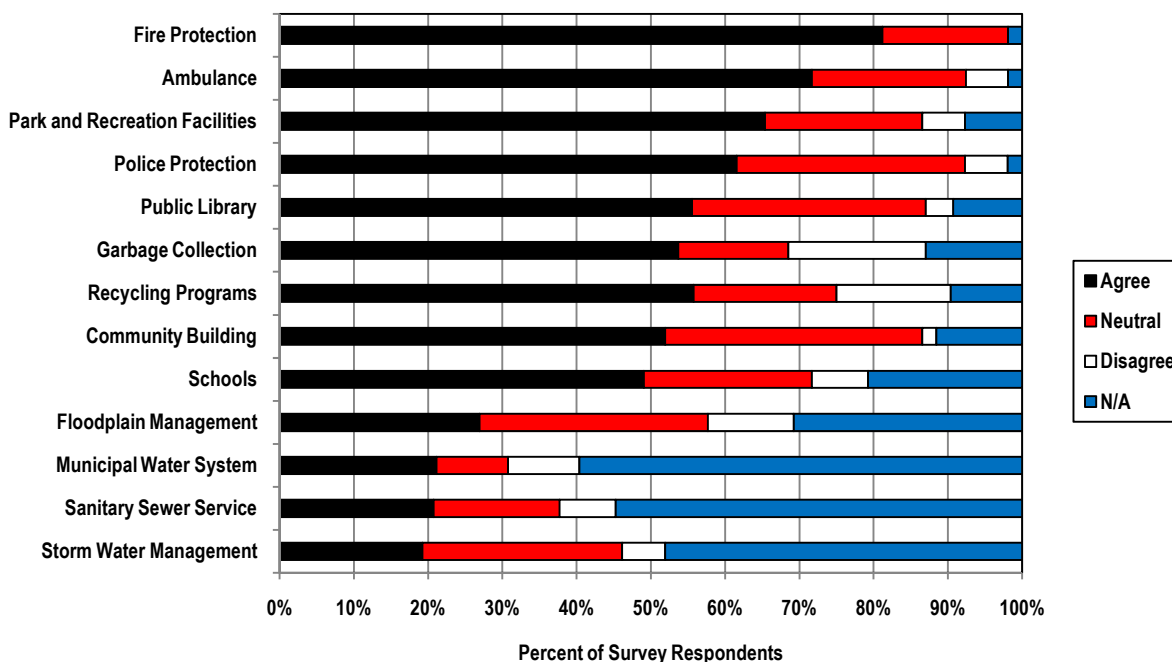
Survey respondents were given 16 reasons and a chance to comment on the survey on why they chose to live in Crawford County. Table 1.12 shows details the percentage of responses for each reason of the 56 surveys returned. As Table 1.12 indicates most residents of the Town of Prairie du Chien (44.6%) are residing there because of the natural beauty. Other important reasons included: Near family or friends (41.1%), recreational opportunities (37.5%), small town atmosphere and near job (30.4%), and open space (25%). In compilation of survey responses countywide, natural beauty was the most important reason for living in Crawford County.



Survey Question 6: I would prefer housing built in design – A) Traditional, B) Cluster Design or Neither. When Town residents were asked their preference of housing design, 33.1% preferred the traditional housing design, and 65.9% preferred the cluster design.

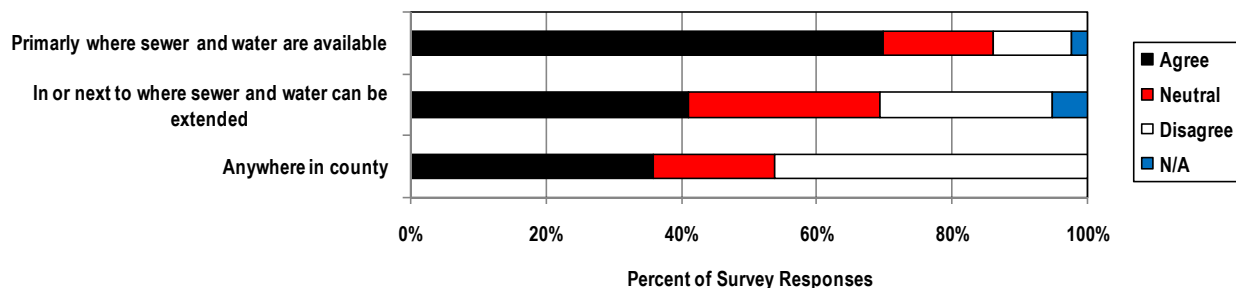
Survey Question 7: The following community services are satisfactory. Table 1.13 shows survey responses for the 13 community services listed in survey question 7. Survey respondents agreed the following community services were satisfactory: fire protection (81.5%), ambulance (71.7%), park and recreation facilities (65.5%), police protection (61.5%), and public library (54.5%). About 53% of survey respondents were satisfied with garbage collection and recycling services while 18.5% disagreed that garbage collection services were satisfactory and 15% disagreed that recycling programs were adequate. Overall most survey respondents were satisfied with the majority of community services provided.

Table 1.13 The Following Community Services Are Satisfactory



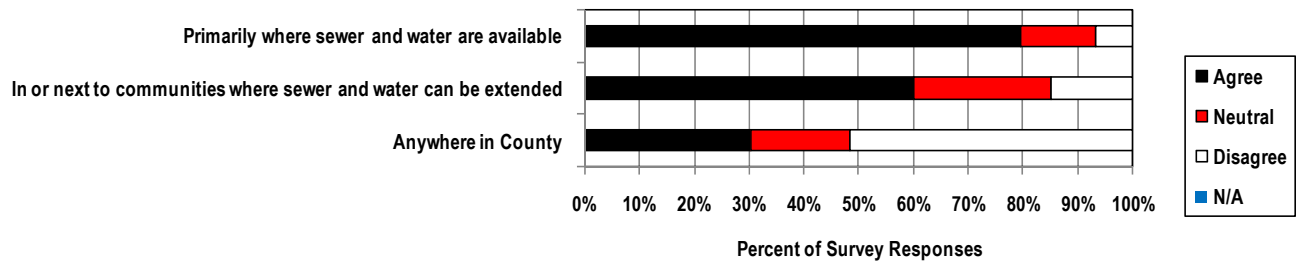
Survey Question 8: New homes should be encouraged. Survey respondents were asked where new homes should be encouraged and given three options: 1) where water and sewer is available, 2) where water and sewer can be extended, 3) anywhere. Table 1.14 summarizes survey responses for those three options. The majority of respondents felt new housing should be encouraged either in communities where sewer and water is available or in or next to communities where sewer and water can be extended.

Table 1.14 New Homes should be encouraged:



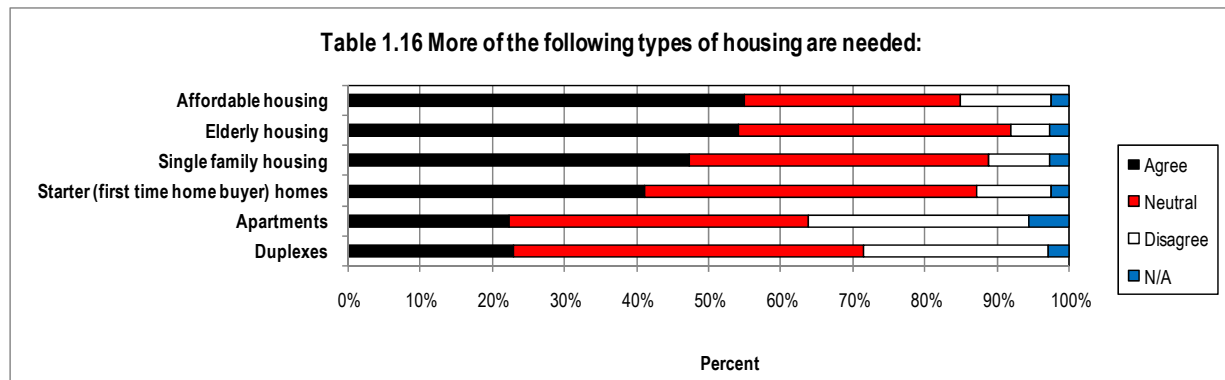
Survey Question 9: Business and industry should be encouraged. Survey respondents were also asked where new business and industry should be encouraged and given the same three options: 1) where water and sewer is available, 2) where water and sewer can be extended, 3) anywhere. Table 1.15 summarizes the survey responses. The majority of Town residents responded that new business should be encouraged primarily in communities where sewer and water are available or in or next to communities where sewer and water can be extended. Over 50% or respondents disagreed that business and industry development should occur anywhere in the County.

Table 1.15 New business and industry should be encouraged:



Survey Question 10: More of the following types of housing are needed. Survey respondents were given six options to choose from: single family housing, duplexes, apartments, affordable housing, elderly housing and starter homes. As Table 1.16 shows over half of survey respondents felt that more elderly housing and affordable housing are needed. Over 45% of survey respondents also indicated they felt more single family housing was needed. Duplexes and Apartments were not favored with less than 25% of respondents agreeing more of this type of housing was needed and between 25-30% survey respondents disagreeing. Over 30% of survey respondents were neutral on the six housing options.

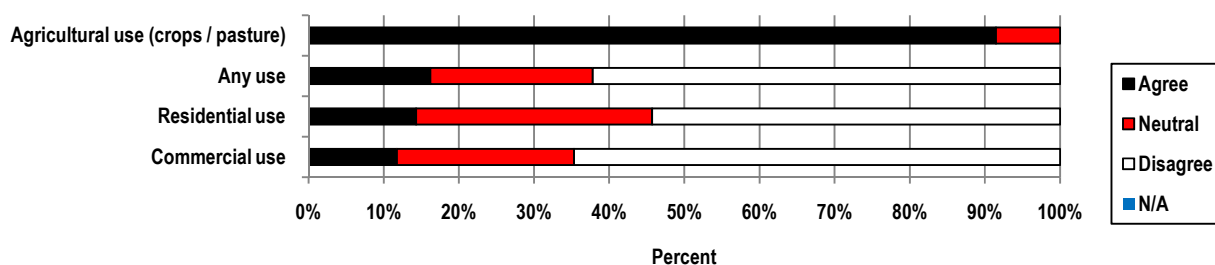
Table 1.16 More of the following types of housing are needed:



Survey Question 11: Subdivision and development practices that preserve large parcels of natural undeveloped land should be encouraged through policies and ordinances. When asked if subdivision and development practices that preserve large parcels of natural undeveloped land should be encouraged through policies and ordinances, most respondents (65%) agreed. About 18% disagreed with the statement and 15% were neutral on it.

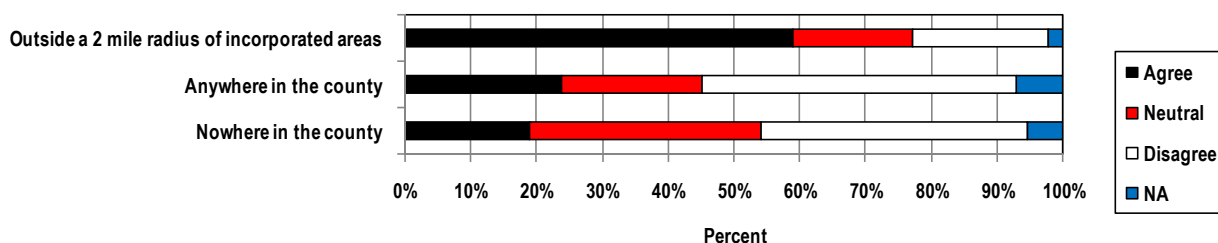
Survey Question 12: Productive agriculture land should be used for....Survey respondents were given four options to choose what agricultural land should be used for. The survey results were clear with about 90% of survey respondents agreeing agricultural land should be used for crops in lieu of residential, commercial and other uses. More than half of the respondents disagreed that productive agricultural land should be used for residential, commercial, and other uses, Table 1.17.

Table 1.17 Productive agricultural land should be used for:



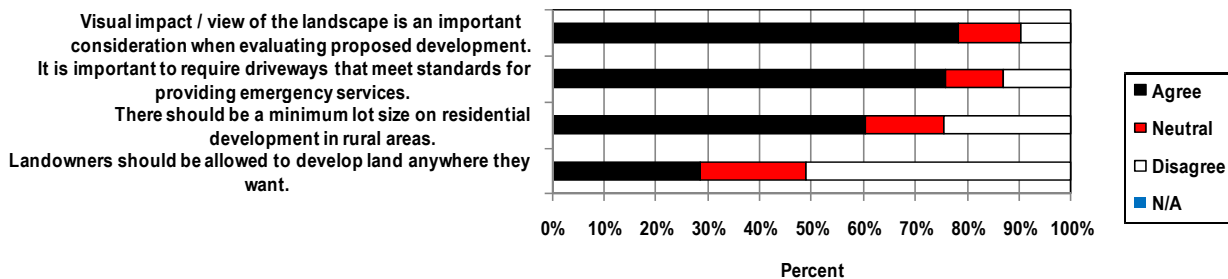
Survey Question 13: Large scale farms of 500 or more animal units (AU) should be allowed to locate or expand (AU=one 1000 lb. Cow and weanling calf or equivalent): Survey respondents were given three options: anywhere in county, nowhere in county, outside a 2 mile radius of incorporated areas, Table 1.18. About 60% of survey respondents felt large scale farms should be located outside a 2 mile radius of incorporated areas and about 47% felt large scale farms should not be allowed to locate in the County. About 23% of respondents agreed that large scale farms should be allowed to locate anywhere in the County.

Table 1.18 Large scale farms of 500 or more animal units should be allowed to locate or expand:

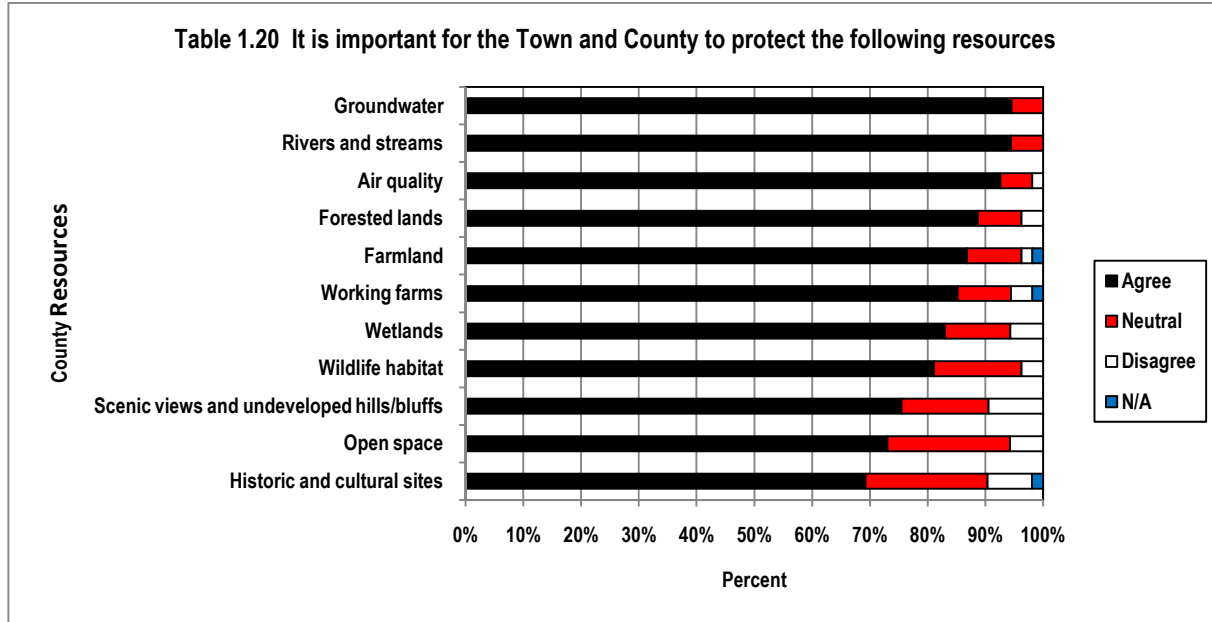


Survey Question 14: Land Use. Survey respondents were given 4 options to choose from regarding land use and development options, Table 1.19. A majority of respondents, over 78% felt visual impact and the view of the landscape was an important consideration when evaluating development options. Three-fourths of survey respondents felt it is important to require driveways that meet standards for providing emergency services, and about 60% of survey respondents agreed there should be a minimum lot size on residential development in rural areas and 24% disagreed. About 27% of survey respondents agreed landowners should be able to develop land anywhere they want while 49% disagreed.

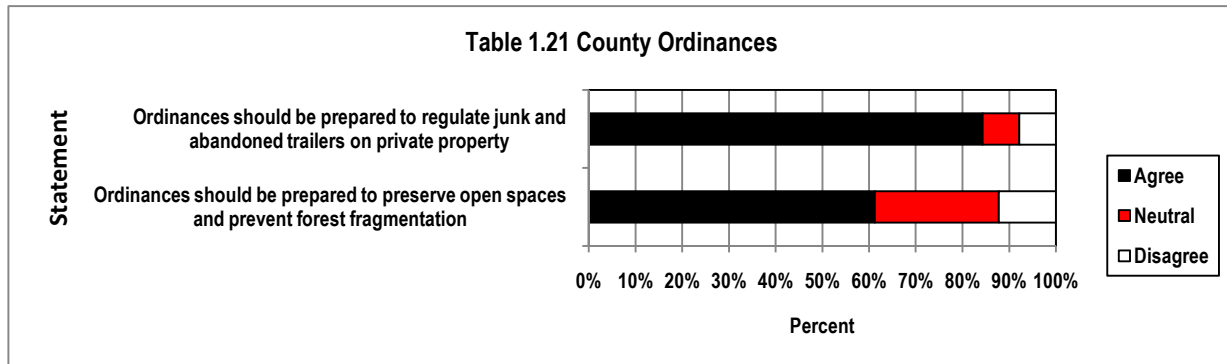
Table 1.19 Land Use and Development Options



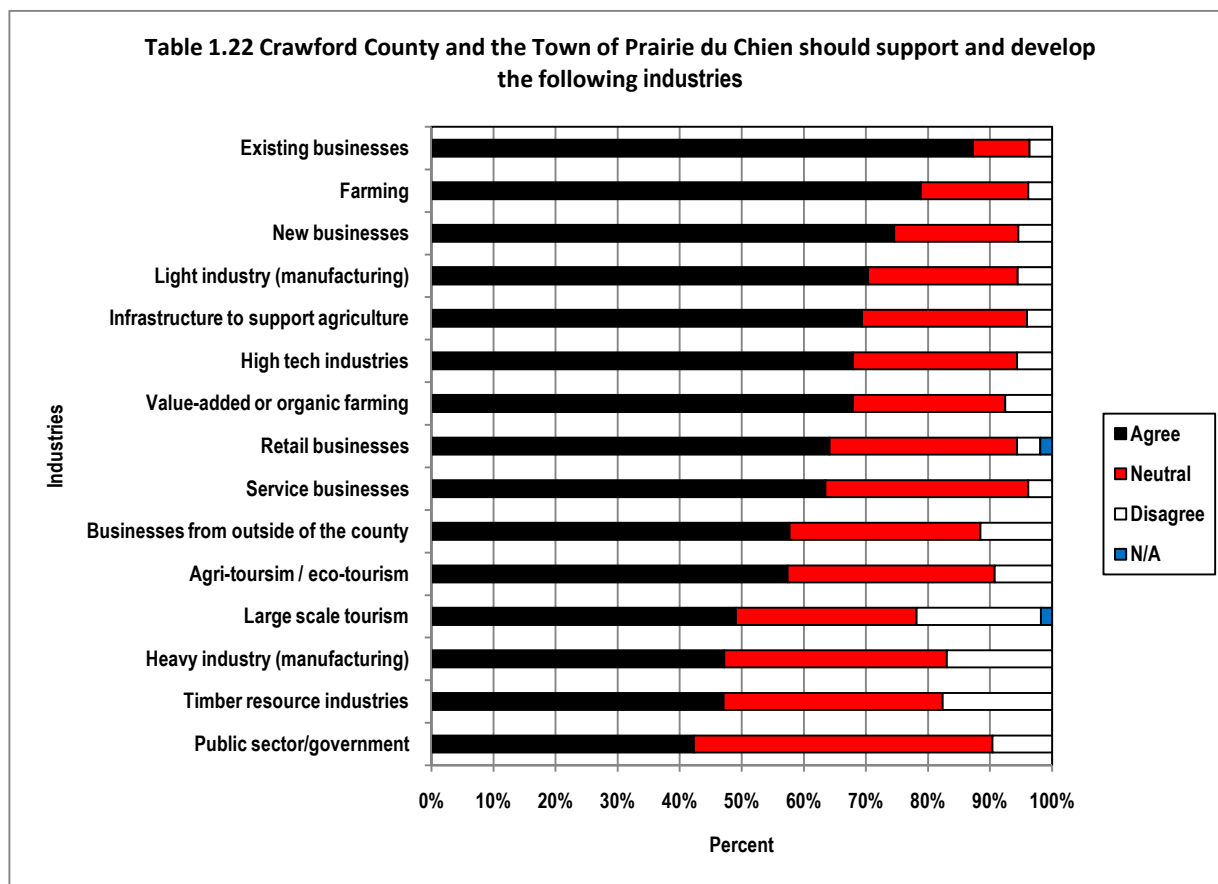
Survey Question 15: It is important to protect and enhance the following. Survey respondents in question 15 were asked how important it was to protect and enhance air quality, farmland, forested lands, groundwater, historical and cultural sites, open space, river and streams, scenic views and undeveloped hills/bluffs, wildlife habitat and working farms. Table 1.20 shows how survey respondents ranked the importance of protecting those county resources. Overwhelmingly survey respondents indicated they wanted all County resources protected. Groundwater, rivers and streams, air quality and forested lands ranked highest by respondents for protection and enhancement. About 10% of respondents disagreed that scenic view and undeveloped hills and bluffs should be protected.



Survey Question 16: Ordinances. Survey respondents were given the chance to respond to two separate statements regarding county ordinances, see Table 1.21. One statement was “Ordinances should be prepared to regulate junk and abandoned trailers on private property.” Survey responses were broken down as follows: 84% agreed, 8 % were neutral, and 8% disagreed. Another statement was “Ordinances should be prepared to preserve open spaces and prevent forest fragmentation.” Survey responses were as follows: 60% agreed, 26% were neutral, and 12% disagreed.

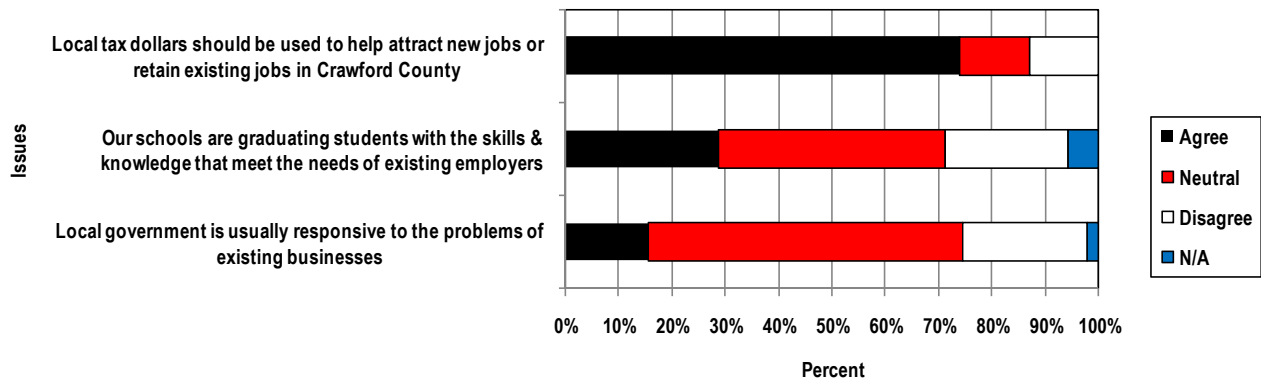


Survey Question 17: Crawford County should support and develop the following industries. Survey respondents in question 17 were asked if the County should support the following industries: existing businesses, new businesses, businesses from outside the County, large scale tourism, agri-tourism/eco-tourism, timber resource industries, farming, value added or organic farming, heavy industry (manufacturing), public sector/government, service businesses, retail businesses, light industry (manufacturing), high tech industries and infrastructure to support agriculture. Table 1.22 shows what industries survey respondents want the County to support and develop. Survey respondents agreed that the County should support and develop existing business (87%), farming (76%), new businesses (75%), light industry manufacturing (70%), infrastructure to support agriculture (68%), high tech industries (68%) and value-added or organic farming (67%). The businesses that survey respondents felt should receive the least support were large scale tourism, heavy industry, and timber resource industries.



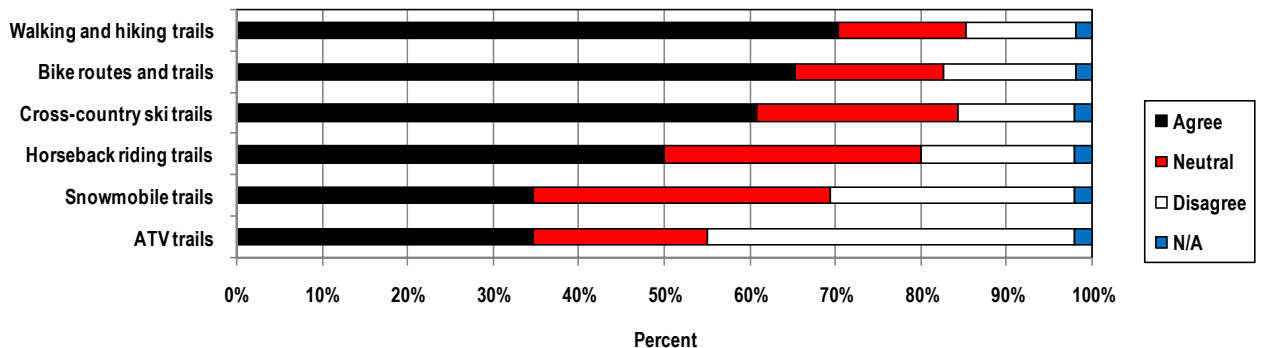
Survey Question 18: Economic Development. Survey respondents were asked to respond to three statements regarding economic development in the County, Table 1.23. Most survey respondents felt that local tax dollars should be used to help attract new jobs or retain existing jobs in the county (74%). Over 23% of survey responses in the Town disagreed that schools were graduating students with skills and knowledge needed and that local government was responsive to the problems of existing businesses.

Table 1.23 County Economic Development Issues



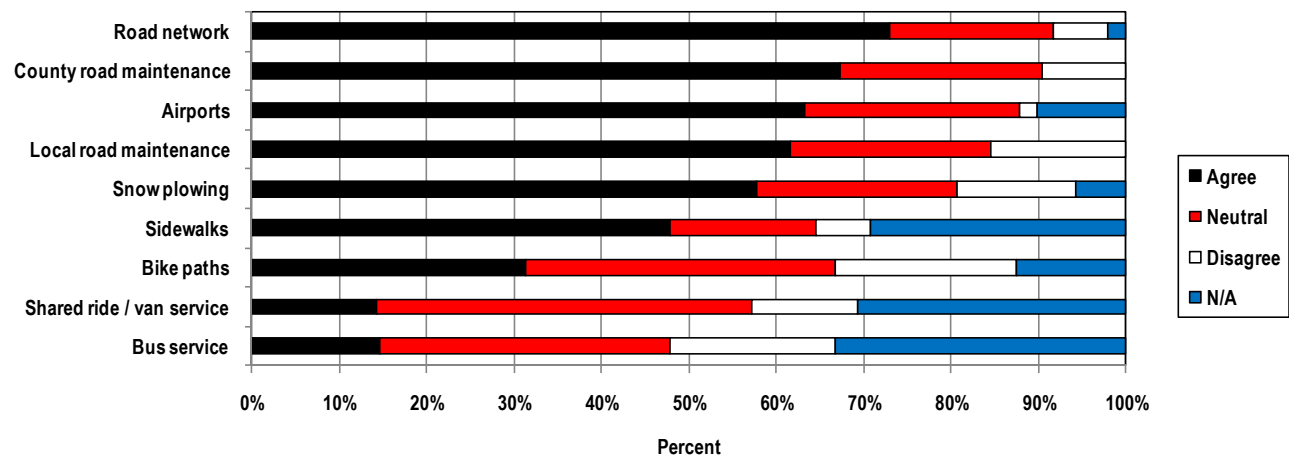
Survey Question 19: I would support the development of more of the following on public land. Survey respondents were given six options to respond to as far as development of public land. The options were bike routes and trails, ATV trails, cross-country ski trails, horseback riding trails, snowmobile trails, and walking and hiking trails. Survey responses are shown in Table 1.24. Survey respondents agreed that public land should be used for the development of walking and hiking trails (70%), bike routes and trails (65%) and cross-country ski trails (60%). More respondents disagreed that the county should support development of public land for ATV trails (41%) and snowmobile trails (27%).

Table 1.24 I would support the development of more of the following on public land:



Survey Question 20: The following transportation services are satisfactory. Table 1.25 shows survey responses for the 9 transportation services listed in survey question 20. Survey respondents agreed that the road network (73%), county road maintenance (67%), airports (62%), and local road maintenance (62%) were satisfactory. The most dissatisfaction of transportation services by survey respondents was bike paths (20%), bus service (18%) and local road maintenance (15%). Over 40% of respondents had a neutral opinion and the shared ride and van services.

Table 1.25 The following transportation services are satisfactory:



Community Vision Statement and Planning Goals

Based on issues and opportunities derived from analysis of data, survey responses, public input from the public open house meeting (visioning), and Plan Commission input the following “vision statement” and goals were established to guide the development of the Town of Prairie du Chien 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.

Community Vision Statement

Our vision is to maintain our rural atmosphere, allow for controlled growth, recognize individual rights, with a balance of the various aspects of our Town.

Planning Goals

Land Use Element

Goal I ■ Preserve “prime “ farmland and the “right to farm”.

Goal II ■ Maintain agricultural use as the continuing predominant land use in the town.

Goal III ■ Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, cultural, etc.) in the Town of Prairie du Chien.

Agricultural, Natural and Cultural Resources Element

Goal I ■ Preserve bluffslands in the Town.

Goal II ■ Preserve historical and cultural sites in the Town of Prairie du Chien.

Goal III ■ Preserve agriculture, natural resources and the rural landscape of the Town of Prairie du Chien.

Economic Development Element

Goal I ■ Promote tourism/businesses along the Mississippi River.

Goal II ■ Encourage the development of businesses that are compatible with the Town’s rural setting and lifestyle.

Housing Element

Goal I ■ Encourage the development of housing that is compatible with the Town’s rural setting and lifestyle.

Goal II ■ Encourage cluster housing principles for rural housing developments in the Town of Prairie du Chien.

Transportation Element

Goal I ■ Encourage highway improvements (lane widening) to State Highway 35 the “Great River Road”.

Goal II ■ Maintain the existing road network and level of service (road condition and road maintenance).

Goal III ■ Promote an organized, well developed transportation system in the Town and encourage pedestrian/bicycle facilities (bike/ped. lanes/trails).

Utilities and Community Facilities Element

Goal I ■ Continue to maintain excellent community services/facilities and explore opportunities to enhance services/facilities.

Intergovernmental Cooperation Element

Goal I ■ Continue to work on ways to increase intergovernmental cooperation opportunities.

Goal II ■ Maintain existing cooperative fire protection, police protection, and emergency services with adjoining units of government.

Goal III ■ Maintain communication/cooperation with the City of Prairie du Chien on future planning issues (land use, shared services, public utilities, etc.).

Implementation Element

Goal I ■ Manage development, health and sanitation issues, emergency preparedness, and pertinent social issues with local ordinances, applicable state codes and statutes.

Goal II ■ Continue to provide the opportunity for public input throughout the planning process and future updates to balance individual property rights with community interests.

Goal III ■ Identify policies and programs to implement recommendations of the comprehensive plan.

State Planning Goals

In addition and listed in italics, the County Planning Committee addressed the comprehensive planning goals identified in Wisconsin State Statutes. Within the State of Wisconsin Comprehensive Planning Law fourteen planning goals are identified. Local units of government that receive State grant fund money for planning are required to address the fourteen goals. The Town of Prairie du Chien did not receive grant fund money to prepare the Comprehensive Plan but did feel the goals were important and should be addressed in the Comprehensive Plan. The State planning goals are discussed in the appropriate planning elements.

State Planning Goals

- *Promotion of the redevelopment of lands with existing infrastructure and public services and maintenance and rehabilitation of existing residential, commercial and industrial structures.*
- *Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*
- *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*
- *Balancing individual property rights with community interests and goals*
- *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.*
- *Preservation of cultural, historic and archaeological sites.*
- *Protection of economically productive areas, including farmland and forests.*
- *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.*
- *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*
- *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.*
- *Encouragement of neighborhood designs that support a range of transportation choices.*
- *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.*
- *Encouragement of coordination and cooperation among nearby units of government.*
- *Building community identity by revitalizing main streets and enforcing design standards.*

2. Land Use

The Land Use Element is the most important component of the Town's Comprehensive Plan. How land in the Town of Prairie du Chien is used directly impacts all the other planning elements. It is vital to the success of the plan that the land use element directly reflects input gathered from landowners and residents during the planning process. The element contains background information on land use, a land use map and goals and strategies pertaining to future land uses.

LAND USE EXISTING CONDITIONS AND RESOURCES

Existing Land Use

The Town of Prairie du Chien is located in Crawford County. This Mississippi River borders the Town of Prairie du Chien on the west and the towns of Eastman, Wauzeka and Bridgeport border the Town of Prairie du Chien on the North, West, and South. Prairie du Chien, the only city and largest municipality in Crawford County traverses the Town of Prairie du Chien and the Town of Bridgeport. The City of Prairie du Chien serves as the County seat in the County with an estimated 2008 population of 6,045. As Table 2.01 and Map 2.1 illustrates the unincorporated areas (Towns) primarily consist of farmland and forests. Single-family homes are scattered throughout the landscape along with a few commercial and industrial developments.

Table 2.01 Crawford County Acres Per Land Use For Unincorporated Areas (Towns)

Municipality	Agriculture	Forest	Wetland	Water	Transportation	Developed	Total
T. Bridgeport	5,343	4,722	2,003	2,601	114	117	14,899
T. Clayton	18,124	24,978	437	22	563	158	44,283
T. Eastman	19,246	24,007	1,415	1,188	468	124	46,448
T. Freeman	14,687	23,247	2,540	8,643	452	116	49,685
T. Haney	8,352	11,765	502	3	244	53	20,920
T. Marietta	11,503	16,208	1,948	639	356	78	30,731
T. Prairie Du Chien	7,291	11,318	1,703	2,546	209	172	23,238
T. Scott	9,970	12,467	7	7	298	72	22,821
T. Seneca	17,345	18,545	246	5,213	432	131	41,912
T. Utica	18,431	15,543	75	10	450	112	34,621
T. Wauzeka	9,445	12,303	4,587	1,387	267	55	28,044
Total (Unincorp. Areas)	139,737	175,102	15,463	22,260	3,853	1,188	357,603

The layer represents the existing use of land in Crawford County, Wisconsin. It was generated using the 2001 National Land Cover Grid, 2005 NAIP, 2003 WI DOT roads, and the 2000 USGS DRG. While this data is intended to be as accurate as possible, no warranty is made as to the accuracy of the actual current land use.

Developed Areas

There are limited developed areas within the Town of Prairie du Chien. The data presented indicate that there are approximately 172 acres of land area devoted to residential or commercial uses based on the photo interpretation methods used to derive the data. The residential uses are primarily single-family homes that are scattered throughout the Town with more dense residential development near the City of Prairie du Chien. There are several commercial and manufacturing in the Town with most of them located adjacent to the City of Prairie du Chien.

Undeveloped Areas

The agricultural uses present in the Town primarily consist of cropland, grazing/pasture, and livestock related facilities/activities. Crops significant to the area are corn, alfalfa, and soybeans.

Town of Prairie du Chien Comprehensive Plan 2010-2030, Land Use

A large percentage of the Town's landscape is forested (49%). Forested lands support apple orchards, timber related businesses and numerous recreational uses.

Floodplain and Wetlands

Flooding historically has impacted the Town of Prairie du Chien. Map 2.2 illustrates the Flood prone areas in Town based on information from the Federal Emergency Management Agency.

Wetlands are an important resource as they act as natural pollution filters making lakes and streams cleaner. They are also valuable as groundwater discharge/recharge areas and help retain floodwaters. The majority of wetlands in the Town can be found along the Mississippi River. Wetland maps are available for viewing at the Crawford County Zoning Department. Potential wetland areas can be viewed online using the Wisconsin Department of Natural Resources Surface Water Data Viewer.

Existing Ordinances

The Town of Prairie du Chien is one of the few Towns in Crawford County that has adopted Comprehensive Zoning (2002). The Town is currently in the process of codifying its ordinances. In addition to comprehensive zoning the Town has adopted the following ordinances: Rules, Regulations, and Specifications For the Construction and/or Acceptance of Public and Private Roads, Sludge Storage, Transportation & Disposal Within the Town, Fees For Fire Calls, Parking Restrictions in Town, Prohibiting Issuance of Alcohol Beverage Licenses For Nonpayment of Taxes, Assessments and Claims, Regulation of Holding Tanks and Fees/Charges For Holding Tank Agreements, Utility District No. 2 An Ordinance Enacting a User Charge System and Regulating the Use of Public Sewers and Drains Within the Utility District, Joint Action Emergency Government Ordinance Between the County of Crawford and Municipalities, Regulate Water Traffic and Boating on Selected Lakes and Sloughs, Establishing a Monthly Parking Permit Fee For Mobile Homes and Regulating Mobile Home Parks, Prohibiting Driving of Motor Vehicles in Excess of Posted Speed Restrictions on Ambro Road, Register Tax Exempt Property, Providing For Animal Control, Prohibiting the Blowing of Train or Locomotive Whistles and Horns, Establishing Speed and Weight Restrictions on Cliffwood Drive, Regulating the Placement of Garbage and Trash Receptacles Within the Town, Establishing Speed and Weight Restrictions on Ambro Road and Meadow Lane, and the Wisconsin Uniform Dwelling Code.

Crawford County enforces the following ordinances: Non-metallic Mining Reclamation, Licensing Livestock Facilities, Telecommunications Regulations and Standards, Sanitary Code, Shoreland-Wetland Zoning, Highway Setback Line and Roadside Regulations, Subdivision and Platting, and the Floodplain Zoning Ordinance.

Analysis of Trends in the Supply, Demand and Price of the Land

The following table 2.02 illustrates property assessments in acreage by land use categories for the Town of Prairie du Chien for 2009. This data is based on assessment information reported to the State from the local unit of government. It is important to keep in mind that the acreages are based on guidelines and definitions that assessors must adhere to. The guidelines and definitions might differentiate land uses differently than a resident's common view of a property or location. The 2009 categories are as follows: Residential, Commercial, Manufacturing, Agricultural, Undeveloped, Agricultural/Product Forest, Other and Totals.

Table 2.02 Land Use Property Assessment Inventory – Town of Prairie du Chien

Land Type	Acres	Percent of Land Use
Residential	289	1.6
Commercial	274	1.5
Manufacturing	17	.1
Agricultural	13,558	76.2
Undeveloped/Other	901	5.2
Forest/Ag Forest	2,605	14.6
Other (public land, etc.)	150	.8
Total	17,794	100

Source: Wisconsin Department of Revenue, Bureau of Equalization, 2009 Statement of Assessments



Commercial property in the Town

Assessment Data

As Table 2.02 and illustrate, the majority of the Town of Prairie du Chien is rural/agricultural land, over 90% 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. Residential, commercial and manufacturing properties are the most other significant land uses in the town at 3.2%.

Land Use Projections

Two sets of residential land use acreage projections the Town of Prairie du Chien (Table 2.03) have been prepared. The first set of projections (not in parenthesis) were created by using housing unit projections from Table 3.03 in Chapter 3 representing ten years of housing start information (1998-2007) from the Crawford County Zoning Department. The second set of projections (in parenthesis) were derived by using housing unit projections from Table 3.01 in Chapter 3 based on decennial census data. In both cases the number of projected housing units were multiplied by 1.5 acres to come up with projected residential land use acres. The calculation assumes that on average residential development in Town of Prairie du Chien will consume 1.5 acres of land. By using housing unit projections from Table 3.03 to calculate future residential acreages, the resulting projections in all likelihood represent the maximum housing growth scenario since the time period from which housing data was taken represented a relatively good economic cycle and many new homes were being constructed. In contrast, the housing unit projections from the census are likely more representative of a lower housing growth scenario.

Commercial/Industrial land use acreage projections are based on the Town of Prairie du Chien's 2007 ratio of commercial/industrial acres to 2007 residential development acres. Acreages from the Wisconsin Department of Revenue "2007 Statement of Assessments" were used in the calculations and projections. Population projections from Table 1.01 in Chapter 1 were used in projecting commercial/industrial land use acreages.

Agricultural/open space land use acreage projections were derived by adding the projected residential development acreage to the projected Industrial/commercial acreage and subtracting that number from total acreage. The sum of residential and industrial land is assumed to decrease the amount of agricultural/open space. The method assumes that future residential, commercial, and industrial uses will use existing agriculture/open space when developed.

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. It is important to point out that factors such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Also, projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

TABLE 2.03 Land Use Projections for the Town of Prairie Du Chien (in Acres)

Towns	2010	2015	2020	2025	2030	Total 2010-2030
Prairie du Chien						
Com./Indust.	3	7	7	7	7	31
Residential	10 (60)	24 (59)	24 (56)	24 (53)	24 (41)	106 (269)
Agriculture/Open	-13 (-63)	-31 (-66)	-31 (-63)	-31 (-60)	-31 (-48)	-137 (-300)

Source: MRRPC 2009

The land use projections in Table 2.03 for the Town illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and industrial uses is projected (31 acres). Residential development will have the greatest impact. As discussed previously, the two projection scenarios likely represent "most case" and "least case" residential development scenarios. It is anticipated that over the 20 year planning period between 106 and 269 acres of land will be used for residential development in the Town.

Existing and Potential Land Use Conflicts

Wisconsin's Comprehensive Planning Law requires that existing and potential land use conflicts be identified as part of the planning process. Land use conflicts identified by the Town of Prairie du Chien during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- development pressure around the City of Prairie du Chien (annexation, etc.)

The Town of Prairie du Chien believes that existing and potential land use conflicts listed can be managed through the comprehensive planning process and continued open communication with affected parties. It is understood that there are no easy solutions and never will all parties be satisfied, but with continued communication and information/education to affected parties a better understanding of the issues will be achieved and the possibility of amicable solutions.

Opportunities for Redevelopment

Opportunities for redevelopment were analyzed as part of the planning process. Based on the rural nature of the Town and lack of historical development there were no sites identified for redevelopment opportunities.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR LAND USE

Land Use Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Preserve “prime “ farmland and the “right to farm”.

- a. Define prime farmland for the Town of Prairie du Chien.
One of the desires expressed by residents in the planning process was to preserve prime farmland. In order to preserve prime farmland, it is important to define it in the context of the Town of Prairie du Chien. The Town of Prairie du Chien Plan Commission defined prime farmland as land that is pastured or tillable.
- b. Support the right to farm and do not restrict this activity by undue ordinances controlling noise, odor, livestock, and other normal factors associated with farming provided pollution of air and water does not occur.
- c. Identify conservancy organizations and make information available to landowners regarding land preservation options available through land conservancy organizations.
- d. In evaluating residential development proposals direct new non-farm development to sites that do not adversely affect the operation of agricultural working lands.

Goal II ■ Maintain agricultural use as the continuing predominant land use in the town.

- a. Agriculture will be permitted in any part of the Town where it is clearly compatible with surrounding uses. Agriculture as the principal and continuing land use will be encouraged along and on either side of the STH 27 ridge northerly from Forst Road to the Town line, westerly on the broad ridge and slopes extending along Limery Road, and easterly along Irish Ridge to the east Town line, including Bouska and South Ridge Roads. In addition, agriculture, forestry, and outdoor recreational uses will be encouraged along Mill Coulee Road, the westerly facing slopes along STH 35 north of Limery Road, and the northeastern part of the Town, including Gran Grae, Wachuta, and Bouska Roads.
- b. Continue enforcement of the Town of Prairie du Chien’s zoning ordinance to ensure agricultural areas in the Town are protected from encroachment from competing uses.

Goal III ■ Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, cultural, etc.) in the Town of Prairie du Chien.

- a. Guide commercial, industrial, and high density residential uses to or adjacent to the City of Prairie du Chien to maximize use of the existing Town sanitary sewer facilities and reduce land development pressure on rural lands by encouraging residential or commercial development on the area west of STH 35 and east of CTH K.
- b. Residential use will be considered and accommodated in a strip along the east side of STH 35 and in the southwest part of the Town accessed by STH 27 easterly to Forst Road, and Cliffwood Road to its extended easterly terminus. The Great River Road scenic easement will be considered when placing development along STH 35.
- c. 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 Prairie du Chien determine the development threshold at which a community impact analysis will be required.

- d. 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 described in this planning element.

Land Use Districts

The land use classification system has been prepared as a general guide to define in more detail the type of land use that will be permitted in various parts of the Town. The land use classification system was utilized in the Town's previous plan and proved to be an effective way to manage land uses.

- **General Agricultural (GA)** - This land use classification addresses the need to maintain agricultural lands and accommodate natural resource based recreation enterprises and natural resource/agricultural based businesses requiring spacious areas to operate. Minimum lot size of 20 acres is recommended.
- **Estate Residential (ER)** - This land use addresses the need to provide for large lot single-family home developments which are popular with a segment of the real estate buying market. These larger lots provide more land area for natural vegetative cover and in combination with the Region's natural hilly terrain can create a visually attractive residential area. These larger lots, if building, driveway, and road construction is done wisely, can help reduce runoff that is a concern in developing areas and helps reduce the need for future erosion and flood prevention measures. Lot sizes of 2 acres are recommended.
- **Small Estate Residential (SER)** - this land use classification addresses the need to provide for single-family home developments on lots that are smaller than Estate Residential but larger than the higher density single family residential developments. With well designed building placement and landscaping this classification can approach many of the desirable attributes of larger lot sizes, but accomplish this with more efficient use of the land resource. This can be a transition area between sewer and unsewered areas. Minimum lot size recommended is one acre.
- **Residential R20** - this land use classification addresses the need to provide higher density home developments. This classification is usually used in urbanizing areas or in or near existing urban communities. The recommended lot size of 20,000 square feet meets the minimum state requirements for on-site wastewater disposal.
- **Residential High Density (RHD)** - This classification addresses the need to provide for high density or multi-family forms of housing such as apartments, duplexes on smaller lots, town houses, and manufactured home parks. These areas are most appropriate in existing communities and urbanizing areas where there is an existing concentration of residential uses. Lot sizes will vary depending upon the number of dwelling units and availability of public sewer.
- **Residential Small Lots (RSL)** - This classification addresses the need to provide for housing on lots served by public sewer and water. The minimum lot size recommended for this district is 4,500 square feet. These areas are most appropriate in existing communities and urbanizing areas where there is an existing concentration of residential uses.
- **Residential Small Lots-Ambro (RSL-A)** - This classification addresses the need to provide for housing and recreational housing on lots served by public sewer and water. The minimum lot size recommended for this district is 4,500 square feet. These areas are most appropriate in existing communities and urbanizing areas where there is an existing concentration of residential uses.
- **Mixed Commercial (MC)** - This land use classification addresses the need to provide for less intensive commercial and mixed-use developments to accommodate those areas with an existing desirable mixture of uses

or to accommodate areas where such a mixture may be desired. These areas will be typically located in or near to established communities. This classification is also designed for nodes of developments in rural areas where light concentrations of commercial mixed uses are present. Lot sizes of at least 20,000 square feet are recommended for new lots.

- **Industrial (I)**. This land use classification addresses the need to provide for heavy manufacturing or other existing uses that generate similar affects. It is recommended and preferred that all future manufacturing facilities be located within or near urban areas or communities where a full range of public facilities can be provided and a work force and inputs for manufacturing are more readily available. Lot sizes of 1 1/2 acres or more are recommended.
- **Environmental Features (EF)**. This land use classification addresses the need to maintain our rich natural resource base and living environment. Environmental features include floodplains, steep slopes, woodlands, wetlands, lakes, streams, significant geologic formations and cultural sites. Development of these areas are to be discouraged but not totally prohibited except for those features where federal, state, and local laws call for such prohibition. Floodplains, wooded upland slopes and the ridge and bluff tops of the Coulee Region are environmental features that so well define the landscape of the area that attract people to live and visit here. Development of these areas should be done sparingly so these key environmental features can be maintained for future generations. Development on slopes of greater than 20% is strongly discouraged.

Town of Prairie du Chien Land Use Map

In the preparation of the land use map (Map 2.3) the existing land uses, previous land use map, soils and topography were considered. The land use map attempts to create a vision of development for the Town of Prairie du Chien 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.

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

The land use map for the Town of Prairie du Chien utilizes ten land use districts. The majority of the Town is designated as General Agriculture. This designation best reflects the existing development patterns in the town and the desire of the Town to preserve agriculture. Selected areas in the along Mill Coulee Road, Old Country Lane and State Highway 27 have been designated as Estate Residential which accommodates rural housing development.

Closer to what is referred to as the "Valley" portion of the Town, which consists primarily of land in the Town that is located between the Mississippi River and the Mississippi River bluffs, land uses consisting of more dense development are recommended. Properties along Cliffwood Drive have been designated as Small Estate Residential with lots recommended to be a minimum of one acre. Properties adjacent to the City of Prairie du Chien and west of State Highway 35 are designated for Industrial, Residential High Density and Mixed Commercial uses. Numerous properties adjacent to County Road K in sections 7, 12, and 13 have been designated as Mixed Commercial to provide an adequate area for business development in the Town. The Ambro area has been designated "Residential Small Lots - Ambro Area" to accommodate small lot recreation residential development.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below are the Comprehensive Planning Goals described in State Statute that are related to the Land Use Element. Following each goal is a discussion how they were addressed during the planning process.

Town of Prairie du Chien Comprehensive Plan 2010-2030, Land Use

Balance individual property rights with community interests and goals.

This goal was addressed in the planning process through the creation and adoption of a Public Participation Plan which detailed activities to gain public input through public meetings, public surveys and general public awareness of the planning process.

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

In the preparation of the plan this goal was reviewed by the Town of Prairie du Chien 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.

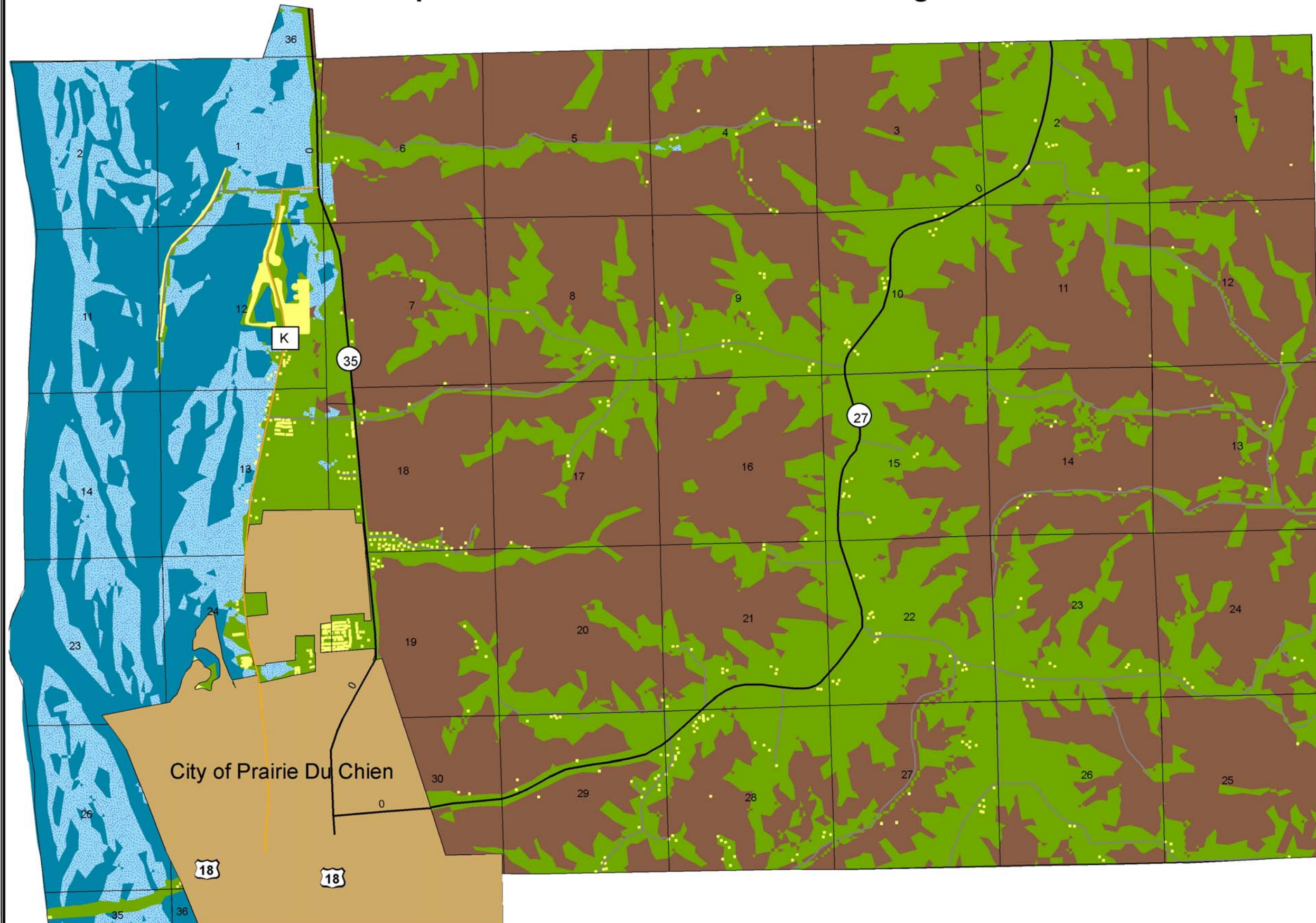
Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

The goal was met by encouraging cluster/conservation subdivisions for residential developments, focusing development near the City of Prairie du Chien (potential public sewer and water availability).

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

This goal is addressed by utilizing various land use districts that encourage the preservation of agricultural land and promote the use of conservation subdivisions.

Map 2.1 Town of Prarie Du Chien Existing Land Use



Legend

Municipalities

- City of Prairie Du Chien

Existing Land Uses (Acres)

- Agriculture - 7,291 acres
- Developed - 172 acres
- Forest - 11,318 acres
- Transportation - 2,546 acres
- Water - 1,703 acres
- Wetland - 209 acres

Highways

- US Highway
- County Highway
- State Highway

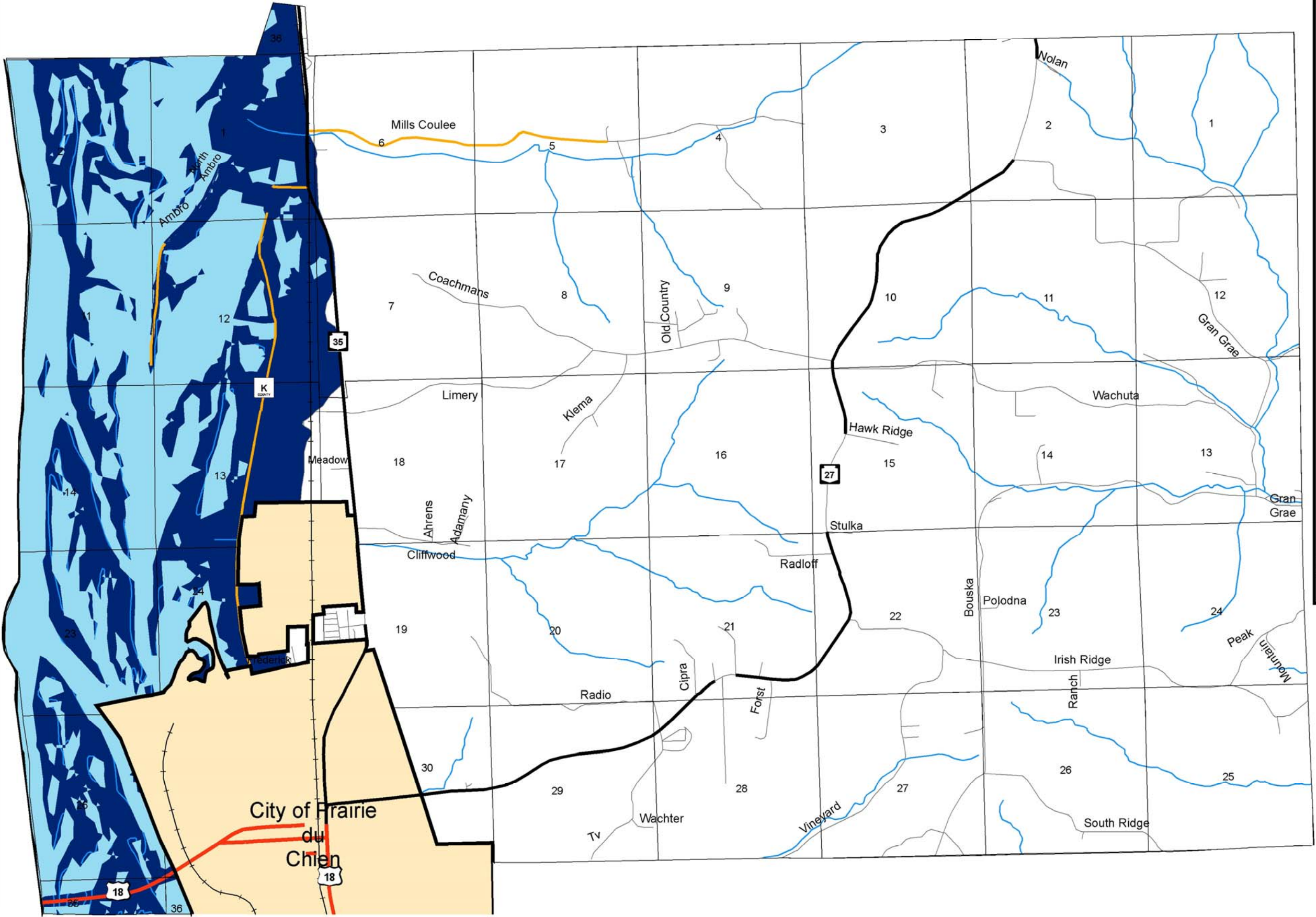


0 0.25 0.5 Miles



Map prepared by the Mississippi River Regional Planning Commission with information received from UW-Extension Center for Land Use Education

Map 2.2 Town of Prairie Du Chien FEMA Floodplain Areas



Legend

Roads

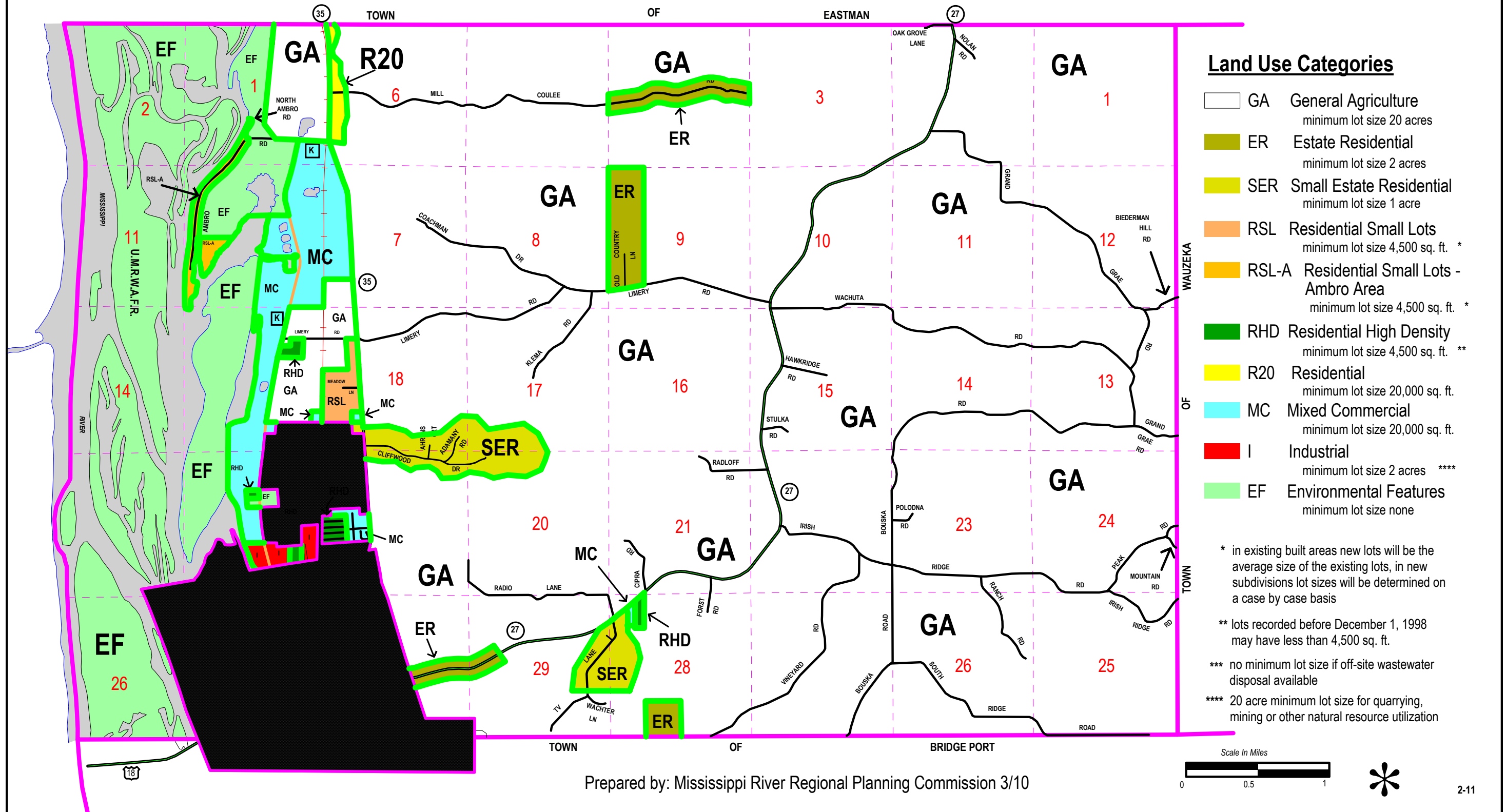
- U.S. Highways
- State Highways
- County Roads
- Private Roads
- Railroads

Water

- Open Water
- Rivers and Streams
- FEMA Flood Prone Areas
- City/Village Limit

Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission December 2009

MAP 2.3 TOWN OF PRAIRIE DU CHIEN, CRAWFORD COUNTY PROPOSED PRINCIPAL LANDUSES 2010 - 2030



3. Housing

Housing influences the Town's landscape and governmental services more than any other land use. Where people live impacts transportation, community services, and the local economy. This chapter analyzes the condition of housing and housing issues in the Town. In addition, this chapter addresses goals and strategies relating to housing.

HOUSING EXISTING CONDITIONS AND RESOURCES

Housing Trends and Projections

Table 3.01 below shows housing trends through the decennial censuses of 1970, 1980, 1990 and 2000. The Town of Prairie du Chien's housing stock has increased 280% since 1970. The decade of 1970 through 1980 was the highest growth period recorded with housing stock in the Town increasing 109%. In consecutive decades growth slowed. The housing unit projections in Table 3.01 below were derived using the projected population estimates in Table 1.01, and dividing them by the average number of people per housing unit for each local unit of government as of the 2000 census, Table 3.02. Using this projection technique, the Town's population is expected to supersede growth rates of the County and State. Based on this rate of growth, in 2030 the County will have 1,055 housing units; an increase of 157 from 2008. These projections indicate a slower growth in housing than during the decennial census years of 1970-2000. This technique likely creates a lower housing projection because it doesn't take into consideration secondary or recreational home construction.

Table 3.01 T. Prairie du Chien, Surrounding Municipalities, County, State & Nation Housing Trends & Projections 2010-2030

Total Housing Units								Hsg Est	Housing Projections					
	1970	1980	1990	2000	% chg 70-80	% chg 90-00	% chg 70-00	2008 Hsg Est.	Prj. Hsg 2010	Prj. Hsg 2015	Prj. Hsg 2020	Prj. Hsg 2025	Prj. Hsg 2030	% chg 08-30
T Bridgeport	119	242	294	380	103.4	29.3	219.3	409	423	446	469	489	506	23.7
T Eastman	210	369	407	475	75.7	16.7	126.2	482	475	474	473	470	464	-3.7
T PDC	223	466	699	848	109.0	21.3	280.3	898	913	954	992	1,028	1,055	17.6
T Wauzeka	97	141	150	174	45.4	16.0	79.4	166	162	155	147	140	131	-20.8
Prairie du Chien	1,894	2,297	2,394	2,564	21.3	7.1	35.4	2,576	2,578	2,589	2,595	2,594	2,578	0.1
Crawford Co.	5,207	6,770	7,315	8,480	30.0	15.9	62.9	8,670	8,696	8,798	8,885	8,942	8,943	3.1
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	26.6	12.9	57.7	2,455,920	2,497,989	2,591,485	2,684,262	2,765,658	2,830,691	15.3
United States	68,704,315	88,410,627	102,263,678	115,904,641	28.7	13.3	68.7	NA	NA	NA	NA	NA	NA	NA

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

Table 3.02 Avg. No. People per Household

	2000 Census Population	2000 Census Housing Units	Avg No. People per Housing Unit
T Bridgeport	946	380	2.5
T Eastman	790	475	1.7
T Prairie du Chien	1,076	848	1.3
T Wauzeka	369	174	2.1
C Prairie du Chien	6,018	2,564	2.3
Crawford County	17,243	8,480	2.0
State of Wis.	5,363,715	2,321,144	2.3
United States	281,421,906	115,904,641	2.4

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



A housing subdivision in the Town

Town of Prairie du Chien Comprehensive Plan 2010-2030, Housing

Another housing unit projection technique is illustrated in Table 3.03. These projections were prepared using County residential building permit trends from 1998-2007. The projection shows an increase of 74 residential units in the Town of Prairie du Chien through 2030. Crawford County projections show an increase of 1,495 units during this period. Within an incorporated municipality only residences not connecting to the municipal sewer system are required to file for a sanitary sewer permit with the County.

Table 3.03 T. of Prairie du Chien, Surrounding Municipalities & County Housing Unit Projections 2010-2030

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	New Resid 98-07	10 yr avg	Prj New Hsg 2010	Prj New Hsg 2015	Prj New Hsg 2020	Prj New Hsg 2025	Prj New Hsg 2030	Total Proj New Hsg
T Bridgeport	8	4	8	2	1	5	4	7	2	1	42	4.2	13	21	21	21	21	97
T Eastman	12	10	3	7	4	11	7	4	5	4	67	6.7	20	34	34	34	34	154
T Prairie du Chien	5	4	5	5	1	3	5	4	0	0	32	3.2	10	16	16	16	16	74
T Wauzeka	3	3	5	4	1	4	0	1	4	4	29	2.9	9	15	15	15	15	67
C Prairie du Chien	2	0	0	0	1	0	0	0	5	5	13	1.3	4	7	7	7	7	30
County Total	74	53	62	63	55	84	78	77	54	50	650	65	195	325	325	325	325	1495

The above housing unit projections are based on housing building permits received by the County Zoning Administrator from 1998 through 2007. The vast majority of these permits were issued in the unincorporated towns where the County Zoning Administrator

Source: Crawford County Zoning Department

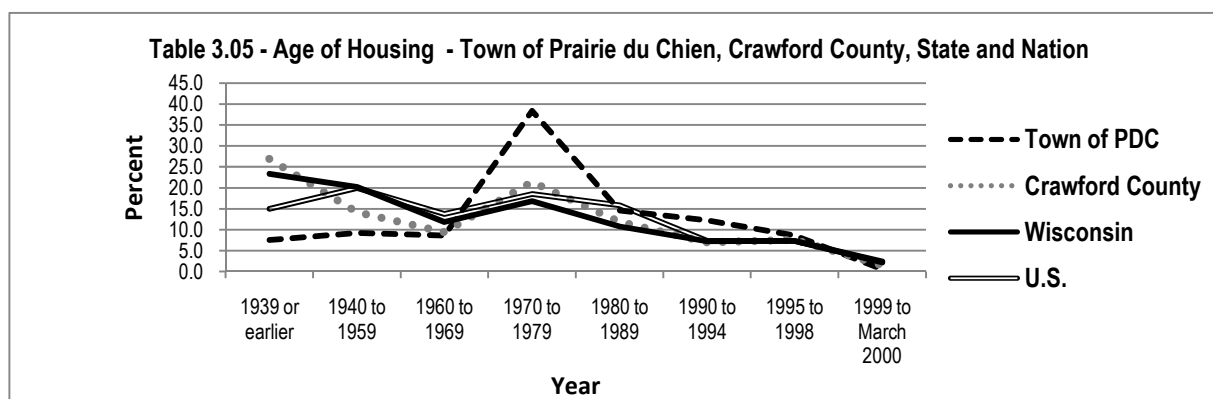
Age of Housing

Table 3.04 provides information on the age of housing in the Town, neighboring municipalities, County, State and Nation. As of the 2000 Census, only 7.6% of the Town's residential structures occurred prior to 1939 as compared to the County (27%), State (23%) and Nation (15%). The decade of 1970 through 1979 was a period where the Town saw the greatest amount of residential growth. During this period 320 structures or 38% of the Town's residential structures were added. From 1980 to March 2000, another 301 structures were added to the Town's housing base. The age of the Town's residential structures is newer than the County, State and Nation. Table 3.05 shows a peak in residential structures occurred in the Town from 1970 through 1979.

Table 3.04 Age of Residential Structures - Crawford County, State of Wis. & Nation

	1939 or earlier	%	1940 to 1959	%	1960 to 1969	%	1970 to 1979	%	1980 to 1989	%	1990 to 1994	%	1995 to 1998	%	1999 to March 2000	%
T Bridgeport	44	11.8	24	6.4	21	5.6	102	27.3	53	14.2	56	15.0	64	17.2	9	2.4
T Eastman	90	18.2	69	13.9	92	18.6	127	25.7	25	5.1	35	7.1	45	9.1	12	2.4
T Prairie du Chien	63	7.6	77	9.2	72	8.6	320	38.4	122	14.6	102	12.2	72	8.6	5	0.6
T Wauzeka	67	37.9	17	9.6	18	10.2	15	8.5	30	16.9	18	10.2	12	6.8	0	0.0
C Prairie du Chien	659	25.6	577	22.4	268	10.4	545	21.1	270	10.5	95	3.7	158	6.1	7	0.3
Crawford Co.	2288	27.0	1208	14.2	798	9.4	1816	21.4	1009	11.9	589	6.9	643	7.6	129	1.5
State of WI	543164	23.4	470862	20.3	276188	11.9	391349	16.9	249789	10.8	168838	7.3	170219	7.3	50735	2.2
United States	17380053	15.0	23145917	20.0	15911903	13.7	21438863	18.5	18326847	15.8	8467008	7.3	8478975	7.3	2755075	2.4

Source: U.S. Bureau of Census - 2000, Summary File 3



Type of Housing Structure

Table 3.06 provides information on the type of housing structures for the Town of Prairie du Chien, surrounding municipalities, Crawford County, State of Wisconsin and the U.S. As of the 2000 Census over 58% of the Town's housing stock was mobile homes and 40% was one unit detached units. There were no multi-family units located in the Town. This high percentage of mobile home units can be attributed to the recreational use of such structures along the Mississippi River, in particular the "Ambro Area".

Table 3.06 Housing Units by Type - Town of Prairie du Chien, Surrounding Municipalities, Crawford County, State and Nation

	1 Unit detached	%	1 unit attached	%	2 units	%	3 or 4 units	%	5-9 units	%	10-19 units	%	20 or more units	%	Mobile Home	%	Other	%	Total
T Bridgeport	277	74.3	3	0.8	2	0.5	2	0.5	0	0.0	0	0.0	0	0.0	89	23.9	0	0.0	373
T Eastman	294	59.4	0	0.0	2	0.4	0	0.0	0	0.0	0	0.0	0	0.0	197	39.8	2	0.4	495
T Prairie du Chien	324	38.9	0	0.0	8	1.0	0	0.0	0	0.0	0	0.0	0	0.0	484	58.1	17	2.0	833
T Wauzeka	155	87.6	3	1.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	17	9.6	2	1.1	177
C Prairie du Chien	1760	68.2	66	2.6	156	6.0	44	1.7	151	5.9	115	4.5	145	5.6	142	5.5	0	0.0	2579
Crawford Co.	5759	67.9	98	1.2	239	2.8	82	1.0	194	2.3	178	2.1	145	1.7	1716	20.2	69	0.8	8480
State of WI	1531612	66.0	77795	3.4	190889	8.2	91047	3.9	106680	4.6	75456	3.3	143497	6.2	101465	4.4	2703	0.1	2321144
United States	69865957	60.3	6447453	5.6	4995350	4.3	5494280	4.7	5414988	4.7	4636717	4.0	10008058	8.6	8779228	7.6	262610	0.2	115904641

Source: U.S. Bureau of Census 2000, Summary File 3

Value of Housing

The median value of a home in the Town of Prairie du Chien was \$110,100 in 2000 as compared to Crawford County \$75,100, State of Wisconsin \$112,200 and the Nation \$119,000 (See Table 3.07). During the decade of 1990-2000 the median value of owner occupied housing in the Town increased by 76.7% compared to Crawford County (75.1%), Wisconsin (79.5%) and United States (51.2%).

Table 3.07 Median Value of Owner Occupied Units

	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
T Bridgeport	50,800	61,500	121,500	21.1	97.6
T Eastman	46,000	47,500	82,700	3.3	74.1
T Prairie du Chien	44,600	62,300	110,100	39.7	76.7
T Wauzeka	45,000	47,500	86,700	5.6	82.5
C Prairie du Chien	35,800	47,000	80,500	31.3	71.3
Crawford Co.	32,800	42,900	75,100	30.8	75.1
State of Wis.	48,600	62,500	112,200	28.6	79.5
United States	47,300	79,100	119,600	67.2	51.2

Source: U.S. Bureau of the Census

Occupancy Characteristics and Vacancy Rates

Table 3.08 illustrates housing unit occupancy characteristics and vacancy rates for the Town of Prairie du Chien, surrounding municipalities, Crawford County, the State, and Nation. As of the 2000 Census, 51.2% of the housing were occupied in the Town while 48.8% of housing units were vacant. Once again seasonal housing associated with recreational uses along the Mississippi account for the high vacancy rate. The Town's vacancy rate was significantly higher than the County, State and National rates of 21.3%, 10.2% and U.S. 9.0%. An explanation of the high number of vacant housing is that the vacancy rate includes seasonal use, and recreational and occasional unit units. The Town also has a lower number of renter occupied units (8%) as compared to the County (18.3%, State (28.4%) and Nation (30.8%). The Town reported a homeowner vacancy rate of 1.6% as of the 2000 Census. This figure was lower than the County and National rates. The Town had a rental vacancy rate of (6.8%) as compared to the County, State and National rates of 8.7%, 5.6% and 6.8% respectively. The housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent.

Table 3.08 Housing Occupancy Characteristics

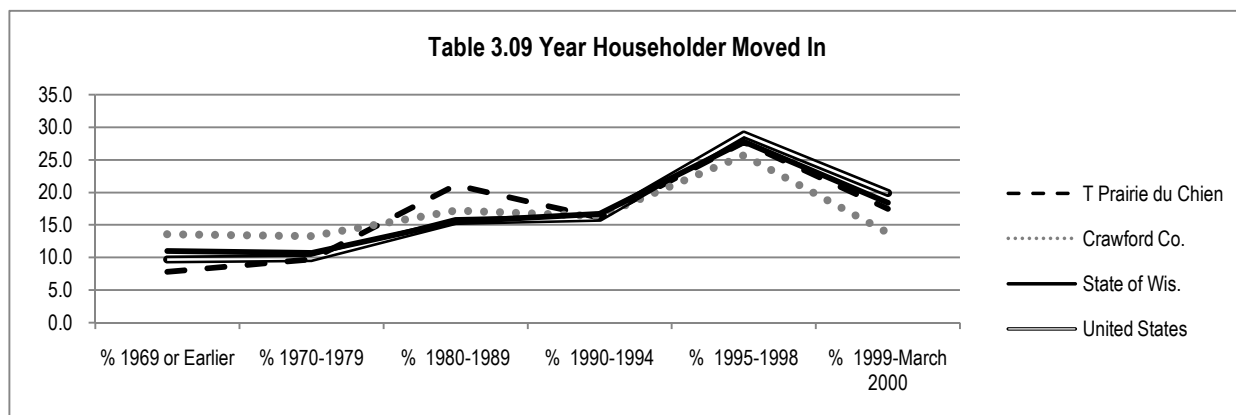
	2000 Total Housing Units	2000 Owner Occupied Hsing Units	% Owner Occupied Housing Units	2000 Renter Occupied Hsing Units	% Renter Occupied Hsing Units	Total Occupied Hsing Units	% Occupied Housing Units	2000 Vacant Housing Units	% Vacant Occupied Hsing Units	Homeowner Vacancy Rate %	Renter Vacancy Rate %
T Bridgeport	380	324	85.3	22	5.8	346	91.1	34	8.9	0.6	24.1
T Eastman	475	243	51.2	44	9.3	287	60.4	188	39.6	2.0	4.3
T Prairie du Chien	848	366	43.2	68	8.0	434	51.2	414	48.8	1.6	6.8
T Wauzeka	174	119	68.4	21	12.1	140	80.5	34	19.5	2.5	16.0
C Prairie du Chien	2,564	1,583	61.7	793	30.9	2,376	92.7	188	7.3	2.8	7.4
Crawford County	8,480	5,125	60.4	1,552	18.3	6,677	78.7	1,803	21.3	2.8	8.7
State of Wis.	2,321,144	1,426,361	61.5	658,183	28.4	2,084,544	89.8	236,600	10.2	1.2	5.6
United States	115,904,641	69,815,753	60.2	35,664,348	30.8	105,480,101	91.0	10,424,540	9.0	1.7	6.8

Source: U.S. Bureau of Census, 2000 Summary File 1

Note: Vacant Housing Units include seasonal, recreational and occasional use units

Year Householder Moved In

Table 3.09 below shows the year householders moved in. The Town of Prairie du Chien follows the trends of the State and Nation with the exception of the 1980-1989 period when the Town recorded 20% of householders moving in as compared to the County, State, and Nation who recorded 17.2%, 15.5% and 15.6% respectively. Crawford County's recorded higher percentages of householders moving in from 1969 through 1994 and in 1995 those figures began to decline.



Affordability of Housing

Table 3.10 illustrates the affordability of housing in the Town of Prairie du Chien, surrounding municipalities, Crawford County, the State and Nation. As of the 2000 Census, about 13% of Town residents spent more than 30% of their incomes on their housing units. This was a lower percentage than the County, State and Nation. Table 3.11 portrays renter occupied units and percent of income spent on such units by Town residents and the County, State and Nation. About 15% of Town residents spend 30% or more on their renter occupied units as compared to the County (22.8%), State (32.3%) and Nation (36.8%).

Table 3.10 Percent of Income Spent on Owner Occupied Units, 2000

	Total Owner Occupied Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
T Bridgeport	212	41.0	46.7	12.3	0
T Eastman	82	36.6	44.0	17.0	2.4
T Prairie du Chien	119	44.5	42.0	13.5	0
T Wauzeka	34	32.4	44.1	17.6	5.9
C Prairie du Chien	1410	49.6	35.8	13.7	0.9
Crawford Co.	3045	46.0	37.2	16.0	0.8
State of WI	1122467	36.8	45.0	17.8	0.4
United States	55212108	36.5	40.8	21.8	0.8

Source: U.S. Bureau of Census, 2000

Table 3.11 Percent of Income Spent on Renter Occupied Units, 2000

	Occupied Rental Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
T Bridgeport	26	23.1	46.2	7.7	23.1
T Eastman	21	28.6	28.5	19.0	23.8
T Prairie du Chien	67	50.7	34.3	14.9	0
T Wauzeka	7	28.6	0	28.6	42.9
C Prairie du Chien	779	29.3	38.5	26.8	5.4
Crawford Co.	1,378	29.6	37.1	22.8	10.5
State of WI	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: U.S. Bureau of Census, 2000

Housing Wage

In 2008 the Joint Center for Housing Studies of Harvard University published a report entitled "The State of the Nation's Housing 2008". The report looks at housing challenges in the Nation, and identifies eroding affordability as a major problem. Crawford County was listed in the report as having a housing wage range of \$9.48 to \$11.69 per hour. The definition of housing wage is the hourly wage needed to afford a two-bedroom apartment at Fair Market Rent, paying 30% of pre-tax income and working 40 hours a week for 50 weeks. The federal minimum wage is currently \$6.55 per hour. The report also stated that nowhere in the Nation does a full-time minimum-wage job cover the cost of a modest two-bedroom rental at 30% of income. Table 3.11 shows that that 22.8% of households renting as of the 2000 Census were spending 30% or more for housing costs. The economic downturn that became evident in 2008 will only exacerbate housing affordability as many residents deal with stagnant incomes or lost employment.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR HOUSING

Housing Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Encourage the development of housing that is compatible with the Town's rural setting and lifestyle.

- a. Input during the planning process supported single-family detached dwellings as the preferred types of future housing.
- b. Residential uses; other than the purposely intended more densely built lots west of STH 35 served by public sewer and the designated area along Cliffwood Drive and western portion of STH 27; will be considered to be secondary to the principal agricultural, forestry, or natural landscape uses, and will be accommodated to those principal uses, rather than vice-versa. Any building construction or land surface alteration anywhere in the Town will be sensitive to the natural environmental constraints.
- c. Multiple family dwellings (*3 or more units in a single building*) will be considered for placement in areas served by municipal sanitary sewer service. Their placement will be regulated to moderate their impact on single-family dwellings, and traffic volumes generated by greater population density.
- d. Residential lot sizes within the area served, or potentially served, by the Town's sanitary sewer system, will be encouraged to be "urban sized", i.e. in the range of 7,500 square feet.
- e. Manufactured homes, "double-wides" and other housing unit options that may be initially trucked to the final building site in a partially assembled form will be considered to be conventional housing units if their completed width is greater than 14 feet, substantial on-site construction or assembly is required, the unit is "built" permanently affixed to a concrete slab or foundation, all wheels or portable dollies are removed, and the structure is permanently piped to an approved drinking water source and sanitary waste water disposal system.
- f. Support activities of the Crawford County Housing Coalition in achieving its long and short-term goals related to the creation of affordable housing.
- g. Promote the use of Best Management Practices and erosion control and stormwater management plans for residential development proposals to minimize potential impacts to waterways and groundwater resources.
- h. Continue enforcement of the State of Wisconsin One and Two Family Building Code

Goal II ■ Encourage cluster housing principles for rural housing developments in the Town of Prairie du Chien.

- a. Lot sizes in parts of the Town not served by a municipal sanitary sewer system will meet the minimum State requirements, but clustering of the structures into a contiguous central location, with common, or otherwise owned contiguous open (non-developed) areas, will be encouraged. These "open" lands can continue to be farmed, or support commercial forestry applications. Minimum lot sizes mandated by the Town will not be excessively larger than the minimums required by State standards for on-site sanitary water disposal. This is intended to avoid unnecessary land area being taken for non-agricultural purposes, and to help keep residential building lots more purchase price affordable. See Appendix 1 on clustered housing options (excerpt from previous plan).

- b. Evaluate development proposals based on their design and location with the purpose of discouraging proposals that promote scattered development.
- c. Encourage housing development patterns that grow out from areas of existing residential development.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below is the Comprehensive Planning Goal described in State Statute that is related to the Housing Element. Following the goal is a discussion how it was addressed during the planning process.

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

This goal is addressed in the plan by supporting activities of the Crawford County Housing Coalition and its efforts to create affordable housing opportunities throughout Crawford County.

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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 help analyze these concerns and improve the efficiency of transportation, this chapter of the plan inventories all the various modes of transportation that exist in the Town and identifies goals and strategies relating to Transportation.

TRANSPORTATION EXISTING CONDITIONS AND RESOURCES

Public Road Inventory

The Town of Prairie du Chien 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 Prairie du Chien by jurisdiction, classification and number of miles. An inventory of Town of Prairie du Chien 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.

The Town of Prairie du Chien maintains 34.67 miles of public road, of which 5.87 miles all are classified as collector roads and 28.80 miles are classified as local roads. Crawford County has 3.24 miles of public road in the Town of Prairie du Chien of which all miles are classified as collector roads. Map 4.1 illustrates the Town of Prairie du Chien Transportation System.

Interstate Highways

There are no interstate highways in the Town of Prairie du Chien or Crawford County. The nearest Interstate Highway is I90 located in La Crosse approximately 60 miles from the Town.

US Highways

There are no US Highways in the Town of Prairie du Chien. U.S. Highway 18 passes within a mile of the Town in the City of Prairie du Chien.

State Highways

State Highway 35

State Highway 35 is functionally classified as a Principal Arterial, which means it "serves corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas greater than 5,000 population". STH 35 also is designated as the Great River Road. This internationally famous designation is part of a ten state, one Canadian province, recognition and designation of the Mississippi River Parkway along both sides of the Mississippi River from Canada to the Gulf. Efforts by the international Mississippi River Parkway Commission and its Wisconsin affiliate chapter are directed at encouraging and coordinating the development of high quality amenities, such as parks, scenic overlooks, and interpretive signs and displays, along the Great River Road.

There is a scenic easement along either side of the Great River Road (STH 35) throughout the Town of Prairie du Chien. This easement was purchased by DOT in the 1960s and extends 300-350 feet outward from the center line of the highway. Within the easement, building construction, land shape alteration, and land use is constrained as defined in the terms of the easement. Development requests within the easement would be reviewed by DOT in conjunction with the Mississippi River Parkway Commission, and negotiated agreements might be considered.

Within the Town of Prairie du Chien the steep bluffs which are close to the Mississippi River in most of Crawford County, and require STH 35 and the Burlington Northern Santa Fe Railroad (BNSF) rights-of-way to almost hang from the side of a wall, are well back from the River and form the "Prairie" of Prairie du Chien. This geographic fact allows STH 35 to take advantage of the less demanding terrain, and to maintain a 6-7 foot shoulder throughout its entire 3.87 mile length in the Town. On the east side of the highway, the south Town/north City limit begins at the intersection of Frederick Street on the west side, north to the Eastman Town line. On the west side of the highway the City boundary extends beyond Frederick Street, then continuing north after a portion of the Town territory on both sides of the highway, resumes again at Cliffhaven Road to just north of Cliffwood Drive which intersects from the east.

State Highway 27

State Highway 27 is functionally classified as a Minor Arterial. Arterials are designated to serve interregional trips and to connect population centers of over 5,000. STH 27 connects the city of Prairie du Chien with Viroqua, Sparta, and Black River Falls among other places. In the Town of Prairie du Chien its 7.2 miles includes 24 foot wide pavement and 5 to 8 foot shoulders with 2 to 5 feet paved. From the City limit to the intersection with Cipra Road South of Cipra Road the pavement width is 36 feet for one mile to the bottom of the hill. This is to accommodate a slow lane for uphill traffic. The pavement was laid in 1994.

County Highways

County Road K

County Road K is the only County Trunk Highway (CTH) in the Town. This Major Collector begins in the City of Prairie du Chien and is marked on Main Street northerly to its connection with STH 35. Pavement width is 24 feet, and the grass shoulders are 3 feet wide.

Table 4.01 illustrates the approximate mileage of State and County Highways in Crawford County.

Table 4.01 Miles of State Highway and County Roads in the Town of Prairie du Chien

Public Roads	Miles
State Highway 35	3.5
State Highway 27	6.5
County Road K	3.2

Town Roads

The Town operates and maintains 34.67 miles of roads. Crawford County has prepared a 911 emergency numbering system which identifies all the structures or farmsteads in the Town. These are related to the current road naming system. Even private roads which have three or more fire numbers are named.

The major Town roads that follow significant topographic features and that have connections at both ends are:

Gran Grae Road	Irish Ridge Road
Bouska Road	Vineyard Road
Wachuta Road	Limery Road

Limery Road and portions of Bouska and Irish Ridge Roads, are classified functionally as "Major Collectors" or Federal Highway Secondary Roads. Roads in this classification "...provide intra-area travel mobility and land access within localized areas. Major collectors are also feeders to the arterial system from places greater than 100 population". All major collectors are potentially eligible for federal highway aids for selected projects.

Other Town roads are dead-end roads accessing off either STH 27 or 35, County K, Limery, Gran Grae, Bouska, or Irish Ridge Roads.

Private Roads

There are numerous private roads throughout the Town of Prairie du Chien. Map 4.2 includes insets of several private road locations. Additional private roads are listed below categorized by the public road they intersect.

Mill Coulee Road

Packerland Drive
Journeys End Lane

Old Country Lane

Wildwood Drive
Weeping Willow Drive

Klema Road

Carriage Circle

Irish Ridge Road

Nature Lane

TV Lane

Wind Walker Lane

Vineyard Coulee

Cypress Lane

State Highway 27

White Bridge Lane
Log House Lane

Road Functional Classification System

A County's road system can be defined by way of a functional hierarchy (Map 4.1 shows road locations), that takes into consideration traffic volume and the road's function, pertaining to how it is utilized by the majority of the public. The purpose of classifying roads is to assist the County in making judicious investment decisions when it comes to maintaining or extending them. Road projects should be based on economics or cost benefit analysis. The more often a road is used the more important it becomes economically to the County. A higher used road having the same deterioration problems as a lower used road should receive reconstruction repair prior to the lower used road. The following is a breakdown of how the roads are categorized.

Arterial Roads - 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. In general average daily traffic counts and speed on these roads would be in the medium range.

Local Roads – provide the lowest level of mobility and provide direct access to collectors and arterials. The main purpose of local roads is to provide access to adjacent land (homes, businesses, etc.).

Table 4.02 illustrates traffic counts on selected public roads in Town of Prairie du Chien from 1993- 2007. The traffic count data available from the Wisconsin Department of Transportation is somewhat inconsistent (as far as collection points) making it difficult to determine significant traffic trends. However, the limited traffic count data shows that traffic volume on selected roads in the town slowly increased over the collection period.

Table 4.02 Traffic Counts

Location	1993	2002	2007
Highway 35 south Town line	3,300	NA	3,400
Highway 27 at south of Town Line	1,800	1,900	NA
Limery Road	320	400	NA

Transportation Inventory

Para Transit Service

Town of Prairie du Chien residents have access to transportation provided through Crawford County Senior Resources. Crawford County Senior Resources has several vehicles available to senior county residents (age 60 and over) for transportation to nutrition sites, medical institutions, and work sites, as well as opportunities for shopping, personal business, and social trips. In 2008, the Crawford County was operating one 14 passenger van used in the northern part of the county; two 12 passenger, wheelchair equipped mini-buses (with wide entrance doors and center aisles); and a 7 passenger, wheelchair equipped mini-van used for Prairie du Chien and the surrounding area. Senior Traveler refers to the four vehicles that Crawford County Senior Resources has to provide. Any adult county resident under age 60 may also ride the Senior Traveler for shopping or medical appointments on “a seat” available basis.

Taxis

Crawford County has one shared ride taxi service, Coulee Cab, that operates in Prairie du Chien. Coulee Cab has four cabs and operates seven days a week. Service is provided from 6:30 a.m. to 11:15 p.m. Monday through Friday and 7:00 a.m. to 10:00 p.m. on the weekend. Taxi service is available to town residents.

Freight Rail Service

The Class One Railroad Burlington Northern Santa Fe (BNSF) follows the western boundary of Crawford County. BNSF freight includes agricultural, consumer, and industrial products, along with coal. The BNSF operates 30,000 route miles in 28 U.S. states. In the Town of Prairie du Chien the Burlington Northern Santa Fe Railroad closely parallels STH 35 for the first mile from the northern Town line, then as STH 35 moves to the east the railroad continues directly into the City of Prairie du Chien 3 miles further south. There are public road grade crossings at CTH K, protected by flashing lights and gates and at Limery Road, also protected by train activated lights and gates. There is also an overpass on Cliffwood Drive. The railroad has switching and side tracks for loading and unloading in the City of Prairie du Chien.



Class One Railroad Burlington Northern Santa Fe (BNSF)

The Wisconsin & Southern Railroad Co. (WSOR), a privately owned and managed regional railroad company operates in southern Crawford County and extends from Prairie du Chien to Wauzeka and on into Grant County to Boscobel. Wisconsin & Southern Railroad is Wisconsin's third largest railroad.

Passenger Rail Service

There is no rail passenger service in Town of Prairie du Chien or Crawford County, however there is daily passenger service (AMTRAK) available in La Crosse, Wisconsin located approximately 60 miles from the Town of Prairie du Chien. 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.

Airports

The Prairie du Chien municipal airport is located 2 miles southeast of the Town of Prairie du Chien. The airport is a basic transport airport. The municipal airport is located on Prairie du Chien's south side and has two runways, one 5,000 feet by 75 feet and the other 4,000 feet by 75 feet. Fuel (including jet fuel), terminal building, and hangers are available at the airport.

The La Crosse Municipal Airport is located approximately 60 miles north of the Town of Prairie du Chien. The La Crosse Municipal Airport is designated as an air carrier/cargo airport designed to accommodate all aircraft and in some cases wide body jets and military transports.

Water Transportation

The Port of Prairie du Chien is located on the Mississippi River. The Town of Prairie du Chien has a harbor that handles cargo such as salt and fertilizer. The City of Prairie du Chien owns docks that can accommodate paddlewheel cruise boats and small excursion boats. Privately owned dock and storage facilities handle the bulk cargo with average annual tonnage at 600,000 metric tons. The Prairie du Chien port has rail access through Burlington Northern-Santa Fe and Wisconsin Southern Railroads. The types of cargo handled at the port include coal, salt, cement, grain and fertilizer. Warehouse space consists of 20,000 square feet covered and 25 acres open with fleet capacity of 30 barges on site. There is 10-ton cargo handling lift equipment available.

Trucking

There are several major truck carriers serving the City of Prairie du Chien, located adjacent to the Town of Prairie du Chien. The truck carriers include numerous local, state, and regional transportation companies.

Pedestrian/Bike Trails

Several bicycle corridors have been identified in Crawford County. Information on these corridors can be found on the Crawford County website at <http://www.crawfordcountymi.com/adventures/bicycle.htm>. Corridors specific to the Town of Prairie du Chien include the Eastman Loop (39 miles) and the Prairie du Chien Loop (22.3 miles).

State and Regional Transportation Plans

The following transportation plans were reviewed as part of the Town of Prairie du Chien 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 City 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" that is scheduled to be completed in 2009-2010 time period. The plan will also 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. The Connections 2030 planning process to date has identified multi-modal corridors throughout the State. In each corridor principal highways have been identified. In Crawford County, U.S. Highway 18 has been designated a principal highway in the "French Fur Trade Corridor" and State Highway 35 and U.S. Highway 61 have been designated as principal highways in the "Mississippi River Corridor". When completed, the multimodal corridors will accomplish these key goals:

- Portray key *Connections 2030* recommendations;
- Prioritize investments; and
- Assist WisDOT Transportation Regions in identifying future segments for more detailed corridor plans.

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. This plan identifies an improvement project to U.S. Highway 18 in southern Prairie du Chien and south of the City as well.

Town of Prairie du Chien Comprehensive Plan 2010-2030, Transportation

Wisconsin DOT Six Year Highway Improvement Program

This plan details all road construction programs in the State between 2008 and 2011. In the Town of Prairie du Chien only one project is scheduled and that is the resurfacing of State Highway 27 between Eastman and the City of Prairie du Chien (2010-2013).

Wisconsin Bicycle Transportation Plan 2020 – December 1998

The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. This plan points portions of State Highways 35, 27, 179 and 171 have been designated in the State Bicycle Plan as State Highway Priority Linkage Routes.

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 more pedestrian travel in road planning. No specific projects are mentioned for Crawford County or other communities. This is a policy plan that encourages pedestrian needs when any mode or facet of transportation planning is being considered as it can reduce road congestion, reduce carbon emissions, improve health, improve the environment, and save public and private transportation funds.

Wisconsin's Great River Road Bicycle Suitability Report – May 2001

This report was prepared by the Mississippi River Regional Planning Commission under contract with the Wisconsin Department of Transportation. It identifies specific deficiencies regarding shoulder widths on the marked Great River Road in Crawford County. This plan illustrates that there are extensive areas on State Highway 35 that have shoulder widths of less than 5 feet making this highway less attractive for bicycling than it would be if 5 foot paved shoulders could be developed. Accordingly the State has this need identified in the Wisconsin Bicycle Transportation Plan 2020 as mentioned above along with other State and U.S. Highway linkage projects in the County.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR TRANSPORTATION

Transportation Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Encourage highway improvements (lane widening) to State Highway 35 the “Great River Road”.

- a. State Highway 35 “The Great River Road” is the primary travel corridor in the Town of Prairie du Chien and Crawford County. It is currently a two lane facility in the Town of Prairie du Chien. Increased development adjacent to the highway in the City and the Town have increased traffic and traffic conflict points (intersections, driveways, etc.) It is recommended that the Town work with the Wisconsin Department of Transportation in evaluating the need for additional traffic lanes or other means to reduce congestion and traffic conflicts.

Goal II ■ Maintain the existing road network and level of service (road condition and road maintenance).

- a. Continue to enforce ordinances which guide and control the type of road access to all residential, institutional, commercial, and industrial properties within the Town. Such regulations stipulate maximum slope of the roadway, maximum and minimum width of the roadway, minimum degree of curvature, and the drainway specifications.
- b. Continue to require a level of accessibility on all private access roads and drives sufficient to accommodate emergency response vehicles of the type reasonably used in the area served.
- c. It is recommended that the Town of Prairie du Chien formalize “road maintenance sharing agreements” with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.
- d. Continue to support County transportation programs that provide transportation options for the elderly and disabled. Specifically, the Crawford County mini-bus and volunteer driver programs that provide a needed service to elderly and/or disabled residents.

Goal III ■ Promote an organized, well developed transportation system in the Town and encourage pedestrian/bicycle facilities (bike/ped. lanes/trails).

- a. Construct an access road between the westerly extension of Cliffwood Road west of STH 35 in the City of Prairie du Chien north to Limery Road, east of and adjacent and parallel to the Burlington Northern Santa Fe (BNSF) railroad right-of-way. This will service residential development between Cliffwood and Limery Roads without requiring additional access points on to STH 35.
- b. Strive to have all Town roads paved with asphalt or seal coat in the next 6 to 10 years to maintain the best and safest roads possible.
- 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.
- d. New Town roads, or any private roadway offered to the Town for acceptance on the Town road system, shall not exceed a maximum grade of 11 percent and shall have a slope not to exceed 4.5 percent for 100 feet with any intersection with another public road, where the subject road enters the intersection in a downward direction, and not to exceed 2 percent incline up to another public road for a distance of 50 feet where the subject road enters the intersection in an upward direction.

Town of Prairie du Chien Comprehensive Plan 2010-2030, Transportation

- e. Review development proposals to ensure public roads provide sufficient access/turn arounds for emergency vehicles, school buses, etc.
- f. When feasible discourage the use of cul de sacs in new developments. Encourage transportation systems that provide multiple ingress/egress points or through streets.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

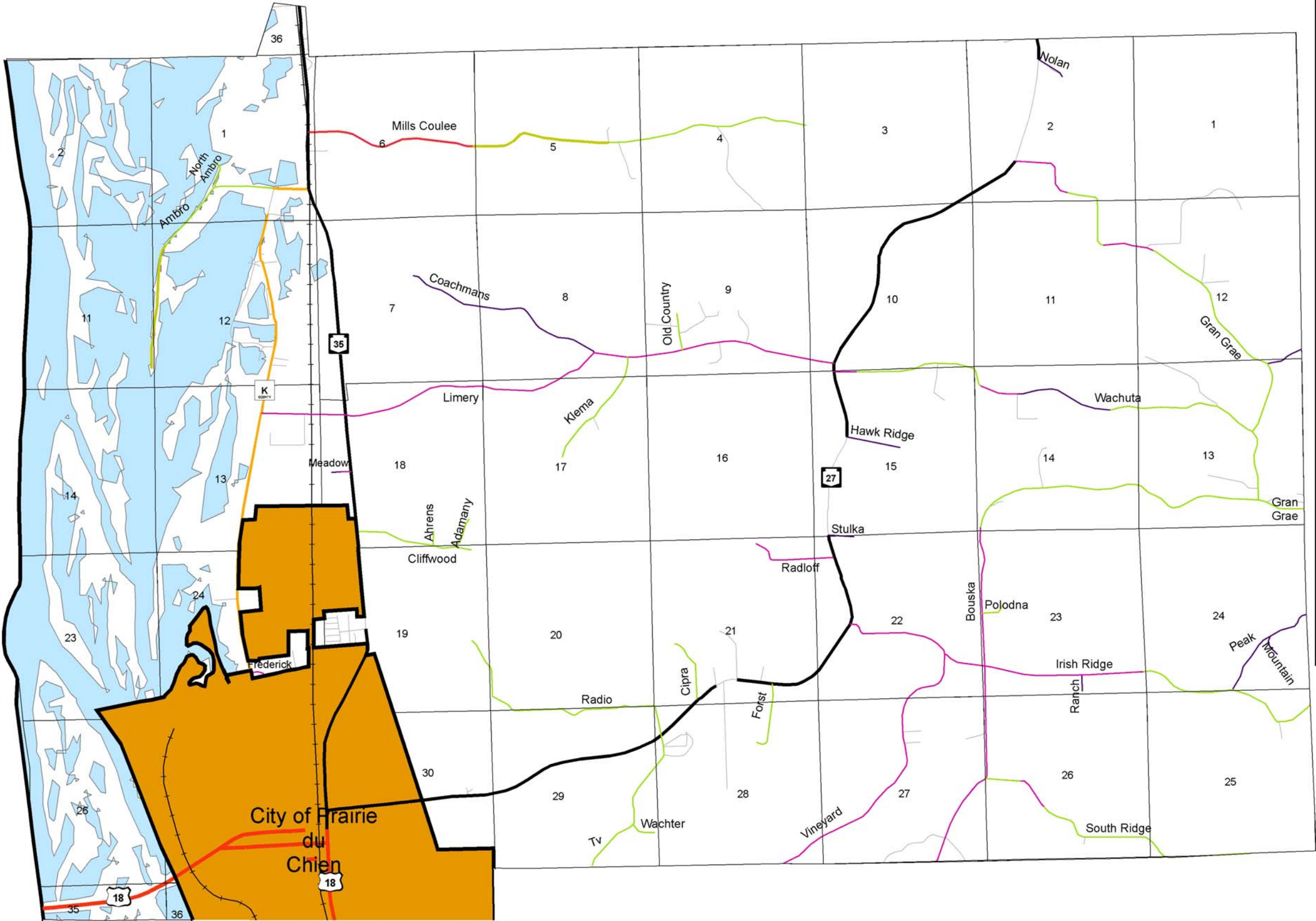
Listed below are the Comprehensive Planning Goals described in State Statute that are related to the Transportation Element. Following the goals is a discussion how they were addressed during the planning process.

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.

Encouragement of neighborhood designs that support a range of transportation choices.

Both of these goals were addressed in the recommendations of the Transportation Element. The plan recommends that proposed developments be encouraged/required to be designed sensitive to the needs of bicyclists, pedestrians, and transit dependent residents. The plan also recommends that the Town of Prairie du Chien work with the county departments (Senior Resources, etc.) and neighboring local units of government and support the development of enhanced transportation services to residents in need.

Map 4.1 Town of Prairie Du Chien Transportation System



Legend

- U.S. Highways
- State Highways
- County Roads
- Private Roads
- Railroads

Town Road Surface Type

- Seal Coat
- Hot Mix Asphalt
- Gravel

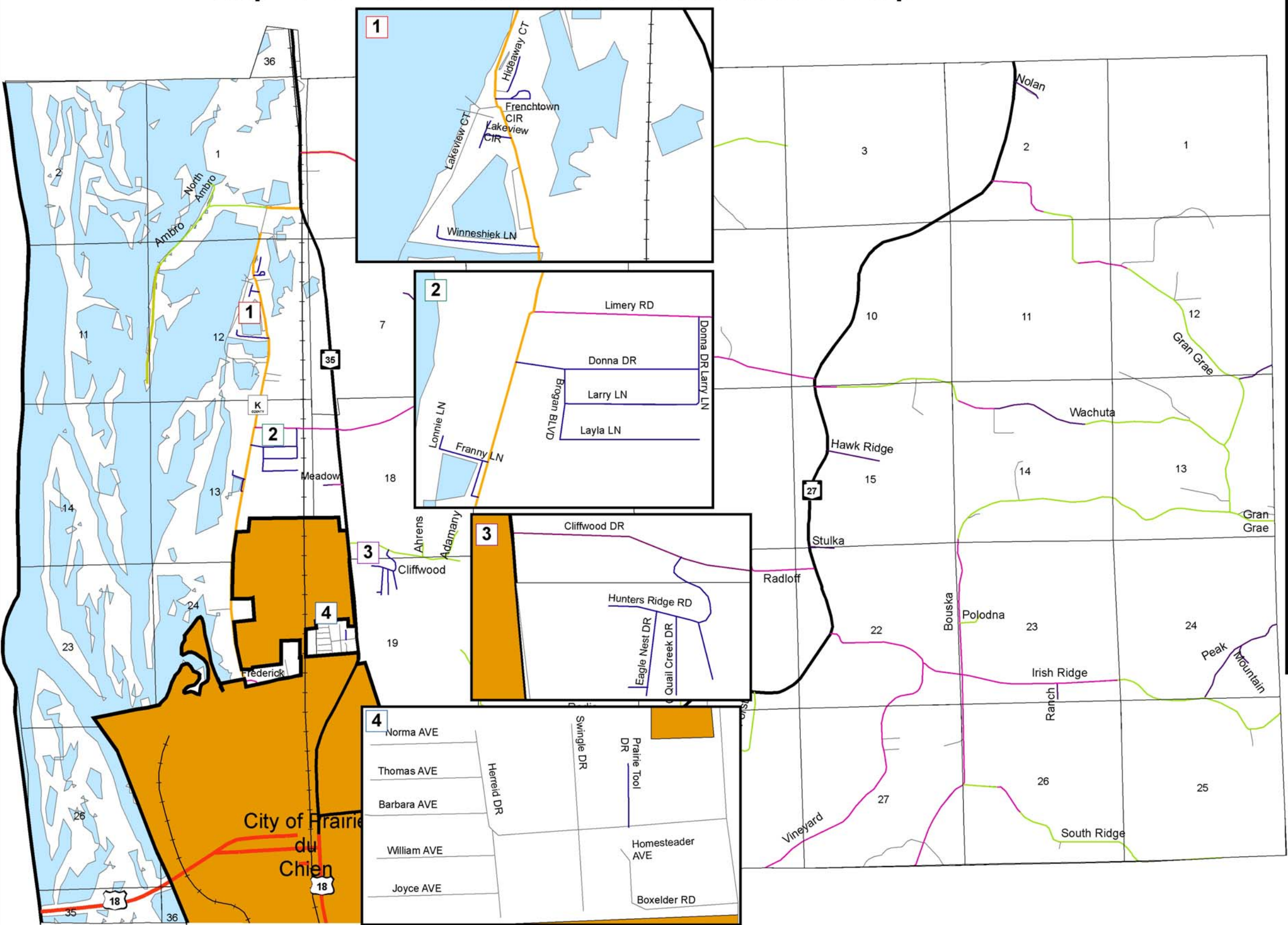
Other Data

- Incorporated Area

0 0.2 0.4 0.8 Miles

Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission December 2009

Map 4.2 Town of Prairie Du Chien Road Inset Map



Legend

U.S. Highways

State Highways

County Roads

Private Roads

Railroads

Town Road Surface Type

Seal Coat

Hot Mix Asphalt

Gravel

Other Data

Incorporated Area



0 0.2 0.4 0.8 Miles



Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission December 2009

5. Utilities and Community Facilities

This chapter of the Town of Prairie Du Chien Plan includes the background information for the Utilities and Community Facilities Element of the Comprehensive Plan. Roads, public buildings, and boat landings are the extent of utilities and community facilities under the Town's jurisdiction. This chapter addresses goals and strategies relating to utilities and community facilities.

UTILITIES AND COMMUNITY FACILITIES EXISTING CONDITIONS AND RESOURCES

Sanitary Waste and Water Supply

Sanitary Sewer Districts

The Town has three sanitary sewer districts which connect to the City of Prairie du Chien sewer system (Map 5.1 illustrates sewer and waterlines in the Town). The districts contract with the City for the treatment of waste water. Utility District No. 1 is connected to the City at the city limits and extends into the Town approximately 1,200 feet. It serves 2 houses, 4 warehouses, and the harbor located in the Town. Utility District No. 2 is an extension of Utility District No. 1 and runs the entire length of CTH K. This system serves several businesses and approximately 500 permanent residential and seasonal homes and mobile homes. Utility District No. 3 connects to the City sewer line north of Cliffwood Drive at the city limits. This line runs west to the Burlington Northern Santa Fe railroad property, then north to Meadow Lane, east to STH 35. It presently serves eight permanent residences.

A City owned line extends eastward from the Town line, under the Burlington Northern Santa Fe railroad tracks to the Cabelas warehouse. The City credits the Town's account for the use of the Town line used by the City in this unique sharing arrangement.

Homesteader Mobile Home Court has a private sewer system which is connected to the City of Prairie du Chien sewer line. Homesteader contracts directly to the City for this service. Several houses and businesses surrounding the mobile home court are connected to this private system and contract to the mobile home court for sewer service.

Table 5.01 provided information on the City of Prairie du Chien's wastewater treatment facility.

Table 5.01 City of Prairie du Chien Wastewater Treatment Facility (WWTF)

WWTF Facility	Design Capacity (gpd) MGD	Average Daily Use (gpd) MGD	Percent of Capacity	Grade Point Average (GPA)
C. Prairie du Chien	2.5	.93361	37.3%	4.0

Source: Wisconsin Department of Natural Resources, Information came from 06/08 eCMAR Reports – 2007 data

Water Supply

The Town does not operate a water supply system; however a municipal water line from the City of Prairie du Chien north extends north along CTH K, through a part of the Town and back into a city annexed parcel to the cemetery, which is also in the Town. This line serves a factory building within the annexed land, and also serves the factory office building. From its northern end at the cemetery the water line then extends east, under the Burlington Northern Santa Fe railroad tracks, to the new Cabelas sporting goods distribution center which is located in the city. The line then extends back south along the west side of STH 35, through another portion of the Town, and into the City. Although the line has about 1,200 feet within the Town, the only property served in the Town is Go America Gas Station and Convenience Store. The mobile home court located in the unincorporated parcel along STH 35 through which the line passes is served by its own private well system and receives no municipal water service.

From the city water supply line on CTH K at the cemetery, a private water supply line extends north along CTH K for its entire length. This is a private water supply system owned and operated by De Brad Inc. It serves several businesses;

the Barn Restaurant, the Winneshiek Bar and Marina, and the Ambro Junction Bar and Restaurant. It also serves approximately 500 permanent resident and seasonal homes and mobile homes. The system also includes 11 fire hydrants spaced along CTH K and 2 approximately ½ block from CTH K.

Nine common well systems within the Town are considered to serve "transients" by the Department of Natural Resources (DNR) definition of 25 or more persons per day. These are at restaurants/bars, campgrounds, schools, or other places other than permanent residency. Specifically the common wells serving transient populations are: The Homesteader Mobile Home Park is on STH 35 just north of the City, along CTH K La Prairie Retirement Village Mobile Home Court, Locust Mobile Home Court, and the Lakeview Bar and Marina. These water systems are monitored by the Wisconsin Department of Natural Resources and the operators are required to submit periodic reports and water sample test results to the DNR.

Table 5.02 City of Prairie du Chien Water Utility

WWTF Facility	No Wells	Actual Capacity (gpm)	Ground Storage	Annual Pumpage
Prairie du Chien Water Utility	4	5,580	2,500,000	498,410

Source: Wisconsin Public Service Commission

Storm Water Management

The Town of Prairie du Chien is located in two major watershed basins, the Bad-Axe La Crosse River Basin and the Lower Wisconsin River Basin. Specifically it is located in the 1) Rush Creek Watershed located in the Bad-Axe La Crosse River Basin, and the Millville Creek Watershed located in the Lower Wisconsin River Basin. A major responsibility the Town and its residents is controlling runoff to protect these valuable watersheds. The following is a statement published by Wisconsin DNR regarding storm water runoff and it's threat to Wisconsin's waters:

¹Runoff from rainstorms and snowmelt picks up pollutants like sediment, oil and grease, nitrogen and phosphorus, and other chemicals and carries them into storm sewers or directly into waterbodies. Preventing contamination of storm water is critically important or polluted runoff will be discharged - untreated - into the waterbodies we use for swimming, fishing, and drinking water. Most storm sewer systems do not provide significant treatment to the water they collect. Polluted runoff is now regarded as the largest remaining pollution threat to Wisconsin's waters.

There are federal and state laws regarding constructions sites of one acre or more land disturbance. Since 2003, federal regulations require construction sites of one acre or more land disturbance to obtain construction site storm water permit coverage to address erosion control and storm water management. In August 1, 2004, the Wisconsin DNR received authority under revised Ch. NR 216 Wis. Adm. Code to require landowners of constructions sites with one acre or more of land disturbance to obtain permit coverage. Landowners need to submit an application called a Notice of Intent (NOI) to request coverage under the Construction Site Storm Water Runoff General Permit No. WIS067831.

The City of Prairie du Chien, effectively established a separate water utility in 2008 to deal with storm water runoff. The Prairie du Chien Development and Enhancement Group, LLC (PDCDEG) was formed to enter into the agreement with the city and raise the money needed to complete necessary storm water projects.

Waste Disposal and Recycling Services

The Town contracts with a private waste hauler for solid waste collection service to each property. Property owners pay a fee for garbage collection. Recycling is voluntary in the Town. There are no licensed solid waste transfer facilities located in the Town of Prairie du Chien.

Crawford County periodically sponsors solid waste activities in the County to assist rural residents in the disposal of hazardous materials. On such effort is Clean Sweep where the County gives residents the opportunity to bring hazardous materials to the Crawford County Highway Shop for disposal. The Wisconsin Fertilizer and Chemical Association also hosts a collection and processing program for used, properly triple-rinsed pesticide and fertilizer containers generated by Wisconsin farmers and growers.

¹ Wis. DNR Pub. No. WT-811, May 2006

Town Government Structure

The Town of Prairie du Chien has six elected officials serving the public. They are the Town Chairman, two supervisors, town clerk, town treasurer and constable. The Town also maintains many appointed positions/boards; town assessor, building inspector, zoning administrator, Plan Commission, Board of Appeals, and the Zoning Board of Adjustment.



Town Hall and Fire Station

Town Facilities

The Town of Prairie du Chien owns a building on STH 27, located approximately one mile north of Limery Road. This is a former one room school building. It was used for Town Board meetings and citizen meetings with the tax assessor. It was formerly the Town Hall, but is now used for storage. In 2000 a new Town Hall was built. It is located on STH 35 and is used for Town board meetings, voting, and various Town events. It is equipped with a full kitchen, and is rented to Town residents for private parties.

Fire Protection, Police Protection and Emergency Management

The Town participates with its southern neighbor the Town of Bridgeport in maintaining a 38 member volunteer fire and rescue department. There are two fully equipped fire stations. The south station, built in 1996, is a modern building on Vineyard Coulee Road in the Town of Bridgeport on the south fringes of the city of Prairie du Chien. The rear part of this building has a community room with kitchen and is used by both Towns for community functions. The north station, located on STH 35 between Cliffwood Drive and Campbell Coulee Creek in the Town of Prairie du Chien was built in 2000. It is attached to the Town Hall and has a full complement of fire vehicles and fire apparatus.

The Town of Prairie du Chien does not have a police department. The Crawford County Sheriffs Department provides law enforcement to the Town.

Crawford County Emergency Government office is responsible for HAZMAT planning in Crawford County.

Emergency Medical Services

Prairie du Chien EMS, Tri-state, and Interstate Ambulance Service provide emergency medical transportation services for Town residents. The Bridgeport/Prairie du Chien First Responders provide immediate medical response services.

The Crawford county 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in Crawford County.

Health Care and Day Care Facilities

There are no health care facilities located in the Town of Prairie du Chien but Town Residents are located with minutes of the Prairie du Chien Memorial Hospital in the City of Prairie du Chien and the Franciscan Skemp Health Clinic and Gundersen Lutheran Prairie du Chien Clinic located also located in the City of Prairie du Chien. Residents also have access to two quality medical facilities, Gundersen Lutheran and Franciscan Skemp located in La Crosse County.

There are no licensed day care center located within the Town. Within the City of Prairie du Chien there are four licensed group child care facilities (9 or more children), and seven licensed family child care facilities (up to 8 children) available to Town residents.

Educational Facilities

The Prairie du Chien school district serves the Town of Prairie du Chien.

Post-secondary opportunities are available to Town residents at Southwest Technical College, a Wisconsin accredited technical college, serving Crawford County located in nearby Fennimore and a campus of the Upper Iowa University is located in the City of Prairie du Chien. Numerous regional educational facilities are located within an hour of the Town; Western Technical College, Viterbo University, University of Wisconsin-La Crosse, and University of Wisconsin – Platteville.

Libraries

There are no public libraries in the Town of Prairie du Chien. The Joseph W. & Emma L. Wachute Memorial Library located at 125 S. Wacouta Avenue in the Prairie du Chien is readily accessible to Town residents.

Location, Use and Capacity of Park and Recreation Facilities

The Town does not operate any parks but the Town is rich in natural outdoor recreational opportunities. The Mississippi River forms the western border of the Town. The Town also has an abundance of streams and woodlands that allow for recreation opportunities such as boating, fishing, eagle watching, game hunting, horseback riding, cross-country skiing, snowmobiling, hiking, etc. Table 5.03 lists public boat landings available in the Town of Prairie du Chien.

Table 5.03 Inventory of Town of Prairie du Chien Public Boat Landings

Public Boat Landing	River Location	Features
Ambro Slough Landing	Mississippi River	T. Prairie du Chien, 1 gravel launch lane, small boats only
DNR-Ambro Access	Mississippi River	T. Prairie du Chien, ramp, 1 paved launch lanes, small boats only

Bicycling

There are several scenic bicycle loops in Crawford County. One of the loops, the Prairie du Chien loop, meanders along the roadways in the Town of Prairie du Chien. The Prairie du Chien loop is 22.3 miles long and is 93% paved. The Prairie du Chien Bicycling loop begins on historic St. Feriole Island in Prairie du Chien and travels north along the tranquil backwaters of the Mississippi. The loop then travels east through picturesque Limery coulee eastward overlooking the river valley meandering along the ridge top past farms with deep ravines cascading toward the river on either side. The intersection of Bouska and South Ridge roads offers a spectacular view of the Wisconsin River Valley, before descending back to Prairie du Chien.

State Natural Area

A State Natural Area, Limery Ridge Savanna is located within the Town. The area is 210 acres and is located at T7N-R6W, Sections 17, 18, 20. From the intersection of State Highway 27 and 35 in Prairie du Chien travel north on Highway 35 for 2 miles and the natural areas lies east of the highway. Limery Ridge Savanna features one of the few remaining undeveloped bluffs overlooking the Mississippi River and consists of the steep slopes and rocky outcrops characteristic of Wisconsin's Driftless Area. The area harbors numerous light-loving savanna and open oak woodland species including yellow false foxglove, Robin's plantain, Short's aster, and bottlebrush grass. The site also supports the state-endangered hairy-meadow parsnip (*Thaspium barbinode*), found at only one other place in Wisconsin. Scattered throughout the site is high quality dry-mesic prairie dominated by typical southwest Wisconsin goat prairie species including prairie drop-seed, compass-plant, and white and purple prairie-clover. Also present is a 2,000-foot long sandstone cliff that harbors numerous ferns such as cliff brake and walking fern. Located along a main migratory bird route, the large forested nature of the site makes this important habitat for interior nesting songbirds. The site also contains one linear Native American mound and several other conical mounds. Limery Ridge Savanna is owned by the DNR and was designated a State Natural Area in 2002.

Churches and Cemeteries

Town residents have available to them numerous churches and cemeteries throughout Crawford County. There are 14 churches and 51 cemeteries located throughout the County. Several of the cemeteries are privately owned while others are affiliated with churches.

Electricity/Telephone and Cable/Internet Services

Crawford County has a wide range of telecommunication services available to residents and many communities in the County. Digital Network (ISDN) service, Synchronous Optical Network (SONET) high speed transmission over fiber optic lines, and Fiber to premises (FTTP) where fiber terminates at residential customers homes providing a higher quality voice, video, and Internet transmission. The County also has Enhanced 911 (E911) service that provides for reporting to the 911 answering point, the name and number of the wireless caller along with location information. The Town of Prairie du Chien's telecommunications provider is Centurylink.

Most of the Town is served by Scenic Rivers Energy Cooperative, the local retail distribution arm of the Dairyland Power Cooperative. Some properties located along STH 27 are served by Alliant Energy Inc., an investor owned utility.

Communication Towers

There are four communication towers located in the Town of Prairie du Chien.

Future Expansion of Utilities and Community Facilities

At this time no further expansion of utilities or community facilities are planned. In updating the plan in future years, survey information and growth projections will be utilized to determine if additional facilities are needed.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR UTILITIES AND COMMUNITY FACILITIES

Utilities and Community Facilities Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Continue to maintain excellent community services/facilities and explore opportunities to enhance services/facilities.

- a. Maintain private contracts for snow plowing.
- b. Maintain existing agreements for excellent emergency services.
- c. Continue contracted services for garbage collection.
- d. Explore identifying a brush collection area where town residents can dispose of leaves and brush.
- e. Identify a community shelter in the event of a tornado or other natural disaster. This can be accomplished by participating in the County's update to the Crawford County All Hazards Mitigation Plan.
- f. 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.
- g. Continue to monitor the changing needs of the Town of Prairie du Chien and provide adequate community services as needed.
- h. The Town should enact the necessary ordinances to insure that future residential or commercial development on the flat sandy lands along STH 35 reserve land for more intensive use land based recreation, such as children's play grounds and picnic areas.
- i. The Town recognizes that it has a responsibility to provide outdoor recreation facilities for all its citizens and will assume ownership and control of the small park areas that may be created as part of the small lot residential subdivision development. While the Town is not actively seeking to acquire large acreages into public ownership, especially at the Town level, the Town does recognize the possibility that, over time, tracts of land might be given to the Town at some point, and a careful evaluation of the properties' potential value for extensive recreation should be made before rejecting or selling such parcels for other use.

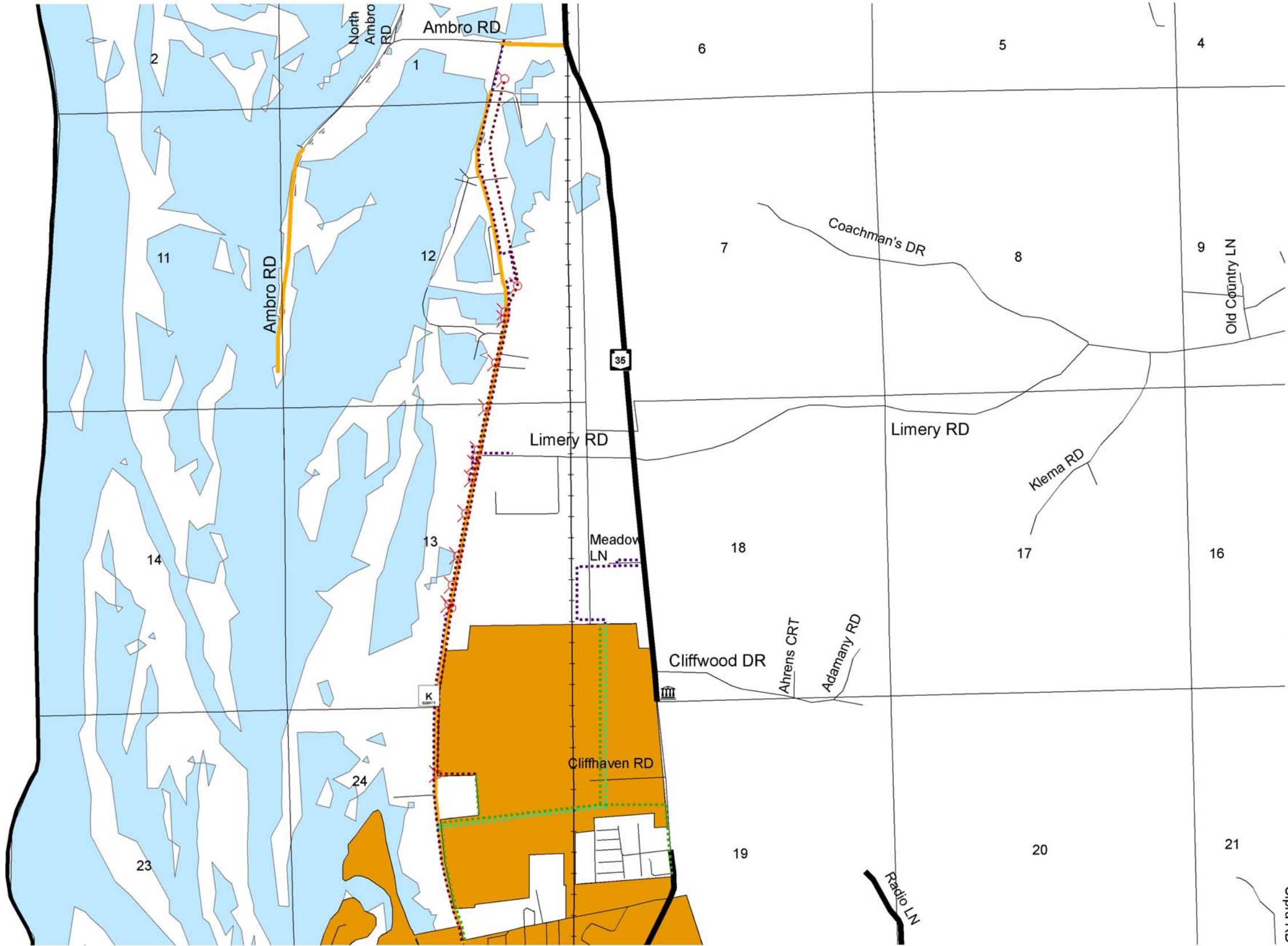
Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below is the Comprehensive Planning Goal described in State Statute that is related to the Utilities and Community Facilities Element. Following the goal is a discussion how it was addressed during the planning process.

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.

This element discusses the methods in which adequate infrastructure and public services will be provided and maintained. Provision of the services will be monitored by the Town of Prairie du Chien and input from residents will be requested as plan updates are completed. The Land Use Element addresses the locations designated for future residential, commercial and industrial uses.

Map 5.1 Town of Prairie Du Chien Community Utilities and Facilities



Legend

- Private Water Line
- City Water Line
- City Sewer Line
- Town Sewer Line
- Fire Hydrant
- State Highways
- County Roads
- Local Roads
- Railroads
- Town Hall
- City of Prairie Du Chien



0 0.15 0.3 0.6 Miles



Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission January 2010

6. Agricultural, Natural and Cultural Resources

This chapter presents information on resources that impact the quality of life and play an important role in defining the character of the Town of Prairie du Chien. The Town's rich agricultural, natural and cultural resources base are vital to the Town's economy and residents quality of life. Sustaining the resources will be a challenge, but the goals and strategies identified in this chapter will assist in preserving, protecting and enhancing the resources.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES EXISTING CONDITIONS AND RESOURCES

Western Coulee and Ridges

The Town of Prairie du Chien lies within the Western Coulee and Ridges Ecological Landscape. This landscape runs north and south along the Mississippi River from the south in Grant and Iowa County to the north in Dunn, Barron and Chippewa County. Its 9,640 square miles cover 17% of Wisconsin's land area. It is characterized by highly eroded non-glaciated topography. Its steep sided valleys are heavily forested with hardwoods and agricultural activities, primarily dairy and beef farming, are confined to the valley floors and ridge tops. Large and small meandering rivers and streams are also a characteristic. Brown and Brook Trout are common in the spring fed and coldwater streams. Soils are typically silt loams, and sandy loams in the uplands and alluvial or terrace deposits on the valley floors.

Groundwater

The State's groundwater reserves are held in four principal aquifers: the sand and gravel aquifer, the eastern dolomite aquifer, the sandstone and dolomite aquifer, and the crystalline bedrock aquifer. A layer of rock or soil that is capable of storing, transmitting and yielding water to wells is called an aquifer. The Town of Prairie du Chien is located in the Cambrian-Ordovician (sandstone) aquifer system. Cambrian and Ordovician rocks form the bedrock surface in the southern two-thirds of Wisconsin. The hydrogeologic unit that serves the Town is the St. Peter-Prairie du Chien-Jordan aquifer that serves primarily southeastern Minnesota; northern Iowa; southwestern, southern and eastern Wisconsin; and the Upper Peninsula of Michigan. The three rock units generally are hydraulically connected and function as one aquifer. This information was taken from the Groundwater Atlas of the U.S. for Iowa, Michigan,

² In 2005, domestic use was the most prominent use of groundwater in Crawford County followed by industrial, livestock, commercial, public use, irrigation etc. From 1979 to 2005, total water use in Crawford County has fluctuated from 2.9 millions to 3.8 million gallons per day. Table 6.01 below shows total water use in the County for 1979, 1985, 1990, 1995, 2000 and 2005. Town specific information on water usage is not available.

Table 6.01 Crawford County Water Use by Year (Millions of gallons per day)

	1979	1985	1990	1995	2000	2005
Surface-water use	0.03	0.04	0.07	0.07	0.06	0.36
Groundwater use	3.29	2.84	3.70	2.72	3.42	3.29
Total Water Use	3.32	2.88	3.77	2.79	3.48	3.65

Source: *Protecting Groundwater in Wisconsin through Comprehensive Planning*, <http://wi.water.usgs.gov/gwcomp/index.html>

Residents in the Town of Prairie du Chien are served by private well systems. The Town does not operate a water supply system; however a municipal water line from the City of Prairie du Chien north extends north along CTH K, through a part of the Town and back into a city annexed parcel to the cemetery, which is also in the Town. This line has about 1,200 feet within the Town but the only property served in the Town is Go America Gas Station and Convenience Store. The mobile home court located in the unincorporated parcel along STH 35 through which the line passes is served by its own private well system and receives no municipal water service.

From the city water supply line on CTH K at the cemetery, a private water supply line extends north along CTH K for its entire length. This is a private water supply system owned and operated by De Brad Inc. It serves three businesses; the

² Protecting Groundwater in Wisconsin through Comprehensive Planning – <http://wi.water.usgs.gov/gwcomp/index.html>

Barn Restaurant, the Winneshiek Bar and Marina, and the Ambro Junction Bar and Restaurant. It also serves approximately 500 permanent resident and seasonal homes and mobile homes. The system also includes 11 fire hydrants spaced along CTH K and 2 approximately ½ block from CTH K.

Nine common well systems within the Town are considered to serve "transients" by the Department of Natural Resources (DNR) definition of 25 or more persons per day. These are at restaurants/bars, campgrounds, schools, or other places other than permanent residency.

Forests

County and Town public and private forests and woodlands provide valuable economic and social resources through the provision of recreation areas for residents and tourists. Quality forests also provide materials to wood processing industries. A Crawford County Land and Water Resource Management Plan Summary (2007) reported that over half of Crawford County is wooded. Many woodlots, however, are pastured due to use value assessment giving landowners a tax incentive to graze. These woodlots are classed as agricultural lands on the Department of Revenue Statement of Assessments. Table 6.02 below gives a breakdown Ag/Forest and Forest acres listed in the 2007 Department of Revenue Statement of Assessments.

Table 6.02 2007 Statement of Assessment - Crawford County Forest & Ag Forest Acres

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Bridgeport	1,122	2.8	287	1.1	1,409	2.1
T. Clayton	5,636	13.9	3,222	12.6	8,858	13.4
T. Eastman	2,570	6.4	2,095	8.2	4,665	7.1
T. Freeman	5,681	14.0	5,177	20.2	10,858	16.4
T. Haney	2,075	5.1	735	2.9	2,810	4.3
T. Marietta	4,434	11.0	1,504	5.9	5,938	9.0
T. Prairie du Chien	861	2.1	1,957	7.6	2,818	4.3
T. Scott	2,965	7.3	4,049	15.8	7,014	10.6
T. Seneca	6,446	15.9	3,645	14.2	10,091	15.3
T. Utica	5,172	12.8	983	3.8	6,155	9.3
T. Wauzeka	1,122	2.8	491	1.9	1,613	2.4
V. Bell Center	373	0.9	266	1.0	639	1.0
V. Eastman	0	0.0	39	0.2	39	0.1
V. Ferryville	0	0.0	274	1.1	274	0.4
V. Gays Mills	590	1.5	146	0.6	736	1.1
V. Lynxville	71	0.2	67	0.3	138	0.2
V. Mt. Sterling	126	0.3	65	0.3	191	0.3
V. Soldiers Grove	223	0.6	601	2.3	824	1.2
V. Steuben	687	1.7	18	0.1	705	1.1
V. Wauzeka	287	0.7	5	0.0	292	0.4
Crawford County	40,441	100.0	25,626	100.0	66,067	100.0

Source: Wis. Dept. of Revenue, 2007 Statement of Assessments

Of the County's 297,032 acres assessed in 2007, over 66,000 acres or 22.2% were assessed as Forest or Ag/Forest. 4.3% of the forest land in the County is located in the Town of Prairie du Chien. The Towns of Freeman, Seneca and Clayton recorded the highest percentages of their acreage assessed as either Forest or Forest/Ag in the County, Table 6.02.

"Productive forest land" means land that is producing or is capable of producing commercial forest products.

"Agricultural forest land" means land that is producing or is capable of producing commercial forest products, if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land under this subsection, if the contiguous parcel is owned by the same person that owns the land that is producing or is capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.
- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on 1/1/2004, and on January 1 of the year of assessment.
- It is located on a parcel at least 50 percent of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on 1/1/2005, or thereafter.

Landowners in the Town and County owning forest acres may also be eligible to apply for entry into the States Managed Forest Law (MFL) Program if their forest acres are: 10 or more contiguous acres; at least 80% of the parcel is capable of producing at least 20 cubic feet of merchantable timber per acre per year; and the land is not developed in a way incompatible with the practice of forestry. Landowners must also follow a forest management plan. More information on the MFL program can be found on the DNR's website at: <http://dnr.wi.gov/forestry/ftax/>. As of 1/1/08 the Town of Prairie du Chien had 584.24 acres enrolled in this program. Table 6.03 gives a breakdown of MFL acreage by municipality.

Table 6.03 Managed Forest Law Acres - Crawford County 1/1/08

	No. of Acres
T. Bridgeport	108.00
T. Clayton	337.00
T. Eastman	224.37
T. Freeman	1050.26
T. Marietta	185.65
T. Prairie du Chien	584.24
T. Scott	322.65
T. Seneca	913.12
T. Utica	638.81
T. Wauzeka	176.80
V. Soldiers Grove	90.00
TOTAL	4630.90

Source: Wis. Dept. of Natural Resources

Productive Agricultural Areas

The Town of Prairie du Chien and Crawford County have areas of prime agricultural land that produce yields of forage, corn, soybeans, and oats and other crops. Town specific information is not available so County agricultural statistics will have been summarized. In 2002 there were 1,278 farms in Crawford County covering 254,755 acres of prime farmland, Table 6.04. Over 500 of these farms ranged in size from 50-179 acres and about 400 were from 180-400 acres in size. The land in farms in 2002 was 50.9% cropland, 38.9% woodland, 6.2% pasture and 3.9% other uses. Agricultural land makes up over 70 percent of all land in Crawford County. Map 6.1 summarizes the soils by classes and location.

The number of farms in Crawford County increased by 12% from 1997 to 2002, however acreage in farms decreased slightly, and the average size of farms in the County decreased by 11%.

Table 6.04 Agricultural Profile, 1997 and 2002

	1997	2002	Pct. Chg
Number of Farms in Crawford County	1,140	1,278	12%
Land in Farms (acres)	255,008	254,755	(.01%)
Average Size of Farm	224	199	(11%)
Market Value of Production (Crops/Livestock)	41,015,000	41,725,000	2%
Market Value of Production (Average per Farm)	35,978	32,649	(9%)
Government Payments	1,975,000	3,181,000	61%

Source: 1997 and 2002 Census of Agriculture, USDA, Wis. Agricultural Statistics Service

In 2002 Crawford county ranked 9th in the State for value of sales of fruits, tree nuts, and berries and ranked 11th for value of sales of sheep, goats, and their products. Also in 2002, Crawford County ranked 8th in the State for it's inventory of goats and ranked, 13th for hogs and pigs, 23rd for horses and ponies, and 37th for cattle and calves.

Table 6.05 below shows acreage and production amounts selected agricultural crops in the County for 2005 and 2006. Production increased for all crops from 2005 to 2006 with the exception of corn for grain and corn for silage. Forage production increased by almost 16%, and oats and soybean production increased by 2%. Acres planted for all crops decreased with the exception of soybeans from 2005 to 2006.



Agricultural Land

Table 6.05 Crawford County Crop Production 2005 and 2006

	2005		2006		% Chge Acres	% Chge Production
	Acres Harvested	Production tons ⁽¹⁾ and bushels ⁽²⁾	Acres Harvested	Yield per Acre tons ⁽¹⁾ and bushels ⁽²⁾		
All Forage ⁽¹⁾	39,500	132,100	39,000	153,000	-1.3	15.8
Oats ⁽²⁾	2,300	144,000	2,200	147,000	-4.3	2.1
Soybeans ⁽²⁾	12,800	683,000	14,900	697,000	16.4	2.0
Corn for Grain ⁽²⁾	26,700	4,650,000	25,000	3,950,000	-6.4	-15.1
Corn for Silage ⁽¹⁾	4,500	93,000	4,400	84,000	-2.2	-9.7

Source: Wisconsin 2007 Agricultural Statistics

Note: Forage Production includes all forms of harvested hay on a dry equivalent basis. All forage production is the sum of the following dry equivalents: alfalfa hay harvested as dry hay, all other hay harvested as dry hay, alfalfa haylage and greenchop,

Statistics published in 2004 by the UW-Cooperative Extension reported that dairy was the largest part of Crawford County's agriculture sector and contributed 29 million to the County's economy. It was reported that each dairy cow generates more than \$15,000 of economic activity. Wisconsin 2007 Agricultural Statistics Service reported there were 9,500 milk cows in Crawford County in 2006 that produced 150,720,000 pounds of milk. Using the 2004 UW-Extension statistic of \$15,000 of economic activity per milk cow, 9,500 milk cows in 2006 should have generated \$142,500,000 of economic activity in Crawford County.

Farmland Tax Credits

The State of Wisconsin provides tax credits to farms through the Farmland Preservation Program (established in 1977) and the Farmland Tax Relief Program (established in 1989). The Farmland Preservation Program seeks to conserve farmland and provide tax relief and the Farmland Tax Relief Program provides additional tax relief to owners of farmland. Farmers may be eligible to claim both credits. Wisconsin Department of Revenue 2007 figures show that 667 farmland tax relief credits were granted in Crawford County totaling \$195,400; and 143 farmland preservation credits were granted at a total of \$139,724. The participation rate in the farmland preservation program for the County during that period was



Agriculture areas continue to be an important component of the local economy

21.4%. This data was based on number of claims and credit amount for individual filers for returns processed between July 1, 2006 and June 30, 2007. The data is based on the County in which the claimant lives, which may not be the same as the county in which the farmland is located. At the time of writing of this plan the State Farmland Preservation Program is being modified through Wisconsin's Working Lands Initiative. Program requirements are being modified as well as how tax credits will be allocated.

Environmentally Sensitive Areas

In 2006 the Wisconsin Department of Natural Resources published the *Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs*. This report compiled a list of 229 legacy places in sixteen ecological landscapes in the State of Wisconsin. The Town of Prairie du Chien is home to North Prairie du Chien Savana, one of the public conservation lands identified in that report. The North Prairie du Chien Savana (NP) is an area that contains many high quality remnants of oak savanna and oak woodland within a working agricultural landscape. Some rare, threatened, and endangered species are present.

Threatened and Endangered Wildlife Habitats

The Town of Prairie du Chien is located in the Rush Creek and Millville Creek Watersheds. Each watershed provides good quality habitats for rare plant communities and plant and animal species. Below is a summary of threatened and special concern species was derived from the basin reports for the Bad Axe-La Crosse and Lower Wisconsin River basin completed in March 2002 and July 2002 by the Wisconsin Department of Natural Resources (DNR). A complete listing of the State of Wisconsin's Natural Heritage Inventory can be found at DNR's website at:

<http://dnr.wi.gov/org/land/er/nhi/>.

Millville Creek Watershed has a variety of good quality habitats and rare plant communities that are listed on the state's Natural Heritage Inventory (NHI). In addition to these special communities, the watershed is also home for a variety of rare plant and animal species including; 7 species of birds, 2 species of butterflies, 7 species of dragonflies, 15 species of fish, 1 species of frog, 1 species of mayfly, 13 species of mussels, 27 plant species, 2 species of snails, 3 species of snakes, and 1 species of turtle.			
Cedar glade	Moist cliff	Oak barrens	Oak opening
Pine relict	Southern dry forest	Southern-dry mesic forest	Southern mesic forest
Emergent aquatic	Floodplain forest	Southern sedge meadow	Springs and Spring runs, hard
Wet-mesic prairie			
Rush Creek Watershed has a variety of good quality habitats and rare plant communities that are listed on the state's Natural Heritage Inventory (NHI). In addition to these special communities, the watershed is also home for a variety of rare plant and animal species including; 3 species of birds, 4 species of butterflies, 2 species of moth, 2 species of fish, 10 plant species, 2 species of snails, 3 species of snakes.			
Bat Hibernaculum	Dry prairie	Floodplain forest	Oak opening
Southern dry forest	Southern dry-mesic forest	Southern mesic forest	

River and Stream Corridors

The Town of Prairie du Chien is bordered on the west by the Mississippi River. The Town is divided between two major watershed basins, the Bad-Axe La Crosse River Basin and the Lower Wisconsin River Basin. Within those basins, the Town is located in the 1) Rush Creek Watershed located in the Bad-Axe La Crosse River Basin, and the Millville Creek Watershed located in the Lower Wisconsin River Basin. A watershed is the land area that drains into a lake or river. Tables 6.06 and 6.07 lists the major streams within the Rush Creek and Millville Creek watersheds. The information and watershed recommendations was derived from The State of the Bad Axe La Crosse River Basin, March 2002, DNR publication WT 5572002 and The State of the Lower Wisconsin River Basin, July 2002, DNR publication WT 559-2002. For more information or to check for revisions to the data below, please go to the DNR's website at: <http://www.dnr.state.wi.us/org/water/watersheds/>.

Table 6.06 Millville Creek Watershed

The Reads and Tainter Creek Watershed is located in the southwestern corner of Crawford County and the northwestern corner of Grant County. The watershed includes all streams in Crawford and Grant counties that flow into the Wisconsin River from just downstream of Wauzeka. Overall nonpoint source pollution is considered the primary cause of water quality problems in this watershed.

Stream Name & Length	Existing Use	Codified Use & Trout Stream Classification	Proposed Codified Use	On 303(d) Impaired Water List	Use Impairment		Trend
					Source	Impact	
Bush Creek: 4.1	U	DEF	DEF	N	HM, NPS	HAB	U
Gran Grae Creek: 0-1.1	U	DEF	DEF	N	HM, NPS	HAB	U
Gran Grae Creek: 1.1-6	COLD II	COLD II	COLD II	N			
Little Kickapoo Creek: 0-1.0	U	DEF	DEF	N	BDAM	HAB, TEMP	I
Little Kickapoo Creek: 1.0-2.0	COLD II	DEF	COLD II	N			
Little Kickapoo Creek: 2.0-3.5	COLD III	DEF	COLD III	N			

Recommendations for Millville Creek Watershed:

Millville Creek Watershed at a Glance
Drainage Area (m ²): 125
Stream Miles: 49.4
Trout Stream Miles: 20.2
Lakes: None in Crawford County
Exceptional/Outstanding Resources Waters: none
Concerns: Nonpoint source pollution, ditching, atrazine

- Conduct a baseline monitoring on Bush, Lane, and Warner Creeks.
- Bush, Gran Grae and Millville Creeks should be surveyed to determine if rare aquatic elements previously found in streams are still present.
- Little Kickapoo Creek should be stocked with wild brook trout fingerlings and their progress tracked over time with fishery surveys.
- Pursue a Targeted Runoff Management grant for Gran Grae Creek or some other nonpoint source pollution reduction project.
- A fishery and habitat survey should be conducted on Gran Grae Creek to confirm the stream classification and determine if changes in land management have occurred which may improve the fishery.
- Conduct stream assessment on Millville Creek to determine if it should be upgraded to a Class I trout stream and subsequently an ERW.
- Conduct stream monitoring to see if Warner Creek has naturally reproducing brook trout.

Table 6.07 Rush Creek Watershed

The Rush Creek Watershed contains many small to medium sized streams which all flow toward the Mississippi River From Battle Hollow, Creek, on the northern border, south to Prairie du Chien. The ridge on Highway 27 runs is the eastern border of the watershed.

Stream Name & Length	Existing Use	Codified Use & Trout Stream Classification	Proposed Codified Use	On 303(d) Impaired Water List	Use Impairment		Trend
					Source	Impact	
Buck Creek: 4.0	WWFF	DEF					U
Cooley Creek: 2.6	COLD I	ERW/ CODE I			BDAM, SB, PONDS	SED, HAB	U
Cooper Creek: 3.5	COLD III	COLD III			SB	SED, HAB	U
Copper Creek, North Branch: 3.8	COLD II	COLD II			SB, DEV	SED, HAB	U
Copper Creek, South Branch: 2.7	COLD II	ERW/ CODE I			SB	SED, HAB	U
Copper Creek, Upper: 1.6	COLD II	CODE I			SB, DEV	SED, HAB	U
Du Charme Creek: 5.0	WWFF	DEF			SB, FL	SED, HAB	U
Kettle Hollow Creek: 3.0	WWFF	DEF			FL	SED	S
Leitner Creek: 3.0	WWFF	DEF			FL, SB	SED, HAB	S
Mill Coulee Creek: 2.0	WWFF	DEF			PSB, FL	SED, HAB	S
Picatee Creek: 4.0	WWFF	DEF			FL	HAB, FLOW	S
Rush Creek: 7.1	COLD II	COLD, COLDIII			NPS, SB, PSB	SED, HAB	U
Rush Creek: 4.0	COLD III	COLD II					
Sugar Creek: 7.0	COLD II	COLD III			SB	SED, HAB	S
Sugar Creek: 2.5	COLD III	COLD II					
Sugar Creek, South Fork: 2.0					SB	SED, HAB	S

Rush Creek Watershed at a Glance

Drainage Area (m²): 241

Stream Miles: 105

Trout Stream Miles: 40

Lakes: None

Exceptional/Outstanding Resources Waters: Coulee Creek

Concerns: Agricultural nonpoint source pollution, storm water runoff volume from rural housing developments

Recommendations for Rush Creek Watershed:

Wisconsin DNR should conduct fish and habitat surveys of Buck Creek, Copper Creek and its tributaries, Sugar Creek and its tributaries, and Kettle Hollow Creek.

Key for Tables 6.06-6.07

Stream Length: Stream length is either total length of stream, or the starting and ending mile of the portion of the stream with a specific classification or biological use. The stream mile at the stream mouth is zero ("0") and increases as one moves upstream.

Existing Use and Trout Class: This column indicates the biological use that the stream or stream segment currently supports. A "U" indicates that the existing use is unknown.

This is not a designation or classification; it is based on the current condition of the surface water and the biological community living in that surface water. Information in this column is not designed for, and should not be used for, regulatory purposes.

The existing uses are taken from categories defined in NR102(04))3) under fish and aquatic life uses, and are the same categories used to describe the **stream's codified use**.

COLD Cold Water Community; includes surface waters that are capable of supporting a community of cold water fish and other aquatic life or that serve as a spawning area for cold water fish species.

COLD I high quality stream where populations are sustained by natural reproduction.

COLD II stream has some natural reproduction but may need stocking to maintain a desirable fishery.

COLD III stream has not natural reproduction and requires annual stocking of legal-size fish to provide sport fishing.

WWSF Warm Water Sport Fish Communities; includes waters capable of supporting a community of warm water sport fish or serving as a spawning area for warm water sport fish.

WWFF Warm Water Forage Fish Communities; includes surface waters capable of supporting an abundant, diverse community of forage fish and other aquatic life

LFF Limited Forage Fishery (intermediate surface waters) includes surface waters of limited capacity due to low flow, naturally poor water quality or poor habitat. These surface waters are capable of supporting only a limited community of tolerant forage fish and aquatic life.

LAL Limited Aquatic Life (marginal surface waters); includes surface waters severely limited because of low flow and naturally poor water quality or poor habitat. These surface waters are capable of supporting only a limited community of aquatic life.

303 (d) Status: This column states whether a stream or stream segment is currently on the 303(3) list of impaired bodies or should be added. Streams or segments on this list have failed to meet one or more water quality standards and are considered "impaired".

Trend Key: (I) = improving, (S) = stable, (D) declining, (U) = unknown

Use Impairments (sources and impacts): This column indicates probable sources of pollution in the stream and types of water quality problems present (impact).

Source key:

ACC – limited or no access
BDAM – Beaver dam
BY – Barnyard or exercise lot runoff
CE – Construction site erosion
CL – Cropland erosion
CM – Cranberry marsh
DEV – Intense development pressure
DRDG – Dredging

EX – Introduced Species
F – Forestry (logging, roads, stream crossings)
HM – Hydrological modification (dam, ditching, wetland drainage)
LF – Landfill
MS – Mine wastes and/or roaster piles
NMM – Nonmetallic mining
EX – Introduced Species
NPS – unspecified nonpoint sources

PSB – Streambank pasturing
PSI – point source, industrial discharge
PSM – municipal treatment plant discharge-point
PWL – Woodlot pasturing
RS – Roadside erosion
SB – Streambank erosion
URB – Urban storm runoff

Impact key

AD – Animal deformity
BAC – Bacteriological contamination
CL – Chlorine Toxicity
COM – Competition (encroachment by introduced species)
DO – Dissolved oxygen
FAD – Fish advisory
FLOW – Stream flow fluctuations caused by unnatural cond.

HAB – Habitat (in-stream sedimentation, scouring, etc.)
HM – Heavy metal toxicity
MAC – Undesirable rooted aquatic plant (macrophyte) or algal growth
MIG – Fish migration interference
NH₃ – Ammonia toxicity
NUT – Nutrient enrichment
ORG – Organic chemical toxicity/bioaccumulation

PCB – PCB bioaccumulation
pH – pH (fluctuations or extreme high or low)
PST – pesticide/herbicide toxicity
SC – sediment contamination
TEMP – temperature (fluctuations or extreme high or low)
TOX – general toxicity problems
TURB – Turbidity

Metallic and Non Metal Mineral Resources

Chapter NR 135, Wisconsin Administrative Code, made it mandatory for counties to enact ordinances by June 1, 2001 for the purpose of establishing and administering programs to address the reclamation of nonmetallic mining sites and to ensure that uniform reclamation standards are applied consistently throughout the state. A draft copy of Crawford County's Non-Metallic Mining ordinance can be found on Crawford County's website (Land Conservation Programs and Services) at http://crawfordcountywi.org/landconservation/programs_services.htm.



Sandoit in the Town

The most common examples of nonmetallic mine sites in the State and western Wisconsin are rock quarries and gravel pits. As of September 2008, the State of Wisconsin DNR website stated there were an estimated 2,500 to 3,000 nonmetallic sites in Wisconsin. In 2008, Crawford County had 26 active non-metallic mining sites covering 287 acres. Within the Town of Prairie du Chien there were 3 limestone quarries (27.1 acres) and 5 sand and gravel quarries (146.1 acres).

This information was obtained from the Crawford County Land Conservation Department. Table 6.08 lists all active non-metallic quarries in the Town by type of quarry and location from County records. Map 6.2 illustrates all the non-metallic mine sites active/inactive according to Town records.

Table 6.08 Town of Prairie du Non-Metallic Active Mining Sites

Township	Total Acres	Type of deposit	Township	Total Acres	Type of deposit
Prairie du Chien	5.9	Limestone Quarry	Prairie du Chien	1	Sand and Gravel
Prairie du Chien	8.7	Limestone Quarry	Prairie du Chien	21.3	Sand and Gravel
Prairie du Chien	12.5	Limestone Quarry	Prairie du Chien	13.1	Sand and Gravel
Prairie du Chien	65.3	Sand and Gravel	Subtotal		173.2
Prairie du Chien	45.4	Sand and Gravel			

This information was obtained from the Crawford County Land Conservation Department in September 2008. The sites listed are all active (fee) sites within the County.

U.S. Fish and Wildlife Refuge

The Upper Mississippi River National Wildlife and Fish Refuge was established by an Act of Congress on June 7, 1924, "as a refuge and breeding place for migratory birds, fish, other wildlife, and plants." This refuge has 240,220 acres of wooded islands, marshes, and backwaters and covers 261 miles of Mississippi River Valley from Wabasha, MN to Rock Island, IL. The refuge is divided into four districts: Winona, MN (Pools 4-6), La Crosse, WI (Pools 7-8), McGregor, IA (Pools 9-11), and Savanna, IL (Pools 12-14). The refuge includes land in 19 counties across four states (MN, WI, IA and IL). The refuge extends along the western border of Crawford County from about river mile 667 to river mile 631, all of which is located in the McGregor, IA District and includes parts of Lower Pool 9 and 10 and entire Upper Pool 10. The National Scenic Byway runs along side the Upper Mississippi River National Wildlife and Fish Refuge.

The Upper Mississippi River National Wildlife and Fish Refuge is home to more than 600 species of plants, 119 species of fish, 42 species of mussels, 31 species of reptiles (19 snakes, 1 lizard, 11 turtles), and 14 species of amphibians. The refuge provides public use opportunities of hunting and fishing, wildlife observation, wildlife interpretation, and boating and camping. More information on the refuge can be found at: <http://midwest.fws.gov/uppermississippiriver>. The refuge provides exceptional recreational opportunities for Town of Prairie du Chien and Crawford County residents as well as tourists.

Table 6.09 lists Refuge access points located in Crawford County.

Table 6.09 Fish and Wildlife Refuge Access Points

Name	Available Information
De Soto Landing	Boat landing
Winneshiek Slough Landing	Boat landing
Rush Creek Wayside	Walk-in/Walkdown
Ferryville Landing	Handicapped Accessible Fishing
Cold Springs Landing	Handicapped Accessible Fishing, No Wake Zone, Picnic Area
Lynxville Landing	Boat landing
Blackhawk Boat Harbor	Boat landing
Hootchie II	Boat landing
Gordon's Bay Landing	Hard surface boat landing, picnic area, no water
Frenchman's Landing	Boat landing
Ambrough Slough Landing	No Wake Zone, Canoe area
Gremore-Ambrough Access	No Wake Zone
Lake View Resort	Boat landing
Winneshiek Marina	Boat landing
West Cedar Street Landing	Boat landing
St. Feriole Slough Landing	Boat landing
Villa Louis Landing	Boat landing

Table 6.09 Fish and Wildlife Refuge Access Points

Name	Available Information
Prairie du Chien Marina	Boat landing
Lawler Park	Picnic area, riverfront walks, toilets and water
Campion Landing	Boat landing
Big River Campsite	Boat landing

Historical and Cultural Resources

The Wisconsin Historical Society National Register of Historic Places identifies 12 historic places in the Crawford County civil townships. Two of the sites identified are located in the Town of Prairie du Chien. The names and a brief description of the sites is included in Table 6.10 below. The majority of properties listed on the National Register are privately owned and are not open to the public.



Frenchmen Cemetery

Table 6.10 – Wis. National Register Of Historic Places for Town of Prairie du Chien

Town	Historic Name	Location	Resource Type and Historic Function
Prairie du Chien	Pedretti III	Address restricted	Site - Funerary (graves, burials)
Prairie du Chien	VerteFeuille, Francois House	CTH K, .35 mi S jct. with Limery Road	Building - Domestic (single dwelling)

Wisconsin Architecture and History Inventory

Wisconsin's Architecture and History Inventory (AHI) identifies 6 properties in the Town of Prairie du Chien. Table 6.11 below lists those historical buildings and sites. The State Historical Society's Division of Historic Preservation assembled this list of properties over the period of more than 25 years. It contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. It documents a wide range of historic properties such as round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that make up Wisconsin's distinct cultural landscape. Approximately 120,000 properties in Wisconsin are on this list that is maintained by the Wisconsin Historical Society.



Table 6.11 – Town of Prairie du Chien Architecture and History Inventory

Township	Historic Name	Location	Style or Form	Resource
Prairie du Chien	None given	E Side of STH 35, 1.25 m S of CTH K	Gabled Ell	House
Prairie du Chien	None given	Ambro Rd SW off CTH K	Front Gabled	House
Prairie du Chien	Frenchtown School	W Side of CTH K 2 m N of Prairie du Chien	Front Gabled	None Given
Prairie du Chien	Francois Vertefeuille Hse	CTH K	Side Gabled	House
Prairie du Chien	Lawrence Teynor Hse	33196 STH 35	Contemporary	House
Prairie du Chien	Ahrens Dairy Farm	33976 USH 18	Two Story Cube	Hotel/Motel

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR AGRICULTURE, NATURAL AND CULTURAL RESOURCES

Agriculture, Natural and Cultural Resources Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Preserve bluffs in the Town.

- a. To assist in preserving bluffs it is recommended that development (building/driveway construction) be prohibited on steep slopes to preserve bluffs and minimize soil erosion. The Town of Prairie du Chien supports limiting development on steep slopes to preserve bluffs and limit erosion.

Goal II ■ Preserve historical and cultural sites in the Town of Prairie du Chien.

- 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 Prairie du Chien support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.).
- c. Continue to work with Crawford County every five years on the updates to the Crawford County Outdoor Recreation Plan. Participation in the plan will assist in receiving grant funding assistance for improvements to local parks. Participation in developing and approval of the Crawford County Outdoor Recreation Plan maintains the Town's eligibility for DNR recreational grant funding.

Goal III ■ Preserve agriculture, natural resources and the rural landscape of the Town of Prairie du Chien.

- a. Woodlots and forested lands enhance the town's natural beauty and provide excellent habitat for wildlife. In addition, the productive forests support the local economy by providing valuable forest products. The Town of Prairie du Chien 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.
- b. Support the continued enforcement of the County's Floodplain, Shoreland and Wetland ordinances by the Crawford County Zoning Department. Enforcement of such ordinance protects surface and groundwater resources in the Town.
- c. Encourage residents to properly maintain private on-site sewer systems and private wells to protect the environment and future ground water supplies.
- d. Do not extend public facilities into wetlands, steep slopes, etc. that would require significant future maintenance costs.
- e. At the discretion of the Town of Prairie du Chien support Federal, State and County agricultural conservation programs.
- f. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Prairie du Chien.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below are the Comprehensive Planning Goals described in State Statute that are related to the Agricultural, Natural & Cultural Resources Element. Following each goal is a discussion how they were addressed during the planning process.

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

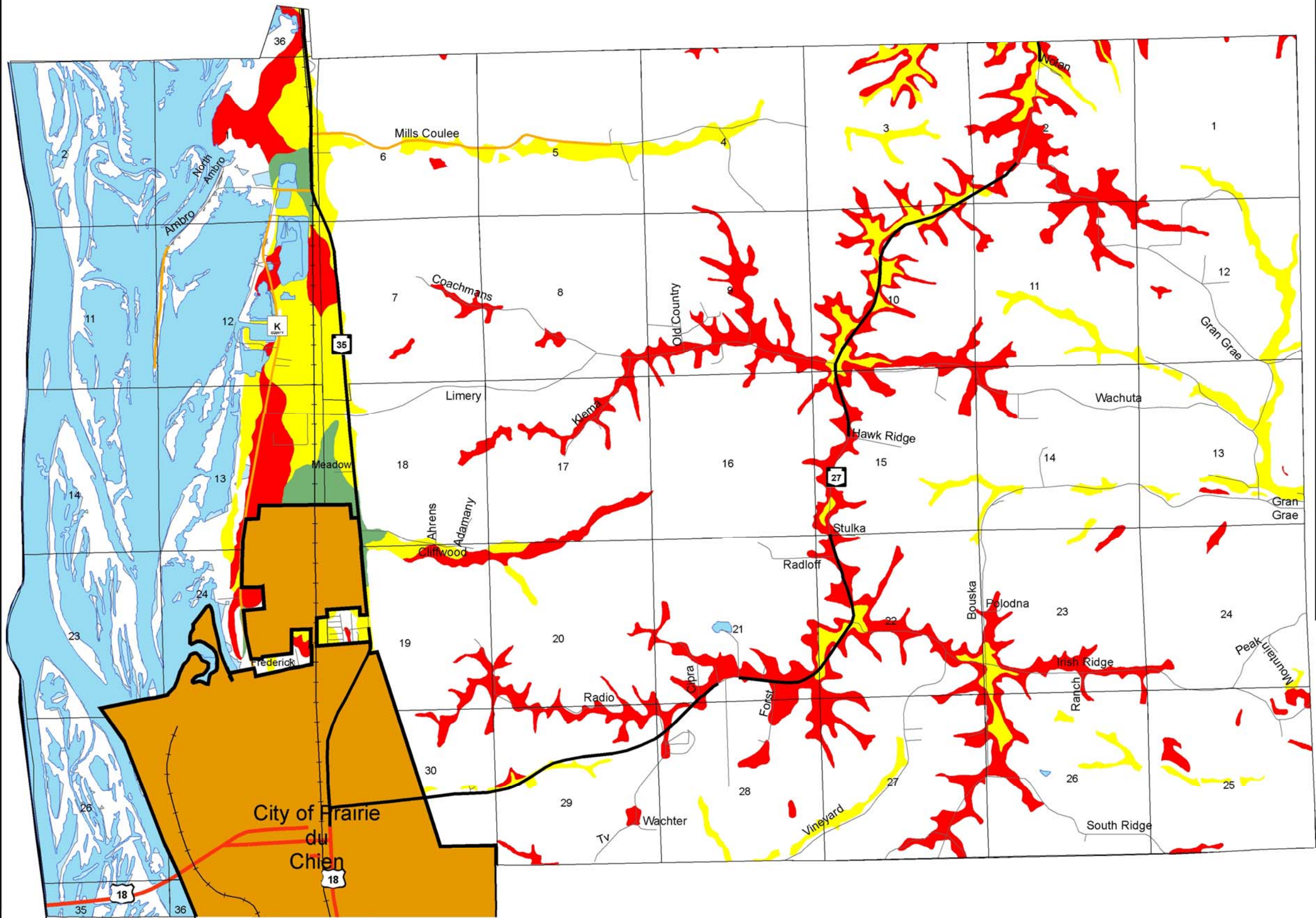
This goal is addressed in the plan by recommendations that support state and local regulations and programs aimed at preserving natural resources.

Preservation of cultural, historic and archaeological sites.

This goal is addressed by recommending that development proposals be analyzed for historical significance by reviewing State Historical Society databases pertaining to historic structures.

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Map 6.1 Town of Prairie Du Chien Soils



Legend

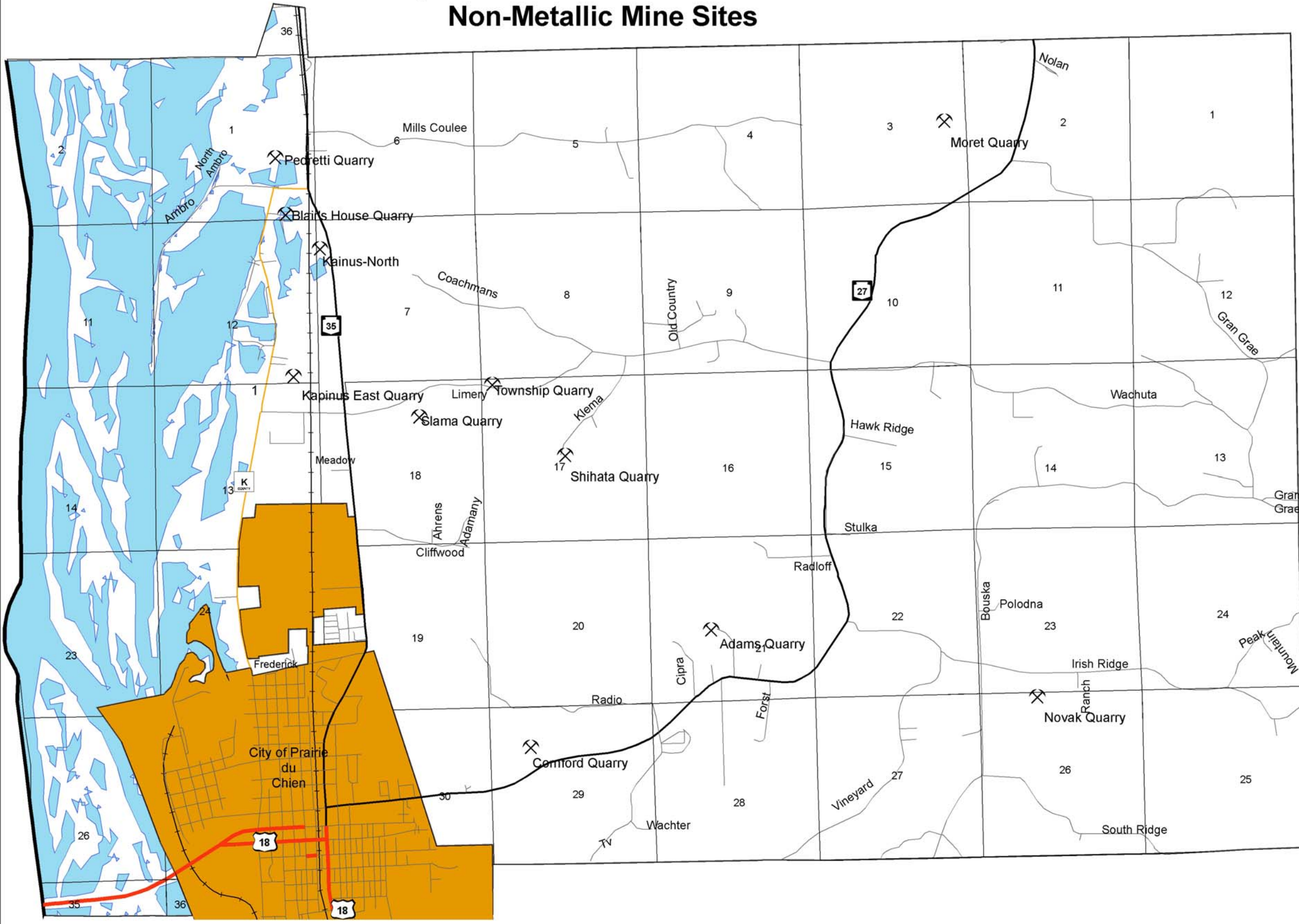
- U.S. Highways
- State Highways
- County Roads
- Local Roads
- Railroads
- Class I
- Class II
- Class III
- Class IV-VII
- Water
- City/Village Limit

0 0.2 0.4 0.8 Miles

N

Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission December 2009

**Map 6.2 Town of Prairie Du Chien
Non-Metallic Mine Sites**



Legend

✕ Quarry

Roads

- U.S. Highways
- State Highways
- County Roads
- Local Roads
- Railroads

Municipalities

- City/Village Limit
- Local Gov't Unit Boundaries
- Open Water

0 0.25 0.5 1 Miles

Map prepared by Jake Stansfield, University of Wisconsin - La Crosse Geography Intern for the Mississippi River Regional Planning Commission

7. Economic Development

Creating opportunities for business expansion and improving income levels through quality jobs are often thought of as an integral part of economic development planning. To craft successful economic development strategies however mutual understanding and agreement on a local government and region's existing economic base, workforce skills, educational resources, and public and private resources must be attained. This chapter analyzes the Town's existing economic condition and resources available to assist in economic development and identifies goals and strategies relating to economic development.

ECONOMIC DEVELOPMENT EXISTING CONDITIONS AND RESOURCES

Labor Force and Employment

Table 7.01 below shows that as of the 2000 Census, the Town of Prairie du Chien had 828 residents or 69.8% of its residents age 16 and older, in the civilian labor force this was higher than the State of Wisconsin (69.1%) and the Nation (63.9%). Table 7.01 shows that in 2000 the Town's unemployment rate of 2.9% was lower than both the State and Nation who had unemployment rates of 3.2% and 3.7% respectively.

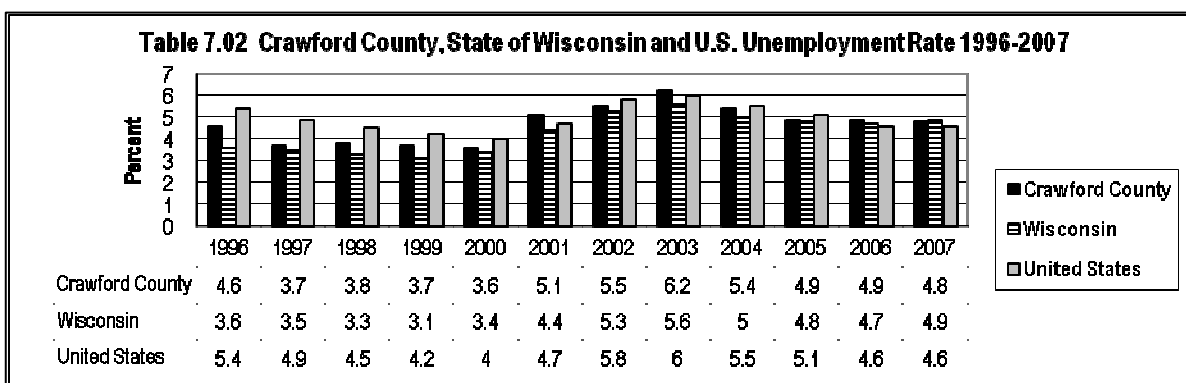
Table 7.01 Labor Force and Employment Information, 2000 Census

	Population 16 years and Over	In Labor Force	%	Civilian Labor Force	%	Employed	%	Unemployed	%	Armed Forces	%	Not In Labor Force	%
T. Bridgeport	655	462	70.5	462	70.5	454	69.3	8	1.2	0	0.0	193	29.5
T. Eastman	622	443	71.2	443	71.2	421	67.7	22	3.5	0	0.0	179	28.8
T. Prairie du Chien	828	578	69.8	576	69.6	552	66.7	24	2.9	2	0.2	250	30.2
T. Wauzeka	286	224	78.3	224	78.3	218	76.2	6	2.1	0	0.0	62	21.7
C. Prairie du Chien	4,831	2,942	60.9	2,942	60.9	2,801	58.0	141	2.9	0	0.0	1,889	39.1
Crawford County	13,385	8,681	64.9	8,670	64.8	8,250	61.6	420	3.1	11	0.1	4,704	35.1
State of Wis.	4,157,030	2,872,104	69.1	2,869,236	69.0	2,734,925	65.8	134,311	3.2	2,868	0.1	1,284,926	30.9
United States	217,168,077	138,820,935	63.9	137,668,798	63.4	129,721,512	59.7	7,947,286	3.7	1,152,137	0.5	78,347,142	36.1

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

Labor Force Unemployment Rates

Table 7.02 below shows Crawford County unemployment rates over the last twelve years from 1996–2007 have ranged from a low of 3.6 in 2000 to a high of 6.2 in 2003 (Town level data is not available). The County's unemployment rate is consistently higher than the State with the exception of 2007. During the period of 1996 through 2007 the County's unemployment rate was below the national rate 8 of the 12 years.



Labor Force Occupations

Table 7.03 below shows the largest occupation groups in the Town of Prairie du Chien, surrounding municipalities, Crawford County, the State of Wisconsin and Nation during the 2000 Census. As of the 2000 Census, the largest occupation group in the Town of Prairie du Chien was Production, Transportation and Material Moving (30.3%) followed by Management, Professional and Related Occupations (22.1%); Sales & Office Occupations (21.9%); and Service Occupations (16.7%).

Table 7.03 Occupation, 2000 Census

	Employed Civilian Population 16 Years and Over	Mgt. Professional & Related Occupations	%	Service Occupations	%	Sales & Office Occupations	%	Farming, Fishing & Forestry Occupations	%	Construction, Extraction & Maintenance Occupations	%	Production, Transportation, and Material Moving Occupations	%
T. Bridgeport	454	117	25.8	66	14.5	123	27.1	5	1.1	56	12.3	87	19.2
T. Eastman	421	105	24.9	44	10.5	84	20.0	18	4.3	33	7.8	137	32.5
T. Prairie du Chien	552	122	22.1	92	16.7	121	21.9	15	2.7	35	6.3	167	30.3
T. Wauzeka	218	94	43.1	27	12.4	19	8.7	8	3.7	19	8.7	51	23.4
C. Prairie du Chien	2,801	510	18.2	685	24.5	707	25.2	16	0.6	225	8.0	658	23.5
Crawford County	8,250	1,941	23.5	1,494	18.1	1,729	21.0	226	2.7	753	9.1	2,107	25.5
State of WI	2,734,925	857,205	31.3	383,619	14.0	690,360	25.2	25,725	0.9	237,086	8.7	540,930	19.8
United States	129,721,512	43,646,731	33.6	19,276,947	14.9	34,621,390	26.7	951,810	0.7	12,256,138	9.4	18,968,496	14.6

U.S. Dept. of Commerce-Bureau of the Census

Labor Force Class of Worker

Table 7.04 shows that private wage and salary workers make up 77.5% of the Town's workforce in 2000 compared to 73% for the County, 81% for the State of Wisconsin, and over 78% for the Nation. About 15% of Town residents were reported as Government employees and 7% as self-employed workers as of the 2000 Census.

Table 7.04 Class of Worker, 2000 Census

Municipality	Private Wage and Salary Workers	%	Gov't Workers	%	Self-employed Workers in Own not Incorp. Business	%	Unpaid Family Workers	%
T. Bridgeport	366	80.6	39	8.6	49	10.8	0	0.0
T. Eastman	301	71.5	34	8.1	84	20.0	2	0.5
T. Prairie du Chien	431	78.1	63	11.4	44	8.0	14	2.5
T. Wauzeka	132	60.6	19	8.7	64	29.4	3	1.4
C. Prairie du Chien	2,172	77.5	418	14.9	199	7.1	12	0.4
Crawford County	6,039	73.2	1,073	13.0	1,067	12.9	71	0.9
State of Wisconsin	2,217,490	81.1	340,792	12.5	167,248	6.1	9,395	0.3
United States	101,794,361	78.5	18,923,353	14.6	8,603,761	6.6	400,037	0.3

U.S. Dept. of Commerce-Bureau of the Census

Economic Base Analysis

Table 7.05 shows the sectors of the economy residents of the Town were in employed in 1999 compared to the County, State and Nation. The Town's major employment sectors in 1999: Manufacturing with 170 employees; Retail Trade with 78 employees; Arts, Entertainment, Recreation, Accommodation and Food Services with 76 employees; and Educational, Health and Social Services with 66 employees.

Table 7.05 Employment by Industry, Town of Prairie du Chien, County, State and Nation

Employment Sector	Town of Prairie du Chien		Crawford County		Wisconsin		United States	
	1999 # Employed	1999 % Employed	1999 # Employed	1999 % Employed	1999 # Employed	1999 % Employed	1999 # Employed	1999 % Employed
Agriculture, Forestry, Fisheries, Hunting & Mining	32	5.8	815	9.9	75,418	2.8	2,426,053	1.9
Construction	20	3.6	500	6.1	161,625	5.9	8,801,507	6.8
Manufacturing	170	30.8	1878	22.8	606,845	22.2	18,286,005	14.1
Wholesale Trade	-	-	164	2.0	87,979	3.2	4,666,757	3.6
Retail Trade	78	14.1	1029	12.5	317,881	11.6	15,221,716	11.7
Transportation & Warehousing and Utilities	21	3.8	354	4.3	123,657	4.5	6,740,102	5.2
Information	7	1.3	95	1.2	60,142	2.2	3,996,564	3.1
Finance, Insurance, Real Estate, and Rental and Leasing	12	2.2	184	2.2	168,060	6.1	8,934,972	6.9
Professional, Scientific, Mgt, Admin. & Waste Mgt Services	32	5.8	351	4.3	179,503	6.6	12,061,865	9.3
Educational, Health and Social Services	66	12.0	1580	19.2	548,111	20.0	25,843,029	19.9
Arts, Entertainment, Recreation, Accom. & Food Services	76	13.8	650	7.9	198,528	7.3	10,210,295	7.9
Other Services (except public administration)	10	1.8	261	3.2	111,028	4.1	6,320,632	4.9
Public Administration	28	5.1	389	4.7	96,148	3.5	6,212,015	4.8
Total	552	100	8250	100	2,734,925	100	129,721,512	100

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

Major Employers

Table 7.06 identifies the companies in the County employing the most people by range. Cabela's is the largest employer in the County followed by 3M. The recent economic downturn has led to several businesses laying off or eliminating jobs. Miniature Precision Components and Dillman Equipment Inc. have each downsized and the number of actual employees may be less than listed.



Cabela's - the County's largest employer

Table 7.06 Crawford County Major Employers

Establishment	Product or Service	Size
Cabela's Wholesale Inc	Mail-order houses	1000+
3M Company	Abrasive product manufacturing	500-999
Prairie Industries Inc	Packaging & labeling services	250-499
Prairie du Chien Memorial Hospital	General medical & surgical hospitals	250-499
Wal-Mart Associates Inc.	Discount department stores	250-499
Design Homes Inc	Prefabricated wood building manufacturing	250-499
Prairie du Chien Public Schools	Elementary & secondary schools	100-249
Prairie du Chien Correctional Facility	Correctional institutions	100-249
Dillman Equipment Inc. Div. of Aztec	Construction machinery manufacturing	100-249
Crawford County	Government	100-249
Wyalusing Academy	Residential mental & substance abuse care	100-249
Cabela's Retail Inc	Sporting goods stores	100-249
Sunrise Orchards	Apple Orchards	100-249
UFP Ventures II Inc	Wood preservation	100-249
Prairie Nursing Facility LLC	Nursing care facilities	100-249
Miniature Precision Components	All other plastics product manufacturing	75+

Source: Wis. Dept. of Workforce Development, Bureau of Workforce Information, July 2008 and T. of Pr. du Chien Plan Commission

Labor Force and Employment Projections

Table 7.07 illustrates labor force projections for Crawford County to the year 2030 (Town level data was not available). The projections indicate that the County's labor force will continue to decrease over the planning period from an estimated 9,380 workers in 2010 to 8,674 workers in 2030. The table also shows the projected distribution of the labor force. The information demonstrates that percentage of workers in the 16-34 age group will continually decline over the planning period.

Table 7.07 Crawford County Labor Force Projections

Age Group:	16-34	35-54	55+	Total Labor Force
Years	Labor Force			
2010	3,150	3,950	2,280	9,380
2020	2,797	3,763	2,746	9,306
2030	2,494	3,966	2,214	8,674
	Distribution of Labor Force			
2010	33.6%	42.1%	24.3%	100.0%
2020	30.1%	40.4%	29.5%	100.0%
2030	28.7%	45.7%	25.5%	100.0%

Source: WI Dept. Workforce Dev., OEA

Tables 7.08 and 7.09 show employment projections by industry and in more detail by specific occupations. The information projects 11,230 jobs will be added to the eight county Western Wisconsin Workforce Development Area. Industry projections illustrate that education and health services followed by information/professional services will account for over half of those jobs. Specific occupations within these industries that show the largest increases in employment are health practitioners and technical occupations, healthcare support occupations, and office and administrative support occupations.

Table 7.08 Western Wisconsin Workforce Development Area Industry Employment Projections, 2006-2016

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties)

NAICS	Industry Title	Estimated Employment ⁽¹⁾			
		2006	2016	Change	% Change
Total, All Nonfarm Industries		137,380	148,610	11,230	8.2%
1133, 21, 23	Construction/Mining/Natural Resources	5,580	6,110	530	9.5%
31-33	Manufacturing	24,630	24,840	210	0.9%
311	Food Manufacturing	3,110	3,010	-100	-3.2%
333	Machinery Manufacturing	4,610	4,480	-130	-2.8%
337	Furniture and Related Product Manufacturing	3,910	4,200	290	7.4%
42, 44-45	Trade	21,630	21,970	340	1.6%
452	General Merchandise Stores	3,830	3,970	140	3.7%
48-49, 22	Transportation and Utilities (Including US Postal)	9,570	10,640	1,070	11.2%
52-53	Financial Activities	4,840	5,360	520	10.7%
61-62	Education and Health Services (Including State and Local Government)	30,970	35,920	4,950	16.0%
611	Educational Services (Including State and Local Government)	10,230	10,670	440	4.3%
622	Hospitals (Including State and Local Government)	8,180	9,700	1,520	18.6%
71-72	Leisure and Hospitality	13,250	14,760	1,510	11.4%
51, 54-56, 81	Information/Prof. Services/Other Services ⁽²⁾	14,420	16,260	1,840	12.8%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽³⁾	12,500	12,760	260	2.1%

Notes:

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

(2) An estimate of non-covered employment is included in NAICS 8131 (Religious Organizations), but not in any other industries.

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

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

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2006 to 2016. It is important to note that unanticipated events may affect the accuracy of the projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, November 2008

Town of Prairie du Chien Comprehensive Plan 2010-2030, Economic Development

Table 7.09 WDA 9 Western Occupational Projections, 2006-2016

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties)

SOC Code	Occupational Title	Estimated Employment(1)			% Chge	Average Annual Openings			Estimated Salary and Wages		
		2006	2016	Chge		New Jobs	Replacements(2)	Total(3)	Avg. Ann. Salary(4)	Entry Level Wage(5)	Experienced Wage(6)
00-0000	Total, All Occupations	137,380	148,610	11,230	8.2%	1,120	3,110	4,230	\$33,139	\$8.30	\$19.75
11-0000	Management Occupations	4,630	4,870	240	5.2%	20	110	130	\$74,587	\$18.11	\$44.73
13-0000	Business and Financial Operations Occupations	4,810	5,420	610	12.7%	60	80	140	\$46,943	\$13.12	\$27.29
15-0000	Computer and Mathematical Occupations	1,760	2,110	350	19.9%	40	40	80	\$54,557	\$16.63	\$31.03
17-0000	Architecture and Engineering Occupations	1,740	1,890	150	8.6%	20	40	60	\$55,181	\$16.92	\$31.33
19-0000	Life, Physical, and Social Science Occupations	1,190	1,270	80	6.7%	10	30	40	\$50,445	\$14.80	\$28.98
21-0000	Community and Social Services Occupations	1,870	2,140	270	14.4%	30	30	60	\$39,225	\$12.57	\$22.00
23-0000	Legal Occupations	510	560	50	9.8%	10	10	20	\$58,245	\$14.45	\$34.78
25-0000	Education, Training, and Library Occupations	7,240	7,700	460	6.4%	50	150	200	\$39,168	\$11.39	\$22.55
27-0000	Arts, Design, Entertainment, Sports, & Media Occupations	1,480	1,560	80	5.4%	10	40	50	\$34,430	\$9.33	\$20.17
29-0000	Healthcare Practitioners and Technical Occupations	9,250	11,170	1,920	20.8%	190	170	360	\$57,731	\$15.02	\$34.12
31-0000	Healthcare Support Occupations	4,750	5,730	980	20.6%	100	50	150	\$25,094	\$9.65	\$13.27
33-0000	Protective Service Occupations	2,660	2,850	190	7.1%	20	80	100	\$33,120	\$9.07	\$19.35
35-0000	Food Preparation and Serving Related Occupations	12,390	13,760	1,370	11.1%	140	420	560	\$17,148	\$6.44	\$9.15
37-0000	Building & Grounds Cleaning & Maintenance Occupations	4,320	4,820	500	11.6%	50	80	130	\$22,661	\$7.40	\$12.64
39-0000	Personal Care and Service Occupations	3,280	3,890	610	18.6%	60	80	140	\$20,208	\$7.09	\$11.03
41-0000	Sales and Related Occupations	13,550	13,970	420	3.1%	40	450	490	\$27,805	\$7.18	\$16.46
43-0000	Office and Administrative Support Occupations	21,710	22,680	970	4.5%	100	470	570	\$27,306	\$8.83	\$15.28
45-0000	Farming, Fishing, and Forestry Occupations	300	300	0	0.0%	<5	10	10	\$27,035	\$8.55	\$15.22
47-0000	Construction and Extraction Occupations	5,070	5,540	470	9.3%	50	90	140	\$37,101	\$11.42	\$21.05
49-0000	Installation, Maintenance, and Repair Occupations	4,830	5,200	370	7.7%	40	80	120	\$36,085	\$10.86	\$20.59
51-0000	Production Occupations	16,430	16,840	410	2.5%	40	330	370	\$29,053	\$9.30	\$16.30
53-0000	Transportation and Material Moving Occupations	13,640	14,350	710	5.2%	70	290	360	\$29,034	\$8.50	\$16.69

- 1) **Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family workers, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.
 - 2) **Replacements** are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation are not included.
 - 3) **Total openings** are the sum of new jobs and replacements. Total openings are an indication of how many new people are needed to enter a given occupation.
 - 4) **Average Annual Salary:** An occupation's average hourly wage is calculated by summing the wages of all employees in a given occupation and then dividing by the total number of employees in that occupation. In most cases, the annual average salary is equal to the average hourly wage multiplied by 2,080.
 - 5) **Entry Level Wage** is the average of the lower third of wages.
 - 6) **Experienced Wage** is the average of the upper two-thirds of wages.
- Information is derived using the 2006 OES Survey, 2006 QCEW and 2006 CES data. Unpublished data from the US Bureau of Labor Statistics and US Census Bureau. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2006 to 2016. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, November 2008

Types of New Business and Industries Desired by the Town

The types businesses and industries desired by the Town are listed in Table 7.10. The industries identified with an asterisk are industries with a high concentration and specialty in the county, region or in the State of Wisconsin or are targeted because of their suitability for locating in the Town, County, or region because of existing concentration levels, location attributes and/or regional assets available to serve them.

Table 7.10 Desired Businesses and Industries

<p>Traded Industries: Traded industries are industries that are not as dependent on local markets or natural resources to succeed. They export their product or service out of the county or region and import new capital into it that is shared with other sectors of the economy through deep economic multiplier effects. Examples include:</p> <ul style="list-style-type: none"> • Equipment, Machinery and Metal Manufacturers* • Plastic and Composite Material Manufacturers* • Transportation and wholesaling Service Businesses* • Computer programming, data processing, software development* • Medical or dental laboratory services* • Research and development or testing services*
<p>Natural Resource Based Industries: Natural resource industries are dependent upon the location of a resource and employment in these industries is primarily located where these resources are found. Examples include</p> <ul style="list-style-type: none"> • Agricultural and Food Processing Industry including organics* • Forest and Wood Product Industries* • Farmers Markets and Direct to Consumer Agriculture Businesses*
<p>Local Industries: These industries are present in almost every county and their employment levels are roughly proportional to their regional population. These industries provide goods and services primarily within a local market area. The number and size of local industries in a community is influenced greatly by the number and size of Traded Industries and Natural Resource Based Industries in a community. Examples include:</p> <ul style="list-style-type: none"> • Retail businesses* • Lodging and Food Service* • Health Care* • Construction* • Communications • Public Utilities • Professional, Scientific and Technical Services • Real Estate, Rental and Leasing • Insurance and Finance

Strengths And Weaknesses For Fostering Economic Growth: Table 7.11 is a listing of strengths and weaknesses relating to fostering economic development in the Town.

Table 7.11 Strengths and Weaknesses to Attract and Retain Business and Industry

Strengths

- Strong manufacturing base
- Access to regional revolving loan fund
- Access to Western Wisconsin Technology Zone tax credits
- High quality recreation opportunities and facilities
- High quality elementary and secondary school system
- Close proximity to Southwest Technical College (Fennimore, WI); Western Technical College, UW-La Crosse and Viterbo University (La Crosse, WI); UW-Platteville; University of Wisconsin-Richland (Richland Center); Upper Iowa University (Fayette County, Iowa); Upper Iowa University, Prairie du Chien Center; University of Dubuque (Dubuque, Iowa); Clarke College, Emmaus Bible College, and Loras College (Dubuque County, IA); Luther College and Northeast Iowa Community College-Calmar (Winnebago County, IA)
- Manufacturing, trucking and warehousing jobs
- High quality transportation system, directly served State Highways 27 and 35. U.S. Highway 18 and State Highway 60 are located within a mile of the Town.
- Freight rail service
- Port of Prairie du Chien can handle bulk cargo and has fleet capacity for 30 barges
- Location of major truck carriers in the County
- Low cost for housing

Weaknesses

- Interstate access is 60 miles away from the Town
- No local freight airport
- Lower household and family incomes than County, State and Nation*
- Aging population and workforce
- Higher poverty rate than the County, State and Nation
- Aging housing stock

Environmentally Contaminated Sites in the Town: 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 referenced to identify contaminated sites in the Town of Prairie du Chien and Crawford County. Fifteen contaminated sites in the County were identified in the database as having an “open” status. No sites were identified in the Town of Prairie du Chien, Table 7.12.

Table 7.12 BRRTS Sites in Crawford County (Status is Open or Conditionally Closed)

Activity Name	Activity Type*	Address	Municipality	Site Status
G C FARMERS COOP	ERP	HWY 131 N	GAYS MILLS	Open
QUALITY WOOD TREATING CO INC	ERP	1601 E LESSARD ST	PRAIRIE DU CHIEN	Open
GATEWAY PROJECT NORTH HALF	ERP	SW MARQUETTE RD & HAYDEN ST	PRAIRIE DU CHIEN	Open
HERREID PROPERTY	ERP	525 S MARQUETTE RD	PRAIRIE DU CHIEN	Open
JOES SERVICE STATION FORMER	ERP	300 W BLACKHAWK AVE	PRAIRIE DU CHIEN	Open
FERRYVILLE GARAGE	LUST	120 MAIN ST	FERRYVILLE	Open
G C FARMERS COOP	LUST	HWY 131 N	GAYS MILLS	Open
PARKERS IOCO	LUST	128 S BEAUMONT ST	PRAIRIE DU CHIEN	Open
BROADBENT OIL BULK PLT	LUST	PETERSON ST	SOLDIERS GROVE	Open
PAYNE PROPERTY	LUST	WATER ST & HWY 27	SENECA	Open
FALLING ROCK BAR & BAIT	LUST	RT 1	EASTMAN	Open
FAIRVIEW MARKET & SERVICE	LUST	13761 HWY 27 & BOMA RIDGE RD	FAIRVIEW	Open
KRAMERS SERVICE STATION	LUST	MAIN ST	EASTMAN	Open
FEATHERSON PROPERTY	LUST	48799 BARNUM DR	BARNUM	Open
HEISZ FARM	LUST	29545 MILL HILL RD	WAUZEKA	Open
QUALITY WOOD TREATING CO INC	VPLE	1601 E LESSARD ST	PRAIRIE DU CHIEN	Open

Source: State of Wisconsin Department of Natural Resources

* ERP = Environmental Repair; LUST = Leaking Underground Storage Tank; SPILL = A discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment; VPLE = VPLEs are an elective process in which a property owner conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15, Wisconsin Statutes; .

County, Regional and State Economic Development Programs

Numerous county, regional and state economic development programs are available in Crawford County. The following is a list of selected programs that could be beneficial to economic development in Crawford County.

Regional Programs

- Mississippi River Regional Planning Commission – CMV Growth Development Fund, a business loan fund
- U.S. Department of Commerce - Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission Economic Development District Program. The County and local governments in the County are eligible for economic development related public facility projects and research and development technical assistance grants.

State Programs

- Economic Development Tax Credits
- 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 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
- Wisconsin Department of Commerce - Community Development Block Grant For Public Facilities (CDBG-PF)
- Wisconsin Department of Commerce - CDBG Grant Planning Grant Program (CDBG-PLNG)
- Wisconsin Business Retention And Expansion Study Program (WIBRES)
- Wisconsin Department of Commerce - Blight Elimination and Brownfield Redevelopment Program (BEBR)
- Wisconsin Main Street Program

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR ECONOMIC DEVELOPMENT

Economic Development Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Promote tourism/businesses along the Mississippi River.

- a. Explore the development of a boat dock on the Mississippi River to improve access to the valuable natural resource.
- b. Support additional campground uses in the Town at appropriate locations to increase tourism opportunities.
- c. Existing commercial recreational campgrounds and boat access sites should be encouraged to continue to provide these desired services to residents, and visitors.
- d. Continue to maintain the public boat ramps at the north end of CTH K/Ambro as part of public access to the federal fish and wildlife lands.

Goal II ■ Encourage the development of businesses that are compatible with the Town's rural setting and lifestyle.

- a. Promote rural and home based businesses in the Town of Prairie du Chien.
Home businesses were also identified during the planning process as being important to the town's rural lifestyle. Home businesses being described as small home offices, craft outlets, repair businesses, etc. Generally, these businesses can be described as family operated, one to five employees and having a limited visual impact on the community. These businesses are often times important because they provide supplemental income to existing farm operations and allow the land to remain in productive agriculture rather than being sold to competing uses (residential) that may detract from the rural atmosphere. It is important that future land use regulations allow adequate flexibility to allow home based businesses in the Town of Prairie du Chien.
- b. Maintain designated areas for commercial/business development in the Town of Prairie du Chien.
- c. Provisions in zoning or other land use control ordinances the Town may adopt should make provision for the possibility of privately developed commercial outdoor recreation areas such as golf courses or campgrounds to be developed in the less intensive agricultural use areas of the Town, such as the Gran Grae Creek area, or the Mill Creek area.
- d. 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.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below are the Comprehensive Planning Goals described in State Statute that are related to the Economic Development Element. Following each goal is a discussion how they were addressed during the planning process.

Protection of economically productive areas, including farmland and forests.

This goal was addressed in the planning process in the Land Use Element as the land use map defined and identified economically productive areas and designated the majority of those areas to remain in a Agriculture land use district.

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.

Activities in this element promote a range of businesses that are desired in the Town of Prairie du Chien. The element also stresses the importance of cooperation between local units of government and the need for the Town to support policies aimed at preserving agricultural areas.

8. Intergovernmental Cooperation

This chapter of the plan will address the intergovernmental cooperation of the Town of Prairie du Chien with Crawford County, with Federal and State agencies, neighboring municipal jurisdictions, and/or agencies. Intergovernmental cooperation is continually recognized as a very important component to future planning and meeting future needs. Cooperative relationships with local units of government and neighboring jurisdictions and agencies may be able to reduce the cost of providing needed services to residents and help reduce Town budget demands. In addition, this chapter addresses goals and strategies relating to intergovernmental cooperation.

INTERGOVERNMENTAL COOPERATION EXISTING CONDITIONS AND RESOURCES

The Town of Prairie du Chien is located in Crawford County bordered on the north by the Town of Eastman, on the south by the Town of Bridgeport, on the east by the Town of Wauzeka, and on the west by the Mississippi River and the State of Iowa. The Town of Prairie du Chien is one of eleven townships located within Crawford County. The Town of Prairie du Chien has the largest population (1,139) of the eleven Towns in Crawford County. The Prairie du Chien public school district serves the residents of the Town of Prairie du Chien.

State and Federal Agencies

Wisconsin Department of Natural Resources (WDNR)

The Town of Prairie du Chien has limited contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town and maintains floodplain and shoreland regulations that are enforced through the County Zoning Office. The WDNR does have ownership and/or management authority over a State Natural Area, Limery Ridge Savanna, that is located within the Town. No intergovernmental conflicts were identified in the planning process.

Wisconsin Department of Transportation (WDOT)

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

United States Department of Agriculture (USDA)

The Town of Prairie du Chien maintains contact with the USDA primarily pertaining to programs offered for landowners through the Crawford County Land Conservation Department. In addition, the Town is eligible to pursue funding for projects/programs through the USDA Rural Development program.

U.S. Army Corp of Engineers

The Town of Prairie du Chien has limited interaction with the U.S. Army Corp of Engineers. Areas of interaction involve issues with the Upper Mississippi River Wildlife Refuge over which the Corp of Engineers has jurisdiction. In addition, wetlands located throughout the Town that are less than five acres in sized are regulated and under the jurisdiction of the U.S. Army Corp of Engineers.

Federal Emergency Management Agency (FEMA)

The Town of Prairie du Chien has limited interaction with Federal Emergency Management Agency (FEMA.) In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The County and Town recognize this and have participated in the development of the Crawford County All Hazards Mitigation Plan.

Regional Planning Commission

The Town of Prairie du Chien is located in Crawford County which is located in the jurisdiction of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC was formed under provision contained in 66.0309 of the Wisconsin State Statutes. The MRRPC represents nine counties in western Wisconsin: Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the region's eligibility as an Economic Development District and eligible for Economic Development Administration funding.

In order to maintain membership in the MRRPC and receive planning services Counties in the MRRPC region annually provide funding to the MRRPC based on their equalized valuation. Services provided to member counties and municipalities include comprehensive planning assistance, economic development assistance, geographic information services, and general technical assistance.

Towns and Municipalities

The Town of Prairie du Chien has maintained strong intergovernmental relationships with surrounding local units of government and the County. This is further demonstrated with the combined fire/rescue department maintained by the Town of Prairie du Chien and the Town of Bridgeport.

Educational Facilities

K-12 School Districts

As previously discussed, the Town of Prairie du Chien is served by the Prairie Du Chien public school district, the largest district in the County based on enrollment. During the planning process no intergovernmental conflicts were identified with the school districts.

Southwest Wisconsin Technical College

The Town of Prairie du Chien lies entirely in the Southwest Wisconsin Technical College district. Southwest Wisconsin Technical College became operational on July 1, 1967 pursuant to Chapter 292, Laws of Wisconsin 1965. The campus is located in Fennimore. Southwest Wisconsin Technical College features operational curriculum and has a two-year associate degree and one and two-year technical diplomas.

Town residents also utilize higher learning educational facilities located in Richland Center (UW- Richland Center), Viroqua (Western Technical College), La Crosse (Western Technical College, Viterbo University, University of Wisconsin-La Crosse), and Platteville (University of Wisconsin – Platteville).

Comprehensive Planning in Crawford County

Comprehensive planning is at various stages in Crawford County's local units of government. It is vital to the success of all comprehensive plans that communication takes place between local units of government during the planning process. The following local units of government in the County have completed comprehensive plans; Town of Wauzeka, Town of Haney, Town of Seneca, Village of Wauzeka, City of Prairie Du Chien, Village of Bell Center, and the Village of Desoto. The following local units of government in the County are in the process of preparing or updating comprehensive plans; Town of Bridgeport, Town of Clayton, Town of Eastman, Town of Freeman, Town of Prairie Du Chien, Town of Scott, Town of Utica, Village of Eastman, Village of Ferryville, Village of Gays Mills, and the Village of Soldiers Grove. The following local units of government in the County are not preparing comprehensive plans; Town of Marietta, Village of Lynxville, Village of Mt. Sterling, and the Village of Stueben.

Crawford County is in the final stages of completing its comprehensive plan. It is anticipated that the County Plan will be adopted by the Spring of 2010.

Intergovernmental Plans or Agreements

The Town of Prairie du Chien has an intergovernmental agreement with the City of Prairie du Chien with regard to sanitary service districts. The Town has mutual road load requirements for town roads with the Towns of Wauzeka,

Eastman, and Bridgeport. The Town cooperates with the Crawford County Emergency Management on emergency related issues. In addition, the Town maintains mutual aid agreements with neighboring towns through the Bridgeport/Prairie du Chien Fire Department.

Addressing Existing/Potential Conflicts with other Governmental Units

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 will continue to monitor actions of neighboring or overlapping governmental jurisdictions during the planning period (such as neighboring counties and school districts). If any such conflicts are identified the Town Board will request to meet with the neighboring or overlapping jurisdiction to address and resolve any potential conflict.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR INTERGOVERNMENTAL COOPERATION

Intergovernmental Cooperation Element Goals

The Town of Prairie du Chien developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal I ■ Continue to work on ways to increase intergovernmental cooperation opportunities.

- a. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Prairie du Chien 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.
- b. Explore joint purchases and sharing of materials/equipment with neighboring towns to provide community services in the most efficient manner possible.
- c. Continue to remain active in the Crawford County Comprehensive Planning process. It is recommended that the Town of Prairie du Chien reviews and evaluates the Crawford County Comprehensive Plan as adopted and revised in order to identify areas of potential conflict and/or coordination opportunities.
- d. Strive to maintain an open dialogue with school districts serving the Town of Prairie du Chien in order to evaluate the school districts facility/educational needs.
- e. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- f. Continue participation in the Wisconsin Department of Transportation's WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.
- g. Continue to be an active member of the Crawford County Towns Association. Attending meetings of the Crawford County Towns Association is important to the Town of Prairie du Chien 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.

Goal II ■ Maintain existing cooperative fire protection, police protection, and emergency services with adjoining units of government.

- a. Maintain the existing fire department and mutual aid for fire protection cooperative agreements.

Goal III ■ Maintain communication/cooperation with the City of Prairie du Chien on future planning issues (land use, shared services, public utilities, etc.).

- a. More intense residential development and commercial development is recommended to be located adjacent to the City of Prairie du Chien as the potential exists for public water and sewer to serve such developments. Therefore, it is recommended that the Town maintain regular dialogue with the City of Prairie du Chien on development issues.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below is the Comprehensive Planning Goal described in State Statute that is related to the Intergovernmental Cooperation Element. Following the goal is a discussion how it was addressed during the planning process.

Encouragement of coordination and cooperation among nearby units of government.

The policy recommendations and actions previously discussed in this element clearly demonstrate that coordination and cooperation of the Town of Prairie du Chien with nearby units of government are not only encouraged but vital to the Town of Prairie du Chien providing services and maintaining the existing quality of life residents enjoy.

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 Prairie du Chien 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 Prairie du Chien Town Board will request to meet with the neighboring or overlapping jurisdiction to address and resolve any potential conflict.

9. IMPLEMENTATION ELEMENT

This element of the plan will address the implementation of the Town of Prairie du Chien 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 Crawford County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in 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 Prairie du Chien 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 Prairie du Chien. As described in previous sections, in the context of this plan goals are broad statements that the Town of Prairie du Chien desires to achieve. Following each goal are associated policies, programs/actions, etc. that are recommended to address each goal.

- Goal I** ■ Manage development, health and sanitation issues, emergency preparedness, and pertinent social issues with local ordinances, applicable state codes and statutes.

- a. Maintain the willingness to adopt ordinances which restrict land owners rights to “unlimited development”.
- b. Continue enforcement of the Town’s Comprehensive Zoning Ordinance.
- c. 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 Prairie du Chien 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.

Goal II ■ Continue to provide the opportunity for public input throughout the planning process and future updates to balance individual property rights with community interests.

- a. Continue to follow the planning process in the adopted “Town of Prairie du Chien 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. The Town of Prairie du Chien 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, if needed an updated survey 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.
- c. 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 III ■ Identify policies and programs to implement recommendations of the comprehensive plan.

- a. 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.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below is the Comprehensive Planning Goal described in State Statute that is related to the Implementation Element. Following the goal is a discussion how it was addressed during the planning process.

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

As described throughout the planning process the Town of Prairie du Chien is a rural town with no main street or specific design standards. However, the Town does have a rural identity of which it desires to maintain. The recommendations in the Land Use Element address methods to maintain the Town’s identity.

Implementation Schedule

The following implementation schedule has been developed for the Town of Prairie du Chien Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been listed. General policies that will guide the future development of the Town of Prairie du Chien 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 Throughout the Planning Period

Land Use Element

Goal I, c. Identify conservancy organizations and make information available to landowners regarding land preservation options available through land conservancy organizations.

Goal II, b. Continue enforcement of the Town of Prairie du Chien's zoning ordinance to ensure agricultural areas in the Town are protected from encroachment from competing uses.

Goal III, c. 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.

Housing Element

Goal I, h. Continue enforcement of the State of Wisconsin One and Two Family Building Code.

Transportation Element

Goal I, a. State Highway 35 "The Great River Road" is the primary travel corridor in the Town of Prairie du Chien and Crawford County. It is currently a two lane facility in the Town of Prairie du Chien. Increased development adjacent to the highway in the City and the Town have increased traffic and traffic conflict points (intersections, driveways, etc.) It is recommended that the Town work with the Wisconsin Department of Transportation in evaluating the need for additional traffic lanes or other means to reduce congestion and traffic conflicts.

Goal II, a. Continue to enforce ordinances which guide and control the type of road access to all residential, institutional, commercial, and industrial properties within the Town.

Goal II, c. It is recommended that the Town of Prairie du Chien formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

Goal III, b. Strive to have all Town roads paved with asphalt or seal coat in the next 6 to 10 years to maintain the best and safest roads possible.

Utilities and Community Facilities Element

Goal I, a. Maintain private contracts for snow plowing.

Goal I, b. Maintain existing agreements for excellent emergency services.

Goal I, c. Continue contracted services for garbage collection.

Goal I, d. Explore identifying a brush collection area where town residents can dispose of leaves and brush.

Goal I, e. Identify a community shelter in the event of a tornado or other natural disaster.

Goal I, f. 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.

Goal I, g. Continue to monitor the changing needs of the Town of Prairie du Chien and provide adequate community services as needed.

Intergovernmental Cooperation Element

Goal I, b. Explore joint purchases and sharing of materials/equipment with neighboring towns to provide community services in the most efficient manner possible.

Goal I, f. Continue participation in the Wisconsin Department of Transportation's WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.

Goal I, g. Continue to be an active member of the Crawford County Towns Association.

Goal II, a. Maintain the existing fire department and mutual aid for fire protection cooperative agreements.

Agriculture, Natural and Cultural Resources Element

Goal II, 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.

Goal II, c. Continue to work with Crawford County every five years on the updates to the Crawford County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town to apply for DNR recreational grant funding.

APPENDIX 1

DEVELOPMENT DESIGN CONCEPTS

Land use planning has several purposes, certainly among them is the preservation, or at least the reduction of adverse impact upon, natural features such as stream courses, wetlands, productive agricultural areas, productive woodlands, scenic vistas, and wildlife habitat. Reduction of impact on the human made infrastructure is also an important goal of land use planning. Concentrated residential, commercial, or industrial development, while efficient from the point of view of serving with municipal utilities such as drinking water and sanitary sewage removal, and a compact road system, can be counter productive if those utilities don't already exist and must be built to serve development, or if the additional development would be sufficient to cause an over-capacity situation, thereby requiring any of these utilities or transportation systems to have to be rebuilt. Therefore, a government's ability to control or at least help guide, the placement of development is an important function of land use planning.

Traditional land use planning, often accompanied by a zoning ordinance to enforce the planning goals, has dealt with the "density" of development within a certain area, usually stated in the plan as a recommendation for a certain "lot size". These "lots" are intended to be the location for either a single family residence, or a multiple unit building. Lot sizes as large as 35 acres, as in an area intended to be eligible for Farmland Preservation credit, or as small as 5,000 square feet or less in an urban area served by municipal sewer and water systems, are common.

In rural areas, especially those on the fringe of developing urban areas, it is common for local authorities, often in response to some sort of public pressure, to attempt to preserve some agricultural lands, and woodlands, and a general sense of "ruralness". This can have the practical benefit of preserving the farm based economy and its related trade infrastructure of seed and feed stores and implement dealers, and can also reduce the need to have to build new, and more costly, roads or other urban infrastructure such as water and sewer lines. This has been accomplished by deciding upon some

lot size restriction; five acres, for various reasons, being one of the most popular sizes. This plan would then imply that all lots developed in that particular area would have to be five acres in size in order to preserve the open space and feeling of ruralness, and to limit population density and the resultant vehicle traffic on a rural road system that might in a relatively short time period otherwise have to take on urban traffic levels. A relatively newer concept in land use planning uses these same basic land lot sizes, but allows them to be used in more innovative ways which accomplish the same goals and purposes of the more rigid lot size designation, but allow the buyer and seller greater freedom in their negotiations, and actually may protect the critical resources better than a single "one size fits all" lot size designation.

If a lot size of five acres is chosen, as described in the "Rural Estate (RE)" land use classification, the density is 8 lots per forty acres, or 0.2 lots per acre. If a single ownership within this designated District is used as the basis for determining the number of lots, then a 360 acre parcel, for example, could support 72 lots. However, rather than viewing the placement of 72 five-acre lots on the property, (Figures 1-2, Page 5-4; Figures 3-4, Page 5-5; Figure 5, Page 5-6) there are two ways this same density can be accomplished, and more flexibility of individual lot size and better natural feature protection can be achieved.

CLUSTER PLACEMENT

This land use technique uses the density standard established by the selected land use designation, in this case five acre lots, or 0.2 lots per acre. Rather than spreading the lots evenly over the entire acreage, the individual lot sizes can be reduced to one or two acres, or less, and the lots can be "clustered" around short streets, cul de sacs, or around a natural feature such as a pond or wooded area. (Figure 6, Page 5-6; Figures 7-8, Page 5-7; and Figure 9, Page 5-8)

Advantages:

Many homebuyers, even those buying lots in rural areas, are not necessarily seeking large 5 acre or even 2 acre lots, as this means additional maintenance and responsibility. Many would be satisfied with a smaller individual acreage if it were possible to

acquire such a lot. Cluster development allows that smaller size individual lot without increasing overall density.

Not all parts of an individual parcel of land, be it 20 acres or 500 acres, are equally suitable for placement of home sites (*Figure 4, Page 5-5; Figure 5, Page 5-6*). A strict individual lot size development attempting to get all the lots "allowed" by the land use classification would either force some lots up onto steep hillsides or into wetlands, or other less suitable locations. In actual practice this might either preclude their development at all, or make them less desirable locations at a lower sales price. Cluster development can assure the maximum number of building sites the acreage allows.

Cluster development, by concentrating the residential lots into clusters, reduces the total mileage of streets or roads necessary to serve the individual lots, and also places them in a position to be served, at some point, more efficiently with a common well water system or a waste water collection and treatment system.

By placing the actual development into clusters of individual smaller lots, large areas of the landscape can be left undeveloped, thereby allowing some forms of agriculture to continue, and woodlands to remain intact for the enjoyment of all the residents. Some common amenities, such as ponds, or improved open space such as ball fields, can be developed whereas individual large size lot owners could not achieve that on their own property.

Disadvantages:

Cluster development is a tool best used in areas on the edge of developing urban areas. Although open space can be preserved, it rarely is of a form or shape as the previous agricultural land, and therefore cluster development isn't very effective at attempting to "save" traditional livestock type farming operations. It is more effective in areas where farming is already declining, and possibly can save areas for "non-traditional" or urban fringe farm enterprises such as horticultural or nursery crop propagation, organic vegetables, orchards, etc.

Some people who buy land in the country truly do want a large tract of land they can own personally.

To this market, buying a half acre or one acre lot surrounded by "common open space" would not meet their needs.

The concept of "common owned space" is foreign to some buyers. Some sort of "owners association" would have to be established, or the common space turned over to the Town or other unit of government for overall administration and maintenance. Some buyers do not want to encumber their lives with membership in a property owners' association, and/or the Town may not want to take on the responsibility of administering the commonly held land.

As an alternative to common ownership of the open areas by a homeowners association, or governmental unit; the original landowner, or the developer can retain ownership of the open areas not sold as individual lots, and continue to farm the fields and manage the woodlots. This is a workable solution if the farmer owner sells only part of his farm for development and wants to continue farming the remaining acreage, or sell the remainder to a neighboring farmer for continued agricultural use. Typically, in western Wisconsin, common practice has been the original owner wants total divestment of the property, and the remaining open area may have little salable value to an individual other than the lot owners in the subdivision.

LOT AVERAGING

This technique continues to use the chosen Land Use Classification as the guide for establishing the overall density, but it allows the landowner or developer to vary the lot sizes on the developable parcel, so long as the overall density is not exceeded. Thus, in the example of a 360 acre parcel designated in the Rural Estate classification, no more than 72 lots could be developed, but their individual size could range from one half acre to 35 acres or more.

Advantages:

The developer is allowed the freedom to respond to a variety of sales opportunities, from the buyer who wants a 20 acre parcel to keep their horse or dogs, to the urban oriented buyer who merely wants a spot to build a house with the least possible lot to maintain.

Disadvantages:

This technique could result in some housing development occurring in areas of the property that are not as well suited for development. Inefficiencies in transportation systems could result, with many long drives or long roads with several access points, and ultimate Town responsibility to maintain them.

When the original property reaches its maximum allowed development density of 72 lots, or all the sites allocated and privately owned, there might not be any common open space. Individual natural features such as former farm fields, woodlots, etc. are in fragmented ownerships and quite possibly will never function as a viable farming operation or forest resource, and desirable features such as a sweeping view or a stream bank, end up being enjoyed by a few who happen to be fortunate enough to have bought the lots which contains access to them, but does not necessarily benefit the entire community.

If the individual lot sizes are made too large at the beginning of the subdivision process, the entire area might be sold and near the end of the site allocation process there might not be sufficient space to achieve the full use density of 0.2, or whatever, lots per acre.

RURAL CLUSTER DEVELOPMENT LOT REDUCTION RATIOS

If it is determined to utilize a clustered development technique, then in addition to the overall Land Use Classification chosen for the area, which determines the lot density, there can also be selected a "Lot Reduction Ratio", which determines the size of the individual lots within the cluster development. In the Cluster technique it is customary to have all the lots in a cluster be the same size, whereas in the Lot Averaging method of land division it is customary to have individual lots of sometimes widely varying sizes. The accompanying chart depicts the size of the individual cluster formation lots with lot reduction ratios from 7:1 to 4:1, for each of the six Land Use Classifications with densities ranging from 35 acres down to 2 acres.

Rural Cluster Lot Reduction Ratios								
Land Use Designation	Lot Size In acres	Lots per 40 acres	Lots per acre	Lots per 160 acres	Lot size reduction ratio of 7:1 (in acres)	Lot size reduction ratio of 6:1 (in acres)	Lot size reduction ratio of 5:1 (in acres)	Lot size reduction ratio of 4:1 (in acres)
Exclusive Ag (EA)	35	1.1	0.0	4.6	5.0	5.8	7.0	8.8
Prime Ag (PA)	20	2.0	0.1	8.0	2.9	3.3	4.0	5.0
General Ag (GA)	20	2.0	0.1	8.0	2.9	3.3	4.0	5.0
Countryside (CS)	10	4.0	0.1	16.0	1.4	1.7	2.0	2.5
Rural Estate (RE)	5	8.0	0.2	32.0	0.7	0.8	1.0	1.3
Estate Residential (ER)	2	20.0	0.5	80.0	0.3	0.3	0.4	0.5
Small Est. Resid. (SER)	1	40.0	1.0	160.0				
Residential R30 (R30)	0.7	58.1	1.5	232.2				
Residential R20 (R20)	0.5	87.1	2.2	348.6				
Residential 7.5 (R7.5)	0.2	232.6	5.8	930.2				
Res. High Density (RHD)								

The "Land Use" designation (or zoning district if in the form of an ordinance) establishes the number of lots per acre, or the density. No more than that number of lots may be carved from an acre, or 40 acre parcel of land. For example - if a 40 acre parcel is designated as "Estate Residential - ER" No More Than 20 lots could be developed in that 40 acres. However, if a common sewer system were available, so the minimum 20,000 sq. ft. (approximately .5 acre) lot size were not a consideration, and if the market-place indicated a market interest in more "urban" type lots, then a 7:1 or 6:1 reduction ratio could be imposed which would allow individual lots down to 0.3 acre (approximately 13,000 sq. ft.) - no more than 20 lots per 40 acres would be permitted regardless of the lot size.

RECOMMENDATION OF MINIMUM LOT SIZES

A straightforward approach, using land use classifications, is to recommend a particular minimum lot size for a particular area. Even if these classifications are assigned based on a thorough review of the site's natural resources, a strict adherence to lot size requirements alone results in a rather unimaginative subdivision; possibly with fewer lots than the arithmetic alone would indicate and also less sensitive to the environment.

INDIVIDUAL SITE DEVELOPMENT

Erosion Control

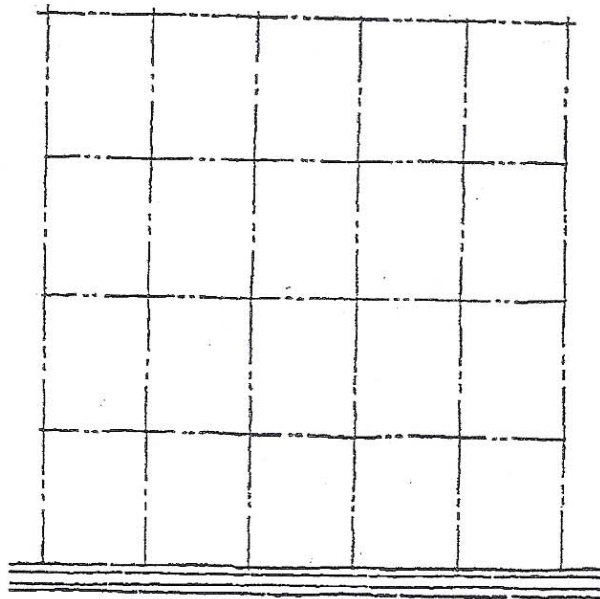
Vegetation Protection

Building Design

Road and Driveway Design and Construction

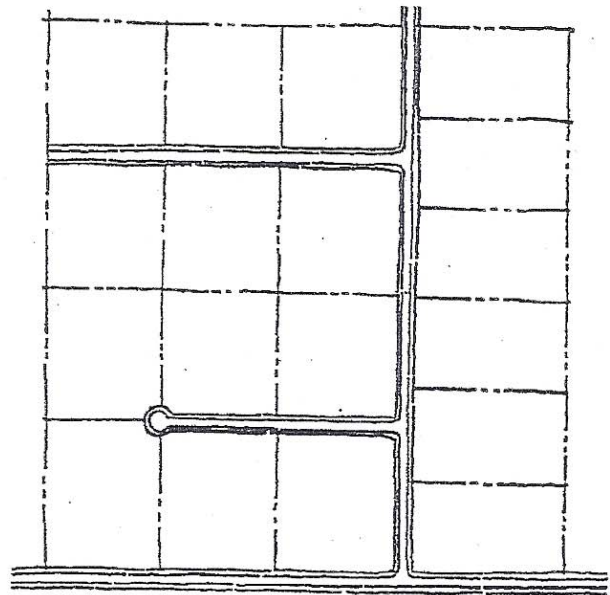
The design of the individual building sites, regardless of the Land Use Classification, lot density, or individual lot size, is very important to the success of a residential development. The accompanying pictures and text gives some suggestions to construction site techniques. Many of these can be codified through building and zoning ordinances.

GROSS DENSITY VERSUS YIELD



5-ACRE MINIMUM LOT AREA

GROSS DENSITY = TRACT AREA ÷ MINIMUM LOT SIZE AS PERMITTED
BY ZONING
= 100-ACRES ÷ 5-ACRES = 20 LOTS



5-ACRE MINIMUM LOT AREA

YIELD = ACTUAL NUMBER OF LOTS ACHIEVABLE = 18 LOTS

Figures 1 & 2 - Adhering to a strict interpretation of a certain chosen lot size can result in an unimaginative development, and inability to actually achieve the number of salable lots allowed.

CONVENTIONAL DEVELOPMENT

100 ACRES
33 LOTS PERMITTED
26 LOTS ACCOMMODATED

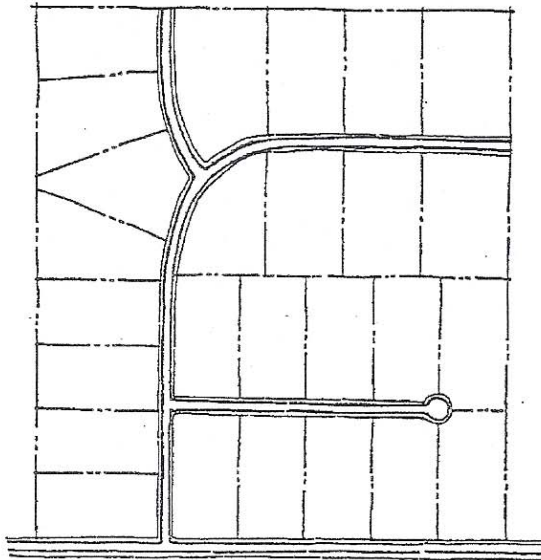


Figure 3 - The access roads needed to service the lots take up space that results in the reduction of the number of lots that can actually be placed on the parcel of land.

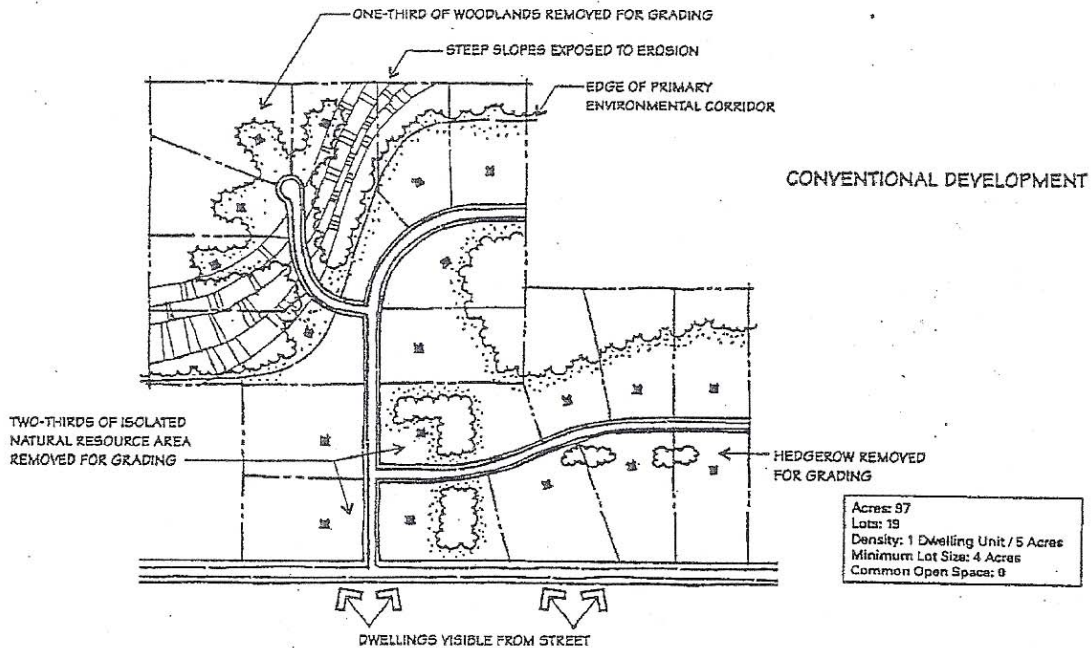


Figure 4 - With conventional development, environmental features are often not preserved. And with most new houses often visible from the existing road, previously rural views become suburban. With cluster development, however, woodlands, steep slopes, and rural views can be preserved.

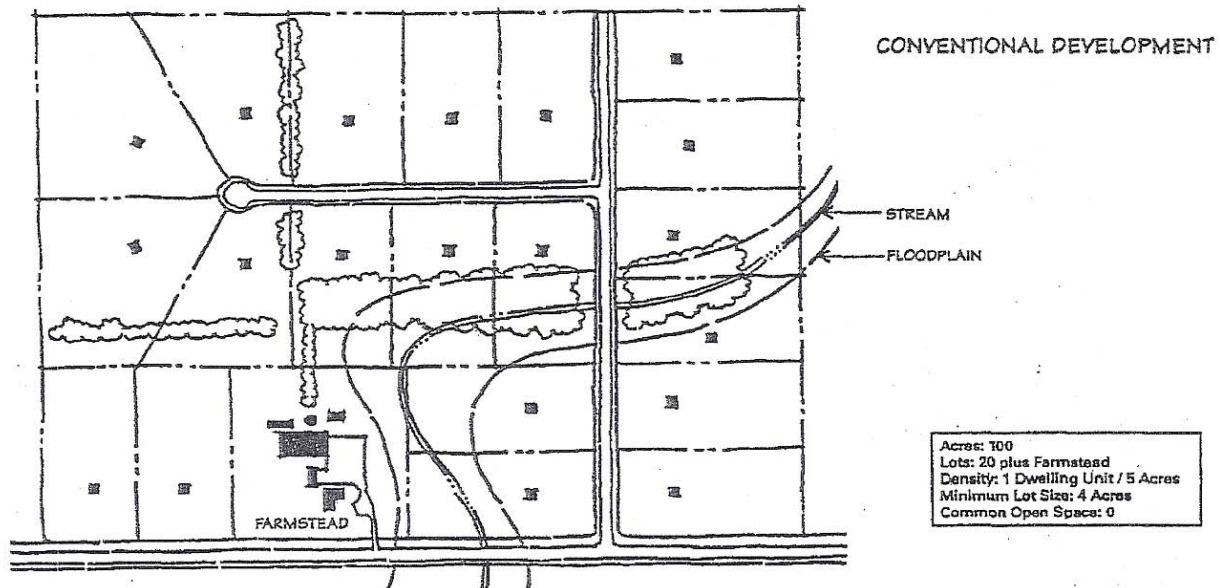


Figure 5 - Attempting to put a "cookie cutter" lot layout over a specific parcel of land can result in destruction of the resource people originally moved to the area to enjoy.

In a "Cluster Development" the same number of lots are allowed; even allowing the full number, and also

preserving some common open space, such as woods and fields.

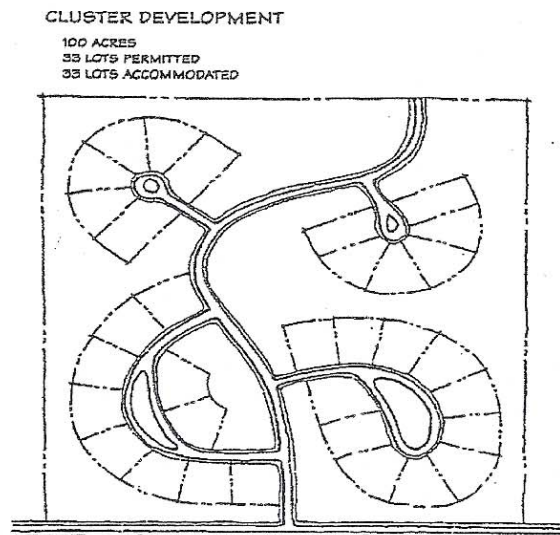


Figure 6 - A "hidden bonus" (additional dwelling units) often results when a density formula based on gross acreage is used. The total number of permitted lots will fit on a clustered tract, but not on a conventionally developed tract. The number of additional units is not known until the lot layouts are completed.

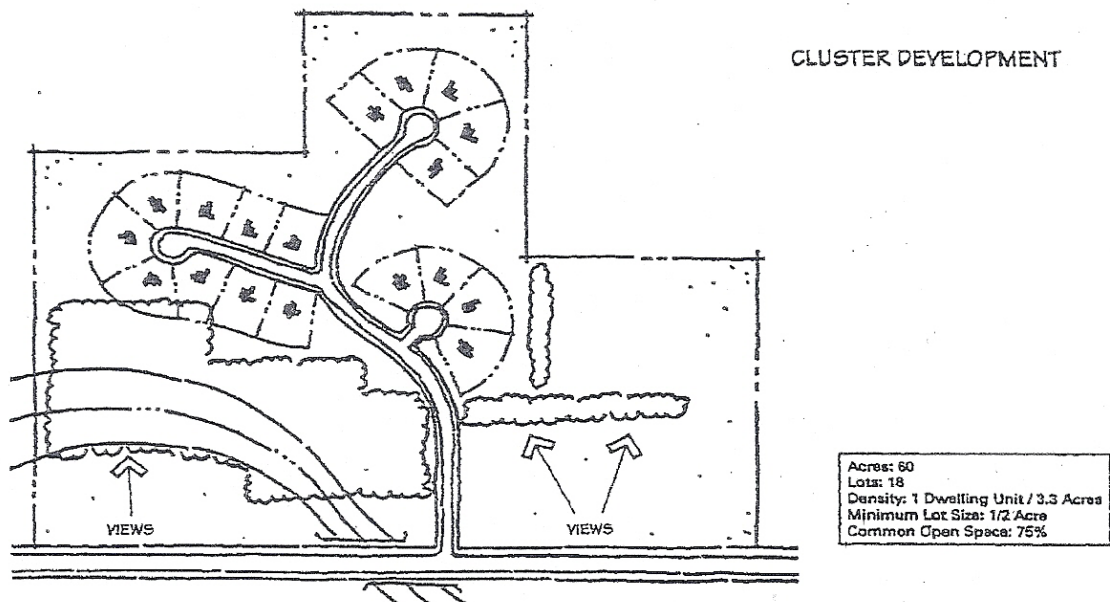


Figure 7 - Cluster development isn't the same as no development, but it can help retain more open space than scattered lot development.

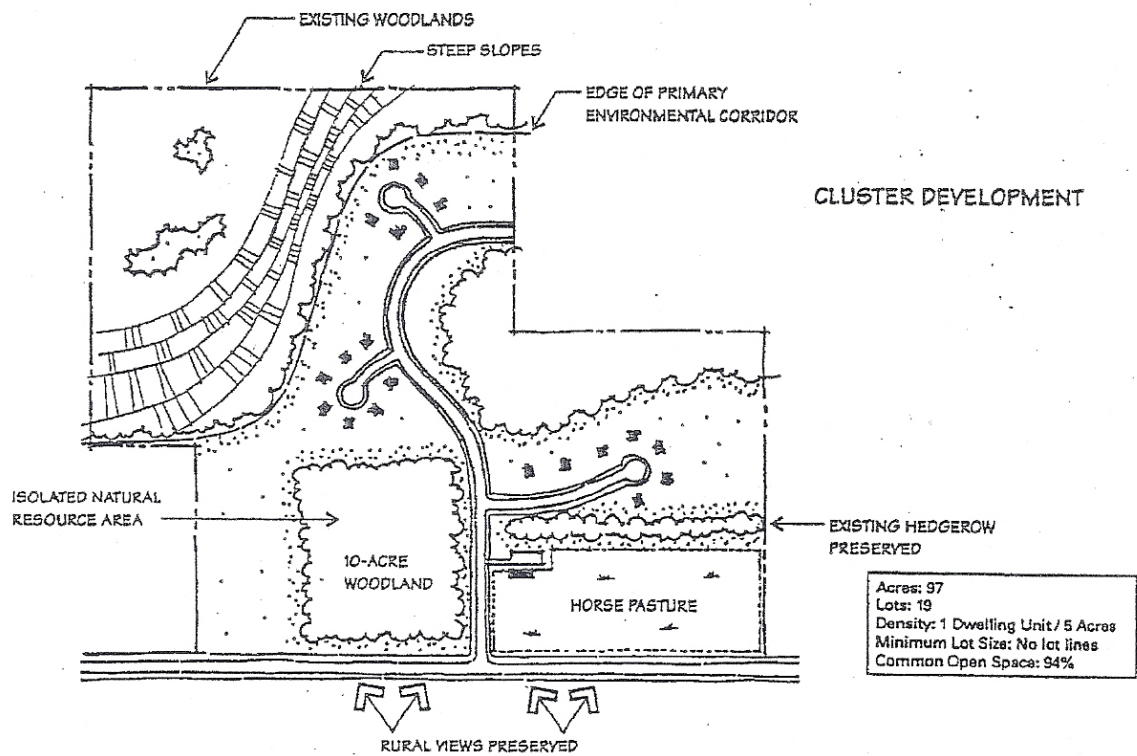


Figure 8 -Ownership of the "open" land; the fields and woods, preserved by cluster development can remain with the original owner, or with a homeowners association.

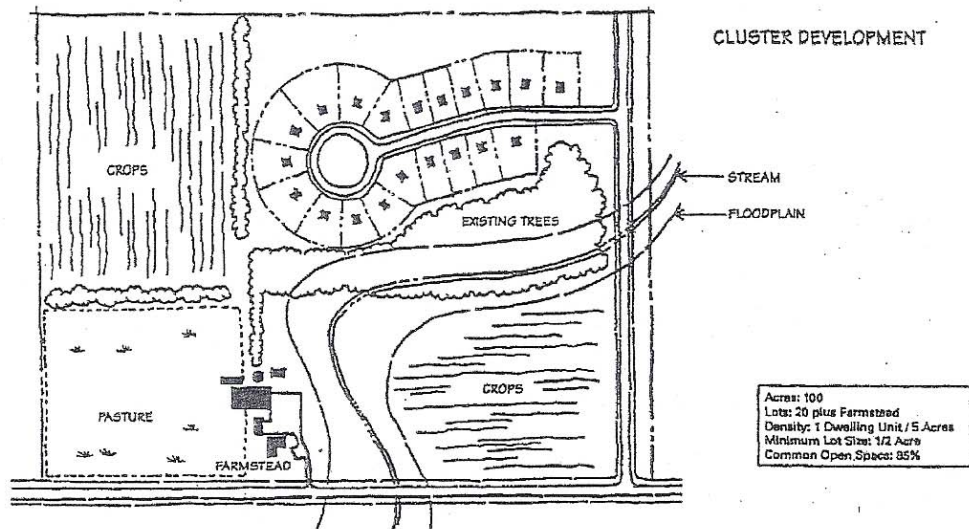
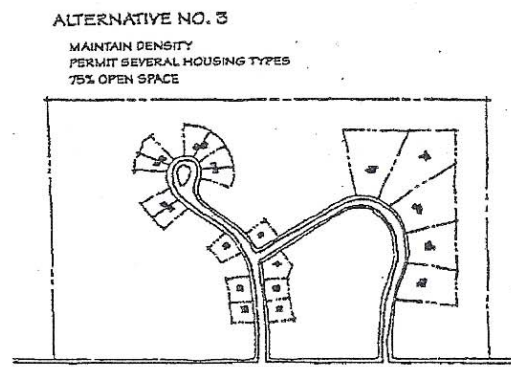
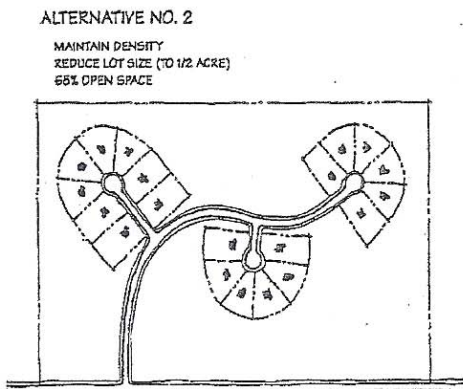
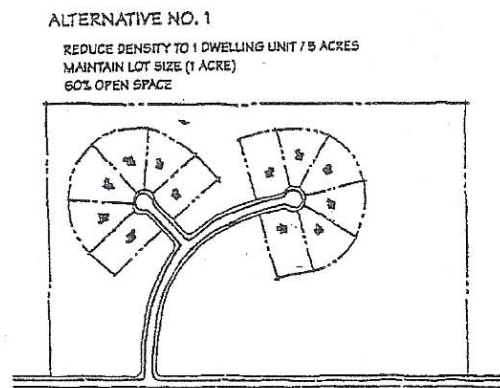
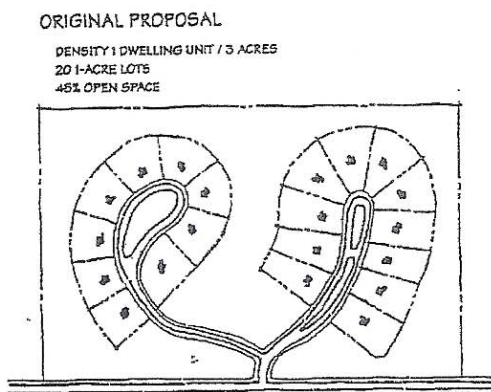


Figure 9 - Sometimes a parcel can be "developed" and still leave a substantial acreage left for agriculture and forestry.

Various internal designs within the overall cluster concept can produce different results; not all cluster

designs are desirable just because they are cluster designs.



Figures 10, 11, 12, and 13 - Cluster zoning regulations should be written to achieve at least 60-75% open space. There are usually several alternative ways to do this, as illustrated on this 60-acre parcel.

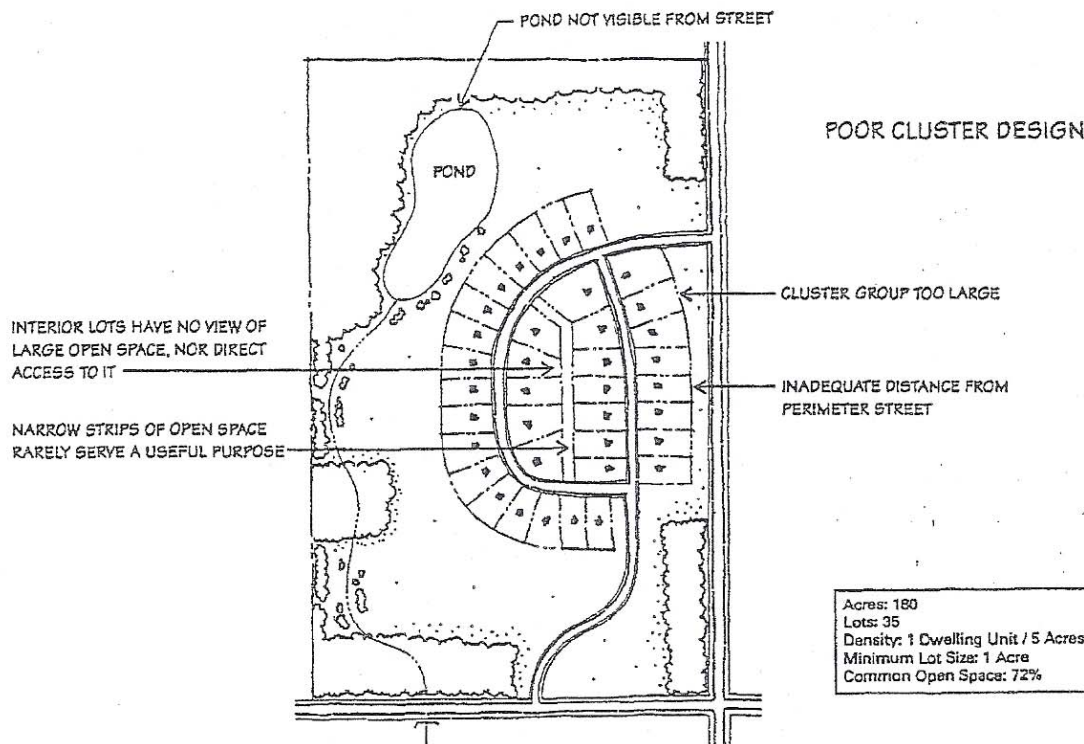


Figure 14 - Without design guidelines, cluster developments may look much like condensed, conventional subdivisions. Design guidelines can aid in the good design of cluster groups and the property distribution of open space.

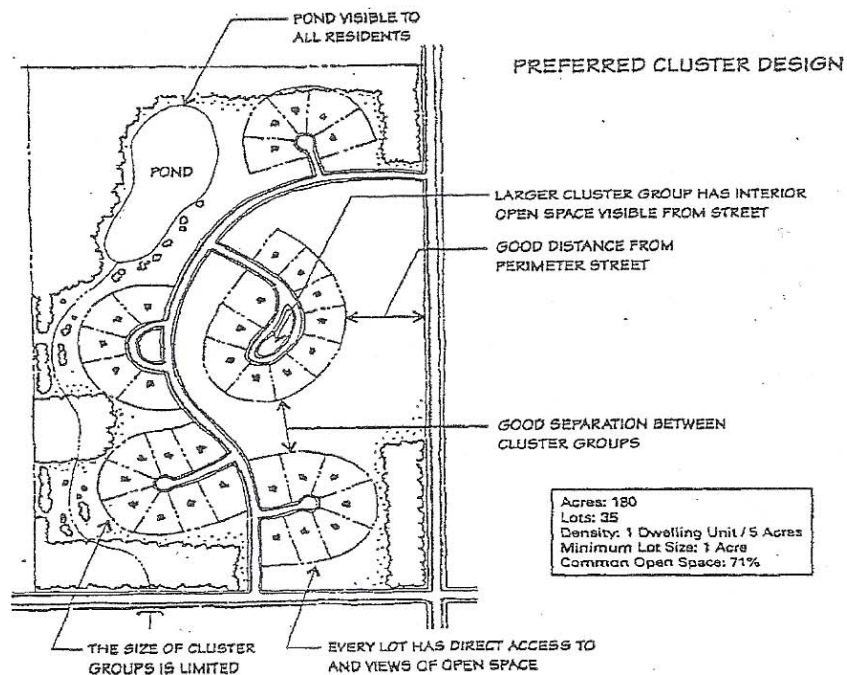
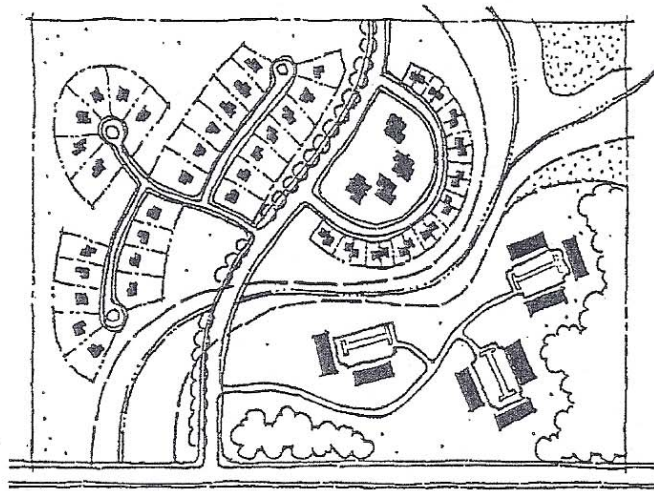


Figure 15 - Design guidelines can aid in the good design of cluster groups and the proper distribution of open space. Many people who move to rural areas want "open space" around them, but not necessarily their own large lot.

Variations of cluster development include Planned Urban Development (PUD). These areas include mixed uses - single family residential, but also multi-

family buildings, and commercial uses such as convenience stores, dry cleaners, cafes etc.



PUD (PLANNED URBAN DEVELOPMENT)

- MIXED DWELLING TYPES
- GROSS DENSITY: MEDIUM TO HIGH
- COMMON OPEN SPACE 15-40%
- DESIGN GUIDELINES SIMILAR TO CLUSTER DEVELOPMENT

Figure 16

Knowing and respecting the capabilities and limitations of the natural landscape can make the difference between a successful development and a

development which ends up costing the Town taxpayers direct expenses to remedy what could have been avoided.

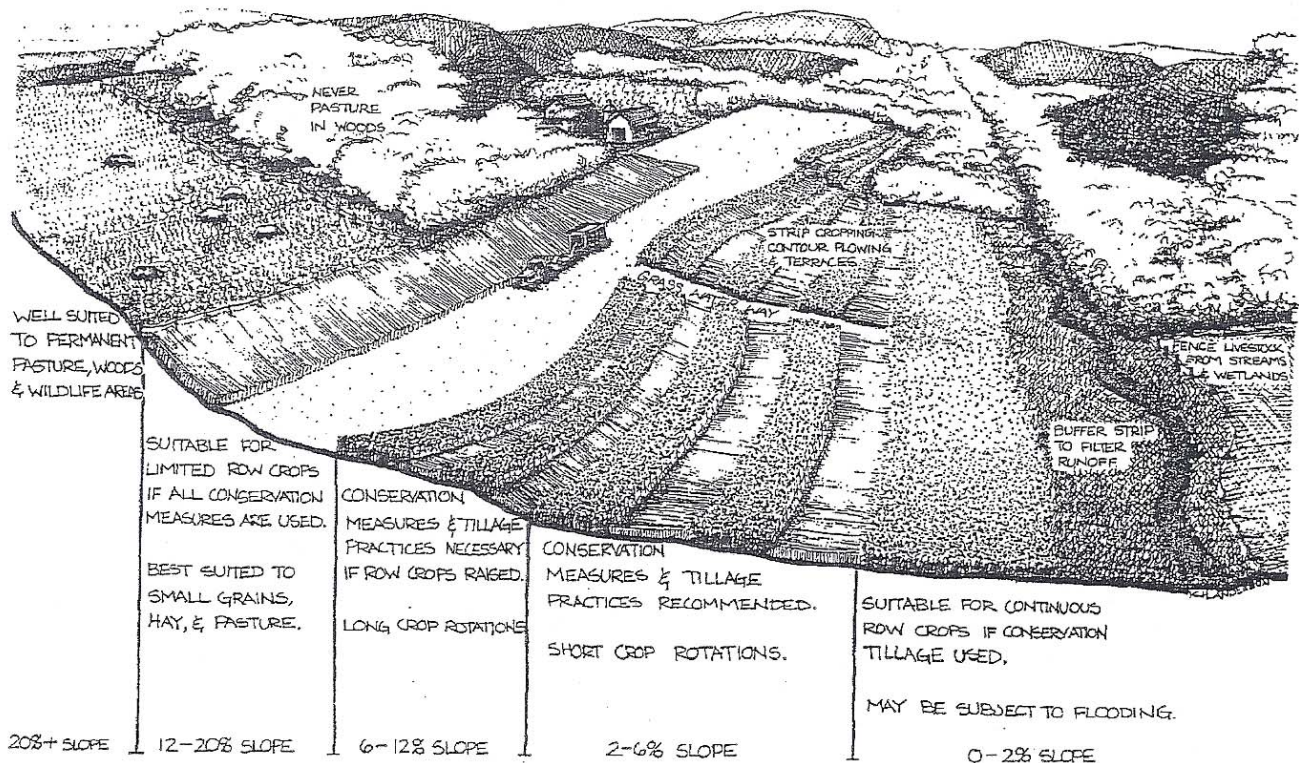


Figure 17

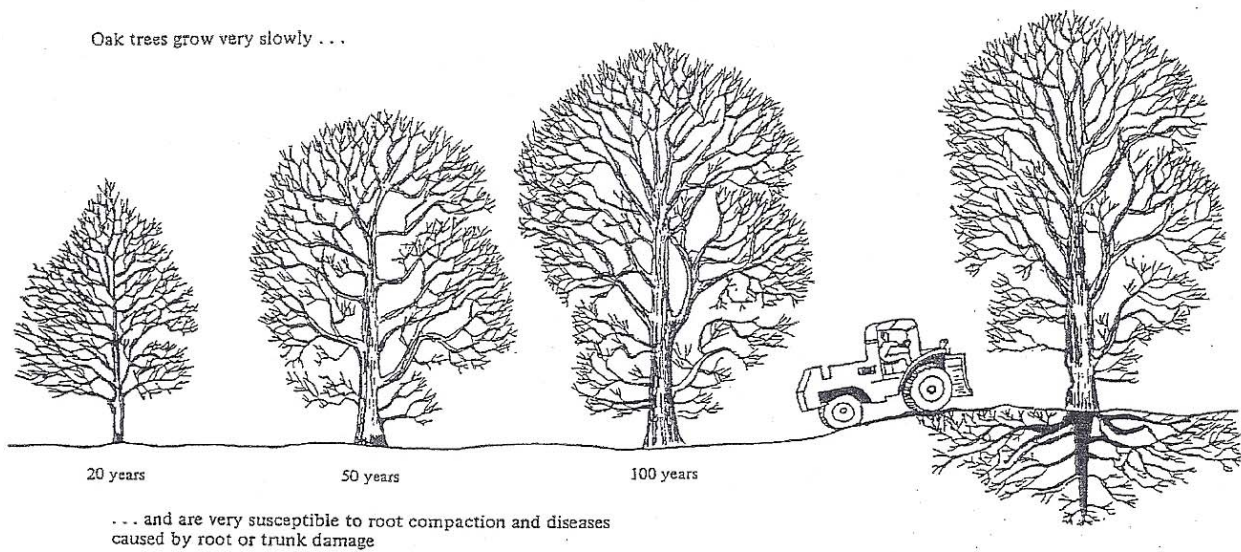


Figure 18

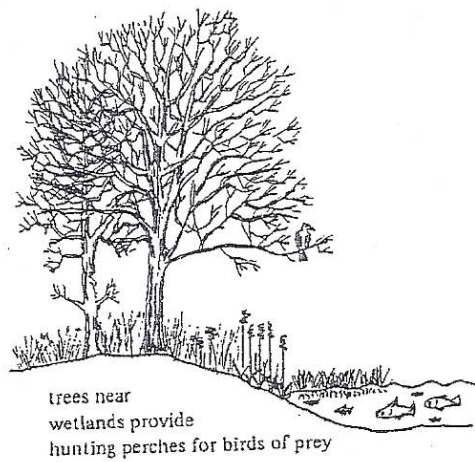
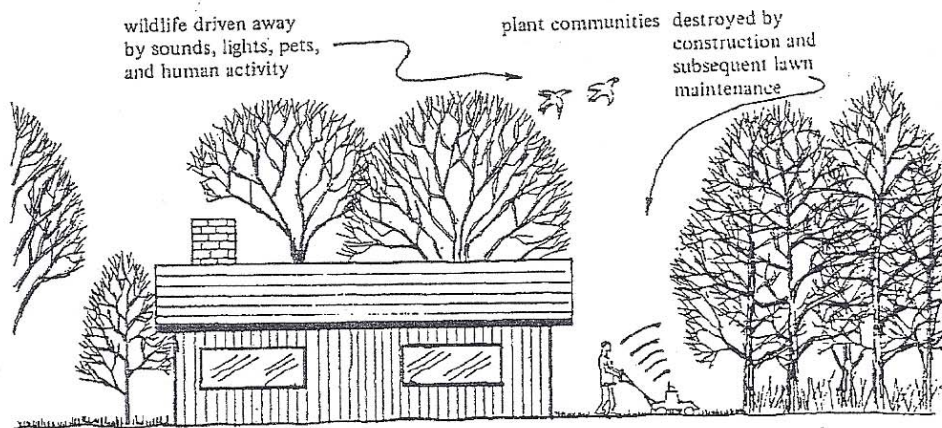
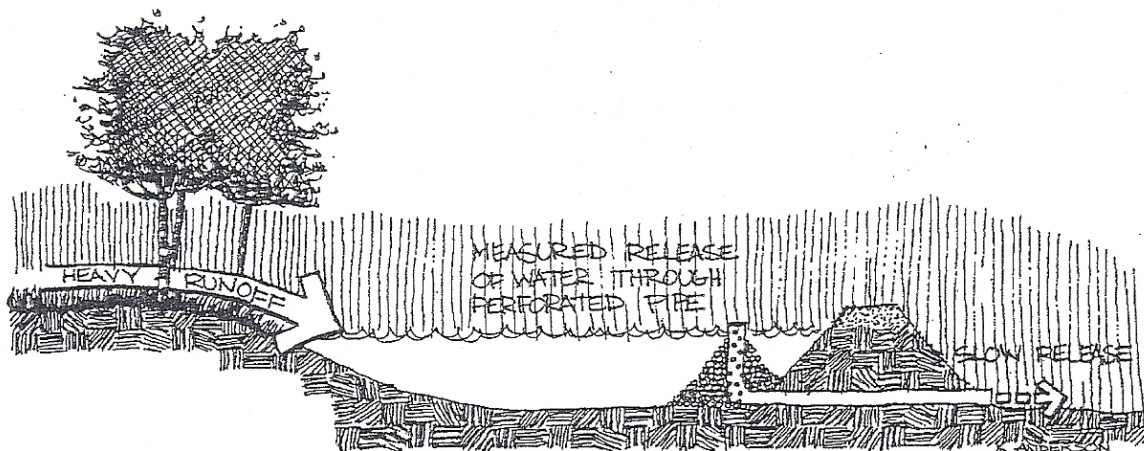


Figure 19



Development in woods drives out wildlife and destroys plant communities

Figure 20



STORMWATER MANAGEMENT MEASURES, SUCH AS DETENTION BASINS, CAN REDUCE THE RATE AND AMOUNT OF RUNOFF. THIS HELPS NUTRIENTS AND SEDIMENTS SETTLE OUT AND REDUCES THE SCOURING OF GULLIES AND STREAM CHANNELS.

Figure 21

TYPES OF EROSION

RAINDROP EROSION

(EROSION RESULTING FROM THE IMPACT OF RAIN ON SOIL PARTICLES.)

SHEET EROSION

(REMOVAL OF A LAYER OF EXPOSED SURFACE SOIL BY RAINDROPS SPLASHING & RUNOFF.)

RILL & GULLY EROSION

(FLOWING RUNOFF CONCENTRATES INTO RIVULETS, CUTTING SEVERAL INCHES DEEP INTO THE SOIL SURFACE.)

STREAM & CHANNEL EROSION

(INCREASES IN THE VOLUME AND VELOCITY OF RUNOFF CAUSES EROSION OF STREAM BANKS.)

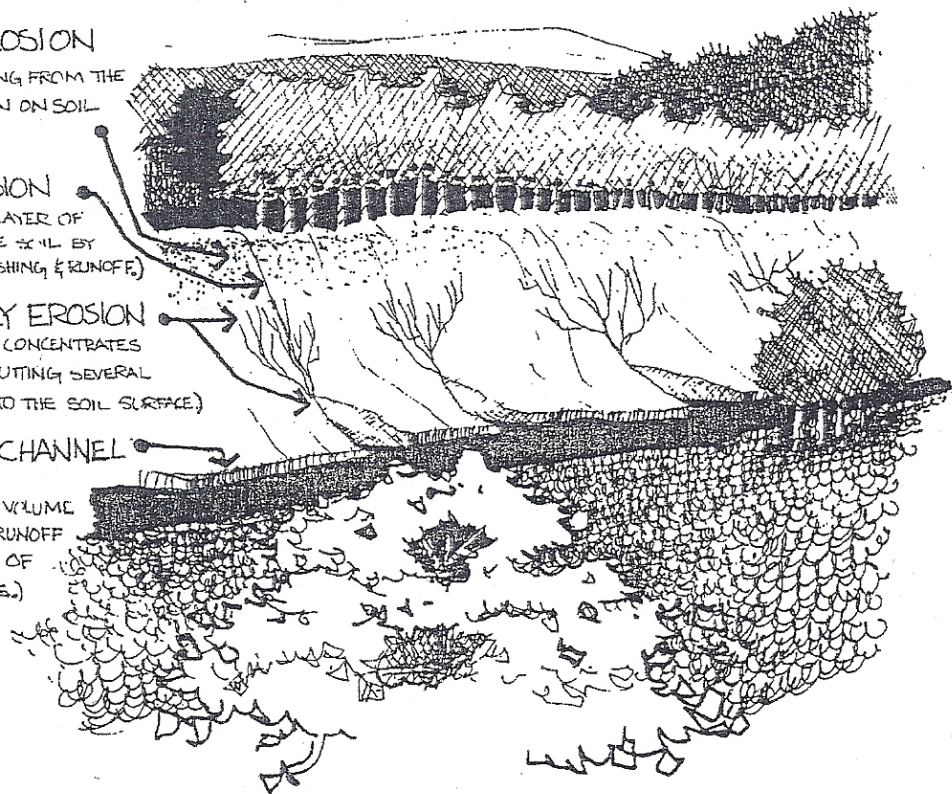
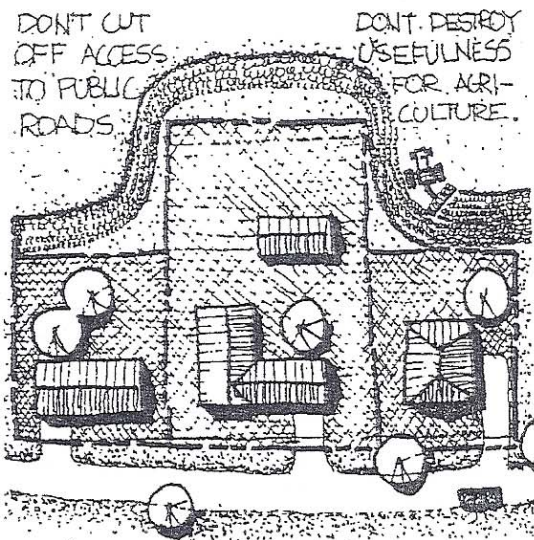
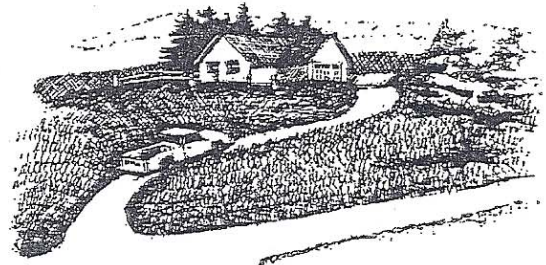
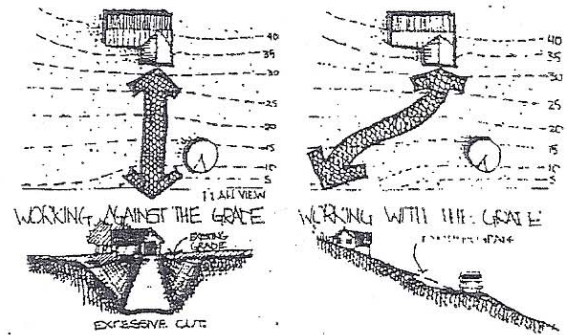


Figure 22

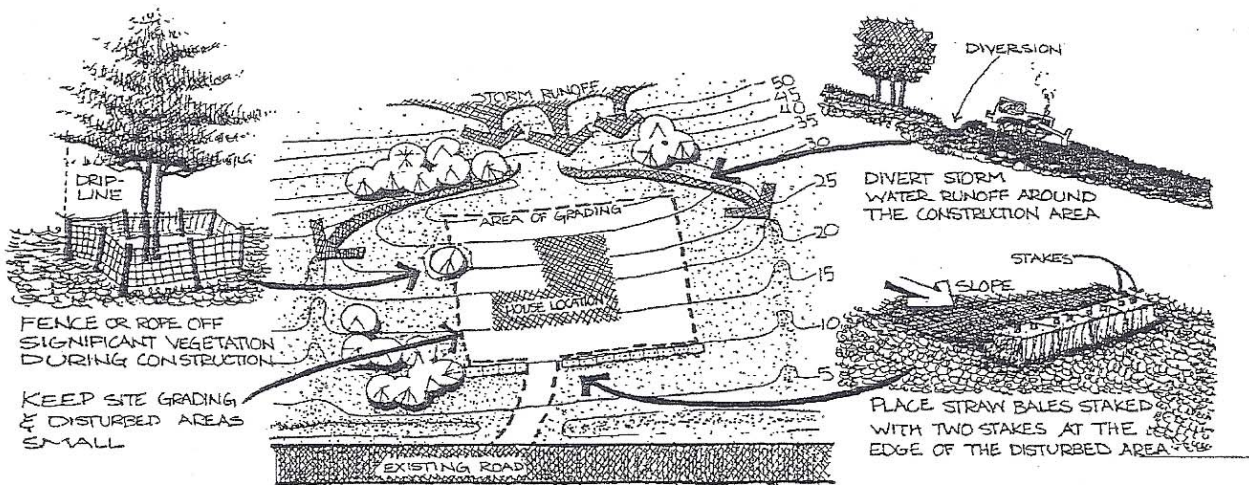


CONSIDER THE EFFECTS OF LOT DIVISIONS ON REMAINING LAND.



WHEN BUILDING ROADS & DRIVEWAYS, AVOID EXCESSIVE CUT AND FILL BY WORKING WITH THE EXISTING GRADE.

Figures 23 -25



PROTECT VEGETATION AND PREVENT SOIL EROSION DURING CONSTRUCTION.

Figure 26

The impact of building development on precipitation run-off can not be ignored. Although the impact is often down hill and down stream away from the

development, the developer has an obligation to be responsible for the impact on other people's land for changes made on his/her land.

APPENDIX 2

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
Wisconsin Information System for Local Roads
City / Village / Town / County Certified Mileage List - (R03)
January 1, 2009

County of Crawford (012)

Town of Prairie du Chien (014)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Adamany Dr	0.22		0.22						0.22
Ahrens Ct	0.11		0.11						0.11
Ambro Rd	1.33		1.33						1.33
N Ambro Rd	0.16		0.16						0.16
Beiderman Hill Rd	0.27		0.27						0.27
Bouska Rd	4.04		4.04					1.32	2.72
Cipra Rd	0.45		0.45						0.45
Cliffwood Dr	0.58		0.58						0.58
Coachmans Dr	1.15		1.15						1.15
CTH K	3.24	3.24			3.24				
East Ridge Cir	0.16		0.16						0.16
Forst Rd	0.46		0.46						0.46
Gran Grae Rd	3.48		3.48						3.48
Hawk Ridge Rd	0.30		0.30						0.30
Irish Ridge Rd	3.11		3.11					0.90	2.21
Klema Rd	0.76		0.76						0.76
Limery Rd	3.65		3.65					3.65	
Meadow Ln	0.25		0.25						0.25
Mill Coulee Rd	3.12		3.12						3.12
Mountain Rd	0.15		0.15						0.15
Nolan Rd	0.18		0.18						0.18
Old Country Ln	0.26		0.26						0.26
Peak Rd	0.64		0.64						0.64
Polodna Rd	0.15		0.15						0.15
Radio Ln	1.26		1.26						1.26
Radloff Rd	0.40		0.40						0.40
Ranch Rd	0.44		0.44						0.44
S Ridge Rd	1.65		1.65						1.65
Stuka Rd	0.17		0.17						0.17
Tv Ln	1.00		1.00						1.00
Vineyard Rd	1.82		1.82						1.82
Wachter Rd	0.18		0.18						0.18
Wachuta Rd	2.77		2.77						2.77
Total Miles	37.91	3.24	34.67	0.00	3.24	0.00	0.00	5.87	28.80

Last Updated Date : 04/20/2009