

# **Town of Albany Comprehensive Plan 2009-2029**



*Prepared by: The Mississippi River Regional Planning Commission under the direction of the Albany  
Town Planning Committee and Town Board – February 8, 2010*



## Abstract

**Title:** Town of Albany Comprehensive Plan 2009 – 2029

**Summary:** The Town of Albany Comprehensive Plan 2009 – 2029 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Towns that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

**Town Board Chairman:** Adolph Pichler

**Supervisors:** Gordon Weiss  
Larry Dekan

**Planning Committee:**

- Chuck Bauer
- Josh Brantner
- Paul Charbonneau
- Linda Dekan
- Al Parker
- Adolph Pichler
- Linda Wilson
- Mike Wright

**Planning Staff:** Dave Bonifas, Community Development Planner  
Barb Buros, Administrative Assistant



**ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE TO ADOPT**  
**THE TOWN OF ALBANY**  
**PEPIN COUNTY, WISCONSIN**  
**COMPREHENSIVE PLAN 2009 - 2029**

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

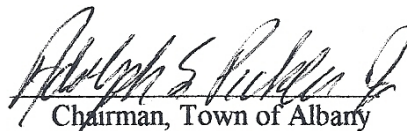
WHEREAS, the Town of Albany has committed funding to develop a comprehensive plan for the Town of Albany, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Albany upon recommendation by the Town Plan Commission adopts the "Town of Albany Comprehensive Plan 2010 – 2030.

Adopted this 8<sup>th</sup> day of February 2010.

  
Chairman, Town of Albany

APPROVED by a vote of: 2 Yes, 0 No

Attest:   
Clerk, Town of Albany



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## **Appendix A – Road Inventory**

## **Appendix B – Town Survey**



## 1. Introduction

The Town of Albany Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that all land use decisions within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will provide Goals along with specific Actions and Policies that will achieve those stated goals.

In developing the Town of Albany Comprehensive Plan, the first step involved preparing the Existing Conditions Report. This report was compiled to provide background information on the Town that will be utilized in developing plan policies and programs. The Existing Conditions Report provides a comprehensive analysis of the Town of Albany in 2008 and provides some insight into the town's future with population, housing, and economic projections. This report will serve as the statistical/data foundation for the Town of Albany Comprehensive Plan.

### Location

The Town of Albany is located in Pepin County in western Wisconsin. The Town consists of approximately 22,990 acres. The Town of Albany is bordered on the north by the Town of Rock Creek in Dunn County, on the south by the Town of Mondovi in Buffalo County, on the east by the Town of Drammen in Eau Claire County, and on the west by the Town of Lima in Pepin County.

### History

Albany Township was created in 1858 in the extreme eastern part of Pepin County. It is regular government size containing 36 square miles. It has the unusual situation of bordering on three counties, Dunn on the north, Eau Claire on the East, and Buffalo on the South. Lima Township forms the Western border. There are two creeks, Rock and Dutch, and a tributary to the Buffalo River running thru the Township. The first land taken in the area was by Oliver Brown in 1855. Some of the earliest settlers came from near Albany, New York and that is how the Township got its name.

In 1860 the population of the Township was 104. The Town's population showed a steady growth for the next 50 years. The Town's population was 275 in 1870, 431 in 1880, 459 in 1890, 650 in 1900, 612 in 1905 and 624 in 1910. At present count we have a population of 546, fluctuating as new families move in and old ones move out.

The first chairman of the township was Hiram Turner, who came from the state of Maine and settled here in 1855. He served for 8 years. The earliest town meetings were held at the Pleasant Hill School. In April 1894, Henry Murman leased a piece of land to the township, where the town hall stands now.

At one time there were six rural school districts, East Pepin, Little Red, White Block, Pleasant Hill, German Valley, and Paradise Valle. The school districts of Mondovi and Durand absorbed these over time.

There are two cemeteries located in the Township, one in East Pepin and St. Paul's Evangelical in German Valley. There were two churches built here, St. Paul's Evangelical Lutheran Church in German Valley and Brethren Church in East Pepin. Congregational Church services were held at the East Pepin school house with Reverend Pinkney from the Congregational Church in Mondovi, officiating.

In 1883, Real Estate in the Township was assessed at \$33,893 and the personal property at \$12,854. One hundred years later in 1984 Real Estate was assessed at \$8,562,910 and only the "B" class of personal property was assessed at \$116,588.

The town roads were unpaved until 1971 when most of our township roads were black topped and a lot of residents had their private driveways blacktopped also.

## Demographic Trends and Projections

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

### Population Trends and Projections

U.S. Census Bureau statistics and population estimates from the State of Wisconsin-Department of Administration-Demographic Services Center show that the Town of Albany's population is likely to increase from 620 residents in 2000 to 1,026 residents by the year 2025.

**Table 1.1 Town of Albany, Surrounding Municipalities, County, State and Nation Population and Population Projections**

	1960 <sup>(1)</sup>	1970 <sup>(1)</sup>	1980 <sup>(1)</sup>	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	% Chg 60-80	% Chg 80-90	% Chg 90-00	2010 <sup>(2)</sup>	2015 <sup>(2)</sup>	2020 <sup>(2)</sup>	2025 <sup>(2)</sup>
T. Peru	220	245	194	203	247	-11.818	4.63918	21.6749	274	283	296	310
T. Rock Creek	579	632	668	696	793	15.3713	4.19162	13.9368	860	882	914	950
T. Brunswick	1010	1092	1411	1506	1598	28.4	6.73281	6.1089	1679	1702	1740	1787
T. Drammen	641	672	725	767	800	13.1045	5.7931	4.30248	857	877	904	936
T. Naples	584	559	580	496	584	-0.6849	-14.483	17.7419	657	694	730	757
T. Mondovi	511	435	511	544	449	0	6.45793	-17.463	439	434	427	416
T. Canton	479	443	359	309	304	-25.052	-13.928	-1.6181	315	321	326	327
T. Lima	681	679	631	649	716	-7.3421	2.85261	10.3236	823	866	912	937
<b>T. Albany</b>	<b>566</b>	<b>565</b>	<b>586</b>	<b>507</b>	<b>620</b>	<b>3.53357</b>	<b>-13.481</b>	<b>22.288</b>	<b>797</b>	<b>878</b>	<b>963</b>	<b>1,026</b>
<b>Pepin County</b>	<b>7,332</b>	<b>7,319</b>	<b>7,477</b>	<b>7,107</b>	<b>7,213</b>	<b>1.97763</b>	<b>-4.9485</b>	<b>1.49149</b>	<b>8,121</b>	<b>8,418</b>	<b>8,737</b>	<b>8,862</b>
<b>STATE</b>	<b>3,951,777</b>	<b>4,417,821</b>	<b>4,705,642</b>	<b>4,891,599</b>	<b>5,363,715</b>	<b>19.0766</b>	<b>3.95179</b>	<b>9.65157</b>	<b>5,751,470</b>	<b>5,931,386</b>	<b>6,110,878</b>	<b>6,274,867</b>
<b>U.S.</b>	<b>179,323,175</b>	<b>203,302,031</b>	<b>226,542,199</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>26.3318</b>	<b>9.78523</b>	<b>13.1527</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

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

### Population Characteristics:

Table 1.2 shows that 97.9% of the Town's population is of the white race compared to Pepin County, State of Wisconsin and the Nation who recorded 98.9%, 88.9%, and 75.1% respectively. No minority group in the Town exceeded 1% of the Town's total population.

**Table 1.2 Town of Albany, Pepin County, State and Nation Population by Race**

RACE	T. Albany	%	Pepin Co	%	State of WI	%	U.S.	%
One race	611	98.5	7,178	99.5	5,296,780	98.8	274,595,678	97.6
White	607	97.9	7,134	98.9	4,769,857	88.9	211,460,626	75.1
Black or African American	0	0.0	6	0.1	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	0	0.0	14	0.2	47,228	0.9	2,475,956	0.9
Asian	0	0.0	15	0.2	88,763	1.7	10,242,998	3.6
Islander	2	0.3	3	0.0	1,630	0.0	398,835	0.1
Some other race	2	0.3	6	0.1	84,842	1.6	15,359,073	5.5
Two or more races	9	1.5	35	0.5	66,895	1.2	6,826,228	2.4
<b>Totals</b>	<b>620</b>	<b>100</b>	<b>7,213</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

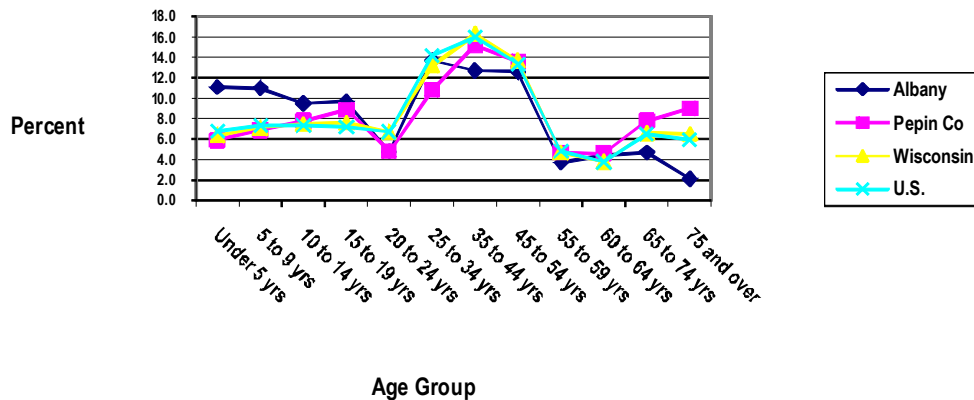
According to the 2000 Census, the Town of Albany has 620 residents. The age range with the highest percentage of the Town's population is ages 25 to 34 with 13.7%. This percentage is higher than the both the County's (10.8%) and the States (13.2%) but is lower than the Nations (14.2%). The age range with the lowest percentage in the Town is 75 and over which includes only 2.1 percent of the Town. This is lower than the County (9.0%), the State (6.5%) and the Nation (5.9%). See Table 1.3.

Table 1.3 Town of Albany, Pepin County, State and Nation Population by Age 2000

Age Group	Town of Albany	%	Pepin County	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	69	11.1	426	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	68	11.0	501	6.9	379,484	7.1	20,549,505	7.3
10 to 14 yrs	59	9.5	561	7.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	60	9.7	645	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	30	4.8	347	4.8	357,292	6.7	18,964,001	6.7
25 to 34 yrs	85	13.7	778	10.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	79	12.7	1,093	15.2	875,522	16.3	45,148,527	16.0
45 to 54 yrs	78	12.6	978	13.6	732,306	13.7	37,677,952	13.4
55 to 59 yrs	23	3.7	336	4.7	252,742	4.7	13,469,237	4.8
60 to 64 yrs	27	4.4	333	4.6	204,999	3.8	10,805,447	3.8
65 to 74 yrs	29	4.7	561	7.8	355,307	6.6	18,390,986	6.5
75 and over	13	2.1	654	9.1	347,246	6.5	16,600,767	5.9
<b>Totals</b>	<b>620</b>	<b>100</b>	<b>7,213</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>
<b>Median Age</b>	<b>28.3</b>		<b>33.5</b>		<b>36</b>		<b>35.3</b>	

Source: U.S. Bureau of Census, 2000

Chart 1.1(a) 2000 Population by Age - Town of Albany, Pepin County, Wisconsin and U.S.



As shown in Chart 1.1(a), the Town's largest population sector is between the ages of 25-54. The Town has fewer residents between the ages of 20-34 than the State or Nation. The Town's 2000 median age of 28.3 is lower than the County (38.7), State (36) and Nation (35.3).

### Educational Attainment

Table 1.4 shows that only 9% of the Town's residents have a bachelor's degree or higher as compared to Pepin County, the State of Wisconsin, and the Nation at 13%, 22% and 24% respectively.

## Town of Albany Introduction and Demographics

**Table 1.4 Town of Albany, Pepin County, State and Nation Educational Attainment**

	< 9th Grade		9th-12th Grade No Diploma		H.S. Grad. (Incl. Equival)		Some College No Degree		Associate's Degree		Bachelor's Degree		Graduate or Prof. Degree	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Albany	86	24.0%	24	6.7%	134	37.4%	61	17.0%	20	5.6%	20	5.6%	13	3.6%
Pepin Co	428	9.0%	394	8.3%	2,029	42.9%	898	19.0%	354	7.5%	446	9.4%	184	3.9%
State of WI	186,125	5.4%	332,292	9.6%	1,201,813	34.6%	715,664	20.6%	260,711	7.5%	530,268	15.3%	249,005	7.2%
U.S.	13,755,477	7.5%	21,960,148	12.1%	52,168,981	28.6%	38,351,595	21.1%	11,512,833	6.3%	28,317,792	15.5%	16,144,813	8.9%

Source: U.S. Census Bureau, 2000

## Housing Unit Trends and Projections

The housing unit projections in Table 1.5(a) below were derived by using the projected population estimates divided by the average number of people per housing unit as of the 2000 census. The average number of people living in each Town of Albany housing unit in 2000 was 3.3. Table 1.5(b) uses building permit trends over the last 11 years.

**Table 1.5(a) Housing Units and Projections based on population per household – T. Albany, Surrounding Municipalities, County, State and Nation**

Municipality	TOTAL HOUSING UNITS (1)							Housing Unit Projections (2)			
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010	2015	2020	2025
T. Albany	130	164	163	189	26.2	-0.6	16.0	242	266	292	311
T. Peru		71	81	86		14.1	6.2	94	98	102	107
T. Rock Creek		226	254	300		12.4	18.1	331	339	352	365
T. Brunswick		477	552	652		15.7	18.1	672	681	696	715
T. Drammen		249	275	318		10.4	15.6	343	351	362	374
T. Naples	169	182	191	231	7.7	4.9	20.9	263	278	292	303
T. Mondovi	142	166	184	165	16.9	10.8	-10.3	163	161	158	154
T. Canton	101	115	109	112	13.9	-5.2	2.8	117	119	121	121
T. Lima	151	189	215	227	25.2	13.8	5.6	257	271	285	293
Pepin Co.	2,357	2,881	2,919	3,036	22.2	1.3	4.0	3,384	3,508	3,640	3,693
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA

Source: (1) U.S. Department of Commerce-Bureau of the Census

(2) Projections are derived by dividing the population projections by the 2000 persons per house

## Building Permits

During the last 11 years the Town of Albany has not issued any building permits for Duplex homes, Multi-family dwellings, or Commercial Buildings. The Town has issued 84 building permits for Single-family homes. This is an average of 7.6 permits per year.

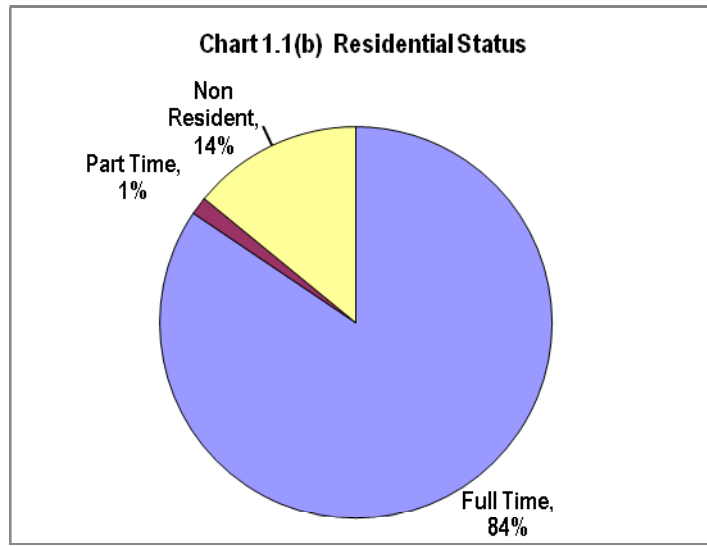
**Table 1.5(b) Town of Albany Building Permits**

Type of permit	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Single family dwelling	4	4	3	16	13	2	13	9	10	7	3

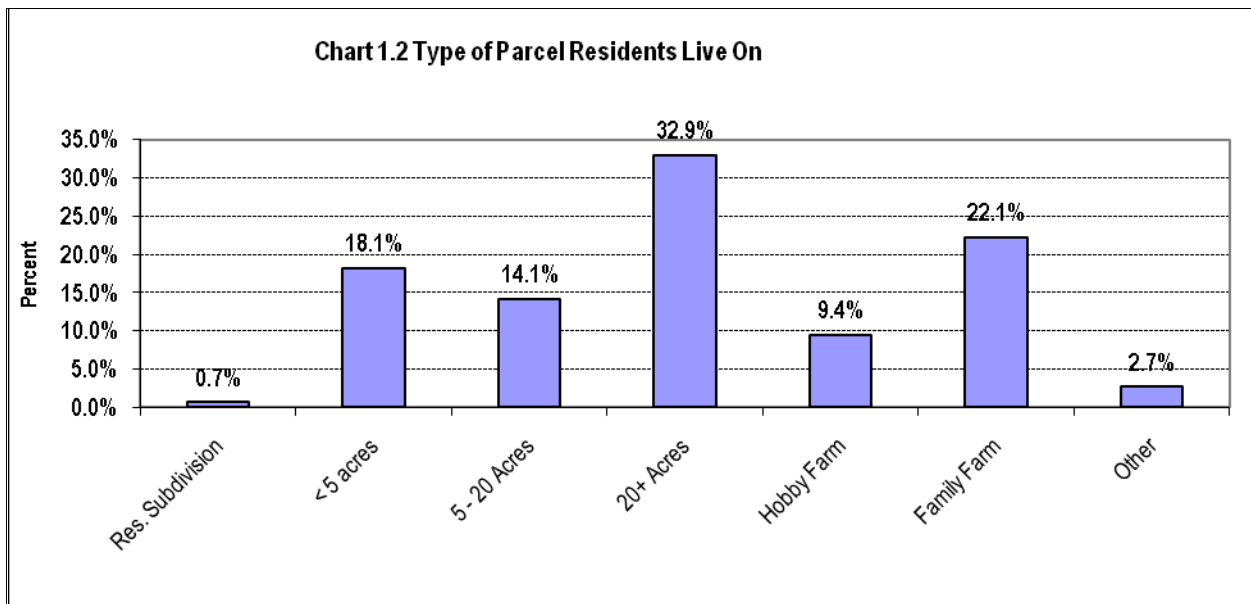
## TOWN OF ALBANY SURVEY

The Town of Albany mailed out surveys to all landowners on record in the Town of Albany. The survey asked landowners questions regarding the Town of Albany's future and the various comprehensive-planning elements. The survey asked survey respondents how satisfied they were living in the Town of Albany and why. Additionally the survey asked residents to rate services provided by the Town. Of the 278 surveys mailed out 141 were returned. The charts and narrative below summarize the survey responses. The Town of Albany Planning Committee compiled the survey results. A copy of the mailed survey can be found in Appendix B.

**Question 1** asked survey respondents if they are full time residents, part time residents or do not reside in the Town. Chart 1.1(b) summarizes the residential status of the Town's landowners. The vast majority are full time residents with only 2 part time residents and 19 who do not reside in the Town.

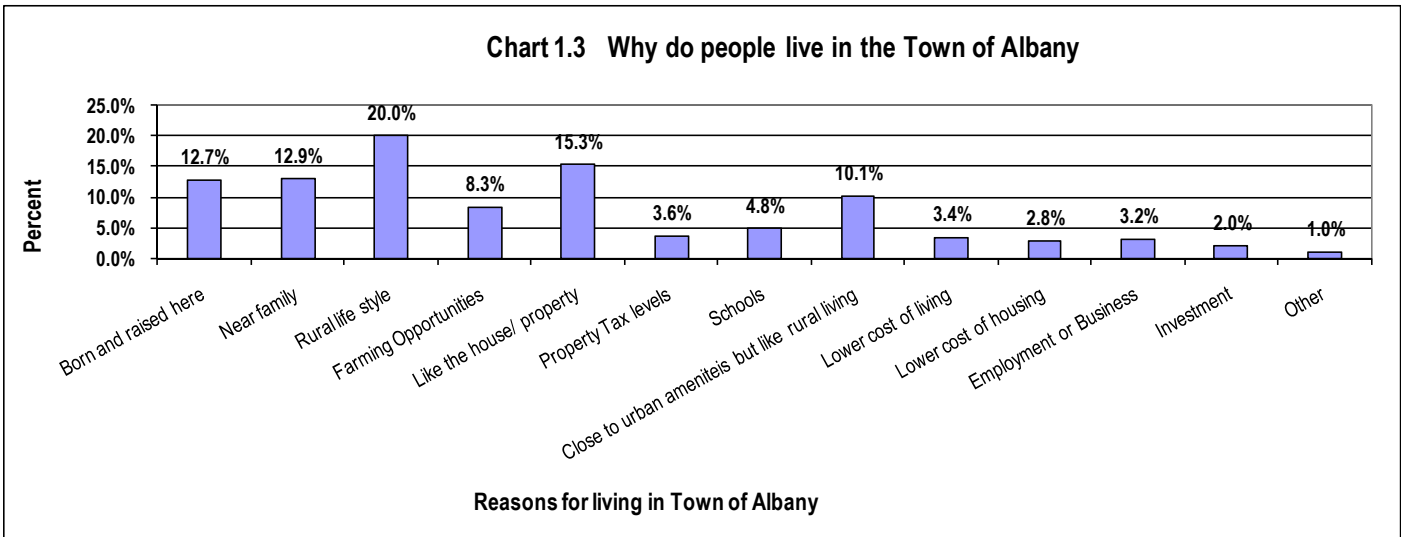


**Question 2** asked what best describes the parcel you live on, Chart 1.2 summarizes the responses. The largest category with 32.9% is "Tracts of land with 20 or more acres". This is followed by "Family Farms" with 22.1% and "Less Than 5 Acres" with 18.1%.

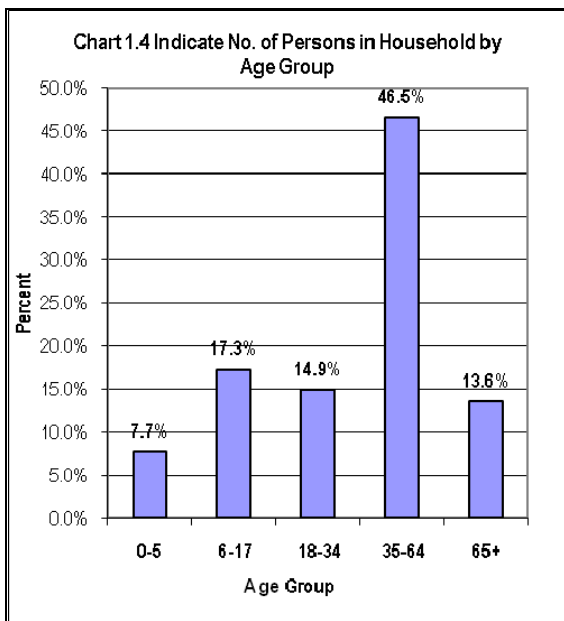


## Town of Albany Introduction and Demographics

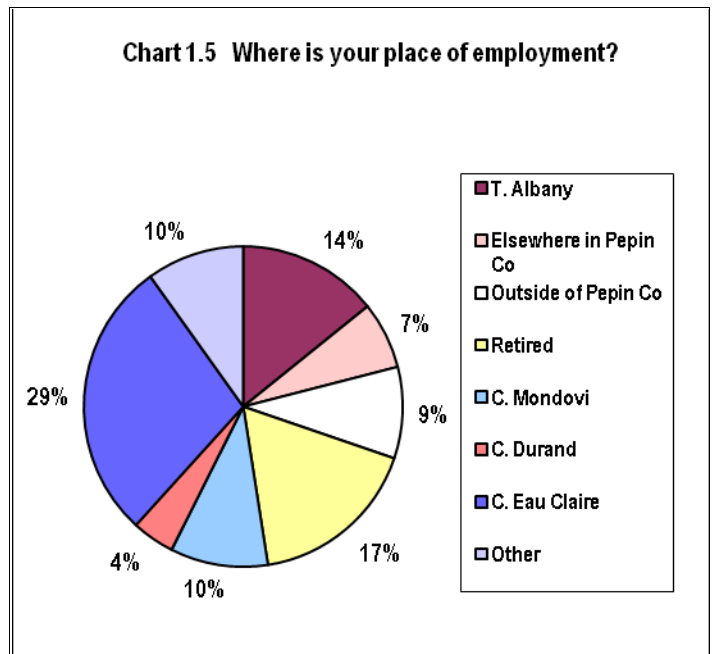
**Question 3** on the survey asked landowners why they live or own land in the Town. Twenty percent of respondents said they reside or own and in the Town because they like the rural life style. Chart 1.3 summarizes the responses.



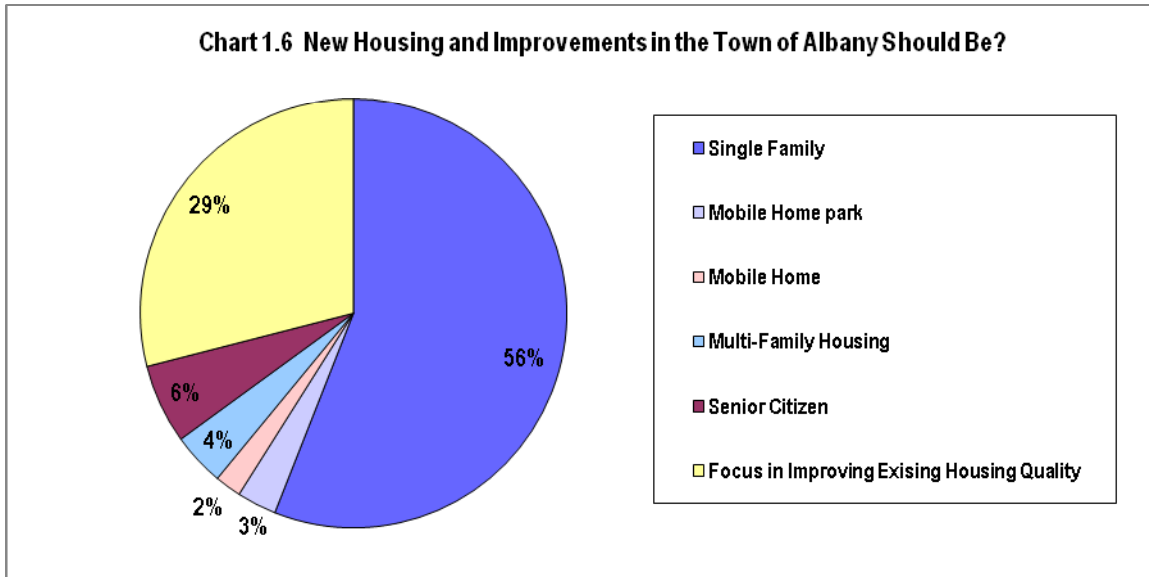
**Question 4** on the survey asked residents to indicate the number of persons in their household by age group, Chart 1.4.



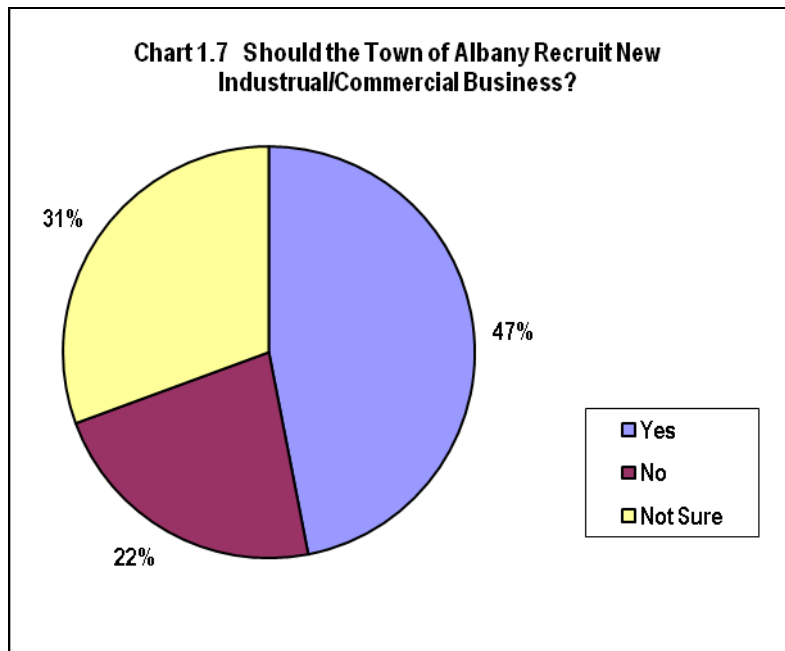
**Question 5** on the survey asked residents where they were employed Chart 1.5.



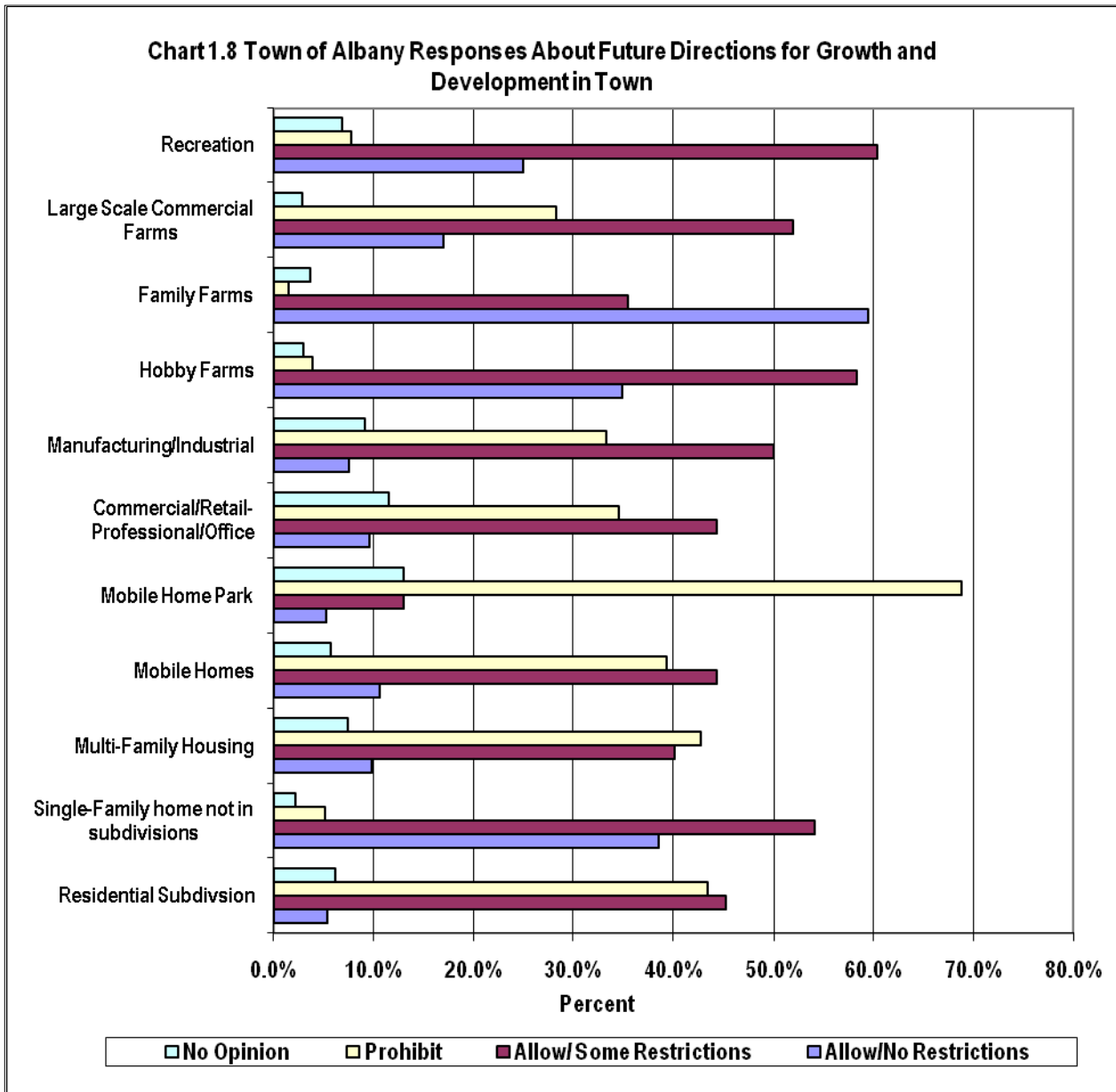
**Question 6** on the survey asked what the new housing and housing improvements should be. Chart 1.6 shows that 56% of the residents responded that they wished to see single family housing.



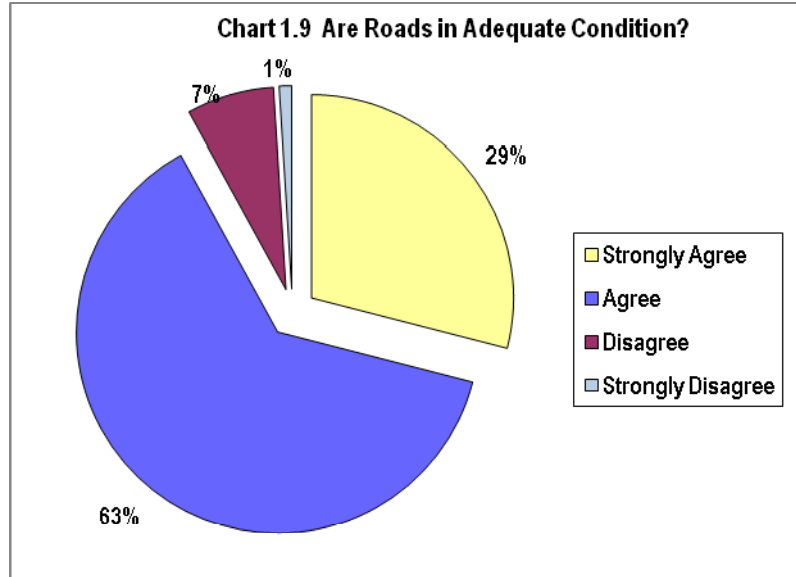
**Question 7** on the survey asked should a concentrated effort be undertaken to recruit new Industrial/Commercial business in the Town of Albany, Chart 1.7, 47% of the residents said yes.



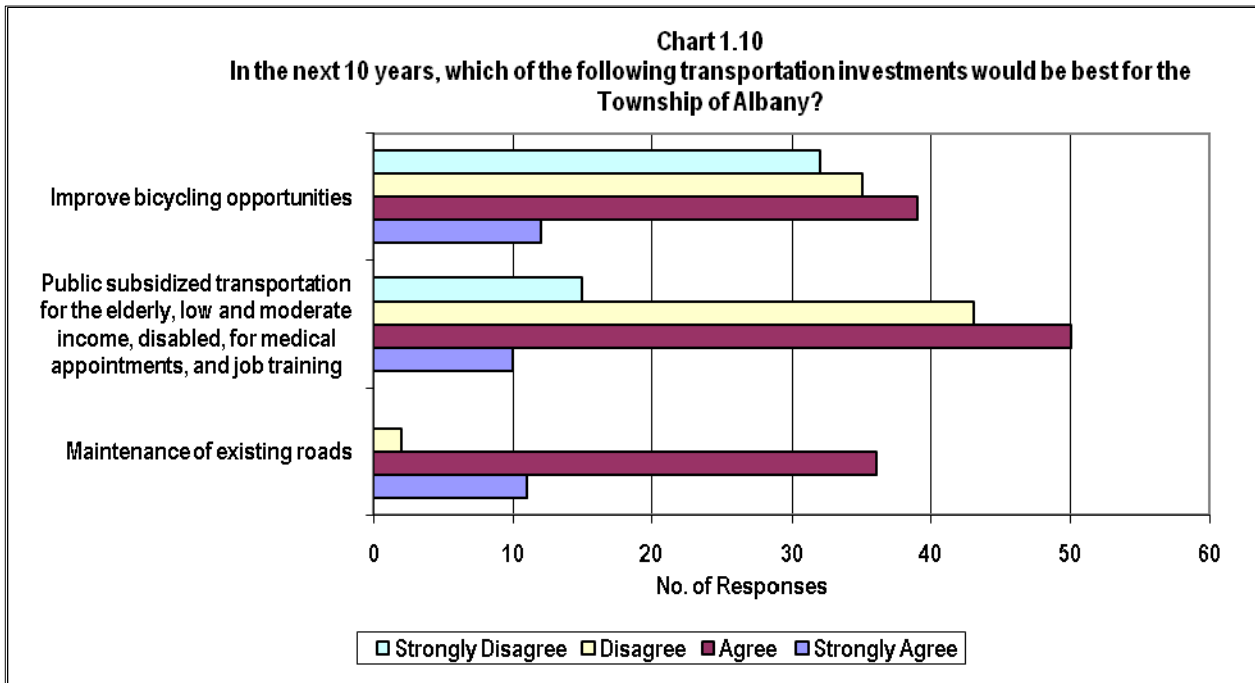
**Question 8** on the survey asked what the Town of Albany should do with the following types of land use. Should the Town Allow with no restrictions, Allow with some restrictions, Prohibit or No Opinion. Chart 1.8 indicates the responses.



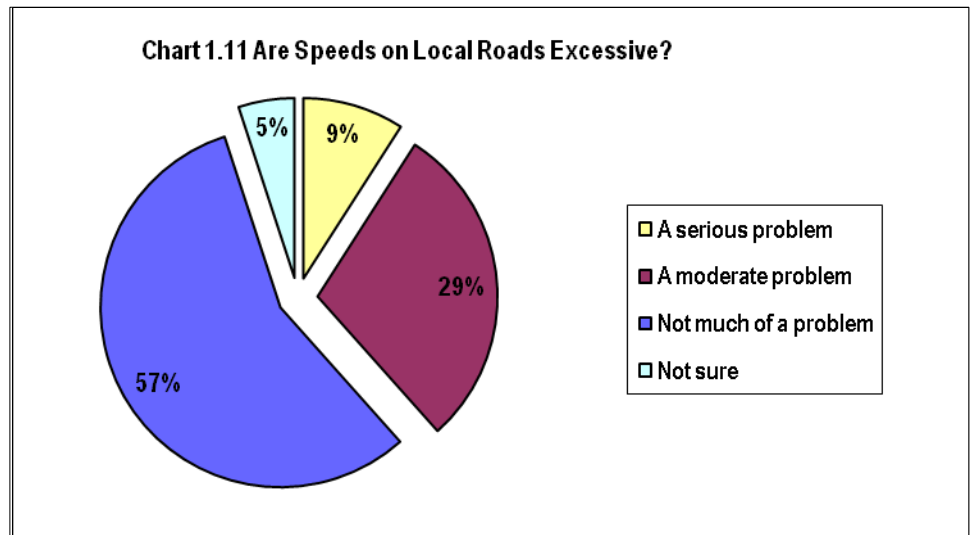
**Question 9** on the survey asked if the road conditions were adequate. Chart 1.9 indicates that the 92 percent says that the road conditions are in adequate condition.



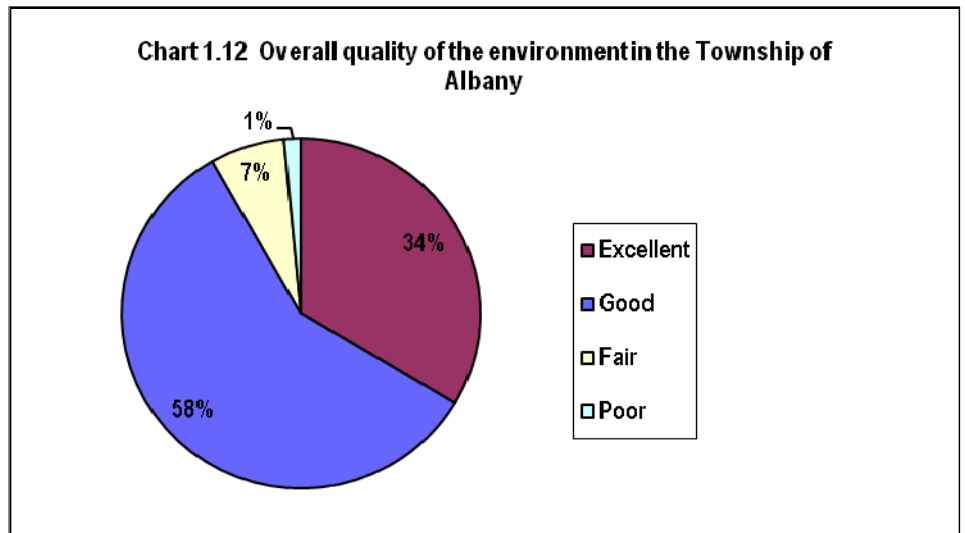
**Question 10** on the survey asked which of the following transportation investments would be best for the Town of Albany in the next 10 years. Chart 1.10 shows that respondents would most like to invest in transportation by investing in public subsidized transportation for the elderly, low and moderate income, disabled, for medical appointments and job training.



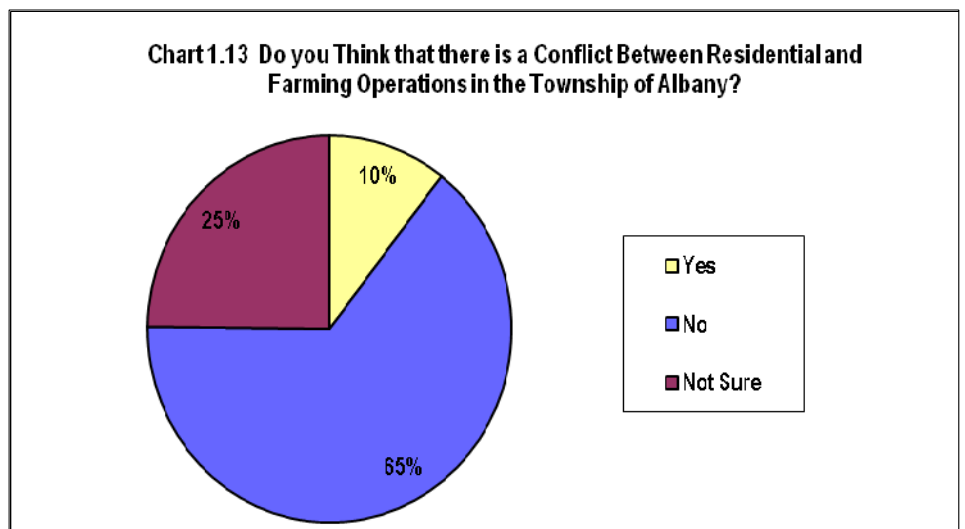
**Question 11** on the survey asked if speeds on local roads is excessive, Chart 1.11 indicates that 57% of respondents do not think that excessive speed is much of a problem. And only 9% think that it is a serious problem.



**Question 12** on the survey asked how would you rate the overall quality of the environment in the Town of Albany. Chart 1.12 indicates that 92% of residents rated the quality of the environment as excellent or good.

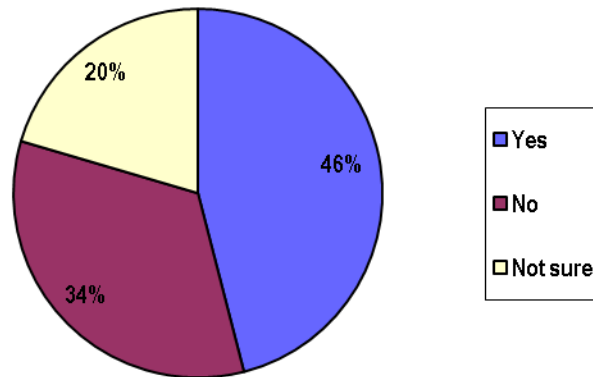


**Question 13** on the survey asked if there was a conflict between residential and farming operation in the Town of Albany. Chart 1.13 indicates that 65% of residents said that there was no conflict



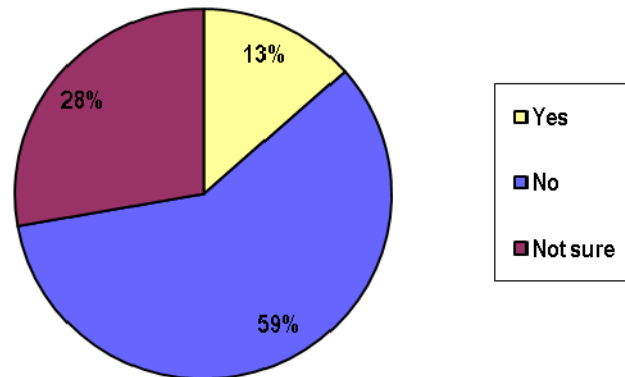
**Question 14** on the survey asked if there should be a limit on the size or number of animals confinement operations in the Town of Albany. Chart 1.14 shows that 46% of residents said that there should be a restriction on the number of animals in the town.

**Chart 1.14 Should there be a limit on the size or number of animal confinement operations in the Township of Albany?**



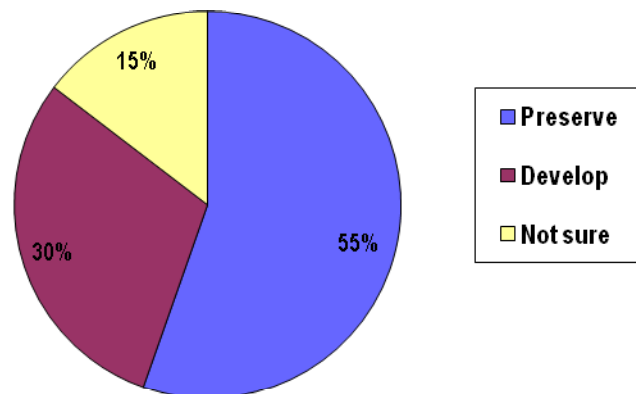
**Question 15** on the survey asked if the Town of Albany should protect the rural character of the Township by purchasing development rights from farmers and other property owners even if it means raising local property taxes. Chart 1.15 shows that 59% of residents said no to rising of local property taxes for the purchasing of development rights.

**Chart 1.15 Should the Township of Albany Protect the Rural Character of the Township Even if it Means Raising the Property Taxes?**

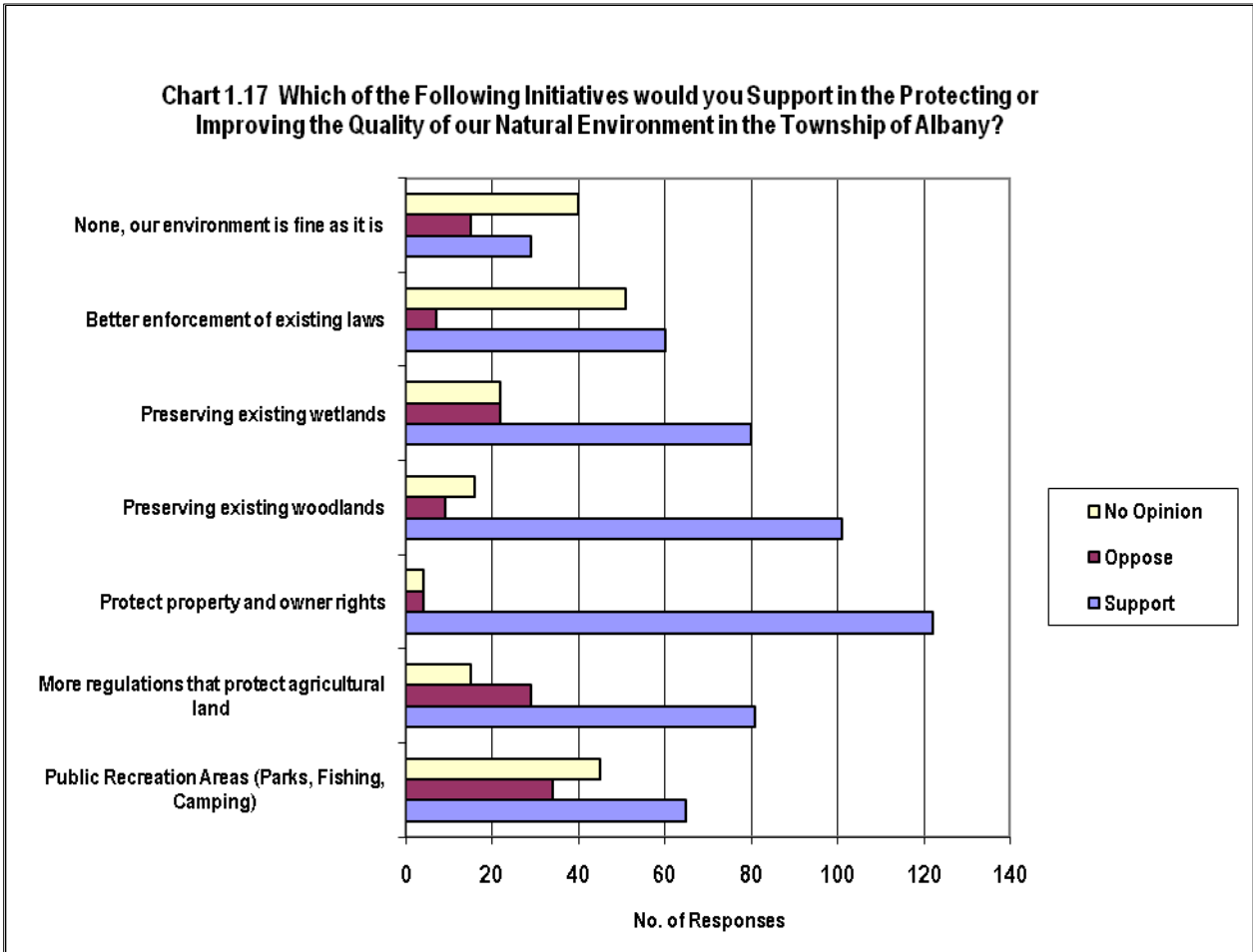


**Question 16** on the survey asked if the existing farmland in the Town of Albany should be preserved as farmland, or should landowners be able to develop it for non-agricultural purposes. Chart 1.16 indicates that 55% of residents said to preserve the farmland.

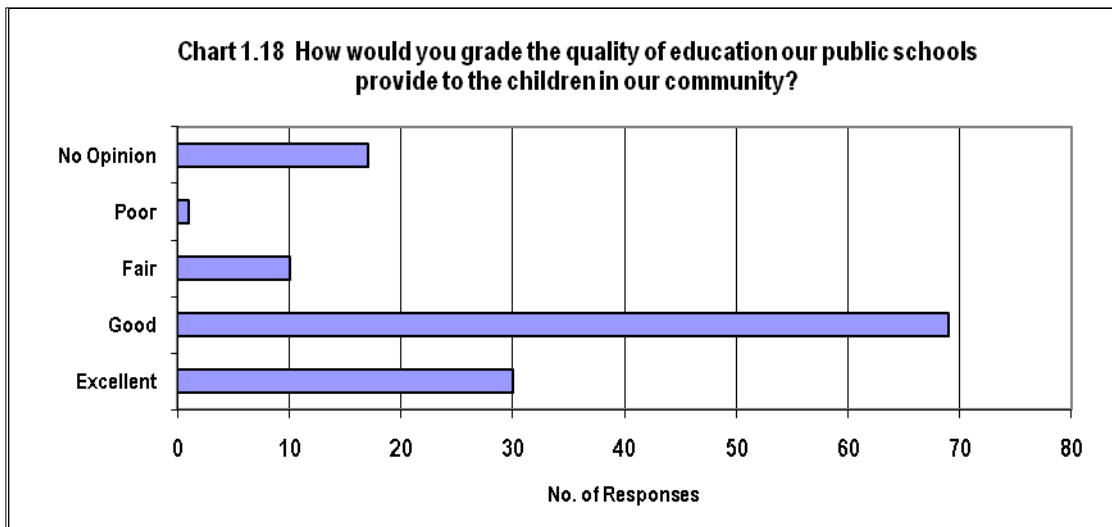
**Chart 1.16 Should the Farmland be Preserved, or Should Landowners be able to Develop it for Non-agricultural Purposes?**



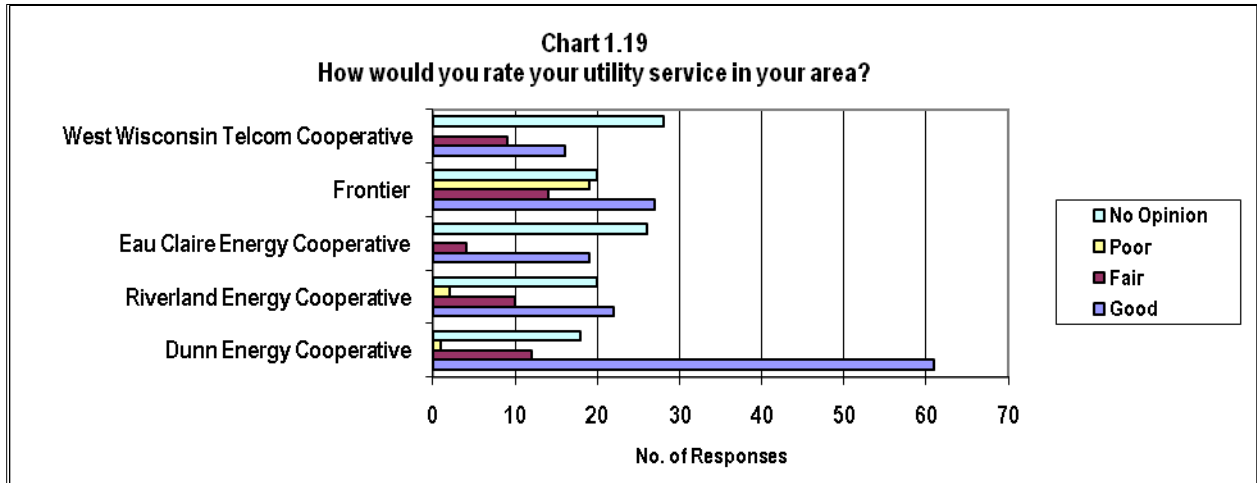
**Question 17** on the survey asked in the future, which of the following initiatives would you support in protecting or improving the quality of our natural environment in the Town of Albany. Chart 1.17 shows that respondents largest support is for “Protecting property and Owner rights”. This was followed by “Preserving existing woodlands” and “More regulations that protect agricultural land”.



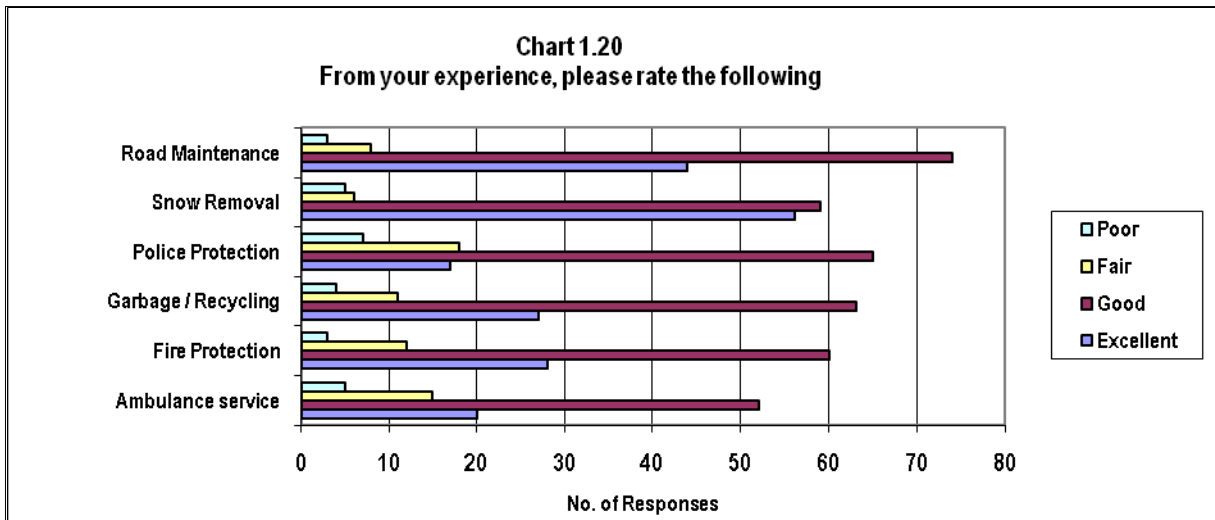
**Question 18** on the survey asked to grade the quality of education in the public schools. As Chart 1.18 shows 68 survey respondents said that the public schools are providing good education to their children.



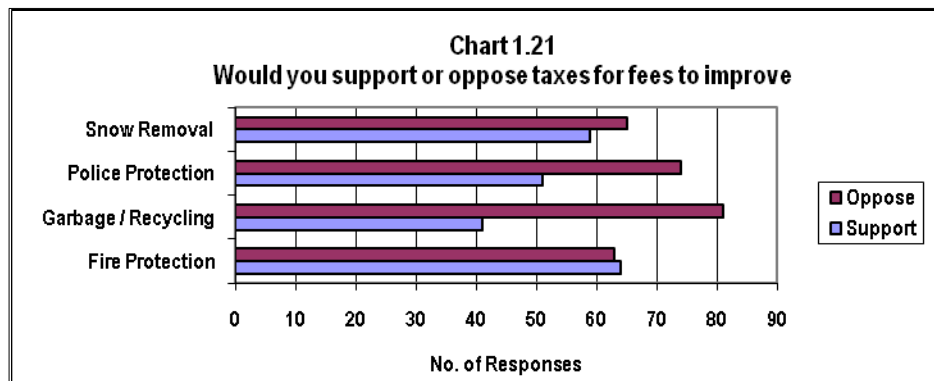
**Question 19** on the survey asked to rate the utility service in the area. Chart 1.19, most of the residents are happy or have no opinion about the utility companies. Dunn Energy Cooperative had the most respondents rating their service as “Good”. Frontier had the highest number of “Poor” ratings.



**Question 20** on the survey asked to rate services from your experience. Residents are pleased with the quality of town services as indicated in Chart 1.20. For all services “Good” was rated the highest.

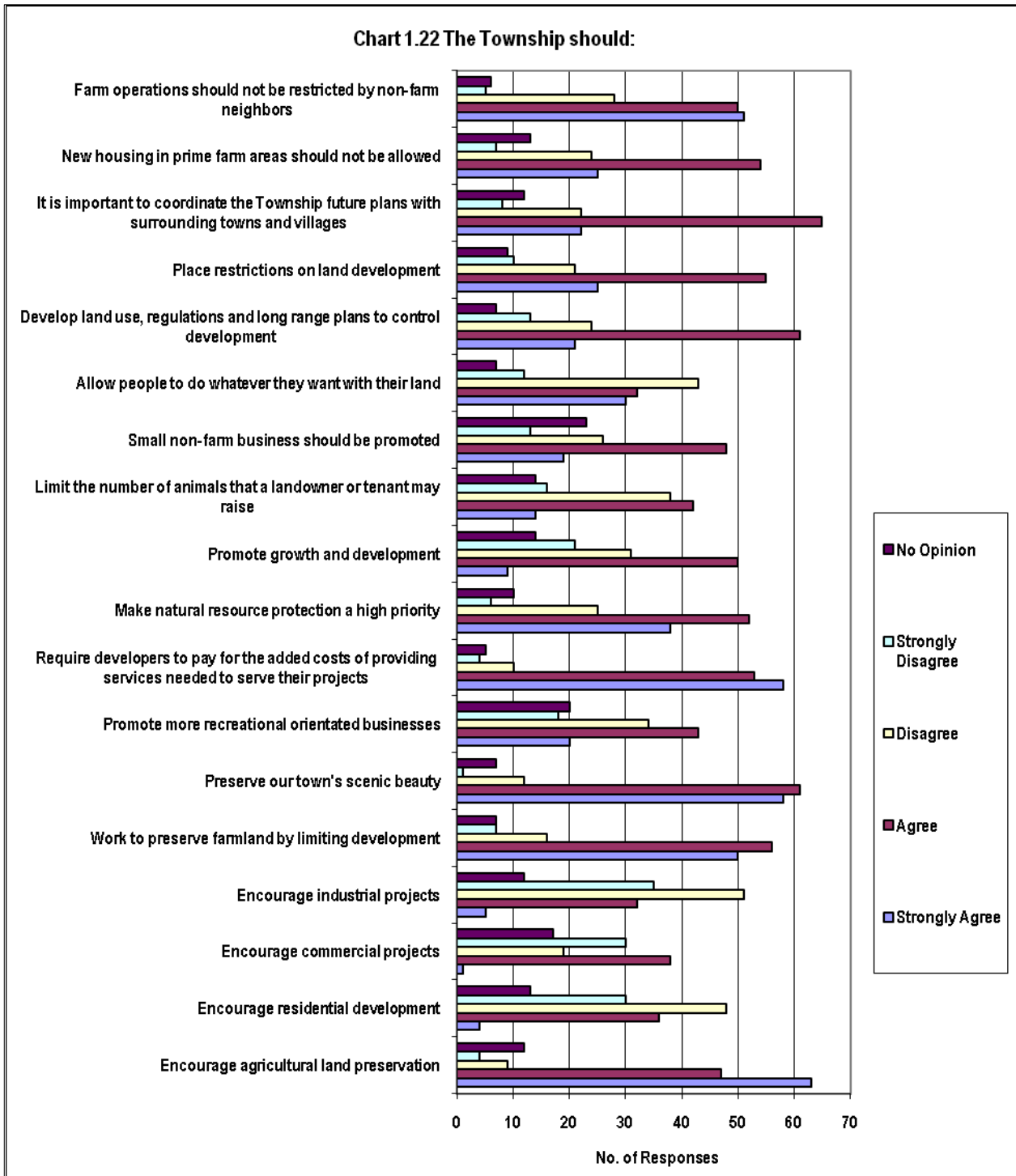


**Question 21** on the survey asked what would you support and oppose fees to improve on. As seen on Chart 1.21 most residents will oppose taxes to improve these services with the exception of Fire Protection which residents would support.

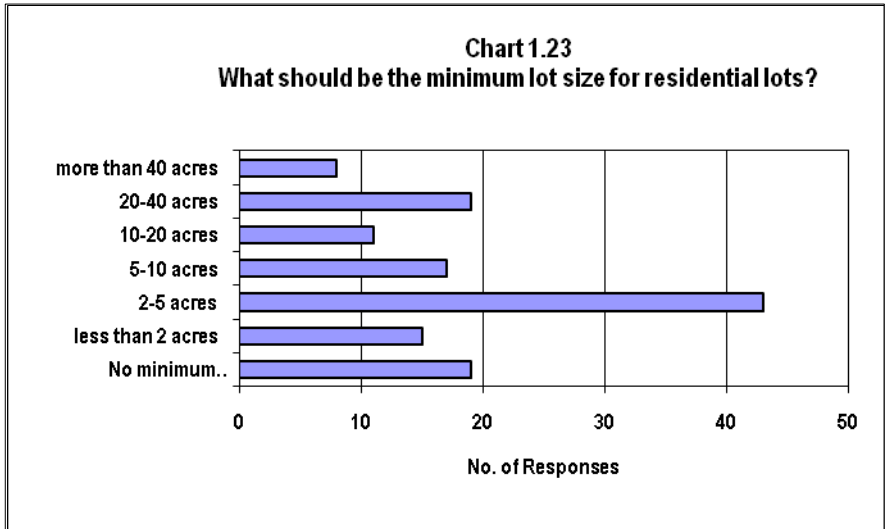


## Town of Albany Introduction and Demographics

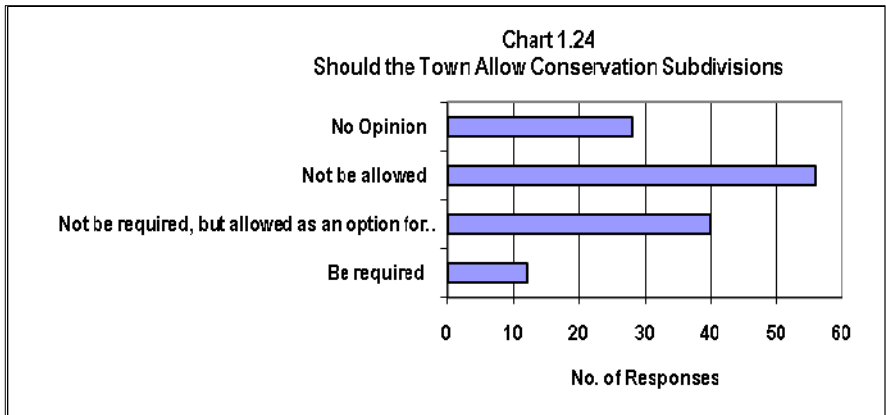
Question 22 on the survey asked you to select one of the following that best matches your opinion on what the town should do. Chart 1.22 shows that town residents would like to keep the town rural in nature, develop regulations to control development



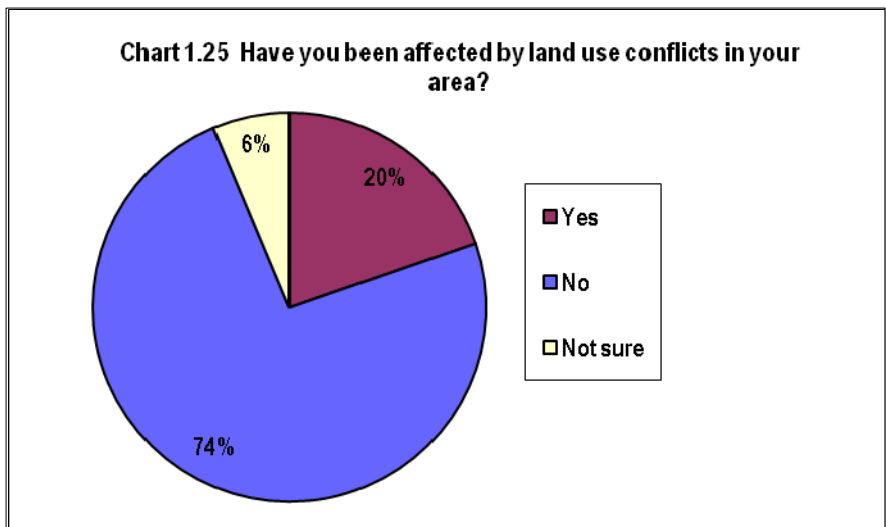
**Question 23** on the survey asked what should the minimum lot size be for a residential lot. Chart 1.23 indicates that 43 survey respondents or 33% think 2-5 acres is the best lot size.



**Question 24** on the survey asked if the town should allow conservation subdivisions. Chart 1.24, over 41% or 56 survey respondents said that they do not want to allow conservation subdivisions.

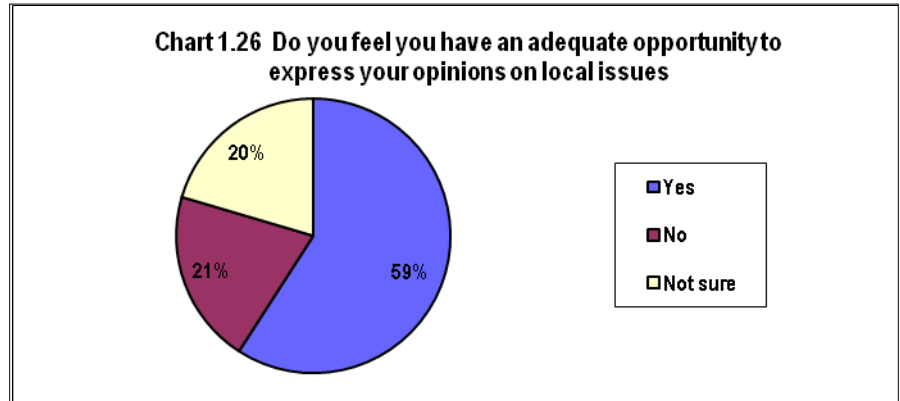


**Question 25** on the survey asked if you have been affected by a land use conflict. Chart 1.25 indicates that 74% of residents said that they were not affected by a conflict with land use.

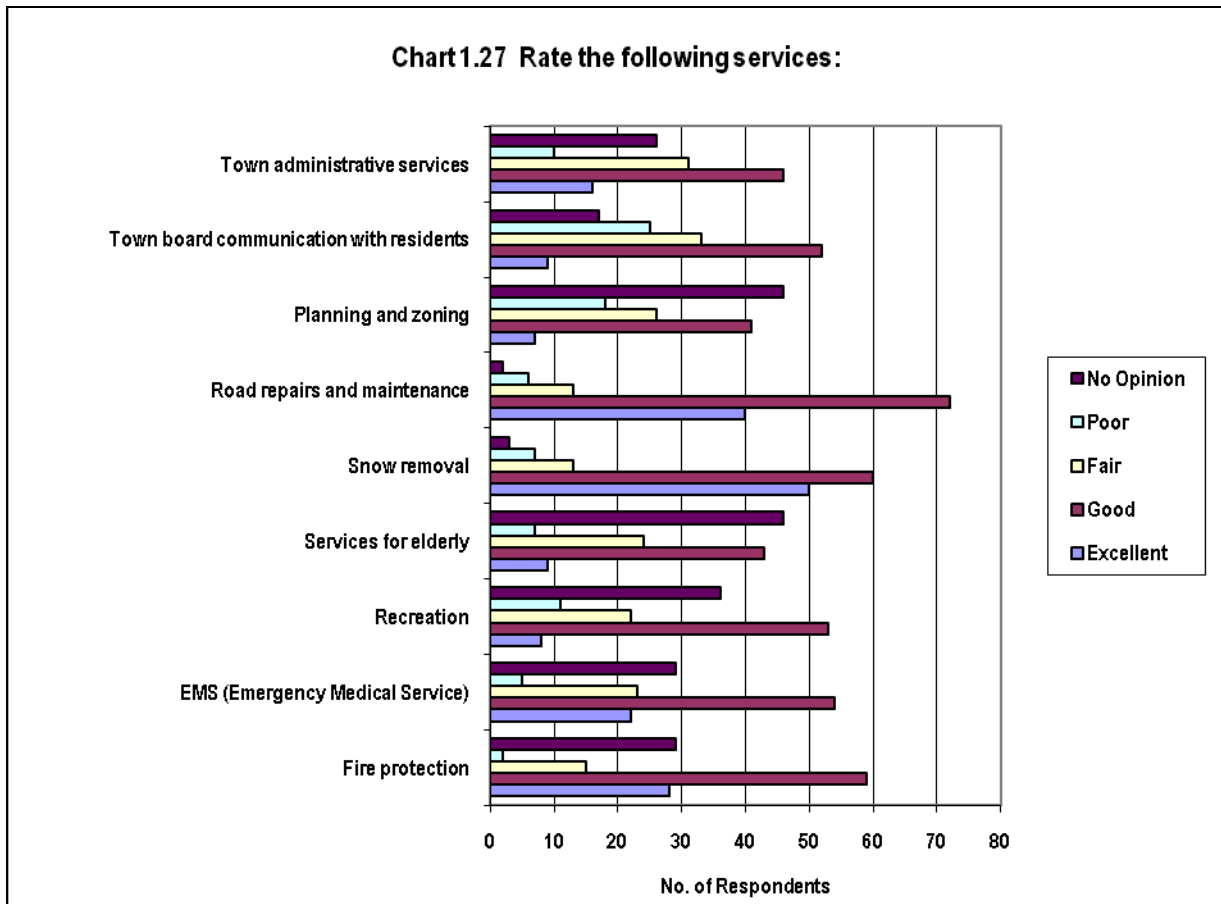


## Town of Albany Introduction and Demographics

**Question 26** on the survey asked if you had an adequate opportunity to express your opinion on local issues. Sixty percent of residents feel that they are able to express their opinions as shown in Chart 1.26.



**Question 27** on the survey asked to please rate the following services. Chart 1.27 indicates that Town residents are pleased with most services provided to them as “Good” was the leading rating for all services except “Planning and Zoning” and “Services for elderly” whose leading rating was “No Opinion”.



## Town of Albany's Statement of Overall Objectives

The Town would like to maintain the unique rural setting that characterizes the Town. To accomplish this the Town desires development that preserves our natural resources, minimizes affects to the Towns agricultural land, preserves historic places and occurs at densities that minimize public service costs.

## 2. Land Use Inventory

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

### EXISTING LAND USE

The Town of Albany primarily consists of agricultural land uses, woodlands, wetlands and limited residential housing. There are no incorporated Communities located in the Town. Tables 2.1 and 2.2 shows the number of acres for the different land use classifications found in the Town. Table 2.1 uses information obtained from the Wisconsin Department of Revenue and is based upon tax assessments, while Table 2.2 uses information gathered from aerial photography and wetland maps.

**Table 2.1 Land Use Property Assessment Inventory – Town of Albany 2007**

Land Type	Acres	Percent of Land Use
Residential	458	2.2
Commercial	4	0.0
Manufacturing	22	0.1
Agricultural	12,907	61.6
Undeveloped/Other	2660	12.7
Forest/Ag Forest	4,747	22.7
Other (public land, etc.)	156	0.7
<b>Total</b>	<b>20,954</b>	<b>100.0</b>
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2007 Statement of Assessments</i>		

**Table 2.2 Town of Albany 2007 Existing Land Use Classifications**

Land Use Category	Number of Acres	Percent of Total
Residential	262	1.14%
Farmstead	495	2.15%
Commercial	27	0.12%
Cemetery	4	0.02%
Wetlands	1,710	7.44%
Agricultural Activities - Crops	10,790	46.93%
Pasture/Grazing	220	0.96%
Grasslands/Prairies	612	2.66%
Woodlands	8,397	36.52%
Vehicle Movement	473	2.06%
<b>Total Acres</b>	<b>22,990</b>	<b>100.00</b>

*Source 2007 Aerial Photography and Wetland Maps*

Table 2.2 and Map 2.2 (page 2-6) identify the acreages for each of the land use categories based upon aerial photography and wetlands maps: As indicated in Table 2.2 the largest category is Agricultural Activities – Crops with 10,790 acres or 46.93% of the Town's acreage, this is followed by Woodlands with 8,397 acres or 36.52%. These are the only land use classifications with a percentage over 10 percent. The next largest category is Wetlands, which has only 7.44% and no other classifications is over 3 percent.

#### *Agricultural/Forest*

As Tables 2.1 and 2.2 illustrate, the majority of the Town of Albany is agricultural/forest land, as 84.3% of the land is assessed as agriculture and forestlands and 84.41% is agricultural or forest based on aerial photography. 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.

#### *Topography*

The Town of Albany's landscape can be characterized as ridge and valley topography. The valley walls range from gently rolling to slopes of greater than 30 percent. Slopes greater than 30 percent are significant in that they are susceptible to erosion and increased runoff. Map 2.4 on page 2-9 shows the slopes greater than 30 percent in the Town.

#### *Commercial/Manufacturing*

Very few non-agricultural commercial businesses are located in the Town. Table 2.3 lists the businesses currently operating in the Town.

**Table 2.3 Businesses in the Town of Albany**

Location	Businesses
N5270 CTH W	B-Forest Products
N5425 CTH H	My Garage
W1505 Albany D West	Hide-A-While
W402 Albany RR	Hilltop Tractor

*Source: T. Albany Planning Commission, 2008*

### Residential and Non-Residential Density

Table 2.4, illustrates the residential density of the Town of Albany as compared to Pepin County, adjacent towns and the State. In 2000, the Town of Albany had 17.2 people per square mile and 5.2 housing units per square mile. The population and housing density for the Town of Albany is less than that of Pepin County and the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

**Table 2.4 Residential Density, 2000**

	Population	Housing Units	Land Area in Sq. Mi.	Density (Units per Sq. Mi.)	
				Pop.	Housing Units
<b>T. Albany</b>	<b>620</b>	<b>189</b>	<b>36.04</b>	17.2	5.2
T. Peru	247	86	18.72	13.2	4.6
T. Rock Creek	793	300	30.81	25.7	9.7
T. Brunswick	1598	652	36.58	43.7	17.8
T. Drammen	800	318	35.93	22.3	8.9
T. Naples	584	231	35.53	16.4	6.5
T. Mondovi	449	165	32.37	13.9	5.1
T. Canton	304	112	35.81	8.5	3.1
T. Lima	716	227	35.91	19.9	6.3
Pepin County	7,213	3,036	232.28	31.1	13.1
STATE	5,363,715	2,321,144	54,310	98.8	42.7

*U.S. Bureau of the Census*

### Housing Growth

Table 2.5 shows that from 1990 to 2000 there were 26 new housing units built within the Town. This is an increase of 0.7 housing units per square mile for the Town. This is slightly higher than the County, which increased 0.5 housing units per square mile, but is lower than the State, which increased 4.9 housing units per square mile.

**Table 2.5 Housing Growth 1990 - 2000**

	Housing Units		Net Change	% Chge	New Hsing Units Per Sq. Mile
	1990	2000			
<b>T. Albany</b>	<b>163</b>	<b>189</b>	<b>26</b>	<b>16.0</b>	<b>0.7</b>
T. Peru	81	86	5	6.2	0.3
T. Rock Creek	254	300	46	18.1	1.5
T. Brunswick	552	652	100	18.1	2.7
T. Drammen	275	318	43	15.6	1.2
T. Naples	191	231	40	20.9	1.1
T. Mondovi	184	165	-19	-10.3	-0.6
T. Canton	109	112	3	2.8	0.1
T. Lima	215	227	12	5.6	0.3
Pepin County	2,919	3,036	117	4.0	0.5
State of WI	2,055,774	2,321,144	265,370	12.9	4.9

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

## LAND USE TRENDS

### Land Supply, Demand, and Prices

Table 2.6 illustrates the land prices in the Town of Albany and the surrounding Towns between 1990 and 1997. The average cost of land per acre in the Town of Albany was not available for that time period. According to the 2002 Census of Agriculture the average price per acre of farmland in 1997 was \$914. This figure more than doubled to \$1,847 in 2002. The 2005 USDA Census of Agriculture valued agricultural land at \$1,937 dollars per acre in Pepin County. This increase in the price per acre of land can be attributed to the value of recreational property and the public demand for country living.

In 2007 the Wisconsin Department of Agriculture, Trade and Consumer Protection reported that in the Pepin County agricultural land without buildings and other improvements being sold for continued agricultural use sold for \$3,368 per acre. This is higher than the state average of \$3,135 per acre. It is also higher than the adjacent counties of Buffalo (\$2,225 per acre), Eau Claire (\$2,375 per acre) and Dunn (\$1,950 per acre) but was lower than Pierce (\$3,630 per acre). These figures are based on 4 sales transactions in Pepin County.

**Table 2.6 Farmland Sales 1990-1997**

	# Parcels Sold	Total Acres	Acres Continuing in Agriculture	Acres Converted out of Agriculture	\$/Acre of land continuing in of Agriculture	\$/Acre of land converted out of Agriculture	% of Farmland Sold then Converted to other use
<b>Town of Albany</b>	<b>62</b>	<b>3833</b>	<b>3447</b>	<b>386</b>	<b>\$520</b>	<b>\$800</b>	<b>2.7</b>
Town of Brunswick	55	2,190	1,681	509	\$775	\$683	4.0
Town of Canton	37	2,229	1,923	306	\$555	\$556	2.4
Town of Drammen	53	2,464	1,637	827	\$491	\$503	6.1
Town of Lima	50	4,373	4,237	136	\$489	N/A	0.8
Town of Mondovi	33	2,612	1,986	626	\$711	\$507	4.1
Town of Naples	61	4,430	3,678	752	\$523	\$530	4.1
Town of Peru	16	1,501	1,108	393	\$500	\$384	5.2
Town of Rock Creek	37	2,215	1,801	414	\$847	\$830	3.9
All Pepin County Towns	312	20,114	17,265	2,849	\$560	\$537	3.3

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

### Opportunities for Redevelopment

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

### Land Use Projections

Projecting acres needed for future land uses is a key part of the planning process. Using past housing building permit trends from 1997-2007 (illustrated in Table 1.5b, Page 1-3) and projecting that eleven year growth rate to 2029 generates a land use demand figure as shown in Table 2.7. Table 1.5b indicates that the Town averaged 7.6 building permits per year between 1997-2007. All of the building permits issued were for single-family residential units. Using the 7.6 building permits per year figure we can then project out to 2029 the number of new single-family residential housing units that will be built. If we assume that each new housing unit will use 5 acres we can then come up with the number of acres needed to provide for this new housing. This land use projection methodology estimates that approximately 795 acres of land will be consumed for housing in the Town of Albany.

**Table 2.7 Town of Albany Land Use Demand Straight Line Forecast**

<b>Residential Acres</b>	<b>2009-2015</b>	<b>2016-2020</b>	<b>2021-2025</b>	<b>2026-2029</b>	<b>Total Acres Needed</b>
Residential Acres Needed based on 7.6 building permits per year and 5 acres per housing unit	53 housing units x 5 = 265 Acres	38 housing units x 5 = 190 Acres	38 housing units x 5 = 190 Acres	30 housing units x 5 = 150 Acres	795 acres

Source: Straight Line Projection Based on 1997-2007 Building Permit Data, see Table 1.5b

## **Land Use Goals and Objectives**

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

- a. It is recommended that development be minimized on land defined as prime agricultural and avoid development on lands that are of cultural, religious, or historical significance. It is also recommended that development continue to be prohibited in wetland/flood plain areas.

Agricultural land is a common term but depending on the user has a wide range of definitions. For use in the Town of Albany comprehensive plan prime agricultural lands are those identified on the Town of Albany Prime Agricultural Land - Map 8.1 on page 8-7.

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

- a. Recommend adopting and administering a zoning ordinance for the Town of Albany based upon the Town's comprehensive plan.
- b. To maintain the existing rural lifestyle, encourage multi-family housing and trailer parks to locate in municipalities, which can provide sewer and water.

### **Goal C:** Discourage industrial and commercial uses.

- a. Large Industrial and Commercial Uses (structures over 5,000 sq. ft.)

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

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

Due to the fact that there are no State or U.S. Highways in the Town of Albany and every spring there is a weight restriction placed on roads, small commercial, retail and industrial uses are encouraged to be located in municipalities in close proximity to the Town of Albany such as the City of Mondovi, City of Durand and the City of Eau Claire which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well.

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

- a. In the preparation of the plan this goal was reviewed by the Town of Albany 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.

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

- a. It is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve bluffs and minimize soil erosion. The Town of Albany supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.

- b. Recognition of a regional community and promoting residential development in locations with adequate public infrastructure

The residents of the Town of Albany are cognizant to the fact that the Town is not an island and that the Town is part of a regional community. In doing so and implying "smart growth" principles the plan recommends that land uses the Town's infrastructure is not capable of supporting should be located in areas of the regional community that can support such development. The Plan Commission determined that promoting residential development in the Town would detract from the Town of Albany's rural atmosphere and its desire to maintain an agricultural land base and rural agricultural economy. There are numerous municipalities in the regional community with adequate locations for high-density single family/multiple family residential development. Also within the region there is a large number of urban housing subdivisions (with public sewer, public water, public road infrastructure available) and rural subdivision (public road infrastructure) with numerous lots available for purchase and development. In addition, the environment and particularly clean water were concerns stressed by residents and by encouraging high density/large development to areas with public sewer and public water systems protects the groundwater resources of the Town of Albany and the region.

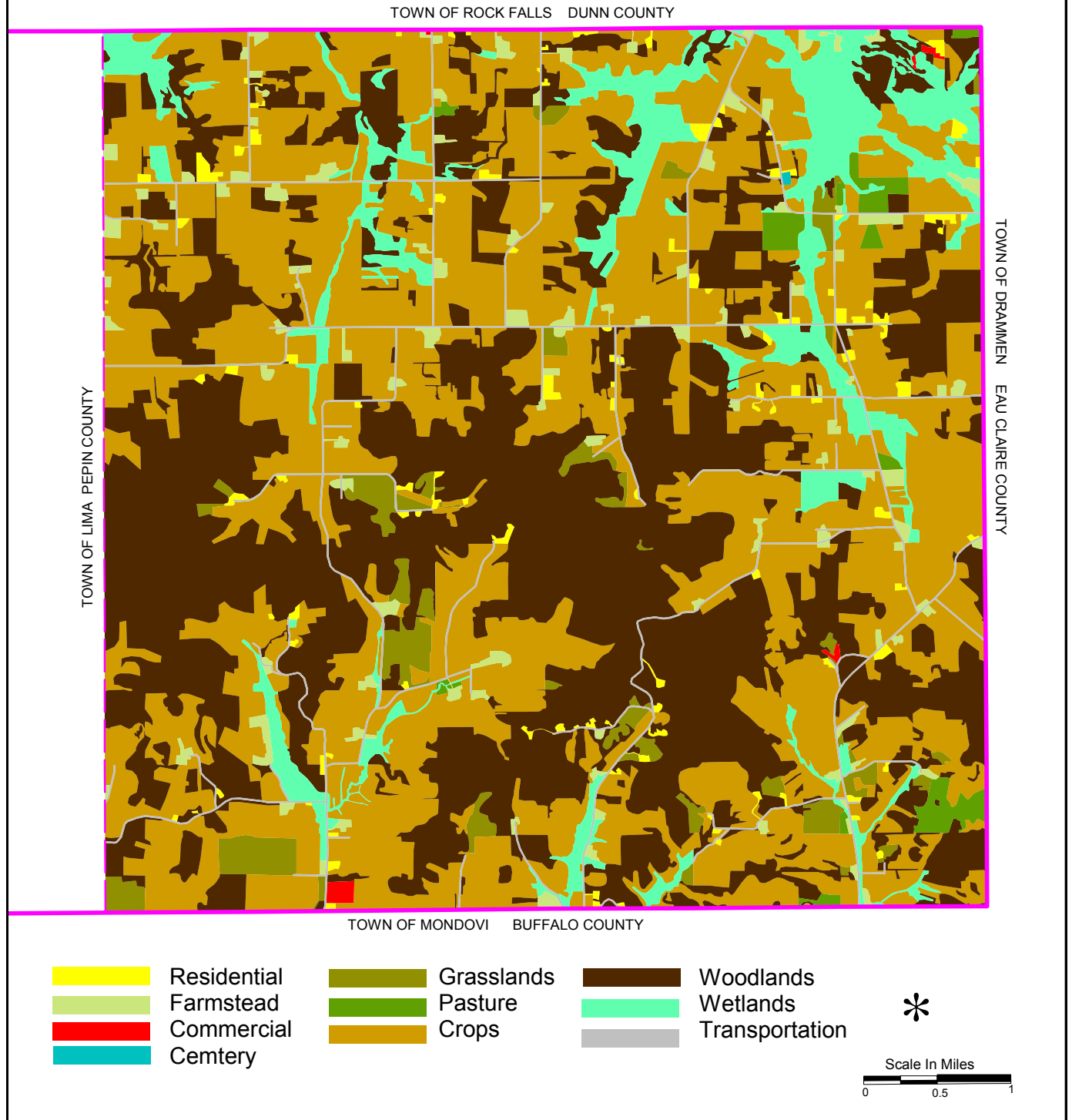
**Goal F:** Planning and development of land uses that create or preserve varied and unique urban and rural communities.

- a. The Town of Albany lacks the public infrastructure to support multi-family developments; therefore, single-family dwellings and two-family structures (primarily in cases when family members are providing care for others) are the preferred housing alternatives in the Town of Albany.
- b. It is recommended that future land use decisions be based on and be consistent with the adopted land use map developed during this planning process and recommendations described in this planning element.

**Goal G:** Balancing individual property rights with community interests and goals

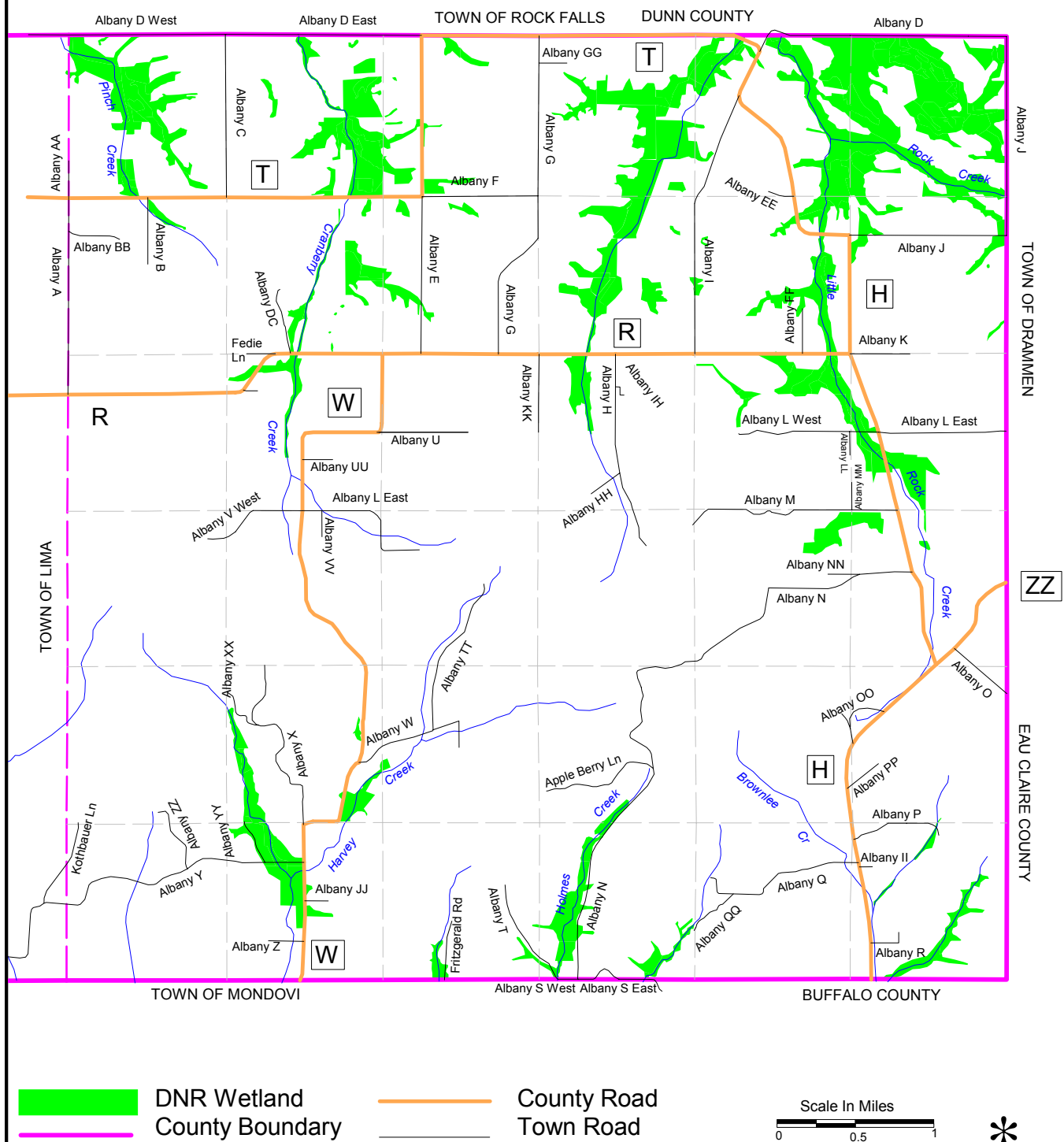
- a. Continue to follow the planning process in the adopted "Town of Albany Public Participation Plan" which detailed activities to gain public input through public meetings, public surveys and general public awareness of the planning process. Following the public participation plan will ensure that balance in the form of public input and opinions will be achieved during the planning process.
- b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.
- c. It is recommended that the Town develop an abandoned vehicle and abandoned building ordinance.

## MAP 2.1 TOWN OF ALBANY EXISTING LANDUSE



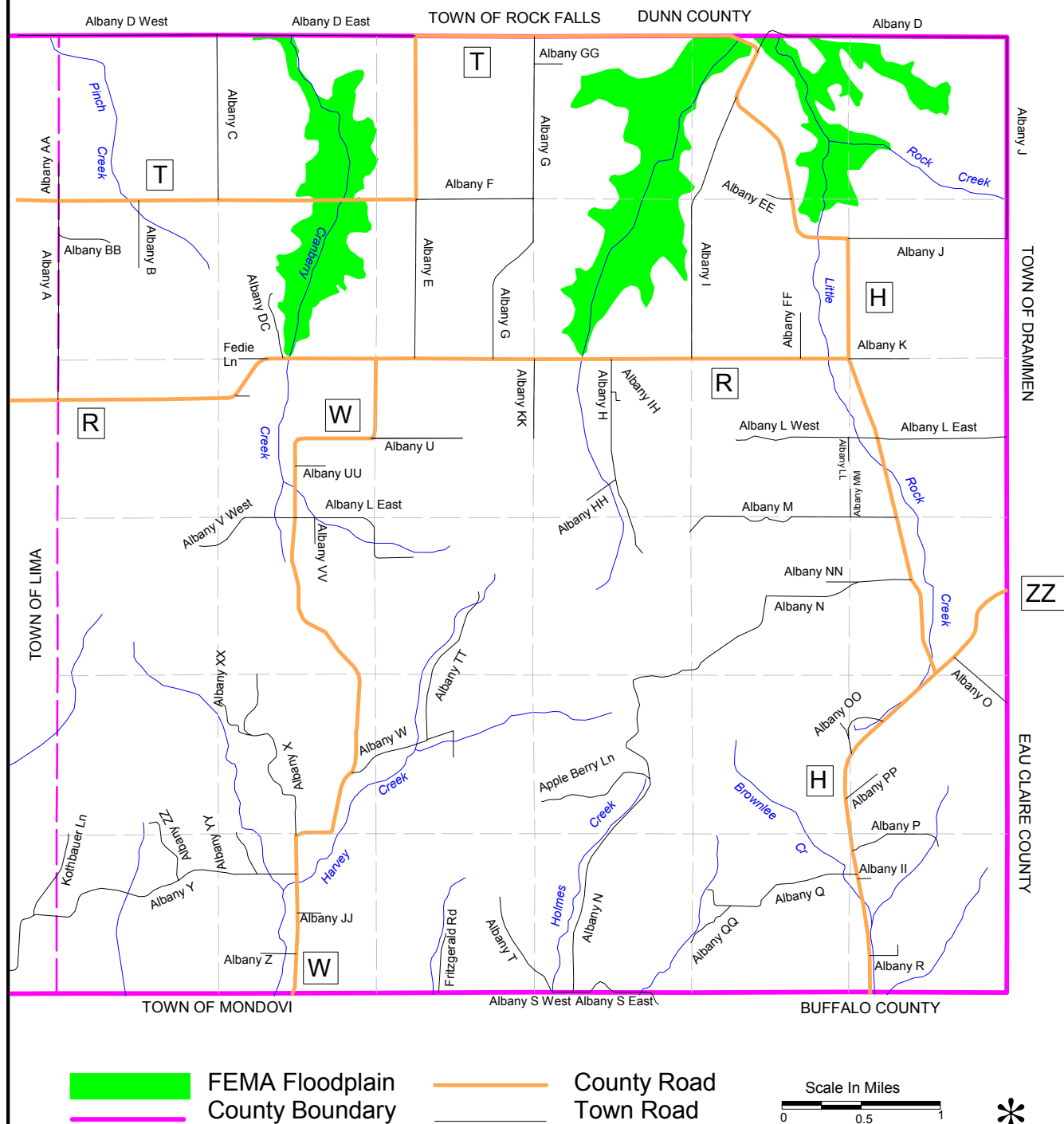
## MAP 2.2

### TOWN OF ALBANY WETLANDS

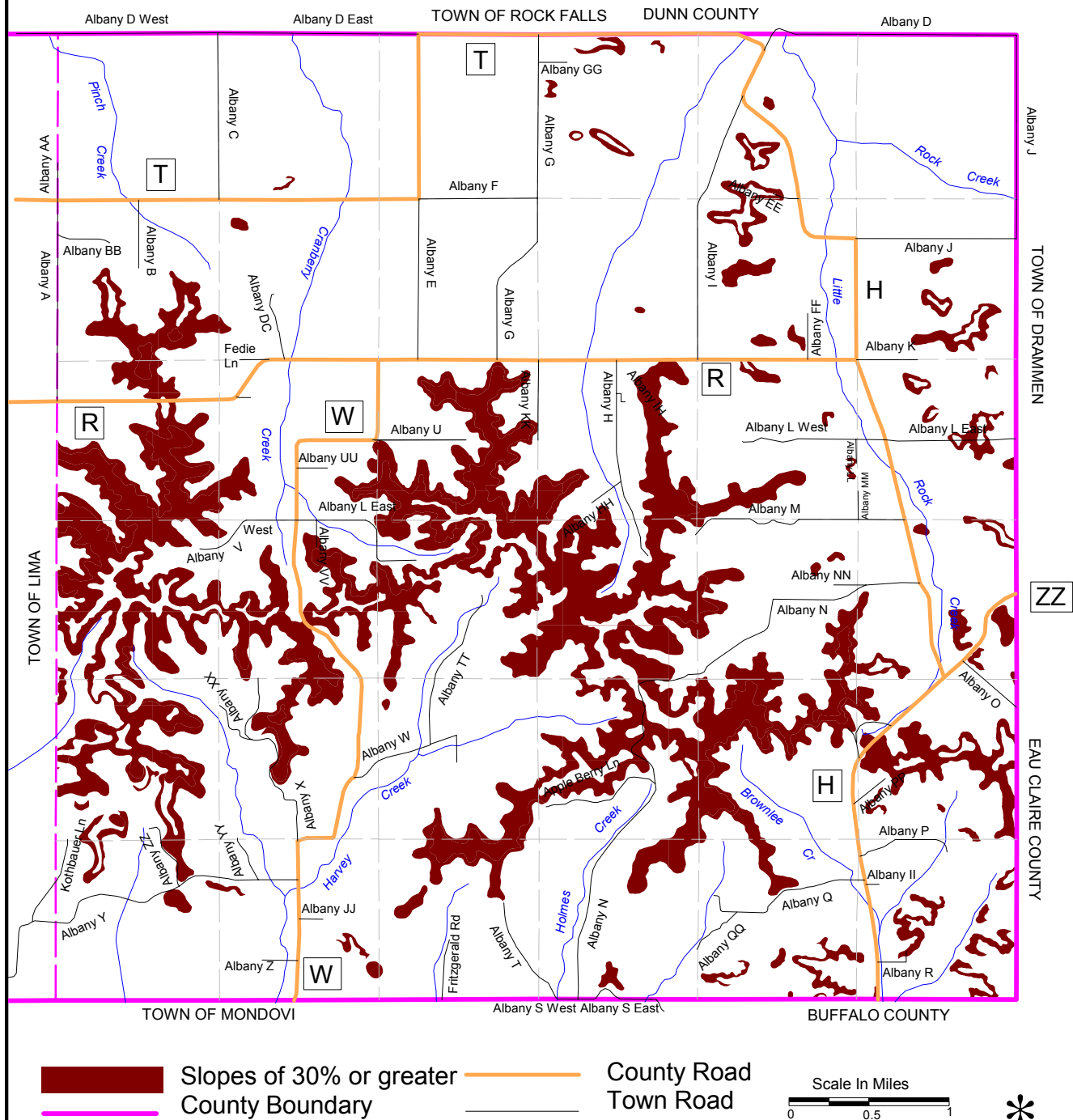


## MAP 2.3

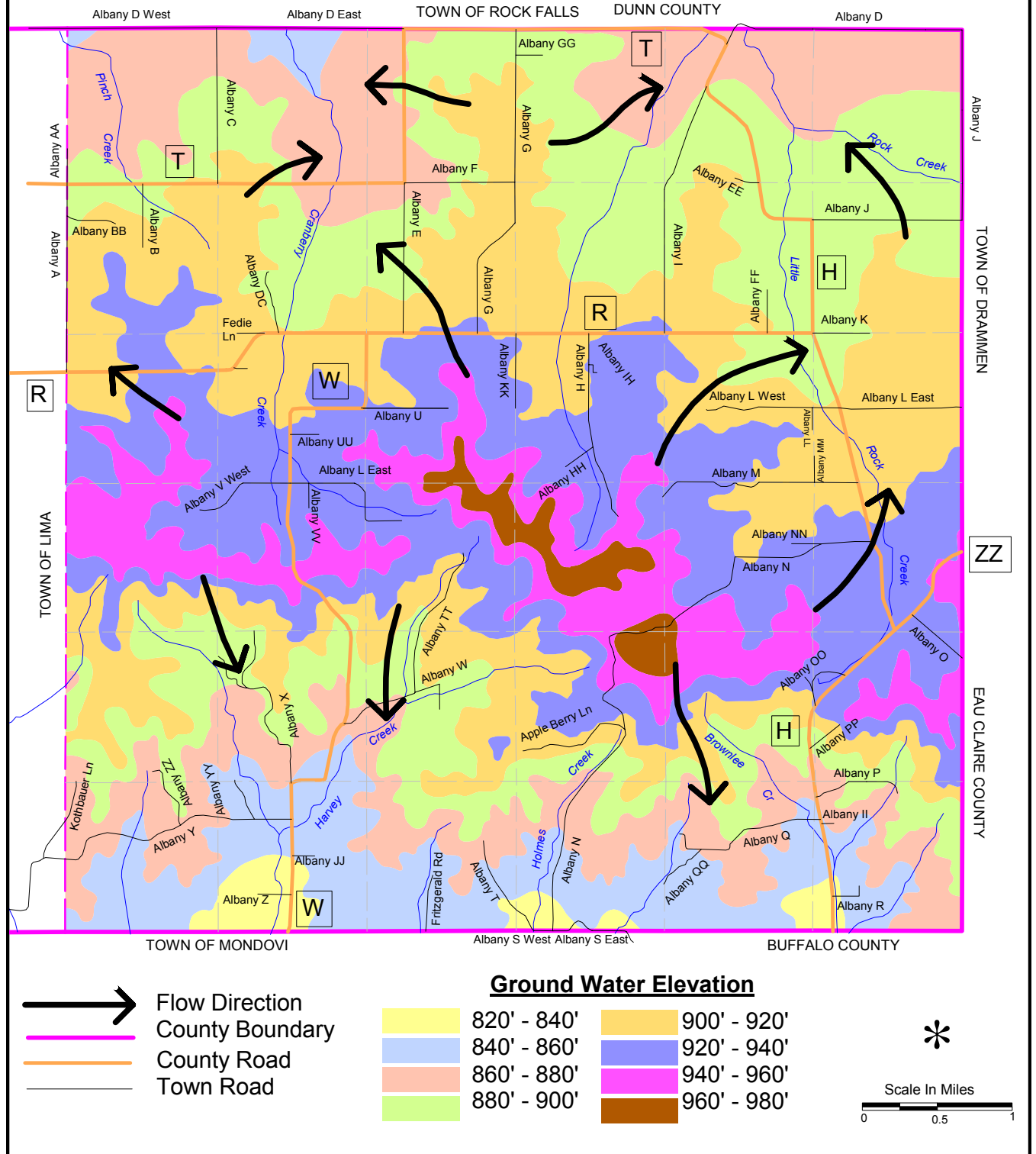
### TOWN OF ALBANY FEMA FLOODPLAINS



**MAP 2.4**  
**TOWN OF ALBANY**  
**SLOPES OF 30 PERCENT**



# **MAP 2.5** **TOWN OF ALBANY** **WATER FLOW DIRECTION AND GROUND WATER ELEVATION**



### 3. Housing Conditions

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

#### Housing Units by Type and Year Built

Tables 3.1 and Table 3.2 provide information on existing housing structures in the Town of Albany, Pepin County, State of Wisconsin and the U.S. As of the 2000 census almost 98 % of the Town of Albany's housing units were single-family units. Pepin County, the State of Wisconsin and the Nation had less single-family units and reported 60%, 66% and 60.3% respectively.

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

Type	Town of Albany	%	Pepin County	%	State of WI	%	U.S.	%
1 unit detached	177	89.4	2,392	78.8	1,531,612	66.0	69,865,957	60.3
1 unit attached	3	1.5	46	1.5	77,795	3.4	6,447,453	5.6
2 units	2	1.0	79	2.6	190,889	8.2	4,995,350	4.3
3 or 4 units	0	0.0	73	2.4	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	75	2.5	106,680	4.6	5,414,988	4.7
10-19 units	0	0.0	98	3.2	75,456	3.3	4,636,717	4.0
20 or more units	0	0.0	66	2.2	143,497	6.2	10,008,058	8.6
Mobile Home	14	7.1	205	6.8	101,465	4.4	8,779,228	7.6
Other	2	1.0	2	0.1	2,703	0.1	262,610	0.2
<b>Total</b>	<b>198</b>	<b>100</b>	<b>3,036</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

Over 41% of the Town of Albany's housing stock was built in 1939 or earlier as compared to Pepin County, State of Wisconsin and the Nation who reported 38%, 23.4% and 15.0%. The remaining housing stock in the Town was constructed in the following time frames: 1940-1979 (31.5%), 1980 through 2000 Census (27%). Building permits issued by the Pepin County Zoning Department indicate that in the last 8 years 2000-2007 and additional 73 single-family dwellings were constructed in the Town.

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

Year Built	Town of Albany	%	Pepin County	%	State of WI	%	U.S.	%
1999 to March 2000	15	8.6	33	1.5	50735	2.2	2,755,075	2.4
1995-1998	9	5.2	147	6.7	170219	7.3	8,478,975	7.3
1990-1994	13	7.5	92	4.2	168838	7.3	8,467,008	7.3
1980-1989	10	5.7	181	8.2	249789	10.8	18,326,847	15.8
1970-1979	23	13.2	348	15.9	391349	16.9	21,438,863	18.5
1960-1969	10	5.7	206	9.4	276188	11.9	15,911,903	13.7
1940-1959	22	12.6	353	16.1	470862	20.3	23,145,917	20.0
1939 or Earlier	72	41.4	835	38.0	543164	23.4	17,380,053	15.0
<b>Structures</b>	<b>174</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

#### Median Housing Value

The median value of a home in the Town of Albany was \$93,900 in 2000, compared to Pepin County at \$79,200, State of Wisconsin at \$112,200, and the U.S. at \$119,600 (See Table 3.3).

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

Governmental Unit	2000 Median Housing Value
<b>T. Albany</b>	<b>93900</b>
T. Peru	75,000
T. Rock Creek	90,700
T. Brunswick	117000
T. Drammen	98,800
T. Naples	109,600
T. Mondovi	75500
T. Canton	96,900
T. Lima	75600
<b>Pepin County</b>	<b>79,200</b>
<b>State</b>	<b>112,200</b>
<b>U.S.</b>	<b>119,600</b>

Source: Bureau of Census, 2000

## Town of Albany Housing

### Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Albany, adjacent towns, Pepin County, the State and Nation. In the Town of Albany 93.3% of houses are owner occupied compared to 79.6% in Pepin County, 89.8% State, and 66.2% in the Nation. As of the 2000 Census, the Town of Albany has a 0.6% vacancy rate for available housing. The available housing vacancy rate is the portion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

**Table 3.4 Housing Unit Occupancy Rates, 2000**

Governmental Unit	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
<b>T. Albany</b>	<b>180</b>	<b>93.3</b>	<b>6.7</b>
T. Peru	83	88.0	12.0
T. Rock Creek	286	86.4	13.6
T. Brunswick	630	92.5	7.5
T. Drammen	294	87.1	12.9
T. Naples	221	83.3	16.7
T. Mondovi	153	84.3	15.7
T. Canton	102	75.5	24.5
T. Lima	221	89.1	10.9
<b>Pepin County</b>	<b>2,759</b>	<b>79.6</b>	<b>20.7</b>
<b>State</b>	<b>2,084,544</b>	<b>89.8</b>	<b>10.2</b>
<b>U.S.</b>	<b>105,480,101</b>	<b>66.2</b>	<b>33.8</b>

Source: Bureau of Census, 2000

**Table 3.5 Housing Unit Vacancy Rates, 2000**

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
<b>T. Albany</b>	<b>0.6</b>	<b>14.3</b>
T. Peru	0.0	0.0
T. Rock Creek	3.1	9.3
T. Brunswick	1.0	2.1
T. Drammen	1.5	2.6
T. Naples	0.5	2.6
T. Mondovi	1.5	4.0
T. Canton	1.3	3.8
T. Lima	-	4.0
<b>Pepin County</b>	<b>1.5</b>	<b>5.7</b>
<b>State</b>	<b>1.2</b>	<b>5.6</b>
<b>U.S.</b>	<b>1.7</b>	<b>6.8</b>

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents, 25.3%, moved into their present household between 1980 and 1989. Over 50% of residents moved into their present household since 1990.

**Table 3.6 Town of Albany Year Householder Moved In**

Year Moved In	Percent
1999 to March 2000	16.3
1995 to 1998	16.8
1990 to 1994	18.4
1980 to 1989	25.3
1970 to 1979	12.6
1969 or earlier	10.5

Source: U.S. Bureau of Census, 2000

### Affordability of Housing

Table 3.7 illustrates the affordability of housing in the Town of Albany, surrounding municipalities, Pepin County, the State of Wisconsin and the Nation. In the Town of Albany residents of 15.1% of the units sampled spent more than 30 percent of their income on their housing units. This was a lower percentage than the County (16.8%), State (17.8%) and Nation (21.8%). Of the Town's sampled residents, about 28% spent less than 15 percent of their income on their housing units.

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

Governmental Unit	Total Specified Owner-Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Albany	53	28.3	56.6	15.1	0.0
T. Peru	34	32.4	52.9	14.7	0.0
T. Rock Creek	119	41.2	47.0	11.8	0.0
T. Brunswick	252	44.4	40.5	15.1	0.0
T. Drammen	67	52.2	35.8	12.0	0.0
T. Naples	44	36.4	47.7	15.9	0.0
T. Mondovi	57	50.9	35.1	14.0	0.0
T. Canton	23	34.8	30.4	34.8	0.0
T. Lima	94	46.8	36.2	17.0	0.0
Pepin County	1,464	43.0	40.8	15.9	0.3
State of Wisconsin	1,122,467	36.8	45.0	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: Bureau of Census, 2000

Table 3.8 shows renter occupied units and percent of income spent on sampled units by residents in the Town of Albany, surrounding municipalities, Pepin County, State of Wisconsin, and the Nation. None of the Town's sampled residents spent 30 percent or more of their income on their renter occupied units. Fifty percent of the Town's sampled residents spent less than 30 percent of their income on their renter occupied unit, as compared to the County (68.5%), State (62.6%) and Nation (55.6%).

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

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 29 Percent	30 Percent or More	Not Computed
T. Albany	14	35.7	14.3	0.0	50.0
T. Peru	9	22.2	55.5	0.0	22.2
T. Rock Creek	31	16.1	51.6	12.9	19.4
T. Brunswick	35	60.0	20.0	8.6	11.4
T. Drammen	22	45.5	22.7	0.0	31.8
T. Naples	16	37.5	0.0	12.5	50.0
T. Mondovi	4	0.0	50.0	0.0	50.0
T. Canton	14	42.9	14.3	28.6	14.3
T. Lima	16	12.5	62.5	0.0	25.0
Pepin County	515	26.2	42.3	20.4	11.1
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: Bureau of Census, 2000

Note: Towns of Peru and Rock Creek are in Dunn County, Towns of Brunswick and Drammen are in Eau Claire County, Towns of Naples, Mondovi and Canton are in Buffalo County and T. Lima is in Pepin County.

## **Housing Element Goals and Objectives**

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

- a. This goal was primarily addressed in the Land Use Element as the Town would encourage multi-family housing and trailer parks to locate in municipalities which can provide sewer and water.
- b. In evaluating residential development proposals, direct new non-farm development to sites that do not adversely affect the operation of agricultural working lands.

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

a. *Provide Opportunities for Single Family Housing for All Income Levels*

As the housing data illustrates in the Existing Conditions Report, the Town of Albany is a rural town. One of the priorities of the Town in developing the comprehensive plan was to maintain opportunities in the town for single family housing for all income levels (including low and moderate). The comprehensive plan maintains existing housing opportunities, as it does not recommend the implementation of policies, programs or ordinances that could be viewed as exclusionary (such as minimum square footage, minimum value, etc). The land use element does recommend areas for single-family housing development and ensures a suitable area for a private sanitary sewer system.

- b. A key to a stable and growing tax base is the construction and maintenance of new and existing housing. The quality of construction and proper maintenance of housing units will prolong the life of the structures, keep them safe and a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The Town of Albany complied with the state law and continues to support of the requirement. The implementation of the state building code also ensures that structures will meet minimum requirements to provide access to all age groups and residents with special needs.

## 4. Transportation

The movement of people, especially in non-urban towns, is vital to the development and future of the local unit of government. The transportation network allows people to go to work and home as well as the movement of raw materials and products. The following section provides an inventory of the transportation system in the Town of Albany.

### Public Road Inventory

The Town of Albany 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 Albany by jurisdiction, classification and number of miles. Appendix A of this plan provides a complete listing of public roads in the Town of Albany.

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. Map 4.1 (pg. 4-4) illustrates the roadway system in the Town of Albany.

Within the Town of Albany there are 59.23 miles of public road that are under the jurisdiction of either Pepin County or the Town of Albany. The Town of Albany maintains 37.18 miles of public road. All but 0.82 miles are classified as local roads; D East Road is classified as a collector for 0.82 miles. Pepin County has 22.05 miles of public road in the Town of Albany of which, 12.30 miles are classified as collector roads and 9.75 miles are classified as local roads.

### Traffic Counts

Limited traffic counts are available for the Town of Albany. Table 4.1 illustrates the traffic counts for the years of 1988, 1994, 2002 and 2006 on County Road R and H. As the traffic counts indicate, traffic on the roads serving the Town of Albany has increased over the years. In particular traffic on County Road H in the 16-year span increased by more than 117%.

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

Location	1988	1994	2000	2004	% Change 1988-2006
County R West of County W	140	170	250	170	21%
County H North of South Town Line	550	590	660	870	58%
County H South of Town Line	290	370	320	630	117%

*Source: Wisconsin Department of Transportation*

### State Highways

There are no State Highways in the Town.

### County Highways

#### County H

County H is classified as a collector road that runs north south on the eastern part of the Town. It links Mondovi with Eau Claire. It is the major north-south road for the eastern portion of the Town.

#### County R

County R is classified as a collector road that runs East-West from the West Town line to County H. It is the major east-west road for the town.

#### County T

County T runs for only 4.17 miles in the Town of Albany and is classified as a local road. The road runs in an east-west direction along the northern portion of the town. It runs from the west Town line to County H.

## ***Town of Albany Transportation***

### County W

County W runs north-south for 4.86 miles in the Town of Albany. It is classified as a local road by the Department of Transportation. It begins as the southern border of the Town in the western portion of the Town and runs north till it intersects with County R.

### County ZZ

County ZZ is less than a mile long and is classified as a local road. It runs east-west from County H to the Town line.

### **Para Transit**

The Pepin County Senior Services operates a “minibus” service and a volunteer driver program to Pepin County elderly and disabled residents. This service provides rides for medical appointments, shopping and social/recreation opportunities.

### **Intercity Bus Service**

Intercity bus service is not provided in the Town of Albany. Greyhound Lines bus terminal in Eau Claire is the closest daily scheduled bus route to the Town of Albany.

### **Freight Rail Service**

The Town of Albany has no rail lines running through the Town. The closest Class I rail company is the Union Pacific, which has a line running through Eau Claire.



### **Passenger Rail Service**

Daily passenger service (AMTRAK) is available in Red Wing, Minnesota. 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 Red Wing daily.

### **Airports**

There are no public airports located in the Town of Albany. The Chippewa Valley Regional Airport located approximately 3 miles north of the City of Eau Claire is the closest airport with commercial services. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and in some cases wide body jets and military transports. The Chippewa Valley Regional Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year round by Mesaba Air.

### **Water Transportation**

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

### **Trucking**

Truck transportation for hauling consumer goods is an important part of the regional, state and national economy. There are no major truck routes in the Town of Albany. Trucking of local goods (non-metallic minerals, agricultural products), for the most part, takes place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the spring thaw.

### **Pedestrian/Bike Trails**

There are no designated biking trails or routes within the Town of Albany.

## **STATE AND REGIONAL TRANSPORTATION PLANS**

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

### **Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21<sup>st</sup> Century -November 1995**

The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25-year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the Town of Albany 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". The plan will address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels.

### **Wisconsin State Highway Plan – February 2000**

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas: traffic movement, safety, and pavement preservation. The plan is updated every six years. Since there are no State Highways within the Town the plan does not specify any specific facility improvements within the Town of Albany.

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

The plan details all road construction programs to be constructed in the state between 2006 and 2011. There are no projects listed since there are no State Highways in the Town of Albany.

### **Wisconsin Bicycle Transportation Plan 2020 – December 1998**

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

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

"The Wisconsin Pedestrian Policy Plan 2020", developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are not specific recommendations in the plan for the Town of Albany.

## **REGIONAL OR COUNTY TRANSPORTATION PLANS**

Public Transit-Human Services Transportation Plan 2008-2013. This plan looks at coordination of publicly funded transportation services in Pepin County.



## **Transportation Goals and Objectives**

**Goal A:** Maintain the existing road network and level of service (road condition and road maintenance).

- a. It is recommended that the Town continue to maintain good working relationships with the State Department of Transportation, County Highway Department and neighboring local units of government. In doing so, explore areas where cooperation could be utilized to reduce or maintain local transportation costs. Possible areas to explore include joint purchases of transportation supplies such as salt, sand, culverts, etc. and consideration of cooperative/shared maintenance of roads. In addition, the joint purchase and/or sharing of equipment should be reviewed to determine if additional efficiencies could be found.
- b. Historically, the Town of Albany has maintained informal agreements with neighboring towns on the maintenance of road segments that are more easily/efficiently maintained by an adjoining local unit of government. It is recommended that the informal agreements be formalized into documented "road maintenance sharing agreements" to ensure the services continue to be provided and any liability issues are addressed.
- c. Biannually update the Town of Albany's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. Continue to gather needed information through the annual inspections of the Town's Roads. Ongoing participation in the WISLR program efficiently facilitates the administration of road aid the Town of Albany receives.
- d. The location and construction of new roads in conjunction with a new development should be done in a manner to cause the least disturbance to the environment, topography and unique natural areas.
- e. Due to public safety and road maintenance issues, cul de sacs/single point entry roads should be avoided whenever possible. In situations when single entry roads/cul de sacs are unavoidable it is recommended that the turn around radius be increased to 80 ft. for snow removal purposes and emergency vehicle access.

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

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

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

- a. It is recommended that the Town of Albany develop a driveway ordinance that regulates the location/placement of private driveways on town roads. It is also recommended that the ordinance also address driveway width, clearance, slope and emergency access.

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

- a. Continue communication with the Pepin County Highway Department to ensure town transportation projects and needs are addressed in the County's capital improvements program.

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

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

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

- a. As the median age of Town of Albany residents is significantly lower than the county, state and national median age trends, transportation options/services for elderly and disabled residents are not a high priority. Because of this it is recommended that the Town work with the Pepin County Office of Aging and neighboring local units of government and support the development of enhanced transportation services to residents in need. This could include the expansion of such services as the volunteer drivers program, mini-bus routes, etc.

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

- a. As indicated at the public information meetings and the resident survey, Town residents wish to maintain the existing rural character of the Town. In addition the Town currently does not have any concentrated developed areas and has limited infrastructure, as such transportation choices are limited. It is therefore the recommendation that large developments be guided to surrounding municipalities where there is existing infrastructures to support these developments and also will be able to provide various transportation choices.

## 5. Economic Assessment and Analysis

In preparing the economic analysis of the Town of Albany, various sources and levels of data were utilized. The majority of data came from the 2000 U.S. Census, while workforce projections were provided by the Wisconsin Department of Workforce Development. Town specific information was utilized whenever available.

### Employment and Household Income Information

As of the 2000 Census, the Town of Albany had 309 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (78.1%) of the workers and over 53% of town residents in the labor force held occupations in the Management Professional or Production, Transportation and Material Moving. The census information shows that only 3.6 percent of residents in the Town of Albany hold farming, fishing, or forestry industry occupations. This low number is possibly a result of residents that farm and hold other jobs being reported in other occupational categories. A second explanation is that this census information was compiled using sample data. Therefore, the results may not accurately reflect resident occupations.

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

EMPLOYMENT STATUS	NUMBER	PERCENT
<b>Population 16 years or older</b>	437	100.0
<i>In Labor Force</i>	309	70.7
Civilian labor force	309	70.7
employed	302	69.1
unemployed	7	1.6
Armed Forces	-	-
<i>Not in Labor Force</i>	128	29.3
OCCUPATION	NUMBER	PERCENT
Management Professional	88	29.1
Service	44	14.6
Sales and Office	40	13.2
Farming, Fishing, and Forestry	11	3.6
Construction, Extractions, and Maintenance	46	15.2
Production, Transportation, and Material Moving	73	24.2
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	236	78.1
Government workers	25	8.3
Self-employed workers	41	13.6
Unpaid family workers	-	-

Source: U.S. Census Bureau 2000

### Unemployment Rates

Annual unemployment rates are only available for Pepin County (Table 5.2). The rates over the last five years have ranged from a low of 3.5 in 2000 to a high of 5.3 in 2005. The low unemployment rates are an indicator of a strong regional economy.

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

	2000	2001	2002	2003	2004	2005
<b>Pepin Co.</b>	3.5	4.3	5.0	4.9	5.1	5.3
<b>State of Wis.</b>	3.4	4.4	5.3	5.6	5.0	4.8
<b>U.S.</b>	4.0	4.7	5.8	6.0	5.5	5.1

Source: Wisconsin Department of Workforce Development

### Income and Poverty

Table 5.3 illustrates that median family income levels for the Town's residents increased by \$15,750 from 1989 to 1999. The poverty rate in the Town of Albany increased from 18% in 1989 to 25.9% in 1999. Also, significant in the poverty statistics is that the Town of Albany has a significantly higher poverty rate than the State of Wisconsin, Pepin County and the adjacent town's.

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

Governmental Unit	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
<b>T. Albany</b>	<b>21,696</b>	25,625	9,373	<b>18.0</b>	<b>40,313</b>	41,375	13,012	<b>25.9</b>
T. Peru	30,500	34,167	13,057		34,375	50,625	14,774	10.8
T. Rock Creek	24,896	30,417	9,892		43,906	46,354	16,735	7.7
T. Brunswick	31,250	34,474	12,511		46,458	55,208	21,774	4
T. Drammen	30,859	34,750	11,025		46,827	50,000	19,939	5.4
T. Naples	22,875	24,531	10,564	18.8	41,484	45,000	17,318	3.3
T. Mondovi	27,000	32,708	11,963	15	39,792	43,250	18,672	7.7
T. Canton	25,000	28,125	9,814	17.2	38,125	41,406	14,749	7.4
T. Lima	23,750	28,333	12,770	11.9	45,139	50,625	18,334	12.2
<b>Pepin County</b>	<b>22,992</b>	28,015	10,751	12.6	37,609	45,391	18,288	9.1
<b>State of Wisconsin</b>	<b>29,442</b>	35,082	13,276	10.7	43,791	52,911	27,135	8.7
<b>United States</b>	<b>30,056</b>	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: Bureau of Census, 2000

Note: Towns of Peru and Rock Creek are in Dunn County, Towns of Brunswick and Drammen are in Eau Claire County, Towns of Naples, Mondovi and Canton are in Buffalo County and T. Lima is in Pepin County.

### Commuting to Work

Table 5.4 illustrates how the residents in the Town of Albany get to work. The majority of workers drove alone 68.3%, while 11.7% carpooled, and 15.3% worked at home. The mean travel time to work for Town of Albany workers was almost 30 minutes. This suggests that the majority of workers travel outside the Town of Albany for work.

**Table 5.4 Commuting to Work – Town of Albany**

Means of Travel	Percent
Car, Truck, Van – Drove Alone	68.3
Car, Truck, Van – Carpooled	11.7
Walked	4.7
Other Means	-
Worked at Home	15.3
<b>Mean Travel Time to Work 29.4 minutes</b>	

Source: U.S. Census Bureau 2000

### Top 10 Industries and Employers

In 2006, the largest employment industry in Pepin County was educational services employing 260 people. The second highest employment industry was food services and drinking places employing 204 people (See Table 5.5). Table 5.6 details Pepin County's top 10 private employers. Chippewa Valley Hospital & Oakview and Bauer Built Inc. are the county's largest employers, each employing between 100-249 workers.

**Table 5.5 Pepin County Prominent Industries**

Industry	2006 Annual Average Employment	Change in Average Employment last 5 years	2006 Annual Average Wage
Educational services	260	-4	\$29,690
Food services & drinking places	204	Not Available	\$8,743
Hospitals	Not Available	Not Available	Not Available
Merchant Wholesalers, Nondurable Goods	136	47	\$24,044
Motor Vehicle and Parts Dealers	108	7	\$34,193
Nursing & residential care facilities	84	Not Available	\$18,238
Merchant Wholesalers, Durable Goods	Not Available	Not Available	Not Available
Executive, Legislative, & General Government	79	17	\$15,142
Construction of Buildings	74	-24	\$41,016
Ambulatory health care services	65	20	\$31,071

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

Note: Some data was suppressed for confidentiality and not available

**Table 5.6 Pepin County Top 10 Privately Owned Employers - 2005**

Establishment	Product or Service	Size (December 2005)
Chippewa Valley Hospital & Oakview	General medical & surgical hospitals	100-249 employees
Bauer Built Inc.	Tire dealers	100-249 employees
Countryside Coop	Farm Supplies merchans wholesalers	50-99 employees
Pepin Manor	Nursing Care facilities	50-99 employees
Harbor View Café	Full-service restaurant	50-99 employees
Econo Foods	Supermarket & other grocery stores	50-99 employees
Security National Bank	Commercial Banking	20-49 employees
Handy Mart	Gasoline station with convenience stores	20-49 employees
Durand Builders Service Inc	Industrial building construction	20-49 employees
Mdma Equipment Dealers Inc.	Farm & garden equipment merchant wholesalers	20-49 employees

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

## Industry Projections

Industry projections are available for the West Central Wisconsin Workforce Development Area, which includes Pepin County, from the Wisconsin Department of Workforce Development. Table 5.7 indicates that over the next several years the largest projected employment increases will take place in the Ambulatory Health Services and Hospital industries.

**Table 5.7 Industry Projections for West Central Wisconsin Workforce Development Area\*, 2006-2016**

Industry Title	2006 Estimated Employment	2016 Projected Employment	2006-2016 Employment Change	2006-2016 Percentage Change
Total Non-Farm Employment	173,880	194,330	20,450	11.8%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	31,990	32,030	40	0.1%
Paper Manufacturing	1,720	1,720	0	0%
Plastics and Rubber Products Manufacturing	3,400	3,670	270	7.9%
Computer and Electronic Product Manufacturing	3,22	3,020	-200	-6.2%
Trade	28,800	30,900	2,100	7.3%
Food and Beverage Stores	5,040	5,250	210	4.2%
Transportation and Utilities (Including US Postal)	8,270	9,520	1,250	15.1%
Financial Activities	7,010	7,710	700	10.0%
Education and Health Services (Including State and Local Gov Educ and Hosp)	37,330	45,540	8,210	22.0%
Ambulatory Health Care Services	5,540	7,570	2,030	36.6%
Hospitals (Including State and Local Government)	7,050	8,640	1,590	22.6%
Leisure and Hospitality	17,300	19,930	2,630	15.2%
Information/Prof Services/Other Services	21,470	24,920	3,450	16.1%
Government (Excluding US Postal, State and Local Educ and Hosp)	13,310	13,930	620	4.7%

\*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties

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

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

Tables 5.8 through 5.10 illustrate the industries with the most potential for growth between 2006 and 2016. Health Diagnosing and Treating Practitioners is anticipated to have the largest increase of new jobs (2,050) followed by Personal Care and Service Workers (1,820) over the ten-year period. The fastest growing occupations over the period are projected to be Network Systems and Data Communication Analysts, Home Health Aides, and Personal and Home Care Aides. The occupations with the largest number of job openings over the next ten years is the Food and Beverage Serving field with over 7,000 projected job openings and Retail Sales with over 6,500 job openings.

**Table 5.8 Top 10 Occupations With The Most New Jobs In The West Central Workforce Development Area\*, 2006-2016**

Occupational Title	Estimated Employment		Change		Annual Average		
	2006	2016	Numeric	%	New Jobs	Replacements	Total Openings
Health Diagnosing and Treating Practitioners	91,890	112,360	20,470	22.3%	2,050	1,530	3,580
Personal Care and Service Workers	105,520	123,760	18,240	17.3%	1,820	2,350	4,170
Food and Beverage Serving Workers	145,030	163,060	18,030	12.4%	1,800	5,270	7,070
Registered Nurses	51,130	64,550	13,240	26.2%	1,340	840	2,180
Nursing, Psychiatric, and Home Health Aides	53,860	65,450	11,590	21.5%	1,160	480	1,640
Computer Specialists	51,320	61,730	10,410	20.3%	1,040	1,150	2,190
Construction Trade Workers	113,380	123,340	9,960	8.8%	1,000	2,010	3,010
Health Technologists and Technicians	53,640	63,410	9,770	18.2%	980	1,160	2,140
Food Preparation and Serving Workers, including Fast Food	58,910	68,480	9,570	16.2%	960	1,120	2,080
Information and Record Clerks	116,990	126,570	9,580	8.2%	960	2,960	3,920

\*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties

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

**Table 5.9 Top 10 Fastest Growing Occupations In The Western Workforce Development Area\*, 2006-2016**

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2006	2016	Numeric	%	New Jobs	Replacements	Total Openings	
Network Systems and Data Communications Analysts	5,150	7,390	2,240	43.5%	220	110	330	Bachelor's degree
Home Health Aides	16,550	23,310	6,760	40.8%	680	150	830	Short-term on-the-job training
Personal and Home Care Aides	22,030	30,540	8,510	38.6%	850	370	1,220	Short-term on-the-job training
Computer Software Engineers, Applications	8,830	12,170	3,340	37.8%	330	130	460	Bachelor's degree
Medical Assistants	7,120	9,720	2,600	36.5%	260	90	350	Moderate-term on-the-job training
Physician Assistants	1,110	1,480	370	33.3%	40	20	60	Master's degree
Radiation Therapists	490	650	160	32.7%	20	10	30	Associate degree
Personal Financial Advisors	3,170	4,190	1,020	32.2%	100	30	130	Bachelor's degree
Dental Hygienists	4,170	5,470	1,300	31.2%	130	80	210	Associate degree
Dental Assistants	5,340	6,960	1,620	30.3%	160	90	250	Moderate-term on-the-job training

\*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties

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

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

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	#	%	New Jobs	Replacements	Total Openings	
Food & Beverage Serving Workers	145,030	163,060	18,030	12.4%	1,800	5,270	7,070	Short-term on-the-job training
Retail Sales Workers	165,410	168,760	3,350	2.0%	340	6,190	6,530	Short-term on-the-job training
Information and Record Clerks	116,990	126,570	9,580	8.2%	960	2,960	3,920	Short-term on-the-job training
Retail Salespersons	85,660	91,700	6,040	7.1%	600	2,640	3,240	Short-term on-the-job training
Waiters/Waitresses	48,070	52,830	4,760	9.9%	480	2,610	3,090	Short-term on-the-job training
Construction Trade Workers	113,380	123,340	9,960	8.8%	1,000	2,010	3,010	Short-term on-the-job training
Primary, Secondary, and Special Educ. Teacher	97,200	102,540	5,340	5.5%	530	2,270	2,800	Bachelor's, Master's degree
Other Personal Care & Service Workers	58,760	72,410	13,650	23.2%	1,370	1,310	2,680	Short-term on-the-job training
Motor Vehicle Operators	104,220	113,300	9,080	8.7%	910	1,760	2,670	Short-term on-the-job training
Financial Clerks	85,210	93,220	8,010	9.4%	800	1,750	2,550	Short-term on-the-job training

*West Central Wisconsin WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties*

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

### Strengths And Weaknesses For Fostering Economic Growth

Fostering economic development is always challenging to rural towns due to lack of public sewer and water facilities and minimal institutional economic development resources. The Town of Albany has these same deficiencies but is at an advantage as the Town is located near the regional business center (Eau Claire).

It is important to view economic development in a larger or more regional context. With that in mind the following are the Towns economic strengths and weaknesses:

#### Strengths

- regional center located nearby (City of Eau Claire)
- access to multiple transportation modes
- low unemployment rate
- great natural amenities
- available land and building space
- high quality of life
- cooperation between communities

#### Weaknesses

- lack of educated and diverse workforce
- infrastructure limitations
- isolation from larger population centers (Twin Cities, Milwaukee, Madison)

### Environmentally Contaminated Sites in the Town of Albany

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Albany. There were no contaminated sites in the Town of Albany identified in the database.

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the State. There are no waste disposal sites identified in the registry located in the Town of Albany. Contaminated sites are not a limiting factor for economic development in the Town to Albany.

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

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

**Regional Programs**

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

**State Programs**

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

## **Economic Development Goals and Objectives**

### **Goal A: Encourage small niche businesses and home-based businesses in the Town.**

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

#### Home Businesses

Home businesses fit into 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 Town. 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.

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

As pointed out in the Land Use Element there are no State or U.S. Highways in the Town of Albany and every spring there is a weight restriction placed on roads. Therefore small commercial, retail and industrial uses, which would be hampered by the spring weight restrictions are encouraged to be located in municipalities in close proximity to the Town of Albany such as the City of Mondovi, City of Durand and the City of Eau Claire which have sufficient infrastructure to support these uses and offer opportunities for commercial development as well.

Large Industrial Uses (structures over 5,000 sq. ft.) are recommended to be located in business/industrial parks in municipalities in close proximity to the Town of Albany such as the City of Durand, City of Mondovi or the City of Eau Claire, which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well. It is recommended that industrial development be encouraged to locate in these neighboring communities.

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

- a. Coordinate with neighboring municipalities, and Pepin County on marketing agriculture as a viable economic industry.
- b. Encourage services and businesses that support agriculture operations to locate in the Town.
- c. Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy.

### **Goal C: Maintain the rural landscape as a means of supporting recreational uses and tourism opportunities.**

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

### **Goal D: Recognize the Town as being part of a regional economy in an effort to maintain residents existing lifestyle.**

- a. Support local/regionally owned businesses by promoting "buy local" initiatives.

- b. Coordinate with adjacent municipalities and the County on a marketing strategy to promote the region for economic development.

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

- a. Discourage developments on prime agricultural lands identified on map 8.1 (page 8-6).
- b. Evaluate the interest in developing a “Purchase of Development Rights Program” to determine if it would benefit the Town of Albany and preserve productive agricultural lands.

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

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

*County Programs*

Business Capital Fund

*State Programs*

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

## 6. Existing Utilities and Community Facilities

The Town of Albany being a rural township has limited community facilities to serve the needs of its residents. The following description of utilities and community facilities was gathered from interviewing Town officials.

### Sanitary Waste and Water Supply

The Town of Albany is unincorporated and all businesses and residences are served by private on-site wastewater treatment systems. Private on-site wastewater treatment systems standards (Wisconsin Administrative Code: COMM 83) are enforced by the Pepin County Land Management Department for the Town of Albany. Development in the Town of Albany is dependent upon private on-site wastewater treatment systems. Most land and building sites in the town can utilize a conventional onsite wastewater treatment system.

Water supply to residents and businesses in the Town of Albany is provided by private wells. The Town of Albany provides no public water service.

### Solid Waste/Recycling

Residents of the Town have the option of contracting with either Durand Sanitation or Onyx of Eau Claire who will pick up their solid waste or they can purchase bags from either the Town or the City of Mondovi and deliver their solid waste to the Town or City. The Town's drop off site is located at the Town shop and is open on Saturdays between 9:00am-Noon. The City of Mondovi's drop off site is located at the City's old landfill site on the south end of the city.

The Town of Albany also has a recycling drop-off site. Recyclable materials can be dropped off at the Town shop on Saturdays between 9:00 am – Noon. In addition the City of Mondovi also accepts recyclable materials. These can be dropped off at the City's old landfill site on the south end of the City.

### Storm Water Management

The major responsibility of the Town of Albany for the management of storm water involves controlling runoff from the public roadways. This is accomplished by keeping culverts, bridges and road ditches free of debris.

The Town Hall/shop property is subject to storm water runoff management requirements of the Wisconsin Department of Natural Resources (specifically road salt storage). The Town of Albany is required to keep road salt in storage structure.

### Town Government Structure

The Town of Albany Town Board consists of three elected members: a chairman and two supervisors. The Town has an elected Town Clerk and an elected Town Treasurer. The Town has a Plan Commission that consists of 9 appointed members.

### Town Facilities

The Town of Albany facilities are all located at W1155 County Road R. The Town maintains a Town Hall and a Town Shop at the same location. The town facilities are utilized for town meetings, elections and community events. The town recycling center is located at the Town shop. The following is a list of the major equipment owned by the town:

- One Backhoe
- One Grader
- One Loader
- Three Trucks



The Town of Albany Town Hall and Town Shop

## ***Town of Albany Utilities and Community Facilities***

The town employs one full time employee and one part-time employee. The main duties of these Town employees is to maintain the Town roads. The Town of Albany contracts with private companies for seal coating and crack repair of Town Roads.

### **Fire Protection, Police Protection and Emergency Management**

The Town of Albany does not have a fire department. Fire protection is provided by 3 different fire departments depending upon where you live in the Town. Fire protection is provided to Town residents by the Rock Creek, Mondovi or Durand fire departments. These fire departments have mutual aid agreements with each other. This is an excellent example of intergovernmental cooperation to provide needed services. Map 6.1 (pg. 6-5) shows the emergency response boundaries within the town.

The Town of Albany does not have a police department. The Pepin County Sheriffs Department provides law enforcement to the town.

Pepin County Emergency Government Office is responsible for HAZMAT planning for Pepin County.

### **Emergency Medical Services**

Mondovi Ambulance Service based out of Mondovi or Durand Ambulance Service based out of Durand provides emergency medical services for Town residents. First responders are provided by the respective fire departments.

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

### **Health Care and Adult Day Care Facilities**

There are no health care or Adult day care facilities located in the Town of Albany.

### **Educational Facilities**

The Town of Albany is serviced by two school districts. The school districts of Durand and Mondovi serve the residents of the Town. The majority of Town of Albany residences are located in the Mondovi School District with the rest of the students attending the Durand school district.

Residents may also enroll their children in a private catholic school located in the adjacent Town of Albany. The Amish also have 2 schools within the Town.

Post-secondary education opportunities are available for Town of Albany residents. The closest of these are the University of Wisconsin – Eau Claire, University of Wisconsin – Stout, Globe University (Eau Claire) and Chippewa Valley Technical College.

### **Libraries**

There are no public libraries located in the Town of Albany. The 2 closest libraries for town residents are The Mondovi Library located in the City of Mondovi and the Durand Community Library located in the City of Durand.

### **Parks and Recreation Facilities**

A description of the recreational opportunities are discussed in the Agricultural, Natural & Cultural Resources section of this report.

### **Churches and Cemeteries**

There are three cemeteries located in the Town of Albany. The East Pepin Cemetery is located along County Road H, the German Valley Cemetery is located on County Road W., and there is an Amish Cemetery on Albany A. There are no churches located within the Town of Albany.



**East Pepin Cemetery**

### **Electricity/Telephone and Cable/Internet Services**

Electricity is provided to Town residents by one of three suppliers, Dunn Energy Cooperative, Eau Claire Energy Cooperative and Riverland Energy Cooperative. Telephone and internet service to residents is provided by Frontier, West Wisconsin Telecom Cooperative or Nelson Telephone Cooperative.

### **Natural Gas**

There are no natural gas providers for the Town of Albany.

### **Communication Towers**

There is 1 communication tower located in the Town of Albany. This tower is owned by Frontier.

### **Future Expansion of Utilities and Community Facilities**

Population and development projections developed during the planning process indicate that the Town of Albany will experience growth throughout the planning period. Based on the projections the community facilities described will not have to be expanded. The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate, modifications to the plan and community facilities will be addressed in future revisions.

## **Utilities and Community Goals and Objectives**

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

- a. During the planning process residents indicated that they were satisfied with the existing level of public services provided by the Town of Albany. As a policy the plan recommends that the Town Board strive to maintain the existing level of services over the planning period within the constraints of the budget. As part of this it is recommended that the Town develop a set of bylaws to govern the town.
- b. Explore joint purchases and sharing of materials/equipment with neighboring municipalities in order to provide community services in the most efficient manner possible.
- c. Continue to monitor the growth of the Town of Albany to ensure that new development does not affect the ability of the Town to provide community services. Develop or refine ordinances/policies to make sure future development projects pay for additional burdens placed on public facilities as a result of a new development. Methods to consider ensuring expenses are covered include; development review fees, special assessments, transportation impact fees, etc.
- d. Encourage residents to properly maintain private on-site sewer systems and private wells to protect the environment and future ground water supplies.

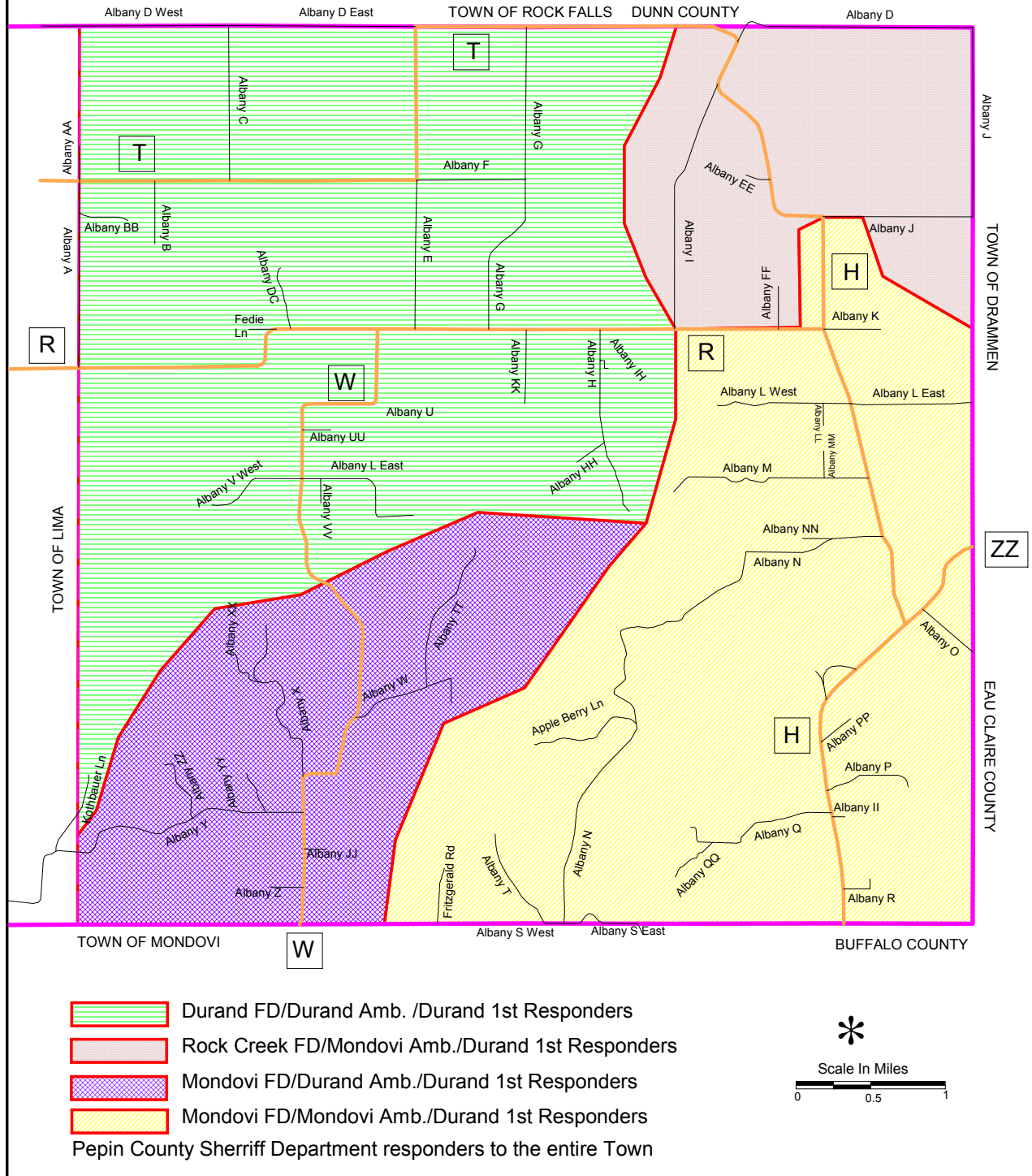
**Goal B:** Monitor the changing needs of the Town and provide adequate community services as needed.

- a. It is recommended that when the Comprehensive Plan is updated that communication with residents is facilitated to determine if the utility and community facility needs of residents are continuing to be met. This communication can be in the form of a survey or public meeting(s).

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

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

# MAP 6.1 TOWN OF ALBANY EMERGENCY RESPONSE MAP



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## **7. Intergovernmental Relationships/Cooperation**

The Town of Albany, located in Pepin County and as previously described, is bordered on the north by the Town of Rock Creek in Dunn County, on the south by the Town of Mondovi in Buffalo County, on the east by the Town of Drammen in Eau Claire County, and on the west by the Town of Lima in Pepin County. The school districts of Durand and Mondovi serve the residents of the Town of Albany. The Town historically has maintained positive relationships with its neighboring municipalities and jurisdictions.

### **State and Federal Agencies**

#### *Wisconsin Department of Natural Resources (WDNR)*

The Town of Albany has little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Albany and maintains floodplain regulations that are enforced through the County Zoning Office. No intergovernmental conflicts were identified in the planning process.

#### *Wisconsin Department of Transportation (WDOT)*

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

#### *Federal Emergency Management Agency (FEMA)*

The Town of Albany has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts.

### **Regional Planning Commission**

The Town of Albany and Pepin County are located in the jurisdiction of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin: Buffalo, Crawford, Jackson, Monroe, Pepin, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding.

Services provided to member counties and municipalities include comprehensive planning assistance, economic development assistance, geographic information services, and general technical assistance.

### **Pepin County**

The Town of Albany is the Eastern most Town in Pepin County. The Town of Albany maintains positive relationships with numerous County agencies and departments. The Pepin County Sheriffs Department provides police protection services to the Town. The Pepin County Highway Department maintains county roads within the Town of Albany. Historically, these services have been provided by Pepin County and it is expected that they will continue to be provided by the County throughout the planning period.

### **Surrounding Towns and Municipalities**

In general the Town of Albany has maintained good intergovernmental relationships with its neighboring local units of government. The Town does not have specific intergovernmental cooperation agreements because of the few services the Town provides.

### **Comprehensive Planning**

#### *Pepin County*

Pepin County does not have nor is it in the process of developing a Comprehensive Plan at this time.

#### *Town of Lima*

The Town of Lima, which borders the Town of Albany to the west, is also currently in the process of developing a comprehensive plan. The Town of Lima is similar to the Town of Albany in size and existing land uses. Both towns are following a similar planning process and are closely following each others progress.

**School Districts**

As previously described The Town of Albany is serviced by two school districts with the Mondovi School District servicing the majority of the town and the Durand School District serving the remaining portion of the Town. A few families also send their children to a private Catholic school in the Town of Lima. During the planning process no intergovernmental conflicts were identified with the school districts.

## **Intergovernmental Cooperation Goals and Objectives**

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

- a. Strive to maintain cooperative agreements for fire protection with area fire departments. Fire protection and Emergency Medical Services for Town residents is provided by Rock Creek, Mondovi and Durand Fire Departments. These fire departments currently have mutual aid agreements with each other. Historically, this cooperative agreement has been vital to efficiently providing emergency services to town residents. Due to the size of the Town of Albany and its predicted growth, the Town does not anticipate any need for the Town to develop its own fire department. Therefore, this plan recommends the Town of Albany's continued participation in the joint fire protection, and to promote and continue the existing mutual aid agreements
- b. As discussed in the Transportation Element, it is recommended that the Town of Albany formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

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

- a. Recommendations of the Plan Commission in the Land Use Element recommended that higher density residential development and large commercial and industrial development be located in adjacent municipalities with adequate infrastructure, therefore, it will be important that the Town of Albany continue cooperation with other local units of government in the regional community to ensure locations for the varying types of development are available.

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

- a. Continue to maintain county administered police protection. Due to the size of the Town of Albany and its predicted growth, the Town does not anticipate any need for the Town to develop its own police department. It is recommended that the Town of Albany continue to utilize the county Sheriff's Department for protective services.
- b. Utilize the Pepin County website capabilities/links to provide information regarding the Town of Albany to interested residents and neighboring municipalities.
- c. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Albany review and evaluate the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.
- d. Strive to maintain an open dialogue with the school districts serving the Town of Albany in order to evaluate the school districts facility/educational needs.
- e. Continue to be an active member of the Pepin County Towns Association. Attending meetings of the Pepin County Towns Association is important to the Town 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 continue attending the Towns Association meetings.

***Town of Albany Intergovernmental Cooperation***

- f. As discussed in the Transportation Element, it is recommended that the Town of Albany continue communication with the County Highway Department, WDOT and neighboring towns. The intent of this policy is to facilitate open communication among agencies and governmental units to find efficiencies in road construction and maintenance responsibilities. The Town of Albany in continuing to maintain active communications with the WDOT, County Highway Department and neighboring towns will implement the policy.
- g. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.

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

Agricultural, natural and cultural resources are important as they impact the quality of life available to town residents. The information in this section came from reviewing past studies, planning documents and accessing numerous state databases.

### Agriculture

Agriculture is the predominant land use in the Town of Albany and is of vital importance to the lifestyle enjoyed by the town's residents. Historically, agriculture has played a key role in the development of the Town and will continue to be a large part of the Town into the future. Issues which relate to farming also affect others. All residents of the Town have a large stake in agricultural issues. Today, the agricultural crops most commonly grown in Pepin County and the Town of Albany are corn, soybeans, and alfalfa. Statistics from the 1997 and 2002 USDA Census of Agriculture show the following agricultural trends in Pepin County:



Ag Fields in Town

- The number of farms in Pepin County increased from 498 in 1997 to 501 in 2002
- The average size of farms increased from 218 acres in 1997 to 222 acres in 2002
- The total cropland harvested increased from 67,259 acres in 1997 to 68,984 acres in 2002
- The number of cattle and calves in the county increased from 21,585 in 1997 to 25,668 in 2002
- The 2002 USDA Census valued agricultural land at \$1,847 dollars per acre in Pepin County.

These statistics reflect a trend away from what is happening statewide as the state lost over 2,400 farms between 1997 and 2002 while Pepin County actually grew by 3 farms. Also Pepin County increased in the number of acres in cropland and the number of cattle and calves while during this time period the State of Wisconsin saw a decrease in these categories.

### *Prime Agricultural Lands*

Prime agricultural land, as a designation assigned by U.S. Department of Agriculture is land that has the best combination of physical and chemical characteristics for producing economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. The Natural Resource Conservation Service has mapped these lands based upon soil types for Pepin County. Map 8.1 on page 8-6 shows the Prime agricultural lands for the Town of Albany. The largest amount of Prime Agricultural Lands can be found in the bottom 1/3 of the Town along Harvey, Holmes and Brownlee Creeks.

### Natural Resources

#### *Soils*

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) completed a soil survey for Pepin County in 2001. According to this survey Pepin County has 58 different soil types. Thirty-three of these soil types can be found in the Town of Albany. Table 8.1 lists these soil types. The three largest soil types found in the Town of Albany are Urne Fine Sandy Loam, Drammen Loamy Sand and Norden Silt Loam.

**Table 8.1 Soil Types found in the Town of Albany**

Aldo Sand	Ella Silt Loam	Newson Mucky Loamy Sand
Algansee-Kalmarville Complex	Ettrick Silt Loam	Norden Silt Loam
Arenzville Silt Loam	Farrington Loamy Sand	Orion Silt Loam
Bearpen Silt Loam	Forkhorn Sandy Loam	Palms And Houghton Mucks
Boone Sand	Gaphill-Rockbluff Complex	Pits
Boone-Elevasil Complex	Garne Loamy Sand	Plainfield Sand
Boplain Sand	Hixton Silt Loam	
Chaseburg Silt Loam	Hoopeston Sandy Loam	Seaton Silt Loam
Churchtown Silt Loam	Kevilar Sandy Loam	Tarr Sand
Drammen Loamy Sand	Markey And Seelyeville Mucks	Tint Sand
Elevasil Sandy Loam	Newglarus Silt Loam	Urne Fine Sandy Loam

### **Groundwater**

Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Albany most geological formations contain water. Ground water is found in the layers of soil and rock underground called aquifers. Aquifers are areas underground where water gathers; these can be deep underground or a few feet. The depth to these aquifers can vary depending upon various factors such as the amount of rain and the amount of pumping. Aquifers are recharged by direct precipitation mainly in the form of heavy rainfall and melting snow. Because these aquifers get some of their water from rain what people put on the land can affect the aquifers. Generally, all ground water is free of bacteria and safe to drink. Map 2.5 on page 2-10 shows the groundwater flow direction and groundwater elevation.

### **Surface Water**

There are numerous small streams and springs within the Town of Albany that all flow into one of the two major watersheds. The Town can almost be split in half with the streams in the northern ½ of the Town flowing north and eventually ending up emptying into the Chippewa River. While streams in the southern ½ flow south and end up emptying into the Buffalo River. There are no natural lakes in the Town. Map 8.2 on page 8-8 shows the surface water features of the Town.

### **Woodlands**

Woodlands are the largest vegetative cover and make up approximately 36.5% or 8,397 acres of the Town of Albany. The State's Managed Forest Law (MFL) program is set up to preserve and manage existing forested lands. Landowners can sign up for the program and receive a reduced tax rate provided program requirements are followed. Proceeds for the program come from a stumpage fee that is required when the timber is harvested by the landowner. Woodlands not only provide habitat for native species but they are a renewable resource. In addition to providing habitat and lumber woodlands also help define the rural character of the Town. Agricultural land interspersed with woodlands is what defines the Town of Albany.

### **Wetlands**

Wetlands are defined as any area where water is at, near, or above the surface long enough to support hydrophilic vegetation, having soils that are indicative of wet conditions. Wetlands are important in several ways. First they provide a holding area for water during times of flooding. This slows the flow of water downstream during flooding thus reducing the flooding downstream. Secondly, they provide areas where groundwater can recharge underground aquifers. These areas not only recharge the aquifers but the plants in the wetlands act as a filter cleaning the ground water before it enters these aquifers. Wetlands also filter water before releasing it downstream where it can enter rivers or lakes. And lastly wetlands provide habitat for wildlife. Because of this wetlands should be protected from development. The Town of Albany has over 7% of its land classified as wetlands and is the third highest category of land use in the Town. Map 2.2 on page 2-7 identifies these wetlands.

### **Floodplains**

A *floodplain* is flat or nearly flat land adjacent to a body of water that experiences occasional or periodic flooding. It includes the *floodway*, which consists of the stream channel and adjacent areas that carry flood flows, and the *flood fringe*, which are areas covered by the flood, but which do not experience a strong current. In either case development of these areas should be avoided. Map 2.3 on page 2-8 identifies the floodplains in the Town.

### Open Space

Open spaces are one of the Town of Albany's greatest attributes. Over 87% of the town's landscape is made up of forested, grasslands or agricultural lands. There are no areas of concentrated development within the Town.

### Non-Metallic Mineral Resources

Non-metallic mineral resources available for excavation mainly consist of sand, gravel and stone. There are no active non-metallic mineral sites (quarries) in the Town of Albany.

### Wildlife Resources

The agricultural fields, scattered forestlands, and spring fed streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are abundant in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds make their home in the Town of Albany.

### Air Quality

The Town of Albany has a population of less than 2,500 people and limited industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be evaluated will include unregulated outdoor burning and neighboring urban municipalities (City of Mondovi, etc.).

### Threatened and Endangered Species

The Federal U.S. Fish and Wildlife Service has listed 13 species as "Endangered" and 4 that are listed as "Threatened" in Wisconsin. Table 8.2 lists these "Federally" listed species. Wisconsin in accordance with the Federal Endangered Species Act (ESA) has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. They include species legally designated as "Endangered" (*in danger of being extirpated from all or a portion of its range*), "Threatened" (*the Wisconsin portion of the species population is either on the verge of extirpation or is a relic population*) and "Special Concern". Special Concern species are those species about which some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species before they become threatened or endangered. The Wisconsin Natural Heritage Working List identifies 59 species as "Endangered", 40 species as "Threatened" and 356 species as "Special Concern".

**Table 8.2 Wisconsin Federally Listed Endangered and Threatened Species**

Endangered Species		
Piping Plover (bird)	Bullhead (mussel)	Eastern Massasauga Rattlesnake
Kirklands Warbler (bird)	Winged Mapleleaf (mussel)	Prairie Bush-Clover (plant)
Indiana Bat	Karner Blue Butterfly (insect)	Fassett's Locoweed (plant)
Spectacle Case (mussel)	Hine's Emerald Dragonfly (insect)	Prairie White-Fringed Orchid (plant)
Higgins' Eye (mussel)		
Threatened Species		
Canada Lynx	Dune Thistle (plant)	Northern Wild Monkshood (plant)
Dwarf Lake Iris (plant)		

<http://www.dnr.state.wi.us/org/land/er/wlist/fedlisted.asp>

### Cultural Resources

#### Archeological and Historic Resources

A search of the Wisconsin National Register of Historic Places revealed 2 registered buildings in Pepin County. The register included historic houses, churches, mounds, historic camps and burial sites. The 2 buildings listed are the Durand Free Library and the Pepin County Courthouse and Jail, both of which are located in the City of Durand.

Wisconsin's Architecture and History Inventory (AHI) was searched and 16 structures in the Town of Albany were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses. It is a permanent record maintained by the Wisconsin Historical Society. Of the 16 structures located in the Town of Albany 6 are barns, 8 are houses and there is a church and rectory listed. Table 8.3 lists these structures.

**Table 8.3 Architecture and Historical Site Inventory**

<b>Current Name</b>	<b>Location Town-Range-Section</b>	<b>Construction Date</b>	<b>Description</b>
Hide-A-While Bar	2511W-04	1916	One Story Cube
Unnamed	2511W-05		Side Gabled house
Unnamed	2511W-05		Astylistic Utilitarian Building Centric Barn
Unnamed	2511W-06		Gabled Ell house
Unnamed	2511W-06		Two Story Cube House
Church of the Brethren Rectory	2511W-11		Front Gabled rectory
Unnamed	2511W-12		Side Gabled house
Unnamed	2511W-15		Astylistic Utilitarian Building Basement Barn
Unnamed	2511W-20		Astylistic Utilitarian Building Basement Barn
Unnamed	2511W-28		Astylistic Utilitarian Building Barn
Unnamed	2511W-29		Astylistic Utilitarian Building Barn
Unnamed	2511W-31		Gabled Ell house
Unnamed	2511W-32		Front Gabled house
Unnamed	2511W-36		Astylistic Utilitarian Building Basement Barn

## **Recreational Resources**

### ***County and State Parks***

There are no County or State Parks located in the Town of Albany.

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

### **Goal A: Protect surface and groundwater quality of the Town.**

- a. Encourage agricultural producers and regulatory agencies to continue to maintain and enforce soil erosion plans and manure management plans.
- b. Support the County's implementation of the Pepin County Land and Water Resource Plan.

### **Goal B: Preserve farmland and enhance the agriculture economic base.**

- a. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Albany
- b. The Land Use Element of the plan works to preserve agricultural land by designating the majority of the land area in the Town of Albany as Agriculture. This element further recommends that residential development avoid impacting existing agricultural operations and preserve agricultural land.
- c. In some cases an existing farm operation or neighbor of a farm operation sells off a portion of property to an individual for recreational or residential purposes. In numerous cases an unintended consequence is that the new resident is not familiar with agricultural operations and considers them a nuisance in some respects. This ultimately leads to complaints and community turmoil. It is recommended that when rural landowners (in particular farm operations) sell a portion of their property that they inform the buyer of existing adjacent agricultural operations and its potential nuisances.
- d. Publicize and promote state and county programs that support the preservation of existing farms and agricultural lands.
- e. Promote agricultural related businesses.
- f. Continue to support agriculture conservation practices and programs in the Town.

### **Goal C: Attempt to preserve slopes; bluff lands and forested lands in the town.**

- a. Promotion of Forest Best Management Practices (BMP'S)  
Woodlots and forested slopes enhance the town's natural beauty and provide excellent habitat for wildlife. In addition, the hardwood forests support the local economy by providing valuable forest products. The Town of Albany Comprehensive Plan recommends that landowners utilize Forest Best Management Practices in maintaining the town's forests and woodlots. Forest BMP's will enhance woodlots and forested lands and ensure they remain a valuable natural resource. BMP's will also reduce erosion on the town's forested hillsides.
- b. As stated in the Land Use Element it is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve blufflands and minimize soil erosion. The Town of Albany supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use/special exception permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.
- c. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Albany.

## ***Town of Albany Agriculture, Natural and Cultural Resources***

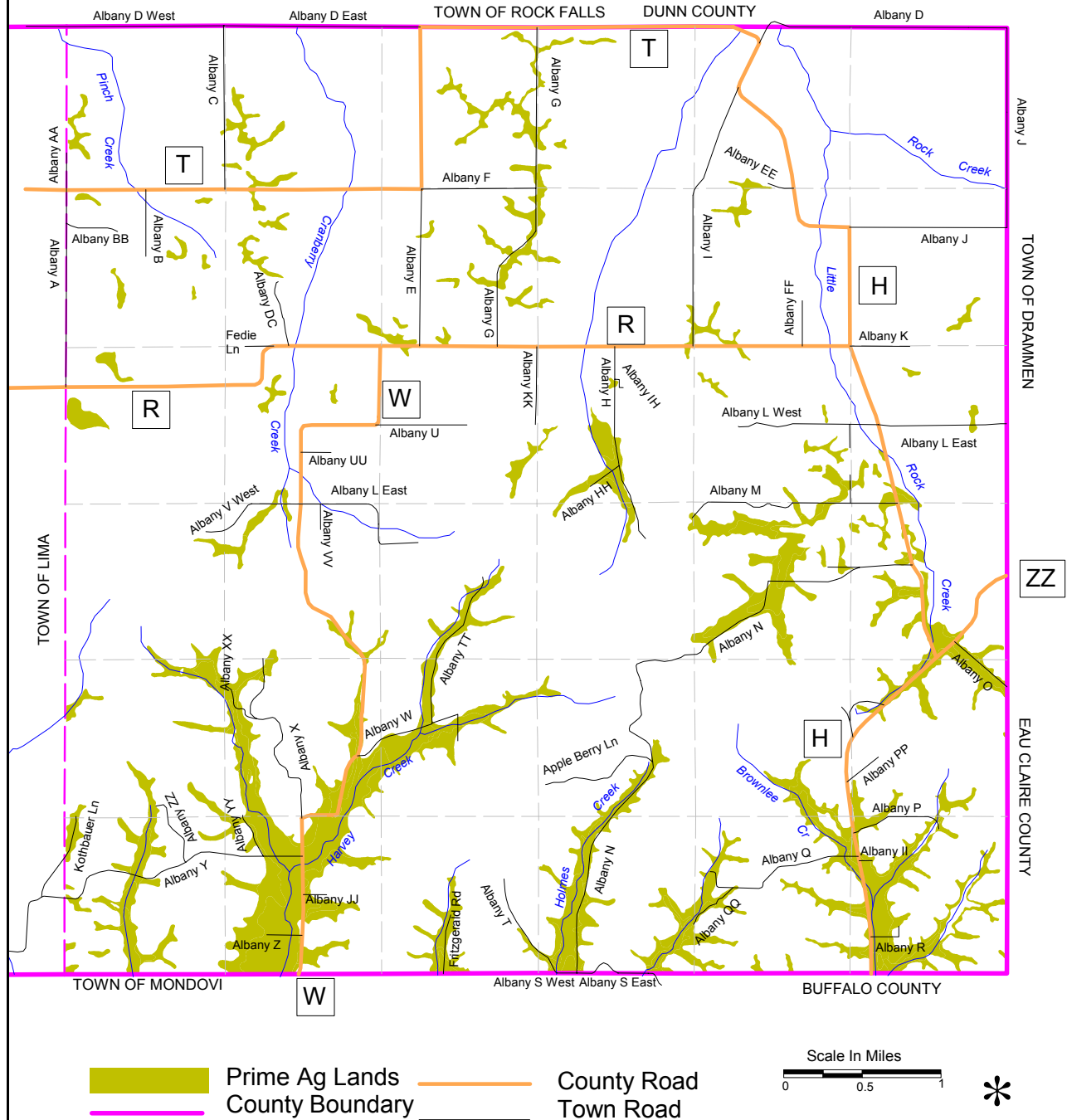
**Goal D:** Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.

- a. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
- b. Support policies, programs and ordinances that will maintain the creeks and streams in the Town of Albany as these features are recognized as important recreational resources.

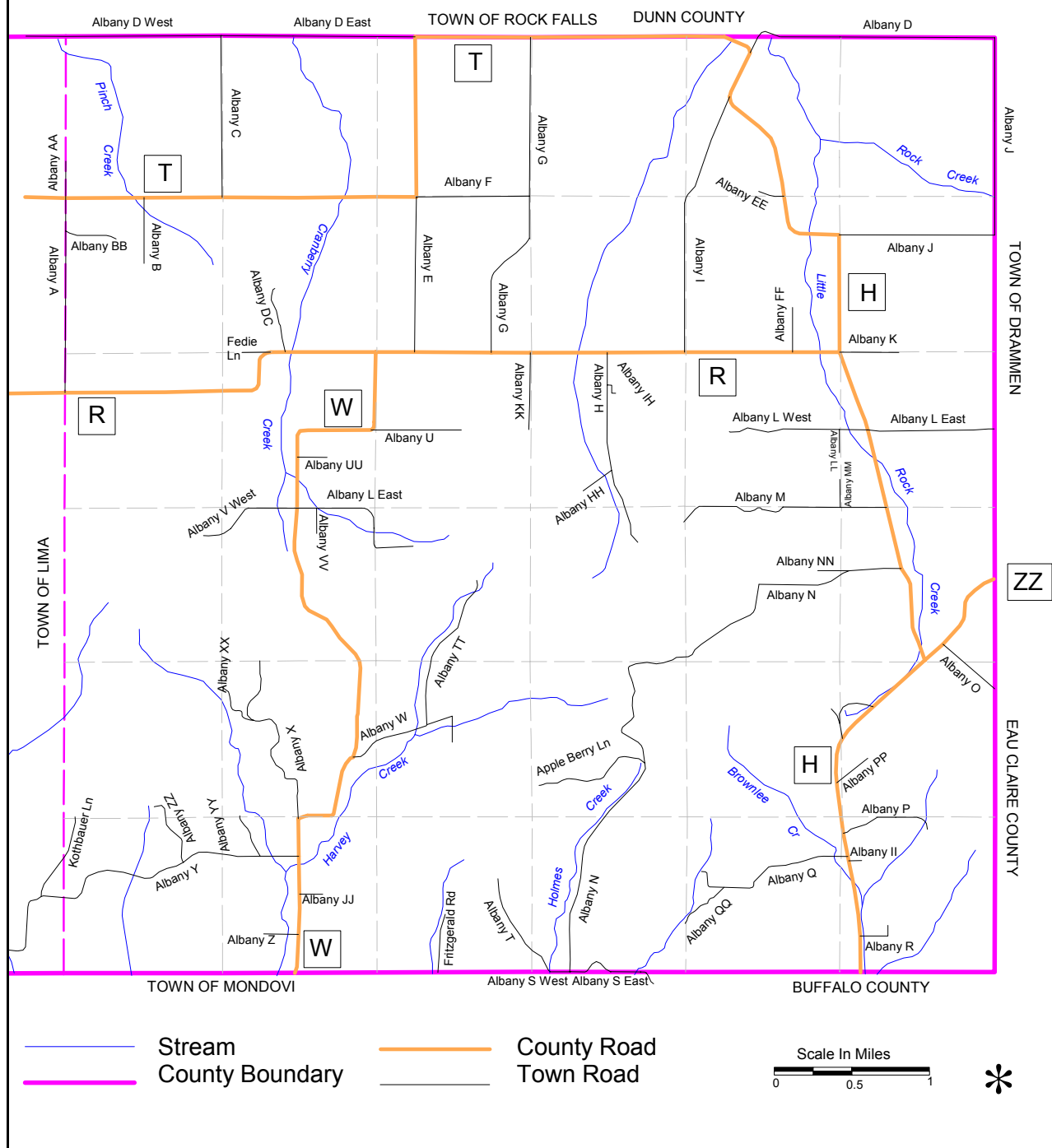
**Goal E:** Preservation of cultural, historic and archaeological sites.

- c. 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.
- d. It is recommended that the Town of Albany support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.)

**MAP 8.1**  
**TOWN OF ALBANY**  
**PRIME AGRICULTURAL LANDS**



## MAP 8.2 TOWN OF ALBANY SURFACE WATER FEATURES



## **9. Implementation**

This comprehensive plan will only be beneficial if it influences how Town officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and the plan will create increased habits for use and become a key policy document for local officials and that actions recommended to be completed will be done.

### **Consistency Among Plan Elements**

Wisconsin Statutes requires a discussion of how the plan will remain consistent across elements. The planning process established the Town Planning Committee 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. A member of the Town Board was a member of this committee. This participation helped ensure plan consistency with existing town policy. In addition, plan copies were forwarded to Pepin County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in Pepin County and the region.

The Town's planning process involved: designing, mailing and tabulating a resident survey; compiling an existing conditions report; holding a public information meeting to identify specific issues to be addressed and identifying goals for each of the planning elements.

### **Plan Adoption**

It is important to understand that the plan will only be as good as its implementation. Adoption of the Town of Albany Comprehensive Plan is the first step in implementing the plan. The Planning Committee 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 future development of the town over the next 20 years.

### **Plan Updates and Amendments**

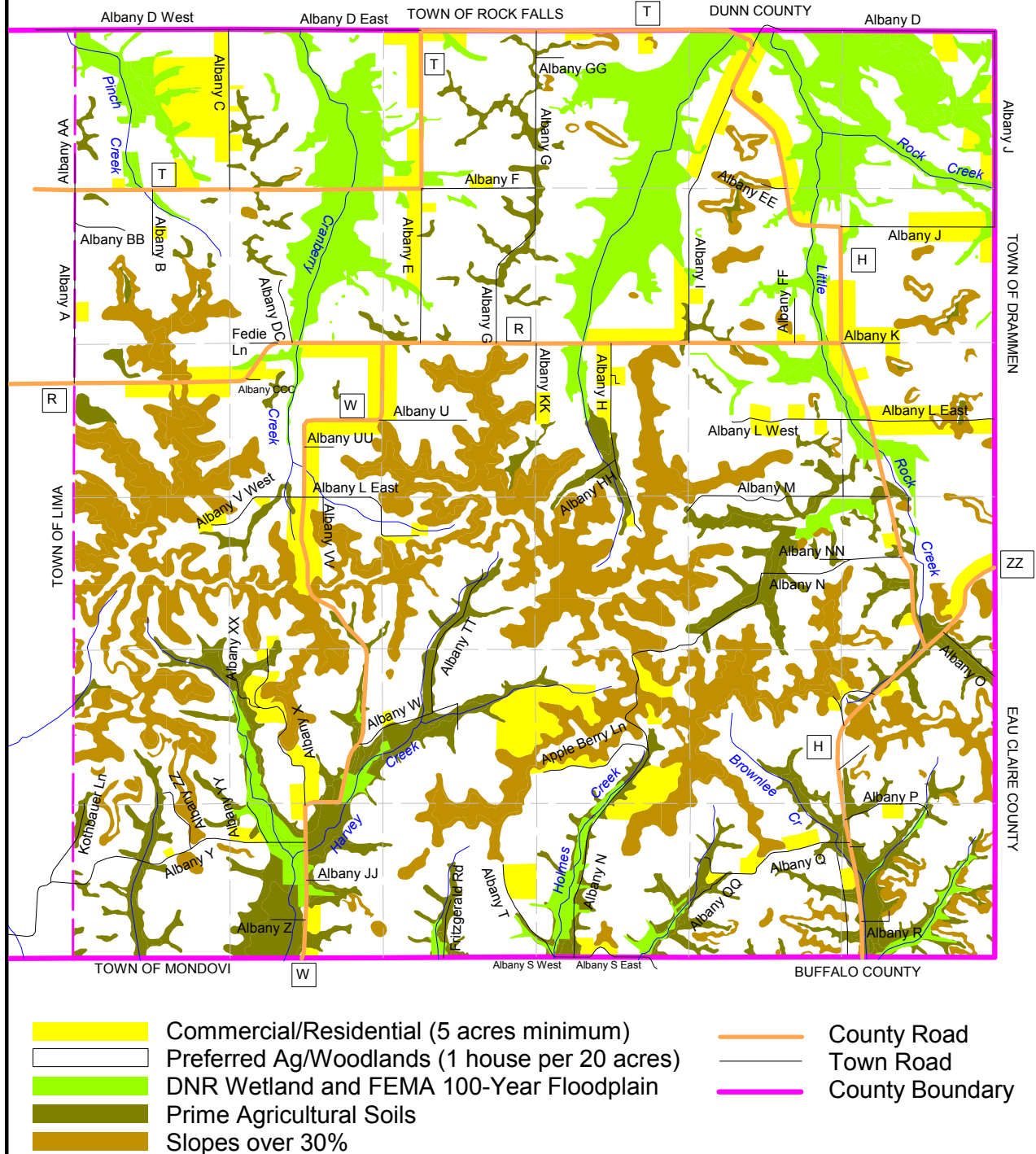
The Planning Committee and Town Board will be the primary bodies responsible for implementing and monitoring the plan over the 20-year planning period. Updates and revisions to the plan will also be the responsibility of the Planning Committee and Town Board and done in accordance to Wisconsin State Statute requirements at a minimum of once every 10 years. In addition the plan will be reviewed at a minimum of once every 5 years. During the plan update process resident involvement will be incorporated by notification of public meetings, updated surveys and a public hearing being held on any modifications. The plan update will include measuring plan performance at achieving goals, revising statistical information, updating projections and analysis of past projections. The final stage of the update process will include revising and/or updating implementation strategies to meet the changing needs of the Town. Plan amendments can be made at any time as long as appropriate public notices and meetings have occurred to allow for public input and review.

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.

### **Future Land Uses**

The Planning Committee in an attempt to maintain the Town's rural character while still allowing for some development has prepared a future land use map for guiding the Town's future development. The map developed by the Committee identifies 2 land use classifications for development. The first is Commercial/Residential, which allows both residential and commercial development and has a 5-acre minimum parcel size for development. The second classification is Preferred Ag/Woodlands, which has a 20-acre minimum parcel size.

# MAP 9.1 TOWN OF ALBANY FUTURE LANDUSE MAP



# **Appendix A**

## **Town of Albany**

### **Inventory of Town and County Roads**



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

County of Pepin (46)

Town of Albany (002)

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Albany AA	0.23		0.23						0.23
Albany J	1.65		1.65						1.65
Apple Berry Lane	0.80		0.80						0.80
Albany A	0.63		0.63						0.63
Albany BB	0.37		0.37						0.37
Albany B	0.49		0.49						0.49
Albany C	1.04		1.04						1.04
CTH H	7.09	7.09			7.09				
CTH R	5.21	5.21			5.21				
CTH T	4.17	4.17				4.17			
CTH W	4.86	4.86				4.86			
CTH ZZ	0.72	0.72				0.72			
Albany DC	0.37		0.37						0.37
Albany DD	0.11		0.11						0.11
Albany D East	0.82		0.82					0.82	
Albany D West	1.13		1.13						1.13
Albany EE	0.09		0.09						0.09
Albany E	1.01		1.01						1.01
Fedie Ln	0.03		0.03						0.03
Albany EE	0.21		0.21						0.21
Albany F	0.72		0.72						0.72
Albany GG	0.14		0.14						0.14
Albany G	2.13		2.13						2.13
Albany HH	0.16		0.16						0.16
Albany H	1.29		1.29						1.29
Albany IH	0.05		0.05						0.05
Albany II	0.06		0.06						0.06

**Appendix A – Town & County Road Inventory**

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Albany I	1.72		1.72						1.72
Albany KK	0.50		0.50						0.50
Albany K	0.30		0.30						0.30
Albany LI	0.20		0.20						0.20
Albany L East	0.81		0.81						0.81
Albany L West	0.93		0.93						0.93
Albany MM	0.06		0.06						0.06
Albany M	1.38		1.38						1.38
Albany NN	0.05		0.05						0.05
Albany N	4.35		4.35						4.35
Albany OO	0.26		0.26						0.26
Albany O	0.43		0.43						0.43
Albany PP	0.12		0.12						0.12
Albany P	0.64		0.64						0.64
Prissell Rd	0.34		0.34						0.34
Albany QQ	0.12		0.12						0.12
Albany Q	1.08		1.08						1.08
Albany R	0.20		0.20						0.20
Albany RR	0.05		0.05						0.05
Albany South East	0.40		0.40						0.40
Albany SS	0.39		0.39						0.39
Albany T	0.70		0.70						0.70
Albany TT	1.02		1.02						1.02
Albany U	0.52		0.52						0.52
Albany UU	0.08		0.08						0.08
Albany V	0.84		0.84						0.84
Albany V East	0.11		0.11						0.11
Albany V West	0.70		0.70						0.70
Albany VV	0.06		0.06						0.06
Albany W	0.86		0.86						0.86
Albany WW	0.25		0.25						0.25
Albany X	1.34		1.34						1.34

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Albany XX	0.14		0.14						0.14
Albany Y	1.69		1.69						1.69
Albany YY	0.29		0.29						0.29
Albany Z	0.24		0.24						0.24
Albany ZZ	0.48		0.48						0.48
<b>Total Miles</b>	<b>59.23</b>	<b>22.05</b>	<b>37.18</b>	<b>0.00</b>	<b>12.30</b>	<b>9.75</b>	<b>0.00</b>	<b>0.82</b>	<b>36.36</b>







## **Appendix B**

### **Town Survey**



**TOWNSHIP OF ALBANY COMMUNITY SURVEY 2008**

Please place an X in the appropriate place

**BACKGROUND QUESTIONS-DEMOGRAPHICS**

1. Are you a resident of the Township of Albany?

Yes, full time	Yes, part time	No
----------------	----------------	----

2. Which one of the following best describes the parcel you live on?

A lot in a residential subdivision		A hobby farm	
A tract of land less than 5 acres		A family farm	
A tract of land between 5 and 20 acres		Other	
A tract of land more than 20 acres			

3. What is the reason you are currently living in or own land in the Township? Choose all that apply.

Born and raised here		Close to urban amenities, but like rural living	
Near family		Lower cost of living when compared to other areas	
Rural life style		Lower housing costs when compared to other areas	
Farming opportunities		Employment/business opportunities	
Like the house/property		Investment	
Property tax levels		Other	
Schools			

**ISSUES AND OPPORTUNITIES**

4. Please indicate the number of people for your household?

0-5 years \_\_\_\_ 6-17 \_\_\_\_ 18-34 \_\_\_\_ 35-64 \_\_\_\_ 65 or older \_\_\_\_

5. Where is your place of employment?

Township of Albany:	Elsewhere in Pepin County:	Outside Pepin County:
City of Mondovi:	City of Durand:	City of Eau Claire:

**HOUSING**

6. New housing and housing improvements in the township should be?

	Strongly Agree	Agree	Disagree	Strongly Disagree
Single-family				
Mobile home parks				
Mobile homes				
Multifamily housing (more than 2)				
Senior citizen housing				
Focus on improving existing housing quality				

**ECONOMIC DEVELOPMENT**

7. Should a concentrated effort be undertaken to recruit new industrial/commercial business in the Township of Albany?

Yes: \_\_\_\_ No: \_\_\_\_ Not Sure: \_\_\_\_

8. For each of the following types of land uses should the Township of Albany:

	Allow/ No Restrictions	Allow/ Some Restrictions	Prohibit	No Opinion
Residential subdivisions				
Single-family homes not in subdivisions				
Multifamily housing				
Mobile Homes				
Mobile home parks				
Commercial/Retail- Professional/office				
Manufacturing/industrial				
Hobby farms				
Family farms				
Large scale commercial farms				
Recreation				

## Appendix B – Town Survey

### TRANSPORATION

9. Local roads in the Township of Albany are in adequate condition:

Strongly agree \_\_\_\_\_ Agree \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_

10. In the next ten years, which of the following transportation investments would be best for the Township of Albany?

	Strongly Agree	Agree	Disagree	Strongly Disagree
Maintenance of existing roads				
Publicly subsidized transportation for the elderly, poor, and disabled, for medical appointment, work, job training and shipping.				
Improve bicycling opportunities.				

11. Would you say speed on local roads is excessive?

a. A serious problem \_\_\_\_ b. A moderate problem \_\_\_\_ c. Not much of a problem \_\_\_\_ d. Not sure \_\_\_\_

### CULTURAL, AGRICULTURE AND NATURAL RESOURCES

12. How would you rate the overall quality of the environment in Township of Albany?

a. Excellent \_\_\_\_ b. Good \_\_\_\_ c. Fair \_\_\_\_ d. Poor \_\_\_\_

13. Do you think there is a conflict between residential and farming operations in the Township of Albany?

a. Yes \_\_\_\_ b. No \_\_\_\_ c. Not sure \_\_\_\_

14. Should there be limit on the size or number of animal confinement operations in the Township of Albany?

a. Yes \_\_\_\_ b. No \_\_\_\_ c. Not sure \_\_\_\_

15. Should the Township of Albany protect the rural character of the Township by purchasing development rights from farmers and other property owners even if it means raising local property taxes?

a. Yes \_\_\_\_ b. No \_\_\_\_ c. Not sure \_\_\_\_

16. Do you think that existing farmland in the Township of Albany should be preserved as farmland, or should landowners be able to develop it for non-agricultural purposes?

a. Preserve \_\_\_\_ b. Develop \_\_\_\_ c. Not sure \_\_\_\_

17. In planning for the future, which of the following initiatives would you support in protecting or improving the quality of our natural environment in the Township of Albany? Check all that apply.

	Support	Oppose	No Opinion
Public recreation areas (parks, fishing, camping)			
More regulations that protect agricultural land			
Protect property and owner rights			
Preserving existing woodlands			
Preserving wetlands			
Better enforcement of existing laws			
None, our environment is fine as it is			

### PUBLIC UTILITIES & FACILITIES

18. How would you grade the quality of education our public schools provide to the children in our community?

a. Excellent \_\_\_\_ b. Good \_\_\_\_ c. Fair \_\_\_\_ d. Poor \_\_\_\_ e. No opinion \_\_\_\_

19. How would you rate your utility service in your area?

Dunn County Elec. a. Excellent \_\_\_\_ b. Good \_\_\_\_ c. Fair \_\_\_\_ d. Poor \_\_\_\_ e. No opinion \_\_\_\_

Frontier telephone a. Excellent \_\_\_\_ b. Good \_\_\_\_ c. Fair \_\_\_\_ d. Poor \_\_\_\_ e. No opinion \_\_\_\_

20. From your experience, please rate the following

	Excellent	Good	Fair	Poor
Ambulance Service				
Fire Protection				
Garbage/Recycling				
Police Protection				
Snow Removal				
Road Maintenance				

21. Would you support or oppose taxes for fees to improve the following services:

	Support	Oppose
Fire Protection		
Garbage/Recycling		
Police Protection		
Snow Removal		

22. For each of the following statements, select one choice that best matches your opinion. The Township should:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Encourage agricultural land preservation					
Encourage residential development					
Encourage commercial projects					
Encourage industrial projects					
Work to preserve farmland by limiting development					
Preserve our town's scenic beauty					
Promote more recreational-orientated businesses					
Require developers to pay for the added costs of providing local services that are needed to serve their projects.					
Make natural resource protection a high priority					
Promote growth and development.					
Limit the number of animals that a landowner or tenant may raise					
Small non-farm business should be promoted					
Allow people to do whatever they want with their land					
Develop land use, regulations and long range plans to control land control development.					
Develop long range plans to control development					
Place restrictions on land development					
It is important to coordinate the Township future plans with surrounding towns and villages					
New housing in prime farm areas should not be allowed					
Farm operations should not be restricted by non-farm neighbors					

#### PLANNING FOR GROWTH

23. What should be the minimum lot size for residential lots?

No minimum restriction	Less than 2 acres	2-5 acres	5-10 acres
10-20 acres	20-40 acres	More than 40 acres	

24. Some communities are using "conservation subdivisions" as a means to allow some residential development in rural settings. Conservation subdivisions are housing developments where lots are smaller than normally required and they are grouped together in clusters. The majority of the property remains undeveloped and can be used for agricultural purposes, resource protection, and the like. How should the Township use the conservation subdivision approach in the coming years?

Conservation subdivisions should be required	Conservation subdivisions should not be required, but allowed as an option for developers
Conservation subdivisions should not be allowed	No opinion

#### LAND USE AND IMPLEMENTATION

25. Have you been personally affected by land use conflicts in your area?

- a. Yes \_\_\_\_ b. No \_\_\_\_ c. Not sure \_\_\_\_

#### GOVERNMENT SERVICES

26. Do you feel you have an adequate opportunity to express your opinions on local issues?

- a. Yes \_\_\_\_ b. No \_\_\_\_ c. Not sure \_\_\_\_

27. Please rate the following services:

	Excellent	Good	Fair	Poor	No Opinion
Fire protection					
EMS (Emergency Medical Service)					
Recreation					
Services for elderly					
Snow removal					
Road repairs and maintenance					
Planning and zoning					
Town Board Communication with residents					
Town administrative services					